

RESOLUTION NO. 07-05

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SPRINGFIELD, FLORIDA DESIGNATING THE SPRINGFIELD COMMUNITY REDEVELOPMENT AREA; DETERMINING THE SPRINGFIELD COMMUNITY REDEVELOPMENT AREA TO BE A "BLIGHTED AREA" WITHIN THE MEANING OF SECTION 163.340, FLORIDA STATUTES; MAKING A FINDING OF NECESSITY; CREATING A COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING AND DIRECTING THE DEVELOPMENT OF AN APPLICABLE COMMUNITY REDEVELOPMENT PLAN AND COMMUNITY REDEVELOPMENT TRUST FUND ORDINANCE; PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SPRINGFIELD, FLORIDA, AS FOLLOWS:

**SECTION 1. AUTHORITY.** This Resolution is adopted pursuant to Chapter 163, Part III, Florida Statutes, Chapter 166, Florida Statutes and other applicable provisions of law.

**SECTION 2. FINDINGS.** It is hereby ascertained, determined and declared as follows:

(A) Chapter 163, Part III, Florida Statutes (the "Act"), provides that there exist in counties and municipalities in the State of Florida slum and blighted areas and that the prevention of such slum and blighted areas is a matter of state policy and state concern.

(B) The Act further provides legislative authorization for municipalities to create and establish community redevelopment agencies to carry out the redevelopment purposes of the Act.

(C) The City Commission (the "City Commission") of the City of Springfield, Florida (the "City") has carefully considered the Springfield Finding of Necessity Study dated March 29, 2007, prepared by Hatch Mott MacDonald Florida LLC and Strategic Planning Group, Inc. (the "Necessity Study"). A copy of the Necessity Study is attached hereto as Appendix A and incorporated herein.

(D) Based upon data and analysis documented in the Necessity Study, the City Commission desires to exercise the authority conferred upon the City by the Act to

determine that one or more slum or blighted areas exist within the City and particularly within the area described in Appendix B attached hereto and incorporated herein (the "Springfield Community Redevelopment Area" or "Area").

(E) The Springfield Community Redevelopment Area is an area in which there are a substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by the Necessity Report, are leading to economic distress and endanger life and property, and in which the following factors are present:

- (1) Predominance of defective or inadequate street layout and parking facilities, roadways;
- (2) Lack of appreciable increase in ad valorem taxes over the past five years;
- (3) Faulty lot layout for current market demand;
- (4) Unsanitary or unsafe conditions;
- (5) Deterioration of site or other improvements;
- (6) Inadequate and outdated building density patterns;
- (7) Incidents of crime in the area higher than in the remainder of the city;
- (8) Fire and emergency medical service calls to the area proportionally higher than in the remainder of the City;
- (9) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the City; and
- (10) Diversity of parcel ownership, and other conditions that are an impediment to sound economic growth.

(F) The City Commission hereby makes a legislative finding that conditions in the Area meet the criteria described in Section 163.340(8) of the Act, that that one or more blighted areas exist within the City of Springfield which comprise the Springfield Community Redevelopment Area, and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

(G) The City Commission hereby finds there is a need to identify and designate

the Springfield Community Redevelopment Area to effect and carry out community redevelopment purposes and projects within the City.

(H) The City Commission hereby finds there is a need for a community redevelopment agency to function in the City to carry out the redevelopment purposes of the Act

(I) The Act provides for the creation of a community redevelopment plan and establishment of a redevelopment trust fund to assist in the financing of projects within such slum or blighted areas through the use of tax increment financing.

(J) Pursuant to Section 163.346 of the Act, the City Commission has provided public notice pursuant to Section 166.041(3)(a), Florida Statutes, and notice by registered mail to all taxing authorities having the ability to impose ad valorem taxes within the City of the intention to hold a public hearing to consider the matters contemplated herein. Copies of the public notice and notice to taxing authorities are attached hereto as Appendix C and incorporated herein.

### **SECTION 3. DESIGNATION OF SPRINGFIELD COMMUNITY REDEVELOPMENT AREA; FINDING OF NECESSITY.**

(A) The Necessity Study is hereby approved and adopted. Based upon data and analysis, including that documented in the Necessity Study and the individual knowledge of City Commission members, the City Commission hereby determines the Springfield Community Redevelopment Area to be a "blighted area" within the meaning of the Act, and designates the Area as appropriate for community redevelopment.

(B) The rehabilitation, conservation, or redevelopment, or a combination thereof, of the Springfield Community Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

### **SECTION 4. CREATION OF SPRINGFIELD COMMUNITY REDEVELOPMENT AGENCY.**

Pursuant to section 163.357 of the Act, the City Commission hereby creates the Springfield Community Redevelopment Agency and declares itself to be the Agency. The Mayor of the City shall act ex officio as the chair of the Agency, the City Clerk shall act ex officio as the clerk of the Agency, and the City Attorney shall act ex officio as the attorney of the Agency. The Agency shall exercise redevelopment powers in accordance with the Act.

**SECTION 5. DIRECTION TO DEVELOP A COMMUNITY REDEVELOPMENT PLAN AND PREPARE A COMMUNITY REDEVELOPMENT TRUST FUND ORDINANCE.** The Agency, its chair, clerk, counsel and consultants engaged for redevelopment purposes are authorized and directed to proceed to timely create and seek comment upon a community redevelopment plan and prepare a community trust fund ordinance for consideration by the City Commission, all in accordance with the Act.

**SECTION 6. ADOPTION OF RESOLUTION.**

(A) The adoption of this Resolution shall be liberally construed to (1) comply with the adoption of a finding of necessity required by Section 163.355, Florida Statutes, (2) document that the City Commission has determined the Springfield Community Redevelopment Area to be a "blighted area" within the meaning of the Act, and designate such area as appropriate for community redevelopment, (3) create the Springfield Community Redevelopment Agency, (4) direct and authorize the timely preparation of an applicable community redevelopment plan and a community redevelopment trust fund ordinance.

(B) If any one or more of the provisions of this Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution.

(C) All prior resolutions of the City inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 30th day of March, 2007.

CITY COMMISSION OF SPRINGFIELD,  
FLORIDA

  
\_\_\_\_\_  
Mayor

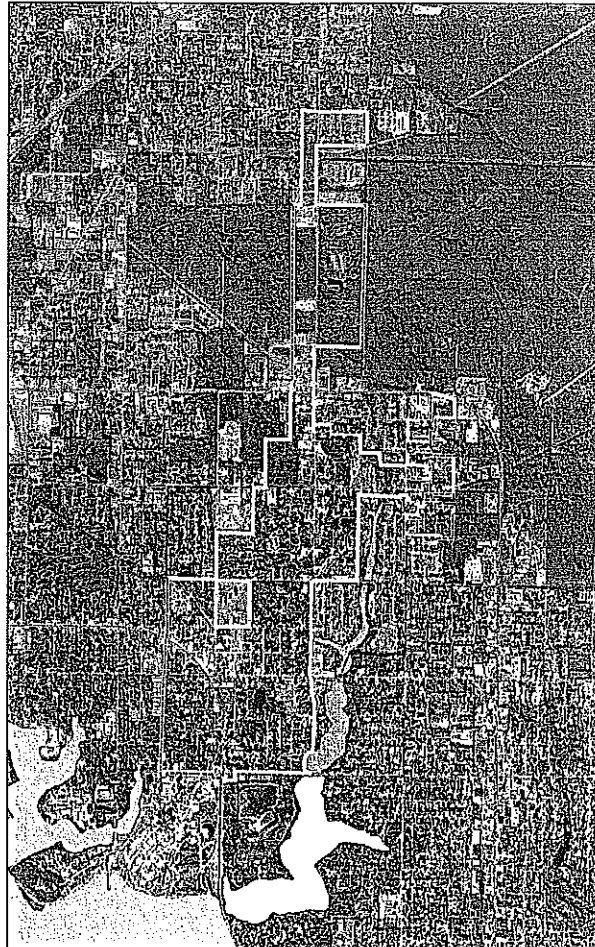
ATTEST:

  
\_\_\_\_\_  
City Clerk

APPENDIX A  
FINDING OF NECESSITY STUDY



# City of Springfield Finding of Necessity Study



Hatch Mott  
MacDonald



Strategic Planning Group, Inc

**Final Report**

***CITY OF SPRINGFIELD  
FINDING OF NECESSITY STUDY***

*Version:  
Final Report*

**March 29, 2007**

**Prepared for:**

**City of Springfield, Florida**

*Prepared by:*

Hatch Mott MacDonald Florida, LLC  
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&

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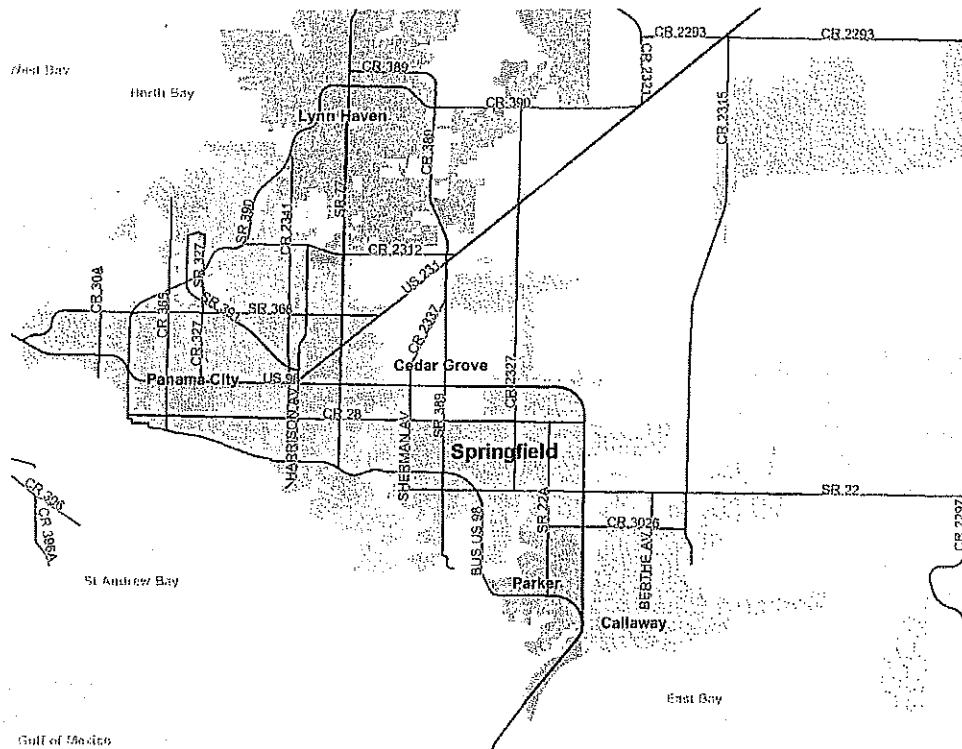
## SECTION I - INTRODUCTION

### Introduction

The City of Springfield (City) passed, approved and adopted Resolution 06-08 in June of 2006 authorizing a study to consider whether a finding of necessity resolution pursuant to Section 163.355 of the Florida "Community Redevelopment Act" should be adopted. Subsequently, the City engaged Hatch Mott MacDonald (HMM) and Strategic Planning Group, Inc. (SPG) to conduct a study to determine whether slum or blight conditions, as defined in Chapter 163, Part III, Florida Statutes (F.S.), exist within certain areas of the City (the "Study Area").

