

City of Carrabelle

Community Redevelopment Plan



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I. Introduction

The Carrabelle Community Redevelopment Plan was prepared in accordance with chapter 163.330, Florida Statutes, commonly known as the Community Redevelopment Act of 1969.

The plan contains several elements, all of which are aimed at identifying and developing activities to eliminate and prevent the spread of blighted conditions and to develop workable programs to aid in rehabilitation, conservation, and redevelopment.

In 2021 the City Commission approved an expansion of the Redevelopment Area and extended the term of the Community Redevelopment Agency through 2051. The expansion of the Redevelopment Area is as shown in Exhibit "A" attached hereto.

II. Socioeconomic Characteristics of Carrabelle

A. Local Economy

Incorporated in 1893, the City of Carrabelle is a small community located in southern, Franklin County on the Gulf of Mexico. The City, consisting of 2,182 acres is bounded on the west by the Carrabelle River, and its northern and eastern limits are surrounded by marshes and wetlands. Up until the 1940's, Carrabelle had a thriving lumber industry. Citizens were employed in all phases of production, and a large export market resulted in extensive shipping activity.

In the recent past, the City's main industries have consisted of tourism, building, and seafood industry. However the seafood industry has been in decline for over a decade and tourism and building related economic activity has suffered dramatically as a result of the 2008-2012 recession. Table 1 below shows the employment by industry in the City of Carrabelle for 2007. The primary industries include agriculture, forestry, fishing and hunting, and mining as well as public administration.

Table 1: Employment by Industry for Employed Persons 16 and Over for 2007

Occupation by Industry	Number of Employees	Percent of Businesses
Agriculture, forestry, fishing and hunting, and mining	157	21%
Construction	79	10.6%
Manufacturing	0	0.0%
Wholesale trade	11	1.5%
Retail trade	83	11.1%

Occupation by Industry	Number of Employees	Percent of Businesses
Transportation and warehousing, and utilities	50	6.7%
Information	17	2.3%
Finance and insurance, and real estate and rental and leasing	0	0.0%
Professional, scientific, and management, and administrative and waste management services	0	0.0%
Educational services, and health care and social assistance	81	10.8%
Arts, entertainment, and recreation, and accommodations and food services	75	10.0%
Other services, except public administration	37	4.9%
Public administration	158	21.1%

Source: 2001-2011 American Community Survey 5-year Estimates

B. Population Patterns

Carrabelle’s population has changed dramatically since 1960. There was a population influx between 1970 and 1980. However between 1980 and 2000, the population decreased considerably. Then, between 2000 and 2010, there was another dramatic change with an increase of over 100%. To a large extent the increase in job figures involving public administration and population are attributable to the Department of Corrections work camp located in the northern portion of the City. Table 2 shows the population statistics for the City of Carrabelle from 1960-2010.

Table 2: City of Carrabelle Population

Year	Population	Percent Change
1960	608	-
1970	688	13%
1980	1,304	90%
1990	1,200	-8%
2000	1,303	9%
2010	2,778	113%
2020	2,846	2.4%

Source: US Census Bureau 1980, 1990, 2000, and 2010

Educational levels of the area have increased since the 1980’s. At that time, more than half of the population had not completed high school. As of the 2010 Census, approximately 70.9% of the population are high school graduates or higher. That is comparable to the County’s rate of 79.4% and slightly less than the State’s rate of 85.5%.

The mean household income in Carrabelle is \$35,006 which is less than that of Franklin County's mean income of \$51,840 and well below the state average of \$67,065.

The percentage of families whose income is below the poverty level for the last 12 months is significantly higher in the City of Carrabelle as compared to Franklin County and the State. Approximately 26.4% of Carrabelle residents are below the poverty level while 18.6% of families in Franklin County are below the poverty level, and 10.6% in the State.

