# City of Crestview CRA 2015 Plan

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<td>pages 40-41</td>
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</table>
CRA Vision: Crestview’s CRA District vision is to be “The Hub of Innovation” while maintaining the historical significance of the community.

CRA Mission: The Crestview CRA’s mission is to encourage redevelopment within the district which embraces innovative business applications that complement the community’s historical significance, increase the district’s tax base and grow its workforce.
The purpose of this amendment to the City of Crestview’s Community Redevelopment Plan which was adopted May 26, 1998 is to revise the 1998 plan as follows:

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section I</td>
<td>History of Redevelopment</td>
</tr>
<tr>
<td>Section II</td>
<td>Required Statistical Data - unchanged</td>
</tr>
<tr>
<td>Section III</td>
<td>Legal Descriptions - updated to add all redevelopment areas</td>
</tr>
<tr>
<td>Section IV</td>
<td>Finding of Necessity—narrative revised</td>
</tr>
<tr>
<td>Section V</td>
<td>Methodology to Determine Need for Redevelopment-narrative revised</td>
</tr>
<tr>
<td>Section VI</td>
<td>Strategies of the CRA—narrative revised</td>
</tr>
<tr>
<td>Section VII</td>
<td>Revitalization &amp; Redevelopment goals, programs and projects--revised</td>
</tr>
<tr>
<td>Section VIII</td>
<td>Affordable Housing Policy Statement--unchanged</td>
</tr>
<tr>
<td>Section IX</td>
<td>Financial Resources- revised.</td>
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</table>
Introduction

Community Redevelopment Agencies were authorized to be created by the Community Redevelopment Act of 1969. Counties and municipalities which had identified areas in a state of slum or blight that constituted a serious growing menace, injurious to public health, safety, morals and the welfare of the residents were authorized (and still are under this act) to designate these areas in need of redevelopment. The City of Crestview’s Community Redevelopment Agency (CRA) and its designated Original Redevelopment Area was created on August 14, 1995 with an initial redevelopment plan for the purpose of supporting the City of Crestview’s Comprehensive Plan, Chapter 16; Economic Development Element.

When a CRA district is designated, it is funded with a formulation of TIF dollars received annually from the city and county which are to be designated to administrative and program/project expenditures within the district only. CRA funds cannot be supplanted nor used for any other expenditures outside of the CRA’s designated district area. The City of Crestview is the trustee of the funds. A CRA Board of Directors adopts the plan and administers the programs and projects. A CRA plan should be updated every three years to reflect funds currently being allocated to continuing programs, projects in progress or newly developed programs/projects.
Section I- Revised
Introduction

Since the creation of the City of Crestview Community Redevelopment Agency on August 14, 1995 and the Revised CRA 1998 Plan many of the projects proposed for implementation were funded and have been completed. Other specific programs have remained on going. Here are a list of the items that have been completed:

1. The streetscape project which encompassed the area along Main Street between Walnut Avenue and Pine Street have been completed. This project was financed using a Community Development Block Grant (CDBG) and was supplemented by local revenue. Completion of a second CDBG finished the streetscape project from Wilson Street and Courthouse Terrace and tied in several of the side streets between Main Street and Wilson Street.

2. In 2010 Florida A&M University (FAMU) was granted from the City of Crestview the old historical Alatex Manufacturing Building as an extension education center for their College of Pharmacy and Pharmaceutical Sciences program. Currently, this program has over 100 full and part-time students from August-May each year. The center is looking to expand its programs and has also entertained the possibility of partnering with other universities that may want to use the center to provide other educational programs. This has impacted the CRA district in the areas of parking, entertainment and housing.

3. In 1998 The downtown Main Street area was accepted into the Florida Main Street Program.

4. Since 1998 downtown storefronts have been assisted in Façade upgrades helping to renew interest in the area.

5. The city, in conjunction with the State of Florida Department of Transportation, received funding for a new vehicular entrance into the downtown area utilizing the abandoned CSX Railroad right-of-way (Industrial Rd).

Since the Revised CRA 1998 Plan there have been many changes in government council and CRA Directors which led to an absence of planning, program and project development over the years. The Revised CRA 2015 Plan will bring the CRA in compliance with budget, program and project development for the district. This plan is balanced by program designs and projects for each of the redevelopment areas.
History of the Redevelopment Area

The City of Crestview was founded as a railroad community in 1883. From its inception until its incorporation on April 11, 1916 Crestview was known as “Crestview Junction”. In 1918 Crestview was dubbed the “Hub City”.

On March 6, 1917 Crestview became the Okaloosa County seat. This act more than any other dictated the course of Crestview’s downtown growth for the last 99 years.

From 1917 through the 1920’s Crestview experienced its first boom period. The courthouse and jail were built (1917), the first auto dealership (Ford) and Bank of Crestview opened for business. The downtown and residential community around it were taking shape.

The area’s growth slowed until the mid-1930’s when Eglin Field was established and its employees, both military and civilian, began making Crestview their home. Substantial growth once again occurred in the downtown area.

As Eglin Air Force Base grew so did downtown Crestview through the 1940’s-1960’s. By the time the mid 1960’s downtown Crestview had become the major shopping and business destination for the northern half of the Okaloosa County. Residential and commercial growth began expanding beyond the City of Crestview’s downtown area further out into the county.

Crestview’s commercial growth followed the pattern of the majority trends of the rest of the nation. As residential growth moved out into the suburbs, the commercial businesses, dependent on those residential neighborhoods for survival, followed closely behind. Strip shopping centers north, south, east and west of downtown Crestview were being constructed. Key downtown businesses relocated to these shopping malls along with new businesses. Many of the buildings in the downtown area were affected by the outward business migration. Many remained vacant and the area deteriorated.

Businesses that remained in the downtown area saw their annual sales decline steadily. Many, in an effort to remain competitive, had modern store front façade’s constructed on their buildings but these efforts had little economic impact. The business fabric of the downtown area continued to unravel.

In the late 1970’s the downtown had been in steady decline. Most property owners had invested little to maintain their properties. The vacancy rate of buildings continued to
climb. A new store built at the south end of town off of I-10 provided the community with a new shopping experience. This store was Walmart. As of today—Walmart has the “lion’s share” of all retail sales in the Crestview area. The value of the downtown retail space declined and to this day still remains a challenge.

Due to this decline, dilapidation of buildings and vacancies occur at various rates and still remain in flux today. The strength of the downtown has remained in its function as a government center with the court house, city hall, tax collector’s office and a FAMU Pharmaceutical Education Extension Center. The post office (a major activity center), City of Crestview Bank, and manufacturing businesses have left the area. The people that own their businesses and who work in the downtown area are a captive audience and are not being fully cultivated. The district area still remains sensitive to economic downturns and is the first to experience these impacts.

The district also has to its advantage a rich history and culture but this alone often isn’t enough to retain or sustain development, growth and revitalization. The major emphasis of the CRA plan are programs and projects that will encourage innovation, stimulate interest in the area, develop commercial growth, and in the long term provide for economic sustainability by attracting local residents and visitors to the area as a memorable destination. In the overall strategy, this plan will complement the community’s historical significance, aim to increase the district’s tax base by redevelopment resulting in workforce opportunities for district residents. This plan will also strengthen the district’s marketability, development and community activities, therefore remaining a vital part of the Crestview community as a whole. The 2015 CRA plan and projects are designed to continue to reverse the district’s continued decline and stabilize the district. The CRA’s vision is to be the “Hub of Innovation” while maintaining the historical significance of the community.