### Location

The City of Springfield is located within Bay County, Florida as is shown in relation to other municipalities in southeastern Bay County is shown in the following illustration:

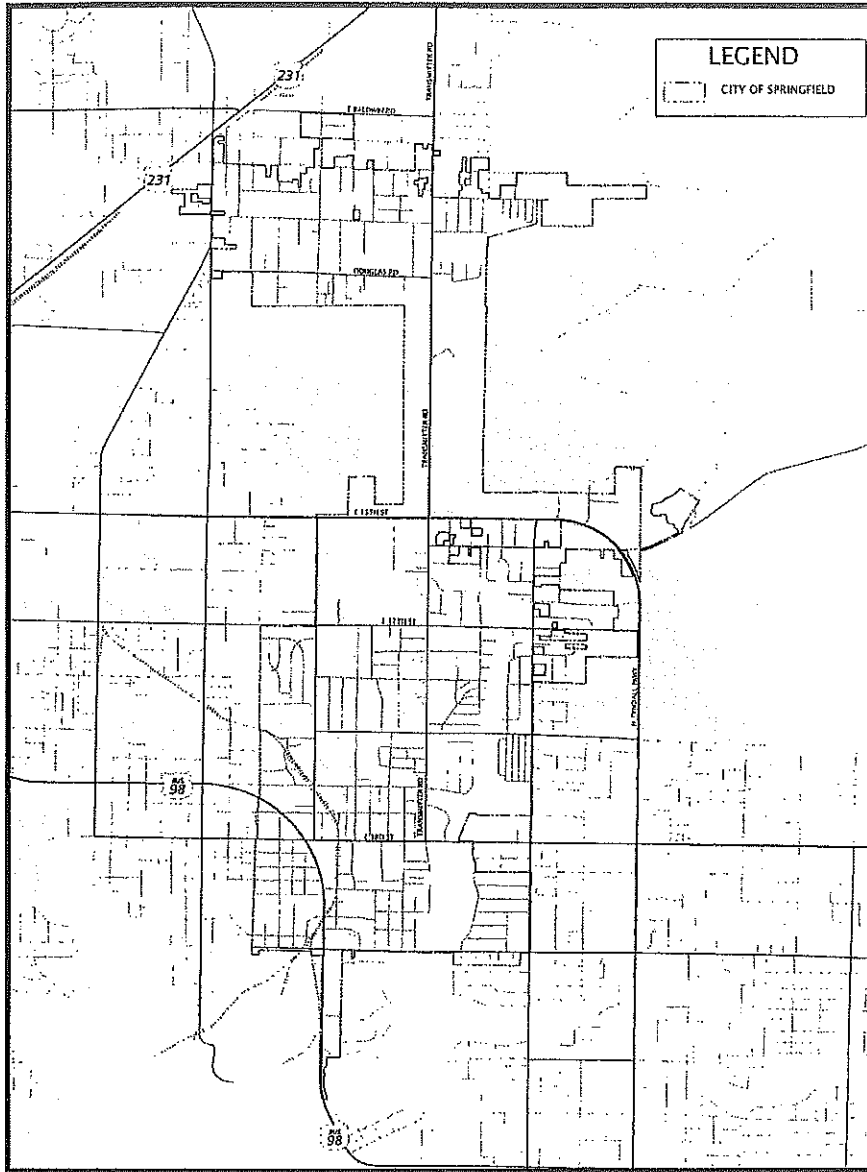


**Figure 1. General Location**

The City of Springfield city limit boundary is shown in Figure 2 as illustrated below:

Figure 2. City of Springfield Map

Deleted: \_\_\_\_\_



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### **Redevelopment Perspective**

The purpose of the study is to determine if conditions of slum or blight exist within the Study Area, which warrant the creation of a Community Redevelopment Agency and development of a long-term plan to remediate those conditions, if they exist.

As part of this study, the City is considering a course of action to transform the condition of blight using tools provided to local governments through Chapter 163, Part III of the Florida Statutes, (the "Community Redevelopment Act" or "Act")." The Act outlines a comprehensive program that provides the legal framework and financing mechanisms with which local governments can undertake the unique and complex task of overcoming the conditions that contribute to the cause of slum and blight in the area.

### **The Community Redevelopment Act**

The Community Redevelopment Act authorizes local governments to establish community redevelopment agencies to improve slum and blighted areas within their jurisdiction. The Act sets forth the legal process by which local governments may establish community redevelopment agencies and provides financing and regulatory tools to accomplish the goal of improving selected areas.

According to Section 163.335, F.S., blighted areas 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 south 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 the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the 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.

Section 163.355, F.S. requires local governments desiring the establishment of a community redevelopment agency to adopt, by resolution, a finding that one or more slum or blighted areas exist within its jurisdiction, and that the rehabilitation, conservation, or redevelopment of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the area.

The purpose of this study is to provide information to the Springfield City Commission that will serve as a factual basis for a finding that conditions in the proposed redevelopment area meet the statutory criteria for the determination of blight.

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## SECTION II - STUDY AREA DESCRIPTION

### **Study Area Defined**

The Study Area was initially determined by the City as illustrated in Figure 3 Initial Study Area Boundary. After the City contracted with the HMM team to perform this Study, the City worked in consultation with the HMM team to refine the Study Area Boundary, as shown in Figure 4: Interim Study Area Boundary. Final determination for parcels to be included within the Study Area boundary was based on the following criteria:

- Statutory criteria pertaining to site and economic conditions that warrant the use of redevelopment powers provided by statute;
- Consideration of future development or redevelopment potential;
- Consideration of sound planning principles for continuity of future land use based on adjacent land uses or land attributes, transportation systems, and the efficient provision of government, utilities and services;
- Consideration of irregular, small or surrounded parcels that might, at some future time, be combined with adjacent parcels for a more efficient use of land; and
- Areas providing a logical terminus for the boundaries.

