A.6.2

Project Location Map
And
Site Survey

CRA

Prepared for the City of Niceville, Florida

March 10, 2015

NORTH

SKETCH AND LEGAL DESCRIPTION

NOT A BOUNDARY SURVEY

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 feet

PROPOSED DESCRIPTION:

A PARCEL OF LAND, LYING IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 22 WEST MORE PARTICULARLY DESCRIBED AS:

LOT 2, BLOCK 18 OF THE PLAT OF NICEVILLE AS RECORDED IN THE OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA, PLAT BOOK 1 PAGE 39. TOGETHER WITH THE SOUTHEAST 30.0 FEET OF LOT 1 AND THE NORTHWEST 30.0 FEET LOT 3.

SURVEY REPORT:

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
3. APPARENT USES ARE AS SHOWN.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE AS SHOWN ABOVE.
6. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. FLOOD STATEMENT: PANEL NO. 12091C0388 H, DATED 12-06-2002, FLOOD ZONE X AND AE7.
8. SURVEY MONUMENTATION SHOWN IS REFERENCED FROM A PREVIOUS SURVEY PERFORMED BY GUSTIN, COTHERN & TUCKER, INC. DATED 26 MARCH 1997.

LEGAL DESCRIPTION SKETCH OF LOT 2, AND A PORTION OF LOTS 1 AND 3, BLOCK 18, PLAT OF NICEVILLE, PLAT BOOK 1 PAGE 39. LYING IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

TYPE SURVEY: SKETCH AND LEGAL DESCRIPTION	ALLEN E. TUCKER, P.S.M. No.4584 OR HORACE WAYNE WALKER, JR., P.S.M. No.5029 OR JOSHUA P. WOOD, P.S.M. No.6960	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CLIENT: CITY OF NICEVILLE		
FIELD DATE: N/A F.B. N/A		
HORIZ. DATUM: N/A		
VERT. DATUM: N/A	20 APRIL 2015	© G.C.T., INC. 2015

GUSTIN, COTHERN & TUCKER, INC.
LAND SURVEYING / CIVIL ENGINEERING
(850) 678 - 5141 L.B. #3501
121 HART STREET www.gctengineering.com NICEVILLE, FL 32578

15-0323

INDEX

I:\NICEVILLE\LOT 2 BLK 18_SKETCH & DESCRIPTION_15-0323.dwg L, 4/21/2015 9:25am jwood

A.6.3.1

City of Niceville
Option to Purchase

1. Spence Land and Timber
2. Martha Peters Trust
3. Spence Brothers Properties

Lannie L. Corbin
City Manager

208 N. Partin Drive
Niceville, Florida 32578
Office: (850) 729-4008
Fax: (850) 729-4013

"Home of the Boggy Bayou Mullet Festival"

TO: Spence Brothers Properties, Inc.
301 Bayshore Drive, Niceville, Florida 32578

FROM: Mr. Lannie Corbin, City Manager, City of Niceville

Date: March 20, 2015

CONDITIONAL OPTION TO PURCHASE

The City of Niceville, Florida is pleased to provide this option to purchase real property under your control which is:
The eastern 30 feet of Parcel No. 07-15-22-2520-0018-0010; approximately .09 acres; located on Bayshore Drive and extending south to Boggy Bayou.

The initial offer for the property is $125,000.00 which may be adjusted later by mutual consent based on a professionally appraised value if said appraisal varies over ten percent (10%) of the option value above.

There will be no real estate fees associated with this purchase and the City of Niceville will support all closing costs except documentary stamps on the sale and prorated ad valorem taxes.

GENERAL CONDITIONS

1. It is the city's desire to purchase this property to use for the development of a public water access facility to be known as the Niceville Landing.

2. The option will allow the city to document a willing seller to support an application to the Okaloosa Restore Advisory Committee for oil spill funding resulting from the distribution of fine reservoirs from The Transocean, Inc. Deep Horizon Well Settlement.

3. The city has established a Community Redevelopment Agency (CRA) process and plan for the area in which this property is located. It is the intention of the CRA to guide and support the enhancement of and other public improvements to optimize financial investments and overall values in the CRA.

SPECIFIC TERMS

1. This option will expire 240 days from its execution unless extended by mutual consent of both parties.

2. Should an appraisal for this property vary more than ten percent (10%) above or below the value of this offer, either party will be allowed to request a modification to the purchase price. If the requested price modification is not approved by the other party to this option, the option may be modified or terminated by the objecting party at its discretion.

3. Should the subject party not be used for its intended purpose within 36 months of acquisition, the city will make it available to the seller at its original purchase price.

4. This purchase option may be modified by either party before closing with consent from the other party.

This agreement made between Spence Brothers Properties, and the City of Niceville on _____ 2015.
(Date)

Walter F. Spence III
Seller Walter F. Spence III

Purchaser

Lannie L. Corbin
City Manager

208 N. Partin Drive
Niceville, Florida 32578
Office: (850) 729-4008
Fax: (850) 729-4013

"Home of the Boggy Bayou Mullet Festival"

TO: Spence/APEL Land and Timber
935 John Sims Parkway W. Niceville, Florida 32578-2424

FROM: Mr. Lannie Corbin, City Manager, City of Niceville

Date: March 20, 2015

CONDITIONAL OPTION TO PURCHASE

The City of Niceville, Florida is pleased to provide this option to purchase real property under your control which is:
The western 30 feet of Parcel No. 07-15-2520-0018-0030; approximately 0.10 acres; located on Bayshore Drive and extending to Boggy Bayou.

The initial offer for the property is $125,000.00 which may be adjusted later by mutual consent based on a professionally appraised value if said appraisal varies over ten percent (10%) of the option value above.

There will be no real estate fees associated with this purchase and the City of Niceville will support all closing costs except documentary stamps on the sale and prorated ad valorem taxes.

GENERAL CONDITIONS

1. It is the city's desire to purchase this property to use for the development of a public water access facility to be known as the Niceville Landing.

2. The option will allow the city to document a willing seller to support an application to the Okaloosa Restore Advisory Committee for oil spill funding resulting from the distribution of fine reservoirs from the Transocean, Inc. Deep Horizon Well Settlement.

3. The city has established a Community Redevelopment Agency (CRA) process and plan for the area in which this property is located. It is the intention of the CRA to guide and support the enhancement of and other public improvements to optimize financial investments and overall values in the CRA.

SPECIFIC TERMS

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3. Should the subject party not be used for its intended purpose within 36 months of acquisition, the city will make it available to the seller at its original purchase price.

4. This purchase option may be modified by either party before closing with consent from the other party.

This agreement made between Spence Land and Timber, and the City of Niceville on March 30, 2015.
(Date)

Seller **Purchaser**

Lannie L. Corbin
City *Manager*

208 N. Partin Drive
Niceville, Florida 32578
Office: (850) 729-4008
Fax: (850) 729-4013

"Home of the Boggy Bayou Mullet Festival"

TO: Carlton Stanley Peters
1230 Meigs Drive, Niceville, Florida 32578-3018

FROM: Mr. Lannie Corbin, City Manager, City of Niceville

Date: March 20, 2015

CONDITIONAL OPTION TO PURCHASE

The City of Niceville, Florida is pleased to provide this option to purchase real property under your control which is:
Parcel No. 07-15-22-2520-0018-0020; 0,18 acres; 50 feet located on Bayshore Drive and extending to Boggy Bayou.

The initial offer for the property is $250000.00 which may be adjusted later by mutual consent based on a professionally appraised value if said appraisal varies over ten percent (10%) of the option value above.

There will be no real estate fees associated with this purchase and the City of Niceville will support all closing costs except documentary stamps on the sale and prorated ad valorem taxes.

GENERAL CONDITIONS

1. It is the city's desire to purchase this property to use for the development of a public water access facility to be known as the Niceville Landing.

2. The option will allow the city to document a willing seller to support an application to the Okaloosa Restore Advisory Committee for oil spill funding resulting from the distribution of fine reservoirs from the Transocean, Inc. Deep Horizon Well Settlement.

3. The city has established a Community Redevelopment Agency (CRA) process and plan for the area in which this property is located. It is the intention of the CRA to guide and support the enhancement of and other public improvements to optimize financial investments and overall values in the CRA.

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3. Should the subject party not be used for its intended purpose within 36 months of acquisition, the city will make it available to the seller at its original purchase price.

4. This purchase option may be modified by either party before closing with consent from the other party.

This agreement made between Carlton Stanley Peters, and the City of Niceville on 4/29 2015.

Seller **Purchaser**

A.10.1

Institute of Senior Professionals
Northwest Florida College

Estimated Economic Impact
Of
Niceville Public Landing

An Assessment

NORTHWEST FLORIDA
STATE COLLEGE

100 College Boulevard • Niceville, FL 32578-1295 • (850) 678-5111 • www.nwfsc.edu

April 29, 2015

Mr. Lannie Corbin, City Manager
City of Niceville
208 N. Partin Drive
Niceville, FL 32578

Dear Mr. Corbin:

It is my pleasure to present the enclosed document, "City of Niceville Community Redevelopment Act (CRA) Draft Plan Support" prepared by members of Northwest Florida State College's Institute for Senior Professionals and approved by ISP's membership as a whole.

Members of the study team include: Mike Flynt and Art Miller. I know you appreciate the time and effort these team members put into the research behind this report and the care with which it was written.

If there are any questions regarding the report, please contact Mike Flynt via email: mflynt6905@aol.com

Sincerely,

Ty J. Handy
President

TJH:bt
enclosure

Institute for Senior Professionals Of Northwest Florida State College

City of Niceville Community Redevelopment Act (CRA) Draft Plan Support

April 27, 2015

INTRODUCTION

This report responds to a request from City of Niceville Manager Lannie Corbin and the city's CRA Consultant Bill McCartney. It is on a fast track in order to have its contents available to include in an Okaloosa County RESTORE Act project proposal application. Specific sections of the application are cited in the final paragraphs. The report was written by Art Miller and Michael Flynt.

BACKGROUND

Request.

On March 17, 2015 the City of Niceville Community Redevelopment Act (CRA) Consultant Bill McCartney sent the attached email on behalf of the City Manager requesting assistance in preparing an application for funding of one part of the plan from the Okaloosa County RESTORE Act Committee (ORAC) (Atch 1). The email was summarized and sent as an email to appropriate ISP members and leaders (Atch 2).

Request Background: In 2012, the Niceville City Council voted unanimously to explore the establishment of a CRA Plan to: "Eliminate blighted conditions in the old settlement area as a result of inadequate transportation facilities, . . . deteriorating sites . . . high vacancy rates, . . . obsolescence of properties. . ."

Authorization for such projects is found in Section 163.335 Florida Statutes, (4). It says, ". . . coastal resort or tourist areas . . . which are economically distressed . . . be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community."

The City Manager and CRA Consultant believe Okaloosa County RESTORE Act funding can give this very viable economic development a quick start from a plan to a project.

Focus

Recent studies have shown that the areas of the Old Settlement, now titled as the Historical Downtown District, are deteriorating owing to: inadequate street layout; faulty layout of commercial properties in respect to accessibility; size; and outdated density patterns of individual structures; diversity of ownership; inadequate transportation and parking facilities; lack of functional open space; deteriorated structures and properties; inadequate access to major transportation routes; a large number of vacant properties; and overall deterioration.

Main Component

The City of Niceville administration says, "...redevelopment of the "old village" on Boggy Bayou will have major implications for the success of the City's CRA Program. Fundamental to this is the purchase and development of a public landing on the bayou to serve as the center piece of the commercial restoration of the district." City Administration has identified a shoreline area ideal for the project. It consists of three small parcels on Bayshore Drive in the center of the oldest commercial district of the city. The City Administration has contacted owners of the three needed parcels and believe the land can be bought for $500,000.

Vision

To turn around decline of the Historical Downtown District, this vision is offered to guide necessary actions. The overall vision of this effort is to:

"Create a unique park that is innovative in design and amenities, anchored in the best of the culture and history of the bayou, and that offers a new experience with every visit."

APPROACH

In keeping with the City of Niceville's resolution and with Florida Statutes, The City of Niceville is resolved to:

- -- redevelop and enhance the Historical Downtown District of the city
- -- provide residents and visitors with unique, positive experiences
- -- make a significant impact on the local economy
- -- improve the image and attractiveness of the community

The Historical Downtown commercial area is located along the north shore of Boggy Bayou. It is triangle shaped bounded by Bayshore Drive from its intersection with John Sims Parkway (SR20) east to the eastern boundaries of parcels on the east side of Edge Avenue north to John Sims Parkway at Jones Avenue and west to the starting point., It consists of an estimated 1,101,632 square feet of space or roughly 23 acres.

The designated area has significant potential as a year round venue for cultural, historic, recreational, and culinary experiences, all of which would create positive experiences for visitors, and provide economic stimulus to the city, to property owners, and to businesses. In addition, the CRA area is adjacent to the City of Niceville's existing Turkey Creek Recreational District adding accessible outdoor experiences such as tubing, a boardwalk for wildlife viewing, running and benches for rest. The creek's swimming holes are a favorite too. The CRA Plan calls for connection of the two areas tto enhance the value of both.

Based on research into other similar projects that have been successfully developed elsewhere over the past few decades, the following elements are frequently included in such projects:

✓Cultural: the arts; galleries; diverse restaurants; festivals and events; cultural diversity, farmers' markets, nightlife, entertainment
✓Historic: buildings, museums, libraries, artifacts, photographs, businesses
✓Recreation: scenic views, boat rides, docks, parks, playgrounds, multi-purpose paths, fishing
✓Culinary: diverse dining opportunities, local foods and locally grown products.

Other historical restoration projects in Florida and the rest of the nation form a basis for this concept of characteristics of the Boggy Bayou Landing redevelopment program.

Area Character and identity

✓Scaled for unhurried personal experiences

✓Environmentally sound materials and construction
✓Venues for special events

✓Enhanced environmental features implementing the city stormwater management utility plan
✓Safe family areas

Bayou-related amenities

✓Bayou Landing boardwalk with areas for visiting boat tie-ups
✓First-hand experience of the beauty of the bayou

✓Rentals of kayaks, canoes, paddleboards

Potential District Features

✓Restaurants, family and up-scale
✓Children's splash pad, fountain
✓Swings
✓Seasonal food and refreshments
✓Dog park
✓Iconic cultural features

✓Farmers Market
✓Rental pavilions
✓Game tables
✓Areas to display outdoor art
✓Wi-Fi Hotspot

Potential Events

✓Fourth of July fireworks viewing area, public celebrations
✓Novelty boat races, for example team based milk carton canoe races
✓Themed art shows
✓Start and Finish lines for biking, fun runs, etc.
✓Fishing tournaments (red fish, trout, catfish, etc.)
✓Public performances, bands, variety acts, outdoor plays
✓Mattie Kelly Environmental Institute annual family day
✓Boat parades
✓Waterfront events complementing the Mullet Festival
✓Historical re-enactments such as the Walton Guards

Such projects normally limit, or eliminate, vehicular traffic so that visitors have freedom to move about without concern for traffic. Creation of pedestrian-only areas is desirable.

Among the important redevelopment projects under consideration for the Niceville Historical Downtown District are:

✓Niceville Public Landing Acquisition (2015)
✓Public Land Construction (2016)
✓Historic Downtown Streetscapes and Lighting (2016)
✓Public Landing and Walkway Construction (2015-2017)
✓Historic Downtown Cleanup (2015)
✓Restoration of Mill Pond and Habitat (2015)
✓Development of Public Parking Areas (2016)
✓Development of Crosswalk to Turkey Creek Recreation Area (2016-2017)
✓Landscape Enhancements (2015-2016)

Proximity of the Turkey Creek Recreation District to the Historic District will complement the attractiveness of both districts. In addition to the strategies for the Historic Downtown District, numerous projects have been identified for the Turkey Creek Recreational District, such as a resource facility, canoe recovery area, amphitheater, tennis courts, boardwalk completion, land acquisition, informational kiosks, multi-purpose paths, storm water improvements, and pedestrian access improvements. Both districts will offer a variety of visitor options with every visit.

The CRA project Highlands District includes projections for improvement of commercial and retail business, multi-family housing, enhancement of streetscapes, and code enforcement.

The John Sims Parkway District of the CRA project includes incentives for business and enhancement of streetscapes.

Throughout the CRA, an investment needs to be made for development costs, hiring staff, developing design guidelines, public utilities, utility relocation, gateways, rezoning

traffic studies, and incentives for redevelopment. Grants and planned tax increment financing (TIF) are expected to contribute to the entire CRA project.

ESTIMATED COST PROJECTIONS

At this conceptual phase of the Historical District redevelopment project, costs the economic impact can be approximated based on local experience and similar historical restoration areas.

Over the three year period from the present until 2018, the CRA Draft Plan of March 15, 2015 projects these redevelopment costs:

-Land Acquisition for Landing	$400,000 - $700,000
-Parking	$400,000 - $500,000
-Stormwater Management	$500,000 - $700,000
-Restoration Improvements	$500,000 - $750,000
-Multi-Purpose Trail	$800,000 - $900,000
-Land Acquisition for Parking	$400,000 - $500,000

City of Niceville Administration negotiations with property owners for the intended Bayou Landing site indicate that the three parcels can be bought for $500,000.

SUGGESTIONS FOR THE OKALOOSA COUNTY RESTORE ACT (ORAC) PROJECT APPLICATION

A. *Project Summary*. ORAC Data Collection Form, Part A. Item A.1. This information is offered for the Project Summary:

Economics of the project: This application is limited to funding purchase of about 120 feet of Boggy Bayou shoreline property in the neighborhood where the earliest commercial settlement occurred. The site is central to the Historical District portion of the Niceville Community Redevelopment Act (CRA) Draft Plan dated March 15, 2015. The lion's share of expenditures both long- and short-term will be made through a combination of sources characteristic of CRA projects. The CRA Plan calls for the city to construct a 60 foot wide pier type landing about 100 feet into the bayou along with upland public parking. Subsequently, a boardwalk is planned to connect with the amenities of Turkey Creek Walk Park. The Florida Department of State publication *Economic Impacts of Historic Preservation in Florida, Update 2010* reports that public investment in historic preservation in Florida between 1996 and 2008 resulted in 1.6 times the investment in matching funds. Using that as a multiplier it would mean an $800,000 impact for the $500,000 requested here. The city estimates the whole CRA project will have average annual revenues of $875,000 from CRA and Tax Increment Financing, loans, grants and private contributions. Initial investment for the proposed project will be for construction of the pier and upland parking after award of RESTORE Act funding. After completion of the pier, city revenues associated with this application

will come from fees and rental of the pier for private events. The pier will anchor other developments in the Historic District that will result in increased ad valorem and sales taxes for the city.

Specific Objectives. The Boggy Landing pier will anchor redevelopment of the "old town" Historic District. It will be the attraction and public space that will draw entrepreneurs and investors to build on the unique character of existing amenities on the bayou. New development is expected to include high-end dining and shopping that take their identity from the Historic District. Boggy Landing will be the heart of the old town community with its heritage of water travel for timber and turpentine, sport and commercial fishing, and retreat residences for the wealthy escaping northern winters. This shoreline property will attract public and private events ranging from sporting activities and fine dining to children's play areas and weddings and the many other activities found in similar developments across Florida and the nation. Outdoor recreation opportunities will draw those looking for access to the bayou for boating and fishing. The many reasons to visit Boggy Landing will make it an attractive place with new experiences possible with each visit.

Jobs Created *Short Term employment* will involve engineering and construction of the pier and upland parking. The CRA plan estimates some $1,000,000 for land acquisition plus pier construction.

Long Term employment on the Landing will include long term routine maintenance of the structure and management of its use. City of Niceville Public Works will provide maintenance and a part time manager for public use will be needed. It is also likely that commercial venders for rental watercraft such as kayaks will want to use the property most months of the year. City and recreational service wages will probably be in the $17,000 to $20,000 Leisure and Hospitality range reported by the Florida Legislature Office of Economic and Demographic Research in January 2015.

More significant will be jobs resulting from businesses drawn to the Historic District by the signature Bayou Landing. Section B.1.6 below describes food service, retail and recreational amenity jobs ranging from managers with salaries upwards of $60,000 to entry level dishwashers making about $10.00 per hour. Other job possibilities exist as well. Historic preservation districts have their own flavor and employment opportunities will grow as the district matures and expresses its character.

B. *Jobs Created*. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Economic Factors. Item B.1.6.

Purchase of property with proceeds from RESTORE Act funding will not directly result in job creation. Job creation will result from city financed development of a pier on the shoreline property described in this application. Short term salaries and wages will be the result of contracts for engineering services and marine construction. Follow-on redevelopment of the Historic District will result in long term employment. Data here are

from the Bureau of Labor Statistics reporting on Florida (See www.bls.gov/oes/current/oes_fl.htm).

Short Term Jobs – These jobs will be covered by the contract for pier construction and will be filled by engineers who draw the pier plans and construction workers who build it.

Occupation	Mean Hourly	Mean Annual
Engineer	$43.80	$91,000.00
Construction Manager	42.47	88,330.00
Construction Helper	13.27	27,610.00

Long Term Jobs These are representative. Many other possibilities exist depending on how the Historic District evolves to express its own character. The range of annual salaries can be expected to cover other jobs.

Occupation	**Mean Hourly**	**Mean Annual**
Restaurant Manager	$30.78	$64,020.00
Chef	11.78	24,500.00
Restaurant Staff	10.60	22,040.00
Dishwasher	9.38	19,500.00
Retail Manager	20.68	43,000.00
Retail Clerk	11.80	24,700.00
Cashier	10.00	19,740.00
Food Service Concessionaire	10.39	21,610.00
Recreation Workers	11.65	24,230.00

C. *Economic Factor #2*. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Item B.2., Revenues.

The B.2.1 Revenue Table is Attachment 3. The table gives expected revenues for the entire CRA Project. Two lines give information relating to the Bayou Landing. Total Revenue from City Government is estimated to contain an average of $10,000 annually for pier maintenance. The Total Sales Revenues line estimates concession fees for recreational equipment rentals and food concessions on the pier. The Sales Revenues level off after the facility matures and establishes a steady activity level. With 10-year city expenditures of $100,000 for maintenance deducted from expected sales revenues of $120,000 provides a modest profit. The significant benefit to the city will result from increased ad valorem taxes and municipal revenue sharing of sales taxes collected.