The original 1995 CRA plan set the district boundaries within the downtown Main Street area. The last CRA Plan revision was in 1998, which created Expansion Areas #1, #2 and #3. The specific projects of the CRA 1998 plan have been completed or do not apply to the redevelopment needs of the district at this time. Programs that were initially part of the 1995 plan were included in the 1998 plan and are still applicable and valuable today to achieve the goals of the district. These programs are still being included in this revised plan along with updated programs and their assigned projects.
Section II
Statistical Data - Unchanged

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

1. The original Community Redevelopment Area contains the following number of acres:

<table>
<thead>
<tr>
<th>Total Acres</th>
<th>Locally Owned</th>
<th>Out of Town Ownership</th>
<th>Government Owned</th>
<th>Tax Exempt</th>
<th>Right of Way</th>
</tr>
</thead>
<tbody>
<tr>
<td>139.22</td>
<td>60.11</td>
<td>17.54</td>
<td>16.86</td>
<td>5.49</td>
<td>39.22</td>
</tr>
</tbody>
</table>

Expansion Area Number 1 contains the following number of Acres:

<table>
<thead>
<tr>
<th>Total Acres</th>
<th>Locally Owned</th>
<th>Out of Town Ownership</th>
<th>Government Owned</th>
<th>Tax Exempt</th>
<th>Right of Way</th>
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</thead>
<tbody>
<tr>
<td>47.37</td>
<td>12.26</td>
<td>2.06</td>
<td>19.54</td>
<td>0.00</td>
<td>13.51</td>
</tr>
</tbody>
</table>

Expansion Area Number 2 contains the following number of Acres:

<table>
<thead>
<tr>
<th>Total Acres</th>
<th>Locally Owned</th>
<th>Out of Town Ownership</th>
<th>Government Owned</th>
<th>Tax Exempt</th>
<th>Right of Way</th>
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</thead>
<tbody>
<tr>
<td>10.68</td>
<td>7.04</td>
<td>0.93</td>
<td>0.00</td>
<td>0.00</td>
<td>2.71</td>
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Expansion Area Number 3 contains the following number of Acres:

<table>
<thead>
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<th>Total Acres</th>
<th>Locally Owned</th>
<th>Out of Town Ownership</th>
<th>Government Owned</th>
<th>Tax Exempt</th>
<th>Right of Way</th>
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</thead>
<tbody>
<tr>
<td>15.17</td>
<td>8.43</td>
<td>1.74</td>
<td>0.00</td>
<td>1.79</td>
<td>3.21</td>
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</table>
The total number of acres contained in the original Community Redevelopment Area and all three expansion areas is as follows:

<table>
<thead>
<tr>
<th>Total Acres</th>
<th>Locally Owned</th>
<th>Out of Town Ownership</th>
<th>Government Owned</th>
<th>Tax Exempt</th>
<th>Right of Way</th>
</tr>
</thead>
<tbody>
<tr>
<td>212.44</td>
<td>87.84</td>
<td>22.27</td>
<td>36.50</td>
<td>7.28</td>
<td>58.55</td>
</tr>
</tbody>
</table>

2. The limitation as to the type, size, height, number of stories and density of buildings in the both the original and expanded Redevelopment Areas is governed by the Land Development Code adopted by the City of Crestview February 11, 1991 and all future development shall be governed by the Land Development Code in effect at the time that each redevelopment project is formally approved and undertaken.

3. The Community Redevelopment Areas contain the following buildings broken out by use and condition:

<table>
<thead>
<tr>
<th>Total Buildings</th>
<th>Residential Total</th>
<th>Residential Standard</th>
<th>Residential Substandard</th>
<th>Residential Dilapidated</th>
</tr>
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<tbody>
<tr>
<td>297</td>
<td>119</td>
<td>30</td>
<td>76</td>
<td>13</td>
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</table>

<table>
<thead>
<tr>
<th>Residential Occupied</th>
<th>Residential Vacant</th>
<th>Commercial Total</th>
<th>Commercial Standard</th>
<th>Commercial Substandard</th>
</tr>
</thead>
<tbody>
<tr>
<td>106</td>
<td>13</td>
<td>172</td>
<td>84</td>
<td>70</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial Dilapidated</th>
<th>Commercial Occupied</th>
<th>Commercial Vacant</th>
<th>Industrial Total</th>
<th>Industrial Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>139</td>
<td>33</td>
<td>6</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Industrial Substandard</th>
<th>Industrial Occupied</th>
<th>Industrial Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>6</td>
<td>0</td>
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</table>
### Expansion Area Number 1

<table>
<thead>
<tr>
<th>Total Buildings</th>
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<th>Residential Standard</th>
<th>Residential Substandard</th>
<th>Residential Dilapidated</th>
</tr>
</thead>
<tbody>
<tr>
<td>33</td>
<td>36</td>
<td>6</td>
<td>20</td>
<td>4</td>
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</table>

<table>
<thead>
<tr>
<th>Residential Occupied</th>
<th>Residential Vacant</th>
<th>Commercial Total</th>
<th>Commercial Standard</th>
<th>Commercial Substandard</th>
</tr>
</thead>
<tbody>
<tr>
<td>32</td>
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<td>2</td>
<td>1</td>
<td>1</td>
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</table>

<table>
<thead>
<tr>
<th>Commercial Dilapidated</th>
<th>Commercial Occupied</th>
<th>Commercial Vacant</th>
<th>Industrial Total</th>
<th>Industrial Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Industrial Substandard</th>
<th>Industrial Occupied</th>
<th>Industrial Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
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### Expansion Area Number 2

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<tr>
<th>Total Buildings</th>
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<th>Residential Substandard</th>
<th>Residential Dilapidated</th>
</tr>
</thead>
<tbody>
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<td>33</td>
<td>19</td>
<td>8</td>
<td>3</td>
<td>8</td>
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<table>
<thead>
<tr>
<th>Residential Occupied</th>
<th>Residential Vacant</th>
<th>Commercial Total</th>
<th>Commercial Standard</th>
<th>Commercial Substandard</th>
</tr>
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<tbody>
<tr>
<td>19</td>
<td>0</td>
<td>14</td>
<td>6</td>
<td>5</td>
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<table>
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<tr>
<th>Commercial Dilapidated</th>
<th>Commercial Occupied</th>
<th>Commercial Vacant</th>
<th>Industrial Total</th>
<th>Industrial Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>14</td>
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<td>0</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Industrial Substandard</th>
<th>Industrial Occupied</th>
<th>Industrial Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>
## Expansion Area Number 3

<table>
<thead>
<tr>
<th>Total Buildings</th>
<th>Residential Total</th>
<th>Residential Standard</th>
<th>Residential Substandard</th>
<th>Residential Dilapidated</th>
</tr>
</thead>
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<td>30</td>
<td>22</td>
<td>8</td>
<td>9</td>
<td>5</td>
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</table>

