

**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, January 22, 2024 at 6:00 PM**  
**1769 East Moody Boulevard (GSB),**  
**Chambers Room**  
**Bunnell, FL 32110**

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

**Roll call:**

**B. Approval of Warrants: None**

**C. Approval of Minutes:**

**a. November 27, 2023 CRA Board Minutes**

**D. Director's Report:**

**a. Approval of Updated Bunnell Community Redevelopment Agency (CRA) Plan**

**E. Adjournment:**

**This agenda is subject to change without notice. Please see posted copy at Bunnell Municipal Services Bldg our website [www.BunnellCity.us](http://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.**

**THE CITY OF BUNNELL IS AN EQUAL OPPORTUNITY SERVICE PROVIDER.**

***Posted by City Clerk's office on January 16, 2024***



**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

TINA-MARIE SCHULTZ

PETE YOUNG

## **CRA BOARD MINUTES**

**Monday, November 27, 2023 at 6:00 PM**  
**(The City of Bunnell Commission sitting as the CRA Board)**  
**1769 East Moody Boulevard (GSB)**  
**Chambers Room**  
**Bunnell, FL 32110**

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### **A. Call Meeting to Order and Roll Call**

Commissioner Gordon opened the meeting at 6:00 PM and led the Pledge of Allegiance.

**Present:** Mayor Catherine D. Robinson (arrived 6:24 PM); Commissioner Tonya Gordon; Commissioner Tina-Marie Schultz; Commissioner Pete Young; City Attorney Paul Waters; Interim Community Development Director Joe Parsons; Infrastructure Director Dustin Vost; City Clerk Kristen Bates; Deputy City Clerk Bridgitte Gunnells

**Excused:** Vice Mayor Johns Rogers

### **B. Approval of Warrants: None**

### **C. Approval of Minutes:**

#### **a. August 28, 2023 CRA Board Meeting Minutes**

**Motion:** Approve the August 28, 2023 CRA Board Meeting Minutes

**Motion by:** Commissioner Schultz

**Seconded by:** Commissioner Young

**Board Discussion:** None

**Public Discussion:** None

**Vote:** Motion carried unanimously

### **D. Director's Report**

Interim Community Development Director Parson went through a presentation which addressed the basics of CRA dos and don'ts. The presentation also included a list of projects which could utilize CRA funding once funding is available. The City needs to ensure whatever projects use CRA funding are in the CRA plan. The CRA sunsets in 2037 so all projects need to be completed by that date. This is the first year the CRA will gain funds because the threshold/base year was set so high when it was established. It will still take four to five years for the CRA fund to earn enough funding to start projects.

Commissioner Schultz asked if the CRA raises the millage rate. Interim Community Development Director Parsons explained it does not increase the millage rate; the CRA is based on "increment financing or TIF funding. The increased taxable value over the established threshold/base year is what goes to the CRA Fund.

Commissioner Schultz would like to see additional projects added to the historic preservation goal. She suggested the City complete a study to identify the historic

structures with the CRA, help with relocating or rehabilitating any historic structures, and completing applications and paying the costs to get structures added to the National Historic Registry.

Commissioner Schultz asked the proposed walking and bike trails be laid out in a map to be placed in the CRA Plan. Additionally, if a trail is proposed, it should include a park so funding to obtain land and build a park should be included in the plan. The trails and park need to work together to make use of the trails more enjoyable.

Commissioner Young would like to see the City add more lift stations.

Mayor Robinson would like to see the Neighborhood improvement goal include increased street lighting throughout the streets in the CRA.

Public Comment: None

The next meeting was scheduled for January 22, 2024 at 6:00 PM.

**E. Adjournment**

**Motion:** Adjourn

**Motion by:** Commission Schultz

**Seconded by:** Mayor Robinson

**Vote:** Motion carried unanimously

\_\_\_\_\_  
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: 1/5/2024 Amount:  
Department: Community Development Account #:  
Subject: Approval of Updated Bunnell Community Redevelopment Agency (CRA)  
Plan  
Agenda Section: Director's Report:

#### ATTACHMENTS:

Description	Type
CRA Plan	Cover Memo
Appendix A - Bunnell Community Redevelopment Area Map	Exhibit
Appendix B - Bunnell Community Redevelopment Areal Legal Description	Exhibit
Appendix C - Ten Year Plan - Eliminating Blight	Exhibit
Appendix D - Wetland	Exhibit
Appendix E - Definitions	Exhibit
Budget	Exhibit

#### Summary/Highlights:

On August 28, 2023, and November 13, 2023, the Community Redevelopment Agency (CRA) Board met. During that meeting, the need to schedule additional CRA Meetings was discussed in order to update the CRA plan to include additional projects recommendations.

This is the follow-up meeting to discuss the amendment of the CRA Plan and to provide any changes in the CRA Fund now that the taxable property values in the CRA will most likely provide revenue starting in FY2023/2024.

#### Background:

The CRA is an Enterprise Fund which has rules and regulations about use of funds.

The CRA was established in 2007. The purpose of the CRA was to generate funding based on Tax Increment Financing (TIF). This meant if/when taxable value increased over the established threshold in the CRA and revenue was available, the funds could be utilized to fund improvements and projects within the CRA and as identified in the adopted CRA Plan.

After the CRA was established and the taxable value set, the nation went 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:

2023: \$72,017,611  
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 cash forward for Fiscal Year 2023/2024 is \$3,674.00.

Ad Valorem Revenue for Fiscal Year 2023/2024 is expected at \$28,419.00. This is what the CRA is expected to gain in revenue (generate) if all property taxes are paid.

At this time, there are no anticipated expenses or projects to be funded from the CRA Fund.

The life of a CRA is 30 years. This means the CRA will expire in FY2036/2037. There is no process for extending the life of the CRA at this time.

If the real estate market values continue to rise, the CRA should now start seeing funds generated for use in upcoming fiscal years.

Since the creation of the CRA, there have been many changes to actual property usage, designated future land use designations and zoning designations to properties within the CRA boundaries.

The changes in the CRA since creation, the shortened time to complete projects to be funded by the CRA and the possibility of funds coming into the CRA moving forward make it imperative for the CRA Board to update the CRA Plan.

An amended Plan is attached for the CRA Board to adopt.

**Staff Recommendation:**

**City Attorney Review:**

Approved

**Finance Department Review/Recommendation:**

**City Manager Review/Recommendation:**

Approved.



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# CITY OF BUNNELL

## COMMUNITY REDEVELOPMENT AGENCY

*Bunnell Redevelopment Area Plan*

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Prepared by the City of Bunnell, Department of Community Development, Economic Development Division  
June 2023



## ACKNOWLEDGEMENTS

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**Prepared for**  
City of Bunnell, Florida  
BUNNELL CRA REDEVELOPMENT PLAN

**Prepared By**  
City of Bunnell, Florida  
Department of Community Development,  
Division of Economic Development

**Thanks to**  
Bunnell CRA, Bunnell, Florida  
The Bunnell Community Redevelopment Area  
participants who attended the workshops, and  
meetings.

*Believe you can and you're halfway there.*  
~PRESIDENT THEODORE ROOSEVELT

## DEDICATION

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**THIS PLAN IS DEDICATED TO THE CITIZENS & BUSINESSES WITHIN THE DEFINED BOUNDARY OF THE CITY OF BUNNELL COMMUNITY REDEVELOPMENT PLAN.**

### **VISION STATEMENT:**

The Vision of the City of Bunnell's CRA Redevelopment Plan is to create and maintain a safe community with financially stable and prosperous residents and businesses, a thriving corridor, with diverse housing options, and a positive brand centered on the celebration of the area's history, cultural and last, but not least, dynamic quality of life.



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Appendix E-Definitions

## EXECUTIVE SUMMARY

### **Bunnell's Community Redevelopment District**

For decades, the city of Bunnell, has underperformed relative to the past, historical past in particular, when there was for instance a turpentine still (Bunnell Development Company), sawmill, farm (Haw Creek Farms), Timber Company (Wadsworth Lumber Company) and Railroad (Henry Morrison Flagler's Florida East Coast (FEC) Railroad), whereas now, we are in the position where the question is where will we be ten years from now, BUNNELL will not only be the 2<sup>nd</sup> Largest City in the State of Florida, but in a more prosperous position due to this grand initiative of moving Bunnell to a higher plateau.

Therefore, as we look ahead, we may ask critical questions about Bunnell, such as, what do we want for our city in ten years, twenty years, thirty years, and beyond? What kind of city do we want to pass on to our children and generations to come?

This is where this plan comes into play to draw the road map that leads to preserving and enhancing the City of Bunnell's role as the 2<sup>nd</sup> Largest City in the State of Florida. This lead of the city will not remain just locally, but on the horizon, it will become globally known. While taking the future outlook into consideration during this time, it is being applied in ways to learn from actions of the past and present to give rise to the necessary focus on the future of New Horizons of the City of Bunnell regarding the economic growth, sustainability, and resiliency.

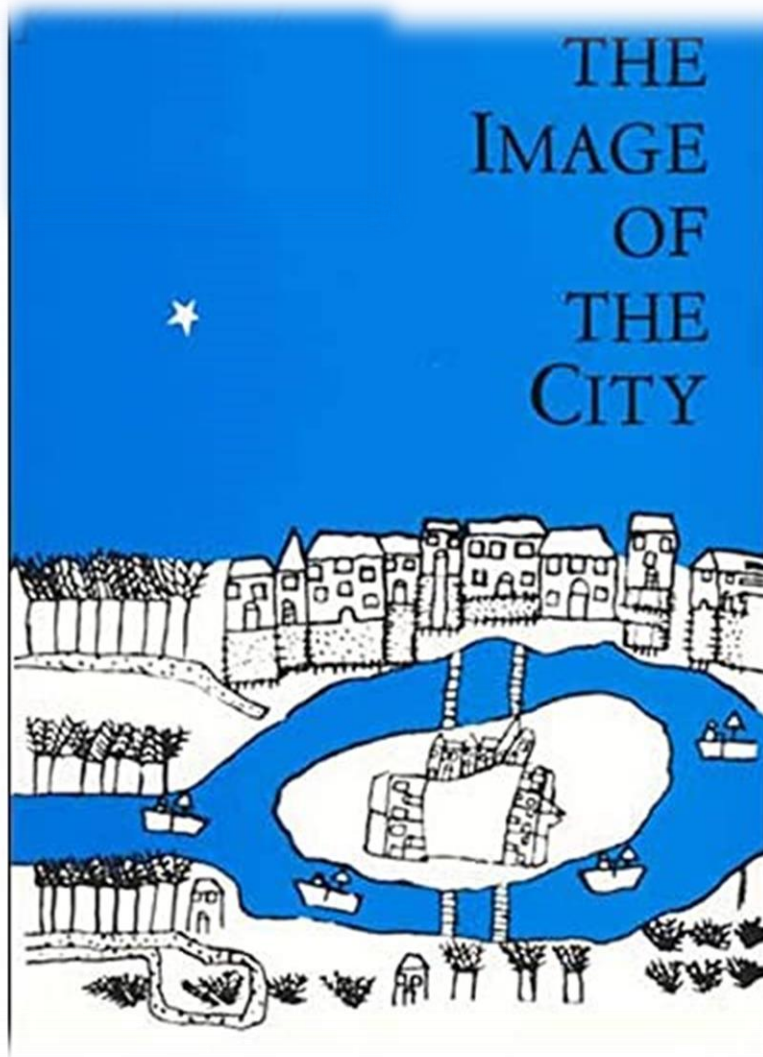
This bold initiative was launched in means of speaking about challenges and articulating the goals and long-term goals for the People of Bunnell. This CRA is built on utilizing the knowledge of previous sustainability plans, as well as the current need to address contemporary housing, and economic development to name a few.

The plan lays down clear markers that set out a comprehensive blueprint to prepare the Bunnell CRA's future. Envisioned is a dynamic, thriving economy, as city that is responsible steward that explicitly operates through guiding principles that have a lens through which it has a holistic view of planning, policymaking, and governing.

Our growing and thriving City will continue to become more known as the most dynamic small town with an economy where families and businesses flourish.

To meet the needs of a growing population at a time of rising housing costs, the city is working through an ambitious proposal for the creation and preservation of affordable housing. This initiative is also fostering job growth, and building an inclusive workforce, investing in infrastructure. With these measures the city will lift Bunnellens above poverty by 2033. Therefore, the City of Bunnell is a place where people will come to realize their dreams. It's a city where people are determined to create a new and better life. Together we will build a better City.

With this all, the main crusade of the Bunnell's Community Redevelopment Plan for this designated area is to establish a comprehensive and cohesive vision that will provide guidance to the CRA Board, and staff in assessing and improving the area, with the defined projects where the CRA can be proactive in bringing about improvements. This is destined to be accomplished.



## **SECTION 1.0 INTRODUCTION**

The City of Bunnell is a thriving community that has instrumentally implemented various initiatives and programs to revitalize and improve the quality of life in the designed boundaries of the Community Redevelopment District.

The City of Bunnell Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission in July 2007 (Resolution 2007-04) in accordance with the provisions of Florida Statutes. In June 2011, a study was completed to expound on the Original CRA plan that is set to create a plan designed to re-establish the area into human-scaled, pedestrian-friendly environment and introduce on-street parking, traffic calming and streetscape improvements.

The CRA operates within the City of Bunnell and is charged with the undertaking of redevelopment functions in the designated community redevelopment district. The CRA was established by Resolution 2007-10 as a result of and CRA Trust Fund was created by the adoption of Ordinance No. 2007-28.

In April of 2007, the CRA Authorized the completion of a Finding of Necessity to consider the CRA. The Finding of Necessity included various areas of the City that meet Section 163.340, Florida Statute requirements for “blight” and “slum.” This plan consists of 810 acres of contiguous property including property that meets the requirements for “blight” and “slum” state in Section 163.340, Florida Statutes.

### **1.1 HISTORY OF BUNNELL**

Founded back in the 1880s, but Bunnell was officially incorporated as a town in 1911. The City of Bunnell’s humble beginnings with it start, in part, of the railroad industry. Following, Alvah Bunnell established a cypress shingle mill. By 1990, Isaac I. Moody and other developed a flourishing turpentine business. The city of Bunnell was platted, lots and property were sold by the Bunnell Development Company. With the story of Bunnell’s early beginnings, it has been acknowledged as a unique community rooted with pride and gratitude for a livelihood that was based on family, farm, and community.

Present day Bunnell is a thriving community where residents have access to vital community services; water, wastewater, electric, telecommunication services; affordable housing; and education. With its small-town charm and its prime location at the crossroads of Flagler County, Florida and its prime location at the convenient position which is in Northeast Florida with each on and off access to Interstate 95, via US Highway 1 North and South and State Road 100 East and West. The North and South Florida East Coast Rail line runs through the City of Bunnell with a convenient rail siding for shipping and receiving within city limits. With all said, the City of Bunnell has uniqueness like no other. Through economic



development and job creation, residents now have a variety of employment choices locally. Bunnell has a rich past in providing a community where residents can raise a family without the hustle and bustle that comes with living in larger cities.

Over time, the City of Bunnell has been aggressive in obtaining state and federal level grants to benefit residents and businesses in the community. Those funds have assisted in everything from the construction of new roads to infrastructure expansions.