Figure 3. Initial Study Area Boundary

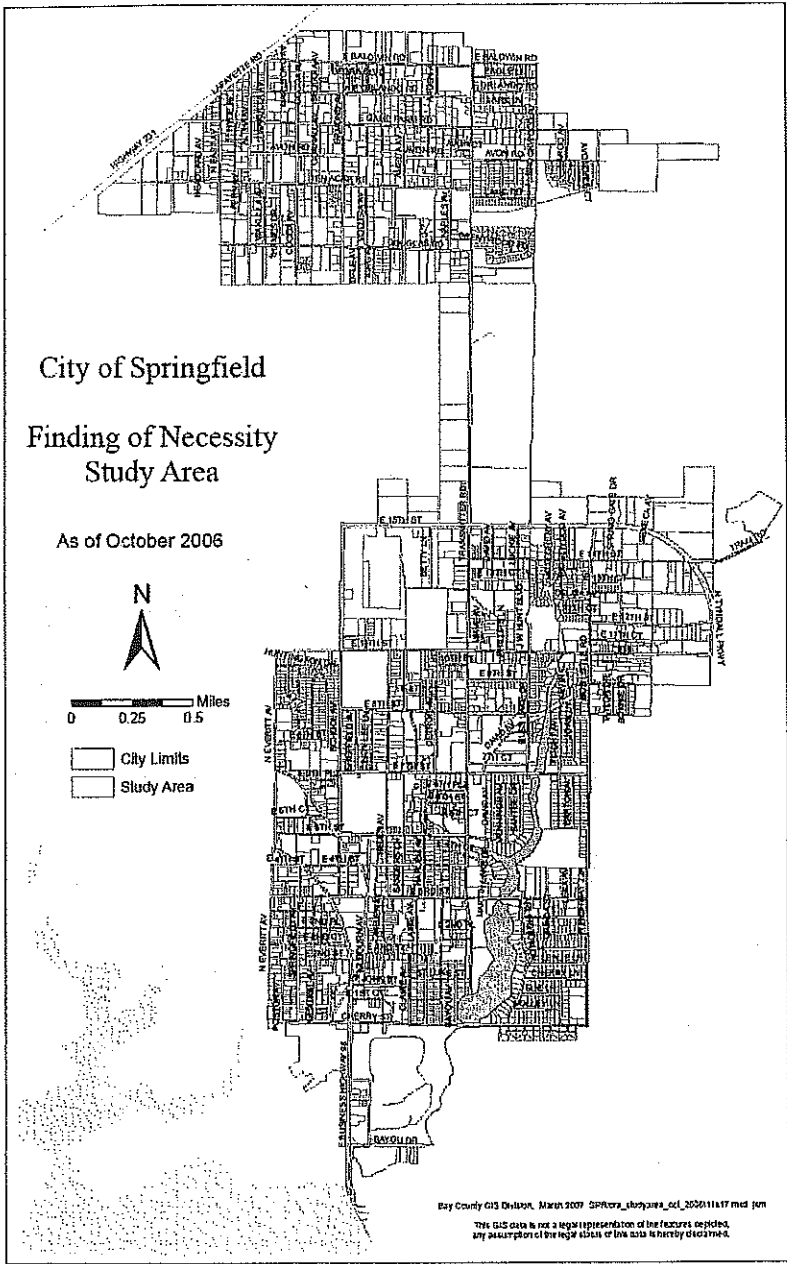
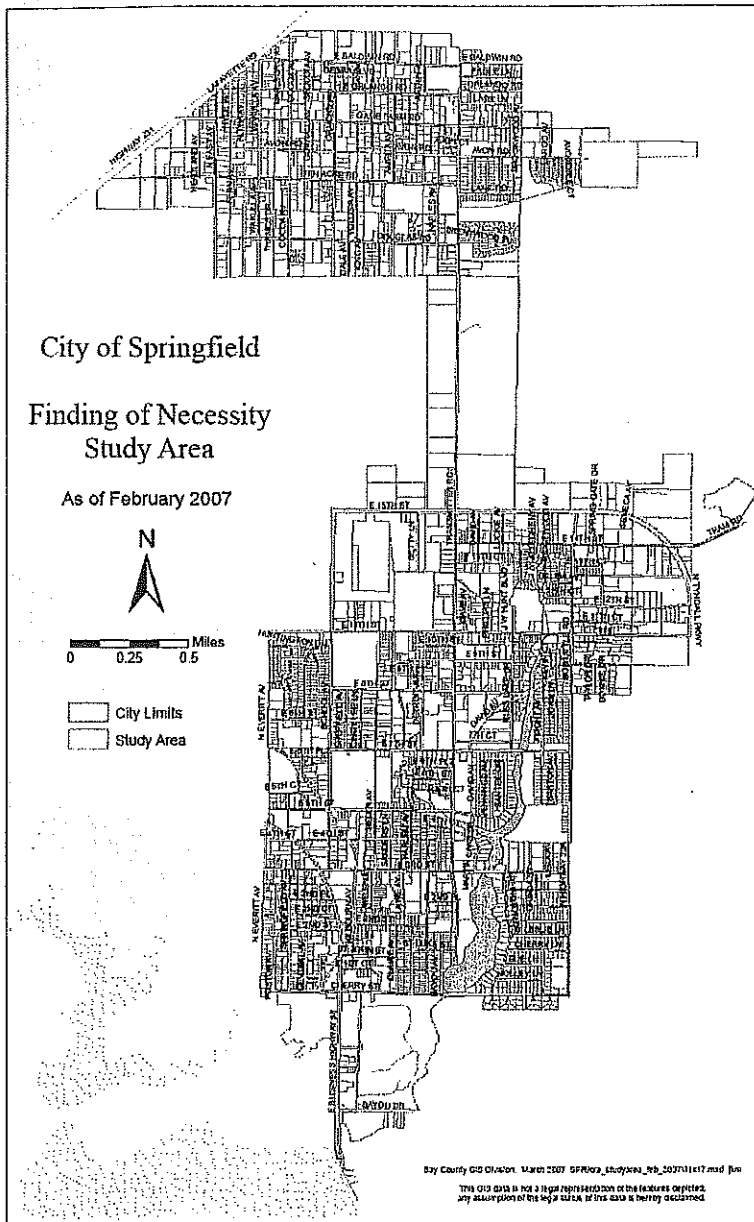


Figure 4. Interim Study Area Boundary



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### Study Area Boundary Description

During the final delineation of the Study Area, in meetings between County and City staff, it was determined that no documentation was available for some of the presumed annexed parcels. Working with County and City staff, those parcels were then deleted from the Study Area which resulted in the study Area boundary as shown in Figure 5.

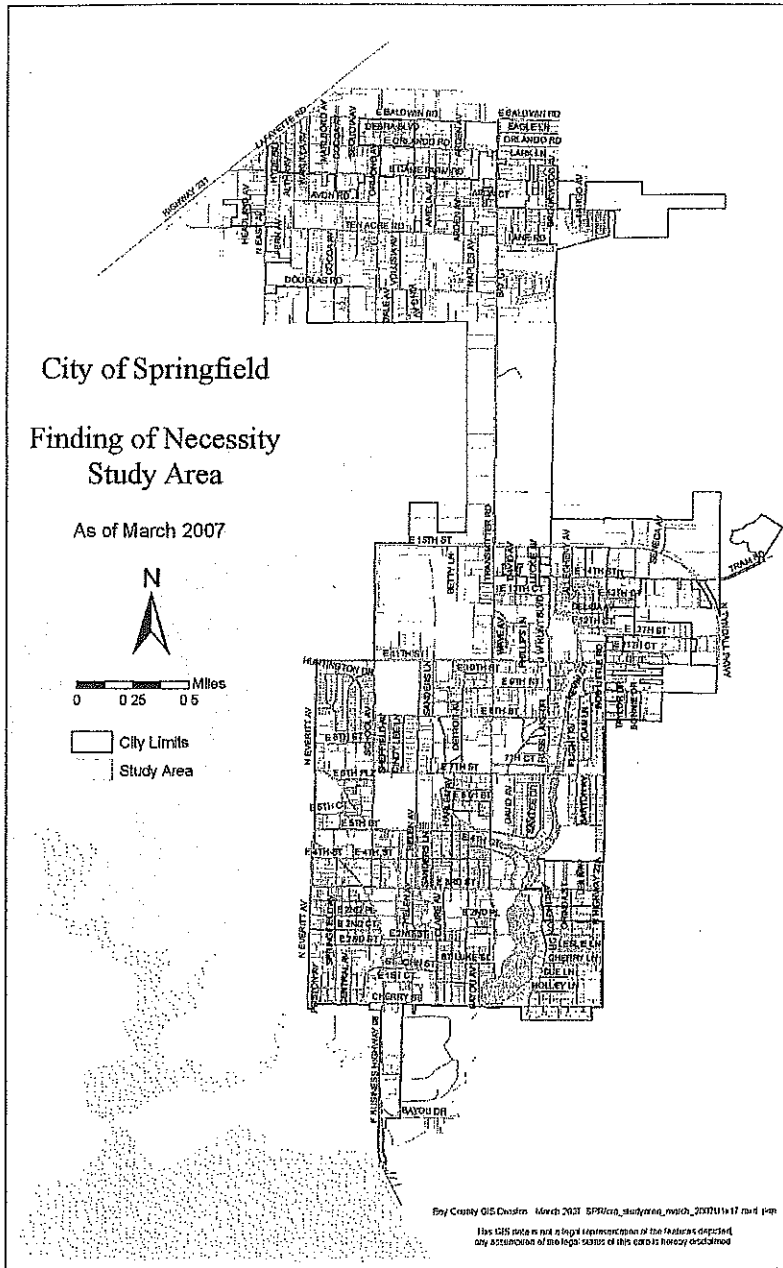
The City of Springfield city limit boundary encompasses approximately 2,666.33 acres. The Study Area is confined to a specific area within the City of Springfield in Bay County, Florida. The Study Area is approximately 1,119.24 acres, which is 41.98% of the total City acreage.

The Study Area is generally contained within the boundaries created by running a line which begins at the intersection of U.S. Business Highway 98 and the intersection of Cherry Street, then runs westerly to Everitt Avenue; then runs northward along Everitt Avenue to the intersection of the CSX railroad right-of-way; then runs eastward to School Avenue; then runs southward to East 5th Street; then runs eastward to Helen Avenue; then runs northward to East 7th Avenue; then runs westward to School Avenue; then runs northward to East 8th Street; then runs eastward to Helen Avenue; then runs northward to East 11th Street; then runs eastward to Sanders Lane; then runs northward along the western edge of an undeveloped parcel to a point west of the southern terminus of Betty Lane; then runs eastward past Betty Lane to the west property line of a parcel located one parcel west on Transmitter Road; then runs northward across East 15th Street to the western City Limit on the north side of said road; then runs northward along the western property line of parcels located directly on the west side of Transmitter Road to a point on the northwest corner of a parcel on Transmitter Road; then runs along the north property line of said parcel to the intersection of a property line of a parcel located one parcel west of Transmitter Road; then runs northward to the south side of Ten Acre Road; then runs eastward across Transmitter Road to a point on the east property line of lots on the east side of Brookwood Avenue; then runs southward along the eastern property line of said lots to the southeast corner of a parcel on the south side of the terminus of Lane Road; then runs westward to Transmitter Road; then runs southward to the northeast corner of an undeveloped parcel along Transmitter Road; then runs along the north property line of said parcel to the eastern property line of said parcel; then runs southward along the eastern property line to a point on the southeast corner of said parcel the runs westward along the south property line of said parcel to Transmitter Road; then runs southward to the north property line of lots on the north side of East 13th Court; then runs westward to David Avenue; then runs southward to East 13th Street; then runs eastward to J.W. Hunt Boulevard; then runs south to the north property line of a parcel on the north side of East 11th Street; then runs eastward along the rear property lines of parcels on the north side of said Street to Bob Little Road; then runs north on Bob Little Road to a point three parcels north of East 12th Street ; then runs eastward along the north property lines of parcels located on the north side of East 12 Street to a point; then runs southward across East 11th street to the south property line of a parcel on the south side of said road; then runs westward to Russ Lake Drive; then runs southward to East 7th Street; then runs westward to Transmitter Road; then runs southward to Martin Lakeside; then flows the shoreline of said lake generally southward to Cherry Street; then runs westward to the intersection of Cherry Street and East Business Highway 98, the Point of Beginning.