<table>
<thead>
<tr>
<th>Residential Occupied</th>
<th>Residential Vacant</th>
<th>Commercial Total</th>
<th>Commercial Standard</th>
<th>Commercial Substandard</th>
</tr>
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<tbody>
<tr>
<td>22</td>
<td>0</td>
<td>8</td>
<td>4</td>
<td>2</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial Dilapidated</th>
<th>Commercial Occupied</th>
<th>Commercial Vacant</th>
<th>Industrial Total</th>
<th>Industrial Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>8</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Industrial Substandard</th>
<th>Industrial Occupied</th>
<th>Industrial Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

The total number of buildings, their use and condition, in the original Community Redevelopment Area and all three expansion areas is as follows:

<table>
<thead>
<tr>
<th>Total Buildings</th>
<th>Residential Total</th>
<th>Residential Standard</th>
<th>Residential Substandard</th>
<th>Residential Dilapidated</th>
</tr>
</thead>
<tbody>
<tr>
<td>398</td>
<td>196</td>
<td>52</td>
<td>108</td>
<td>36</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Residential Occupied</th>
<th>Residential Vacant</th>
<th>Commercial Total</th>
<th>Commercial Standard</th>
<th>Commercial Substandard</th>
</tr>
</thead>
<tbody>
<tr>
<td>179</td>
<td>17</td>
<td>196</td>
<td>97</td>
<td>78</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial Dilapidated</th>
<th>Commercial Occupied</th>
<th>Commercial Vacant</th>
<th>Industrial Total</th>
<th>Industrial Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>163</td>
<td>33</td>
<td>6</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Industrial Substandard</th>
<th>Industrial Occupied</th>
<th>Industrial Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>
4. The original Community Redevelopment Plan provided for 3.21 acres of future parks and recreation in blocks 40 and 49 of the downtown area. Expansion Area #1 contains Twin Hills Park which contains approximately 19.5 acres. This includes areas for both structured recreation as well as open space for freestyle recreation.

5. All planned redevelopment activities conform to the City of Crestview Comprehensive Plan and adopted Future Land Use Plan.
Section III
Legal Description

1995 Original Redevelopment Area

The City Of Crestview Redevelopment Area

A parcel of land lying in Section 17 Township 3N Range 23 Okaloosa County, Florida, more particularly described as follows:

Beginning at the southeast boundary of the intersection of the right of ways of Brett Street and Cane Avenue; thence proceed northerly along the eastern boundary of the right of way of Brett Street until the southeast boundary of the intersection of the right of ways of Brett Street and Oakdale Avenue; thence proceed easterly along the southern boundary of the right of way of Oakdale Avenue until the southeast boundary of the intersection of the right of ways of Oakdale Avenue and McCaskill Street; thence, proceed northerly along the eastern boundary of the right of way of McCaskill Street until the northeast boundary of the intersection of the right of ways of McCaskill Street and Cedar Avenue; thence, proceed westerly along the northern boundary of the right of way of Cedar Avenue until the northeast boundary of the intersection of the right of ways of Pearl Street and Hickory Avenue; thence, proceed westerly along the northern boundary of the right of way of Hickory Avenue until the northeast boundary of the intersection of the right of ways of Hickory Avenue and Mapoles Street; thence, proceed northerly along the eastern boundary of the right of way of Mapoles Street until the northeast boundary of the intersection of the right of ways of Mapoles Street and Cypress Avenue; thence, proceed westerly along the northern boundary of the right of way of Cypress Avenue until the northeast boundary of the intersection of the right of ways of Cypress Avenue and Wilson Street; thence, proceed northerly along the eastern boundary of the right of way of Wilson Street until the northeast boundary of the intersection of the right of ways of Wilson Street and Elm Avenue; thence, proceed westerly along the northern boundary of the right of way of Elm Avenue until the northwest boundary of the intersection of the right of ways of Elm Avenue and Lloyd Street; thence, proceed southwesterly along the western right of way line of Lloyd Street until the southwestern boundary of the intersection of the right of ways of Lloyd Street and Hickory Avenue; thence, proceed southeasterly along the western right of way of Hickory Avenue to the southwest boundary of the intersection of the right of ways of Hickory Avenue and Spring Street; thence, proceed southerly along the western boundary of the right of way of Spring Street until the southwestern boundary of the intersection of the right of ways of Spring Street and Griffith Avenue; thence, proceed easterly along the southern boundary of the right of way of Griffith Avenue to the southwestern boundary of the intersection of the right of ways of Griffith Avenue and Main Street; thence, proceed southerly along the western boundary of the right of way of Main Street until the southwestern boundary of the intersection of the right of ways of Main Street and Cane Avenue; thence, proceed easterly along the southern boundary of the right of way of Cane Avenue until the point of beginning.
1998 Expanded Community Redevelopment Areas

Area #1 (The Northeast Expansion Area)

A parcel of Land lying in Section 17 Township 3 N., Range 23 Okaloosa County, Florida, more particularly described as follows:

Beginning at the Northeast boundary of the intersection of the rights-of-ways of US Hwy 90 and McCaskill Street; thence proceed Easterly along the Northern boundary of the right-of-way line of US Hwy 90 until the Northeast boundary of the intersection of the rights-of-ways of US Hwy 90 and Brackin Street; thence proceed Southerly along the Eastern boundary of the right-of-way line of Brackin Street until the Southeast boundary of the intersection of the rights-of-ways of Brackin Street and Purl Adams Avenue; thence proceed Westerly along the Southern boundary of the right-of-way line of Purl Adams Avenue until the Southwest boundary of the intersection of the rights-of-ways of Purl Adams Avenue and Hathaway Street; thence proceed Southerly along the Western boundary of the right-of-way line of Hathaway Street until the Southwest boundary of the intersection of the rights-of-ways of Hathaway Street and Chestnut Avenue; thence proceed Easterly along the Southern boundary of the right-of-way line of Chestnut Avenue until the Southwest boundary of the intersection of the rights-of-ways of Chestnut Avenue and Griffith Avenue; thence proceed Southerly along the Western boundary of the right-of-way line of Griffith Avenue until the Northwest.
boundary of the intersection of the rights-of-ways of Griffith Avenue and Walnut Avenue; thence proceed Westerly along
the Northern boundary of the right-of-way line of Walnut Avenue until the Northeast boundary of the
intersection of the rights-of-ways of Walnut Avenue & Brett Street; thence proceed Northerly along the Eastern
boundary of the right-of-way line of Brett Street until the Southeast boundary of the intersection of the
rights-of-ways of Oakdale Avenue and Brett Street; thence proceed Easterly along the Southern boundary of the
right-of-way line of Oakdale Avenue until the Southwest boundary of the intersection of the rights-of-ways
of Oakdale Avenue & McCaskill Street; thence proceed Northerly along the Eastern boundary of the right-of-
way line of McCaskill Street to the Point Of Beginning.