While much has been accomplished, in order for the City of Bunnell to thrive more, the city will continue to work towards strengthening the community through job creation and small business development, investments in infrastructure and affordable housing, preservation of the natural environment and providing for alternative modes of transportation.

In 2007, the City Commission approved a resolution to establish the Bunnell CRA District as an effort to remedy the blighted conditions of the area. The City of Bunnell has fought to preserve its history while also striving to implement projects that improve the quality of life for community members. As redevelopment continues, the CRA will continue to respect the heritage of the area. Bunnell CRA is an important part of the history of the City and Flagler County and deserves to be conserved and improved.

## **1.2 FINDING OF NECESSITY STUDY**

The city completed and adopted a Finding of Necessity (FON) Study on March 20, 2007. In accordance with Chapter 163, Part III, Florida Statutes, the FON Study assesses conditions of slum and blight in a defined study area within the City of Bunnell. The FON Study area included the area known to serve as Downtown Bunnell and areas in the periphery of this area described in Appendix A, B, Boundary Map and Legal Description.

The Finding of Necessity Study evaluates the existence of deterrents to sound planning, growth, and development as defined in Section 163.355, Florida Statutes. The detailed examination of existing land use characteristics, socioeconomic conditions, and other indicators that occurs in a FON Study produces the basis for creating a Community Redevelopment Agency (CRA) in accordance with Florida Statutes. The Finding of Necessity Study determined that the following criteria of slum and blight exist within the area.

- **Aggregate Assessed Values**
- **Site and Structure Deterioration**
- **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness**
- **Unsanitary or Unsafe Conditions.**



### **1.3 COMMUNITY REDEVELOPMENT DISTRICT**

Under Florida law (Chapter 163, Part III), local governments can designate areas as Community Redevelopment Districts when certain conditions exist. Since all the monies used in financing Community Redevelopment Agency (CRA) activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of blight conditions that can support the creation of a Community Redevelopment District include, but not limited to, the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity (FON). If the Finding of Necessity (FON) determines that the required conditions exist, the local government may create a Community Redevelopment District to provide the tools needed to foster and support redevelopment of the targeted area.

A Finding of Necessity Study was prepared for the City of Bunnell meeting the requirements of the State found in Florida Statutes. The city adopted the Finding of Necessity by Resolution No. 2007-04 on July 03, 2007.

### **1.4 COMMUNITY REDEVELOPMENT AGENCY**

The Bunnell Community Redevelopment Agency (CRA) is a local government agency that works in collaboration with residents, property owners, businesses, developers, and other community organizations to foster redevelopment within the CRA Districts. Among our priorities include public safety, beautification, streetscape and infrastructure improvements, economic development, contemporary housing (commonly known as affordable Housing or attainable Housing), business incentives, marketing and special events, and historic preservation.

A Community Redevelopment Agency (CRA) is a dependent district established by City government for the purpose of carrying out redevelopment activities that include reducing or eliminating blight, improving the economic health of an area, and encouraging public and private investments in a CRA district. The CRA is governed by State Statutes, Chapter 163, Part III. The Bunnell Community Redevelopment Agency is funded through Tax Increment Financing (TIF).

The CRA was created under the City of Bunnell formally on July 03, 2007, by Resolution 2007-15, generally known as the Bunnell Community Development Plan.

The Community Redevelopment Agency administers the activities and programs offered within a Community Redevelopment District (CRD). The Community

Redevelopment Area Board was created and served by the Major, Vice-Mayor, and Commissioners, which is a total of five (5) members.

## POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

As authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Bunnell to carry out redevelopment activities. While most of these powers may be delegated to a Community Redevelopment Agency, others may not. These powers, which continue to vest in the City Commission, are as follows:

- (a) The power to determine an area to be a slum or blighted area and to designate such an area as appropriate for community redevelopment.
- (b) The power to grant final approval to community redevelopment plans and modifications thereof.
- (c) Prior to the approval of the community redevelopment plan or approval of any modifications of the plan, the power to approve the acquisition, demolition, removal, or disposal of property and the power to assume the responsibility to bear loss.
- (d) The power to authorize the issuance of revenue bonds;
- (e) The power to acquire property deemed necessary for community redevelopment, except that the use of eminent domain (for public purpose) shall require specific approval from the City Commission;
- (f) The power to hold, improve, clear, or prepare any acquired property for redevelopment.
- (g) The power to dispose of property acquired within the community redevelopment area for uses in accordance with the plan;
- (h) The power to construct improvements necessary to carry out community redevelopment objectives;
- (i) The power to carry out programs of repair and rehabilitation;
- (j) The power to plan for and assist in the relocation of persons and businesses displaced by redevelopment activities;
- (k) The power to receive and utilize tax increment revenues to fund redevelopment activities;
- (l) The power to appropriate such funds, and make such expenditures as necessary to carry out the purposes of the Community Redevelopment Act of 1969;
- (m) Other powers authorized by the Act but which the City Commission has elected **not** to Delegate to the Agency are;
- (n) The power to zone or rezone any part of the city or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period;
- (o) The power to close, vacate, plan, or re-plan streets, roads, sidewalks, ways, or other places and to plan or re-plan any part of the city.

## **1.5 COMMUNITY REDEVELOPMENT PLAN**

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The Plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area.

Examples of traditional projects includes streetscape and roadway improvements, building renovations, new building construction, flood control initiative, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks, and street tree plantings. The Plan may also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The Community Redevelopment Plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning.

## **1.6 CITY OF BUNNELL CRA DISTRICT, AGENCY, AND PLAN**

It is the desire and intent of the City of Bunnell, based upon the findings of the adopted FON Study, to establish a Community Redevelopment Agency, define the boundaries of a Community Redevelopment District, and implement a Community Redevelopment Plan, for the purpose of fostering redevelopment activities and eliminating blighted conditions within the district.

## **1.7 CITY OF BUNNELL CRA DISTRICT-MISSION STATEMENT**

To participate in innovative partnerships that eliminate slum and blight conditions and provide contemporary housing through mechanisms that encourages reinvestment in the Bunnell CRA boundaries as directed by the City's adopted comprehensive plan and this CRA Plan.

## **1.8 CITY OF BUNNELL CRA DISTRICT-GOALS & OBJECTIVES**

### **Prioritizing Existing Residents & Businesses in Bunnell's Community Redevelopment Area**

The purpose of the CRA is to guide the City of Bunnell in identifying priorities and opportunities available within the subject Community Redevelopment Area.

The City of Bunnell Community Redevelopment Plan is the vision for growth and unification of Bunnell while protecting our existing built and natural environment.

This document has been formulated to provide a clear vision. The goals of the city

to facilitate redevelopment within the Bunnell Community Redevelopment Area, it is critical that the goals to be established in this plan are consistent with the desires of the citizens of Bunnell. They also need to be consistent with the City of Bunnell's Comprehensive Plan. In the previously approved comprehensive plan,

The City of Bunnell adopted by ordinance several objectives, which are complimentary to the objectives of this redevelopment plan.

In order to ensure maximum consistency with these plans and programs, the objectives contained in these previous studies, extracted, modified, and combined with newly identified objectives to serve as the goals and objectives for the City of Bunnell's Community Redevelopment Plan.

These goals and objectives are as following:

### **Overall Goal**

Reverse the continuing deterioration of the Bunnell Community Redevelopment Area and initiate positive growth within the area.

### **Immediate Goals**

- Improve the appearance and attractiveness of the Bunnell Community Redevelopment Area (BCRA).
- Provide a compact recreational, governmental, residential, commercial office, and restaurant/specialty-shopping, which is easily accessible to all citizens of Bunnell.
- Make the Bunnell Community Redevelopment District a vital and healthy segment of the entire community.
- Make the area an image of civic pride and beauty.
- Develop and or enhance a park that exemplifies the future of the City of Bunnell.
- Provide connected and safe sidewalks to ensure that all pedestrians can enjoy the Bunnell Community Redevelopment District.

### **Long Term Objectives**

- Elimination of hazardous conditions that affect the living environment by reducing the opportunity and incentive for crime, delinquency, fire, and health hazards.
- Elimination of blight and deteriorated structures in older portions of the City through housing rehabilitation initiatives and the provision of necessary municipal facilities, infrastructure, and services.
- Development of a viable community in which all citizens can live in safe, decent, sanitary, and affordable housing located in a suitable living environment.
- Continue to provide convenient and properly spaced parking facilities designed to serve visitors, residents, and employees.
- Provide for orderly economic development and employment opportunities for the citizens of Bunnell and broaden the present economic base to diversify both skilled and unskilled job opportunities.
- Encourage residential development that will maintain or improve the aesthetic quality of the area.
- Maintain high quality residential conditions and provide a variety of housing types to all area residents.

- Residential development patterns should be convenient to work and shopping, provide for an orderly extension of public facilities.
- Develop land use plans and regulations, which reflect local desires concerning growth.
- Use the City's natural resources and man-made infrastructure to promote economic growth.
- Encourage the maintenance of a quality environment through the proper use and development of land.
- Encourage the minimization of the impact of development on natural environmental systems to the area.
- Require development to fit harmoniously into the natural environment.
- Encourage growth and development in areas in which the resources are capable of supporting such growth.
- Encourage a high level of water quality in Bunnell's surface and ground-water resources. Protect the aesthetic value of the community in conjunction with its physical resources.
- Encourage orderly and planned growth and expansion consistent with the protection of Bunnell's natural resources.
- Promote future commercial land uses, which provides a range of commercial establishments and services in a concentrated area that are convenient to potential users.
- Commercial developments should be maintained in high quality condition and designed to minimize conflicts with other land uses.
- Encourage commercial developments to protect, utilize and emphasize the historic and natural characteristics of the locality.
- Provide a compatible network of street linked in accordance with proper use and scale to meet the existing and anticipated traffic needs.
- Enhance and control development along the City's arterial (i.e., SR 100) roadways.
- Establish a functional collector system in residential areas, which will promote and facilitate proper development.
- Ensure good accessibility from residential areas to work, shopping, and leisure activity areas.
- Initiate street improvements in conjunction with other related public facilities.
- Encourage aesthetic design of street layout through controlled vegetation and green space.
- Minimize adverse environmental and ecological damage associated with transportation facility development.

## 1.9 CITY OF BUNNELL CRA DISTRICT-VALUES

Restore, Reconnect, Reinvest...

**Restore.** The CRA addresses blight in its designated boundary and districts by restoring unkept or dilapidated spaces.

**Reconnect.**

- We connect people to resources to maintain their homes or attain healthy, safe contemporary housing.

- We connect business owners, developers, and providers of contemporary housing to gap financing and available spaces to prevent future blight.
- We connect neighbors to their community through outreach and service.

**Reinvest.** We invest in the longevity of the CRA area we serve through community-driven planning and community led implementation, thereby creating a sustainable model.

## 1.10 REDEVELOPMENT TRUST

The City of Bunnell CRA is funded “increment,” or the difference between appraised property values from last year to this year in the area. The CRA Trust fund receives this amount of money from taxing each taxing entity yearly. The CRA, in accordance with the plan, leverages these funds with grants, donations, fees, and loans to reverse the declining property values in the designated area. They are able to provide continuity of planning, leadership, vision, and monetary incentives to make this happen. CRAs are unique—they work closely with the private sector and direct investment to the community.

Funds allocated to and deposited into the Trust Fund shall be used by the Community Redevelopment Agency to finance or refinance any community redevelopment it undertakes pursuant to the approved Community Redevelopment Plan. No Community Development Agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the trust fund and provided for the funding of the redevelopment trust fund until the time certain set forth in the community redevelopment plan as required by Florida Statute 163.362(10). Such an ordinance may be adopted only after the governing body has approved a community redevelopment plan.

Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, including, but not limited to:

- a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.
- b) Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.
- c) The acquisition of real property in the redevelopment area.
- d) The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. 163.370.
- e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.



- f) All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bonds 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 such bonds, notes, or other form of indebtedness.
- g) The development of contemporary housing within the community redevelopment area.
- h) The development of community policing innovations.

When the CRA was established, the nation was experiencing 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.

Tax value for the CRA over the years is as follows:

Year	Tax Value	TIF Value	CRA Fund Balance
2006	\$68,433,904		
2007	\$86,384,942		
2008	\$80,816,583	\$-5,568,359	
2009	\$72,402,942	\$3,969,038	
2010	\$53,182,240	\$-15,251,664	\$23,761
2011	\$45,244,865	\$-23,189,039	\$6,032
2012	\$42,834,865	\$-25,599,039	\$2,879
2013	\$42,246,357	\$-26,187,547	\$3,716
2014	\$43,209,208	\$-25,224,696	\$3,618
2015	\$44,067,592	\$-24,366,312	\$3,618
2016	\$44,848,441	\$-23,585,463	\$3,618
2017	\$46,821,173	\$-21,612,731	\$3,623
2018	\$48,626,025	\$-19,807,879	\$3,627
2019	\$52,859,347	\$-15,574,557	\$3,631
2020	\$57,450,015	\$-10,983,889	\$3,632
2021	\$62,537,914	\$-5,895,990	\$3,639
2022	\$68,045,025	\$-388,879	\$3,646
2023	\$72,017,611	\$3,583,707	\$3,644

## 1.11 COMMUNITY INPUT

The creation of this Bunnell CRA Plan of 2007 relied heavily on input received from community workshops, and one-on-one stakeholder meetings. The CRA invited community stakeholders to attend a meeting focused on the current status of the CRA at the time, planned projects, discussion of CRA priorities and review of previously identified projects. The latest meeting that occurred in accordance with the CRA Plan 2011 update included representation from the CRA Advisory Committee, Flagler Bunnell Chamber of Commerce, City of Bunnell, Developers, Local Contractors and Local Designers. A total of 43 participants and 10 government related participants. On that day and throughout the plan development

process, multiple one-on-one and group charrettes were conducted where residents, business owners, and community groups provided input on the existing challenges in Bunnell CRA defined area and shared ways to improve the existing conditions.

The recommendations throughout this Bunnell CRA Plan of 2011 were based on the public input received as well as applying best practices in the redevelopment industry and experience of the plan development team.

## **1.12 LOCATION**

The City of Bunnell is in central Flagler County, Florida. The city limits extend south, and northwest of the Flagler County boundary, where it is positioned as the county seat. The city is part of the Deltona-Dayton Beach-Ormond Beach, Florida metropolitan statistical area. The incorporated jurisdiction of the City of Bunnell is approximately 138.6 square miles. The City of Bunnell borders the City of Palm Coast to the north and east.

## **1.13 TEN YEAR PLAN-BEYOND BLIGHT**

In a continuous effort to travel beyond blight and promote community investment, the City of Bunnell assembled the Bunnell CRA to develop a comprehensive implementation that effectively enacts strategies to address blight in the designated area. The CRA is representatives that also serve as the Mayor, Vice-Mayor and Commissioners for the community known as the Crossroads of Flagler County. Over the course of the enactment of this CRA plan, the area is being examined in the nature and extent of getting beyond blight in the City of Bunnell. The area is being reviewed with the use of blight tools and strategies, that will assist with reaching consensus to address the initiatives prioritized for implementation.

### **APPENDIX C-TEN YEAR PLAN-ELIMINATING BLIGHT, TABLE OF PROJECT(S) FOR DETAILS**



## 1.14 FLORIDA STATUTE 163.362 CHECK LIST FOR REQUIRED ITEMS IN COMMUNITY REDEVELOPMENT PLAN

The following chart is a list of items that are required to be included in a Community Redevelopment Plan. It is intended to ensure that the reader and Governing Body (City Commission) understand that all regulations have been strictly followed in this Bunnell CRA Plan of 2023.