The Study Area is illustrated in Figure 5 below:



Figure 5. Study Area Parcel Map



## Legal Description

The Legal Description of the City of Springfield Finding of Necessity Study Area is more specifically described below:

Begin at the North West Corner of a Parcel lying in Section 26, Township 3 South, Range 14 West, being 500.0' east of the Southwest corner of the Intersection of Transmitter Road and Avon Road, said parcel recorded in ORB 193 page 515 of the public records of Bay County, Florida; and also being the N.W. Corner of Lot 16, Blk 21 of a Subdivision, Highland City, recorded in Plat Book 4, page 28 of public records of said county; thence Southerly along the west line of said lot 16 and west lines of parcels recorded in ORB 193 page 515, ORB 2710 page 1353 to North R/W line of Ten Acre Road; thence continue Southerly across said Ten Acre Road and along East R/W of Naples Avenue, which is also the west line of Lots 1 and 16, Blk 34 of said Highland City Subdivision to North R/W line of Douglas Road; thence continue Southerly across said Douglas Road to the NW corner of Lot 1, Blk 35 of said Highland City Subdivision; thence continue Southerly along the west line of said of lot 1, Blk 35 to S.W. corner of said of Lot 1, Blk 35; thence Westerly along the north line of a Parcel being in Section 35, Township 3 South, Range 14 West, recorded at ORB 2522 page 217 of public records of said county to its N.W. corner being 646'+- west of West R/W line of Transmitter Road; thence continue Southerly along Westerly line of parcels recorded in ORB 2522 page 217, ORB 2014 page 1183, ORB 594 page 681, ORB 1939 page 1044, ORB 1638 page 1680, ORB 2738 page 1809 to the North R/W line of East 15<sup>th</sup> Ave.; thence continue Southerly across said East 15<sup>th</sup> Avenue to the N.E. corner of a parcel in Section 2, Township 4 South, Range 14 West, recorded at ORB 2565 page 1063; thence continue Southerly along East line of said parcel to the North line of parcel recorded in ORB 2539 page 653 being in the SE1/4 of NE1/4 of said section; thence Westerly along said north line to N.W. corner of said parcel; thence Southerly along West line of said parcel ,being 1320' +- west of West R/W line of Transmitter Road to the North R/W line of East 11<sup>th</sup> Street; thence continue Southerly across East 11<sup>th</sup> Street to its South R/W line; thence Westerly along said South R/W line to the easterly R/W line of Helen Avenue and N.W. corner of parcel recorded in ORB 2096 page 1193; thence Southerly along said easterly R/W line of Helen Avenue to North R/W line of East 8<sup>th</sup> Street and S.W. corner of parcel recorded in ORB 1364 page 1488; thence continue Southerly across East 8<sup>th</sup> Street to its South R/W line; thence Westerly along said South R/W line of East 8<sup>th</sup> Street to the East R/W line of School Avenue and N.W. corner of lot 53 of North Springfield S/D recorded in Plat Book 2 page 20 of public records of said county; thence Southerly along said East R/W line of School Ave to South R/W line of East 7<sup>th</sup> Street; thence Westerly along said South R/W line to NE corner of parcel recorded at ORB 1245 page 490 lying in Section 11, Township 4 South, Range 14 West, thence continue Westerly along North line of said parcel and parcels recorded at ORB 1784 page 1113, ORB 2170 page 1010, ORB 1962 page 1821, ORB 732 page 439, ORB 1080 page 755, ORB 1250 page 159, ORB 1241 page 1055, ORB 1938 page 741, ORB 1376 page 629, ORB 2190 page 957, ORB 824 page 646 to east R/W of R/R R/W; thence continue Westerly to the intersection of Southerly R/W line of Powell Avenue and Easterly R/W line of North Everitt Avenue; thence Southerly along said Easterly R/W line of North Everitt Avenue to the Southerly R/W line of East Business Highway 98; thence Westerly to the N.W. corner of parcel recorded in ORB 2760 page 1852 also being on the Easterly R/W line of North Everitt Avenue; thence Southerly and continue along said Easterly R/W line of North Everitt Avenue crossing streets East 4<sup>th</sup> Street, East 3<sup>rd</sup> Street, East 2<sup>nd</sup> Place, East 2<sup>nd</sup> Court, East 2<sup>nd</sup> Street, East 1<sup>st</sup> Court and Cherry Street and continuing southerly along the easterly R/W line of South Everitt Avenue, being in Section 14, Township 4 South, Range 14 West to the S.W. corner of parcel recorded in ORB 724 page 691; thence Easterly along South line of said parcel to its most Southeasterly corner, thence Northerly along the Easterly line of said parcel to the South R/W of Cherry Street, thence Easterly along the said South R/W of Cherry Street to the N.W. corner of parcel recorded in ORB 1430 page 381; thence southerly along said parcels west line 120' +- to its S.W. corner; thence Easterly along South line of said parcel to West R/W line of East Business Highway 98; thence continue easterly across said Highway and along southerly line of parcels recorded in ORB 705 page 63 and ORB 227 page 343; thence Northerly along said last parcel easterly line to the North R/W of Cherry Street; thence Easterly along said North R/W of Cherry Street crossing streets Henderson Avenue, Clair Avenue, Harlem Avenue, Detroit Avenue, Bayou Avenue to the East line of Section 11, Township 4 South, Range 14 West; thence Northerly and along said East line of Section 11 to its intersection with the waters edge of Lake Martin; thence Northerly along said water's edge to the intersection with Westerly R/W line of Transmitter Road, thence Northerly along said Westerly

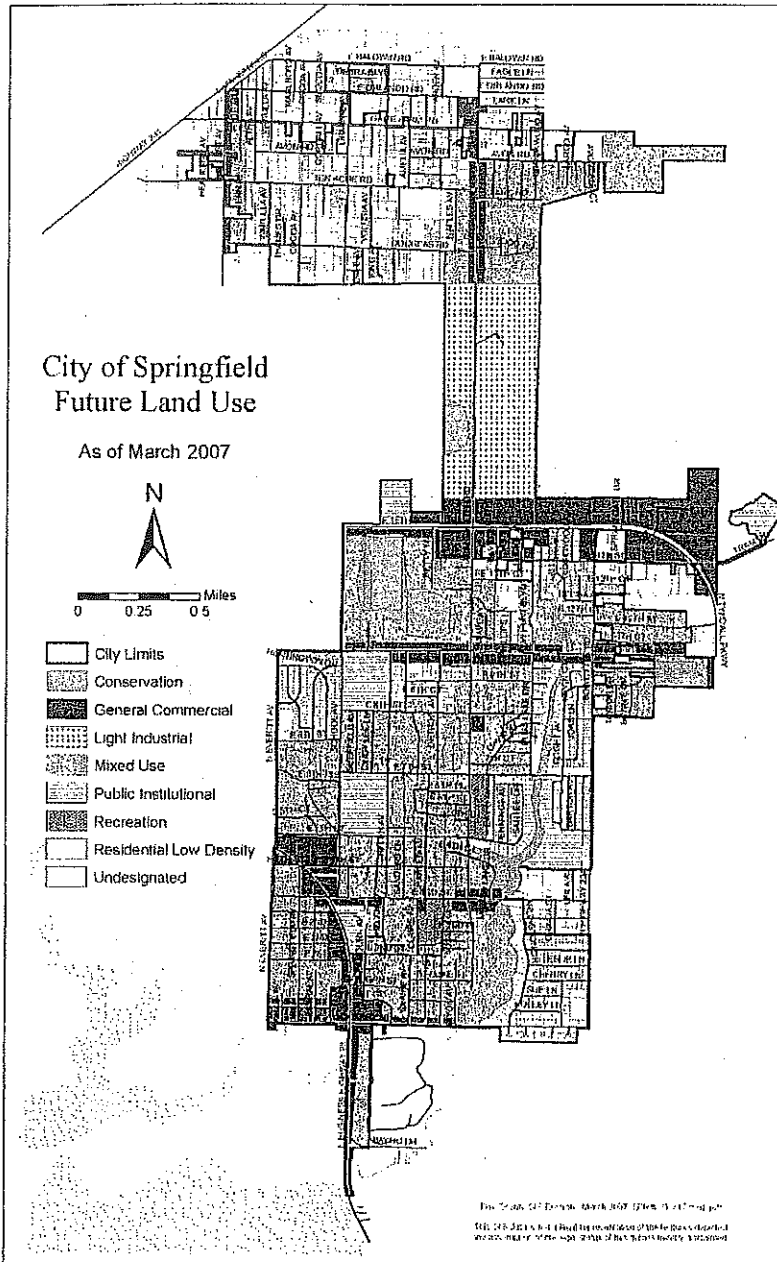
R/W line crossing streets St Luke Street, H.C. McCray Jr. Drive, East 2<sup>nd</sup> Place and continue to the intersection of South R/W line of East 3<sup>rd</sup> street (US Highway 22); thence continue Northerly across said East 3<sup>rd</sup> Street and along said Westerly R/W line of Transmitter Road crossing East 4<sup>th</sup> Street, East 5<sup>th</sup> Street, 5<sup>th</sup> East Court, East 6<sup>th</sup> Street to the intersection of the Western Right of Way line of Transmitter Road and East 7<sup>th</sup> Street; thence crossing over East 7<sup>th</sup> Street to the South East corner of a parcel recorded Section 2, Township 4 South, Range 14 West, recorded in ORB 802 P 639, thence following along the Northern Right of Way line of East 7<sup>th</sup> Street and crossing over the intersection of Transmitter Road and David Avenue to the intersection of Northern Right of Way line of East 7<sup>th</sup> Street and Russ Lake Drive, thence following along the Westerly Right of Way Line of Russ Lake Drive in a Northerly direction crossing over the intersection of 7<sup>th</sup> Court and Russ Lake Drive; thence in a Northerly direction along western R/W of said Russ Lake Drive crossing David Avenue, East 8<sup>th</sup> Street to the intersection of south R/W line of East 9<sup>th</sup> Street; thence continue Northerly following along the Westerly Right of Way line of Russ Lake Drive to the intersection of South R/W line of East 11<sup>th</sup> Street and Russ Lake Drive, thence Easterly following the Southerly Right of Way Line of East 11<sup>th</sup> Street to the Easterly Right of Way line of Russ Lake Drive; thence in a Southerly direction following Easterly Right of Way line of Russ Lake Drive to the S. W. corner of a parcel recorded in Section 1, Township 4 South, Range 14 West, ORB 2621 page 731; thence continue Easterly along South line of said parcel, to the Southeast corner of said parcel, also being the Northwest corner of Lot 1 of a Subdivision, Town & Country Lake Estates 1<sup>st</sup> Addition, recorded in Plat Book 12, page 16; thence Easterly along North line of Lots 1, 2, 3, 4 and 5 of said Subdivision, to Northeast corner of Lot 5 of said Subdivision; thence Southerly along East line of said Lot 5, to a point being the N.W. corner of Lot 11 of a Subdivision, Town & Country Lake Estates, recorded in Plat book 12, page 15; thence Easterly along North line of Lots 11, 10, 9, 8 and 7 of said Subdivision, to the N.E. corner of Lot 7 of said Subdivision; thence Northerly along the West line of a Parcel recorded in ORB 856 page 787 to the N.W. corner of said Parcel; thence Easterly along the North line of said Parcel to the NE corner of said Parcel, also being a point on the West R/W line of Bob Little Road; thence easterly across Bob Little Road to the S.W. corner of the intersection of Bob Little Road and East 10<sup>th</sup> Place; thence Southerly along the East R/W line of Bob Little Road for 126' +- to North R/W line of East 10<sup>th</sup> Place; thence Easterly along said North R/W line to S.W. corner of a Parcel recorded in ORB 1047 page 972; thence Northerly along West line of said Parcel to the N W corner of said Parcel, also being a point on the South line of a Parcel recorded in ORB 1767 page 1809; thence Easterly along South line of said Parcel and of Parcels recorded in ORB 2618 page 639, ORB 2241 page 1185, to the S.E. corner of last mentioned Parcel; thence Northerly along the East line of said Parcel to the N.E. corner of said Parcel, also being a point on the South R/W line of East 11<sup>th</sup> Street; thence continue Northerly across East 11<sup>th</sup> Street; thence continue Easterly along Northerly R/W of East 11<sup>th</sup> Street to the S.E. corner of a Parcel recorded in ORB 2676 page 63; thence Northerly along the East line of said Parcel to North R/W of East 11<sup>th</sup> Court and S.W. corner of parcel recorded in ORB 2053 page 2077; thence continue Northerly along the west line of said parcel to the south R/W line of East 12<sup>th</sup> Street; thence continue Northerly across East 12<sup>th</sup> Street to the S.E. corner of a Parcel recorded in ORB 1798 page 2386; thence continue Northerly along the East line of said Parcel, to the N.E. corner of said Parcel; thence Westerly along the North line of said Parcel, and of a Parcel recorded in ORB 2729 page 1765, to the Northwest corner of last mentioned Parcel, also being a point on the East R/W line of Hammond Avenue; thence continue Westerly across Hammond Avenue to a point on the West R/W line of Hammond Avenue; thence Northerly along the West RW line of Hammond Avenue to the N.E. corner of a parcel recorded in ORB 2206 page 317; thence Westerly along north line of said parcel to its N.W. corner; thence Southerly along westerly line to N.E. corner of parcel recorded in ORB 1763 page 782; thence Westerly along north line of said parcel to the Easterly R/W line of Bob Little Road; thence following the Easterly Right of Way line of Bob Little Road in a Southerly direction to North R/W line of East 12<sup>th</sup> Street; Thence continue southerly across said East 12<sup>th</sup> Street to its south R/W line; thence leaving said Right of Way line and heading in a Westerly direction to the S.E. corner of a parcel recorded in ORB 754 page 821 lying in Section 1, Township 4 South, Range 14 West; thence following along the Southerly line of said parcel to the Southerly line of a Towne & Country Lake Estates Subdivision recorded in ORB 827 page 510; thence following along said southerly line of said subdivision; thence Northerly following along the Westerly line of said Subdivision to the N.E. corner of a parcel recorded in Section 1, Township 4 South, Range 14 West in ORB 251 page 308; thence following along the most Northerly line of said parcel to the S.W. corner of Pinnacle Pines Estates recorded in Township 1, 4 South, Range 14 West ORB 1218 Page 1581; thence Northerly following the most Westerly line of said Subdivision to the Southern Right of Way line of East 13<sup>th</sup> Court, thence following along said Right of Way line in a Westerly direction to the N.E. corner of a parcel recorded in Section 1, Township 4 South, Range 14 West ORB 2600 page