**Area # 2 (The Southwest Expansion Area)**

A parcel of land lying in Section 17 Township 3 North, Range 23, Okaloosa County, Florida, more particularly described as follows:

Beginning at the Southeast boundary of the intersection of the rights-of-ways of Main Street and South Ferdon Road; thence proceed Southerly along the Eastern boundary of the right-of-way line of South Ferdon Road until the Southeast boundary of the intersection of the rights-of-ways of South Ferdon Road and Edney Avenue; thence proceed Westerly along the Southern boundary of the right-of-way line of Edney
Avenue until the Southwest boundary of the intersection of the rights-of-ways of Edney Avenue and Main Street; thence proceed Northerly along the Western right-of-way line of Main Street until the Southwest boundary of the intersection of the rights-of-ways of Main Street and Cane Avenue; thence proceed Westerly along the Southern boundary of the right-of-way line of Cane Avenue until Southwest boundary of the intersection of the rights-of-ways of Cane Avenue and Wilson Street; thence proceed Northerly along the Western boundary of the right-of-way line of Wilson Street until the Southwest boundary of the intersection of the rights-of-ways of Wilson Street and Griffith Avenue; thence proceed Easterly along the Southern boundary of the right-of-way line of Griffith Avenue to the Southwest boundary of the intersection of the rights-of-ways of Griffith Avenue and Main Street; thence proceed Southerly along the Western boundary of the right-of-way line of Main Street to the Point of Beginning.

Expansion Area #3 (The Western Expansion Area)

A parcel of land lying in Section 17, Township 3 North, Range 23, Okaloosa County, Florida more particularly described as follows:

Beginning at the Northwest boundary of the intersection of the right-of-ways of Spring Street & Chestnut Avenue; thence proceed Northerly along the Western boundary of the right-of-way of Spring Street until the Northeast corner of Lot 11, Block 11, City of Crestview, Sub-
Division; thence proceed Westerly along the Northern boundary line of Lot 11, Block 11, until the Northeast corner of Lot 5, Block 11 City of Crestview, Sub-Division; thence proceed Northerly along the Eastern boundary line of Lot 4, Block 11 City of Crestview, Sub-Division, until the Northeast corner of Lot 4, Block 11 City of Crestview, Sub-Division; thence proceed Westerly along the Northern boundary line of Lot 4, Block 11 City of Crestview, Sub-Division, until the Northwest corner of Lot 4, Block 11 City of Crestview, Sub-Division; thence proceed Southerly along the Western boundary of Lots 4 & 5, of Block 11 City of Crestview, Sub-Division, until the Southwest corner of Lot 5, of Block 11 City of Crestview, Sub-Division; thence proceed Westerly across Savage Street until the Northeast corner of Lot 16, Block 77 City of Crestview, Sub-Division; thence proceed Westerly along the Northern boundary of Lot 16, Block 77 City of Crestview, Sub-Division, until the Northwest corner of Lot 16, Block 77 City of Crestview, Sub-Division; thence proceed Northerly along the western boundary of Lot 15 Block 77 City of Crestview, Sub-Division until the Northwest corner of Lot 15, Block 77 City of Crestview, Sub-Division; thence proceed Westerly to a point 10 feet North of the Southeast corner of Lot 7, Block 77 City of Crestview, Sub-Division; thence proceed Westerly along a line 10 feet North and parallel to the Southern Boundary of Lot 7, Block 77 City of Crestview, Sub-Division, for a distance of 49 feet; thence proceed Southerly along a line parallel to the Eastern Boundary of Lot 7, Block 77 City of Crestview, Sub-Division for a distance of 10 feet until intersecting with the Southern boundary of Lot 7, Block 77 City of Crestview, Sub-Division; thence proceed Westerly along the Southern boundary of Lot 7, Block 77 City of Crestview, Sub-Division, until the Southwest corner of Lot 7, Block 77 City of Crestview, Sub-Division; thence proceed Northerly along the Western boundary of Lot 7, Block 77 City of Crestview, Sub-Division; until the Northwest corner of Lot 7, Block 77, City of Crestview, Sub-Division, thence proceed Westerly across Booker Street until the Northwest corner of Lot 18, Block 76 City of Crestview, Sub-Division; thence proceed Westward along the Northern boundary of Lot 18, Block 76 City of Crestview, Sub-Division; until the Northwest corner of Lot 18, Block 76 City of Crestview, Sub-Division; thence proceed Southerly along the Western Boundary of Lots 18 & 19, Block 76 City of Crestview, Sub-Division; until the Southwest corner of Lot 19, Block 76 City of Crestview, Sub-Division; thence proceed Westerly along the Southeast corner of Lot 9, Block 76 City of Crestview, Sub-Division; thence proceed Westerly along the Northern boundary of Lot 9, Block 76 City of Crestview, Sub-Division, a distance of 70 feet; thence proceed Southerly to the midpoint of the South boundary of Lot 10, Block 76 City of Crestview, Sub-Division; thence proceed Westerly along the South boundary of Lot 10, Block 76 City of Crestview, Sub-Division; until the Southwest corner of Lot 10, Block 76 City of Crestview, Sub-Division; thence proceed Southerly along the Western boundary of Lot 11, Block 76 City of Crestview, Sub-Division; until the Southwest corner of Lot 11, Block 76 City of Crestview, Sub-Division; thence proceed Westerly along the Northern boundary of the right-of-way of Martin Luther King Avenue until the Northwest corner of the intersection of the rights-of-ways of Martin Luther King Avenue and Lincoln Street; thence proceed along the eastern property line of Block 182, City of Crestview, Sub-Division, until the Northeast corner of Block 182 City of Crestview, Sub-Division; thence proceed Westerly along the Northern property line of Block 182 City of Crestview, Sub-Division, until the intersection of the Northern property line of Block 182 and the Eastern boundary of the right-of-way of Lloyd Street; thence proceed Southerly along the Eastern boundary of the right-of-way of Lloyd Street until the Southwest corner of lot 5, Block 120 City of Crestview, Sub-Division; thence proceed Easterly along the Southern boundary of Lots 5-1, Block 120 City of Crestview, Sub-Division, continue along the south boundary of Lots 1-6 of Blocks 118 & 119 City of Crestview Sub-Division and along the southern boundary of Lots 1 & 2 Block 117 City of Crestview Sub-Division until the Southeast corner of Lot 1, Block 117 City of Crestview, Sub-Division; thence proceed Easterly across the Lincoln Street right-of-

2015 Revised Community Redevelopment Plan
way until the Southwestern corner of Lot 4, Block 78 City of Crestview, Sub-Division, thence proceed Northerly along the Eastern boundary of the right-of-way of Lincoln Street, until the Southwest corner of Lot 2, Block 78 City of Crestview, Sub-Division, thence proceed Easterly along the Southern boundary of Lot 2, Block 78 City of Crestview, Sub-Division, until the Southwest corner of Lot 12, Block 78 City of Crestview, Sub-Division; thence proceed Southerly along the Western boundary line of Lot 13, Block 78 City of Crestview, Sub-Division, until the Southwest corner of Lot 13, Block 78 City of Crestview, Sub-Division; thence proceed Easterly along the Southern boundary line of Lot 13, Block 78 City of Crestview, Sub-Division, until the Southwest corner of Lot 3, Block 79 City of Crestview, Sub-Division; thence proceed Easterly along the Southern boundary of Lot 3 Block 79 City of Crestview Sub-Division until the southeast corner of Lot 3, Block 79 City of Crestview Sub-Division; thence proceed Southeasterly until the Northwest corner of Lot 13, Block 79 City of Crestview, Sub-Division; thence proceed Southerly along the Western boundary line of Lots 13 & 14, Block 79 City of Crestview, Sub-Division, until the Southwest corner of Lot 14, Block 79 City of Crestview, Sub-Division, continue across Savage Street until the Southwest corner of Lot 4, Block 20 City of Crestview, Sub-Division; thence proceed Northerly along the Western boundary line of Lot 4, Block 20 City of Crestview, Sub-Division, until the Southwest corner of Lot 3, Block 20 City of Crestview, Sub-Division; thence proceed Easterly along the Southern boundary line of Lot 3, Block 20 City of Crestview, Sub-Division, a distance of 50 feet; thence proceed Northerly along a line parallel to the Western Boundary line of Lot 3, Block 20 City of Crestview, Sub-Division, until the Southern boundary of Lot 2, Block 20 City of Crestview, Sub-Division; thence proceed Easterly along the Southern Boundary of Lots 2 & 8, Block 20 City of Crestview, Sub-Division, until its intersection with the Western right-of-way line of Spring Street; thence proceed Northerly along the Western boundary of the right-of-way of Spring Street until the Point of Beginning.
2015 Revised Community Redevelopment Plan
Section IV Revised-
Finding of Necessity