Florida Statute 163.362 Contents Of Community Redevelopment Plan Chart for Bunnell CRA Plan of 2023		
No.	Requirement	Location In Plan
(1)	Contain a legal description of the boundaries of the Community Redevelopment Plan Area and the reasons for establishing such boundaries shown in the plan	Section 1.2, Location
(2)	Show by diagram and in general terms: <ol style="list-style-type: none"> <li>a. The approximate amount of open space to be provided and the street layout.</li> <li>b. Limitations on the type, size, height, number, and proposed use of buildings.</li> <li>c. The approximate number of dwelling units.</li> <li>d. Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.</li> </ol>	TBD
(3)	If the redevelopment area contains low- or moderate-income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the CRA area plan.	TBD
(4)	Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.	TBD

<b>(5)</b>	Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.	TBD
<b>(6)</b>	Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purpose of this part.	TBD
<b>(7)</b>	Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.	TBD
<b>(8)</b>	Provide an element of residential use in the redevelopment plan if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.	TBD
<b>(9)</b>	Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.	TBD
<b>(10)</b>	Provide a time certain for completing all redevelopment financed by increment revenues. Such a time certain shall occur no later than 20 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after fiscal year in which the plan is approved or adopted.	TBD

## SECTION 2.0 EXISTING CONDITIONS & BACKGROUND

### 2.1 DEMOGRAPHICS

The City of Bunnell has over 3,700 residents (See Table I) and is centrally located at the crossroads of Northeast Florida. Specifically, with easy on and off access to Interstate 95 (I-95), via US Highway 1 north and south and State Road 100 east and west. The north/south Florida East Coast rail line runs through the City of Bunnell with a convenient rail siding for shipping and receiving within the city limits. US 1 passes through the center of the City of Bunnell as State Street, leading north 31 miles to St. Augustine and southeast 18 miles from Ormand Beach, Florida State Road 100 leads 8 miles east to Flagler Beach and northwest 30 miles to Palatka. Interstate 95 is 4 miles east of the center of the city. Within Bunnell's CRA area, there are approximately 1,241 residents and the workforce are centered around services, retail, transportation/utilities, and construction. The median age in the Bunnell's CRA district is 41 years, the median household income is \$30,048, and the median home value is \$150,000 to \$199,999 (See Table II). The population in the CRA is 30% White, 25% Black, and the remaining 45% are other races, 10% of the population is of Hispanic origin. For highest educational attainment, 40% are high school graduates or have GED Certification, 5% have some college and 8% have associate or bachelor's degrees.

Demonstrated on the table below shows that between the years 2018 to 2019, there was a 7.0% increase in population. During the years 2019 and 2020 there was an additional 7.0% increase. However, it appears between the years 2020 and 2021 there was a slight decline in population growth of 3%. In accordance with the 2020 census bureau, this decline was attributed to the peak of the COVID-19 pandemic. Since the City has seen a greater increase of 7.4%.

**TABLE I-POPULATION**

Year	Population
2018	3,056
2019	3,271
2020	3,507
2021	3,495
2022	3,752

*\*United States Census Bureau - Decennial Census 2022*

Demonstrated on the table below shows that in the City of Bunnell 48.7% of the housing is owner-occupied compared to 67.4% for the State of Florida. The median gross value of rent in the City of Bunnell is \$905.00 whereas the state of Florida is \$1,348.

**TABLE II-HOUSING**

	<b>City of Bunnell</b>	<b>State of Florida</b>
Total Housing Units	1,577.00	9,865,350.00
Owner Occupied Housing	48.7%	67.4%
Median Value of Owner-Occupied Housing	150,000-199,999	248,000
Occupied Housing Units	1,418.00	8,529,067.00
Vacant Housing Units	159.00	1,336,283.00
Median Value of Units Paying Rent	\$905.00	\$1,348.00
Median Household Income	\$30,048.00	63,062.00

*\*United States Census Bureau - Decennial Census 2022*

## 2.2 COMMUNITY REDEVELOPMENT PLAN BOUNDARY MAP

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(SEE APPENDIX A, B - CRA LEGAL DESCRIPTION & MAP  
SERIES)

**2.3 COMMUNITY REDEVELOPMENT PLAN BOUNDARY~LEGAL DESCRIPTION**

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**(SEE APPENDIX B-CRA LEGAL DESCRIPTION & MAP SERIES)**

## **2.4 RESTRICTIVE COVENANTS & IMPROVEMENT INCENTIVES**

The CRA and the City of Bunnell will use the following legal and regulatory means to promote the redevelopment of the CRA area:

- a) Restrictive covenants are required when City lots are donated for development of affordable, owner-occupied housing. These covenants require the recipient of the lot to meet Bunnell low- and moderate-income qualification and the lot must be developed within a time certain or will revert to the City of Bunnell or the CRA, as appropriate.
- b) The CRA will encourage the city to waive certain City liens against lots coming to the City of Bunnell through donation or foreclosure in order to facilitate the use of these lots for construction of owner-occupied contemporary housing.
- c) The city will continue to assist business in obtaining license and permits for expansion of location within the City.
- d) Business Incentive program has been enacted to pursue revitalization activities with an emphasis on providing more job opportunities, housing, improve long term transportation needs and encourage commercial development.

## **2.5 PROVISION OF TIME CERTAIN & SEVERABILITY**

All redevelopment activities of a contractual, financial and programmatic nature shall have a maximum duration or commitment of up to, but not exceeding thirty (30) years, after the fiscal year in which the CRA Plan is approved, adopted or amended by City Commission, per Section 163.361 and 16.362(10). Whereas there are eleven (11) years of this plan duration remaining.

## **2.6 ENSURE FINANCIAL ACCOUNTABILITY**

The CRA shall maintain adequate records for an annual audit which shall be conducted by an independent auditor. The findings of the audit shall be presented at a meeting of the City Commission/CRA Board and such findings shall be forwarded to the State Auditor General's Office by March 31<sup>st</sup> of each year for the preceding year which shall run from October 1 through September 30.

The annual Audit Report shall be accompanied by the CRA Annual Report and shall be provided to the City for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit Report.

## **2.7 MANAGEMENT & IMPLEMENTATION OF PLAN**

The first step is to determine if a specific geographic area constitutes blight conditions. Blight conditions are defined by the 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 statics of other studies, are leading to economic distress or endanger life or property". The document is referred to as the Finding of

Necessity process and determined the area demonstrating blight conditions. The area determined by the Finding of Necessity became the CRA boundary. The approximate size of the CRA is 810 acres.

### **3.0 ECONOMIC DEVELOPMENT**

#### **3.1 GENERAL OVERVIEW**

Economic Development initiatives are the major emphasis of the Bunnell's CRA Plan of 2023, since a great deal of work has to be accomplished over the next 11 years to redevelop the Bunnell CRA designated area. The designated area of the community that is indicated within the defined boundaries during interviews and meetings that job creation and establishing businesses in the Bunnell's CRA district is important to the revitalization of the area. The Bunnell CRA Plan of 2023 focuses on economic development initiatives to accomplish its goal of enhancing the quality of life of its residents through improving physical spaces, business growth, and bring new housing stock to the area.

Economic Development is the number one priority for the City of Bunnell. The Board shares a unified commitment to attract new business development, to expand and diversity the tax base and create jobs for residents. Success in economic development ensures the City of Bunnell's long-term financial ability to provide ongoing quality services, infrastructure, and preserve the quality of life for its residential and corporate citizens. The City of Bunnell needs to diversity and expand the tax roll.

#### **3.2 EXISTING CRA PROGRAMS & PROJECTS**

Implementation of a Business Incentive Programs

### **4.0 BRANDING, MARKETING, TOURISM, AND COMMUNICATIONS**

#### **4.1 GENERAL OVERVIEW**

The Bunnell community has many great attributes to justify a strong and existing marketing strategy with a focus on attracting new businesses, particularly retail and entertainment; preserving and enhancing the existing community; attracting new workforce housing opportunities; and developing a thriving redevelopment district within which many can live, work, learn and play a role in the redevelopment of Bunnell's CRA. These attributes include the following: a well-known and respected historic community founded over 100 years ago, a community of residents that provide important work skills to many of the employers in Flagler County; a neighborhood containing several important parks and public facilities such as Jack Clegg Park and Joann B. King Park.

#### **4.2 CRA BRAND DEVELOPMENT & IDENTITY & MARKETING POSITION**



The CRA would benefit economically by promoting community identity and brand positioning Bunnell's unique assets and opportunities. The following are recommended strategies for the CRA's brand development:

- 1) Develop a logo and campaign strategy, wayfinding, and banner program
- 2) Produce a full marketing campaign that "tells the story" of Bunnell's CRA aspirational identity, brand, position and opportunities utilizing adopted logo, tagline/campaign strategy and brand standards
- 3) Host a brand launch for the community and a banker & broker event
- 4) Develop a banner program for target areas
- 5) Design and install branded light pole banners in strategic areas that express the "brand message" and highlight the strategic area's unique position
- 6) Design and implement a comprehensive wayfinding signage program, including but not limited to, lighted street name signs, entry and exit wayfinding signs visible at night, lighted public art that serves as wayfinding and district identity
- 7) Create and modify as needed architectural guidelines to support the new brand identity
- 8) Identify locations for "district identity" physical landmarks and gateways
- 9) Capitalize on Bunnell's history and create touring of the Bunnell's historical area, which shall position the district for additional cultural and heritage tourism
- 10) Promote area restaurants and retail within the redevelopment district

### **4.3 COMMUNICATIONS**

Initiatives to effectively communicate the vision for the district as vibrant destination for culture, and activities could be implemented to broaden the appeal of living, working, learning and shopping in Bunnell's Redevelopment Area Plan boundaries. It is recommended the CRA execute the following strategies to drive their communication efforts:

- 1) Develop a logo and campaign strategy, wayfinding, and banner program
- 2) Construct a Communication Newsletter (printed and digital), Social Media and Webpage to effectively promote the work of the CRA to residents
- 3) Encourage advocacy of the vision and brand promise. The CRA could hire or assign a dedicated CRA Marketing and Communications staff member to market and promote Bunnell's Redevelopment Plan stories, milestones, community events and opportunities
- 4) Advance an annual strategic marketing plan that identifies goals and objectives for a comprehensive marketing and communications plan supporting the specific redevelopment projects and programs outlined in this plan
- 5) Launch a comprehensive social media campaign on Facebook, Instagram, Twitter and YouTube or other social media platforms that may come into existence or trend during the implementation of this Bunnell CRA Plan 2023

- 6) Update the CRAs webpage per Florida Statute 189.069 and increase digital presence utilizing the new brand standards guide, keywords and comprehensive messaging strategy
- 7) Build a resident and visitor database (at events, online, etc.) and continually update for the CRA's e-newsletter (at least monthly is recommended, although weekly is ideal). The content developed for the monthly newsletter can be repurposed for the CRA's quarterly printed newsletter as needed.
- 8) Address safety perceptions intentionally as part of the brand repositioning and ensure an effective crisis communications plan is adhered to for safety.
- 9) Include positive stories in the citizen e-newsletter about solved crimes, police officer's community involvement, City improvements, job opportunities, labor force training, cultural events, etc.

#### **4.4 COMMUNITY ENGAGEMENT & COLLABORATIONS**

Successful redevelopment requires collaboration with other entities that share common goals with the Bunnell's CRA, including the City, County Tourism, colleges in the area, and local homeowner associations. Programs that could be implemented to spur community engagement and collaborations are outlined below:

- 1) **Neighborhood Ambassador Program**  
The CRA could create "Cheerleaders for the CRA" and grow a strong database of people interested in the work in the district so that they can share news about what is going on. These volunteers could meet monthly and attend special events on behalf of the CRA to promote what is going on in the CRA. CRA Advisory Board members should be highly encouraged to become a part of this program.
- 2) **Quarterly Neighborhood Ambassador Event**  
The CRA can work with their ambassadors to host a quarterly event at businesses throughout the Community Redevelopment Area Plan to showcase projects and programs that are being implemented. The goal of this would be to get residents involved and take pride in the community and then spread the word about all the work the CRA is conducting.
- 3) **Bunnell Events**  
The CRA could encourage Neighborhood Ambassadors and CRA Advisory Board to participate in neighborhood events on behalf of the CRA and community events.

#### **5.0 CONTEMPORARY HOUSING**

##### **5.1 GENERAL OVERVIEW**

The current demographics of the Bunnell's CRA related to housing include the following: median age of residents is 41 years; median household income is \$30,048, which represents 10% of Flagler County median income (\$62,305); the

percentage of rental units in the community is 51% and owner-occupied units is 48.7%, and the median value of homes is approximately \$187,854. Simply stated,

Bunnell is an older community, the majority of the residents are renters, household income is low, and the housing is not affordable. The CRA could encourage the City, Flagler County Housing Authority, and County to construct affordable housing projects throughout the City and County as well as provide homeownership programs and education so renters can become homeowners. The average household size in the area in 2023 was 3.5, which indicates most households have a child.

The CRA Plan presents opportunity to incorporate and promote “missing middle” housing diversity, such as, single-family homes with potential to allow for and accessory dwelling units (also known as tiny homes, granny flats, etc.), this form of housing can be rented at an affordable price while providing an extra income to the homeowner. Other housing types typology diversity may include duplex, triplex, fourplex, courtyard apartments, bungalow courts, and townhomes but all of these housing types need to have strong design guidelines for longevity purposes.

**Tiny Home**



**Fourplex**



**Bungalow Courts**



## 5.2 RECOMMENDATIONS FOR EXISTING CRA PROGRAMS AND PROJECTS

There is an initiative underway to address contemporary housing and improved housing within the CRA to help address housing needs, the CRA may desire to continue and improve these programs.

**Overview:** Contemporary Housing, mostly provided by the Flagler County Housing Authority in Bunnell’s CRA boundary, is in high demand and serves a great need in the community. The City is currently working on a project to rewrite policy in the Comprehensive Plan and include regulations in the Land Development Code mandate portions of developments include housing at an affordable cost based on the median income of City of Bunnell solely.

## 6.0 FUTURE LAND USE & ZONING

## 6.1 GENERAL OVERVIEW-FUTURE LAND USE

The Future Land Use is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in the plan's element. The purpose of Future Land Use is to define areas within the community that are suitable for various land use activities. The Future Land Use decrees where, when, and at what intensity development will occur, thereby it gives indication of where infrastructure and services are needed.

In general Future Land Use: (Brief Info., Not All Inclusive)

- Establishes the general land use and density/intensity
- Is governed by the Comprehensive Plan
- Contains designations such as "Commercial", "High Intensity-Planned Development" and "Low Density Residential"
- Regulates number of houses per acre, maximum square footage of commercial and units of multi-family per acre.

The real-time principal land uses in the Bunnell's CRA consist of single-family homes (the predominant use), multi-family, educational facilities, government and entertainment buildings, such as the Versie Lee Mitchell Community Center and commercial buildings lining important roadways such as East Moody Boulevard (SR 100) and State Street (US 1). In general, the land uses are typical of an older community.