1727; thence leaving said Right of Way line and crossing over East 13<sup>th</sup> Court to the North to a parcel recorded in Section 1, Township 4 South, Range 14 West as Springfield Farms, Lots 26, 27, 28 and 29 in Block 4; thence following the Easterly line of said lots to the North to the Northeast corner of said lots; thence following along the Northern line of said lots to the West and along the Northern most line of Lots 22, 23, 24 and 25 to the Eastern Right of Way line of Transmitter Road; thence crossing over Transmitter Road to the West to the Western Right of Way line of Transmitter Road; thence following along said Right of Way to the North crossing East 15<sup>th</sup> Street; thence continuing with said Right of Way line to the North to the Southeast corner of a parcel recorded in Section 35, Township 3 South, Range 14 West ORB 2738 Page 1809; thence crossing over Transmitter Road to the East to the S.W. corner of a parcel recorded in Section 36, Township 3 South, Range 14 West ORB 246 Page 167; thence following along the Southerly line of said parcel to the Southeastern corner of said parcel; thence following along the Eastern line of said parcel to the N.E. corner of said parcel; thence following along the most Northern line of said parcel to the Eastern Right of Way line of Transmitter Road; thence crossing over Transmitter Road to the West to the Western Right of Way line of Transmitter Road; thence following along said Right of Way line to the North to the intersection of Transmitter Road and Lane Road; thence crossing over Transmitter Road to the Southerly Right of Way line of Lane Road and thence to the Northwest corner of a parcel recorded in Section 25, Township 3 South, Range 14 ORB 2316 page 2320; thence following along the most Westerly line of said parcel in a Southerly direction to the S.W. corner of said parcel; thence following along the Southerly line of said parcel which includes Lots 1 thru 19 found in Lane Mobile Home Estates ORB 2316 page 2320 to the S.E. corner of Lot 19 of Lane Mobile Home Estates recorded in Section 25, Township 3 South, Range 14 ORB 1544 page 803; thence following along the most Easterly line of said parcel to the North to the Southerly Right of Way line of Lane Road; thence crossing over Lane Road in a Northerly direction to the Southeastern corner of a parcel recorded in Section 25, Township 3 South, Range 14 ORB 2462 page 2225; thence following on the Easterly most line of said parcel and including Lots 11 thru 1 to the Southerly Right of Way line of Avon Road; thence following along said Right of Way line in a Westerly Direction to the intersection of Transmitter Road and Avon Road; thence crossing over Transmitter Road and continuing westerly 500.0'+- to the Point of Beginning.

### **Future Land Use**

The City of Springfield Future Land Use Map was adopted February 1, 1999 based on the land uses existing on the date of adoption. Land uses are identified by distinct land use categories and identified as "districts" in the adopted City "Comprehensive Planning and Land Development Regulations". The pattern of land use in the past and those land uses to be adopted in the future have an influence on the opportunity for economic growth and sustainability of the City. The City of Springfield Future Land Use Map is illustrated below in Figure 6.

Figure 6. Future Land Use Map



## SECTION III – INVENTORY OF BLIGHTING CONDITIONS

### Project Approach

An inventory of blighting conditions was conducted using an approach consistent with the requirements of the Community Redevelopment Act. The findings are presented as a series of site photos, maps, and text descriptions of the conditions encountered.

### Definition of Blight

Pursuant to Section 163.340(8), F.S., "Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

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

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public or private entity

**Blight Conditions**

Section 163.340(8), F.S., defines "blighted area" as "an area in which there are a substantial number of deteriorated, or deteriorating structures..."

As shown below, the Study Area has a substantial number of both deteriorated and deteriorating structures.