In the 1998 CRA plan, its purpose was to expand the CRA district by adding on expansion Area’s #1, #2 and #3. The data and necessity stated remain the same but percentages due to positive development have changed. For example the percentage of vacancies has diminished and conditions of buildings have improved. However, there still remains blighted areas in the Original Redevelopment Area. Expansion Area #3 remains the most blighted and underdeveloped in the District. However, over the past 17 years the growth of Crestview plus economic conditions have changed, requiring the remaining ten years on this CRA program to have the most impact on the District.

In light of the brick and street scape upgrades on Main Street and Façade grant implementation which have encouraged a more updated appearance, the greater threats to the longevity and stabilization of the CRA District still exist and at a higher threat than 17 years ago. This is due to what is happening outside of the CRA District. Walmart in the original 1995 CRA plan caused the greatest impact on the District’s decline. As of today, there is much more development that will draw more and more residents and visitors away from the District. Therefore, what is implemented now must position the district as a “destination” to visit. Currently, other than the park- which does not directly connect to the Main Street area, there is no point of destination to visit. We do have a beautiful Veterans Memorial and this is a destination and significant attraction on Veterans Day and/or Memorial Day. Therefore, in the Plan it addresses implementing programs and projects that will build the CRA as a destination.

For each CRA Area is a SWOT Analysis:

Original Redevelopment Area:
Strengths:
- Somewhat stable, fewer deteriorated buildings, fewer vacancies.
- Street scape upgrades have made the area more attractive.
- Veteran’s memorial.
- Industrial Drive opened up access onto and off Main Street.
- Main Street is nationally and State recognized as a Historic District.
- Has a Main Street Association which produces events and activities.
- Has a Distillery
- Has a University Extension
- Has direct access on and off Hwy 90 and Hwy 85.
Weaknesses:

- Slow business and property development
- Store front leasing vacancies remain available for long periods of time
- Property sales remain on the market for long periods of time
- Minimal retail/events in the evening do not draw people to the downtown area
- The deteriorated buildings that remain need extensive renovation work or need to be demolished
- The area is extremely sensitive to any downturn in the economy

Opportunities:

- The CRA has the ability and opportunity to create a “destination” by building a replicated Depot that can be a museum and also have the foresight to design it for future possibilities where it may actually function as a train stop for any passenger lines that may return. The location would be on Industrial Dr. east of the downtown area but just prior to the Hwy 85 overpass.
- The CRA has the ability and opportunity to create a themed “Welcome/Activity Center” by the Depot that can be complementary to the Depot, generate revenue and provide evening entertainment. This would be located in the vicinity of the Depot off of Industrial Dr.
- The CRA has the ability and opportunity to strengthen the Main Street Crestview Association to help promote the area, help with revitalizing the area and assist in maintaining the historical designation and façade upkeep and design.

Threats:

- Just 3 miles to the South of Main Street there are three major development potentials that will cater to I-10 traffic and the community. These are:
  - Hwy 85 and Live Oak Church—development plans have already been submitted for three anchor stores, seven retail spots with seven future parcels to be developed.
  - Hwy 85 and Raspberry Road—Lowes is currently situated on a parcel of land surrounded by approximately 175 acres of prime development property. The property is currently owned by Beach Community Bank. It is slow to develop at this time due to price, slope and wetlands but it is feasible to consider it a threat. Development of a Mall or other anchor stores would definitely impact the Downtown/District area as a whole.
  - Hwy 85 and John King—currently an 88 room Hampton Inn is planned. The more hotel accommodations that develop in the I-10 area have been known to encourage larger developments especially bringing in anchor restaurants.
o Those listed above pertain to the south end of the Crestview. In the 1998 CRA plan little concern was given to developments occurring North of Hwy 85 and Hwy 90. In 1998, the Post Office left the downtown area and relocated to the north on Commerce Drive. The CRA District lost a significant draw to the downtown area as the Post Office was a “destination” that the entire community at one point in time had to visit. The building was then used by the YMCA but later closed. The building now remains vacant and for sale.

o On Industrial Drive and Commerce Dr. in 2002 the City of Crestview built a public library and in 2007 a Community Center. Also located in this area is the Crestview Area Chamber of Commerce. There has been discussion regarding further development of the surrounding property.

o In 2004 a new Winn Dixie Shopping Center was developed on N Hwy 85 and Airport Rd. The center includes several retail shops and CCB Community Bank was built close by in 2006 along with Eglin Federal Credit Union which expanded a branch by building on Industrial Dr.

o In 2010 a new Marquis Cinema 10 was built off of Richburg Lane and a very popular Johnny O’Quigley restaurant was built on Industrial Dr. in 2011 which is very close to the Cinema 10. There is property on the intersection of Industrial Drive and Richburg Lane on the north side of the restaurant and theatre owned by an individual who may choose to develop this property in the near future.

o Many other developments north of Hwy 90 and Hwy 85 have happened which serves the population on the north end of the City of Crestview. There remains choice real estate opportunities that once developed will detract from visiting Main Street merchants and its activities.

Expansion Area #1

Strengths:

- Grants that have been sought in the past and were awarded plus City of Crestview dollars have made the Twin Hills Park a very popular place to walk and hold events.
- It is an attractive and peaceful place for the community to enjoy.
- The Water Park for the youth is a very popular place for children to play and hold events.
- There is property available on the west side of the park that can develop a segue to the downtown area.
- There is property available to incorporate a dog park.
- Has direct access on and off of Hwy 90.
Weaknesses:

- Recreation grants have not been pursued for upkeep and development due to limited staff, match funding or any funding in general.
- The State of Florida owns one of the retention ponds on the park property and it is not used or maintained at an attractive level.
- Deterioration of pavement, tennis courts and maintenance of the recreation equipment is an issue.

Opportunities:

- A segue to the downtown area thru the south west corner of the park would enter on to Industrial Dr. This is also the area which is being designated for the Depot and Welcome/Activity Center.
- Development on Industrial has the potential to encourage commercial development on Industrial Drive, Woodruff Ave. E, and Oakdale Ave. up to Hwy 90.
- There are CDBG funds available for upgrades and special projects for recreational areas. Grant opportunities should always be sought after.
- There is property available to develop a dog park on and possibly a small community center, if grants can support this.