### 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 (Lake Lucille)	3.39	0%
Total	812.59	100%

Source: City of Bunnell, 2011

## 6.2 THE CORRELATION BETWEEN THE COMPREHENSIVE PLAN & CRA

- a. The **Comprehensive Plan** is an important tool city utilize to guide future development of land to ensure a safe, pleasant, and economical environment for residential, commercial, industrial and public activities, Therefore the Comprehensive Plan:
- Governs the Future Land Use of properties with general policies for the location and character;
  - Intended to promote public health, safety and general welfare through efficiency and economy in the process of growth;
  - Addresses a wide range of subjects, including: Future Land Use, Conservation, Housing, Potable Water, Sanitary Sewer, and Transportation;
  - Describes what the community wants its future to be.

The last amendments to the existing Comprehensive Plan were in 2022. A lot has changed since that time and a number of smaller planning initiatives have occurred or underway as well. We will be incorporating the more recent planning efforts into the projects underway at this time and those to come.

- b. A **Community Redevelopment Area (CRA)** (*sometimes referred to as Community Redevelopment District*) is an area designated by the local governing body, the City Commission in this case, as a means to ensure that the area would develop with a coherent community vision, and to encourage reinvestment throughout the CRA. As part of the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes (FS), a CRA is established through a Finding of Necessity. Further, the CRA Act outlines a comprehensive program that provides the legal framework and financing mechanisms with which local government can undertake the unique and complex task of overcoming the conditions that contribute to the causes of slum and blight in certain areas.
- c. The Correlation Of **Comprehensive Plan & Community Redevelopment Area**  
As explained above, the Comprehensive Plan is a City-Wide document that serves the intent of providing a vision of future development to control the growth taking place within the city. Whereas the CRA is a special district that serves the intent of being a financial tool for redevelopment of targeted areas to address unique needs such as streetscapes, roadway improvements, and building renovation; just to name a few. Ultimately, though the CRA is a document supporting an independent initiative, the activity shall be in accordance with initially the adopted Comprehensive Plan and the Land Development Regulations.

## 6.3 GENERAL OVERVIEW-ZONING

Zoning refers to municipal code or local laws and requirements that govern how pieces of land can or can not be developed and what use of land the developed area can serve. Zoning regulations are created in classifications that dictate what

type of properties can co-exist in a particular area to maintain the community's health and public safety.

In general Zoning: (Brief Info., Not All Inclusive)

- Implements the land use and establishes regulations;
- Is governed by the Land Development Code (LDC)
- Contains classifications such as “B-1, Commercial District”, “PUD, Planned Unit Development”, “R-1, Single-Family District);
- Regulates lot sizes, building heights, setbacks, and limits uses;
- Planned Developments are negotiated districts to establish uses, maximum densities, and other regulations, Zoned to a Master Development Plan and Development Order.

**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

**a. The Correlation Of Zoning & Community Redevelopment Area**

The Community Redevelopment Plan is subject to and must comply with all of the provisions of the City of Bunnell applicable Zoning Designations requirement, unless there is language included in this plan to direct compliance in other manners.



## 6.4 RECOMMENDATIONS FOR EXISTING CRA PROGRAMS & PROJECTS RELATED TO COMPREHENSIVE PLAN & LAND DEVELOPMENT REGULATIONS

- a. With the Comprehensive Plan being a living document that is updated to respond to changing conditions relating to population, the environment, and the economy. The process of developing and updating the Plan is an effort that requires compiling and analyzing new data, jointly developing critical issues and supportive strategies, and amending the Goals, Objectives, and Policies.

When assessing the current Comprehensive Plan as it relates to this CRA plan, the following conclusions were noted:

1. The Comprehensive Plan must be amended to reflect changes in state requirements since last update, particularly the sweeping changes regarding Contemporary Housing, known as the Live Local Act.
  2. Many policies are out of date and have been accomplished or should be redirected to address the current need; and
  3. Trends and conditions in the City of Bunnell suggest updates to the Elements would strengthen the community vision, as well as the City's implementation efforts.
- b. The Land Development Code (LDC) and its supporting infrastructure are deemed complicated as a result of many years of incremental changes and additions. Findings of review of the LDC was that it has a weak foundation. The existing based zoning districts are ineffective and not context specific, due to treating all areas of the City the same even though they have developed in different patterns and with different characteristics over time. The response to this ineffectiveness of the LDC due it complicated for many to use, it lacks clear organization, and it lacks graphics that can effectively communicate the intent of regulations. This ultimately leads to frustration, with that understanding, some of the content may be changed.

**Height and Density:** If in the future there is community support, it is recommended to explore an increase in height and the number of units allowed per acre based on the location in the CRA District. Any changes will most likely require a Comprehensive Plan amendment, zoning text amendment, and rezoning. It is also suggested to evaluate microunits as 0.5 units per acre in density unit counts as a means to help address affordable housing.

**Ground Floor Uses:** The uses facing the corridor are advised to be retail, commercial, civic, and supporting uses such as gym, lobby for an apartment building, building services, we work type uses, and other creative uses. Uses not facing the corridor can be residential.

**Parking:** On-Street parking may be built and receive credit for adding to the parking supply; one parking space per unit required by zoning. Parking may

be either in a well landscaped surface parking lot preferably in the rear of the property or in a garage. If a garage is built, then a density bonus may be provided for additional floors and dwelling units per acre. Such structure shall be properly buffered from any single-family area bordering the property being developed. No parking lot can face the main corridor of the district but must be hidden in the rear of buildings, not highly visible from the street.

**Curb Cuts:** Access to parking lots should be by side streets; however, curb cut shall be allowed if none is available in order to access rear parking. One curb cut per block front.

**Residential Unit Sizes:** Studios not less than 350 square feet, micro-units not less than 250 square feet, one bedroom units not less than 500 square feet and two bedroom units not less than 650 square feet. Small units could be promoted for students, young professionals, and rental rates correspondingly lower than larger market rate units in this area; therefore, more affordable.

**Setbacks and Build-to-Lines:** In order to create a minimum continuous ten (10) ft sidewalk and provide on-street parking, the right-of-way shall be sufficient. If current public right-of-way is not sufficient, explore a strategy to meet the aforementioned standards, such as right-of-way dedication outright or as an easement dedicated to the City to be able to meet the standard.

A right-of-way study could be conducted to determine portions of the corridor where dedications and/or easements are needed.

**State Road (US-1)/East Moody Boulevard (SR-100):** The CRA could encourage the City to promote economic development along State Road and East Moody Boulevard, since both are higher classifications due to being a State and County Road which carries high traffic volumes. This corridor is one of the most important regional north-south and east-west connectors to Bunnell and in particular the Bunnell's CRA, and the building form, density, height, setbacks, and other regulations must be conducive to this corridor and therefore allow for a more intense development pattern. This is the corridor that would be a great example of where residents work, live, learn, and shop.

**Land Use:** Change to a mixed-use overlay district that permits high density, particularly a portion of the residential for accessory dwellings units and micro units. The future land use designation will need to be redefined to include a density concept which takes into consideration multiple forms of transportation and pedestrian.

In response to the mixed-use overlay district, is it imperative to adopt during the rewrite of the Land Development Code and convert into a Unified Development Code in order to have greater control over form, mass, height, implementation of plazas, and parking (consider the feasibility of introducing on-street parking, which would require additional right-of-way).



The City government provides many important services, but one function that stands apart is its impact on current and future generations, the authority to engage in community planning. Specifically, a Comprehensive Plan is an expression of the community's vision. The Comprehensive Plan is an important tool for cities to guide future development of land to ensure a safe, pleasant, and economical environment for residents, commercial, industrial, and public activities. Therefore, the Comprehensive Plan helps:

- Preserve important natural resources, agricultural land, and other open lands;
- Create the opportunity for residents to participate in guiding the community's future;
- Identify issues, stay ahead of development trends, and accommodate change;
- Ensure that growth make the community better, not just bigger;
- Forster sustainable economic development;
- Ensures more efficient and cost-effective infrastructure and public services;
- Provides an opportunity to consider future implications of today's decisions;
- Protect property rights and values;
- Enable other public and private entities to plan their activities in harmony with the city's plans.

As described above, the Comprehensive Plan sets forth the vision and goals of the city's future, and provides the overall foundation for all land uses policies in the city. The adopted City's Comprehensive Plan outlines the vision and goals of Bunnell through the calendar year of 2035.

## **6.5 COMMUNITY REDEVELOPMENT PLAN (CRA)**

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that support the creation of a Community Redevelopment area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of the targeted area.

Many cities struggle with how to initiate the redevelopment of redevelopment areas and improve lives for existing community members, while not inadvertently making the community more unaffordable through subsequent increased rents and property taxes. This affordability challenge can be coupled with private and public investments that create exclusive spaces to culminate in a perfect storm of making existing community members feel

unwelcomed over time. The Bunnell CRA Plan aims to address these complex challenges head-on by prioritizing redevelopment that honors the legacy of Bunnell and invests in strategies for contemporary housing (commonly known as Affordable Housing or Attainable Housing), workforce training, and poverty alleviation for its residents.

Ultimately, the Community Redevelopment Plan is set to address the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area. Examples of traditional projects include: streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks, and street tree plantings. The plan can also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning.

## **6.6 THE CORRELATION BETWEEN COMPREHENSIVE PLAN & COMMUNITY REDEVELOPMENT PLAN**

Like the City's Comprehensive Plan the Community Redevelopment Plan is an evolving document, which is evaluated and may be amended on a regular basis, as necessary, in order to accurately reflect changing conditions and community objectives.

Also, the Florida Statutes requires the Community Redevelopment Area Plan be consistent with the City's Comprehensive Plan. In order to remain current in the fast-paced environment, the CRA is amended when programs are changed or as new programs and projects that were not included in the original plan are proposed. To maintain consistency with the City's adopted Comprehensive Plan, a two-tiered approach is used during the amendment process.

## **6.7 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 (Lake Lucille)	3.39	0%
Total	812.59	100%

Source: City of Bunnell, 2011

## 6.8 FUTURE LAND USE

### Future Land Use

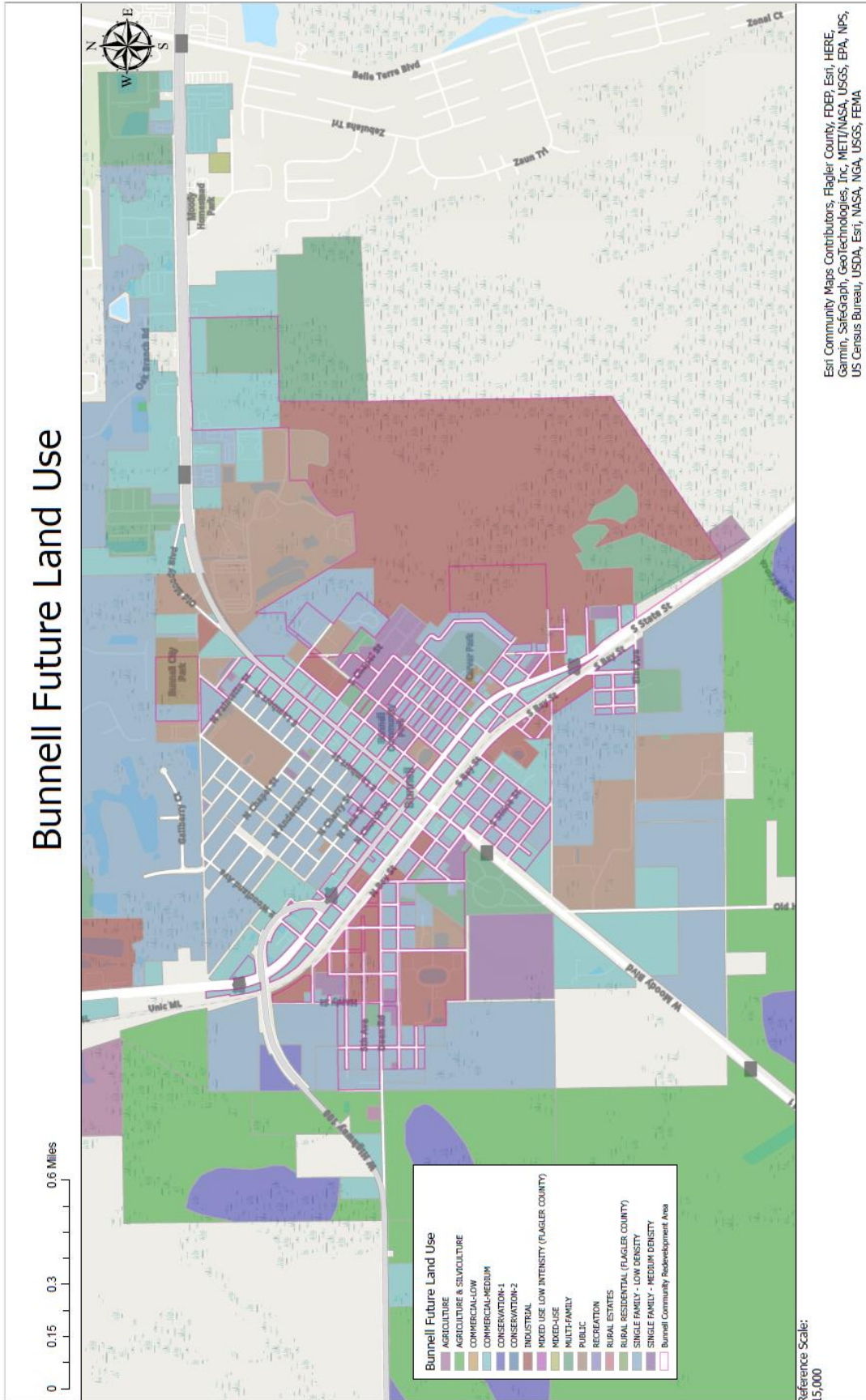
Future Land Use designations are derived from the City's adopted Future Land Use Map contained in the adopted Comprehensive Plan. The designated use for each parcel is the projected use for the next 10 to 20 years as displayed on Map 3. The predominant Future Land Use (FLU) designation within the CRA 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	262.05	32%
Total	811.13	100%

Source: City of Bunnell, 2011

# 6.9 FUTURE LAND USE MAP



## 6.10 EXISTING 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





## **7.0 INFRASTRUCTURE, TRANSPORTATION & CONNECTIVITY**

### **7.1 GENERAL OVERVIEW**

The subjects of infrastructure, transportation, and connectivity are important to the preservation and economic growth of the Bunnell's CRA Plan boundaries since connecting to places of employment and places of education/training will enable residents to improve their lives and gain greater stability. Infrastructure, which is well-planned, beautified, and enables not only the residents to connect to employment centers, such as the Flagler Commercial Parkway, but it also enables outside consumers wishing to entertain themselves at cultural events and enjoy special retailing of the area to easily access Bunnell and enjoy the trip as the connection is made. Recently new retail facilities have been opened along State Street (US 1). It is important to provide easy access and attract consumers from not only inside the Bunnell Redevelopment Area, but also the larger metropolitan area.

### **7.2 INFRASTRUCTURE**

The City of Bunnell is anticipating substantial growth in the next 7 years. The is a trend that is expected to continue in the future 20 year build out horizon. The opportunity for growth in Bunnell has highlighted the importance for a plan for improvement and expansion related to infrastructure.