D. *Economic Factor #2*. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Item B.2.2.

The Bayou Landing is a venue for service sales. *Food and Drink*. Existing restaurants near the site will be joined by others, probably with specialties such as seafood, Cajun and traditional southern cooking. Special and weekend events should include food concessionaires offering comfort food on or near the pier. Establishment of one or more bars with a view of the bayou can be expected. A specialty café serving fine coffees and teas would do well at any time. *Leisure activities*. Rentals of kayaks, canoes and paddle boards from concessionaires on the Landing are expected. The beauty and calm waters of Boggy Bayou are a natural attraction. Renters will also be able to cross under the John Sims Parkway bridge over Turkey Creek to enjoy its cool waters and abundant wildlife. *Retail*. Recreational activity on the bayou should lead to retail sales of personal equipment and small water craft such as kayaks. Special events envisioned by the city should lead to shops catering to visitors and local families. The unique character of the Landing is expected to draw specialty clothing and other stores. *Special Events*. The Bayou Landing will host a variety of special events. They may include art shows, antique automobile shows, musical events, canoe or kayak races, foot race and bicycle race start/finish, and many more. Each out of town visitor will need to eat and some a place to sleep generating sales in the city.

CONCLUSION

The Historic District Community Redevelopment plan responds to many of the criteria set by the RESTORE Act for selecting projects for funding. It offers new public access to Florida's recreational waters and opportunities to learn to appreciate the natural environment, it adds jobs and businesses to the city, and it strengthens Niceville as a sustainable city in times of natural disaster and economic downturns. The amount requested is modest compared to the entire CRA plan for the city. It appears to this writer that an Okaloosa County RESTORE Act Committee recommendation for project approval will be a wise step for the city and Okaloosa County.

Main Component

The City of Niceville administration says, "...redevelopment of the "old village" on Boggy Bayou will have major implications for the success of the City's CRA Program. Fundamental to this is the purchase and development of a public landing on the bayou to serve as the center piece of the commercial restoration of the district." City Administration has identified a shoreline area ideal for the project. It consists of three small parcels on Bayshore Drive in the center of the oldest commercial district of the city. The City Administration has contacted owners of the three needed parcels and believe the land can be bought for $500,000.

Vision

To turn around decline of the Historical Downtown District, this vision is offered to guide necessary actions. The overall vision of this effort is to:

"Create a unique park that is innovative in design and amenities, anchored in the best of the culture and history of the bayou, and that offers a new experience with every visit."

APPROACH

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The Historical Downtown commercial area is located along the north shore of Boggy Bayou. It is triangle shaped bounded by Bayshore Drive from its intersection with John Sims Parkway (SR20) east to the eastern boundaries of parcels on the east side of Edge Avenue north to John Sims Parkway at Jones Avenue and west to the starting point., It consists of an estimated 1,101,632 square feet of space or roughly 23 acres.

The designated area has significant potential as a year round venue for cultural, historic, recreational, and culinary experiences, all of which would create positive experiences for visitors, and provide economic stimulus to the city, to property owners, and to businesses. In addition, the CRA area is adjacent to the City of Niceville's existing Turkey Creek Recreational District adding accessible outdoor experiences such as tubing, a boardwalk for wildlife viewing, running and benches for rest. The creek's swimming holes are a favorite too. The CRA Plan calls for connection of the two areas tto enhance the value of both.

traffic studies, and incentives for redevelopment. Grants and planned tax increment financing (TIF) are expected to contribute to the entire CRA project.

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SUGGESTIONS FOR THE OKALOOSA COUNTY RESTORE ACT (ORAC) PROJECT APPLICATION

A. *Project Summary*. ORAC Data Collection Form, Part A. Item A.1. This information is offered for the Project Summary:

Economics of the project: This application is limited to funding purchase of about 120 feet of Boggy Bayou shoreline property in the neighborhood where the earliest commercial settlement occurred. The site is central to the Historical District portion of the Niceville Community Redevelopment Act (CRA) Draft Plan dated March 15, 2015. The lion's share of expenditures both long- and short-term will be made through a combination of sources characteristic of CRA projects. The CRA Plan calls for the city to construct a 60 foot wide pier type landing about 100 feet into the bayou along with upland public parking. Subsequently, a boardwalk is planned to connect with the amenities of Turkey Creek Walk Park. The Florida Department of State publication *Economic Impacts of Historic Preservation in Florida, Update 2010* reports that public investment in historic preservation in Florida between 1996 and 2008 resulted in 1.6 times the investment in matching funds. Using that as a multiplier it would mean an $800,000 impact for the $500,000 requested here. The city estimates the whole CRA project will have average annual revenues of $875,000 from CRA and Tax Increment Financing, loans, grants and private contributions. Initial investment for the proposed project will be for construction of the pier and upland parking after award of RESTORE Act funding. After completion of the pier, city revenues associated with this application

will come from fees and rental of the pier for private events. The pier will anchor other developments in the Historic District that will result in increased ad valorem and sales taxes for the city.

Specific Objectives. The Boggy Landing pier will anchor redevelopment of the "old town" Historic District. It will be the attraction and public space that will draw entrepreneurs and investors to build on the unique character of existing amenities on the bayou. New development is expected to include high-end dining and shopping that take their identity from the Historic District. Boggy Landing will be the heart of the old town community with its heritage of water travel for timber and turpentine, sport and commercial fishing, and retreat residences for the wealthy escaping northern winters. This shoreline property will attract public and private events ranging from sporting activities and fine dining to children's play areas and weddings and the many other activities found in similar developments across Florida and the nation. Outdoor recreation opportunities will draw those looking for access to the bayou for boating and fishing. The many reasons to visit Boggy Landing will make it an attractive place with new experiences possible with each visit.

Jobs Created *Short Term employment* will involve engineering and construction of the pier and upland parking. The CRA plan estimates some $1,000,000 for land acquisition plus pier construction.

Long Term employment on the Landing will include long term routine maintenance of the structure and management of its use. City of Niceville Public Works will provide maintenance and a part time manager for public use will be needed. It is also likely that commercial venders for rental watercraft such as kayaks will want to use the property most months of the year. City and recreational service wages will probably be in the $17,000 to $20,000 Leisure and Hospitality range reported by the Florida Legislature Office of Economic and Demographic Research in January 2015.

More significant will be jobs resulting from businesses drawn to the Historic District by the signature Bayou Landing. Section B.1.6 below describes food service, retail and recreational amenity jobs ranging from managers with salaries upwards of $60,000 to entry level dishwashers making about $10.00 per hour. Other job possibilities exist as well. Historic preservation districts have their own flavor and employment opportunities will grow as the district matures and expresses its character.

B. *Jobs Created*. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Economic Factors. Item B.1.6.

Purchase of property with proceeds from RESTORE Act funding will not directly result in job creation. Job creation will result from city financed development of a pier on the shoreline property described in this application. Short term salaries and wages will be the result of contracts for engineering services and marine construction. Follow-on redevelopment of the Historic District will result in long term employment. Data here are

D. *Economic Factor #2*. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Item B.2.2.

The Bayou Landing is a venue for service sales. *Food and Drink*. Existing restaurants near the site will be joined by others, probably with specialties such as seafood, Cajun and traditional southern cooking. Special and weekend events should include food concessionaires offering comfort food on or near the pier. Establishment of one or more bars with a view of the bayou can be expected. A specialty café serving fine coffees and teas would do well at any time. *Leisure activities*. Rentals of kayaks, canoes and paddle boards from concessionaires on the Landing are expected. The beauty and calm waters of Boggy Bayou are a natural attraction. Renters will also be able to cross under the John Sims Parkway bridge over Turkey Creek to enjoy its cool waters and abundant wildlife. *Retail*. Recreational activity on the bayou should lead to retail sales of personal equipment and small water craft such as kayaks. Special events envisioned by the city should lead to shops catering to visitors and local families. The unique character of the Landing is expected to draw specialty clothing and other stores. *Special Events*. The Bayou Landing will host a variety of special events. They may include art shows, antique automobile shows, musical events, canoe or kayak races, foot race and bicycle race start/finish, and many more. Each out of town visitor will need to eat and some a place to sleep generating sales in the city.

CONCLUSION

The Historic District Community Redevelopment plan responds to many of the criteria set by the RESTORE Act for selecting projects for funding. It offers new public access to Florida's recreational waters and opportunities to learn to appreciate the natural environment, it adds jobs and businesses to the city, and it strengthens Niceville as a sustainable city in times of natural disaster and economic downturns. The amount requested is modest compared to the entire CRA plan for the city. It appears to this writer that an Okaloosa County RESTORE Act Committee recommendation for project approval will be a wise step for the city and Okaloosa County.

Attachments:

1. City of Niceville CRA Consultant email, March 17, 2015, at 10:57 AM.
2. Michael Flynt email, March 27, 2015, 8:55:31 AM. Economic Development Project Request.
3. Table B.2.1, 27APR2015
4. Representative Jobs and Salary Impact

ATTACHMENT 1

Subj: **Niceville CRA/BP Landing Project-Economic Impact**
Date: 3/17/2015 10:57:25 A.M. Central Daylight Time
From: bill.crlands@gmail.com
To: Mflynt6905@aol.com
CC: corbinl@niceville.org

Mike, Thanks for meeting with Lannie and me last week. We are getting all our "ducks in a row" to present a ground breaking application to the OKRAC for BP funding. As we discussed, both the environmental and economic outcomes from the redevelopment of the "old village" on Boggy Bayou will have major implications for the success of the City's CRA Program. Fundamental to this is the purchase and development of a public landing on the bayou to serve as the center piece of the commercial restoration of the district. As we discussed, we will need some projections of the economic impact of this effort , both short term and long term. The assistance of your group at NWFSC could provide a reasonable assessment of the overall economic benefits of this proposed project. I hope you all will agree to assist us.
I will be in Niceville tomorrow to secure a copy of the CRA Plan for your Committee to review. Please let me know how to get it to you.
Lannie and I look forward to working with you in this effort. Bill McCartney

Niceville CRA Support

ATTACHMENT 2

Subj: **Re: ISP Niceville CRA Project Meeting April 1st at 0900**
Date: 4/1/2015 7:37:40 A.M. Central Daylight Time
From: bill.crlands@gmail.com
To: MFlynt6905@aol.com
CC: corbinl@niceville.org

Yes, thanks Mike. The need is two fold. 1. To provide an assessment of the "Old Town" CRA on the local economy and 2. A reasonable assessment of Public Access to and from the Water for a landing facility. Apalachicola, for example, uses its landing for many public assemblies (Santa arrives every year by shrimp boat) as well as access to the city for local and traveling boaters. These facilities have a number of names, such as River Walk, Landing, City Docks, Bayou Park, etc. The major purpose of the facility is to jump start the down town redevelopment and serve as an area specific economic stimulus. The project is one of only 5 major initial recommendations in the CRA Plan. Sorry I can not make the meeting but Lannie and I had a good review yesterday. Bill Mc

On Tue, Mar 31, 2015 at 11:53 PM, <MFlynt6905@aol.com> wrote:

Thanks Bill. Sorry you won't be there. The main thrust of our meeting is to put some boundaries on what is needed so we can determine if ISP has the resources for the job. Seeing the highlights in the Parts A & B it appears we will only be asked to contribute to those fields. Also, not sure if you are asking for economic impact of the whole proposal, or just the Historic District part. It sounded as if the need is for the Historic District redevelopment. Is that correct?

Mike

In a message dated 3/31/2015 6:32:39 A.M. Central Daylight Time, bill.crlands@gmail.com writes:

> Mike, I'm cooking lamb for 80 people for a Sadder Supper on Wednesday. I will not be able to attend. I will be able to meet with you and/or others anytime next week. Bill Mc
>
> On Mon, Mar 30, 2015 at 5:15 PM, <MFlynt6905@aol.com> wrote:
>
> Greetings: Lanny Corbin is providing us a room in Niceville City Hall and will meet with us to answer questions about the Community Redevelopment Project described in an earlier email.
>
> Let's meet in City Hall at 9:00 AM on Wednesday, April 1st (no foolin'). Please give me an OK by return email to confirm the date, time, and location are good for you.
>
> Thanks,
>
> Mike
> 496-0836 (cell)

ATTACHMENT 3

REVENUES
Entire CRA Plan including the RESTORE Act Grant

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Estimated Annual Revenue by Source										
Total Revenue from RESTORE Grant	500,000									
Total Revenue from City Government[1]	400,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total Revenue from County Government										
Total Revenue from State Government (CRA Grants)[2]		1,600,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Total Sales Revenues (user fees, lease fees, product revenue, etc.)[3]		5,000	10,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Other Private Contributions (donations, private grants, etc.)[2]		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Loan[2]	75,000									
CRA/Tax Increment Funding[2]	10,000	20,000	40,000	120,000	240,000	400,000	400,000	400,000	400,000	400,000
TOTAL REVENUES	985,000	1,685,000	610,000	695,000	815,000	975,000	975,000	975,000	975,000	975,000
TOTAL REVENUE										**$9,665,000**

1. Estimate for public parking development plus annual maintenance on the Bayou Landing Pier.
2. City of Niceville CRA Draft Plan, March 10, 2015.
3. Estimate of user fees for use of Bayou Landing Pier for private events. Amount levels off after three years due to schedule saturation.

ATTACHMENT 4

REPRESENTATIVE JOBS AND SALARY MPACT WITH MODEST DEVELOPMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Estimated Annual Salaries by Source										
Restaurants	$132,000 (1 @ $132,000)	132,000	264,000 (2 @ $132,000)	264,000	396,000 (3@ $132,000)	396,000	528,000 (4 @ $132,000)	528,000	528,000	528,000
Retail Stores		196,500 (1@ $196,500)	196,500	393,000 (2@ $196,500)	393,000	393,000	589,500 (3@ $196,500)	589,500	589,500	589,500
Bar	175,110 (1 @ $175,110)	175,110	175,110	350,220 (2 @ $175,110)	350,220	350,220	350,220	350,220	350,220	350,220
Recreational Services		$58,460 (1 @ 58,460)	58,460	58,460	116,920 (2 @ 58,460)	116,920	175,380 (3 @ 58,460)	175,380	175,380	175,380
Totals	**$307,110**	**562,070**	**694,070**	**1,065,680**	**1,256,140**	**1,256,140**	**1,643,100**	**1,643,100**	**1,643,100**	**1,643,100**
TOTAL Salaries										

TOTAL 10 YEAR SALARY IMPACT WITH MODEST DEVELOPMENT	**$11,713,610**

1. Average per restaurant: Manager @ $64,000, Cashier @ $20,000, Servers 6@ $22,000, Dishwashers 2@ 19,500 = $253,000
2. Average per shop: Manager @ $43,000, Cashier @ $20,000, Sales staff 5@ $24,700 = $196,500
3. Average per bar: Manager @$60,000, Tenders 3@ $25,370, Bus/dishwasher 2@ $ $19,500 = $175,110
4. Average per recreational activity: Manager @ 30,000, Workers 2@ 24,230 = $58,460

Salary information source: Department of Labor Statistics (www.bls.gov/oes/current/oes_fl.htm).

A.10.2

Community Redevelopment Plan

Major Recommendations

1. High Value Residential Development
2. Old Town Intensive Retail
3. Niceville Public Landing
4. Turkey Creek Park Improvements
5. Mill Pond Restoration

PART ONE: BACKGROUND

I. AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

This document has been prepared under the direction of the City of Niceville, Florida, Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, Florida Statutes (F.S.) 163.330, Part III, as amended. The Act provided for the creation of new Community Redevelopment Agencies which are authorized by Chapter 163.356, F.S. for city and county governments to direct funds to areas with deteriorating physical, economic, and social conditions in their respective communities. A CRA provides for a comprehensive approach for the restoration and redevelopment of specifically identified areas within their jurisdictions.

The City of Niceville is aware of deteriorating, blighted, and underperforming conditions in several areas of the " Old Settlement" areas of the City; and, certain areas of the older areas of the City need incentives to initiate physical, economic, and social rehabilitation to insure their overall contribution to the City of Niceville as a whole.

The Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment." For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida Statutes, shall apply:

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

II. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

On February 14, 2012 the City Council of the City of Niceville voted unanimously to explore the establishment of a Community Redevelopment Agency (CRA) for the City of Niceville to:

ELIMINATE BLIGHTED CONDITIONS IN THE OLD SETTLEMENT AREAS OF THE CITY AS A RESULT OF INADEQUATE TRANSPORTATION FACILITIES, LACK OF PROPERTY VALUE INCREASES, DETERIORATING SITES AND OTHER IMPROVEMENTS, INADEQUATE BUILDING DENSITIES, HIGH VACANCY RATES, AND THE OVERALL DETERIORATION AND OBSOLESCENCE OF PROPERTIES AND STRUCTURES; AND

DIRECT PUBLIC REVENUES AND PROGRAMS TO IDENTIFIED REDEVELOPMENT AREAS FOR THE ENHANCEMENT AND DEVELOPMENT OF PUBLIC INFRASTRUCTURE AND FACILITIES TO ELIMINATE BLIGHTING CONDITIONS AND TO STIMULATE AND/OR SUPPORT NEW PRIVATE INVESTMENT AND DEVELOPMENT IN THE ECONOMICALLY UNDERPERFORMING AREAS OF THE CITY.

Section 163.335 F.S. provides two general findings of necessity for the establishment of a CRA which have application to the City of Niceville. The three provisions that demonstrate a "findings and declarations" of necessity are outlined below in Section 163.335 (1) (4), and (5). The "Findings of Necessity – Program Design Phase I and II" are located in Appendix B. of the Plan.

!63.335 Findings and declarations of necessity.—

'1) It is hereby found and declared that there exist in counties and municipalities of the state slum and blighted ıreas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of he residents of the state; that the existence of such areas contributes substantially and increasingly to the spread ›f disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the ax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing ıccommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the mprovement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state ›olicy and state concern in order that the state and its counties and municipalities shall not continue to be ·ndangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive ›roportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other 'orms of public protection, services, and facilities.

2) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, learance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay ıay make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions 'hereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a man- er that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum nd blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the ooperation and voluntary action of the owners and tenants of property in such areas.

3) It is further found and declared that the powers conferred by this part are for public uses and purposes for 'hich public money may be expended and police power exercised, and the necessity in the public interest for the rovisions herein enacted is declared as a matter of legislative determination.

4) It is further found that coastal resort and tourist areas or portions thereof which are deteriorating and conomically distressed due to building density patterns, inadequate transportation and parking facilities, faulty ›t layout, or inadequate street layout, could, through the means provided in this part, be revitalized and ·developed in a manner that will vastly improve the economic and social conditions of the community.

5) It is further found and declared that the preservation or enhancement of the tax base from which a taxing uthority realizes tax revenues is essential to its existence and financial health; that the preservation and ıhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax ıcrement financing is an effective method of achieving such preservation and enhancement in areas in which ıch tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax ıse and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish ıeir other respective purposes; and that the preservation and enhancement of the tax base in such areas through :x increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of ınds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is ›r their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community ·development agency validated bonds as of April 30, 1984.

') It is further found and declared that there exists in counties and municipalities of the state a severe shortage of ›using affordable to residents of low or moderate income, including the elderly; that the existence of such condition

affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for a valid and desirable public purpose.

(7) It is further found and declared that the prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.

The City Council conducted an affirmative vote to begin the process to create a Community Redevelopment Agency on May 8, 2012.

The City of Niceville, pursuant to Section 163.346 F.S., provided notice of intent to all Taxing Authorities which levy ad valorem taxes on real property contained within the boundaries of the Redevelopment Area on or before May 22, 2012.

The City Council considered and adopted the Resolution No. 12-06-01 during the June 12, 2012 City Council meeting. The adopted resolution is in Appendix C. The Resolution established the Niceville Community Redevelopment Agency, identified the Community Redevelopment Area and justified both the program and areas pursuant to the State of Florida guidelines established in Chapter 163, Part III, Florida Statutes.

III. POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

Upon a finding of necessity as set forth in Section163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the City to carry out the community redevelopment purposes of this part, the city may create a public body corporate and politic to be known as a "community redevelopment agency." The City may also choose to be the governing board or ex-offcio as the governing board for the CRA. The City of Niceville adopted the alternative provided by law to serve as the governing board. With the authority as vested in the CRA consistent with Community Redevelopment Act of 1969, Florida Statutes (F.S.) 163.330, Part III, as amended the powers invested in the CRA governing board shall be to:

A. As is evident, drafting, considering and adoption of this Community Redevelopment Plan is but one of several aspects of the overall power of the CRA for its redevelopment initiative for the Niceville CRA.

B. The CRA has the power and authority to modify or amend the plan in the future to reflect changes in circumstances, the following actions or undertakings represent substantive matters that should be considered concurrently and subsequently by the City and the CRA before the redevelopment initiative transcends from a vision to reality:

(1) The CRA shall establish a Community Redevelopment Trust Fund.

(2) The CRA shall further investigate and identify revenue and funding sources and means to leverage and maximize the use of tax increment revenues from the Community Redevelopment Trust Fund.

(3) The CRA shall develop the following:

(a) Urban design framework and guidelines;

(b) Detailed parking, public access to Boggy Bayou and Turkey Creek Recreational Area, and right-of-way assessment;

(c) Identification of parcels needed for assemblage or acquisition; and

(d) Conceptual phasing program for capital improvements.

(4) Preparation of a series of specific design, cost estimates and construction documents for capital improvements to be undertaken within the Redevelopment Area.

(5)The CRA may develop a corresponding series of non-ad valorem assessment programs for right-of-way revitalization, streetscape, parking improvements, utility relocations, stormwater management, public access and other capital improvements and essential services, including a funding and phasing plan for each set of improvements.

:. CRA governing board member shall receive no compensation for services, but is entitled to the necessary expenses, ncluding travel expenses, incurred in the discharge of duties. Each member shall hold office until his or her successor as been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be led with the clerk of the city, and such certificate is conclusive evidence of the due and proper appointment of such nember.

). The powers of a community redevelopment agency shall be exercised by the CRA governing board members nereof. A majority of the members of the board constitutes a quorum for the purpose of conducting business and xercising the powers of the agency and for all other purposes.