III. Description of the Carrabelle Redevelopment Area

The Redevelopment Area of the City of Carrabelle has as its focal point the commercial properties fronting the Carrabelle River and those commercial properties on the north side of US Highway 98. As well as the commercial properties branching off Hwy 98 onto Marine St. along the City waterfront. The area encompasses approximately 68 acres and occupies nearly one mile of river frontage. The area's boundaries can be described more specifically as follows:

Beginning at a point on the east bank of the Carrabelle River approximately 250 feet west of the intersection of Avenue "F" and Marine Street, proceed east along Avenue "F" South (Calhoun Avenue) to its intersection with Ridge Street. Thence proceed north along Ridge Street to its intersection with Avenue "A" North. Thence proceed west along Avenue "A" North to its intersection with Third Street West. Thence proceed one block north along third Street West to its intersection with Avenue "B" North. Thence proceed west along Avenue "B" North to its intersection with Thirteenth Street West. Thence proceed south along Thirteenth Street West to the north bank of the Carrabelle River. Thence proceed along the bank of the Carrabelle River in a east-southeast direction to the point of the beginning. This area is shown in Green on the Map attached as Exhibit "A."

In 2021 the boundaries of the Carrabelle Redevelopment area were expanded. The area added to the Carrabelle Redevelopment Area (CRA) is shown in yellow on the attached Map.

IV. Existing Conditions in the Redevelopment Area

A. Streets and Drainage

All streets in the redevelopment area are paved; however, many of the streets are in need of resurfacing. Not including US highway 98 (Avenue A), there are approximately 2.8 miles of streets within the redevelopment area. Not all street/roads are the responsibility of the City. The streets and roads should be evaluated and a determination made as to which are County, City or State rights of way. An effort should be made to coordinate activities with each of the responsible entities.

A Stormwater Master Plan was completed by Baskerville-Donovan, Inc. in October 2006. The plan recognizes that “the existing stormwater system consists primarily of open drainage ditches and closed conveyance piping. Stormwater is collected in roadside swales or inlets and pipes, with the runoff transferred directly into downstream watercourses. These conveyances provide little or no water quality treatment or attenuation.” A number of improvements have been constructed which provide downstream benefit to the CRA area. Specifically the Sands Memorial Park stormwater facility improvements and those located adjacent to the Cemetery have resulted in significant improvement in the control and treatment of stormwater impacting the CRA.

The Redevelopment Area is generally well drained, but substantial efforts are needed to limit the extent of impervious surfaces, and increase on-site retention and pre-treatment before discharge into the surrounding surface waters. Local land development regulations have been updated and should address these factors.

The expansion of the Redevelopment Area will allow the CRA to effectuate additional improvements for the purpose of controlling and treating stormwater.

B. Water and Sewer Facilities

Water and sewer facilities could become a limiting factor to growth in the Redevelopment Area. Central water and sewer is available to all sites within the area. While the treatment facilities and water distribution have sufficient capacity to service an expanded population. The mix of gravity/force main and Air-Vac system and reserve capacity on the same from customers/potential customers in the downtown area presents challenges which must be addressed as to the collection and transmission of wastewater. Further many old sewer collection mains should be evaluated and replaced as required to reduce infiltration/inflow. The Redevelopment area should consider expansion or upgrade of existing facilities in order to better integrate into the overall City system.

C. Sidewalks and Bicycle Paths

Sidewalks, along with street plantings, have been added along Highway 98, State Road 67 and a sidewalk and related improvements have been added along the waterfront on Marine Street.

A system of bicycle paths should also be added to enhance safety and promote the use of bicycles as an alternative means for transportation to residents and tourists alike. A

bicycle path within the Redevelopment Area should access the riverfront, retail storefronts, and other points of interest.

D. Parking Facilities

Parking is not a major limiting factor in the Redevelopment Area, but will become more of an issue as increased development occurs. Parallel parking has been limited along Highway 98. Angle parking, however, is provided to those retail shops along Avenue A South and State Road 67. Retail shops on the local access roads have, in general, severely limited off-street parking possibilities. As the tourist trade grows, and vacant storefronts are occupied, the need for a centrally located parking lot will be imperative. The City should seek a site suitable for a parking area as a target for acquisition in addition to the facilities recently added off Hwy 67. The preferred location for such a site would be south of Highway 98 due to pedestrian safety considerations and lack of signalization. In the event these were ameliorated locations north of Highway 98 should be considered.

E. Parks and Recreation

Parks and recreation in the Redevelopment Area should focus on tourist-related, resource-based facilities. The concept of a riverwalk that combines passive and active water-based recreation could be the cornerstone of attraction in a City that wishes to expand its economic base by leveraging its natural beauty.