### **7.3 PROJECT(s)**

#### **WATER MASTER UTILITIES**

Improving deficiencies within water master utilities is crucial for ensuring access to clean and reliable water for city residents. WTP and PWS improvements are needed to ensure that the future potable water demands can be met. Investments should be made to upgrade and maintain water infrastructure including pipelines, treatment plants, pumping stations, and storage. Investing in modern technologies and equipment can increase efficiency and reduce water losses. Infrastructure improvements can make significant progress in improving deficiencies within its water master utilities leading to more sustainable, resilient, and reliable water management for its residents and businesses. Rehabilitation and construction of additional production wells is of "high priority" to the city. The city's raw water issues are two-fold. The first dilemma is that there is an inadequate supply of reliable potable water due to the limited number, age, and condition of the existing wells. Further, the City's well capacity does not allow for flexibility of operations or redundancy in the event of a well malfunctioning. The second is that the brackish water blends pose a water quality issue for the City's Wastewater Facility due to permit restrictions, as a result of the elevated chloride levels. Rehabilitation of existing wells should be the priority to improve the reliability of the raw water. The City is experiencing pressure issues under its current demands. It therefore goes without saying that the future demands on the

System will only increase these pressures shortcomings. To efficiently and cost effectively rectify this deficiency is to upgrade and upsize the Plant's HSPs.

## **WASTEWATER SYSTEM**

The City's wastewater system will require improvements to address current deficiencies as well as meet future wastewater demands. The City's sewer utility has substantial capital needs over the next 10 years, including upsizing sewer pipes, manhole and sewer line rehab/lining, lift station rehab, wastewater treatment plant construction, constructing a new pond and reclaim water main. Also, the construction of a new 8-inch force main down SR 100 from lift station #7 East of Belle Terre.

### **7.4 ROADWAY**

The city will require roadway rehabilitation to enhance the existing rural infrastructure by revitalizing and improving the condition of roadways within the city. The city requires comprehensive repairs, resurfacing, and upgrades to ensure smoother and safer travel for residents and commuters. The rehabilitation efforts will encompass various elements, such as repairing potholes, improving drainage systems, mill and pave, full depth reclamation and enhancing pavement markings. This project will not only enhance the overall functionality and aesthetics of the city's road network but also contribute to the overall quality of life and transportation experience for the community.

### **8.0 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 the Intracoastal Waterway.

Wetland Mitigation may be a necessary measure to maximize the development potential of 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 the development of wetlands. The CRA is 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 bank 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 decrease permitting time. The cost is often lower than acceptable alternatives. Regulatory burden and risk are passed from the developer to the mitigation bank. Regulatory officials favor mitigation banks due to the consolidation of project parcels to 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	61.07	Freshwater wetlands, uplands	Mr. Tom Roberts Regional Science Manager res.us RES 116 E. Indiana Ave. DeLand, FL 32724 Email: troberts@res.us Phone: (386) 734-1950 Cell Phone: (407) 399-0521 Fax: (386) 734-1952
Brick Road	501.22	Freshwater wetlands	Mr. William (Bill) Schroeder - Sponsor Mitigation Development Services, LLC 9995 Gate Parkway North, Suite 330 Jacksonville, FL 32246 Email: <a href="mailto:bill@mitigationdev.com">bill@mitigationdev.com</a> Phone : (904) 421-3265 Cell Phone: (904) 536-3386
Fish Tail Swamp	860.14	Freshwater wetlands	Mr. William (Bill) Schroeder - Sales POC Mitigation Development Services, LLC 9995 Gate Parkway North, Suite 330 Jacksonville, FL 32246 Email: <a href="mailto:bill@mitigationdev.com">bill@mitigationdev.com</a> Phone: (904) 421-3265 Cell Phone: (904) 536-3386

Source: Army Corps of Engineers, Regulatory In-Lieu Fee, and Bank Information Tracking System, 2022

### **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. Developed properties within the 100-year floodplain are required to have flood insurance to cover property damage resulting for a storm event. (See Appendix D, (Bunnell Wetlands))

TABLE 5: FLOOD ZONES

Flood Zone	Acres
<b>A (100-Year Floodplain)</b>	<b>350.05</b>

Source: Federal Emergency Management Agency, 2011

## 9.0 QUALITY OF LIFE

### 9.1 GENERAL OVERVIEW

There are many factors that contribute to a resident’s satisfaction with their communities. There have been reports that revealed that attachments to a place was deeper for people who spent more time in the main City, as well as those who reported choosing the City for “quality of life” reasons versus those there for family or jobs. In the same reports, quality of life was defined in very general terms, with respondents saying that they just like the area, its vibrancy, its strong economy or its affordability. There are some areas that affect a resident’s quality of life, that CRA may not have domain over, but can influence to better the overall quality of life for residents. Improving the quality of life for Bunnell’s CRA district residents will produce more satisfied citizens, so it is recommended the CRA work with partners in increasing educational achievement, encouraging healthier communities, addressing environmental sustainability, and implementing strategies to make the community feel safe.

## 10.0 ADMINISTRATION & GOVERNANCE

### 10.1 GENERAL OVERVIEW

The administration of the CRA is critical in accomplishing the numerous programs and projects that are described in this Bunnell CRA Plan of 2023. Any initiatives that enable the agency to effectively and efficiently to produce required documents and implement projects and programs should be pursued. The following sections describe administrative measures that are recommended to be pursued.

### 10.2 RECOMMENDATION FOR EXISTING CRA PROGRAMS

CRA Plan Updates, Annual Report, and Other Reporting Requirements  
 As a routine matter it is recommended the CRA update its CRA Redevelopment Plan every five (5) to ten (10) years, noting its accomplishments, confirming its priorities which may have not yet been completed, and adopting additional initiatives to be accomplished in one, five, and ten-year increments. This Bunnell CRA Plan of 2023 is an update from the original CRA Plan adopted in 2007, a period of 16 years. Furthermore, the CRA on an annual basis will present to the public a progress report, describing its accomplishments for the year. The Annual Report presentation will also be an opportunity for the CRA to obtaining public input about not only the progress report, but also about other suggested initiatives. The Annual Report shall be listed on the CRA Webpage per Florida Statute 163.371(2).

The CRA shall also produce other reporting requirements per Florida Statute 163.371.

## **11.0 CONCLUSION & IMPLEMENTATION SUMMARY**

The Bunnell CRA has completed many projects and implemented several programs since its inception to revitalize the community. This Bunnell CRA Plan of 2023 recommends additional project and programs for the next phase of redevelopment in the district. The proposed schedule below provides a timeline for those recommended projects and to continue in this Plan. The schedule of the projects is based on the community's input on priorities of the need to start projects for sequencing.

## **12.0 APPENDICES**

Appendix A-Bunnell Community Redevelopment Area, Map  
Appendix B-Bunnell Community Redevelopment Area, Legal Description  
Appendix C- Ten Year Plan-Eliminating Blight  
Appendix D- Wetlands Map  
Appendix E-Definitions

## **13.0 APPROACH**

The purpose of this Implementation Plan is to provide the CRA with a clearly articulated statement of goals, strategic priorities and outcome measures. A goal is defined as a statement of general purpose and direction; it is the ultimate end result. The goal is the accomplishment toward which all of your effort is directed.

There are 15 programmatic goals:

### Overall CRA Objectives

1.To eliminate slum and blight area and prevent their reoccurrence.	A
2.To eliminate substandard and obsolete buildings, blighting influences and environmental deficiencies which detract from the functional unity, aesthetic appearance and economic welfare of the area and also prevent the occurrence of blight and blighting influences.	
3.To develop and implement enhanced community policing innovations.	
4.To provide for the improvement and extension of utilities to promote the economic growth of City of Bunnell CRA.	
5.To assemble land into parcels functionally adaptable with Respect to shape and size for disposition and Redevelopment in accordance with contemporary Development needs and standards.	
6.To make physical improvements that will be sufficient in scope and character to bring about a distinct and visible renewal of the area.	
7.To encourage coordinated development of parcels and Structures in order to achieve efficient building design, unified off street parking, and internal pedestrian connections	
8.To minimize the points of friction between pedestrian and Vehicular traffic and to maximize the opportunities for Pedestrian activity.	
9. To achieve architectural, site planning, and landscape Design of the highest standards on all public and private Property, including streets.	
10. To establish a pattern of land use activities arranged in Compact, compatible groupings to increase efficiency of Operation and economic relationships	
11. To encourage the provision for affordable housing, Renovation, rehabilitation and conservation of existing Structures not scheduled for removal.	
12. To strengthen the image of City o Bunnell CRA as a place to do business, work and invest.	
13. To enhance the appearance of the public places and rights-of-ways	
14. To improve the usefulness of the public and private open Space in the area.	
15. To improve employment opportunities, economic stability and Productivity and to increase public revenue within CRA.	
16. Continue revitalization efforts through the promotion of Cultural art related activities, events, institutions and Businesses, creating related jobs and economic Development.	
17. To ensure a variety of commercial, office, and or industrial Land use, this will physically and economically Complement development within the CRA.	
18. To encourage the development of commercial usus along Major thoroughfare.	
19. To encourage the use of local resources in the Development of the CRA whenever economically feasible.	

20. Promote the retention of existing, and development of new And diverse, employment opportunities.	
21. Encourage the cooperation and participation of property Owners, public agencies, and community based Organizations in the elimination of blighting conditions And the promotion of new or improved development Within the CRA.	
22. Provide a procedural and financial mechanism by which The Agency can assist, complement and coordinate public. and private development, redevelopment, revitalization and enhancement of the community.	

Within these goals are clearly articulated Strategic Priorities (objectives), Strategies (inputs) and Outcome Measures. In keeping with the principles of Results Oriented Management and Accountability (ROMA), the strategic priorities or objectives are statements describing what the activity will achieve; strategies or inputs are resources a program uses to achieve program objectives. (Within some of the strategies we will utilize benchmarks for comparative purposes) and finally outcome measures, which is a quantitative assessment of the results, effects or impact of a program activity compared to its intended purpose.

## **THE CRA'S PROGRAMMATIC GOALS AND STRATEGIC PROJECTS**

The city's survival as a governmental entity is dependent upon the generation of adequate tax revenues to meet the service needs of its residents. Projects that increase the overall marketability of the city as a commercial, recreational and residential area will ultimately increase the tax base. The CRA programs aimed at the elimination of slum and blighted conditions and improving. The standard of living of its residents are intended to be catalysts for the revitalization of the entire area. Additional projects aimed at increasing job growth and generating pedestrian activity in the Fashion Row district, Foster Road and US 1 complements the process by focusing on some of the underlying problems that originally resulted in slum and blighted conditions.

### **A. Administrative**

#### **Goal**

To create and administer CRA programs, projects and activities that results in the elimination of slum and blight conditions and / influences; to provide the highest quality service by developing common goals with the public through a commitment to excellence, integrity, teamwork and caring; to ensure that all processes are user friendly; to ensure that appropriate administrative systems and financial controls and / or accountabilities are instituted within the operations.

#### **Strategic Objectives**

- Streamline loan and grant application approval processes for all programs.
- Create a strong CRA financial management system.
- Compliance with F.S 163.30 part III to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment."
- To enhance public transparency and accountability.

#### **Strategies**

- Develop program reporting instrument with measurements and/ or success indicators.
- Prepare program reporting instrument with measurements and/or success indicators.
- Prepare monthly and quarterly financial reports.
- Provide policy guidance and CRA direction toward highest priorities.
- Document and disseminate CRA Project results
- Increase awareness of CRA programs through local partnerships with the Chamber of Commerce. Historical Society, Banks, and Community based organizations.
- Promote effective communication and a cohesive, cooperative spirit among the various public and private leaders in the community using the talents of existing civic organizations and committees.

- Ensure the provisions of suitable public information services concerning all aspects of the redevelopment program, such as, radio, tv, electronic and print media, including neighborhood and civic organization meetings.
- Institute procedure to formalize all CRA board actions through resolution or ordinance.
- Codify all CRA Board actions by resolution.
- Ensure appropriate level of staffing and Human resources to administer the CRA plan.
- Establish CRA by-laws.
- Assist significant projects with payment of permits, development fees and impact fees.

### **Success Indicators**

- Executed memorandums of understanding (MOU) for all services purchased by the CRA
- Performance based contractual agreements for all program loans and grants administered by the CRA
- Monthly and quarterly financial reporting
- Monthly project and program accomplishments reporting.
- Codified CRA policies and procedures
- Monthly dissemination of CRA good news and accomplishments to media, partners, and Chamber of Commerce.

### **Projects**

- Payment of permits and development fees of significant value in CRA areas.
- LDC update accessory dwelling units, reduce parking, reduce setbacks, lot size, increase building height.
- Develop CRA design guidelines.



## **B. Public Safety**

### **Goals**

To reduce crime and disorder by carefully examining the problems in CRA neighborhoods CRA then applying appropriate problem-solving remedies.

To create a drug and crime free environment and provide safety and protection to property owners, business owners and visitors; collaboration between the police, community, and other stakeholders that identifies and solves community problems.

To become active allies in the effort to enhance the safety and quality of the neighborhood within the CRA.

### **Strategic Objectives**

- Continual enhancement of crime prevention and proactive policing strategies and initiatives
- To provide a front-line service delivery system that both anticipates and reacts to the demands generated in the CRA.
- To develop strategies to reduce property crimes.
- To maintain and integrated approach to youth crime prevention, intervention, and enforcement in cooperation with other CRA stakeholder groups and agencies.
- To be both proactive and interactive in respect to dealings with victims and other disadvantaged or vulnerable persons to the CRA.

### **Strategies**

- Implement and employ community-oriented response enforcement within the CRA.
- Deploy resources to ensure adequate and effective proactive policing strategies.
- Continue initiatives to increase officer visibility to the general public.
- Maintain and enhance community-based crime prevention initiatives and partnership.
- Identify property crime trends and patterns through crime analysis.
- Utilize directed enforcement strategies (problem-oriented policing) to maximize effectiveness of police resource deployment.
- Provide the street crime unit resources to assist with breaks and enter investigations.
- Continue partnerships with schools and other agencies to deliver programs for youth within the CRA.
- Incorporate accredited, safe neighborhood design techniques for all public places and for proposed public/private co-venture projects.

## **Success Indicators**

- An overall reduction in the fear of crime and increased feelings of public safety encourage greater enjoyment of City businesses and amenities.
- Neighborhood revitalization through mitigation of distressed and abandoned properties that traditionally provide a safe haven for crime.
- A more livable community with a greater sense of security for residents and businesses, which will attract new residents and businesses.
- A reduction in juvenile crime is achieved through gang awareness, identification, resistance training and dedicated enforcement against gang related crime.
- An overall reduction in actual crime as measured by index offenses and UCR statistics accompanied by an increase in stake holders' sense of safety within the CRA as measured by stake holder surveys.

## **Projects**

- Acquire Public Relations Materials: The Police Department will acquire popular items to provide residents with during community policing events within the district to foster positive relationships with a variety of community members.
- Increased Patrols: Instead of creating new positions for police officers within the district, funding to provide overtime will be dedicated to allowing for up two officers to provide enhanced community policing and patrols within the district twice per week for up to four hours per officer. A monthly report will be prepared indicating the officers who worked, the hours worked, and the results of the enhanced services.

## **C. New Business and Targeted industry Recruitment Program**

### **Goal**

To proactively recruit new businesses, commercial/retail offices, and targeted industries to the CRA area through its business development programs and the Chamber of Commerce Partnerships.