Figure 7A. Sample "Blighted Area" Examples Key

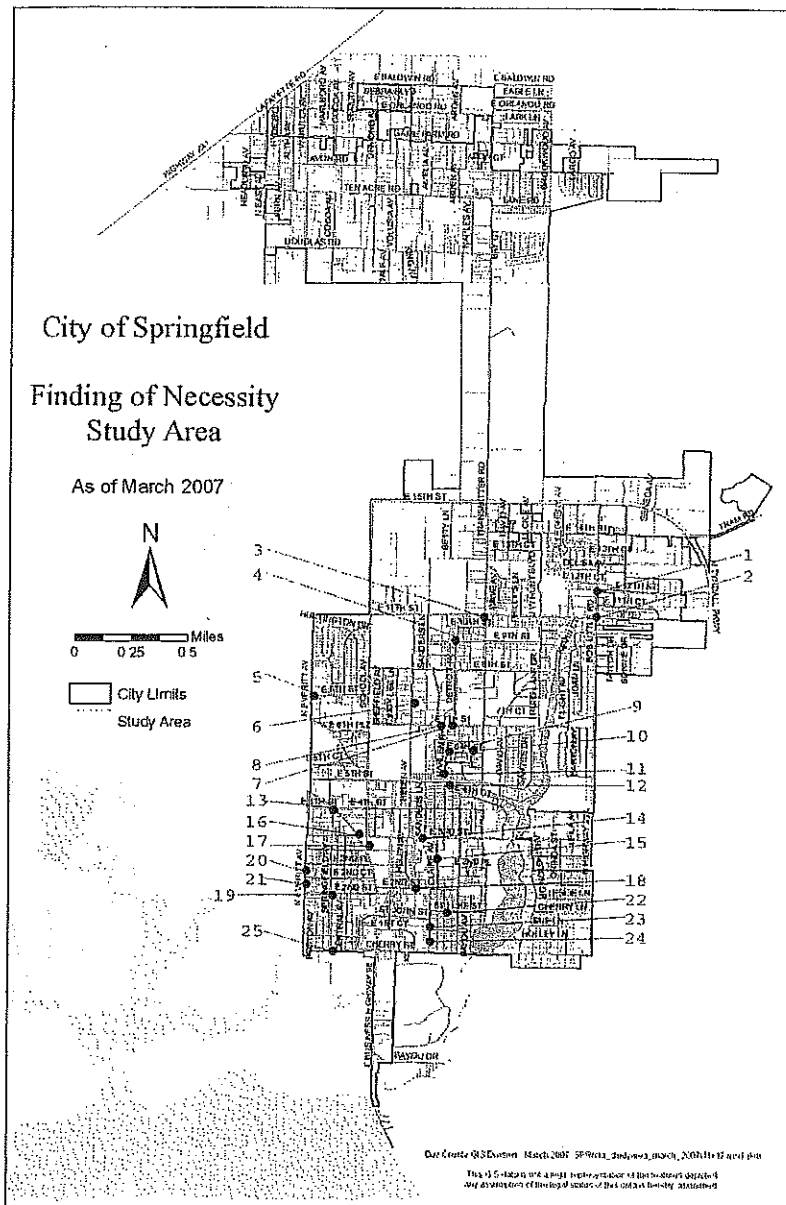
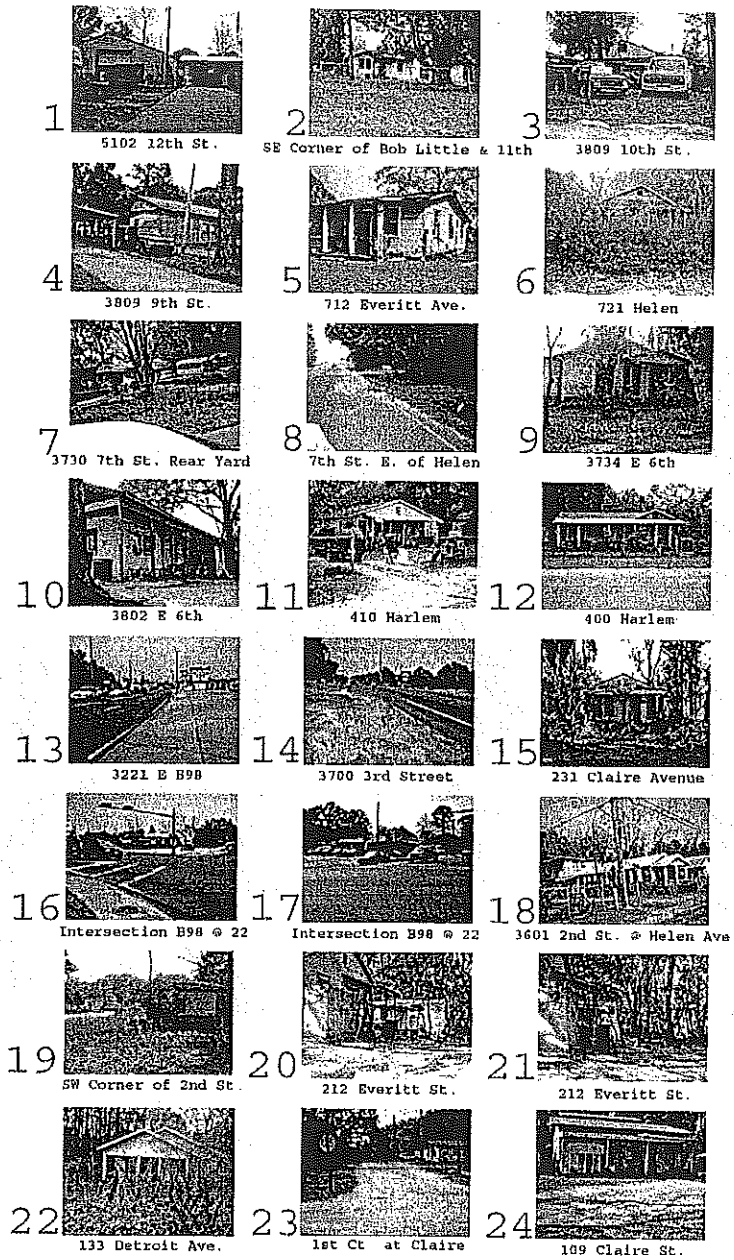




Figure 7B. "Blighted Area" Example Photographs (See Figure 7A for Locations)



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### **Analysis of Blight**

Section 163.340 (8) states that in addition to a substantial number of deteriorated or deteriorating structures, two or more of the 19 conditions or factors listed above must be present in order to constitute a "blighted area". Hatch Mott MacDonald and Strategic Planning Group have concluded that at least 10 of the 19 factors are present in the Study Area and that such factors create conditions leading to economic distress and endangerment of life and property.

**A) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities**

The majority of public streets in the study area were platted and constructed to standards inferior to the current City standard. Street right-of-way and pavement widths are substantially narrower in the Study Area than the current standards and lack curbing, sidewalks and stormwater drainage systems. In many cases, parking in the Study Area is accommodated on the un-stabilized shoulder of the road and on unpaved parking areas on parcels, especially in residential areas. Pavement failure along the edges is evident in these situations. Pavement failure is also evident on some streets where the base material may not have been sufficient to bear the traffic loading, as shown below in Figures 8 and 9. The lack of paved parking contributes to soil erosion from the parcels and sedimentation onto the streets and eventually into drainage areas of the City.



**Figure 8. Claire Avenue south of 3<sup>rd</sup> Street – view to north**



Figure 9. Claire Avenue south of 3<sup>rd</sup> Street – view to south

In summary, the predominance of defective or inadequate street layout, parking facilities, roadways, bridges and/or public transportation facilities is a blighting influence.

**B) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions**

The Study Area had modest assessed value growth until 2005 when the land values according to the appraiser's office increased to county levels. At both the state and national levels, land values showed unrealistic gains as a result of significant investor involvement within the real estate sector. While information is not available for recent sales activity, land values have seen significant reductions in other parts of the state (30-40% drop).

Because the existing baseline information may be artificially inflated for 2005-2006, this factor was not used in determination of blight.

**C) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

A significant portion of the Study Area contains substandard lots with characteristics of faulty lot layout in relation to size, adequacy, accessibility, or usefulness. These were analyzed according to current codes to determine hindrances to future development, indicating possible economic liabilities of affected properties.

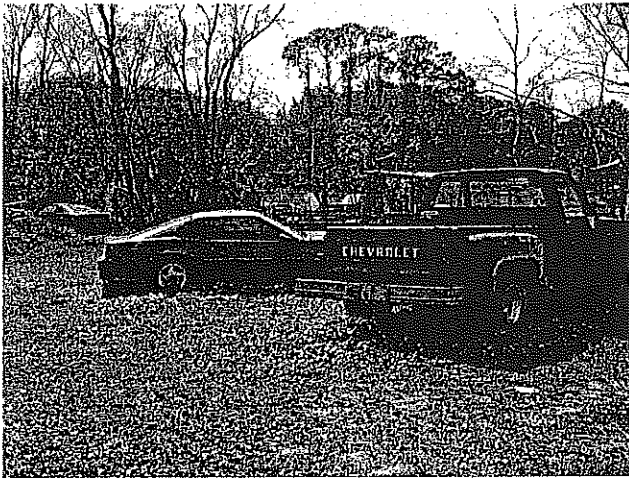
Lot size is an important factor in the redevelopment potential for a site. Lot sizes of the older platted areas are too small for residential development under current zoning codes. This becomes a significant deterrent for redevelopment. Many properties are technically non-conforming due to inadequate lot sizes that cause limitations on property modifications. Similar

to properties with insufficient size, inadequate properties are those with limited development potential based on the application of land development regulations that were not in place when the property was originally platted or developed. Often when this occurs, the only recourse is to assemble surrounding property in order to attain a parcel large enough to meet regulated design standards. This increases the cost of development, which causes a deterrent to private sector investment. These properties are limited by their size in relation to parking and setback requirements, storm water retention standards, landscaping requirements, and other land development regulations.

In summary, the faulty lot layout in relation to size, adequacy, accessibility, or usefulness is a blighting influence.

#### **D) Unsanitary or Unsafe Conditions**

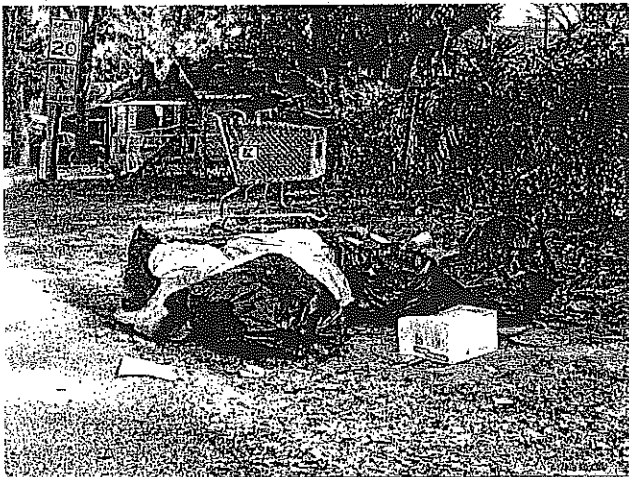
The predominance of abandoned automobiles, used tires, white goods and other cast off materials in the Study Area creates unsafe and unsanitary conditions on parcels where the situation occurs.