Threats:

- Lack of grant funding for general recreational upkeep
- Possible health and safety risks due to Water Park rubberized floor and lack of wildlife management.
- As the development of the City of Crestview advances—if other parks are not developed Twin Hills Park could actually experience an imbalance dealing with maximum capacity of its facilities or just the opposite of minimal utilization. Having the Depot and Welcome/Business Activity Center within the vicinity of the Park and having access to either should facilitate a balance as the City grows.
- All threats stated in the Original Redevelopment Area apply to this area as well.

Expansion Area #2

Strengths: Same strengths as the Original Redevelopment Area and in addition:

- Several business owners have invested in the area.
- Has direct access on and off of Hwy 85.
- Is the south entrance onto Main Street.
Weaknesses:

- Same weaknesses as the Original Redevelopment Area and in addition
- Is somewhat disconnected with the downtown area. This area is on the south end of the railroad tracks. For the most part the buildings do not have the historical significance of the buildings on the north side of the railroad tracks.

Opportunities:

- There remains commercial vacant land for development on Main Street and Wilson Street.
- Inclusion in the downtown area with the Depot and Welcome Center.

Threats:

- Same threats as the Original Redevelopment Area.
- Continued disconnect with the downtown area.

Expansion Area # 3

Strengths:

- There remains an abundance of commercial property for development.
- There is enough right-way to accommodate diagonal parking on Martin Luther King, Jr. Ave. to S. Lincoln.
- From S. Spring St, with the exception of the south corner parcel on Wilson St. and Martin Luther King, Jr. Avenue until the street dead-ends, property development has occurred with a beautiful upscale office building. At the dead-end there is a parcel of property that has been designated as the Community Garden.
- West of S. Lincoln St. is the MACEDONIA MISSIONARY BAPTIST Church and the First Church of God which owns and maintains several of the parcels of property with in the area for parking and activities.

Weakness:

- There are many commercial parcels that are vacant but they are small parcels.
- Several buildings are in need of serious repair or need to be torn down.
- Parking for current businesses is lacking- West of S. Spring St.
- West of S. Spring Street to S. Lincoln is the most blighted area of the CRA.
- Has not been assisted by the CRA in redevelopment and revitalization planning.
- It has no direct on and off access to any major highway and is isolated.
- None of the properties are for sale. Most remain vacant and undeveloped.
Opportunities:

- The entire area has potential to draw commercial development to the area creating opportunity and workforce development.
- This area can be the “Hub of Innovation” in its development and revitalization projects.
- With this area having an incentive package it could encourage the property and business owners to develop a merchants association that would unite the group in development design, revitalization, marketing, safety and address current and future parking issues.

Threats:

- This area has the same threats as stated in the Original Redevelopment Area.
- This area is impacted even more significantly with economic downturns.

1998 CRA Plan – Finding of Necessity

Chapter 163.355 F. S. states that the establishment or expansion of a Community Redevelopment Area and the exercise of redevelopment powers must be supported by an official finding of necessity in the redevelopment area. The finding of necessity for redevelopment in Crestview’s redevelopment area is based on criteria established in Chapter 163.362 F.S.

The following conditions were found to exist within Crestview's Community Redevelopment Area. These findings are based upon a six month analysis of the Community Redevelopment Area.

**Building Condition** Sixty Four percent (64%) of the buildings within the original and expanded Community Redevelopment Areas are substandard or dilapidated. Thirteen per cent (13%) of all of the structures within the expanded Community Redevelopment Area are vacant.

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

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

**Diversity of Ownership.** The diversity of ownership is such that very few parcels of property under single ownership were found to exist, in either the original or expanded Community Redevelopment Areas that were large enough to accommodate substantial redevelopment. Twenty percent (20%) of the privately held properties within the original...
and expanded CRA are held by out of town ownership.

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

**Vacant Buildings.** Fifteen percent (15%) of the buildings within the expanded Community Redevelopment Area are vacant. These vacant units were scattered throughout the expanded Community Redevelopment Area.

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

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

**Traffic Circulation and Congestion.** While areas of heavy vehicular traffic exist on the northern and eastern fringes of the original Community Redevelopment Area, these are not part of the historical downtown commercial area. Because of the angle of orientation of both HWY 85 and HWY 90 and the heavy vehicular traffic, ingress and egress from both of these into and out of the downtown area, The commercial core area represents a dangerous and awkward area for vehicles to transverse. Thus the area is not in conformance with acceptable street pattern planning design and layout.

The current vehicular traffic patterns in all three expansion areas appear adequate for the current volume of vehicular traffic. While heavy vehicular traffic exists on the north and east fringes of the original Community Redevelopment Area, there currently exists only minimal inducements to attract a portion of this traffic into the historical downtown commercial area.

The city has recently received funding from the Florida Department of Transportation to convert the abandoned and undeveloped CSX railroad along the Northeastern fringe of the original Community Redevelopment Areas into a feeder road to help relieve traffic congestion on S. R. 85 North of the downtown and promote economic development adjacent to the Expanded Community Redevelopment Area. Traffic circulation problems still exist within the core downtown area. Traffic around the post office and at the intersection of Wilson Street and U. S. 90 is routinely congested and confusing due to marginal traffic planning. The Florida Department of Transportation has scheduled the reconfiguration of this intersection as part of their five (5) year master plan.
Section V- Revised
Methodology to Determine Need for Redevelopment

Public Records: The public records of Okaloosa County within the Okaloosa County Property Appraisers Office were used as a principal source of information as to the ownership and size of each individual parcel of property within the expanded Community Redevelopment Area. Information as to the ownership, use and age of structures were also obtained from this source.

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

Review: A review was conducted on previous CRA Plans and activities, review of the Comprehensive Plan, Chapter 16 and the Community Redevelopment Act of 1969. In addition, community feedback came from direct contact listening to members of the Main Street Crestview Association, merchants in the area, City of Crestview staff and park users.

Test for Program Necessity and Compliance

CRA- Programs/Project Goals for Plan Revision—
Test for CRA Compliance and Goals
3 Year --2016, 2017, 2018

Main Street Program
CRA Test: Increase Tax Base/or Funding—YES (Implements Economic Restructuring Plan, markets area, provides events)
Reduce Slum & Blighted area—YES
Redevelops/Attracts development—YES (retains Historical, National and State Main Street Recognition)
Potential For Workforce Development—YES

Economic Vitalization Program
Project 1: Replicated Depot with Museum—Themed
CRA Test: Increase Tax Base/or funding—NO
Reduce Slum & Blighted areas—YES
Redevelops/Attracts development—YES (seeds area for commercial development)
Potential for Workforce Development—YES

Project 2: Welcome/ Business Activity Center- Themed
CRA Test: Increase Tax Base—YES (revenue generating potential min: $12,000 per year on leasing)
Reduce Slum & Blighted areas—YES
Redevelops/Attracts development—YES (seeds area for commercial development)
Potential for Workforce Development—YES

Project 3: Segue to Park & Dog Park, Downtown green Park space/amphitheater & parking—
CRA Test: Increase Tax Base—NO
Reduce Slum & Blighted areas—YES
Redevelops/Attracts development—YES (recreation/ investment)
Potential for Workforce Development—NO

2015 Revised Community Redevelopment Plan
CRA- Programs/Project Goals for Plan Revision
Test for CRA Compliance and Goals
3 Year --2016, 2017, 2018

**Commercial Development Incentives**
CRA Test: Increase Tax Base—YES  (seeds area for commercial development)
Reduce Slum & Blighted areas—YES
Redevelops/Attracts development—YES
Potential for Workforce Development—YES

**District Parking/Land Purchasing/Signage**
CRA Test: Increase Tax Base—NO
Reduce Slum & Blighted areas—YES (+/-)
Redevelops/Attracts development—YES (+/-)
Potential for Workforce Development—NO

**CDBG/ Grant Program**
All partnerships and projects will be subject to CRA Test, Comprehensive plan goals and Board Approval on a project by project basis and funding availability. Grants, fund raising activities and partnerships will be sought after for development.