### **Strategic Objectives**

- Create Bunnell, a business-friendly brand.
- Increase and diversify tax base.
- Create a more balanced tax base between residential and light industry and office.
- Stronger Code compliance

### **Strategies**

- Establish a more unified business recruitment effort and approach.
- Establish lists of active prospects through external marketing program.
- Serve as an ombudsman to businesses to provide equitable, and expedient permitting processes.
- Develop and assemble all economic development tools for the ED program.
- Conduct ongoing appraisals of the City's major benefits, greatest strengths, and unique characteristics to ensure the City's CRA competitive edge.
- Develop information packages outlining funding sources and financial assistance; information regarding site locations; labor types available; the availability of workforce training programs.
- Establish a pro-active public relations program designed to increase national and international awareness of the City/CRA of Bunnell

### **Success Indicators**

- Number of new businesses recruited.
- Types of new businesses recruited.
- Number of new commercial and industrial construction
- Number of new jobs created.
- Dollar amount of gross capital investment
- Dollar amount of payroll created.
- Dollar amount of incentive granted.
- Number of Business- To – Business forums held.

## **D. Small Business and Existing Industry Program**

CRA investments in local business opportunities can have positive impacts on employment, tax base, and the physical environment, all of which are positive steps toward the elimination of slum and blighted conditions. This program will focus its efforts on generating and sustaining business activity.

### **Goal**

- To facilitate small and existing industry development, to generate job growth, increase capital investment and additional tax revenues growth.

### **Strategic Objectives**

- Provide economic stimulation to the CRA.
- Increase business opportunities within the CRA.
- Increase employment opportunities within the CRA.
- Decrease vacancy rates of commercial space within the CRA.
- Enhance Code compliance.
- Reduce slum and blighted conditions within the CRA.

### **Strategies**

- Provide necessary information & education to inform existing businesses of programs, grants, business assistance funding, technical assistance opportunities for retention and expansion.
- Utilize a business incentive program for retention and expansion.
- Provide an Ombudsman to provide an equitable and expedient permitting process.

### **Success Indicators**

- A number of small businesses assisted.
- Number of existing industries assisted.
- Total number of jobs created.
- Total number increased of payroll.
- Number of local vendors utilized.
- Gross capital investment
- Gross ad valorem increase
- Value dollar amount of incentives grants.

### **Program**

- Business mentoring program

## **E Affordable Work Force Housing**

### **Goals**

To create affordable workforce housing opportunities for first-time homebuyers, public employees, first responders.

To provide financial opportunities to area residents to improve their living conditions or by creating incentives for additional private investment.

To facilitate the rehabilitation of existing housing and the creation of new affordable/workforce housing.

### **Strategic Objectives**

- Stabilize and preserve neighborhoods through redevelopment and the elimination of blight.
- Provide affordable/workforce housing for a resident who are of very low to moderate income level.
- Assist homeowners in relocating as a result of CRA redevelopment projects and land acquisition.
- Create housing opportunities for a mix of ages and income levels within the CRA district.
- Encourage the creation of affordable housing by the private sector.
- Encourage the upgrading of existing substandard structures through enforcement of the City's Housing and Building Codes and the provision of financial incentives for rehabilitation.

### **Strategies**

- Create affordable housing plans (first time homeowner, SR housing, First Responder, Teachers, housing rehabilitation, acquisitions of foreclosures).
- Establish partnerships with other agencies and entities as appropriate to combine land, funding, and other resources for affordable/workforce housing delivery.
- Acquire property for the construction of new affordable housing, to be developed either privately through RFP process or by the CRA in partnership with other housing providers.
- Provide relocation assistance as necessary for residents displaced through the CRA's Redevelopment projects.
- Provide subsidies to assist income qualified buyers in obtaining affordable housing.
- Make funding available for the substantial renovation and rehabilitation of existing affordable units, façade upgrades, driveways, landscape improvements, life/safety, roofing, driveways and drainage, architectural assistance, and infrastructure improvements.
- Partner with a non-profit organization to provide a comprehensive homeownership preparation program.

### **Success Indicators**

- Number of new affordable units added or built.
- Number of first-time homebuyers
- Number of partners and providers engaged in the affordable workforce housing effort within the CRA.

## **F Neighborhood Improvement Program**

### **Goal**

- To provide support infrastructure and neighborhood enhancements, such as water/sewer enhancements; drainage improvements; modification to the traffic circulation systems; pedestrian safety enhancements; streetscape projects; parks and recreation /cultural facilities upgrades; and parking provisions.

### **Strategic Objective**

- To provide necessary utilities at acceptable levels of service to accommodate existing needs and new demands as proposed development and redevelopment occur.

### **Strategies**

- Implement recommendations identified in the city's Recreation Master Plan
- Partner with all appropriate government and private utilities to ensure the provisions of adequate services including electricity, telecommunications, cable television, potable water, storm water management, drainage, sanitary sewer, gas, road, landscape and streetscapes, and pedestrian enhancements.
- Promote and support cultural facilities.
- Promote historic preservation.
- Encourage adaptive re-use of historic buildings.
- Strengthen the viability of historic area within the CRA

### **Programs**

- Community support creates group to help residents with grass cutting, landscaping, maintenance.
- Residential / Commercial quarterly beautification awards
- Community Cleanup day (Earth Day)
- Farmers Market once per month.
- Refresh Bunnell painting refresh houses/business in the CRA district

### **Projects**

- Bunnell's Multi-Use, "Main Spine" Trail Initiative  
Multi-Use trails accommodate a variety of trail users which include, but not limited to walkers, joggers, recreational bikers, commute bikers, and horseback riders (as appropriate) within the same trail corridor. This type of trail serves the highest volume of users. The intent of this trail is to plan to provide vibrant destinations where people come together. It is a place to enjoy the amenities and unique heritage of the community, benefiting the city economically and socially.
- Bunnell's – Streetscape Initiative  
Generally, great streets balance the needs of pedestrian, bicycle and vehicle traffic and are crucial to the development of an economically

sustainable redevelopment district. While it is recognized that Bunnell is primarily a “driving” place, the city should be different. The option to walk should not only be practical but inviting. Although streetscape improvements mostly stem from a desire to beautify a place, the economic impact of “walkability” should not be underestimated. The fact is that every transportation trip and the ability to reach goods and services begins and ends with walking. So, walkability very much affects not only the visual quality of the urban environment; it has direct implications on the economic viability of the City of Bunnell as a whole.

Most streets in the CRA are out of balance and favor the convenience of drivers. There needs to be a concerted effort to bring better balance for the needs of pedestrians and cyclists. Perhaps the first step in this process is to establish urban criteria applicable to the Community Redevelopment District specifically. Generally, the most basic of streetscape components include ample sidewalk widths; good lighting; sufficient area dedicated to landscaping and the street trees; adequate buffers between pedestrian and vehicular

Traffic (landscaping and/or on-street parking) well-marked crosswalks; and, in some cases, bike lanes and transit stop. They can be embellished with unique materials and street furniture (i.e., benches, trash receptacles, bike rack, etc.); pervious areas to aid in stormwater retention; wayfinding and event signage; shade structures, or gateway features at strategic locations.

Further, the character of streetscapes is highly influenced by adjacent development. Ideally, buildings (rather than parking lots, service areas, exposed waste receptacles, etc.) front the sidewalk. While the prevailing pattern of development in Bunnell is the opposite, new infill development can begin to establish character. Existing development can add additional landscaping and dedicated outdoor areas to amenities such as café seating to the degree possible.

- Bunnell’s Housing Revitalization Initiative  
By addressing the problems associated with substandard and dilapidated housing, the City of Bunnell and CRA have the opportunity to mitigate a major blight contributing factor to the Bunnell’s Community Redevelopment Area. The City of Bunnell is to document instances of severely deteriorated housing in the Redevelopment Area. In addition to an unsightly visual appearance, many of the area’s dilapidated structures may be structurally unsound, unsanitary, and unsafe. The following initiative may make substantial improvements to the stability of residential neighborhoods and to the quality of the available housing stock to help address the shortage of affordable housing.
- Increase street lighting on City streets



## **G Historic Preservation**

### **Goals**

The CRA intends to assist the Flagler Historical Museum and Preservation Society to guide preservation activities in Core City of Bunnell to encourage wide appreciation of the City's cultural resources; to mobilize the preservation community and to create a climate where public policy and sustainable funding work together to promote historic preservation. Historic properties include prehistoric and historic archeological sites, historic districts, buildings, structures, objects, and the historic environment in which they exist.

### **Strategic Objectives**

- Create cultural corner.
- Contract with Flagler Historical Society Inc to facilitate.
- Assess Re-Adaptive use of County Historic Court House
- Historic Preservation Studies
- Assist with Historic designation of properties.
- Encourage multi-family development near the historic downtown to strengthen the local market for retail, restaurants, and services and improve economic vibrancy and resiliency.
- Enhance the District's ability to host more programmed events in the cultural corner area that will encourage redevelopment, investment, and removal of blight.
- Continue to advance complete streets concepts and principles that will enhance lighting, safety, parking availability, walkability, and aesthetic appearance throughout the district.

### **Programs**

- Identify and restore historic housing that may be in a state of deterioration but otherwise is structurally sound.

### **Projects**

- Historic preservation placards for properties (Bunnell's Historic Marker Initiative)  
Bunnell's history is built on the stories, cultures, memories, and identities of the city's people and places. In the Bunnell's Community Redevelopment District we are working to ensure that Bunnell is well-known to champion and enact a wide range of historic preservation initiatives with initially placing historical markers. The purpose is to utilize markers as an avenue to mark and interpret places important to understanding Bunnell's past, either as the sites of significant events, or at historic properties such as buildings, sites, structures, or other resources significant for their design, as example of a type, or for their association with institutions or individuals significant in local, state, or national history.

- Funding for relocation of historic structures; rehab of historic structures; completing applications and paying fees to get historic structures in the CRA on the National Register.

## H Land Acquisition, Development and Related Activities

### Goal

Implement the full spectrum of land acquisition and demolition including the purchase of developed and /or vacant properties for purposes of affordable housing, economic development, assemblage and sale, the actual development/redevelopment of properties, environmental assessments and/or remediation of contaminated properties.

### Strategic Objectives

- To encourage the acquisition, demolition, and reuse of those properties which, by virtue of their location, condition, or value, no longer function at their highest potential economic use and are currently depressing the value and viability of the surrounding uses. To provide sites for public facilities, eliminate unsafe conditions, remove non-conforming uses, eliminate title restrictions, or to overcome diversity of ownership and faulty lot layout which prevents redevelopment and contributes to the perpetuation of blight in the area. The timing of land purchase will be dependent upon the availability of funds. Specifically, it is proposed to fund the acquisition and other expenses of the project.

### Strategies

- Eliminate dilapidated and unsafe structures through the continuation of the City's demolition program.
- Eliminate nonconforming uses that distract from the character of the community and hinder investment opportunities. Assuming the cooperation of the property owners, available means may include acquisition, exchange, transfer of development rights, or zoning changes.
- The consolidation of small parcels of land into parcels of adequate size to accommodate new construction, thus encouraging stable growth.
- Whenever possible, the designated property will be acquired through negotiation with the current owners.
- To hold improve or prepare buildings for redevelopment or urban renewal.
- To purchase unimproved parcels necessary to hold, improve or prepare for redevelopment, re-use, or urban renewal.
- To purchase parcels, unimproved or improved, for the development of public uses, including, but not limited to, open space, roadways, and parking areas.
- The basis for negotiation will be the fair market value of the property as determined by competent appraisers.
- Relocation of residents and businesses displaced, as result of property acquisition by the CRA will follow procedures which fulfill the intent of the law.

- Encourage partnerships among the property owners and the private and public sectors to implement proposed redevelopment projects.
- The CRA shall comply with Florida law governing land acquisition and disposition in F.S. 163.370.
- Revise Land Acquisition Policy and approval thresholds.

#### Success Indicators

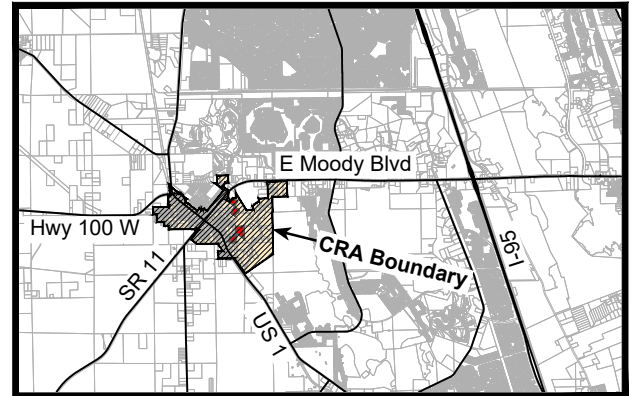
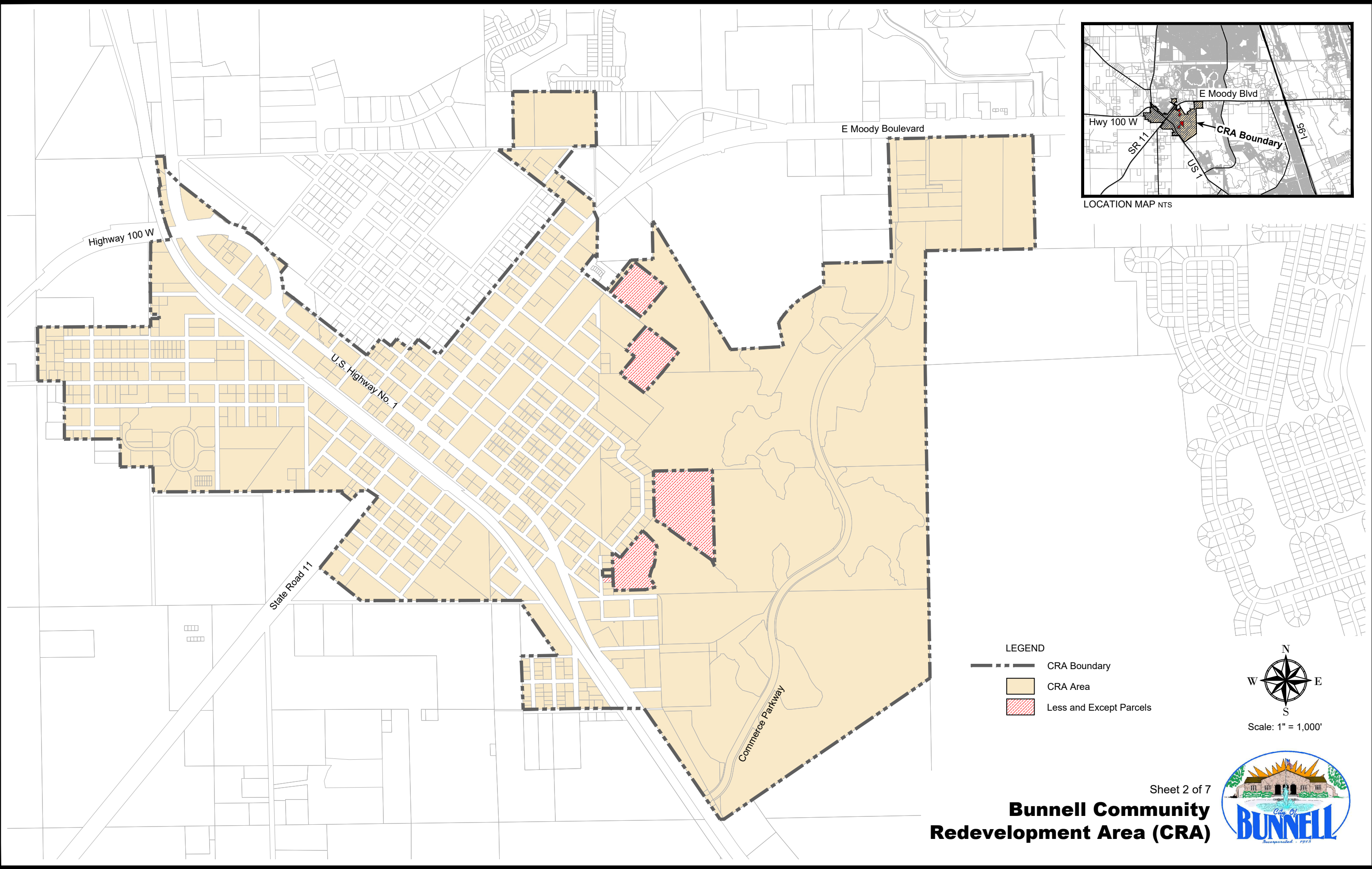
- Creation of five-year property acquisition plan.
- Creation of demolition program for selected properties.
- Creation of assemblage priorities.
- Number of properties acquired for affordable housing.
- Number of properties acquired for open space and green ways.
- Number of properties acquired for drainage and utilities improvement.
- Number of properties assembled and how it meets priorities.
- Number of properties sold for economic development improvements.
- Number of properties sold for affordable housing.
- Number of Brownfields designated.
- Number of properties developed for CRA.