V. Land Uses in the Redevelopment Area

The predominant land use within the Redevelopment Area is Commercial and a few parcels with the Public Facilities designation. The Commercial category is described as follows in the Comprehensive Plan “land used for retail and wholesale trade, offices, motels, restaurants, automobile service stations, repair facilities, or other uses where goods or services are made available to the general public; light industrial/commercial associated with seafood processing; and schools.” The Public Facilities category provides “for the health, safety, and well-being of the residents of Carrabelle through adequate provisions of public buildings, educational complexes, and other public facilities. The uses permitted in this category include government offices, schools, water and sewer facilities, medical facilities, and similar uses. Residential uses are prohibited except for security purposes.” The City owns a number of historic buildings within the Redevelopment Area. These facilities should be identified, analyzed and options developed to leverage these facilities for the benefit of the overall Redevelopment Area. Data should be collected by any lessees of these facilities provided for this purpose.

Additionally, a Waterfront Overlay may be added to the Comprehensive Plan and will include the Redevelopment Area. In its current form, the overlay is “established to promote the

redevelopment and revitalization of the downtown waterfront by providing opportunities for a broad range of commercial, government, professional, entertainment, and residential uses. This area will be subject to developer incentives, grant funding, streamline permitting, the relaxation of fees, or other similar incentives to be specified in the Land Development Code.” The Land Development Code would also be updated to include a mix of uses along the waterfront including commercial, governmental, professional, entertainment, and residential uses.

VI. U.S. 98 Corridor

Primary entry, while driving east or west, to Carrabelle is via automobile on US-98. From either the east or the west, the US-98 corridor presents itself as the heart of Carrabelle to the casual onlooker. It is also the primary artery of business in Carrabelle with the majority of businesses located on or near the corridor. Local regulations position US-98 with commercial zoning and land-use, but fail to designate the area beyond the general classification.

A. US 98 Corridor, Marine St./Tallahassee St. to West 11th St.

The parcels on the south side of US 98 along the river are irregular in size and shape, potentially limiting their usefulness. The parcels on the north side of US 98, western Marine/Tallahassee St and West 11th Street are regular in size and shape, though the buildings typically face east and west, except where aggregation and assembly allows for south facing buildings. This north side is interspersed with functioning, though aging commercial businesses, vacant land, residential units, and vacant commercial buildings. There is a continuous sidewalk which provides visual continuity and pedestrian connectivity, but it doesn't overcome the visual discontinuity created by the various property uses and the unkempt appearances of many buildings and the landscaping. Also, there are damaged signs, odd parking lot configurations. Efforts through an incentive program should be made to encourage compatibility and continuity through this vital corridor. Existing groups such as the Waterfront's Partnership, Economic Development Council and Planning and Zoning should work with property and business owners through this corridor for this purpose.

The south side of this corridor has many of the same conditions including irregular lot sizes, residential units, commercial businesses, and limited or unkempt landscaping. More industrial in feel, the south side contains a number of marinas and boat storage facilities some boats and equipment are stored in open view. Efforts should be made to enhance the appearance of these areas. Such enhancement should recognize that Carrabelle has a working commercial and recreational waterfront. Enhancements are not intended to favor tourist or recreation based activities. Enhancements to appearance

should reflect the wide variety of mixed uses along the waterfront in Carrabelle and provide a demonstration as to how this variety of uses can co-exist in an aesthetically pleasing manner.

B. US 98 Marine St./Tallahassee St. to East 13th St.

Immediately East of the Marine Street/Tallahassee St intersection conditions have benefited from the recent sidewalk and streetscape project. This project involved installation of planters, street hardscape and parking facilities. These improvements should be leveraged through expansion of aesthetic improvements in the vicinity. The City should consider moving more effectively into the regulation of signage in the Redevelopment Area to ensure they are more visually appealing and discouraging the use of temporary signage as a substitute for permanent signage. Competing gas stations and convenience stores at East 1st St anchor this entryway, these businesses should be encouraged and incentivized to increase their visual appeal.

Further east to the City boundary, the Highway 98 corridor transitions from a mix of older commercial, and the new park to a mix of vacant parcels, church, and retail auto sales. This area provides plenty of locations for new businesses and an enhanced entryway to Carrabelle. Consideration should be given to expanding the CRA in this direction to encompass areas of blight in need of redevelopment.