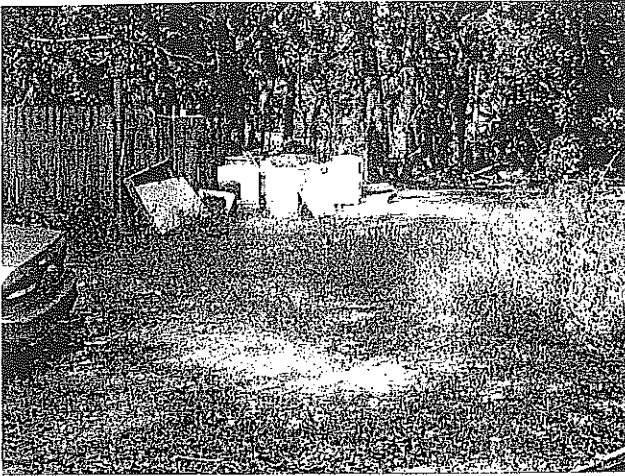
**Figure 10. Abandoned/ untagged vehicles in rear yard of residence**



**Figure 11. Used Tires stored outdoors on Commercial Parcel**

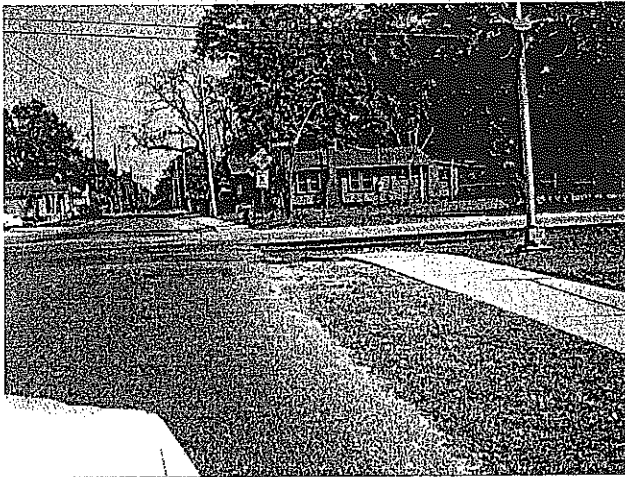


**Figure 12. Trash on shoulder of road**



**Figure 13. White goods stored outside fenced rear yard of 3103 2<sup>nd</sup> Street**

The railroad servicing the chemical plant at the south end of the Study Area crosses several streets in the Study Area. While some streets are provided with crossing guards arms, not all crossings are protected in a like manner. In several instances, concrete sidewalk approaches to railroad crossings do not have crossing guard arms to block pedestrian paths crossing over the railroad tracks.



**Figure 14. Railroad / Road / Pedestrian Crossing at Kilbourne Avenue**

In summary, the unsanitary and unsafe conditions are a blighting influence.

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E) Deterioration of Site or Improvements



Figure 15. Mobile Home on East 5<sup>th</sup> Court in state of deconstruction

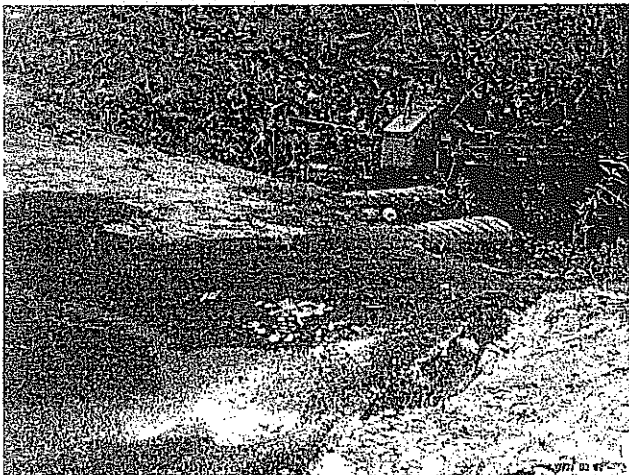
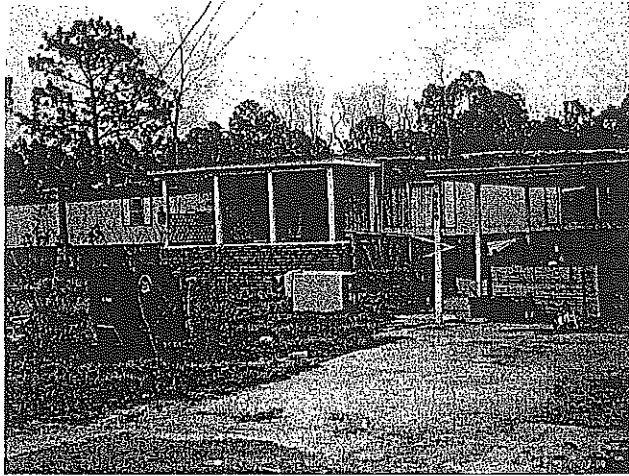


Figure 16. Culvert on Harlem Avenue with recent repair of damage caused by flooding



**Figure 17. Abandoned Mobile Home on Percy Road**

In summary, the deterioration of sites or improvements is a blighting influence.

**F) Inadequate and Out-dated Building Density Patterns**

The Study Area currently has a mix of single-family and multi-family residential housing types and non-residential structures and land uses next to each other. The housing types identified include wood frame and masonry homes adjacent to mobile homes throughout the study area. Land plats in the early days of the City included platted lots that are now non-conforming for new or replacement structures due to the application of current building setbacks and other land use and land development regulations and criteria in the City of Springfield Land Development Regulations. In the southern portion of the Study Area, aggregation of lots (for a predominance of the existing lots) would be necessary to construct contemporary housing. The housing industry typically constructs residences larger now than in years past due to market forces. Although, recent trends such as promoted by New Urbanism principles and neo-traditional mixed-use projects are constructing residences with smaller footprints.

In summary, the inadequate and out-dated building density patterns is a blighting influence.

**G) Falling Lease Rates Per Square Foot of Office, Commercial, or Industrial Space Compared to the Remainder of the County or Municipality**

Data was not readily available to fully analyze these criteria.



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**H) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land**

Tax delinquency is an indicator of the economic health of community. Tax delinquency, while an indicator of financial problems, is usually also associated with deteriorating structures and poor site maintenance, which are also indicative of financial constraints.

Section 163.340(8)(h), F.S., specifically references "tax or special assessment delinquency exceeding the fair value of land". While the data does not indicate that tax delinquency has exceeded land value, the Study Area contains 630 parcels that have a total tax delinquency in excess of \$950,000. Furthermore, a significant number of parcels have delinquencies of three or more years.

**I) Residential and Commercial Vacancy Rates Higher in the Area than in the Remainder of the County or Municipality**

Data was not readily available to fully analyze these criteria.

**J) Incidence of Crime in the Area Higher than in the Remainder of the County or Municipality**

The City of Springfield Police Department conducted a special study to isolate the reported incidence of crime within the Study Area compared to the City as a whole for the last several years. See Appendix B for a copy of the study. As shown in Table 1 below, the Study Area contained the majority of reported incidence of crime within the City of Springfield.

**Table 1: Reported Incidence of Crime**

Year	Reported Incidence of Crime			% within Redevelopment Area
	Redevelopment Area	Rest of City	Total	
2001	953	373	1326	71.8%
2002	879	322	1198	73.3%
2003	978	440	1418	68.9%
2004	905	330	1235	73.3%
2005	878	337	1255	69.9%

In summary, the preponderance of crime is a blighting influence.

**K) Fire and Emergency Medical Service Calls to the Area Proportionately Higher than in the Remainder of the County or Municipality**

The City of Springfield Fire Department conducted a special study to isolate the reported Fire and Emergency Medical Service (EMS) calls within the Study Area compared to the City as a whole for the last several years. As shown below, the Study Area contained the majority of calls within the City of Springfield. See Appendix C for the study.

**Table 2: Fire and EMS Calls**

Year	Fire and EMS Calls		
	Redevelopment Area	Total	% within Redevelopment Area
2001	574	867	66.2%
2002	539	901	59.8%
2003	442	824	53.6%
2004	781	1139	68.6%
2005	859	1152	74.6%
2006	767	1251	61.3%

In summary, the preponderance of fire and emergency medical service calls is a blighting influence.

**L) A Greater Number of Violations of the Florida Building Code in the Area than the Number of Violations Recorded in the Remainder of the County or Municipality**

The city of Springfield Code Enforcement and Building Department has the authority to inspect and investigate violation of the City's codes. Recorded violations of the Florida Building Code and City of Springfield nuisance codes in the Study Area have been extracted from the City of Springfield Code Enforcement/Building Department records, but are not compared to the remainder of the City. Anecdotal evidence from the City indicates that the number of building code violations is higher in the southern portion of the Study Area than in the remainder of the City. The raw listing of violations is available for review in the Appendix D.

**Table 3: Code Enforcement Calls**

TYPE	Building Code Violations – 2004 to 2006				
	Abandoned	Demolished	Unfit	Collapsed	Unsafe
Commercial	5	NR	1	2	2
Houses	79	108	17	9	2
Mobile Homes	43	1	13	3	1
Totals	127	109	31	14	5

In summary, the preponderance of building code violations within the Study Area is a blighting influence.

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**M) Diversity of Ownership or Defective or Unusual Conditions of Title which Prevent the Free Alienability of Land Within the Deteriorated or Hazardous Area;**

At present, there are few large vacant parcels for development. Almost all parcels within the Study Area have individual owners. This situation is compounded by the fact that many of the individual properties are insufficient in size to develop in a highest or best use. This condition makes it extremely difficult to combine properties in order to bring about more efficient development patterns. If one landowner is interested in redeveloping his or her property but needs the size of a larger parcel to meet existing codes and the adjacent owners are not interested in joining forces or selling, then the first owner is powerless to make the necessary property improvements. This situation makes redevelopment by the private sector extremely difficult, if not impossible. Without effective redevelopment strategies or intervention by the City, these conditions will further deteriorate, causing a decline in the tax base and in City revenues.

In summary, the diversity of ownership is a blighting influence.

**N) Governmentally Owned Property with Adverse Environmental Conditions Caused by a Public or Private Entity**

The factors described above impede sound growth in the Study Area by creating a combination of physical, legal, and economic constraints, which make substantial redevelopment either impractical or impossible. Further, these impediments to growth perpetuate the negative physical and social conditions, prevent economic revitalization, and suppress surrounding property values and tax revenues.

**Additional Deterrents to Sound Future Growth and Development**

The content of this Study has identified conditions in the Study Area that are consistent with the definition of blight contained in the Community Redevelopment Act. Several other factors also combine to limit the community's ability to grow and prosper. The formulation of a redevelopment plan, using the tools made available in the statutes, is the most appropriate means of overcoming these obstacles to economic development

**High Cost of Redevelopment**

As in the case of the Study Area, it is often necessary to assemble more than one parcel of land, which is more costly, aggravating and time consuming. Considering these economic influences, it is difficult to justify investing in such areas without government strategies to overcome the obstacles associated with redevelopment.