#### Projects:

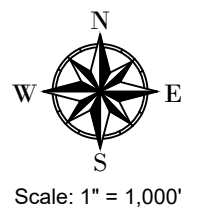
- Purchase property for a park along any planned trail/bike path; include map for planned trails/bike path areas.

## Works Sited

- Flagler County Historical Society  
<https://flaglercountyhistoricalsociety.com>
- Kevin Lynch - The Image of the City  
<https://www.miguelangelmartinez.net>



- LEGEND**
-  CRA Boundary
  -  CRA Area
  -  Less and Except Parcels



Sheet 2 of 7

## Bunnell Community Redevelopment Area (CRA)





Commence at the intersection of Belle Terre Parkway and E Moody Boulevard, thence westerly along the southerly right-of-way line of E Moody Boulevard for a distance of 4,200 feet +/-, to the northeast corner of parcel no. 12-12-30-0650-000C0-0042, also being the Point of Beginning of the CRA Boundary; thence departing said southerly right-of-way line, bear southerly along the easterly line of parcel no. 12-12-30-0650-000C0-0042 for a distance of 1,334 feet +/-, to the southeast corner of said parcel; thence westerly along the southerly lines of parcels no.'s 12-12-30-0650-000C0-0042, 12-12-30-0650-000C0-0041, and 12-12-30-0000-00352-0031 for a distance of 1,288 feet +/-, to the southwest corner of parcel no. 12-12-30-0000-00352-0031; thence southerly along the easterly lines of parcel no.'s 11-12-30-0000-00352-0034, 14-12-30-0650-000A-0012, 14-12-30-0000-00352-0034, and 14-12-30-0650-000A0-0013 for a distance of 5,047 feet +/-, to the southeasterly corner of parcel no. 14-12-30-0650-000A0-0013; thence southwesterly along the southerly line of said parcel for a distance of 2,965 feet +/-, to the easterly right-of-way line of U.S. Highway No. 1; thence northwesterly along said easterly right-of-way line for a distance of 1,613 feet +/-, to the southwesterly corner of parcel no. 14-12-30-3750-000A0-0000; thence westerly across said right-of-way for a distance of 383 feet +/-, to the southeasterly corner of parcel no. 14-12-30-1050-00010-0120, being located on the northerly right-of-way line of Elm Avenue; thence continue westerly along said northerly right-of-way line for a distance of 1,044 feet +/-, to the southeasterly corner of parcel no. 14-12-30-0650-000C0-0051; thence northerly along the easterly line of said parcel for a distance of 628 feet +/-, to the northerly right-of-way line of an unnamed road; thence easterly along the said northerly right-of-way line for a distance of 427 feet +/-, to the southwesterly corner of parcel no. 14-12-30-0650-000C0-0053; thence northwesterly along the westerly line of said parcel for a distance of 740 feet +/-, to the northwesterly corner of said parcel; thence northerly for a distance of 40 feet +/-, to the northerly right-of-way line of an unnamed right-of-way; thence westerly along said northerly right-of-way line for a distance of 1,896 feet +/-, to the southeasterly corner of parcel no. 15-12-30-0000-020220-0020; thence northwesterly along the easterly line of said parcel for a distance of 625 feet +/-, to the southeasterly right-of-way line of State Road 11; thence northeasterly along said southeasterly right-of-way line for a distance of 1,074 feet +/-, to the northerly corner of parcel no. 15-12-30-0850-02720-0030, being located on the southwesterly right-of-way line of S Forsyth Street; thence northwesterly across State Road 11 for a distance of 162 feet +/-, to the easterly corner of parcel no. 10-12-30-0850-02710-0050; thence southwesterly along the northwesterly right-of-way line of State Road 11 for a distance of 234 feet +/-, to the southerly corner of parcel no. 10-12-30-0850-02710-0091; thence northwesterly along the westerly lines of parcel no.'s 10-12-30-0850-02710-0091 and 10-12-30-0850-02710-0090 for a distance of 148 feet +/-, to the westerly corner of parcel no. 10-12-30-0850-02710-0090; thence northeasterly along the northwesterly line of said parcel for a distance of 27 feet +/-, to a point on the northerly line of said parcel no. 15-12-30-0000-02030-0000; thence westerly along northerly line of said parcel for a distance of 944 feet +/-, to the northwesterly corner of said parcel; thence continue westerly along the northerly right-of-way line of 11th Street, an unimproved right-of-way for a distance of 1,288 feet +/-, to the southwesterly corner of parcel no. 10-12-30-4990-00000-0040; thence northerly along the westerly line of said parcel for a distance of 293 feet +/-, to the southeasterly corner of parcel no. 10-12-30-4990-00000-0110; thence westerly for a distance of 386 feet +/-, to the southwesterly corner of parcel no. 10-12-30-4990-00000-00D0; thence northerly along the westerly line of said parcel for a distance of 330 feet +/-, to the southeasterly corner of parcel no. 15-12-30-2650-000B0-0490; thence westerly for a distance of 656 feet +/-, to the southwesterly corner of parcel no. 15-12-30-2650-000B0-0590; thence northerly for a distance of 684 feet +/-, to the southeasterly corner of parcel no. 10-12-30-5139-00000-0140, being located on the northerly right-of-way line of

Deen Road; thence westerly along said northerly right-of-way line for a distance of 309 feet +/-, to the southwesterly corner of parcel no. 10-12-30-5139-00000-0010, being located on the easterly right-of-way line of Boundry Street; thence northerly along said easterly right-of-way line for a distance of 636 feet +/-, to the northwesterly corner of parcel no. 10-12-30-5139-00000-0050; thence easterly for a distance of 1,308 feet +/-, to the northeasterly corner of parcel no. 10-12-30-0650-000C0-0130, being located on the westerly right-of-way line of Hardy Street; thence continue easterly across Hardy Street for a distance of 50 feet +/-, to the easterly right-of-way line of said right-of-way line; thence northerly along said easterly right-of-way line for a distance of 998 feet +/-, to the northwesterly corner of parcel no. 10-12-30-0850-01830-0011, being located on the southerly right-of-way line of State Highway 100 W; thence northwesterly along said southerly right-of-way line for a distance of 251 feet +/-, to a point on the easterly right-of-way line of the Florida East Coast Railroad; thence northerly along said easterly right-of-way line for a distance of 1,029 feet +/-, to the northwesterly corner of parcel no. 10-12-30-0850-01080-0000; thence easterly along the northerly line of said parcel for a distance of 100 feet +/-, to the northeasterly corner of said parcel, being located on the westerly right-of-way line of U.S. Highway No. 1; thence southerly along said westerly right-of-way line for a distance of 339 feet +/-, to the southeasterly corner of parcel no. 10-12-30-0850-01080-0000; thence southeasterly across said right-of-way for a distance of 200 feet +/-, to the northwesterly corner of parcel no. 10-12-30-0850-01440-0000, being located on the easterly right-of-way line of U.S. Highway No. 1; thence continue southeasterly along the northerly line of said parcel for a distance of 750 feet +/-, to the southeasterly corner of said parcel, being located on the northeasterly right-of-way line of State Highway 100 W; thence continue southeasterly along the northeasterly line of said right-of-way for a distance of 545 feet +/-, to northwesterly corner of parcel no. 10-12-30-0850-01410-0030, being located on the northeasterly right-of-way line of State Highway 100 W; thence southeasterly along the northeasterly line of said parcel for a distance of 288 feet +/-, to the easterly corner of said parcel; thence southwesterly along the southeasterly line of said parcel for a distance of 126 feet +/-, to the southerly corner of said parcel, being located on the easterly right-of-way line of State Highway 100 W; thence southerly along said easterly right-of-way line for a distance of 203 feet +/-, to the northerly right-of-way line of a platted street, being the northwesterly extension of N Church Street; thence southeasterly along said northerly right-of-way line for a distance of 1,250 feet +/-, to the easterly right-of-way line of E Palm Street; thence northeasterly along said easterly right-of-way line for a distance of 260 feet +/-, to the northerly right-of-way line of N Pine Street; thence southeasterly along said northerly right-of-way line for a distance of 150 feet +/-, to the westerly corner of parcel no. 10-12-30-0850-01180-0010; thence northeasterly along the westerly line of said parcel for a distance of 105 feet +/-, to the northerly corner of said parcel; thence southeasterly along the northerly line of said parcel for a distance of 150 feet +/-, to easterly corner of said parcel, being located on the westerly right-of-way line of E Pine Street; thence continue southeasterly across said right-of-way for a distance of 50 feet +/-, to the easterly right-of-way line of E Howe Street; thence northeasterly along said right-of-way line for a distance of 160 feet +/-, to northerly right-of-way line of N Cherry Street; thence southeasterly along said northerly right-of-way line for a distance of 300 feet +/-, to the westerly right-of-way line of E Lambert Street; thence northeasterly along the said westerly right-of-way line for a distance of 2,350 feet +/-, to northerly right-of-way of N Palmetto Street; thence northwesterly along the said northerly right-of-way line for a distance of 630 feet +/-, to the westerly corner of parcel no. 10-12-30-0850-0003A-0000; thence easterly along the northerly line of said parcel for a distance of 175 feet +/-, to a point on the northerly line of said parcel; thence northerly for a distance of 30 feet +/-, to the southwesterly corner of parcel no. 11-12-30-0650-000A0-0220; thence continue northerly along the westerly line of said parcel for a distance of 650 feet

+/-, to northwesterly corner of said parcel; thence easterly along the northerly lines of parcel no.'s 11-12-30-0650-000A0-0220 and 11-12-30-0650-000B0-0220 for a distance of 977 feet +/-, to the northeasterly corner of parcel no. 11-12-30-0650-000B0-0220; thence southerly along the easterly line of said parcel for a distance of 650 feet +/-, to southeasterly corner of said parcel; thence westerly along the southerly line of said parcel for a distance of 264 feet +/-, to a point on the southerly line of said parcel; thence southerly for a distance of 30 feet +/-, to the northwesterly corner of parcel no. 10-12-30-0850-00010-0000, being located on the easterly right-of-way line of E Howe Street; thence southwesterly along said easterly right-of-way line for a distance of 345 feet +/-, to the northerly corner of parcel no. 10-12-30-0850-00050-0040, being located on the southerly right-of-way line of an unnamed street; thence southeasterly along said southerly right-of-way line for a distance of 583 feet +/-, to northeasterly corner of said parcel; thence southerly along the easterly line of said parcel for a distance of 115 feet +/-, to the southeasterly corner of said parcel, being located on the northerly right-of-way line of E Moody Boulevard; thence southeasterly across E Moody Boulevard for a distance of 92 feet +/-, to northerly corner of parcel no. 10-12-30-0850-00070-0010, being located on the northerly right-of-way line of E Moody Boulevard; thence southerly along the easterly line of said parcel for a distance of 452 feet +/-, to the southerly corner of said parcel; thence northwesterly for a distance of 47 feet +/-, to the northerly corner of parcel no. 11-12-30-1175-00000-0001; thence southwesterly along the westerly line of said parcel for a distance of 230 feet +/-, to westerly corner of said parcel, being located on the northerly right-of-way line of Dr Carter Boulevard; thence southeasterly along said northerly right-of-way line for a distance of 373 feet +/-, to westerly corner of parcel no. 11-12-30-0000-10352-0034; thence northeasterly along the westerly line of said parcel for a distance of 449 feet +/-, to a corner of said parcel; thence easterly along the northerly line of said parcel for a distance of 260 feet +/-, to southeasterly corner of parcel no. 11-12-30-0650-000C0-0071; thence northerly along the westerly line of parcel no. 11-12-30-0000-10352-0034 for a distance of 460 feet +/-, to the northerly corner of parcel no. 11-12-30-0000-10352-0034; thence southeasterly along the westerly line of parcel no. 11-12-30-0650-000C0-0040 for a distance of 1,787 feet +/-, to the southwesterly corner of said parcel; thence easterly along the southerly line of said parcel for a distance of 624 feet +/-, to southeasterly corner of said parcel; thence northwesterly along boundary of said parcel for a distance of 283 feet +/-, to a corner of said parcel; thence northeasterly along boundary of said parcel for a distance of 707 feet +/-, to a corner of said parcel, being located on the westerly line of parcel no. 11-12-30-2275-002A0-0010; thence northerly along the westerly line of said parcel for a distance of 255 feet +/-, to northwesterly corner of said parcel, being located on the southerly right-of-way line of Sheriff EW Johnston Dr; thence easterly along said southerly right-of-way line for a distance of 847 feet +/-, to the easterly right-of-way line of Commerce Parkway; thence northerly along said easterly right-of-way line for a distance of 1,443 feet +/-, to northwesterly corner of parcel no. 11-12-30-2260-00000-0010, being located on the southerly right-of-way line of S Moody Boulevard; thence easterly along said southerly right-of-way line for a distance of 1,615 feet +/-, to the northeasterly corner of parcel no. 12-12-30-0650-000C0-0042, also being the Point of Beginning of the CRA Boundary.

Less and Except Parcel No.'s 14-12-30-0650-000B0-0153, 14-12-30-0000-10352-0034, 11-12-30-0650-000C0-0100, and 11-12-30-0650-000C0-0151.