. The governing board for the Niceville CRA shall designate a chair and vice chair from among the members. The 'RA may employ an executive director, technical experts, and such other agents and employees, permanent and emporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it equires, an agency may employ or retain its own counsel and legal staff.

. At any time after the creation of a community redevelopment agency, the governing body of the city may opropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and verhead of the agency, including the development and implementation of community policing innovations.

he City of Niceville adopted Resolution 12-06-01 pursuant to Section 163.357, Florida Statutes, the City Council ereby declares itself to sit as ex-officio to the governing board of the Agency. The Mayor and Vice Mayor of the City nall serve respectively as the Chair and Vice-Chair of the Agency. A vacancy occurring during a term shall be filled the same manner as provided for respectively filling a vacancy in the term of the Mayor, Vice Mayor, or other embers of the City Council. Coterminous with employment by the City, the City Manager, City Clerk, and City ttorney or any special counsel to the City shall also serve respectively as the executive director, clerk, and general ounsel or special counsel for the Agency.

he Agency is authorized to exercise all of the powers conferred by the Act which are necessary and convenient to rry out and effectuate the purposes of community redevelopment and related activities within the City, "Except that, e CRA Governing Board shall not execute Eminent Domain Authority to acquire an interest in real properties within e Water Oaks Town-home Development" located within the Historic Downtown Subarea of the Niceville CRA.

IV. THE COMMUNITY REDEVELOPMENT AREA

The criteria for selection of the CRA Area is not only found in Florida Statutes but also from local public opinion. Basically, there are three categories of guidelines for selecting the CRA Boundaries.

These are:

1. Areas experiencing a loss of the economic, social, or aesthetic values desired by the City and its residents.
2. Areas where improvements are, or may be made to be, compatible with adjacent non-CRA proposed areas.
3. Areas where CRA improvements can be a catalyst to generate additional area-wide improvements.

The adopted CRA area contains approximately 340 acres. The general description of the indentified Redevelopment Area is:

Commence at the Niceville/Valparaiso City limits on Boggy Bayou along the current City limits north to a point directly west of Nathey Street. East across Turkey Creek and along Nathey Street to S.R. 85. South on S.R. 85 to the northern property line of Quality Inn. East along the Southern boundary of Eglin Golf Course to Davis Dr. North on Davis Dr. to the right-of-way of Reynolds Ave. South on Reynolds right-of-way to the right-of-way of Powell Drive. East on Powell Dr. to Cedar Ave. South on Cedar Ave. to E. John Sims Parkway, West on John Sims to Partin Dr. N/S. South on Partin Dr. S to Helms St. West on Helms to Jones Ave. North on Jones approximately 300 feet then south-west along property ownership boundaries to a point approximately 200 feet east of the intersection of Edge Ave. with Bay Shore Drive. Across Bay Shore Drive to MHW of Boggy Bayou. Then around the shoreline (MHW) of Boggy Bayou to point of Beginning. The map of the adopted CRA area is in Appendix A.

The Redevelopment Area as provided in Exhibit A is composed of blighted, deteriorating, and neglected vacant buildings and properties which have been determined to constitute an economic and social liability imposing onerous burdens which decrease potential tax base and revenues, substantially impairs or arrests sound community growth, aggravates traffic problems, and hampers the elimination of traffic hazards, and the overall improvement of traffic facilities.

The Area is approximately 340 acres (1/2 square mile) in size.

The Redevelopment Areas as included in Resolution 12-06-01 are as follows:

A. The Old Settlement of the City of Niceville on Boggy Bayou;

B. The SR-20 corridor from Niceville High School to SR-85;

C. The SR-85 corridor to the western City limits; and

D. The extension of SR-397 (John Sims Parkway) to the Valparaiso city limits.

Since adoption of the subareas as stated above, the subareas have been redefined based upon further public comments as:

A. Historic Downtown District

B. Turkey Creek Recreation Area District

C. Highlands District

D. Johns Sims Parkway District

E. CRA Area-Wide

The redefined Subareas have been delineated as found in Appendix D.

V. THE COMMUNITY REDEVELOPMENT PLAN MISSION STATEMENT

With the creation of a CRA, and the City of Niceville Council appointed as the governing board of the CRA, the City will be able to direct public funds to stimulate private investment in areas of the City where revitalization of public facilities and infrastructure will serve as a catalyst for additional private investment and increased economic development. The CRA (City) will begin a systematic and proven process to redevelop and restore identified areas of the City under a viable and fully contributing economic development program for maintaining the economic well being and Quality of Life in the City of Niceville, Florida.

PART TWO: THE REDEVELOPMENT PROGRAM

The Redevelopment Program Implementation Table in this section summarizes the recommendations made in this Plan. The Table is organized by the Sub-areas of the CRA with the type of action recommended. The table addresses recommendations that are to be carried out by the Community Redevelopment Agency as part of their Capital Improvement Program. The purpose of the Capital Improvement Program is to provide an initial, general guide for implementing capital projects recommended within the CRA. It is important to understand that the CRA Plan is a 30 year Plan to be updated annually as conditions change in the CRA. The detail of the individual project specific plans, including cost and priorities, should be reviewed and updated annually as part of the City's and CRA's Capital Improvement Program budgeting process. This annual budgeting process should include the reevaluation of strategies and priorities to fit changing circumstances.

The City's and CRA Board's annual capital improvement program budgeting process should include projections of potential revenues from various funding sources to implement projects. The availability of funds, from various funding sources, will have a direct impact on the speed and effectiveness of implementation. Not all projects may be funded within the planning period. The CRA Board should implement as many projects as possible, starting with the strategic/targeted and high priority projects. Initial cost estimates for this plan should be based on the conceptual drawings and project descriptions included in this Plan. Detailed cost estimates should be defined for each project as they are selected for implementation.

Criteria for prioritizing and scheduling projects should include:

Strategic (S) - The need for the project to proceed prior to implementing other priority projects. These projects are crucial to the overall achievement of major objectives. The CRA Board and other agencies should make every necessary effort to fund and implement the projects designated as such.

High Priority (HP) - These are projects extremely important to achieve the overall concept proposed in the Plan. Funding for these projects should be budgeted within the CRA Board and other public agency's Capital Improvement Plans.

Medium Priority (MP) - This category refers to projects that will contribute to the overall implementation of the Plan. They should be implemented as funding becomes available.

Low Priority (Low) - The project's early achievement is important but not critical for the first five-year budget cycle.

I. REDEVELOPMENT TARGET PROJECT PRIORITIES

A. High Value Residential Development

The CRA Design Phase II identified the redevelopment objectives and noted the need and the CRA Board's desire to develop and provide incentives to site-identified desired private development in the Redevelopment Area. The CRA project priorities must work together to provide the quality of life environment that will support the area redevelopment into high value residential development. The basis for any high value residential development is in the quality of the areas environmental resources and infrastructure to support the high value residential development.

B. Old Town Intensive Retail

A key component to the areas transformation into a high value residential area is the Old Town Intensive Retail area must support and compliment the CRA objective to provide for high value residential development. The

CRA must fund through various funding sources the beautification and enhanced landscaping in the Redevelopment Area. A well balanced approach must include vehicular and pedestrian facilities connecting the retail area to the residential areas, creating a walkable community. The CRA has limited funds; therefore, many of the projects will develop from incentives adopted by the City into the Comprehensive Plan supporting restoration of deteriorating private buildings and properties. The CRA (City) will provide for flexibility in Comprehensive Plan and Land Development Code encouraging land assembly for development of mixed use planned unit developments. The area is located in close proximity to the military base and local private and public airports. The CRA will encourage large coordinated private investment of commercial development through improved infrastructure, restored environmental resources, and amendments to the Commercial and Mixed Use Future Land Use Categories.

C. Niceville Public Landing

This project is intended to provide a public landing in the Historic Downtown for access to the revitalized commercial area for boaters and to provide a public assembly area for special occasion/ event utilization and public access to the Bayou. The proposed project has two specific components. First, it is the City's desire to purchase a waterfront site of approximately 120 linear feet fronting both Boggy Bayou and Bayshore Drive. The second phase would be to construct a pier type landing of approximately 60' wide by 100' long extending into the Bayou and to also provide for upland public parking on or adjacent to the site. The landing is intended to be the focal point of the Old Downtown revitalization providing for both water access, sight seeing, and public assembly.

D. Turkey Creek Park Improvements

The City of Niceville has placed a high priority on land acquisition and public facilities to make Turkey Creek Walk Park a major recreation facility in southern Okaloosa County. The current park includes both shores of Turkey Creek from Eglin Reservation to its outfall in Boggy Bayou of Choctawhatchee Bay. The current area of the park is approximately 200 acres and includes 4500 linear ft of boardwalk along the creek, a pavilion, picnic areas, and canoe launch. Future plans, to increase the usability of the park, to complete the linear boardwalk and paddling trail along Turkey Creek to some 7000 linear ft of boardwalk. Also included an amphitheater, community resource/senior center, an observation platform, and canoe recovery and related facilities. The undeveloped areas in the Park will be restored to their natural hydrologic and vegetative conditions.

E. Mill Pond Restoration

Over the last 50 years there has been a major loss of internal habitat and recreational access from the substantial buildup of sediments discharged by Turkey Creek in the Bayou headwaters. An area historically referred to as the "Mill Pond". The City has initiated several studies to determine the nature and extent of restoration and sediment removal efforts to restore the Mill Pond for both ecological and recreational enhancements. Recently, the City has been awarded a $1.6 million National Fish and Wildlife Federation (BP) Grant to begin the restoration process. These activities include: shoreline stabilization, habitat restoration and creation, sediment relocation, recreational navigation and improvements, exotic removal plant removal and public recreational access.

The grant will begin the restoration project but additional funding will be necessary to complete the restoration to return it to its optimum ecological and recreational potentials.

ITEM B.5.3

Purchase Option Agreement

Lannie L. Corbin
City Manager

208 N. Partin Drive
Niceville, Florida 32578
Office: (850) 729-4008
Fax: (850) 729-4013

"Home of the Boggy Bayou Mullet Festival"

TO: Spence Brothers Properties, Inc.
301 Bayshore Drive, Niceville, Florida 32578

FROM: Mr. Lannie Corbin, City Manager, City of Niceville

Date: March 20, 2015

CONDITIONAL OPTION TO PURCHASE

The City of Niceville, Florida is pleased to provide this option to purchase real property under your control which is:
The eastern 30 feet of Parcel No. 07-15-22-2520-0018-0010; approximately .09 acres; located on Bayshore Drive and extending south to Boggy Bayou.

The initial offer for the property is $125,000.00 which may be adjusted later by mutual consent based on a professionally appraised value if said appraisal varies over ten percent (10%) of the option value above.

There will be no real estate fees associated with this purchase and the City of Niceville will support all closing costs except documentary stamps on the sale and prorated ad valorem taxes.

GENERAL CONDITIONS

1. It is the city's desire to purchase this property to use for the development of a public water access facility to be known as the Niceville Landing.

2. The option will allow the city to document a willing seller to support an application to the Okaloosa Restore Advisory Committee for oil spill funding resulting from the distribution of fine reservoirs from The Transocean, Inc. Deep Horizon Well Settlement.

3. The city has established a Community Redevelopment Agency (CRA) process and plan for the area in which this property is located. It is the intention of the CRA to guide and support the enhancement of and other public improvements to optimize financial investments and overall values in the CRA.

SPECIFIC TERMS

1. This option will expire 240 days from its execution unless extended by mutual consent of both parties.

2. Should an appraisal for this property vary more than ten percent (10%) above or below the value of this offer, either party will be allowed to request a modification to the purchase price. If the requested price modification is not approved by the other party to this option, the option may be modified or terminated by the objecting party at its discretion.

3. Should the subject party not be used for its intended purpose within 36 months of acquisition, the city will make it available to the seller at its original purchase price.

4. This purchase option may be modified by either party before closing with consent from the other party.

This agreement made between Spence Brothers Properties, and the City of Niceville on _____ 2015.

(Date)

Walter F. Spence III

Seller Walter F. Spence III

Purchaser

Lannie L. Corbin
City Manager

208 N. Partin Drive
Niceville, Florida 32578
Office: (850) 729-4008
Fax: (850) 729-4013

"Home of the Boggy Bayou Mullet Festival"

TO: Spence/APEL Land and Timber
935 John Sims Parkway W. Niceville, Florida 32578-2424

FROM: Mr. Lannie Corbin, City Manager, City of Niceville

Date: March 20, 2015

CONDITIONAL OPTION TO PURCHASE

The City of Niceville, Florida is pleased to provide this option to purchase real property under your control which is:
The western 30 feet of Parcel No. 07-15-2520-0018-0030; approximately 0.10 acres; located on Bayshore Drive and extending to Boggy Bayou.

The initial offer for the property is $125,000.00 which may be adjusted later by mutual consent based on a professionally appraised value if said appraisal varies over ten percent (10%) of the option value above.

There will be no real estate fees associated with this purchase and the City of Niceville will support all closing costs except documentary stamps on the sale and prorated ad valorem taxes.

GENERAL CONDITIONS

1. It is the city's desire to purchase this property to use for the development of a public water access facility to be known as the Niceville Landing.

2. The option will allow the city to document a willing seller to support an application to the Okaloosa Restore Advisory Committee for oil spill funding resulting from the distribution of fine reservoirs from the Transocean, Inc. Deep Horizon Well Settlement.

3. The city has established a Community Redevelopment Agency (CRA) process and plan for the area in which this property is located. It is the intention of the CRA to guide and support the enhancement of and other public improvements to optimize financial investments and overall values in the CRA.

SPECIFIC TERMS

1. This option will expire 240 days from its execution unless extended by mutual consent of both parties.

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3. Should the subject party not be used for its intended purpose within 36 months of acquisition, the city will make it available to the seller at its original purchase price.

4. This purchase option may be modified by either party before closing with consent from the other party.

This agreement made between Spence Land and Timber, and the City of Niceville on March 30, 2015.
(Date)

Seller **Purchaser**

Lannie L. Corbin
City *Manager*

208 N. Partin Drive
Niceville, Florida 32578
Office: (850) 729-4008
Fax: (850) 729-4013

"Home of the Boggy Bayou Mullet Festival"

TO: Carlton Stanley Peters
1230 Meigs Drive, Niceville, Florida 32578-3018

FROM: Mr. Lannie Corbin, City Manager, City of Niceville

Date: March 20, 2015

CONDITIONAL OPTION TO PURCHASE

The City of Niceville, Florida is pleased to provide this option to purchase real property under your control which is:
Parcel No. 07-15-22-2520-0018-0020; 0,18 acres; 50 feet located on Bayshore Drive and extending to Boggy Bayou.

The initial offer for the property is $250000.00 which may be adjusted later by mutual consent based on a professionally appraised value if said appraisal varies over ten percent (10%) of the option value above.

There will be no real estate fees associated with this purchase and the City of Niceville will support all closing costs except documentary stamps on the sale and prorated ad valorem taxes.

GENERAL CONDITIONS

1. It is the city's desire to purchase this property to use for the development of a public water access facility to be known as the Niceville Landing.

2. The option will allow the city to document a willing seller to support an application to the Okaloosa Restore Advisory Committee for oil spill funding resulting from the distribution of fine reservoirs from the Transocean, Inc. Deep Horizon Well Settlement.

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3. Should the subject party not be used for its intended purpose within 36 months of acquisition, the city will make it available to the seller at its original purchase price.

4. This purchase option may be modified by either party before closing with consent from the other party.

This agreement made between Carlton Stanley Peters, and the City of Niceville on 4/29 2015.

Seller **Purchaser**

ITEM B.6.1.3

Institute of Senior Professionals
Northwest Florida State College

PROJECTED
ECONOMIC IMPACT

NORTHWEST FLORIDA
STATE COLLEGE

100 College Boulevard • Niceville, FL 32578-1295 • (850) 678-5111 • www.nwfsc.edu

April 29, 2015

Mr. Lannie Corbin, City Manager
City of Niceville
208 N. Partin Drive
Niceville, FL 32578

Dear Mr. Corbin:

It is my pleasure to present the enclosed document, "City of Niceville Community Redevelopment Act (CRA) Draft Plan Support" prepared by members of Northwest Florida State College's Institute for Senior Professionals and approved by ISP's membership as a whole.

Members of the study team include: Mike Flynt and Art Miller. I know you appreciate the time and effort these team members put into the research behind this report and the care with which it was written.

If there are any questions regarding the report, please contact Mike Flynt via email: mflynt6905@aol.com

Sincerely,

Ty J. Handy
President

TJH:bt
enclosure

Institute for Senior Professionals Of Northwest Florida State College

City of Niceville Community Redevelopment Act (CRA) Draft Plan Support

April 27, 2015

INTRODUCTION

This report responds to a request from City of Niceville Manager Lannie Corbin and the city's CRA Consultant Bill McCartney. It is on a fast track in order to have its contents available to include in an Okaloosa County RESTORE Act project proposal application. Specific sections of the application are cited in the final paragraphs. The report was written by Art Miller and Michael Flynt.

BACKGROUND

Request.

On March 17, 2015 the City of Niceville Community Redevelopment Act (CRA) Consultant Bill McCartney sent the attached email on behalf of the City Manager requesting assistance in preparing an application for funding of one part of the plan from the Okaloosa County RESTORE Act Committee (ORAC) (Atch 1). The email was summarized and sent as an email to appropriate ISP members and leaders (Atch 2).

Request Background: In 2012, the Niceville City Council voted unanimously to explore the establishment of a CRA Plan to: "Eliminate blighted conditions in the old settlement area as a result of inadequate transportation facilities, . . . deteriorating sites . . . high vacancy rates, . . . obsolescence of properties. . ."

Authorization for such projects is found in Section 163.335 Florida Statutes, (4). It says, ". . . coastal resort or tourist areas . . . which are economically distressed . . . be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community."

The City Manager and CRA Consultant believe Okaloosa County RESTORE Act funding can give this very viable economic development a quick start from a plan to a project.

Focus

Recent studies have shown that the areas of the Old Settlement, now titled as the Historical Downtown District, are deteriorating owing to: inadequate street layout; faulty layout of commercial properties in respect to accessibility; size; and outdated density patterns of individual structures; diversity of ownership; inadequate transportation and parking facilities; lack of functional open space; deteriorated structures and properties; inadequate access to major transportation routes; a large number of vacant properties; and overall deterioration.

Main Component

The City of Niceville administration says, "...redevelopment of the "old village" on Boggy Bayou will have major implications for the success of the City's CRA Program. Fundamental to this is the purchase and development of a public landing on the bayou to serve as the center piece of the commercial restoration of the district." City Administration has identified a shoreline area ideal for the project. It consists of three small parcels on Bayshore Drive in the center of the oldest commercial district of the city. The City Administration has contacted owners of the three needed parcels and believe the land can be bought for $500,000.

Vision

To turn around decline of the Historical Downtown District, this vision is offered to guide necessary actions. The overall vision of this effort is to:

"Create a unique park that is innovative in design and amenities, anchored in the best of the culture and history of the bayou, and that offers a new experience with every visit."

APPROACH

In keeping with the City of Niceville's resolution and with Florida Statutes, The City of Niceville is resolved to:

- -- redevelop and enhance the Historical Downtown District of the city
- -- provide residents and visitors with unique, positive experiences
- -- make a significant impact on the local economy
- -- improve the image and attractiveness of the community

The Historical Downtown commercial area is located along the north shore of Boggy Bayou. It is triangle shaped bounded by Bayshore Drive from its intersection with John Sims Parkway (SR20) east to the eastern boundaries of parcels on the east side of Edge Avenue north to John Sims Parkway at Jones Avenue and west to the starting point., It consists of an estimated 1,101,632 square feet of space or roughly 23 acres.

The designated area has significant potential as a year round venue for cultural, historic, recreational, and culinary experiences, all of which would create positive experiences for visitors, and provide economic stimulus to the city, to property owners, and to businesses. In addition, the CRA area is adjacent to the City of Niceville's existing Turkey Creek Recreational District adding accessible outdoor experiences such as tubing, a boardwalk for wildlife viewing, running and benches for rest. The creek's swimming holes are a favorite too. The CRA Plan calls for connection of the two areas tto enhance the value of both.

Based on research into other similar projects that have been successfully developed elsewhere over the past few decades, the following elements are frequently included in such projects:

✓Cultural: the arts; galleries; diverse restaurants; festivals and events; cultural diversity, farmers' markets, nightlife, entertainment
✓Historic: buildings, museums, libraries, artifacts, photographs, businesses
✓Recreation: scenic views, boat rides, docks, parks, playgrounds, multi-purpose paths, fishing
✓Culinary: diverse dining opportunities, local foods and locally grown products.

Other historical restoration projects in Florida and the rest of the nation form a basis for this concept of characteristics of the Boggy Bayou Landing redevelopment program.

Area Character and identity

✓Scaled for unhurried personal experiences

✓Environmentally sound materials and construction
✓Venues for special events

✓Enhanced environmental features implementing the city stormwater management utility plan
✓Safe family areas

Bayou-related amenities

✓Bayou Landing boardwalk with areas for visiting boat tie-ups
✓First-hand experience of the beauty of the bayou

✓Rentals of kayaks, canoes, paddleboards

Potential District Features

✓Restaurants, family and up-scale
✓Children's splash pad, fountain
✓Swings
✓Seasonal food and refreshments
✓Dog park
✓Iconic cultural features

✓Farmers Market
✓Rental pavilions
✓Game tables
✓Areas to display outdoor art
✓Wi-Fi Hotspot

Potential Events

- ✓Fourth of July fireworks viewing area, public celebrations
- ✓Novelty boat races, for example team based milk carton canoe races
- ✓Themed art shows
- ✓Start and Finish lines for biking, fun runs, etc.
- ✓Fishing tournaments (red fish, trout, catfish, etc.)
- ✓Public performances, bands, variety acts, outdoor plays
- ✓Mattie Kelly Environmental Institute annual family day
- ✓Boat parades
- ✓Waterfront events complementing the Mullet Festival
- ✓Historical re-enactments such as the Walton Guards

Such projects normally limit, or eliminate, vehicular traffic so that visitors have freedom to move about without concern for traffic. Creation of pedestrian-only areas is desirable.