**Economic Disuse**

Economic disuse can be defined in many ways based on perspective. From the private sector, economic disuse is defined through the vacancy of land and buildings and through the highest and best land use determined by market conditions. Property values and the tax base can be benchmarks for determining economic disuse from the public perspective. Criteria from both sectors of the local economy were used to determine that conditions of economic disuse are

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prevalent in the study area.

Vacant land is an obvious sign of economic disuse. Vacant properties in the study area are a challenge to be developed at their highest and best use because of the area's inability to succeed in competitive market conditions given the obstacles to redevelopment described in this study.

## SECTION IV - CONCLUSIONS AND RECOMMENDATIONS

### **Conclusions**

The Study Area contains a substantial number of deteriorated or deteriorating structures, conditions leading to economic distress and endangerment of life and property, and multiple factors characteristic of blight. Specifically, this report documents the existence of several criteria that substantiate a Finding of Necessity for a blighted area according to the Community Redevelopment Act. Those criteria are:

- a. Predominance of defective or inadequate street layout and parking facilities, roadways;
- b. Lack of appreciable increase in ad valorem taxes over the past five years;
- c. Faulty lot layout for current market demand;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- j. Incidents of crime in the area higher than in the remainder of the city;
- k. Fire and emergency medical service calls to the area proportionally higher than in the remainder of the City;
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the City; and
- m. Diversity of parcel ownership, and other conditions that are an impediment to sound economic growth.

### **Legal Case History**

As explained in key court cases concerning findings of necessity, a finding of blight will be upheld if there is "competent substantial evidence" presented on the record, upon which the governing body's decision was based. Panama City Beach Community Redevelopment Agency v. State, 831 So. 2d 662 (Fla. 2002). The Florida Supreme Court has defined the term "competent substantial evidence" as follows:

"Substantial evidence has been described as such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. We have stated it to be such relevant evidence, as a reasonable mind would accept as adequate to support a conclusion. We are of the view that the evidence relied upon to sustain the ultimate finding should be sufficiently relevant to sustain the ultimate finding and should be

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sufficiently relevant and material that a reasonable mind would accept it as adequate to the conclusion reached. To this extent the 'substantial' should also be 'competent.'" Verizon Florida, Inc. v. Jabar, 889 So. 2d 712 (Fla. 2004) (citing DeGroot v. Sheffield, 95 So. 2d 912 (Fla. 1957)).

#### **Presence of Blight**

As described in previous sections of this report, there is substantial evidence of the presence of blighted conditions in the Study Area. Those conditions are:

- Deteriorated and deteriorating structures;
- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Inadequate properties in relation to current development codes;
- Vacancy and economic disuse;
- Multiple owners of small lots;
- Economic disuse;
- High cost of redevelopment without government incentives;

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## **Recommendations**

### **Designate a Community Redevelopment Area**

Based upon the results of this study, the City of Springfield should designate the Study Area as a community redevelopment area and prepare a redevelopment plan in accordance with the provisions of the Community Redevelopment Act. These actions present the best opportunity to accomplish many long-range goals that will benefit the community. The redevelopment plan provides a framework for focus and oversight of the land development process while improving the appearance and marketability of the area. It can provide a strategy for funding capital improvements and economic incentives that will attract private sector investment and ensure that infrastructure is in place to support future growth and development.

### **Create a Community Redevelopment Agency**

The City Commission should create a community redevelopment agency to carry out the redevelopment purposes of the Act and declare itself to be the agency pursuant to Section 163.357, F.S.. The agency will be a legal entity separate, distinct and independent from the City Commission and will have all the powers bestowed by the Act, but will not have the authority to levy ad valorem taxes.

### **Prepare a Redevelopment Plan**

Section 163.362, F.S. contains a detailed description of the required contents of a redevelopment plan. Such a plan is intended to address the needs identified in this study, define community redevelopment goals and objectives, set forth specific community redevelopment agency policies and actions, and finally, to identify all publicly funded capital improvements, their costs, and funding sources.

### **Redevelopment Trust Fund**

Program funding and accounting is administered through a Redevelopment Trust Fund, which is created by ordinance of the governing authority. According to statute, the fund provides for the collection of tax increment revenues to finance capital improvements identified in the plan.

Upon adoption, the ordinance establishes the base valuation of the property located within the boundaries of the redevelopment district. Thereafter, all taxes assessed by qualified taxing authorities on future increases in the value of properties contained in the district are diverted to the Redevelopment Trust Fund. All taxes assessed on the value of property determined prior to adoption of the ordinance continue to generate revenues for local taxing authorities.

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**APPENDIX**



Aug. 30. 2006 4:44PM

No. 1191 P. 1

**CITY OF SPRINGFIELD  
RESOLUTION 06-08**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SPRINGFIELD, EXPRESSING ITS INTENTION TO CONSIDER THE CREATION OF A COMMUNITY REDEVELOPMENT AREA PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; AUTHORIZING A STUDY TO CONSIDER WHETHER A FINDING OF NECESSITY RESOLUTION PURSUANT TO §163.355, F.S. SHOULD BE ADOPTED; DIRECTING AND AUTHORIZING THE PREPARATION OF A REQUEST FOR QUALIFICATIONS FOR THE PURPOSE OF SEEKING QUALIFIED FIRMS TO CONDUCT THE NECESSITY STUDY; PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Commission of the City of Springfield has determined that certain portions of the City may meet the conditions described in §163.340(7) or (8) regarding slum or blight; and

WHEREAS, the City desires to authorize a study to consider whether a finding of necessity resolution pursuant to §163.355 of the Florida Statutes should be adopted; and

WHEREAS, it is the desire of the City to develop a Request for Qualifications in order to retain a firm to conduct the study within the Study Area as authorized herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SPRINGFIELD, BAY COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1. Authorization of Study and Determination of Study Area**

(A) A study is hereby authorized to consider whether a finding of necessity resolution pursuant to §163.355 should be adopted.

**Section 2. Directions and Authorization for Preparation of Request for Qualifications**

(A) The City Clerk is hereby authorized and directed to prepare a Request for Qualifications in order to obtain a firm to conduct the necessity study authorized and approved herein.

(B) The City Clerk is hereby directed, upon completion of the preparation of the Request for Qualifications, to seek qualified firms to conduct the study through the statutory Request for Qualification procedure and rank firms based on responses to the Request for Qualifications. The ranked firms will then be presented to and considered by the City Commission for selection for conduct of the study authorized herein.

**Section 3. Other Action Required in Connection with the Study**


(A) The City Clerk is hereby authorized to take all necessary actions associated with the necessity study authorized herein.

**Section 4. Effective Date**


This resolution shall take effect immediately upon its passage.

**PASSED, APPROVED AND ADOPTED** in regular session by the City Commission of the City of Springfield, Bay County, Florida, this the 13<sup>th</sup> day of June, 2006.

**CITY OF SPRINGFIELD**

  
Robert E. Walker, Mayor

**ATTEST:**

  
H.C. Hubbard, City Clerk

APPENDIX B. SPRINGFIELD POLICE DEPARTMENT

Correspondence dated February 16, 2007, one page



Springfield Police Department  
3528 E. 3rd St. Springfield, Florida 32401  
(850) 872-7545 - (850) 872-7527 Fax

February 16, 2007

Mr. C. Dale Smith, Landscape Architect  
3600 Poplarwood Lane, Suite 150  
Orlando, Florida 32811

Dear Mr. Dale:

For your records, I have completed the study concerning the use of a... (text is very faint and partially illegible)

2001  
1000 498  
373  
1000 1500

2002  
1000 500  
320  
1000 1200

2003  
1000 1300  
400  
1000 1200

2004  
1000 800  
300  
1000 1200

2005  
1000 600  
100  
1000 2000

Sincerely,

James L. Pugh

Asst. Chief of Police

Correspondence dated March 28, 2007, one page



**SPRINGFIELD POLICE DEPARTMENT**

3529 EAST 3<sup>RD</sup> STREET  
SPRINGFIELD, FLORIDA 32401  
(850) 872-7545 (850) 872-7527 FAX  
David A. Barnes, Chief

March 28, 2007

Marc C. Dick, Senior Landscape Architect  
3800 Esplanade Way, Ste 150  
Tallahassee, FL 32311

Dear Mr. Dick:

Per your request, I have taken the map you emailed me on 3/20/07, and have gone through the research that former Assistant Chief Lamar Hobbs had done for you, and have reduced the numbers because of the parcels that were removed from consideration by you. Please take Assistant Chief Hobbs' numbers and reduce them as follows:

2001:	North: 0	Main: 30	South: 6
2002:	North: 0	Main: 19	South: 6
2003:	North: 0	Main: 17	South: 10
2004:	North: 0	Main: 6	South: 8
2005:	North: 0	Main: 23	South: 4

Should you need any further assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Philip Thorne".

J. PHILIP THORNE  
Acting Assistant Chief

APPENDIX C.

**CITY OF SPRINGFIELD FIRE RESCUE**  
Correspondence, dated March 12, 2007, one page,  
concerning Service Calls 2001 to 2006

MAR-12-2007 09:11 AM SPRINGFIELD FIRE DEPT. 050 872 7537 P.01



**CITY OF SPRINGFIELD FIRE RESCUE**

3726 E. 3rd Street  
Springfield, Florida 32401  
(850) 872-7535 • fax (850) 872-7537

<u>2001 total calls</u>	<u>Cra area calls</u>
867	574
<u>2002 total calls</u>	<u>Cra area calls</u>
901	539
<u>2003 total calls</u>	<u>Cra area calls</u>
824	442
<u>2004 total calls</u>	<u>Cra area calls</u>
1139	781
<u>2005 total calls</u>	<u>Cra area calls</u>
1152	859
<u>2006 total calls</u>	<u>Cra area calls</u>
1231	767