A

Project/Activity	Source	Price Tag Range	Timeframe	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Potential Grant Funding Source
				2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
<b>Administrative</b>														
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
<b>Land Use and Urban Form</b>														
Create Zoning Overlay-Infill/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
<b>Business Development and Grant Programs</b>														
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	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program
Automotive Row Façade Improvements	CRA Plan	\$\$\$	Long Term		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 Oppty. 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 Oppty. Fund/REDI Rural Infrastructure Fund/EDA
Commercial Facade Program	CRA Plan	\$\$\$	Mid Term			X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
<b>Previously Identified Projects That Were Not Identified as Priorities</b>														
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	CRA-COB/EDA/OTTED/REDI Florida Oppty Fund/REDI Rural Infrastructure Fund/REDI Local Government Distressed Matching Grant
Transfer of Development Rights	CRA Plan	\$	Mid Term									X	X	Existing City Staff/COB-CRA
Interest Subsidies on Loans for Property Improvements	CRA Plan	\$\$\$	Mid Term									X	X	TIF/EDA/REDI 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/EDA/REDI Revolving Loan/City
Develop a Coalition of Financial Institutions	CRA Plan	\$	Short Term		X									TIF/EDA/REDI Revolving Loan/City
<b>Downtown Beautification</b>														
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



# Appendix E-Ten Year Plan-Elminating Blight

Enhance Voluntary Code Enforcement Programs	CRA Plan	\$\$	Short Term	X	X	X	X							Existing City Staff/Corporate Partnerships/COB-CRA
Enhance Community Policing Efforts	CRA Plan	\$\$	Short Term	X	X	X	X	X						FDLE Grant programs Edward Byrne Memorial Justice Assistance Grant Program (JAG) / U. S. Department of Justice.
<b>Previously Identified Projects That Were Not Identified as Priorities</b>														
Signage Improvements - Business Signs	CRA Plan	\$\$\$	Short Term				X	X	X	X				CDBG
Wayfinding and Directional Signage Program	CRA Plan	\$\$\$\$	Short Term				X							FDOT Gateway Enhancement Grant
Public Art Display Program	CRA Plan	\$\$\$\$	Short Term						X	X	X	X	X	DOS Cultural Affairs General Support Grant
<b>Affordable Housing and Housing Programs</b>														
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					HOME Program/Flagler County/USDA Rural Development program-Rural Housing Grant/Rural Housing Direct Loan-Sec 502 Loan/Rural Repair and Rehabilitation
South Side Residential Incentives	CRA Plan	\$\$\$	Mid Term						X	X	X	X	X	DCA HOME program or CDBG Neighborhood Revitalization
<b>Previously Identified Projects That Were Not Identified as Priorities</b>														
Assist Homeowners with Energy Efficient Retrofits	ED Plan	\$\$\$\$	Mid Term					X	X	X	X	X		Florida Res. Retrofit Program
Ad Valorem Tax Subsidy for Displaced Resident	CRA Plan	\$\$\$	Mid Term									X	X	Existing City Staff/COB-CRA/Referendum Rqd.
Mortgage Subsidy to assist Homebuyers	CRA Plan	\$\$\$	Mid Term										X	US HUD HPRP Program/Flagler County/DCF Homeless Prevention and Rapid Rehousing Grants-through Volusia-Flagler CoC Homeless Coalition/USDA Rural Development program-Rural Housing Grant/Rural Housing Direct LoanSec 502 Loan/Rural Repair and Rehabilitation
Credit Repair Program	CRA Plan	\$\$	Long Term										X	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									X	X	USDA-Rural Development Program

Project/Activity	Source	Price Tag Range	Timeframe	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Potential Grant Funding Source
				2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
<b>Redevelopment, Cultural and Historic Preservation</b>														
Reuse of the old Flagler County Courthouse	CRA Plan	\$\$\$	Mid Term	X	X	X								DOS Special Category Grant
Provide Historic Preservation Grants/Loans	CRA Plan	\$\$\$	Long Term			X	X	X	X	X	X	X	X	DOS Historical Resource Grant
Bunnell Branch Library Demo, Renovation or Relocation	CRA Plan	\$\$\$\$	Mid Term				X	X						DOS Library Construction Grants,
Mapping of Historical Elements (Original Plat, 1943 Aerial, Biz Locations and Vacancies)	Vision Workshop	\$	Short Term			X								DOS Historical Resource Grant
Reuse of the Old Hospital - Crossroads Business Center - Commercial Condominiums	CRA Plan	\$\$\$\$	Mid Term			X	X	X						OTTED Catalyst Site Project
Purchase and Rehab Vacant/Dilapidated Facilities/sites	CRA Plan	\$\$\$\$	Long Term						X	X	X	X		CDBG

Establish a Historic District	CRA Plan	\$\$	Short Term						X					DOS Historical Resource Grant
Stephenson Survey Building Reuse - Cultural Facility	CRA Plan	\$\$\$	Short Term					X	X					DOS Special Category or Cultural Facilities Grant
Reuse of the Old Hospital	CRA Plan	\$\$\$\$	Mid Term					X	X	X				OTTED Catalyst Site Project
<b>Previously Identified Projects That Were Not Identified as Priorities</b>														
Recreational/Park Amenities	CRA Plan	\$\$\$\$	Mid Term			X	X	X	X	X	X	X	X	CDBG & FRDAP
Land Banking and Site Assembly for Large Scale Redevelopment	CRA Plan	\$\$\$\$	Long Term					X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppty. Fund/REDI Rural Infrastructure Fund/EDA
Formalize State and Federal Brownfield programs for CRA	CRA Plan	\$	Short Term		X									Existing City Staff/COB-CRA
Shovel 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	Brownfield Incentive if Area is Established
<b>Streetscape</b>														
General Streetscaping in Downtown	CRA Plan	\$\$\$\$\$	Short Term		X	X	X	X	X	X	X	X	X	Florida Highway Beautification Council (FHBC)
Landscape Moody Boulevard	CRA Plan	\$\$\$\$	Mid Term			X	X	X						Florida Highway Beautification Council (FHBC)
Gateway Features (N,S,E)	Vision Workshop	\$\$\$	Mid Term		X	X	X							Florida Highway Beautification Council (FHBC)
Pedestrian Amenities throughout the CRA	CRA Plan	\$\$\$\$\$	Mid Term				X	X	X	X	X	X		CDBG and safe routes to school
<b>Transit and Transportation</b>														
Free Downtown Trolley	CRA Plan	\$\$\$\$\$	Long Term									X	X	Rural Transit Assistance Program/Corporate Partnership
<b>Previously Identified Projects That Were Not Identified as Priorities</b>														
In Lieu Parking Program	CRA Plan	\$\$	Mid Term							X	X	X	X	CDBG
Purchase Air Rights for Structured Parking	CRA Plan	\$\$\$\$\$	Long Term										X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppty. Fund/REDI Rural Infrastructure Fund/EDA
<b>Utilities</b>														
Sanitary Sewer Retrofits - Residential and Commercial	CRA Plan	\$\$\$\$\$	Long Term	X	X	X	X	X	X	X	X	X	X	CDBG
Underground Overhead Utilities throughout Downtown	CRA Plan and ED Plan	\$\$\$\$\$	Long Term			X	X	X	X	X	X	X	X	CDBG
Regional Stormwater Pond	CRA Plan	\$\$\$\$	Mid Term			X	X	X	X					OTTED Rural Infrastructure Fund
<b>Previously Identified Projects That Were Not Identified as Priorities</b>														
Deen Road Infrastructure Improvements	CRA Plan	\$\$\$\$\$	Mid Term					X	X	X				OTTED Rural Infrastructure Fund

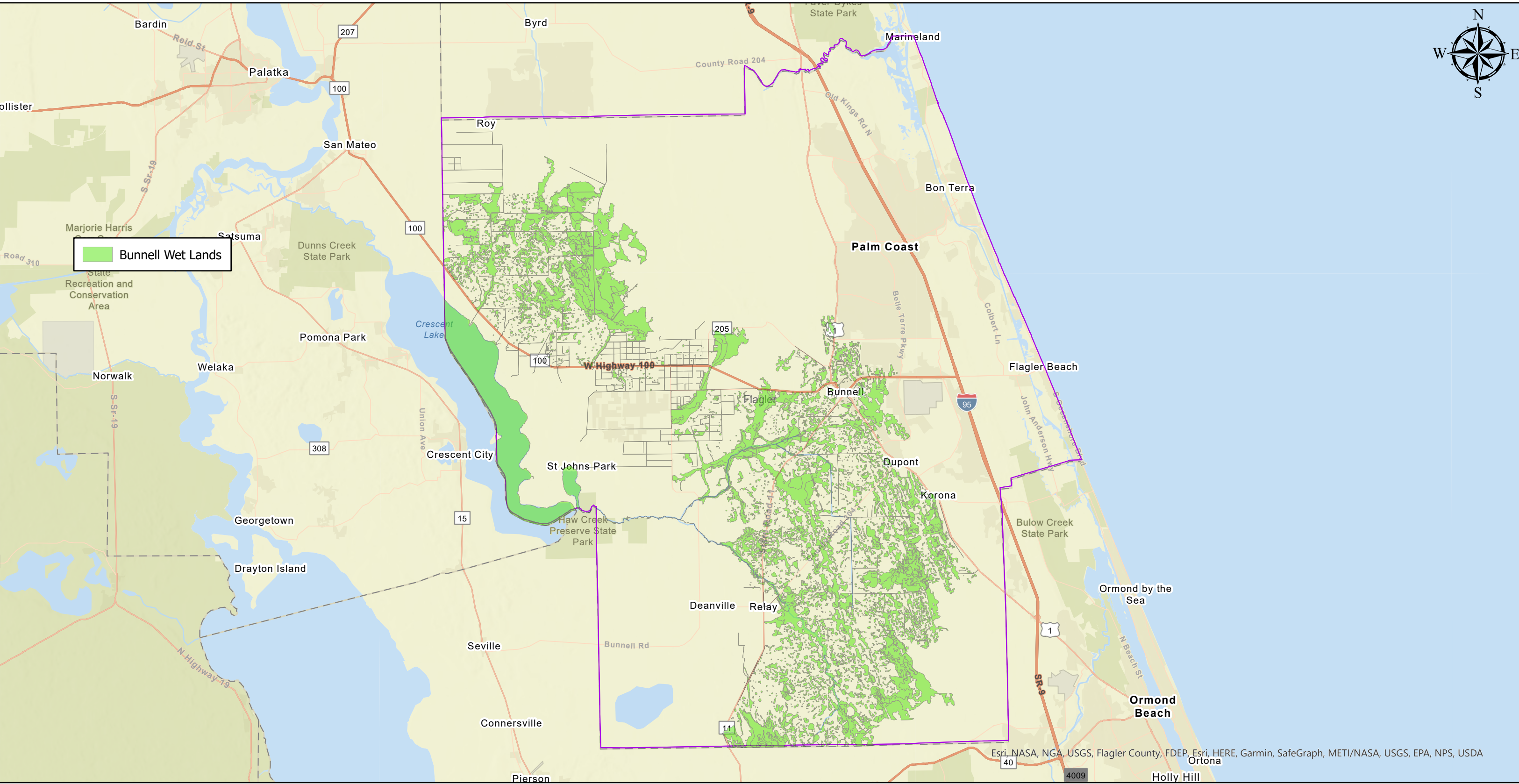
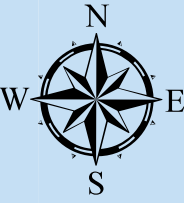
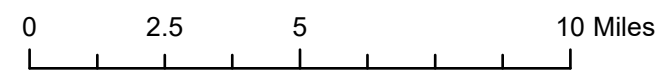
**Acronyms**

FDOT - Florida Department of Transportation  
 DOS - Department of State  
 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

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

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

# Bunnell Wet Lands



Reference Scale:  
1:225,000

Esri, NASA, NGA, USGS, Flagler County, FDEP, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

## DEFINITIONS

- (1) "Agency" or "community redevelopment agency" means a public agency created by, or designated pursuant to, s. [163.356](#) or s. [163.357](#).
- (2) "Public body" means the state or any county, municipality, authority, special district as defined in s. [165.031](#)(5), or other public body of the state, except a school district.
- (3) "Governing body" means the council, commission, or other legislative body charged with governing the county or municipality.
- (4) "Mayor" means the mayor of a municipality or, for a county, the chair of the board of county commissioners or such other officer as may be constituted by law to act as the executive head of such municipality or county.
- (5) "Clerk" means the clerk or other official of the county or municipality who is the custodian of the official records of such county or municipality.
- (6) "Federal Government" includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.
- (7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:
  - (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
  - (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
  - (c) The existence of conditions that endanger life or property by fire or other causes.
- (8) "Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Inadequate and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. [163.387\(2\)\(a\)](#) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For



purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

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

(10) "Community redevelopment area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality.

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

(12) "Related activities" means:

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

(b) The functions related to the acquisition and disposal of real property pursuant to s. [163.370](#)(4);

(c) The development of affordable housing for residents of the area;

(d) The development of community policing innovations.

(13) "Real property" means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto or used in connection therewith and every estate, interest, right, and use, legal or equitable, therein, including but not limited to terms for years and liens by way of judgment, mortgage, or otherwise.

- (14) "Bonds" means any bonds (including refunding bonds), notes, interim certificates, and certificates of indebtedness, debentures, or other obligations.
- (15) "Obligee" means and includes any bondholder, agents or trustees for any bondholders, or lessor demising to the county or municipality property used in connection with community redevelopment, or any assignee or assignees of such lessor's interest or any part thereof, and the Federal Government when it is a party to any contract with the county or municipality.
- (16) "Person" means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.
- (17) "Area of operation" means, for a county, the area within the boundaries of the county, and for a municipality, the area within the corporate limits of the municipality.
- (18) "Housing authority" means a housing authority created by and established pursuant to chapter 421.
- (19) "Board" or "commission" means a board, commission, department, division, office, body or other unit of the county or municipality.
- (20) "Public officer" means any officer who is in charge of any department or branch of the government of the county or municipality relating to health, fire, building regulations, or other activities concerning dwellings in the county or municipality.
- (21) "Debt service millage" means any millage levied pursuant to s. 12, Art. VII of the State Constitution.
- (22) "Increment revenue" means the amount calculated pursuant to s. [163.387\(1\)](#).
- (23) "Community policing innovation" means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.
- (24) "Taxing authority" means a public body that levies or is authorized to levy an ad valorem tax on real property located in a community redevelopment.



CRA Proposed Project Budget		
Area	Project	Amount
<b>Administrative</b>	Payment of permit and development fees of significant value in CRA Areas	
	LDC Update Accessory dwelling units, reduce, parking, reduce setbacks, lot size, increase building height	\$12,250.00
	Develop CRA Design Guidelines	
	Acquire Public Relations Materials	
	Increased Patrols CRA Area	
<b>New Business and Targeted Industry Recruitment Program</b>	TBD	\$1,000.00
<b>Small Business and Existing Industry Program</b>	Business Mentoring Program	\$1,000.00
<b>Affordable Work Force Housing</b>	TBD	\$5,000.00
<b>Neighborhood Improvement Program</b>	Bunnell Multi-Use Trail Initiative	
	Streetscape Initiative	\$5,000.00
	Housing Revitalization Initiative	
	Increase Street Lighting on City Streets	
	Historic Preservation placards for properties	
<b>Historic Preservation</b>	Funding for relocation of historic structures; rehab of historic structures; completing applications and paying fees to get historic structures in the CRA on the National Register	\$5,000.00
<b>Land Acquisition, Development and Related Activities</b>	Purchase property for a park along any planned trail/bike path; include map for planned trails/bike path areas	\$2,000.00
	Total	\$31,250.00