C. Tallahassee and Marine Streets

Tallahassee and Marine Streets appear to be the symbolic center of economic activity, with a variety of brick buildings, angle parking and sidewalks. This area is ideal for new development, redevelopment and enhancements that will increase and concentrate shopping and tourism. Consider the opportunity to redevelop the Old Water Plant facility into a tourist center, entertainment venue, or other facility designed to attract tourists to the area.

The Old Water Plant Facility is owned by the CRA. This is an asset that can be renovated and/or utilized directly or through lease arrangements pursuant to governing law and this Plan for a variety of functions including:

- Visitor Center
- Aquaculture showcase and Entertainment event center
- Additional parking for Marine Street business and attractions
- Eco-tourism education center

The Old Water Plant facility could be an important asset in Carrabelle to anchor the eastern end of the core business district with the Moorings of Carrabelle anchoring the western end. This barbell approach to the district would encourage additional development and tourist and activity in the core and to spread outward thereby expanding the vital core district to other commercially zoned property. This would promote economic development, create jobs and establish the corridor as a tourist and business district. Efforts should be made to acquire additional property that would complement the goals and objectives of the CRA. Any sale of CRA property would be accompanied by covenants, restrictions as envisioned by Section 163.362(6), F.S. approved by the appropriate governing bodies.

VII. Factors Affecting Development

Certain factors, environmental, financial, political, and social, can affect – beneficially or adversely – the effort to revitalize the business district of Carrabelle.

Because Carrabelle is located within the Apalachicola Bay Area of Critical State Concern, all development orders receive close scrutiny from the various state agencies. Particular attention is paid to those developments that impact state waters. Due consideration needs to be given to the natural and navigational features of the Carrabelle River as the City plans improvements. Proper planning and design can eliminate the need for interagency conflict and assure a speedy resolution of any potential problems.

In order to keep the appearance of the downtown appealing to the residents and tourists, the City must adopt and enforce a Land Development Code which includes an unsafe building ordinance and noise abatement ordinance. The City must establish a trend towards cleaning up unsightly structures and yard trash in order to rekindle investment in the downtown. Also, the City should establish architectural standards for new structures and façade improvements in the Redevelopment Area.

Inherent in any revitalization effort is investment by the private sector. A community-supported, conceptual plan is essential to communicate an image of the proposed revitalization. The plan must be “sold” to each and every property owner. Once an image or theme is developed and accepted, financing in the form of grants or low-interest loans can be used to promote façade improvements in keeping with the popular theme. Encourage the expansion of existing and growth of new businesses to occupy vacant and underutilized structures in the Redevelopment area. Vacant, abandoned and/or condemned structures should be considered for demolition and appropriate infill encouraged.

Regulatory challenges and uncertainty are one of the greatest inhibitors of investment. Carrabelle has an opportunity to define its position as a destination for tourists, business and investment by creating certainty in the real estate development industry. One recommendation is to match the Future Land Use (FLU) map and the zoning map to provide continuity for future development. In several areas of the City the FLU map allows one use and the zoning map permits a different use. In addition, the Permitted Uses table in the Land Development Regulations should be reworked to permit certain uses and prohibit others in the various districts. For example the various types of accommodations i.e. Hotel/Motel, Resort Condominiums, Timeshare Vacation Unit, Recreational Vehicles, Room & Board, and Bed & Breakfast should all be permitted in the C1 commercial district. Making changes to the Permitted Uses Table as well as the zoning districts, Comprehensive Plan and Land Development Regulations will act as an economic incentive and give developers more of a sense of certainty when planning for the future. These changes will make long range planning and development easier and more certain for all involved. In addition, the City Commission should consider clarifying the authority of the City Administrator to approve in an administrative manner certain development activities set forth in the CRA Plan, District overlays or other guidance documents in order to reduce permit approval cost and delays.