Among the important redevelopment projects under consideration for the Niceville Historical Downtown District are:

- ✓Niceville Public Landing Acquisition (2015)
- ✓Public Land Construction (2016)
- ✓Historic Downtown Streetscapes and Lighting (2016)
- ✓Public Landing and Walkway Construction (2015-2017)
- ✓Historic Downtown Cleanup (2015)
- ✓Restoration of Mill Pond and Habitat (2015)
- ✓Development of Public Parking Areas (2016)
- ✓Development of Crosswalk to Turkey Creek Recreation Area (2016-2017)
- ✓Landscape Enhancements (2015-2016)

Proximity of the Turkey Creek Recreation District to the Historic District will complement the attractiveness of both districts. In addition to the strategies for the Historic Downtown District, numerous projects have been identified for the Turkey Creek Recreational District, such as a resource facility, canoe recovery area, amphitheater, tennis courts, boardwalk completion, land acquisition, informational kiosks, multi-purpose paths, storm water improvements, and pedestrian access improvements. Both districts will offer a variety of visitor options with every visit.

The CRA project Highlands District includes projections for improvement of commercial and retail business, multi-family housing, enhancement of streetscapes, and code enforcement.

The John Sims Parkway District of the CRA project includes incentives for business and enhancement of streetscapes.

Throughout the CRA, an investment needs to be made for development costs, hiring staff, developing design guidelines, public utilities, utility relocation, gateways, rezoning

traffic studies, and incentives for redevelopment. Grants and planned tax increment financing (TIF) are expected to contribute to the entire CRA project.

ESTIMATED COST PROJECTIONS

At this conceptual phase of the Historical District redevelopment project, costs the economic impact can be approximated based on local experience and similar historical restoration areas.

Over the three year period from the present until 2018, the CRA Draft Plan of March 15, 2015 projects these redevelopment costs:

-Land Acquisition for Landing	$400,000 - $700,000
-Parking	$400,000 - $500,000
-Stormwater Management	$500,000 - $700,000
-Restoration Improvements	$500,000 - $750,000
-Multi-Purpose Trail	$800,000 - $900,000
-Land Acquisition for Parking	$400,000 - $500,000

City of Niceville Administration negotiations with property owners for the intended Bayou Landing site indicate that the three parcels can be bought for $500,000.

SUGGESTIONS FOR THE OKALOOSA COUNTY RESTORE ACT (ORAC) PROJECT APPLICATION

A. *Project Summary*. ORAC Data Collection Form, Part A. Item A.1. This information is offered for the Project Summary:

Economics of the project: This application is limited to funding purchase of about 120 feet of Boggy Bayou shoreline property in the neighborhood where the earliest commercial settlement occurred. The site is central to the Historical District portion of the Niceville Community Redevelopment Act (CRA) Draft Plan dated March 15, 2015. The lion's share of expenditures both long- and short-term will be made through a combination of sources characteristic of CRA projects. The CRA Plan calls for the city to construct a 60 foot wide pier type landing about 100 feet into the bayou along with upland public parking. Subsequently, a boardwalk is planned to connect with the amenities of Turkey Creek Walk Park. The Florida Department of State publication *Economic Impacts of Historic Preservation in Florida, Update 2010* reports that public investment in historic preservation in Florida between 1996 and 2008 resulted in 1.6 times the investment in matching funds. Using that as a multiplier it would mean an $800,000 impact for the $500,000 requested here. The city estimates the whole CRA project will have average annual revenues of $875,000 from CRA and Tax Increment Financing, loans, grants and private contributions. Initial investment for the proposed project will be for construction of the pier and upland parking after award of RESTORE Act funding. After completion of the pier, city revenues associated with this application

will come from fees and rental of the pier for private events. The pier will anchor other developments in the Historic District that will result in increased ad valorem and sales taxes for the city.

Specific Objectives. The Boggy Landing pier will anchor redevelopment of the "old town" Historic District. It will be the attraction and public space that will draw entrepreneurs and investors to build on the unique character of existing amenities on the bayou. New development is expected to include high-end dining and shopping that take their identity from the Historic District. Boggy Landing will be the heart of the old town community with its heritage of water travel for timber and turpentine, sport and commercial fishing, and retreat residences for the wealthy escaping northern winters. This shoreline property will attract public and private events ranging from sporting activities and fine dining to children's play areas and weddings and the many other activities found in similar developments across Florida and the nation. Outdoor recreation opportunities will draw those looking for access to the bayou for boating and fishing. The many reasons to visit Boggy Landing will make it an attractive place with new experiences possible with each visit.

Jobs Created *Short Term employment* will involve engineering and construction of the pier and upland parking. The CRA plan estimates some $1,000,000 for land acquisition plus pier construction.

Long Term employment on the Landing will include long term routine maintenance of the structure and management of its use. City of Niceville Public Works will provide maintenance and a part time manager for public use will be needed. It is also likely that commercial venders for rental watercraft such as kayaks will want to use the property most months of the year. City and recreational service wages will probably be in the $17,000 to $20,000 Leisure and Hospitality range reported by the Florida Legislature Office of Economic and Demographic Research in January 2015.

More significant will be jobs resulting from businesses drawn to the Historic District by the signature Bayou Landing. Section B.1.6 below describes food service, retail and recreational amenity jobs ranging from managers with salaries upwards of $60,000 to entry level dishwashers making about $10.00 per hour. Other job possibilities exist as well. Historic preservation districts have their own flavor and employment opportunities will grow as the district matures and expresses its character.

B. *Jobs Created*. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Economic Factors. Item B.1.6.

Purchase of property with proceeds from RESTORE Act funding will not directly result in job creation. Job creation will result from city financed development of a pier on the shoreline property described in this application. Short term salaries and wages will be the result of contracts for engineering services and marine construction. Follow-on redevelopment of the Historic District will result in long term employment. Data here are

from the Bureau of Labor Statistics reporting on Florida (See www.bls.gov/oes/current/oes_fl.htm).

Short Term Jobs – These jobs will be covered by the contract for pier construction and will be filled by engineers who draw the pier plans and construction workers who build it.

Occupation	Mean Hourly	Mean Annual
Engineer	$43.80	$91,000.00
Construction Manager	42.47	88,330.00
Construction Helper	13.27	27,610.00

Long Term Jobs These are representative. Many other possibilities exist depending on how the Historic District evolves to express its own character. The range of annual salaries can be expected to cover other jobs.

Occupation	**Mean Hourly**	**Mean Annual**
Restaurant Manager	$30.78	$64,020.00
Chef	11.78	24,500.00
Restaurant Staff	10.60	22,040.00
Dishwasher	9.38	19,500.00
Retail Manager	20.68	43,000.00
Retail Clerk	11.80	24,700.00
Cashier	10.00	19,740.00
Food Service Concessionaire	10.39	21,610.00
Recreation Workers	11.65	24,230.00

C. *Economic Factor #2*. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Item B.2., Revenues.

The B.2.1 Revenue Table is Attachment 3. The table gives expected revenues for the entire CRA Project. Two lines give information relating to the Bayou Landing. Total Revenue from City Government is estimated to contain an average of $10,000 annually for pier maintenance. The Total Sales Revenues line estimates concession fees for recreational equipment rentals and food concessions on the pier. The Sales Revenues level off after the facility matures and establishes a steady activity level. With 10-year city expenditures of $100,000 for maintenance deducted from expected sales revenues of $120,000 provides a modest profit. The significant benefit to the city will result from increased ad valorem taxes and municipal revenue sharing of sales taxes collected.

D. *Economic Factor #2*. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Item B.2.2.

The Bayou Landing is a venue for service sales. *Food and Drink*. Existing restaurants near the site will be joined by others, probably with specialties such as seafood, Cajun and traditional southern cooking. Special and weekend events should include food concessionaires offering comfort food on or near the pier. Establishment of one or more bars with a view of the bayou can be expected. A specialty café serving fine coffees and teas would do well at any time. *Leisure activities*. Rentals of kayaks, canoes and paddle boards from concessionaires on the Landing are expected. The beauty and calm waters of Boggy Bayou are a natural attraction. Renters will also be able to cross under the John Sims Parkway bridge over Turkey Creek to enjoy its cool waters and abundant wildlife. *Retail*. Recreational activity on the bayou should lead to retail sales of personal equipment and small water craft such as kayaks. Special events envisioned by the city should lead to shops catering to visitors and local families. The unique character of the Landing is expected to draw specialty clothing and other stores. *Special Events*. The Bayou Landing will host a variety of special events. They may include art shows, antique automobile shows, musical events, canoe or kayak races, foot race and bicycle race start/finish, and many more. Each out of town visitor will need to eat and some a place to sleep generating sales in the city.

CONCLUSION

The Historic District Community Redevelopment plan responds to many of the criteria set by the RESTORE Act for selecting projects for funding. It offers new public access to Florida's recreational waters and opportunities to learn to appreciate the natural environment, it adds jobs and businesses to the city, and it strengthens Niceville as a sustainable city in times of natural disaster and economic downturns. The amount requested is modest compared to the entire CRA plan for the city. It appears to this writer that an Okaloosa County RESTORE Act Committee recommendation for project approval will be a wise step for the city and Okaloosa County.

Main Component

The City of Niceville administration says, "...redevelopment of the "old village" on Boggy Bayou will have major implications for the success of the City's CRA Program. Fundamental to this is the purchase and development of a public landing on the bayou to serve as the center piece of the commercial restoration of the district." City Administration has identified a shoreline area ideal for the project. It consists of three small parcels on Bayshore Drive in the center of the oldest commercial district of the city. The City Administration has contacted owners of the three needed parcels and believe the land can be bought for $500,000.

Vision

To turn around decline of the Historical Downtown District, this vision is offered to guide necessary actions. The overall vision of this effort is to:

"Create a unique park that is innovative in design and amenities, anchored in the best of the culture and history of the bayou, and that offers a new experience with every visit."

APPROACH

In keeping with the City of Niceville's resolution and with Florida Statutes, The City of Niceville is resolved to:

-- redevelop and enhance the Historical Downtown District of the city
-- provide residents and visitors with unique, positive experiences
-- make a significant impact on the local economy
-- improve the image and attractiveness of the community

The Historical Downtown commercial area is located along the north shore of Boggy Bayou. It is triangle shaped bounded by Bayshore Drive from its intersection with John Sims Parkway (SR20) east to the eastern boundaries of parcels on the east side of Edge Avenue north to John Sims Parkway at Jones Avenue and west to the starting point., It consists of an estimated 1,101,632 square feet of space or roughly 23 acres.

The designated area has significant potential as a year round venue for cultural, historic, recreational, and culinary experiences, all of which would create positive experiences for visitors, and provide economic stimulus to the city, to property owners, and to businesses. In addition, the CRA area is adjacent to the City of Niceville's existing Turkey Creek Recreational District adding accessible outdoor experiences such as tubing, a boardwalk for wildlife viewing, running and benches for rest. The creek's swimming holes are a favorite too. The CRA Plan calls for connection of the two areas tto enhance the value of both.

traffic studies, and incentives for redevelopment. Grants and planned tax increment financing (TIF) are expected to contribute to the entire CRA project.

ESTIMATED COST PROJECTIONS

At this conceptual phase of the Historical District redevelopment project, costs the economic impact can be approximated based on local experience and similar historical restoration areas.

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Economics of the project: This application is limited to funding purchase of about 120 feet of Boggy Bayou shoreline property in the neighborhood where the earliest commercial settlement occurred. The site is central to the Historical District portion of the Niceville Community Redevelopment Act (CRA) Draft Plan dated March 15, 2015. The lion's share of expenditures both long- and short-term will be made through a combination of sources characteristic of CRA projects. The CRA Plan calls for the city to construct a 60 foot wide pier type landing about 100 feet into the bayou along with upland public parking. Subsequently, a boardwalk is planned to connect with the amenities of Turkey Creek Walk Park. The Florida Department of State publication *Economic Impacts of Historic Preservation in Florida, Update 2010* reports that public investment in historic preservation in Florida between 1996 and 2008 resulted in 1.6 times the investment in matching funds. Using that as a multiplier it would mean an $800,000 impact for the $500,000 requested here. The city estimates the whole CRA project will have average annual revenues of $875,000 from CRA and Tax Increment Financing, loans, grants and private contributions. Initial investment for the proposed project will be for construction of the pier and upland parking after award of RESTORE Act funding. After completion of the pier, city revenues associated with this application

will come from fees and rental of the pier for private events. The pier will anchor other developments in the Historic District that will result in increased ad valorem and sales taxes for the city.

Specific Objectives. The Boggy Landing pier will anchor redevelopment of the "old town" Historic District. It will be the attraction and public space that will draw entrepreneurs and investors to build on the unique character of existing amenities on the bayou. New development is expected to include high-end dining and shopping that take their identity from the Historic District. Boggy Landing will be the heart of the old town community with its heritage of water travel for timber and turpentine, sport and commercial fishing, and retreat residences for the wealthy escaping northern winters. This shoreline property will attract public and private events ranging from sporting activities and fine dining to children's play areas and weddings and the many other activities found in similar developments across Florida and the nation. Outdoor recreation opportunities will draw those looking for access to the bayou for boating and fishing. The many reasons to visit Boggy Landing will make it an attractive place with new experiences possible with each visit.

Jobs Created *Short Term employment* will involve engineering and construction of the pier and upland parking. The CRA plan estimates some $1,000,000 for land acquisition plus pier construction.

Long Term employment on the Landing will include long term routine maintenance of the structure and management of its use. City of Niceville Public Works will provide maintenance and a part time manager for public use will be needed. It is also likely that commercial venders for rental watercraft such as kayaks will want to use the property most months of the year. City and recreational service wages will probably be in the $17,000 to $20,000 Leisure and Hospitality range reported by the Florida Legislature Office of Economic and Demographic Research in January 2015.

More significant will be jobs resulting from businesses drawn to the Historic District by the signature Bayou Landing. Section B.1.6 below describes food service, retail and recreational amenity jobs ranging from managers with salaries upwards of $60,000 to entry level dishwashers making about $10.00 per hour. Other job possibilities exist as well. Historic preservation districts have their own flavor and employment opportunities will grow as the district matures and expresses its character.

B. *Jobs Created*. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Economic Factors. Item B.1.6.

Purchase of property with proceeds from RESTORE Act funding will not directly result in job creation. Job creation will result from city financed development of a pier on the shoreline property described in this application. Short term salaries and wages will be the result of contracts for engineering services and marine construction. Follow-on redevelopment of the Historic District will result in long term employment. Data here are

D. *Economic Factor #2*. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Item B.2.2.

The Bayou Landing is a venue for service sales. *Food and Drink*. Existing restaurants near the site will be joined by others, probably with specialties such as seafood, Cajun and traditional southern cooking. Special and weekend events should include food concessionaires offering comfort food on or near the pier. Establishment of one or more bars with a view of the bayou can be expected. A specialty café serving fine coffees and teas would do well at any time. *Leisure activities*. Rentals of kayaks, canoes and paddle boards from concessionaires on the Landing are expected. The beauty and calm waters of Boggy Bayou are a natural attraction. Renters will also be able to cross under the John Sims Parkway bridge over Turkey Creek to enjoy its cool waters and abundant wildlife. *Retail*. Recreational activity on the bayou should lead to retail sales of personal equipment and small water craft such as kayaks. Special events envisioned by the city should lead to shops catering to visitors and local families. The unique character of the Landing is expected to draw specialty clothing and other stores. *Special Events*. The Bayou Landing will host a variety of special events. They may include art shows, antique automobile shows, musical events, canoe or kayak races, foot race and bicycle race start/finish, and many more. Each out of town visitor will need to eat and some a place to sleep generating sales in the city.

CONCLUSION

The Historic District Community Redevelopment plan responds to many of the criteria set by the RESTORE Act for selecting projects for funding. It offers new public access to Florida's recreational waters and opportunities to learn to appreciate the natural environment, it adds jobs and businesses to the city, and it strengthens Niceville as a sustainable city in times of natural disaster and economic downturns. The amount requested is modest compared to the entire CRA plan for the city. It appears to this writer that an Okaloosa County RESTORE Act Committee recommendation for project approval will be a wise step for the city and Okaloosa County.

Attachments:

1. City of Niceville CRA Consultant email, March 17, 2015, at 10:57 AM.
2. Michael Flynt email, March 27, 2015, 8:55:31 AM. Economic Development Project Request.
3. Table B.2.1, 27APR2015
4. Representative Jobs and Salary Impact

ATTACHMENT 1

Subj: **Niceville CRA/BP Landing Project-Economic Impact**
Date: 3/17/2015 10:57:25 A.M. Central Daylight Time
From: bill.crlands@gmail.com
To: Mflynt6905@aol.com
CC: corbinl@niceville.org

Mike, Thanks for meeting with Lannie and me last week. We are getting all our "ducks in a row" to present a ground breaking application to the OKRAC for BP funding. As we discussed, both the environmental and economic outcomes from the redevelopment of the "old village" on Boggy Bayou will have major implications for the success of the City's CRA Program. Fundamental to this is the purchase and development of a public landing on the bayou to serve as the center piece of the commercial restoration of the district. As we discussed, we will need some projections of the economic impact of this effort , both short term and long term. The assistance of your group at NWFSC could provide a reasonable assessment of the overall economic benefits of this proposed project. I hope you all will agree to assist us.
I will be in Niceville tomorrow to secure a copy of the CRA Plan for your Committee to review. Please let me know how to get it to you.
Lannie and I look forward to working with you in this effort. Bill McCartney

Niceville CRA Support

ATTACHMENT 2

Subj: **Re: ISP Niceville CRA Project Meeting April 1st at 0900**
Date: 4/1/2015 7:37:40 A.M. Central Daylight Time
From: bill.crlands@gmail.com
To: MFlynt6905@aol.com
CC: corbinl@niceville.org

Yes, thanks Mike. The need is two fold. 1. To provide an assessment of the "Old Town" CRA on the local economy and 2. A reasonable assessment of Public Access to and from the Water for a landing facility. Apalachicola, for example, uses its landing for many public assemblies (Santa arrives every year by shrimp boat) as well as access to the city for local and traveling boaters. These facilities have a number of names, such as River Walk, Landing, City Docks, Bayou Park, etc. The major purpose of the facility is to jump start the down town redevelopment and serve as an area specific economic stimulus. The project is one of only 5 major initial recommendations in the CRA Plan. Sorry I can not make the meeting but Lannie and I had a good review yesterday. Bill Mc

On Tue, Mar 31, 2015 at 11:53 PM, <MFlynt6905@aol.com> wrote:

> Thanks Bill. Sorry you won't be there. The main thrust of our meeting is to put some boundaries on what is needed so we can determine if ISP has the resources for the job. Seeing the highlights in the Parts A & B it appears we will only be asked to contribute to those fields. Also, not sure if you are asking for economic impact of the whole proposal, or just the Historic District part. It sounded as if the need is for the Historic District redevelopment. Is that correct?
>
> Mike
>
> In a message dated 3/31/2015 6:32:39 A.M. Central Daylight Time, bill.crlands@gmail.com writes:
>
> > Mike, I'm cooking lamb for 80 people for a Sadder Supper on Wednesday. I will not be able to attend. I will be able to meet with you and/or others anytime next week. Bill Mc
> >
> > On Mon, Mar 30, 2015 at 5:15 PM, <MFlynt6905@aol.com> wrote:
> >
> > > Greetings: Lanny Corbin is providing us a room in Niceville City Hall and will meet with us to answer questions about the Community Redevelopment Project described in an earlier email.
> > >
> > > Let's meet in City Hall at 9:00 AM on Wednesday, April 1st (no foolin'). Please give me an OK by return email to confirm the date, time, and location are good for you.
> > >
> > > Thanks,
> > >
> > > Mike
> > > 496-0836 (cell)

Niceville CRA Support

ATTACHMENT 3

REVENUES Entire CRA Plan including the RESTORE Act Grant										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Estimated Annual Revenue by Source										
Total Revenue from RESTORE Grant	500,000									
Total Revenue from City Government[1]	400,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total Revenue from County Government										
Total Revenue from State Government (CRA Grants)[2]		1,600,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Total Sales Revenues (user fees, lease fees, product revenue, etc.)[3]		5,000	10,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Other Private Contributions (donations, private grants, etc.)[2]		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Loan[2]	75,000									
CRA/Tax Increment Funding[2]	10,000	20,000	40,000	120,000	240,000	400,000	400,000	400,000	400,000	400,000
TOTAL REVENUES	985,000	1,685,000	610,000	695,000	815,000	975,000	975,000	975,000	975,000	975,000
TOTAL REVENUE										**$9,665,000**

1. Estimate for public parking development plus annual maintenance on the Bayou Landing Pier.
2. City of Niceville CRA Draft Plan, March 10, 2015.
3. Estimate of user fees for use of Bayou Landing Pier for private events. Amount levels off after three years due to schedule saturation.

ATTACHMENT 4

REPRESENTATIVE JOBS AND SALARY MPACT WITH MODEST DEVELOPMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Estimated Annual Salaries by Source										
Restaurants	$132,000 (1 @ $132,000)	132,000	264,000 (2 @ $132,000)	264,000	396,000 (3@ $132,000)	396,000	528,000 (4 @ $132,000)	528,000	528,000	528,000
Retail Stores		196,500 (1@ $196,500)	196,500	393,000 (2@ $196,500)	393,000	393,000	589,500 (3@ $196,500)	589,500	589,500	589,500
Bar	175,110 (1 @ $175,110)	175,110	175,110	350,220 (2 @ $175,110)	350,220	350,220	350,220	350,220	350,220	350,220
Recreational Services		$58,460 (1 @ 58,460)	58,460	58,460	116,920 (2 @ 58,460)	116,920	175,380 (3 @ 58,460)	175,380	175,380	175,380
Totals	**$307,110**	**562,070**	**694,070**	**1,065,680**	**1,256,140**	**1,256,140**	**1,643,100**	**1,643,100**	**1,643,100**	**1,643,100**
TOTAL Salaries										
TOTAL 10 YEAR SALARY IMPACT WITH MODEST DEVELOPMENT										**$11,713,610**

1. Average per restaurant: Manager @ $64,000, Cashier @ $20,000, Servers 6@ $22,000, Dishwashers 2@ 19,500 = $253,000
2. Average per shop: Manager @ $43,000, Cashier @ $20,000, Sales staff 5@ $24,700 = $196,500
3. Average per bar: Manager @$60,000, Tenders 3@ $25,370, Bus/dishwasher 2@ $ $19,500 = $175,110
4. Average per recreational activity: Manager @ 30,000, Workers 2@ 24,230 = $58,460

Salary information source: Department of Labor Statistics (www.bls.gov/oes/current/oes_fl.htm).