**Centennial Program**
All No for CRA Test. 100% marketing program.
Section VI- Revised
Strategies of the CRA

As a prime source vehicle, the Community Redevelopment Agency was established by the Florida Legislature to spearhead the task of revitalizing central city downtown areas throughout the state. The creation of the Crestview Community Redevelopment Agency on August 14, 1995 was a required first step in providing the assistance and guidance needed to address the severity and complexity of the problems described in the "Finding of Necessity" section of the original Community Redevelopment Plan. Since its inception, it has been the function of The Community Redevelopment Agency to be the leading force and guidance in downtown redevelopment within Crestview and in rebuilding the quality of life in Crestview's downtown community. What is being proposed will continue to directly impact the Economic Development Element of the Comprehensive Plan.

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

The Community Redevelopment Agency is charged with maintaining a sensitive balance between the housing, business, industrial and public needs within the expanded Community Redevelopment Area. The focus will be on the stabilization of the building fabric, the strategic positioning of the District to remain viable as a destination, as well as job creation.

The Community Redevelopment Agency acts as a developer for the public interest. The agency has the following powers:

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

5. Where the Improvement will enhance the redevelopment process, the Agency has the power to relocate families, individuals, businesses, institutions, public agencies and others affected by its activities. Relocation requirements will be based upon federal or state regulations when their funds are utilized for a project and written Agency policy when local funds are used for such relocations.

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

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

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

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

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

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

Redevelopment Goals
Crestview’s Redevelopment Area encompasses the historical downtown area, Twin Hills Park, and two other distinct areas that are referred to in the Plan as Expansion Areas # 2 and #3. This area was once the primary business center of the city and it has been in decline since the 1960’s. The physical and economic deterioration is still evident. The 2015 plan’s revitalization and redevelopment programs with their projects will stabilize and increase business activity and community development which in turn will increase the tax base and encourage workforce development in the area. Listed are the revitalization and redevelopment goals for the district:

1. To recreate the flavor and feel of an old fashioned downtown utilizing modern and innovative business techniques and economic realities.
2. Utilize the combined talents of both the public and private sector to revitalize and market the district to local residents and visitors.
3. Create a unique business and community environment to serve as the heart of the City and be complimentary to businesses operating outside of the downtown area.
4. To assist with the development in creating sufficient on and off street parking to address the revitalization of the district.
5. Encourage job creation for the residents living in the district.
6. Create larger or develop more economically desirable, parcels of property to stimulate redevelopment in the area.
7. Eliminate property use conflicts and facilitate replacement for substandard buildings with sound, attractive structures, creating an environment which enhances existing businesses and entices new businesses, thereby creating wider customer use.
8. Develop the district as a destination for both the Crestview community and visitors that incorporates the historical aspect of the district’s history making it a unique memorable experience and the desire to return.
9. To upgrade and maintain, plus develop recreational amenities to help attract and support the district’s residences, businesses and the community as a whole.
10. Encourage volunteer community groups to participate in developing and supporting CRA projects.
11. Facilitate marketing and promotion of the CRA district; its programs and projects through contracting or specific marketing campaigns to the community and visitors.
Proposals for Redevelopment

There are six program areas with nine projects. The 2015 CRA plan covers a three year period until the next update of the plan is required. The 2015 CRA plan envisions a strong, innovative and stable mix of specialty retail, office, restaurants, recreational shopping and government. The concepts and projects proposed are designed to stimulate revitalization and redevelopment in the district area. This plan does not advocate the relocation of any existing viable business. It proposes to build on existing business and provide the tools to assist in business/retail development. The combination of all the programs and their listed projects are specifically designed to accomplish the overall CRA’s overall vision, and mission.
Main Street Program
Project Criteria for the years 2016, 2017, 2018

Contract with Main Street Crestview to maintain National, State and Historic Main Street Certifications as applications for grants often award extra points for these certifications plus manage the review and awards of the façade grant program. Require the Main Street Association to design and deliver the national 4 point Main Street Plan for the Main Street district area addressing:

- 1. Organization
- 2. Economic Restructuring
- 3. Design and
- 4. Promotion

Economic Revitalization and Marketing Program
Project Criteria for the years 2016, 2017, 2018

Project #1 Replicated Depot - The Main Street and CRA District laments the loss of its once signature mark of its history- the Train Depot. The original had been torn down and has never been replaced. This project is designed to restore the signature mark of the CRA’s history. The utilization of the building may be single use or multi-purpose. Examples are a Crestview museum, library extension or office space that may be leased. It is quite possible this project will encourage Amtrak to restore train services to the area.

Project #2: Welcome/Business Activity Center - Themed - A welcome/business center will be themed to complement the Train Depot. A contemporary theme of rail container building is an innovative and has attraction/destination potential for the area. The center will be designed to welcome visitors by providing information, opportunities to purchase items and dine. The location is such that this project and the Depot will encourage development in the area. The goal is to have a restaurant, small retail shops and a business meeting area. (See sample of BoxPark London and others that illustrate the theme potential)

Project #3: CRA Recreation and Expansion Activities – these are community enhancement projects, that first, all forms of contributions or grants should be sought after and then CRA funds used to support the completion of these projects, if feasible and funding is available. The level of CRA funding support and feasibility of the project should be determined on a project by project basis:

Segue to Park from Industrial Rd.
Dog Park located in Twin Hills Park
District Green space with amphitheater
District Community Activity Center
Walkover Hwy 85 from W Woodruff Ave to E Woodruff Ave

2015 Revised Community Redevelopment Plan
Recreational projects requiring upgrades or new recreational projects
Sidewalks, land clearing, walls/retention walls

**Commercial Development Incentive and Marketing Program**
Project Criteria for the years 2016, 2017, 2018

In the CRA District there is the Expansion Area #3. This is the most blighted area of the CRA. The property is commercial and is mostly vacant and run down. Existing businesses show needed repairs, upgrades and parking that will revitalize and encourage development. Therefore, in the interest of the CRA plan’s goals this program is to serve:

**CRA District Expansion area #3 only:**

1. A one-time commercial development incentive of $15,000 will be awarded for a newly built fixed on site business facility with the intent to operate as a business and employ employees or to lease to other businesses that will conduct business operations in the facility and employ staff. This incentive does not apply to new businesses leasing any part of any new building but an actual newly developed building facility designed to conduct commercial business activities. This will be a non-match grant award per completed commercially operational business facility identified within the CRA District-Expansion Area #3 ONLY on Martin Luther King, Jr Avenue. A policy will be developed by a designated Commercial Development Incentive Committee who will determine pre and post application eligibility requirements, ranking criteria for applicants, and determine dates of open applications, cut off dates and award dates. Based on funding, three Incentive awards will be available each year through 2018.