Real Estate is one of Carrabelle's most important assets. Upon a review of the real estate ownership patterns in the Redevelopment Area it appears that the foreclosure crisis has impacted the Area in a number of ways that are consistent with the state of Florida and the nation, particularly by depressing real estate sales prices and taxable values as supply exceeds demand. Indications are that the real estate boom may have also led to an increased number of out-of-town property owners. This is of particular concern; if the residents don't control their own real estate, then they will have greater challenges in stimulating investment, economic development and redevelopment or reuse of the property. Out-of-town property owners may be less motivated and less accessible, to address or invest in, local issues and concerns. Re-establishing local ownership will require an extended period of time, financial capital and community (buyer) desire.

Carrabelle has an opportunity to build and formalize its eco- and nature-based tourism industry, but it will take coordination. A coordinated effort should be made to create an organized connection between nature-based tourism or eco-tourism, with the hospitality industry. The ideal situation would be for a company or organization to bring the various businesses together to promote tourism in a manner that showcases all parts of the industry and connects them so that each component promotes another. By coordinating communications and promotion, Carrabelle has an opportunity to significantly expand its tourist industry. Both the Chamber and EDC should be approached regarding this concept.

VIII. Projects and Recommendations

The inadequate ad valorem tax base in the City does not allow for investment spending on “luxury” items such as downtown revitalization absent state or federal grant funding. Current levels of revenues allow for just operation and maintenance spending on basic services such as water, sewer, streets, and drainage. Historically the City has relied heavily on grant funding opportunities to finance improvements related to revitalization and public amenities.

Since inception in 1992 the tax increment fund established by the Carrabelle City Commission acting as the Redevelopment Agency has allowed the City to reinvest the tax revenues generated by improvements in the redevelopment area. The “increment” is the tax revenues generated by the increase in value of those properties in the redevelopment area after the improvements are made. This long awaited update of the CRA Plan is accompanied by updated budget and capital improvement plans designed to leverage the revenue generated by the tax increment.

A. Projects funded and completed or currently under construction

Update this Section utilizing Budgeted items list

- *Carrabelle Wharf*
Boat ramps, a staging dock, a fish cleaning station and general parking and site improvements.
- *Waterfront Dock Improvement*
In coordination with the Carrabelle Waterfront Partnership, improvements to the Waterfront Partnership dock and office (Coast Guard dock on Marine Street) were made.
- *Riverwalk and Park on Marine Street*
- *Sidewalk on west side of Marine Street*
- *Acquisition and subsequent sale of the Moore House Property*
- *Road and stormwater improvement on Marine St.*

- *Marine Street Boat Ramp Parking Lot*
Purchase of blighted building/property and construction of pervious parking facility for Marine Street Boat Ramp.
- *Downtown SE Ave A sidewalk reconstruction.*
- *SE 9th Street:*
Surfacing of rural-style lime rock roadways in District.
- *General roadway repairs and resurfacing throughout District.*
- *George Sands Park*
Repairs and upgrades to picnic pavilion and restroom facilities.
Replacement of badly deteriorated recreational equipment.
Replace deteriorated fencing.
- *Marine Street Riverwalk Park*
Repairs, rehabilitation, and upgrades of all park facilities including the Marine Street Pavilion, restroom, and fishing pier.

- *Commercial and Residential Façade Grants.*
- *Two large murals in Downtown CRA District.*
- *4th Street crosswalk facility.*
- *4th Street Boat Ramp.*
Repairs and improvements to parking lot, roadway, launch, and dock.
- *NW Ave B Commercial Revitalization*
Improvements to rural-style roadway to include installation of stormwater facilities, curb and gutters, sidewalks, and complete roadway reconstruction.
- *Removal of condemned residential buildings and property cleanup.*
- *Quick Action Emergency Grant for businesses during COVID-19 shutdown.*
- *Pole mounted Christmas Decorations.*
- *Promotional grants to non-profit organizations for events in CRA District.*
- *Ongoing Landscape Maintenance and Clean Up Services in the CRA District.*
- *Creation of “Veterans Park Military Flag Memorial.”*
- *Commercial Revitalization of Marine Street leveraged with CDBG funding*
Replace all decorative streetlight fixtures.
Replace damaged sidewalk at Riverwalk Park.
Replace deteriorated decorative fencing along Marine Street seawall
Complete reconstruction of Marine Street Boardwalk
- *Creation of “Mariners’ Memorial.”*
- *Hire full-time CRA Employee*
For full time landscape maintenance, cleanup, and general facilities maintenance in the original and expanded CRA District.
- *Messer Pavilion:*
Repairs including rust removal and painting of the Messer Pavilion structure and restroom.