ITEM B.7.7.3

Community Redevelopment Plan

CRA Plan, March 2015

PART ONE: BACKGROUND

I. AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

This document has been prepared under the direction of the City of Niceville, Florida, Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, Florida Statutes (F.S.) 163.330, Part III, as amended. The Act provided for the creation of new Community Redevelopment Agencies which are authorized by Chapter 163.356, F.S. for city and county governments to direct funds to areas with deteriorating physical, economic, and social conditions in their respective communities. A CRA provides for a comprehensive approach for the restoration and redevelopment of specifically identified areas within their jurisdictions.

The City of Niceville is aware of deteriorating, blighted, and underperforming conditions in several areas of the " Old Settlement" areas of the City; and, certain areas of the older areas of the City need incentives to initiate physical, economic, and social rehabilitation to insure their overall contribution to the City of Niceville as a whole.

The Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment." For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida Statutes, shall apply:

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

II. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

On February 14, 2012 the City Council of the City of Niceville voted unanimously to explore the establishment of a Community Redevelopment Agency (CRA) for the City of Niceville to:

ELIMINATE BLIGHTED CONDITIONS IN THE OLD SETTLEMENT AREAS OF THE CITY AS A RESULT OF INADEQUATE TRANSPORTATION FACILITIES, LACK OF PROPERTY VALUE INCREASES, DETERIORATING SITES AND OTHER IMPROVEMENTS, INADEQUATE BUILDING DENSITIES, HIGH VACANCY RATES, AND THE OVERALL DETERIORATION AND OBSOLESCENCE OF PROPERTIES AND STRUCTURES; AND

DIRECT PUBLIC REVENUES AND PROGRAMS TO IDENTIFIED REDEVELOPMENT AREAS FOR THE ENHANCEMENT AND DEVELOPMENT OF PUBLIC INFRASTRUCTURE AND FACILITIES TO ELIMINATE BLIGHTING CONDITIONS AND TO STIMULATE AND/OR SUPPORT NEW PRIVATE INVESTMENT AND DEVELOPMENT IN THE ECONOMICALLY UNDERPERFORMING AREAS OF THE CITY.

Section 163.335 F.S. provides two general findings of necessity for the establishment of a CRA which have application to the City of Niceville. The three provisions that demonstrate a "findings and declarations" of necessity are outlined below in Section 163.335 (1) (4), and (5). The "Findings of Necessity – Program Design Phase I and II" are located in Appendix B. of the Plan.

163.335 Findings and declarations of necessity.—

(1) It is hereby found and declared that there exist in counties and municipalities of the state slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

(2) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.

(3) It is further found and declared that the powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

(4) It is further found that coastal resort and tourist areas or portions thereof which are deteriorating and economically distressed due to building density patterns, inadequate transportation and parking facilities, faulty lot layout, or inadequate street layout, could, through the means provided in this part, be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community.

(5) It is further found and declared that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.

(6) It is further found and declared that there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition

affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for a valid and desirable public purpose.

(7) It is further found and declared that the prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.

The City Council conducted an affirmative vote to begin the process to create a Community Redevelopment Agency on May 8, 2012.

The City of Niceville, pursuant to Section 163.346 F.S., provided notice of intent to all Taxing Authorities which levy ad valorem taxes on real property contained within the boundaries of the Redevelopment Area on or before May 22, 2012.

The City Council considered and adopted the Resolution No. 12-06-01 during the June 12, 2012 City Council meeting. The adopted resolution is in Appendix C. The Resolution established the Niceville Community Redevelopment Agency, identified the Community Redevelopment Area and justified both the program and areas pursuant to the State of Florida guidelines established in Chapter 163, Part III, Florida Statutes.

III. POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

Upon a finding of necessity as set forth in Section163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the City to carry out the community redevelopment purposes of this part, the city may create a public body corporate and politic to be known as a "community redevelopment agency." The City may also choose to be the governing board or ex-offcio as the governing board for the CRA. The City of Niceville adopted the alternative provided by law to serve as the governing board. With the authority as vested in the CRA consistent with Community Redevelopment Act of 1969, Florida Statutes (F.S.) 163.330, Part III, as amended the powers invested in the CRA governing board shall be to:

A. As is evident, drafting, considering and adoption of this Community Redevelopment Plan is but one of several aspects of the overall power of the CRA for its redevelopment initiative for the Niceville CRA.

B. The CRA has the power and authority to modify or amend the plan in the future to reflect changes in circumstances, the following actions or undertakings represent substantive matters that should be considered concurrently and subsequently by the City and the CRA before the redevelopment initiative transcends from a vision to reality:

(1) The CRA shall establish a Community Redevelopment Trust Fund.

(2) The CRA shall further investigate and identify revenue and funding sources and means to leverage and maximize the use of tax increment revenues from the Community Redevelopment Trust Fund.

(3) The CRA shall develop the following:

(a) Urban design framework and guidelines;

(b) Detailed parking, public access to Boggy Bayou and Turkey Creek Recreational Area, and right-of-way assessment;

(c) Identification of parcels needed for assemblage or acquisition; and

(d) Conceptual phasing program for capital improvements.

(4) Preparation of a series of specific design, cost estimates and construction documents for capital improvements to be undertaken within the Redevelopment Area.

(5)The CRA may develop a corresponding series of non-ad valorem assessment programs for right-of-way revitalization, streetscape, parking improvements, utility relocations, stormwater management, public access and other capital improvements and essential services, including a funding and phasing plan for each set of improvements.

C. CRA governing board member shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties. Each member shall hold office until his or her successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the city, and such certificate is conclusive evidence of the due and proper appointment of such member.

D. The powers of a community redevelopment agency shall be exercised by the CRA governing board members thereof. A majority of the members of the board constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes.

E. The governing board for the Niceville CRA shall designate a chair and vice chair from among the members. The CRA may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff.

F. At any time after the creation of a community redevelopment agency, the governing body of the city may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.

The City of Niceville adopted Resolution 12-06-01 pursuant to Section 163.357, Florida Statutes, the City Council hereby declares itself to sit as ex-officio to the governing board of the Agency. The Mayor and Vice Mayor of the City shall serve respectively as the Chair and Vice-Chair of the Agency. A vacancy occurring during a term shall be filled in the same manner as provided for respectively filling a vacancy in the term of the Mayor, Vice Mayor, or other members of the City Council. Coterminous with employment by the City, the City Manager, City Clerk, and City Attorney or any special counsel to the City shall also serve respectively as the executive director, clerk, and general counsel or special counsel for the Agency.

The Agency is authorized to exercise all of the powers conferred by the Act which are necessary and convenient to carry out and effectuate the purposes of community redevelopment and related activities within the City, "Except that, the CRA Governing Board shall not execute Eminent Domain Authority to acquire an interest in real properties within the Water Oaks Town-home Development" located within the Historic Downtown Subarea of the Niceville CRA.

IV. THE COMMUNITY REDEVELOPMENT AREA

The criteria for selection of the CRA Area is not only found in Florida Statutes but also from local public opinion. Basically, there are three categories of guidelines for selecting the CRA Boundaries.

These are:

1. Areas experiencing a loss of the economic, social, or aesthetic values desired by the City and its residents.
2. Areas where improvements are, or may be made to be, compatible with adjacent non-CRA proposed areas.
3. Areas where CRA improvements can be a catalyst to generate additional area-wide improvements.

The adopted CRA area contains approximately 340 acres. The general description of the indentified Redevelopment Area is:

Commence at the Niceville/Valparaiso City limits on Boggy Bayou along the current City limits north to a point directly west of Nathey Street. East across Turkey Creek and along Nathey Street to S.R. 85. South on S.R. 85 to the northern property line of Quality Inn. East along the Southern boundary of Eglin Golf Course to Davis Dr. North on Davis Dr. to the right-of-way of Reynolds Ave. South on Reynolds right-of-way to the right-of-way of Powell Drive. East on Powell Dr. to Cedar Ave. South on Cedar Ave. to E. John Sims Parkway, West on John Sims to Partin Dr. N/S. South on Partin Dr. S to Helms St. West on Helms to Jones Ave. North on Jones approximately 300 feet then south-west along property ownership boundaries to a point approximately 200 feet east of the intersection of Edge Ave. with Bay Shore Drive. Across Bay Shore Drive to MHW of Boggy Bayou. Then around the shoreline (MHW) of Boggy Bayou to point of Beginning. The map of the adopted CRA area is in Appendix A.

The Redevelopment Area as provided in Exhibit A is composed of blighted, deteriorating, and neglected vacant buildings and properties which have been determined to constitute an economic and social liability imposing onerous burdens which decrease potential tax base and revenues, substantially impairs or arrests sound community growth, aggravates traffic problems, and hampers the elimination of traffic hazards, and the overall improvement of traffic facilities.

The Area is approximately 340 acres (1/2 square mile) in size.

The Redevelopment Areas as included in Resolution 12-06-01 are as follows:

A. The Old Settlement of the City of Niceville on Boggy Bayou;

B. The SR-20 corridor from Niceville High School to SR-85;

C. The SR-85 corridor to the western City limits; and

D. The extension of SR-397 (John Sims Parkway) to the Valparaiso city limits.

Since adoption of the subareas as stated above, the subareas have been redefined based upon further public comments as:

A. Historic Downtown District

B. Turkey Creek Recreation Area District

C. Highlands District

D. Johns Sims Parkway District

E. CRA Area-Wide

The redefined Subareas have been delineated as found in Appendix D.

V. THE COMMUNITY REDEVELOPMENT PLAN MISSION STATEMENT

With the creation of a CRA, and the City of Niceville Council appointed as the governing board of the CRA, the City will be able to direct public funds to stimulate private investment in areas of the City where revitalization of public facilities and infrastructure will serve as a catalyst for additional private investment and increased economic development. The CRA (City) will begin a systematic and proven process to redevelop and restore identified areas of the City under a viable and fully contributing economic development program for maintaining the economic well being and Quality of Life in the City of Niceville, Florida.

PART TWO: THE REDEVELOPMENT PROGRAM

The Redevelopment Program Implementation Table in this section summarizes the recommendations made in this Plan. The Table is organized by the Sub-areas of the CRA with the type of action recommended. The table addresses recommendations that are to be carried out by the Community Redevelopment Agency as part of their Capital Improvement Program. The purpose of the Capital Improvement Program is to provide an initial, general guide for implementing capital projects recommended within the CRA. It is important to understand that the CRA Plan is a 30 year Plan to be updated annually as conditions change in the CRA. The detail of the individual project specific plans, including cost and priorities, should be reviewed and updated annually as part of the City's and CRA's Capital Improvement Program budgeting process. This annual budgeting process should include the reevaluation of strategies and priorities to fit changing circumstances.

The City's and CRA Board's annual capital improvement program budgeting process should include projections of potential revenues from various funding sources to implement projects. The availability of funds, from various funding sources, will have a direct impact on the speed and effectiveness of implementation. Not all projects may be funded within the planning period. The CRA Board should implement as many projects as possible, starting with the strategic/targeted and high priority projects. Initial cost estimates for this plan should be based on the conceptual drawings and project descriptions included in this Plan. Detailed cost estimates should be defined for each project as they are selected for implementation.

Criteria for prioritizing and scheduling projects should include:

Strategic (S) - The need for the project to proceed prior to implementing other priority projects. These projects are crucial to the overall achievement of major objectives. The CRA Board and other agencies should make every necessary effort to fund and implement the projects designated as such.

High Priority (HP) - These are projects extremely important to achieve the overall concept proposed in the Plan. Funding for these projects should be budgeted within the CRA Board and other public agency's Capital Improvement Plans.

Medium Priority (MP) - This category refers to projects that will contribute to the overall implementation of the Plan. They should be implemented as funding becomes available.

Low Priority (Low) - The project's early achievement is important but not critical for the first five-year budget cycle.

I. REDEVELOPMENT TARGET PROJECT PRIORITIES

A. High Value Residential Development

The CRA Design Phase II identified the redevelopment objectives and noted the need and the CRA Board's desire to develop and provide incentives to site-identified desired private development in the Redevelopment Area. The CRA project priorities must work together to provide the quality of life environment that will support the area redevelopment into high value residential development. The basis for any high value residential development is in the quality of the areas environmental resources and infrastructure to support the high value residential development.

B. Old Town Intensive Retail

A key component to the areas transformation into a high value residential area is the Old Town Intensive Retail area must support and compliment the CRA objective to provide for high value residential development. The

CRA must fund through various funding sources the beautification and enhanced landscaping in the Redevelopment Area. A well balanced approach must include vehicular and pedestrian facilities connecting the retail area to the residential areas, creating a walkable community. The CRA has limited funds; therefore, many of the projects will develop from incentives adopted by the City into the Comprehensive Plan supporting restoration of deteriorating private buildings and properties. The CRA (City) will provide for flexibility in Comprehensive Plan and Land Development Code encouraging land assembly for development of mixed use planned unit developments. The area is located in close proximity to the military base and local private and public airports. The CRA will encourage large coordinated private investment of commercial development through improved infrastructure, restored environmental resources, and amendments to the Commercial and Mixed Use Future Land Use Categories.

C. Niceville Public Landing

This project is intended to provide a public landing in the Historic Downtown for access to the revitalized commercial area for boaters and to provide a public assembly area for special occasion/ event utilization and public access to the Bayou. The proposed project has two specific components. First, it is the City's desire to purchase a waterfront site of approximately 120 linear feet fronting both Boggy Bayou and Bayshore Drive. The second phase would be to construct a pier type landing of approximately 60' wide by 100' long extending into the Bayou and to also provide for upland public parking on or adjacent to the site. The landing is intended to be the focal point of the Old Downtown revitalization providing for both water access, sight seeing, and public assembly.

D. Turkey Creek Park Improvements

The City of Niceville has placed a high priority on land acquisition and public facilities to make Turkey Creek Walk Park a major recreation facility in southern Okaloosa County. The current park includes both shores of Turkey Creek from Eglin Reservation to its outfall in Boggy Bayou of Choctawhatchee Bay. The current area of the park is approximately 200 acres and includes 4500 linear ft of boardwalk along the creek, a pavilion, picnic areas, and canoe launch. Future plans, to increase the usability of the park, to complete the linear boardwalk and paddling trail along Turkey Creek to some 7000 linear ft of boardwalk. Also included an amphitheater, community resource/senior center, an observation platform, and canoe recovery and related facilities. The undeveloped areas in the Park will be restored to their natural hydrologic and vegetative conditions.

E. Mill Pond Restoration

Over the last 50 years there has been a major loss of internal habitat and recreational access from the substantial buildup of sediments discharged by Turkey Creek in the Bayou headwaters. An area historically referred to as the "Mill Pond". The City has initiated several studies to determine the nature and extent of restoration and sediment removal efforts to restore the Mill Pond for both ecological and recreational enhancements. Recently, the City has been awarded a $1.6 million National Fish and Wildlife Federation (BP) Grant to begin the restoration process. These activities include: shoreline stabilization, habitat restoration and creation, sediment relocation, recreational navigation and improvements, exotic removal plant removal and public recreational access.

The grant will begin the restoration project but additional funding will be necessary to complete the restoration to return it to its optimum ecological and recreational potentials.

ITEM B.9.5.3

City of Niceville
Stormwater Master Plan

City of Niceville

Stormwater Facilities Plan
and
Stormwater Master Plan

December 2006

Prepared by:
BASKERVILLE-DONOVAN, INC.
325 John Knox Road, Building 200
Tallahassee, FL 32303
BDI Project No. 21111.01

ORDINANCE NO. 06-12-01

AN ORDINANCE AMENDING ORDINANCE NO. 03-03-01, ADOPTED FEBRUARY 11, 2003, OF THE CITY OF NICEVILLE, FLORIDA; ADOPTING THE REVISED STORMWATER FACILITY PLAN AND STORMWATER MASTER PLAN; TO REPEAL CONFLICTING ORDINANCES OR PROVISIONS THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF NICEVILLE, FLORIDA:

WHEREAS, Resolution No. 03-01-01 was adopted on March 13, 2001, as amended, initiating activities directed towards the creation of a Stormwater Utility within the corporate limits of the City of Niceville to address the control and management of area stormwaters including drainage, flooding, and the adverse water quality conditions of receiving surface waters; and

WHEREAS, Ordinance No. 02-04-06 was adopted on April 9, 2002, as amended, establishing a stormwater utility pursuant to Florida State Statutes 166 and 403.0893; establishing a utility rate structure including uses applicable to the utility, exemptions, mitigation credits, impact fees, billing, operating budget, and rate structure.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NICEVILLE, FLORIDA, THAT the revised Stormwater Facility Plan and Stormwater Master Plan, which presents a comprehensive and coherent engineering plan for the identification, prioritization and funding of the needed infrastructure improvements to resolve continuing stormwater quantity and quality problems, is hereby adopted; attached herewith.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall become effective immediately upon its adoption according to law.

ADOPTED in session this 12th day of December, 2006.

Randall Wise
MAYOR

ATTEST:

Daniel J. Doucet
CITY CLERK

SECTION II – STORMWATER MASTER PLAN

1.0 INTRODUCTION

1.1 Background

Continued growth of the City of Niceville (City) through the 1990s prompted public realization of the importance of stormwater management for public safety, protection of public property and private property, and the protection of the environment. In 1998, the City contracted with engineering consultant Baskerville-Donovan, Inc. to develop a stormwater needs assessment. The *Stormwater Management and Needs Assessment* report was completed in March 2000. The 2000 report evaluated the City's stormwater quantity, identifying drainage problems, and recommending improvements to minimize flooding. The 2000 report also evaluated the City's stormwater quality, recommending treatments to minimize chemical and biological pollution of the City's surrounding waters. In addition, the 2000 report recommended that the City prepare a Stormwater Master Plan to prioritize and fund the needed infrastructure improvements.

The purpose of this current report is to develop a Stormwater Master Plan and a Facilities Plan for the City of Niceville that presents a comprehensive and coherent engineering plan for the identification, prioritization and funding of the needed infrastructure improvements to resolve continuing stormwater quantity and quality problems. The prioritized improvements may be adopted by the City, and serve as the basis for enacting a Stormwater Utility to fund the improvements.

1.2 Scope / Authority

This report is prepared pursuant to the City's Task Order Authorization of August 14, 2001, to provide Professional Engineering Services for Stormwater Improvements. The Task Order preconstruction scope of services specifically pertains to the preparation of a Facilities Plan, a State Revolving Loan application, and design, permitting and bidding services for stormwater improvements.

2.0 PLANNING AREA AND PLANNING PERIOD

2.1 Location and Population

The City of Niceville is located Okaloosa County, in Northwest Florida, geographically positioned about equidistant between Pensacola, Florida and Panama City, Florida. It is located on the north shore of Choctawhatchee Bay. The City is bounded on the west by the City of Valparaiso; on the north by Eglin Air Force Base; and, on the east by rural portions of Okaloosa County. The City is part of the Ft. Walton Beach Urbanized Area. A City Location Map is included as Exhibit 1.

The City describes itself on its website as:

> "Nestled comfortably along the shores of Choctawhatchee Bay in the northwest panhandle, this friendly town is a paradise for people of all ages and interests. The size, warmth and sincerity of the community are apparent throughout the city. Couple that with an endless variety of indoor and outdoor recreation activities plus a healthy dose of sunshine and fresh air and it is easy to see why Niceville is an attractive community for short term visits, or long term living."

The 2000 Census population of the City was approximately 12,000, representing a 10-year growth rate of approximately 12% over the 1990 Census population. With the current growth trends in northwest Florida and the availability of undeveloped property, the area is expected to grow exponentially.

2.2 History

The City of Niceville traces it roots back to the early 1800's, when the small fishing village of "Boggy" was established on the shores of Boggy Bayou. By 1910, local residents had decided that the community name, "Boggy", needed a public relations change. The town name was changed to "Niceville". In 1915, the Florida Legislature created the current Okaloosa County out of portions of Santa Rosa and Walton counties. In 1915, the town name was changed to "Valparaiso", but it was changed back to Niceville on November 1, 1925. It has held the Niceville name ever since. In 1938, the town residents voted to incorporate. The first mayor of the new City of Niceville was elected on July 15, 1938. The City presently has an elected Mayor and City Council, and salaried City Manager, City Clerk, City Planner and Public Works Director.

2.3 Stormwater Regulations

Federal and State permitting requirements regulate water quality issues. City permitting requirements regulate both stormwater quantity issues and stormwater quality issues. City policies regarding the overall stormwater system performance dictate the anticipated level of stormwater controls for the City.

Federal

The Environmental Protection Agency (EPA) oversees stormwater discharges with the use of the National Pollutant Discharge Elimination System (NPDES) permit process. The NPDES program was established in 1987 as part of the Clean Water Act. Currently, the NPDES program is in Phase I. Phase I requires municipal and industrial treatment plant (point source) outfalls to be permitted and periodically tested. Also permitted and tested in this phase are stormwater discharges in municipalities larger than 100,000 population and construction areas that disturb areas larger than 5 acres. Phase II regulations, were finalized by EPA on December 8, 1999. Regulated Phase II MS4s for small municipalities that are located within Urbanized Areas (UA) based on the 1990 Census were required to apply for permit coverage by June 1, 2003. The MS4 permits require communities with less than 100,000 populations to obtain a general permit for their stormwater discharges. The permit threshold on land disturbance in construction areas has been lowered to one acre. Local governments may be required to establish stormwater programs that address the following:

- Public education
- Public involvement and participation
- Detection and elimination of illicit discharges
- Construction site erosion control
- Pollution prevention for municipal operations

The Florida Department of Environmental Protection (FDEP) recently is delegated responsibility over administering and inspecting Phase I and II NPDES permits. Additionally, Federal permits must be obtained through the EPA's Atlanta office. EPA and FDEP rules control the Phase II FDEP application. The City of Niceville applied for a MS4 permit in May 2003, and is now in continuing operation under the plan

State

Florida Administrative Code Chapter 62-25 provides requirements for stormwater facilities. Residential properties are generally considered exempt. Most other developed properties require stormwater general permits based on minimum design standards for stormwater treatment facilities. Detention and retention ponds are the most common treatment facilities permitted, and are generally required to capture the first 1/2 inch of runoff for areas less than 100 acres or first inch for areas larger than 100 acres.