   A pre-acceptance of an applicant that meets the initial requirements and ranks high enough in the ranking system will have up to 15 months to complete their project. The post evaluation will be the final award determination. If a project is not completed within the 15 months the applicant will forfeit the incentive grant. Those funds will be applied to other program projects. A policy will address extension criteria if any will be allowed. This incentive is NOT intended to be used for business startup costs. A business plan with adequate financing and approvals to develop will be the very first eligibility criteria. This incentive is intended to help offset development costs. It is also not intended for non-profit business development as this will not increase the tax base.

2. A one-time only $5,000 non-match incentive award for current operational businesses located in the CRA District Expansion Area #3 ONLY. Business must be exclusively conducted on Martin Luther King, Jr. Avenue and used for business upgrades only. The CRA Commercial Development Incentive Committee will determine eligibility requirements, ranking criteria for applicants, definition of an acceptable “commercial business expense” and determined dates of open applications, cut off dates and award dates.

2015 Revised Community Redevelopment Plan
For the CRA’s Expansion area this program has the potential to incentivize nine new commercial businesses and assist nine existing businesses. Three awards for each project will be made in 2016, 2017, 2018.

**CRA District--- Original Development Area and Expansion Area #2:**

Building Rehabilitation Façade Improvement Grants are currently guided by Policy #02-01. The policy will be revised to include the CRA Original Development Area, Expansion Area #2 and any designated historical district in the CRA. This is a 50% CRA match program with a set match funding cap of $10,000 and reapplication for funds time limit. The number of grants available will be based on the number of requested grants and the amounts requested that year. Targeted funding is $40,000 per year- 4 grants @ $10,000 maximum. If funds are not expended each year funds will be used on other projects.

**District Parking, Land and Signage**

**Project Criteria for the years 2016, 2017, 2018**

The CRA will acquire or lease land within the district to support the expansion of public off street parking in support of the revitalization and redevelopment goals. The CRA will acquire land or lease land if needed to complete any one of the programs or projects in this plan when necessary to support and/or accomplish a project or if determined appropriate for a future district project. Funds for signage and education for the public regarding appropriate parking will be used related to the district’s needs only.

**CDBG/Grant Matching Dollars Program**

**Project Criteria for the Years 2016, 2017, 2018**

Funds will be used towards Community Development Block Grants or other Grant programs or fund raising projects that can be sought after for the betterment and revitalization of the District. Projects can include but are not limited to signage, streetscapes, CRA district furniture, buildings, property, walkovers, parking, walls-retention walls. Any project that will support the district and the Comprehensive Plan.

**Centennial Program**

**Project Criteria for the year 2016**

The City of Crestview is celebrating its centennial in 2016. This is a wonderful opportunity to market the downtown Main Street area and the CRA district. A Marketing plan celebrating 100 years on Main Street will be funded for 2016 only. This plan may include cost of insurance, banners for Main Street, marketing materials, fireworks or special events scheduled throughout the year that are held in the CRA district. Funds set aside- $30,000
Future Development Projects
Project Criteria for the years 2016, 2017, 2018

While the Community Redevelopment Agency will concentrate on the projects described herein within the next three years, other projects may emerge out of need or opportunity. Nothing in this plan shall prevent the Agency from carrying out other projects within the CRA that support the identified program areas.
Themed CRA Anchor “Destination” for the District

Project #1: The goal is to replicate the L&N Depot

A Themed Welcome Center with shops using Rail Road Shipping Containers (samples only – potential endless)

There are several top profile designers working on the concept of using shipping containers to house workspace, community housing and even shopping centers. Building your own house, utilizing containers, is a very cost-effective way of building your dream house while practicing building green by recycling already existing materials. The best of all; that a container house does not look like a container there are numerous external claddings available, which are easily applied.

The L&N Depot in Crestview in later years

Advantages
The ideal building material
A shipping container in many ways the most ideal building material. They are designed to carry heavy loads and can easily stacked in high columns without losing their structural strength. They are also designed with their strength and durability to resist fire, hurricanes, floods, termites etc. — they provide modular elements that can be easily combined into a larger living space and can be stacked several containers high. Cost — Many used containers are available at a cost that is relatively low. Pre-fabricated sections can easily transported by truck or rail, because they conform to standard shipping sizes.

Modular: All shipping containers have the same standard measurements and in that compared to a finished structure built by other labor intensive means such as traditional home construction.

Box Park is a Mall in London constructed using shipping containers. There is a Container Mall in New Zealand: This proposal is not suggesting a mall but using this method to reflect a theme related to the Depot
Section VIII (unchanged)
Affordable Housing Policy Statement

Introduction
The housing needs within the expanded Community Redevelopment Area are being met comprehensively by the City of Crestview.

Through the use of the Small Cities Community Development Block Grant Housing Rehabilitation Program, completed in 1994, substandard owner occupied dwellings were rehabilitated.

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

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

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

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

Multifamily Housing

There currently exists within the Area one vacant seven unit multifamily building. Located immediately behind the commercial buildings on the east side of the Main Street commercial strip. Given the units size, condition and location it is not recommended these units be reoccupied but rather removed.

The highest density of occupied structures, currently existing, within the expanded Community Redevelopment Area is two family (duplex) units. It is felt that the development of any higher density would have a negative impact on the redevelopment of the area.
With the downtown already experiencing traffic congestion problems, the addition of a new high density residential area would negatively affect the surrounding community.

**Impact On Low and Moderate Income Residents of the Area**

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

Introduction

The activities proposed in the Community Redevelopment Plan will be financed by a combination of CRA, Grant and Funding raising sources and by private sector investment. The Community Redevelopment Agency will continue to assess and invest in the upgrading and improvement of public facilities and other public purpose improvements in the expanded Community Redevelopment Area so as to encourage private sector investment in the Area, in a manner consistent with the Community Redevelopment Plan.

Public sources of funds will include Tax Increment Financing (TIF) revenues, grants from state, federal, city and other sources.

Tax Increment Financing (TIF)

It is anticipated that one of the principal sources of public funding for the proposed projects will continue to be tax increment financing. The amount of funding generated by this program was derived by establishing a base year of 1994 in which the program was initiated. That was the year the Community Redevelopment Trust Fund is established. Any funding that has been derived by the city and county due to increases in property tax revenues, within the Community Redevelopment Area, based upon an increase in the certified assessment of the tax roll in future years as compared to the base year has been placed in a separate account identified as the Community Redevelopment Trust Fund; these funds are controlled by the Community Redevelopment Agency. The ad valorem taxes generated by this increase in assessed valuation over the base year valuation are known as tax increment revenues. As the difference between the assessed value of all of the properties within the Community Redevelopment Area, in the current year, increases above that of the base year, the amount of tax increment revenues generated for the trust fund increases proportionally. The base year for properties within the expansion areas of the Community Redevelopment Area is 1998.

Estimated Redevelopment Budget

The following is an undated estimated three year budget of projects proposed to be addressed in the expanded Community Redevelopment Area between fiscal years 2015-2018. The three year budget for the Community Redevelopment Agency will be reviewed and amended at least annually. The budget will reflect the Agency's priorities for redevelopment and the availability of funds.
## Projected YEARLY REVENUE FUNDING

<table>
<thead>
<tr>
<th>Line Item Budget</th>
<th>2016</th>
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<tr>
<td><strong>OPERATIONAL REVENUE</strong></td>
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