B. Recommendations for Specific Proposed Future Revitalization Efforts

- Encourage merchants and property owners to organize and participate in the implementation of this Plan’s goals and objectives.
- Utilize regional planning resources (Universities, Agencies, etc.) to assist in the creation of conceptual plans for the Redevelopment Area.
- Update Land Development Regulations and requirements to better reflect the Redevelopment Area’s needs and opportunities.
- Consider various overlay districts on a City wide (including RA) or Redevelopment Area basis only to promote the various goals set forth in the Plan.
- Revise the zoning standards and future land use designations to allow for more flexibility while encouraging development in specific locations.
- Develop, refine, and enforce signage regulations.

- Acquire Property within the Redevelopment area for the purposes set forth in the Plan and Statute.
- Sell Property acquired by the Redevelopment Agency consistent with this Plan and Statute.
- Include high quality landscaping requirements for new development and install and maintain landscaping in public rights-of-way consistent with all local, state and federal regulations.
- Encourage aggregation of properties to allow for larger, more impactful development. Eliminate some of the constraints in place resulting from antique platting.
- Create a hospitality district with restaurants, lodging and a General Store that caters to locals and tourists.
- Invest in the area by acquiring a larger percentage of the land.
- Create specific locations for hospitality uses to improve the tourist experience, concentrate the traffic and create greater opportunities to promote local businesses.
- Coordinate the marketing and promotion of the hospitality and eco- and nature-based tourism industry to work together and build on each sector.
- Organize a seamless way to combine the various types of lodging with all tourism activities for ease of use by visitors. (Enhance the visitor experience by making lodging, dining, fishing, tours, and shopping easy and fun).
- Develop a culture of businesses promoting other local businesses.
- Rehabilitation of the “Old Water Plant” facility located on SE Ave. C for use as an entertainment venue.
- Reimbursement for lot clean-up designed to address blight and slum conditions. Such reimbursement would be on a pro-rated over a period of years following the expenditure in order to maintain the condition of the property and avoid windfall to property owners that sell a short time after clean-up.
- Assist in the maintenance and possible expansion of cemetery facilities located in the Redevelopment Area.
- Assist with enhancement of policing efforts in the Redevelopment area, specifically in the area of nighttime entertainment and any higher crime areas located therein.
- Construction of a pavilion or pole barn to be used as a point of distribution for dissemination of emergency supplies during disaster relief operations.
- Continually monitor all projects, public and private, within the Redevelopment Area to ensure consistency with the Redevelopment Plan.
- Install decorative trash receptacles/benches along Hwy 98 to complement landscaping; match Tallahassee St.
- Install decorative street lighting along Hwy 98 to complement landscaping; match Tallahassee St.

- Decorative street lighting, benches, and trash receptacles on Marine St. to match Tallahassee St.
- Property acquisition directed to vacant lots on Avenue B and connecting north south street between Highway 98 and Avenue B; cleanup & beautify and for use as parking and for public events;
- Standardize signage within the CRA in order to promote visual continuity and attractiveness;
- Standardize façade improvements for storefronts to promote visual continuity including such features as awnings;
- Clean up open vending and sales areas and provide screening from visually inconsistent features;
- Construction of Improvements, maintenance, and repair at Veteran’s Park and improvements to any park facilities located in CRA to make them more appealing for tourism and residents;
- Designating and clearly marking bicycle lanes to enhance multi-modal travel around the CRA;
- Encourage use of CRA property for educational purposes;
- Develop a schedule of special events for purposes of promoting the CRA and its benefits, combine this effort with appropriate advertising and marketing efforts;
- Identify and improve pedestrian cross walks throughout the CRA;
- Improvements to facilities providing water access to the Public within the CRA;
- Grant programs designed to provide matching funds with conditions to commercial property owners for the purpose of façade and other exterior improvements to property;
- Promote use of Low Impact Development BMPs to deal with stormwater, landscaping, and recycling within the CRA;
- Invest in web-based tools to promote and manage CRA activities;
- Identify and if necessary, address the need for affordable housing within the Redevelopment Area pursuant to Section 163.360, Florida Statutes and coordinate with the applicable local affordable housing agencies.
- Explore and apply for grant funding available for CRA projects.
- Partner with Not for Profit Organizations headquartered in CRA District by offering a Non-Profit Organization Special Events Grant, including criteria brochure and application.