Additional State documents may influence the City's stormwater planning. Although the Northwest Florida Water Management District (NWFWMD) is not delegated direct stormwater management responsibility, the NWFWMD Surface Water Improvement and Management Plan (SWIM) for the Choctawhatchee Bay and River System and the Report on Choctawhatchee Bay Water Quality from the Choctawhatchee Basin Alliance suggest needed improvements in Boggy Bayou water quality.

City

The City's *Land Development Code* (LDC) requires a higher level of treatment than the FDEP regulation of the first ½ inch of runoff. The City requires treatment for the first inch of runoff. The City also requires attenuation to be provided to minimize impact to existing downstream stormwater infrastructure. Per Section 10.03.01 of the LDC, ..."*The adopted level of service for drainage is to retain the first inch of runoff on-site; and post-development runoff shall not exceed pre-development runoff rate for a twenty five year storm event, up to and including an event with a twenty four hour duration " (Policy 10.C.2.3).*

Florida Department of Transportation (FDOT)

A permit is required from the FDOT for any project that connects to stormwater facilities of the FDOT, or for any project that would alter the conveyance capacity of the FDOT stormwater systems. All such connections of modifications must conform to Chapter 14-86 of the Florida Administrative Code (F.A.C.).

The permit application procedures as outlined in Chapter 14-86, allow the FDOT to accept a surface water management permit issued by other agencies in place of the FDOT permit. This condition applies only if the agency's requirements are equal to or greater than those of the FDOT.

Northwest Florida Water Management District (NWFWMD)

A permit is required for the construction, alteration, repairs, or abandonment of dams in excess of 10 feet, or impounding more than 50 acre-feet, except those used for agriculture or forestry which are covered under Chapter 40A-44, Florida Administrative Code. Recreation and urban impoundments (man-made ponds) and certain stormwater facilities are regulated by this rule.

A permit also is required for other water management facilities, which reroute, restrict, or alter the rate of flow of watercourses from watersheds that exceed five square miles.

The NWFWMD does not implement Florida's Environmental Resource Permit (ERP) program. Section 373.4145, Florida Statutes, exempts the District from the implementation of this program due to its limited financial resources. The Florida Department of Environmental Protection is responsible for all non-agricultural wetland related permits and stormwater management permits in the Northwest District.

Federal Emergency Management Agency (FEMA)

One of the many programs administered by the FEMA is the National Flood Insurance Program (NFIP). The NFIP was created by Congress in 1968 in response to severe human and property losses caused by hurricanes and tropical storms in the early 1960's. The purpose of the program is to provide flood insurance for property owners in flood-prone areas through a federally subsidized program.

NFIP was modified in 1973 to require property owners in the identified flood-prone area to purchase flood insurance in order to participate in federally supported programs. Local governments identified as having flood-prone areas are required to adopt appropriate standards for construction within the flood-prone area. The flood-prone areas are identified by the FEMA on Flood Insurance Rate Maps. These maps identify the 100-year floodplain, which is the area based on topography and historical data that has a 1-percent chance of flooding in any given year.

The City participates in the NFIP. Construction within the 100-year floodplain is regulated by City Ordinance. The City code applies to new construction and substantial improvements to existing structures, in order to minimize future flood losses. While the NFIP has successfully required new buildings to be protected from damage by a 100-year flood, the program has few incentives for communities to do more than enforce the minimum regulatory standards. In an effort to encourage communities participating in the NFIP, reduce flood damages to existing buildings, manage development in areas not mapped by the NFIP, and protect new buildings beyond the minimum NFIP protection level, the FEMA created a Community Rating system (CRS).

Flood insurance premium credits are available under the CRS for communities based on their classification. There are ten classes, with Class 1 having the greatest premium credit and Class 10 having no credits. A community's CRS class is based on a number of credit points calculated for the activities that are undertaken to reduce flood losses, facilitate accurate rating and to promote the awareness of flood insurance. For each reduction in Class, the flood insurance policyholders receive a 5 percent reduction in insurance premiums. The City presently is assigned Class 8, providing a 10% premium reduction.

Since one of the major categories under the CRS for obtaining credit points is flood-damage-reduction activities, the results of the Flooding and Water Quality Improvement Project should be submitted by the City to the FEMA. This could result in savings in flood insurance premiums to citizens in hazard areas in the City.

Florida Department of Environmental Protection (FDEP)

The FDEP regulation of stormwater management included two primary venues: stormwater management and dredge and fill. FDEP regulates most development and retrofit projects. However, developments constructed prior to 1984 are not regulated by FDEP, unless they impact wetlands or streams.

The FDEP also is responsible for the management of state-owned lands, including state parks, recreational areas, marine fisheries, beaches, and state aquatic preserves; and for the regulation of coastal construction activities. The FDEP issues coastal construction and control line permits, and it grants easements or other forms of consent to use state-owned lands. Coastal construction and control line permits are issued pursuant to Chapter 161, Florida Statutes. Chapter 253 requires that the FDEP grant an easement, dedication, submerge land lease, or other form of consent of use of state owned or sovereignty lands.

U.S. Army Corp of Engineers (COE)

The COE regulates dredging and filling in waters of the United States under Section 404 of the 1972 Clean Water Act. Its jurisdiction differs in some respects from that of the FDEP, and it has the authority to determine that a project of low impact is covered under a General permit.

U.S. Coast Guard (USCG)

The USCG administers an advisory notification procedure for construction activities above and in navigable waters. The activities of USCG concerned are those that reduce clearance above the water, restrict anchorage, or otherwise impede boat traffic and safety. The USGS should be notified during design of any stormwater project that will penetrate navigable waters.

2.4 Existing and Future Land Use

2.4.1 Existing Land Use

The City of Niceville and Unincorporated Areas East Subarea Existing Land Use Map (Adopted January 1990) designates nine Land Use categories:

- Residential Use (sub-categories: Single-Family, Multi-Family and Mobile Home)
- Commercial Use (sub-categories: Neighborhood Commercial and General Commercial)
- Industrial
- Institutional (Public Lands)
- Vacant (PUD)
- Roadways
- Recreational
- Agricultural Use
- Conservation Use

The predominant existing land uses are Vacant (38%), Residential (35%) and Roadways (15%), with the remaining categories comprising 12% of the total. Existing Land Use maps are included in Appendix A.

2.4.2 Future Land Use

Future Land Use of the City is provided in the *Niceville Comprehensive Plan: 2010*, Chapter 7 (9J-5.006). The following generalized land use categories are identified on the Future Land Use Maps included in the Comprehensive Plan:

- Residential
  - Low Density (less than 6.0 dwelling units per gross acre)
  - Medium Density (6.1 through 15.0 dwelling units per gross acre)
- Commercial use
- Industrial use
- Recreational use

- Conservation
- Mixed-use (planned unit development)
- Public lands (includes educational facilities, public buildings and grounds and other public facilities)
- Agricultural (restricted)

Future Land Use Maps (as amended through 11-12-02) are included in Appendix A.

2.5 Anticipated Growth

Recent population growth in the City and in Okaloosa County continued at a high rate. The 2000 Census population of the City was approximately 12,000, representing a 10-year growth rate of approximately 12% over the 1990 Census population. During the same period, the Census recorded Okaloosa County population at 170,498, representing a 10-year growth rate of 18.6%.

High growth rate population trends are expected to continue in Northwest Florida. The City's Future Land Use Map identifies large areas of available residential use land. In addition, adjacent lands outside of the City are presently identified as agricultural, and may be susceptible to development. Thus, population growth of the City and the stormwater planning area is expected to continue at a double-digit rate.

2.6 Planning Period

A planning period of 5 years was used in the development of this Stormwater Master Plan and Facilities Plan.

4.0 ANALYSIS OF PROBLEM AREAS

The City's historical location, economic development, and continued growth are linked to fishing, waterborne transportation and water recreation in Choctawhatchee Bay and adjacent bayous. The Bay and the bayous are Class II (Shellfish Propagation and Harvesting) and Class III (Recreation – Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife) Waters of the State, and are environmentally sensitive waterbodies that have a history of water quality contamination.

The City has taken a proactive approach in stormwater management for the protection of its residents and the environment. The City commissioned a Stormwater Management Needs Assessment report, which was performed by Baskerville-Donovan, Inc., and completed in March 2000. A copy of the report is included in the project file, and is available for review. Elements of the assessment evaluated the City's existing stormwater quantity and quality. The findings of the assessment were that essentially all stormwater basins of the City flow indirectly or directly into the bayous and Choctawhatchee Bay. The stormwater flow to those waterbodies is causing pollution, which is of concern. The following two sections detail some of the report findings, with respect to stormwater quantity and quality issues.

4.1 Stormwater Quantity Problem Areas

The report identified 35 locations of flooding, ponding, erosion and health hazard pollution due to stormwater in the City. Utilizing City Staff knowledge, along with public workshops and field inspections, the report revealed areas where the City's stormwater infrastructure needs improvement and/or additions. Some areas have experienced localized drainage problems, and are recommended for improvements. Other areas are recommended to be equipped with stormwater detention facilities to minimize risks of downstream flooding. Table 2 indicates the problem locations and the nature of the problems.

Table 2
Historical Drainage Problems

Site*	Location	Problem
1	Intersection of Park St. and 1st Ave.	Flooding, road shoulder erosion
2	Harding Road	Flooding, outfall issue
3	Nathey St. behind Edge Elementary School	Flooding, debris clogging grates
4	Bayshore Dr. @ Katie's House of Flowers	Flooding, flow onto property
5	Bayshore Dr.	Poor flow in drainage ditch
6	Bayshore Dr.	Standing water in ditch
7	Bayshore Dr. @ 31st St	Standing water in roadway
8	Davis Dr. between 1st St. and SR 20	Lack of drainage ditch maintenance
9	Pine St. (gravel road off Davis Dr.)	Resident requested ditch
10	23rd St. @ Seville Circle	Flooding
11	Adams St. @ Hickory Ave.	Private property erosion caused by ditch
12	Biscayne Lane	Standing water
13	Crystal Lane	Ponding along road shoulder
14	Dartmouth Way @ Palm Blvd.	Flooding in road and driveway
15	Dolphin Point Rd.	Stormwater from roads flows into yards
16	Duncan Dr. (Bolton Branch)	Pollution, health hazard
17	Elderberry	Cul-de-sac drainage issues
18	1st St. (Concrete flume N of Evans Br.)	Lack of ditch maintenance
19	Julia Avenue	Poor drainage system performance
20	Pin Oak	Poor drainage system performance
21	Pine Lake Dr.	Resident complaints of wet soils
22	Rana Lane	Low point without drainage measures
23	SR 20 W. of Turkey Creek (FDOT)	Flooding/gutter spread in driving lane
24	Finck St. from Scott St. to Palm Blvd.	Poor drainage
25	Sweetgum Court	Water in driveway
26	Valparaiso Blvd. between Cedar & Dogwood	Drainage problem south side of road
27	Woodbridge Rd.	Poor drainage behind house
28	Scott St.	Poor drainage, sink holes
29	Dogwood Ave.	Standing water
30	Yacht Club Dr.	Standing water
31	Boxer Ave.	Pipe causes upstream flooding
32	Rue De Palm	Standing water
33	Bullock Pond	Outfall easement causing sink holes
34	Pine Lake	Outfall system deteriorating
35	Hart St.	Street runoff causing problems

* Site Number refers to Historical Drainage Problems Location Map found in Appendix A

4.2 Stormwater Quality Problem Areas

Stormwater quality issues refer to stormwater pollution, sedimentation, or environmental changes resulting from the discharge of stormwater runoff, particularly such runoff into the waterbodies in and around the City. Water quality issues are a primary concern of the City. The existing stormwater conveyance channels indirectly or directly discharge the City's stormwater to waterbodies, including Boggy Bayou, Rocky Bayou, and Choctawhatchee Bay. These conveyance channels generally are not equipped with stormwater treatment facilities, although some of the channels have natural depressions offering minimal treatment.

The City regularly performs water quality sampling in the waterbodies. Samplings periodically reveal the presence of metals and occasional high levels of fecal coliform bacteria, indicative of either poor upstream treatment or pollution loading at the Bayou. Area recreational facilities are occasionally closed due to these contaminants.

The City's Stormwater Management Needs Assessment of March of 2000 reported the results of the water quality tests, and identified locations of high levels of nitrate, phosphorus, cadmium, copper, iron, magnesium, mercury and zinc contamination. The tests indicated that standard maximum levels for Class II and Class III Waters were exceeded at various locations for the following: copper, iron, mercury and zinc.

The report indicated that high coliform bacteria counts are among the City's biggest stormwater problems. Total coliform bacteria and fecal coliform bacteria levels were tested at various stormwater outfalls. The results typically indicated high levels of fecal coliform bacteria. A fecal count over 200 indicates the water may not be suitable for primary contact such as swimming. A fecal count over 1,000 indicates that boaters and fisherman should use caution. As indicated in Table 3, MPN Coliform/100 mL fecal coliform bacteria threshold limits were exceeded at numerous locations.

Table 3
Coliform Test Results

Location/ Description	MPN Coliform/100 mL					
	Total			Fecal		
	Dry	Wet	% Increased	Dry	Wet	% Increased
Mill Creek, Mouth	1100	3000	173	170	140	-18
Mill Creek, Upstream	300	1700	467	<20	40	100
Turkey Creek, Mouth	900	1100	22	40	170	325
Turkey Creek, West	300	700	133	80	130	63
Bolton Bayou, N. of SR 20	1100	1100	0	80	80	0
Evans Branch, Mouth	7000	5000	-55	800	3000	1400
Evans Branch, Upstream	3000	9000	200	800	5000	525
Thomas Branch, Mouth	3000	5000	257	300	3000	1400
Thomas Branch, SR 20	800	1700	113	20	500	2400
Hick's Branch, Mouth	3000	9000	200	800	1100	38
Hick's Branch, Pond 1	400	1100	175	400	70	-83
Hick's Branch, Pond 2	3000	3000	0	40	110	175
Mouth of Bolton Bayou	130	1300	900	40	270	575
Bolton Bayou, S. of SR 20	1100	5000	355	800	800	0
Shirk Point	90000	1100	-99	2200	50	-98
Beaver Pond N. of Site E	300	800	167	300	170	-43
Pond N. of Bayshore/Shirk Bay.	500	-	-	40	-	-
Swift Creek, SR 20	800	500	-38	230	80	-65
Sanders Branch/College Blvd.	2350	5000	-50	415	300	-88
Shaw Still Br./College Blvd.	1300	9000	275	500	700	40
Swift Creek/SR 285 N	3000	-	-	80	-	-

4.3 Existing Infrastructure

An extensive field inventory of existing drainage structures within the City was conducted for the Stormwater Needs Assessment. Structures were inventoried and mapped. The City was divided into five sections with sub-basins, and existing stormwater systems were sketched and identified. The section maps and inventory sheets are included as Appendix D.

5.0 STORMWATER MANAGEMENT ALTERNATIVES

5.1 General

Significant population growth of the City is expected into the next decade, as undeveloped land is transitioned into residential and commercial uses. In addition, redevelopment of existing commercial areas and density intensification of residential areas may be expected. However, most of the historic areas of the City will remain unchanged. Thus, stormwater management alternatives for the City will be required to consider impacts to the existing development as well as the anticipated new developments.

Resolution of the stormwater quantity and quality problems requires the application of Best Management Practices (BMPs), which are rational applications of time-honored engineering and administrative solutions of similar problems. Two categories of BMPs are applied:

- Structural BMPs – These are physical infrastructure improvements, generally requiring construction and/or capital outlay.
- Non-Structural BMPs – These include improved public information programs, changes in public policy, enhanced maintenance, etc.

5.2 Structural Best Management Practices

The following Structural BMPs are considered for the City. These types of improvements may be utilized singularly or in combination.

- Grassed Ditches and Swales – These improvements serve the dual purpose of providing a positive means of draining flat or locally depressed areas not presently drained, and also providing for nutrient uptake and erosion control for water quality problems. Swales are ditches with gentle cross-slopes and flat gradients, as defined by regulation. They qualify for a certain level of treatment capacity.

- Sediment Sump – These improvements are normally constructed in conjunction with a closed drainage system. The sediment sump is a modification of a standard stormwater inlet or manhole, by the addition of a depressed (sump) bottom with a pervious gravel section. The sump allows the deposition of larger suspended sediments in stormwater. Less turbid runoff then passes through the system. The primary benefit is a reduction in the sediment load in the receiving system.

- Exfiltration Trench / Cell – An exfiltration trench or cell, otherwise known as a french drain, consists of an underground chamber created by a section of pervious pipe or other material. Usually it is surrounded by an area of stone or rock to increase the volume of the chamber and the out-flow filtration surface. These improvements are designed to store and/or exfiltrate the "first flush" of runoff. This volume of water is then dissipated through filter and/or sub-soil for treatment as a method to address water quantity and quality problems.

- Stormwater Ponds – These improvements are excavated areas, which provide for storage of excess runoff and treatment of some portion of the total runoff volume. Treatment capacity and pond volume recovery may be augmented with a sand filter or other treatment system. Stormwater ponds may be utilized to address both water quantity and quality problems.

- Oil and Grit Separators - These improvements include Sediment Baffle Boxes and Treatment Vaults. A Sediment Baffle Box is generally a concrete structure used to remove suspended solids from stormwater runoff. Stormwater is diverted from the main line system to the baffle box where large particulates, debris and suspended solids settle in the bottom of the catch basin. Sediments are periodically removed from the structure by mechanical methods. Treatment Vaults are similar to baffle boxes, in that, they are off-line systems and remove solids, but they also provide a significant amount of water quality treatment for the stormwater. They are particularly suited to remove oils and greases from stormwater. Residual sediments must also be removed mechanically.

5.3 Non-Structural Best Management Practices

Substantial portions of the City are built-out. Retrofitting stormwater facilities in these areas is expected to be extremely difficult without significant impact to private property. Non-Structural BMPs could be appropriate alternatives in these and other areas, since they are non-cost or low-cost measures to eliminate the source of pollutant loading. These measures include:

- Public education and outreach on stormwater impacts;
- Public involvement/participation;
- Illicit discharge detection and elimination;
- Construction site stormwater runoff control;
- Post-construction stormwater management in new development and redevelopment;
- Pollution prevention/good housekeeping for municipal operations.

See *Guidelines for Stormwater Management Programs Non-Structural Best Management Practices* in Appendix I

6.0 RECOMMENDED PLAN

6.1 Proposed Improvements Stormwater Facilities

Thirteen projects are recommended for evaluation as potential stormwater improvement projects:

Evans Branch Improvements – (Meigs Stormwater Management Facility)

This project will be a dry retention/detention facility constructed on vacant residential lots and upstream of wetlands. The project will be a retrofit stormwater project that treats approximately 44 acres of residential and public use lands. Due to the topography of the site, stormwater attenuation will be limited in this facility. Other improvements include reconstruction of drainage conveyances and roadway improvements on 1st Street. This site was previously identified as a problem area due to uncontrolled runoff and erosion caused by runoff.

Evans Branch Improvements – (Cypress Stormwater Management Facility)

This project was designed as an attenuation facility just downstream of the Meigs Treatment facility. The project would be to create an embankment along a platted roadway easement. The embankment would allow normal base flow in Evans Branch to pass through the facility but temporarily retain the flow from larger rainfall events. This project could remove silt and sand and debris. It is estimated that this project would have some recreational value. However, the project would not be an efficient water quality facility without altering the landscape (topography) and removing many trees. Since Evans Branch does not have flooding problems except at 1st Street, a better use of these funds may be to implement baffle boxes or treatment vaults at the end of roadway discharge points.

Evans Branch Improvements – (Reynolds Stormwater Management Facility)

This project can be designed as an attenuation and treatment facility. For maximum efficiency and capture, the site was placed just upstream of John Sims Parkway. The project would be to create an embankment within what is considered wetland. The embankment would allow normal base flow in Evans Branch to pass through the facility but retain the flow from larger rainfall events. This project could remove silt and sand and debris. It is estimated that this project would have little recreational value. The project would not be an efficient water quality facility without altering the landscape (topography) and removing many trees. Since Evans Branch does not have flooding problems except at 1st Street, a better use of these funds may be to install baffle boxes or treatment vaults at the end of roadway discharge points.

Thomas Branch Improvements – (McEwen Stormwater Management Facility)

This facility is a dry detention facility that treats and attenuates runoff from approximately 58 acres of heavily developed commercial and public lands. Runoff from this area flows

unabated to Boggy Bayou with little to no water quality treatment. Placement of the facility is planned near the headwater of Thomas Branch, just south of John Sims Parkway (SR 20).

Thomas Branch Improvements – (Boxer Avenue Attenuation Facility)

These improvements solve flooding issues that are well documented in the Thomas Branch Basin. The project is to construct a water control structure using the existing cross drain pipe under Boxer Avenue. This structure would allow runoff to stage up in the creek bed for a short period of time during and after heavy and large rainfall events. Debris and garbage would be trapped by the structure so that City staff or public volunteers could remove it from the waterway.

Hicks Branch Improvements

The Hicks Branch Improvement project is just up-stream of Lions Park. Poor water quality in Lions Park caused the City to indefinitely close the park to swimming. This project is to create a wet detention stormwater facility within the existing impoundment that was created by the construction of Cedar Avenue. This project will remove bottom sediments and remove invasive plants from the basin.

Bolton Bayou Improvements

These improvements are similar to the Hicks Branch Improvements, in that the existing impoundment and outfall structure will be utilized in conjunction with a water control structure. The impoundment will be designed as an in-line wet detention facility. Muck, sediments, and invasive plants will be removed and native plants reestablished.

Turkey Creek Stormwater Improvements

It is anticipated that the Turkey Creek Stormwater Improvement Project, with its three stormwater quality elements, will yield significant water quality improvements to Turkey Creek. The Turkey Creek Improvements will create three stormwater facilities designed to intercept, retain and treat the initial stormwater runoff from storm events prior to discharge to Turkey Creek, and provide direct runoff treatment to the benefit of improving the water quality of Turkey Creek.

Turkey Creek Educational Facility

The Turkey Creek Educational Facility and its conservation walk, will become a showcase public stormwater park. In addition, it also will create an on-site public educational facility with conservation displays, and will serve as a focal point for educational field trips. The educational facility, with its adjacent elevated observation walkway connecting to the Turkey Creek Walk, will provide a visual opportunity to appreciate the conservation area, and to understand how the upland SWMF intercepts and treats the runoff in order to preserve and protect the conservation area.

Valparaiso Stormwater Improvements

This project is to install side ditch swales for stormwater treatment. This site previously was identified as a historical flooding area with no water quality treatment. This project will address both localized flooding and water quality in the basin. The swales can be constructed on City right-of-way, and require no additional property acquisition.

Linden Street Drainage Improvements

This project is to replace/reconstruct stormwater culverts, replace the existing swales along Valparaiso Boulevard with RCP and upgrade the outlet control structure of the impound pond. The stormdrain pipe will alleviate flooding, and upgrading the outlet control structure will reduce the risk of dam failure.

Bayshore Place Drainage Retrofit

This project is to construct additional stormdrain pipe and replace the existing cross drain at Sable Palm Boulevard. These improvements will reduce flooding in the Bayshore Place Subdivision and Sable Palm Boulevard.

Palm Plaza Drainage Improvements

This project is to upgrade the existing stormdrain system with larger stormdrain pipes. These improvements will reduce flooding in the Palm Plaza Shopping Center.

6.2 Stormwater Project Evaluation Matrix

A Stormwater Project Evaluation Matrix (Table 4) was prepared for the purpose of comparing the thirteen proposed stormwater projects. Six non-costable factors (Environmental Benefit, Water Quality Improvement, Ease of Construction, Social Benefit, Conveyance Improvement, and Recreational Benefit), and two costable factors (Construction Costs and Right-of-Way Costs) are compared in the matrix.

- Environmental Benefit Factor is a relative multiplier for the degree to which the project may favorably impact the environment (i.e. trees, wetlands, habitat, etc.);
- Water Quality Improvement Factor is a relative multiplier for the degree to which the project may beneficially improve the quality of stormwater runoff (i.e. reduce flooding, pollution, etc.);
- Ease of Construction Factor is a relative multiplier for the degree of facility of construction activities (i.e. trenching, dewatering, open excavation, etc.);
- Social Benefit Factor is a relative multiplier for the degree to which the project may favorably impact residences and business, and avoid disruption of community activities;
- Conveyance Improvement Factor is a relative multiplier for the degree to which the project resolves the existing stormwater conveyance problems;
- Recreational Benefit Factor is a relative multiplier for the degree the project may also benefit community recreational activities (i.e. create a park, jogging trail, etc.).

TABLE 4 - STORMWATER PROJECT EVALUATION MATRIX

EVALUATED FACTOR	Environmental Benefit	Water Quality Improvement	Ease of Construction	Social Benefit	Conveyance Improvement	Recreational Benefit	TOTAL SCORE	Construction Cost	Right-of-Way Cost	COMBINED COST
FACTOR WEIGHT	**3**	**3**	**1**	**2**	**2**	**1**				
PROPOSED PROJECT										
1. Evans Branch Improvements - Meigs Park SWMF										
Raw Score	5	5	2	3	4	0				
Weighted Score	15	15	2	6	8	0	**46**	$442,437	$78,000	**$520,437**
2. Evans Branch Improvements - Cypress SWMF										
Raw Score	5	5	3	3	4	0				
Weighted Score	15	15	3	6	8	0	**47**	$250,886	$31,000	**$281,886**
3. Evans Branch Improvements - Reynolds Quality Improvements										
Raw Score	5	5	3	3	3	0				
Weighted Score	15	15	3	6	6	0	**45**	$864,812	$58,800	**$923,612**
4. Thomas Branch Improvements - McEwen SWMF										
Raw Score	5	5	2	4	3	0				
Weighted Score	15	15	2	8	6	0	**46**	$2,120,418	$382,980	**$2,503,398**
5. Thomas Branch Improvements - Boxer Avenue & Bayshore Drive										
Raw Score	5	5	3	4	3	0				
Weighted Score	15	15	3	8	6	0	**47**	$1,496,159	$81,400	**$1,577,559**
6. Hicks Branch Improvements										
Raw Score	5	5	1	2	3	0				
Weighted Score	15	15	1	4	6	0	**41**	$2,421,185	$224,000	**$2,645,185**
7. Bolton Bayou Improvemennts										
Raw Score	5	5	2	3	3	0				
Weighted Score	15	15	2	6	6	0	**44**	$822,320	$122,800	**$945,120**
8. Turkey Creek Improvements										
Raw Score	5	5	3	4	3	0				
Weighted Score	15	15	3	8	6	0	**47**	$345,367	$0	**$345,367**
9. Turkey Creek Educational Facility										
Raw Score	3	1	5	5	1	5				
Weighted Score	9	3	5	10	2	5	**34**	$50,000	$450,000	**$500,000**
10. Valparaiso Blvd. Improvements										
Raw Score	3	4	4	2	4	1				
Weighted Score	9	12	4	4	8	1	**38**	$501,674	$0	**$501,674**
11. Linden Street Improvements										
Raw Score	2	1	3	4	5	1				
Weighted Score	6	3	3	8	10	1	**31**	$623,221	$0	**$623,221**
12. Bayshore Place Retrofit										
Raw Score	1	1	4	3	5	1				
Weighted Score	3	3	4	6	10	1	**27**	$278,841	$0	**$278,841**
13. Palm Plaza Improvements										
Raw Score	2	2	3	4	5	1				
Weighted Score	6	6	3	8	10	1	**34**	$347,230	$0	**$347,230**
Raw Score Range = 1 - 5; Where 5 = Most Desirable							**COST TOTALS**	$10,564,550	$1,428,980	**$11,993,530**

Each of the factors was assigned a Factor Weight of 1 to 3, representing a measure of community values. For example, Environmental Benefit is a high community value, and is assigned the highest ranking Factor Weight of "3", while Ease of Construction has lower ranking as a community quality-of-life value and is assigned the lower Factor Weight of "1".

Note: Projects which provide no significant recreational benefit were assigned a score of "0" for that factor.

Then, each of the projects had its factors evaluated, assigning a Raw Score of 1 to 5 (5 = Most Desirable) for each of its factors. The factor raw score represented the relative ranking for each factor. The Raw Score was then multiplied by the Factor Weight, yielding a Weighted Score. The Weighted Scores for each project were summed to yield the Total Score for the non-costable factors. The Total Scores were found to range from 27 to 47

Estimates of Construction Cost and Right-of-Way Cost were then calculated for each project, and summed to yield the combined project cost. Combined Costs ranged from $278,841 to $2,645,000.

Note: - The factor values and factor weights assigned in the evaluation are based on the engineer's experience with stormwater projects and with input from City staff. These values are subject to change based on public input during public hearing process. The project costs used in the evaluation are preliminary conceptual cost and are not based on design plans, survey data, property acquisition costs or environmental permitting. These costs are for planning and budgetary purposes only.

6.3 Evaluation of Costs and Values

Based on the above evaluation techniques, the thirteen potential projects were ranked and recommended in the following order:

Number 1 - Evans Branch Improvements (Cypress Stormwater Management Facility) – This project had the highest score (47) for the non-costable factors. At an estimated cost of $281,886, this project was rated as the second least expensive project. Thus, it is evaluated as the project with the most total benefits for the expense.

Number 2 - Evans Branch Improvements (Meigs Park Stormwater Management Facility) - This project had the second highest score (46) for the non-costable factors. The estimated cost of $520,437 is only about one half of the average for all projects. As with the previous project, this project provides the substantial benefit of placing a SWMF upstream of wetlands and retrofitting developed properties.

Number 3 – Bayshore Place Retrofit – This project has the lowest cost of all projects, at $278,841. While it also has the lowest score for the non-costable factors (27), it will provide the added benefit of reducing sedimentation of Boggy Bayou.

Number 4 – Palm Plaza Improvements – This project has the third lowest cost of all projects ($347,230). Although it has a relatively low score for the non-costable factors (34), it will provide significant stormwater relief to a major community commercial area.

Number 5 - Turkey Creek Stormwater Improvements - This project received the highest score (47) for the non-costable factors. The cost for this project is estimated at $955,120, which ranks it below the median cost for all projects. The project will significantly reduce turbidity and residential pollutants to Turkey Creek.

Number 6 - Evans Branch Improvements – (Reynolds Stormwater Management Facility) - It is estimated that this project would cost approximately $923,612. The score for the non-costable factors (45) is the third highest of all projects.

Number 7 - Thomas Branch Improvements – (Boxer Avenue and Bayshore Drive) - This project received the highest score (47) for the non-costable factors. The cost for this project is estimated at $1,577,559, which ranks it third highest cost for all projects. The project will provide water quality treatment and attenuation for a developed basin area, which has substantial impervious areas and pavements.

Number 8 - Valparaiso Boulevard Improvements – This project has the fifth highest score for non-costable factors (35), and the fifth lowest cost ($501,674). The project will use roadside swales for efficient treatment of the transportation facility stormwater.

Number 9 - Thomas Branch Improvements (McEwen Stormwater Management Facility) - This project received the second highest score (46) for the non-costable factors. However, it also has the second highest cost ($2,503,398). The project will improve water quality and relieve flooding in the vicinity of Niceville High School.

Number 10 – Linden Street Improvements – This project has a relatively low cost ($623,221). but also has the second lowest score for non-costable factors (31). The project will significantly relieve flooding in the area.

Number 11 - Bolton Bayou Improvements- This project was rated midrange for costs ($945,120) and midrange based on the non-costable factors (44). The project will remove sedimentation and restore an existing severely degraded stormwater impoundment area.

Number 12 – Turkey Creek Educational Facility- This project has the third lowest cost ($500,000), but also has the third lowest score for the non-costable factors (34). The project will be dedicated to educating the public about the benefits of treatment of urban stormwater runoff.

Number 13 - Hicks Branch Improvements - This is the most expensive project at $2,645,185, and is ranked number five in the non-costable factors (41). The project will treat and attenuate stormwater runoff from existing subdivisions, and reduce downstream flooding.

6.4 NPDES Phase II MS4 Permit Reporting Priority

The City is now in the third year of successful operation under NPDES Phase II MS4 permit number FLR04E015. Continued approval of the stormwater management program permit is contingent upon sustained progress in implementation and fulfillment of more than 40 Best Management Practices and Control Measures. The City is required to annually report to the Florida Department of Environmental Protection, detailing its progress in performing its stormwater program activities. The City's progress in this program is commendable, and its annual reporting has been successful in maintaining the permit approval. The City must continue make this program and the reporting element its highest priority.

6.5 Other Issues and Considerations

6.5.1 Eglin Issues

One of the major players in gaming the solution to the City stormwater problems will be Eglin Air Force Base. The three creeks flowing into Boggy Bayou and Rocky Bayou all originate in and flow through Eglin Air Force Base property. Tests of the water quality of two of the creeks (Turkey Creek and Mill Creek) indicate elevated levels of chemical and biological pollutants, particularly nitrates and fecal coliform. Turkey Creek and its tributaries originate in uninhabited areas of the Base, while most of the Mill Creek basin area is located on the Eglin Air Force Base Golf Course. The sources of the creeks' pollution are unidentified, however, turf fertilization, on-Base sewage treatment and/or wildlife (ducks and geese) are suspected.

Eglin, historically, has been a good neighbor to the City. It is assumed that they will favorably consider joining with the City in seeking solutions to stormwater pollution problems emanating from the Base, which impact the downstream bayous and bay. The City should engage Eglin in efforts to undertake a study of the sources of the stormwater pollution, and should partner with them in seeking structural and/or non-structural solutions on the Base.

6.5.2 Administration of Best Management Plan

Appendix I of this Plan includes the document entitled "Guidelines for Stormwater Management Programs - Best Management Practices". These Guidelines, which are drawn from guidance documents of the United States Environmental Protection Agency (EPA), contain a menu of brief summaries of over 70 pollution control measures. Most of the measures should be implemented by the City, and most may be implemented with minimal to very low relative financial impact.

The extensive menu of control options available involves many City departments, other public agencies, private agencies and private volunteer groups. With so many options and actors involved, the potential exists for the control implementations to become mired in the complexity of priorities, schedules, meetings, etc. Adequate implementation of the control measures, therefore, requires that a separate office of Stormwater Management Practices

(SMP) be established by the City, with an assigned administrator. The SMP office would be responsible for identifying appropriate measures for implementation; securing City commitment (including budgetary authority) to proceed; securing necessary participation from City or other public and/or private agencies or groups; and sustaining the measures to accomplish their intended results.

6.6 Recommendations for City Action

The following recommendations are proposed to the City for formal action.

Recommendation Number 1 – Sewer System Maintenance

Aged and improperly maintained sanitary sewer systems may leak, rupture or overflow, particularly when subject to storm conditions. Sewer system failures may cause raw sewage to be washed into drainageways, wetlands, bayous and bay. The City should institute measures to minimize the likelihood of sewer system failure by assuring that the sewer system is properly maintained, monitored, upgraded, and that the sanitary system functions above state standards.

- **ACTION ITEM** - Adopt and fund a City program of annual sanitary sewer system inspections, regular system maintenance and timely upgrades of deficient sewer system segments in all areas of the City.

Recommendation Number 2 – Septic Tank System Phase-Out

Septic tank failures have been found to be a significantly source of fecal coliform pollution in Florida coastal areas. Combinations of poor soil conditions, poor septic tank maintenance and storm conditions frequently cause septic overflow, which then may be washed into dainageways to the wetlands, bayous and bay. The City should institute measures, which will begin the phase out septic tanks within the City Limits. The first phase would be to assure that sanitary sewers are available to all areas of the City. The second phase would be to enforce Comprehensive Plan and Land Development Code requirements that all residential and commercial users to connect to available sanitary sewer system.

- **ACTION ITEM 1** – Adopt a City Policy to provide sanitary sewer service to all areas of the City.

- **ACTION ITEM 2** – Enforce City requirement that all septic tank users connect to the central sewer system within one year of notification of sewer availability, per Comprehensive Plan Policy 11.B.2.3 and Land Development Code Article 10.01.01(d).

Recommendation Number 3 – Water Quality Sampling Program

The City enjoys extensive recreational and commercial benefits from its wetlands, drainageways, bayous and bay. These natural resources require a monitoring program to assure that pollution does not again limit their usage. The City should institute measures to provide for a cost-

effective program of water quality sampling, including seasonal and point load analysis, to identify and isolate contamination sources.

- **ACTION ITEM** - Adopt City regulations providing for an annual program of water quality sampling, including seasonal and point load analysis.

Recommendation Number 4 – Stormwater System Maintenance

The numerous permitted stormwater facilities (stormwater ponds, outfalls, etc,) throughout the City must be adequately maintained to assure their proper function in abating flooding and pollution. The City should institute measures to provide for periodic inspection and maintenance of all permitted stormwater facilities.

- **ACTION ITEM** - Adopt City regulations requiring a maintenance plan schedule for all permitted stormwater facilities.
-

Recommendation Number 5 – Watershed Monitoring

Some watersheds within the City have a history of contamination incidents. Other watersheds may at risk, due to impending and future developments. The City should institute measures to provide increased stormwater standards and pollution protection within its sensitive watersheds.

- **ACTION ITEM** - Adopt City regulations providing for identifying of watersheds at risk of contamination, and applying increased stormwater standards for the control of such watersheds.

Recommendation Number 6 – Stormwater Management Compliance

The complexities of stormwater management in an environmentally sensitive area such as the City of Niceville require a professional team approach to assure success. The City should institute measures to assure that adequate staff and resources are provided to effectively monitor and manage the stormwater program, to and assure compliance with all permits and regulations.

- **ACTION ITEM** - Adopt City regulations providing for the establishment of a City Stormwater Management Compliance Inspection Team to assure public compliance with City stormwater and pollution protection standards.

Recommendation Number 7 – Stormwater Pollution Public Awareness Program

New and enhanced City policies and regulations for sewer systems, stormwater management systems and pollution control may not be successful without an engaged and involved citizenry. The City should institute measures to assure that the public is made aware of water quality problems and the measures to control and eliminate pollution.

- **ACTION ITEM** - Adopt and fund a City program of Stormwater Pollution Public Awareness to educate the public and businesses about water quality enhancement and pollution elimination methods.

Recommendation Number 8 – Partnering with Eglin Air Force Base

Creek flows emanating from areas inside Eglin Air Force Base, flowing to the bayous and bay around the City, have been found to contain elevated levels of chemical and biological pollutants. A solution the bayous and bay pollution requires engagement of the Base, and their participation in pollution control within their environs. The City should establish liaison with the Base to seek a partnering arrangement toward a solution of their creek pollution.

- **ACTION ITEM** – Appoint a liaison team to approach Eglin Air Force Base to seek a partnering arrangement toward a solution of their creek pollution.

Recommendation Number 9 – Stormwater Management Practices

Adequate implementation of the Stormwater Master Plan requires that an Office of Stormwater Management Practices (SMP) be established by the City to administer the extensive control measures required. The SMP office would be responsible for identifying appropriate measures for implementation; securing City commitment (including budgetary authority) to proceed; securing necessary participation from City or other public and/or private agencies or groups; and sustaining the measures to accomplish their intended results.

- **ACTION ITEM** – Establish an Office of Stormwater Management Practices, with an administrator assigned to manage` the Stormwater Master Plan control measures.

ITEM B.10.3.3

National Fish and Wildlife Foundation

Grant Award
Program Plan

Grant Information

Title of Project
Choctawhatchee Bay – City of Niceville Boggy Bayou Watershed Water Quality Improvement Project – Phase I

Total Amount Requested	$ 4,223,000.00
Matching Contributions Proposed	$ 500,000.00
Proposed Grant Period	01/05/ 2015 - 01/15/ 2018

Project Description
The proposed project is to assist in the completion of the City of Niceville's existing plans for comprehensive stormwater management and surface water and habitat restoration to improve existing and maintain future surface water quality and wildlife habitat in Boggy Bayou, Choctawhatchee Bay and the Gulf of Mexico.

Project Abstract
This proposal works to fulfill the NFWF GEBF focal area to restore and maintain the ecological integrity of priority coastal bays and estuaries. The proposed project is to complete the City of Niceville's existing plans for comprehensive stormwater management and surface water and habitat restoration to improve existing and maintain future surface water quality and habitats in Boggy Bayou and Choctawhatchee Bay. The City is proposing the completion of projects which have been specifically identified as necessary components in its "Stormwater Management Needs Assessment", "Niceville Stormwater Master Plan", "The Stormwater Facilities Plan", and the completed Boggy Bayou Restoration Plan, 2007, prepared for the State of Florida.

Project 1 is the addition of sediment collection and treatment facilities at the outfall into Boggy Bayou located on 31st Street at First Baptist Church.
Project 2 is the addition of storm water management controls to an area that has direct discharge into the Bayou without any water quality controls.
Project 3 is the restoration of the Boggy Bayou Head Waters. This project will restore the sea grasses and establish an environment to propagate the growth of natural fish. An estimated 2500 linear feet of shoreline will be restored as part of this effort.

Organization and Primary Contact Information

Organization	City of Niceville
Organization Type	State or Local Government
Organization Web Address	cityofniceville.org
Organization Phone	
Street Line 1	208 N Partin Dr
Street Line 2	
City, State, Country, Postal Code	Niceville,Florida,North America - United States32578

Region (if international)	
Organization Congressional District	District 1 (FL)
Primary Contact	Mr. Bruce Price
Position/Title	Public Works Director
Street Line 1	208 N. Partin Drive
Street Line 2	
City, State, Country, Postal Code	Niceville, Florida, North America - United States, 32578
Region (if international)	
Phone and E-mail	850-729-4064 x ; bprice@niceville.org
Keywords	Conservation Action; Major Habitat Type; Other; Species
Sub-keywords	Action - Land/Water Protection; Bird - Shorebird - Haematopus palliatus (American Oystercatcher); Other; Species - Fish; Species - Plant
Other Keyword(s)	Sediment Removal

Project Location Information

Project Location Description	Boggy Bayou, Choctawhatchee Bay, City of Niceville Project No. 1 Lat.30degrees, 30' 56.5" N Long: 86degrees, 29' 3.0" W Project No. 2 Lat: 30 degrees, 31' 04" N Long: 86 degrees, 28' 33"W Project No. 3 Lat: 30 degrees, 31' 17" N Long: 86 degrees, 29' 59"W
Project Country(ies)	North America - United States
Project State(s)	Florida
Project Congressional District(s)	District 1 (FL)

Permits and Approvals

Permits/Approvals Description:	Project No. 1 (31st Street) is permitted Project No. 2 (Thomas Branch) required from the NWFWMD, FDEP, FDOT, NFW Project No. 3 (Boggy Bayou Head Waters Restoration) ACOE, FDEP, FWS
Permits/Approvals Status:	Intend to Apply
Permits/Approvals Agency-Contact Person:	Not yet determined
Permits/Approvals Submittal-Approval Date:	11/24/2014 12:00:00 AM

Activities and Outcomes

Funding Strategy: Habitat Restoration
Activity / Outcome: Gulf - Removal of invasives - Miles restored
Description: Enter the number of miles restored
Required: Recommended
Miles restored - Current: 1.5
Miles restored - Grant Completion: 1.5
Notes:

Funding Strategy: Habitat Management
Activity / Outcome: Gulf - BMP implementation for nutrient or sediment reduction - Lbs P avoided (annually)
Description: Enter the amount of phosphorous prevented from entering system annually
Required: Recommended
Lbs P avoided (annually) - Current: 1900
Lbs P avoided (annually) - Grant Completion: 3900
Notes:

Funding Strategy: Habitat Restoration
Activity / Outcome: Gulf - Erosion control - Miles restored
Description: Enter the number of miles restored
Required: Recommended
Miles restored - Current: 1.5
Miles restored - Grant Completion: 1.5
Notes:

Funding Strategy: Habitat Restoration
Activity / Outcome: Gulf - Removal of invasives - Acres restored
Description: Enter the number of acres restored
Required: Recommended
Acres restored - Current: 0
Acres restored - Grant Completion: 4.5
Notes:

Funding Strategy: Habitat Restoration

Activity / Outcome: Gulf - Erosion control - Miles restored (turbidity)
Description: Enter the number of miles restored to a certain level of turbidity
Required: Recommended
Miles restored (turbidity) - Current: 1.5
Miles restored (turbidity) - Grant Completion: 1.5
Notes:

Funding Strategy: Habitat Management
Activity / Outcome: Gulf - BMP implementation for nutrient or sediment reduction - Lbs N avoided (annually)
Description: Enter the amount of nitrogen prevented from entering system annually
Required: Recommended
Lbs N avoided (annually) - Current: 350
Lbs N avoided (annually) - Grant Completion: 869
Notes:

Funding Strategy: Habitat Management
Activity / Outcome: Gulf - BMP implementation for nutrient or sediment reduction - Lbs sediment avoided (annually)
Description: Enter the amount of sediment prevented from entering system annually
Required: Recommended
Lbs sediment avoided (annually) - Current: 21000
Lbs sediment avoided (annually) - Grant Completion: 42000
Notes:

Funding Strategy: Habitat Restoration
Activity / Outcome: Gulf - Erosion control - Acres restored
Description: Enter the number of acres restored
Required: Recommended
Acres restored - Current: 0.00
Acres restored - Grant Completion: 35.20
Notes:

Funding Strategy: Habitat Management
Activity / Outcome: Gulf - BMP implementation for nutrient or sediment reduction - Miles restored (turbidity)

Description: Enter the number of miles restored to a certain level of turbidity
Required: Recommended
Miles restored (turbidity) - Current: 1.5
Miles restored (turbidity) - Grant Completion: 1.5
Notes:

Funding Strategy: Habitat Restoration
Activity / Outcome: Gulf - Erosion control - Lbs sediment avoided
Description: Enter the amount of sediment prevented from entering system
Required: Recommended
Lbs sediment avoided - Current: 19000
Lbs sediment avoided - Grant Completion: 36000
Notes:

Funding Strategy: Habitat Restoration
Activity / Outcome: Gulf - Restoration planning/design/permitting - Acres restored
Description: Enter the number of acres restored
Required: Recommended
Acres restored - Current: 10
Acres restored - Grant Completion: 35.2
Notes:

Funding Strategy: Planning, Research, Monitoring
Activity / Outcome: Gulf - Monitoring - Miles being monitored
Description: Enter the number of miles being monitored
Required: Recommended
Miles being monitored - Current: 1.5
Miles being monitored - Grant Completion: 1.5
Notes:

Funding Strategy: Habitat Restoration
Activity / Outcome: Gulf - Restoring hydrology - Acres with restored hydrology
Description: Enter the number of acres with restored hydrology
Required: Recommended
Acres with restored hydrology - Current: 10
Capacity of facility - Grant Completion: 35.2

Notes:

Full Proposal Project Narrative

Instructions: Save this document on your computer and complete the narrative in the format provided. The final narrative should not exceed twenty-five (25) pages; do not delete the text provided below. Once complete, upload this document into the on-line application as instructed. Note: the maximum file size allowed per upload is 15MB. When possible, larger graphics, including but not limited to, photos, organizational charts, work plan diagrams, and Gantt charts, should each be uploaded and appropriately labeled in the "Uploads" section as an appendix to the Proposal Narrative.