C. *Business Assistance Element*

The CRA has been vested with the following general powers as provided in Florida Statutes:

- “To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under [the Act].” F.S. §

163.370(2)(a).

- Within the redevelopment area, “[t]o enter into any contracts necessary to effectuate the purposes of [the Act].” F.S. § 163.370(2)(e)(6).
- “To appropriate such funds and make such expenditures as are necessary to carry out the purposes of [the Act].” F.S. § 163.370(2)(l).
- All powers available under the Community redevelopment Act of 1969.

The City has identified the need for the CRA to be capable of providing assistance to businesses operating in the District under certain extraordinary conditions. Historically the CRA has provided financial assistance in the form of matching grants for façade improvements. The state of emergency declared through Executive Order 20-52 revealed a need for alternate methods of providing business assistance to District businesses adversely impacted by conditions imposed during a lawfully declared Federal, State or Local Emergency. A lawfully declared state of emergency shall be a prerequisite to the provision of direct (non-matching) financial assistance through the CRA. The conditions placed on such assistance shall be developed by the CRA Director and approved by the CRA. Such conditions shall ensure that the direct financial assistance will specifically benefit the redevelopment area. The CRA recognizes that without such direct and timely financial intervention blight is likely to arise in the redevelopment area.

IX. Implementation

The Redevelopment Trust Fund

The Carrabelle Redevelopment Trust Fund was established in 1992. The Trust Fund receives all tax increment money, grants, gifts or profits generated by the redevelopment activities in the Carrabelle CRA. The annual funding of the Redevelopment Trust Fund will be equal to the incremental taxes collected in the Redevelopment Area by Franklin County and the City. The contributions will be determined annually in an amount equal to 95% of the difference between:

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

property by each taxing authority prior to the effective date of the ordinance providing for the funding of the trust fund.

Redevelopment Powers/Projected Costs of Redevelopment

The Community Redevelopment Agency is authorized to exercise all powers conferred by Section 163, part III, Florida Statutes, which are necessary and convenient to carry out and effectuate the purposes of the updated Carrabelle Community Redevelopment Plan.

The projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects based upon the recommendations above shall be set forth in the CRA Annual Budget. The Redevelopment agency has not incurred any debt in connection with Redevelopment activities and has no current plans to do so at the time of this update. Any such improvements pursuant to this Plan shall be completed within thirty (30) years of the adoption of this CRA Plan as updated.

Daily Administration

The day to day operations of the Redevelopment Agency shall be run by a Director. The duties of the Director shall include:

1. Promote the CRA and redevelopment efforts to encourage additional redevelopment;
2. Coordinate with other City staff, consultants, land owners, business owners, the Waterfronts Partnership, Economic Development Council, Planning and Zoning Commission and other groups or organizations in the implementation of Plan objectives;
3. Make all effort to stay up to date on the condition and status of real property located in the redevelopment area;
4. Coordinate grant writing, building of public/private partnerships, and other fundraising efforts;
5. Any other duties and responsibilities delegated to the Redevelopment Agency Director by the Community Redevelopment Board.

The CRA should engage the City of Carrabelle in the negotiation and implementation of a Contract for Services (CFS). The CFS would be an Interlocal agreement between the City and CRA as contemplated by Sections 163.01 and 163.400, Florida Statutes. The purpose of the Interlocal agreement would be to provide for the cooperation between two public entities, the City of Carrabelle and CRA, for the purpose of sharing in administrative and maintenance costs.

Duration of the Plan

The duration of the Plan shall be as set forth in statute. Similarly, the redevelopment initiatives and programs described or approved shall be completed in the timeframes set forth within the plan or action approving them consistent with governing Statute.

Plan Modification

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

Severability

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

Safeguard, Controls, Restrictions, Covenants

All redevelopment activities undertaken in the CRA must be consistent with this Plan, the City's Comprehensive Plan and applicable land development regulations; all redevelopment plans will undergo review by the City if applicable.