1. Project Background:

a. Description of the project area, including habitat types and acreage, and watershed or ecoregion within which the project area is found, as appropriate.

This proposal works to fulfill the NFWF GEBF focal area to restore and maintain the ecological integrity of priority coastal bays and estuaries. The proposed project is to complete the City of Niceville's existing plans for comprehensive stormwater management and surface water and habitat restoration to improve existing and maintain future surface water quality and habitats in Boggy Bayou and Choctawhatchee Bay. The City is proposing the completion of projects which have been specifically identified as necessary components in its "Stormwater Management Needs Assessment", "Niceville Stormwater Master Plan", "The Stormwater Facilities Plan", and the completed Boggy Bayou Restoration Plan, 2007, prepared for the State of Florida. In addition, the City has also created a Stormwater Management Utility which provides planning and earmarked O&M revenues on an annual basis. Niceville has implemented the only Stormwater Utility in the Okaloosa County. The specifc projects in the proposal include:

- **31st Street at 1st Baptist Church** is a 58 acre drainage basin that has at least three outfalls into Boggy Bayou. The area is a well-developed area with residential and some commercial development. Two fully developed church sites existing within the basin limits.
- **Thomas Branch at McEwen** basin is located near SR 20 and extends north and south of the roadway. The basin limits have been developed to the north while the southern portion still retains undeveloped uplands surrounded by wetlands. Thomas Branch is a tributary of 250 acres of which 94 acres is located above SR 20 which outfalls into Boggy Bayou.
- **Boggy Bayou Head Waters Restoration** area is located at headwaters of Boggy Bayou. Tributaries from Turkey Creek outfall underneath SR 20 with a direct discharge into Boggy Bayou. The City has contracted for extensive analysis ad recommendations to restore these headwaters. Over the years as defined in the 2008 Study, sediment transport to the headwaters have continued since 1965. The current restoration plan considers habitat creation, living shorelines, and emergent grasses. Also removal of the exotic plants to promote animal and fish habitat.

Boggy Bayou Boggy Bayou is located in the northwest portion of Choctawhatchee Bay. Choctawhatchee Bay is a 27-mile-long estuary, inter-mixing fresh and salt water. East Pass, near Destin, is the only direct link to the Gulf of Mexico, although the bay also joins with Santa Rosa Sound to the west and the Intracoastal Waterway to the east. The Choctawhatchee River and Bay watershed supports a wide array of aquatic and wetland resources and

provides numerous benefits for the human community. Among the environmental resources are diverse aquatic and wetland habitats, vast forests, Floridan Aquifer springs, steephead streams, and many species of flora and fauna. Human benefits provided include commercial and recreational fisheries, marine transportation, military uses, outdoor recreation, tourism, aesthetic qualities, and economic benefits associated with all of these.

b. Discussion of the habitat or species trends (change in extent and/or quality) and direct causes of loss or decline in the project area. What ecological problems have been identified in the vicinity of the project area that the project seeks to address?

Pursuant to Section 303(d) of the federal Clean Water Act, the Environmental Protection Agency (EPA) has developed and adopted Total Maximum Daily Loads (TMDLs) for Boggy Bayou. EPA determined that waters in Boggy Bayou are impaired for dissolved oxygen and nutrients. A TMDL is the maximum amount of a specific pollutant that a waterbody can assimilate while maintaining its designated uses. In March 2011 EPA adopted a final TMDL for Boggy Bayou which requires a requires a 40% reduction in Total Nitrogen, a 37% reduction in Total Phosphorus, and 22% reduction of bio-chemical oxygen demand in sources contributing to the problem.

The entire watershed is included in the Northwest Florida Water Management District's Choctawhatchee River and Bay Surface Water Improvement and Management (SWIM) Plan. The SWIM Plan identifies the challenges in the watershed which include the need for improved treatment of stormwater runoff, prevention of nonpoint source pollution, continued improvement in the management and treatment of domestic and industrial wastewater, and habitat protection and restoration. Cumulatively, these impacts have degraded the productivity of the river and bay system and diminished the benefits it provides.

In it March 2011 report the Seagrass Integrated Mapping and Monitoring (SIMM) program, (a collaborative network of seagrass scientists, managers, and stakeholders) found that in 1992, seagrasses covered 4,261 acres in Choctawhatchee Bay. In 2003, total seagrass cover had decreased to 2,623 acres, a loss of 38%. In 2003, only 2% of the bay's total bottom area of 133,300 acres was covered with seagrass. The SIMM report made the following recommendations:

1. Continue to monitor water quality in the bay and in rivers and streams contributing runoff to the bay.
2. Work with regional and state agencies to evaluate and institute controls of quantity and quality of storm runoff entering the bay.

- 31st Street at 1st Baptist has several direct discharges into the Bayou that have carried sediment and contaminates at each location for a number of years. These sediments have added to the decline of the natural species of grasses and the loss of depth and volumes at the outfall.
- Thomas Branch was covered by the construction of the high school on the north side of SR 20. No stormwater management facilities were a part of this original construction. Thomas Branch receives runoff from the school and SR 20 where it is carried directly to Boggy Bayou. This untreated runoff carries sediment and contaminates from these areas to the Bayou.
- Boggy Bayou Head Waters Restoration has ecological problems associated with years of sediment transport from the north (Turkey Creek Basin). Efforts have been made by the City to reduce this sediment transport to the head waters and continues to reduce this condition. It is the City's desire to restore the benthic habitat quality, increase biological diversity and productivity, and improve water quality.

c. Is the project identified within a natural resource management or restoration plan(s) or does it otherwise advance specific objectives of such plan(s)? If so, how was this project prioritized for funding consideration?

The entire Bay watershed is included in the Northwest Florida Water Management District's Choctawhatchee River and Bay Surface Water Improvement and Management (SWIM) Plan. The SWIM Plan identifies the challenges in the watershed which include the need for improved treatment of stormwater runoff, prevention of nonpoint source pollution, continued improvement in the management and treatment of domestic and industrial wastewater, and habitat protection and restoration. The only funding dedicated for this project has been local funds as available. This project has been a priority of City, and it has been putting the various projects into its capital improvement plan for upcoming years.

All three locations are part of the City's resource management and restoration plan (Stormwater Management Needs Assessment, Niceville Stormwater Master Plan, The Stormwater Facilities Plan, and the 2007 Boggy Bayou Restoration Plan). These have been prioritized as the highest needs for the plan within the City's recent stormwater matrix analysis of restoration and water quality needs. The Turkey Creek basin has already had projects constructed to reduce the amount of contaminate and sediments that flow into Boggy Bayou. The Turkey Creek Basin drains approximately 23.5 square miles of area.

2. Project Description: Information in this section should be presented consistently with the conservation focal areas and actions developed for the GEBF. These may be found on the NFWF website (www.nfwf.org/gulf).

a. What are the goals(s) and quantifiable natural resource objectives of the proposed project?

Pursuant to Section 303 (d) of the Federal Clean Water Act, the Environmental Protection Agency (EPA) has developed and adopted Total Maximum Daily Loads (TMDLs) for Boggy Bayou. EPA determined that waters in Boggy Bayou area impaired for dissolved oxygen and nutrients. A TMDL is the maximum amount of a specific pollutant that a waterbody can assimilate while maintaining its designated uses. In March 2011 EPA adopted a final TMDL for Boggy Bayou which requires a 40% reduction in Total Nitrogen, a 37% reduction in Total Phosphorus and 22% reduction of bio-chemical oxygen demand I sources contributing to the problem.

The purpose of these three projects are to improve the water quality of Boggy Bayou of the Choctawhatchee Bay system and to assist in meeting the TMDL established for Boggy Bayou. This will be accomplished through retrofitting areas that were developed long before environmental controls were established. The facilities will reduce the nitrogen, phosphorus and sediments by constructing new stormwater treatment facilities. Additionally, the restoration of the Boggy Bayou headwaters will allow for enhanced habitat for animals and supportive grass species. Annual reductions of nitrogen (1956 pounds, 44 percent), phosphorus (855 pounds, 69%) and sediments (66,450 pounds) were calculated using models recommended by Florida Department of Protection and recently used on projects for that purpose. These improvements will provide and environment for sea grasses, fish and other native species to thrive and grow.

The fundamental purpose of this project is to treat stormwater before it is discharged into the Bayou. This can be achieved in a manner that promotes parks and recreational features that support local

acceptance. The use of sidewalks and education features provides the public with an understanding of what is taking place and the results of a concerted effort to improve these most important natural resources.

b. Describe the strategy that will be used to address identified problems and meet the goals and objectives of the project.

The development strategy to implement these improvements will be part of a public information effort that will lead to a consensus stakeholders and community. These improvements will be a basis for enhanced and improved use of this natural feature.

c. Describe how the project will directly remedy harm to, or reduce risk of future harm to, natural resources (habitats, species) impacted by the Deepwater Horizon event.

The most immediate benefit of these projects will be to improve water quality and function to Boggy Bayou and support in the improvements to Choctawhatchee Bay. The project does incorporate the following NFWF Gulf Environmental Benefits to the Natural Resources:

- Restore and conserve coastal and near-shore habitats such as seagrasses and coastal buffers.
- Improve freshwater inflows to priority bays to enhance and maintain function
- Measureable improve water quality by reducing significant no-point sources of degradation.

d. What are the expected short-term net benefits to Gulf Coast natural resources and long-term measurable outcomes? This should be expressed in the narrative consistently with the project metrics identified in the "Project Activities and Outcomes" section of the Easygrants process and the monitoring plan sections described below.

Improvements will reduce the loadings from nitrogen, phosphorus and sediments as described above. The improvements will provide improved habitat for a variety of fish and supportive plants.

Short-term net benefits are improvement in water quality through annual reductions of nitrogen (1956 pounds, 44 percent), phosphorus (855 pounds, 69%) and sediments (66,450 pounds) in stormwater runoff.

Long-term measurable outcomes are expected increases in water clarity and amount and extent and percent cover of seagrass beds. This, in turn, should provide increased habitat for a variety of reef and coastal fish species.

e. If this project is a continuation or expansion of an existing project, describe the status and results/outcomes achieved to date.

Niceville understanding the need to protect the Bayou began a program in 2001 to improve the water quality discharge from its basins. This included adding a stormwater utility that serves as the foundation

for this process. Included in the plan are the retrofit of an initial 9 basins. These three projects are part of that plan.

f. If applicable, please describe existing and planned projects (e.g., conservation or restoration projects, development activities, etc.) in the vicinity that may interact (positively or negatively) with this proposed project. Please describe any planned actions that will help to either enhance or reduce these interactions with potentially affected projects in the Scope of Work section below.

This project is part of a larger effort to retrofit and protect the waters that drain into the Boggy Bayou. All of these past, present and future projects are designed to improve the water quality of the Bayou.

Other Deepwater Horizon Spill funds are being used to support restoration activities in Choctawhatchee Bay. The State of Florida received funds from the settlement of MOEX's civil penalty claims of which about $1,246,000 is being used to construct four stormwater treatment projects in the Choctawhatchee Bay watershed. In addition the proposed Natural Resource Damage Assessment (NRDA) Early Restoration Norriego Point Restoration and Recreation project along with Northwest Florida Estuarine Habitat Restoration, Protection, and Education (Fort Walton Beach) project along with several other NRDA early restoration projects will provide over $15,000,000 to enhance the public's use and enjoyment of the natural resources of the Bay.

g. Discuss major uncertainties in project planning or design and implications for achieving the stated goals and objectives.

The improvements planned for Thomas Branch requires property acquisition. The other projects have no uncertainties achieving the stated objectives. The project will use proven designs and technologies, along with experienced staff to monitor construction.

h. Discuss major project risks (e.g., important underlying assumptions that would cause the project to be ineffective if the assumption proves to be incorrect, potential impacts on adjacent areas, threats due to changing conditions over time such as sea level rise, etc.). The scope of work should include appropriate measures to mitigate these identified risks.

There are no major project risks. Using proven design and technology will ensure that the goals can be achieved.

i. Discuss how the project is or will be designed to ensure the sustainability of the intended conservation outcomes.

The use of stormwater management facility along with sediment vaults will be used to meet the stated requirements. Using a mix of methods is needed to address all the pollutants. Once in place, these facilities will provide a continuous treatment of the basin runoff before it enters Boggy Bayou.
It will be necessary to provide maintenance of the facilities. The City has a stormwater utility staff that can provide the day to day maintenance requirements of the facilities. Testing of the effluent will also be

a part of the program to ensure the levels of removal are achieved. The City has a stormwater utility to fund these activities.

The Northwest Florida Water Management District Fort requires stormwater management systems to be designed with a 25-year effective service life and require improvements to be maintained throughout the service life. The County will be required to test the stormwater treatment facilities every three years and provide documentation to the Water Management District that the systems are operating as designed. The maintenance requirements and three year testing requirements of the District will also help ensure that the project will meet or exceed its service life.

3. Scope of Work:

a. Provide a comprehensive narrative statement that describes the methodology that will be used to complete the Scope of Work. This methodology should detail and thoroughly describe the primary tasks, the activities and deliverables associated with each task, and how each task will contribute to implementing the project as described above. If applicable, describe any planning, design/engineering, and permitting that will be required prior to beginning any project construction/implementation and how the project team will complete those necessary steps and obtain all relevant permits. If the proposed work requests funding for only an initial planning or design phase of a project, please describe the anticipated project implementation and funding mechanisms that would result in full project implementation. If applicable, General Project Management and Coordination should be identified as one distinct task.

As the schedule shows, the projects include three primary tasks: Design, Permitting, construction and monitoring. The deliverables are design plans with all required permits from state, local and federal governments. Listed below are the anticipated permits:

- 31St – All permits have been acquired.
- Thomas Branch – FDEP,ACOE, NWFWMD
- Boggy Bayou Headwaters Restoration – ACOE, FDEP, FWS

The project manager for this work will be Cleve E. Dryden, PE who has over 35 years of experience preparing plans and obtaining permits needed for construction. He has permitted several stormwater projects for the City of Niceville as part of the overall water quality improvement effort by the City of Niceville. The operational efforts will under the leadership of Bruce Price, the City of Niceville's Public Works Director. He is the manager of the City's Stormwater Utility and guided its implementation. His 30 plus years of experience is a valuable part of the planned improvements considering his dedication to the City and improving its natural resources.

b. Please identify key project staff and describe their project role, their expertise, and their prior experience in accomplishing similar projects. If applicable, what sub-recipients (e.g., other organizations, agencies, and consultants) are expected to be included within the project team? Describe their respective project role, expertise and prior experience. Note that selection of sub-recipients must conform to applicant's applicable policies and procedures and GEBF Funding Agreement.

See Project Organizational Chart that follows:

ORGANIZATIONAL CHART

c. Provide an organizational chart that identifies the individuals responsible for the completion of each task of the Scope of Work and illustrates the lines of authority. Please ensure that the organizational chart includes each key staff member identified above.

See Organizational chart provided above.

4. Project Schedule: The project schedule should be detailed and identify the primary tasks, associated deliverables or milestones, and the planned completion date by task. The completion date for the project (or

awarded phase of the project) must occur within five (5) years from the beginning of the project period unless otherwise approved by NFWF.

The schedule bellows provides the times lines for each project. It is noted that the projects can be completed within a 36 month time frame.

5. Long-term Management: Please describe the actions required to adequately manage, operate, and maintain the project over its project lifespan. If funds are being requested from the GEBF to implement these activities, please include this request as a separate task in the detailed budget. If external sources of funding will be used, please include a description of the funding source in the narrative, identify the source in the "Matching Contributions" section online, and upload a letter of commitment from the appropriate entity assuring that these funds will be made available in the "Uploads" section.

As appropriate given the nature of the project (e.g., projects involving new infrastructure or requiring regular maintenance), Applicants may be expected to prepare an operations and maintenance plan to describe the activities that will be necessary to ensure sustainability of the project's conservation objectives. In such cases, the operations and maintenance plan should be prepared during the appropriate planning or engineering & design phase of the project. Project funds may be requested to develop and implement this plan. If an operations and maintenance plan has already been prepared, please submit the completed plan as an upload as part of the full proposal process.

The City of Niceville has a stormwater utility that will provide the mechanism to support the long term maintenance requirements. Also, the City supports the implementation of stormwater management devices to address and control runoff from new development to ensure clean water is discharged into the Bayou. The City will provide testing and monitoring of the new facilities to ensure that they operating as designed. The testing programs for City facilities is driven by the NWFWMD 3-year testing cycle.

As discussed above the Northwest Florida Water Management District Fort requires stormwater management systems to be designed with a 25-year effective service life and require improvements to be maintained throughout the service life. The County will be required to test the stormwater treatment facilities every three years and provide documentation to the Water Management District that the systems are operating as designed. The maintenance requirements and three year testing requirements of the District will also help ensure that the project will meet or exceed its service life.

6. Project Monitoring and Adaptive Management: Provide a detailed description of plans to monitor and adaptively manage the proposed work, as appropriate. Projects are required to complete adequate pre- and post-project monitoring in order to: assess if the project has achieved, or is on track to achieve, the specific goals and objectives outlined in the project description (above); to understand why the project has, or has not, performed as anticipated; to inform adaptive management of the proposed project; and to improve the effectiveness and efficiency of implementation of future projects. Applicants will be expected to utilize standard monitoring protocols adopted by Gulf resource agencies and leverage ongoing monitoring efforts, as appropriate, to facilitate cross-program assessment of project performance within Gulf ecosystem recovery efforts (i.e., NRDA and RESTORE programs). Monitoring and adaptive management plans must be prepared in accordance with the guidance provided within the GEBF full proposal guidelines. It is expected that such plans be prepared during the appropriate planning or engineering & design phase of the project. If a detailed monitoring and adaptive management plan has already been prepared, please submit the completed plan as part of the full proposal process. The costs associated with the development and implementation of the

monitoring and adaptive management plan may be included in this request and should be included as a separate task in the detailed budget, as appropriate.

A monitoring plan for each project will be included in its original design documents. The plan will define the appropriate method of review and any adaptive measured needed to achieve the required results. The organization chart identifies a City staff member as the person responsible for maintenance and operations that will come from the City Stormwater Utility. As a part of the monitoring process, adjustments will continue to be made to ensure the discharges into the Bayou are achieved. The collection of sediments with ponds and vortex devices along with the City's street sweeping program will eliminate tons of material from entering the Bayou and ultimately the Bay.

7. Partnerships: Beyond the sub-recipients included in the project team (above), please identify the other cooperating partners and describe their role in the project. Also, define the degree of funding participation by partners in the overall project, what the level of responsibility will be for the GEBF's component, and whether/how the other components may impact successful completion of the GEBF's portion of the comprehensive effort.

The City of Niceville has undertaken a primary role in the natural features cleanup within its control. The restoration of the head waters of the Boggy Bayou will serve the community and return the natural habitat to this area. Niceville has partnered with the Military (a major contributor within the Turkey Creek Basin) to improve conditions that will reduce sediment and eliminate uncontrolled non-point source discharges into the creek and Bayou. This effort has been underway for a number of years and continues under the leadership of the City of Niceville. The City's efforts to date have eliminated thousands of tons of sediment being discharged into the Bayou. These projects will advance even farther the restoration of the historical natural resource.