



Town of Century, Florida
Work Shop CRA/Comprehensive Plan
Agenda
February 17, 2026 at 5:30 PM
7995 N. Century Blvd. Century, Florida 32535
(850)256-3208 | www.TownOfCenturyFlorida.com

Call Meeting to Order

- 1. Roll Call**
- 2. Action Items**
 - A. Comprehensive Plan and CRA Presentation**
- 3. Adjourn**

§ In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding should contact the Town Clerk no later than noon the day of the meeting to request assistance. § If HEARING impaired, please contact TDD (TDD-Telecommunications Device for the Deaf) at 1-800-955-8771. § If VOICE impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance. § If a person decides to appeal any decision with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for that purpose, he may need to ensure that a "verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal to be based." Minutes of the Town Council meetings can be obtained from the Town Clerk's office. The cost of duplication and/or court reporter will be at the expense of the requesting party. Minutes are recorded but are not transcribed verbatim.

CRA Workshop Overview

1. Introduction
 - a. Why the CRA is important to Century
 - b. Goal of this workshop is to increase understanding and discuss moving forward
2. What a CRA Is
 - a. Authorization under Florida law
 - i. Addressing blight
 - ii. Encouraging reinvestment
 - iii. Allowing for additional funding mechanisms
 - b. What CRAs cannot do:
 - i. Levy new taxes
 - ii. Change zoning or land use on their own
 - iii. Take property by eminent domain
 - c. What CRAs can do:
 - i. Planning, infrastructure, redevelopment support
 - ii. Collect and reinvest tax increment revenues
 - d. Role of the CRA Board and relationship to the Town Council
3. History of the Century CRA
 - a. Brief timeline:
 - i. 2017: Findings of Necessity and CRA designation
 - ii. 2018: Adoption of the CRA Redevelopment Plan
 - iii. Projects and increment collected to date
 - b. CRA boundary map
 - c. Basis for blight determination
4. Overview of Current CRA Plan
 - a. Role of the CRA Redevelopment Plan
 - b. Activities authorized by the plan:
 - i. Infrastructure and stormwater planning
 - ii. Streetscape improvements
 - iii. Economic development
 - iv. Housing- and quality-of-life improvements
 - c. Relationship to Comprehensive Plan and Land Development Code
5. CRA Status Today
 - a. Tax increment revenues
 - b. CRA plan exists and includes implementable projects
 - c. Need to reestablish active meeting schedules
 - d. Strengthening administrative and reporting practices
6. Path forward
 - a. Near-term:

- i. Resume CRA Board meetings
 - ii. Clearly appoint staff liason
 - iii. Clarify administration and financial processes
 - iv. Implement actions defined in the plan
- b. Medium-term focus:
 - i. Consider updating the CRA plan to reflect current conditions
- c. What staff will bring back next
 - i. Discussion of potential state funding to update planning documents coming later in the Council meeting
 - ii. Staff will be attending CRA 101 training

Community Planning Technical Assistance Grant Discussion

1. Introduction
 - a. Purpose of this agenda item
 - b. Relationship to the CRA workshop and redevelopment discussion
2. Why These Documents Matter
 - a. Role of the Comprehensive Plan
 - i. Sets policy direction for growth and redevelopment
 - ii. Provides consistency for public investment decisions
 - b. Role of the Land Development Code
 - i. Implements the Comprehensive Plan
 - ii. Governs how development and redevelopment occur
3. Current Status of Century's Planning Documents
 - a. Comprehensive Plan
 - i. Need to update Comprehensive Plan to reflect state law changes
 1. Planning Horizons
 2. Property Rights Element
 - b. Land Development Ordinance
 - i. Outdated standards and language
 - ii. Little flexibility
 - iii. Current planning issues including:
 1. Parking Standards
 2. Recreational Vehicles
 3. Accessory Dwellings
4. Connection to the CRA
 - a. The CRA Plan anticipates changes to the Comprehensive Plan and LDO
 - b. Focus on making existing redevelopment tools functional
 - c. Encouraging additional economic development
5. Community Technical Assistance Grant
 - a. Overview of the Community Planning Technical Assistance program
 - b. Town applied last year but was not selected
 - c. This year's application will be targeted towards economic development and tied to CRA implementation
6. Path Forward
 - a. Near-term
 - i. Refine and submit CTA application
 - ii. Staff will ask Council to approve a letter of support
 - iii. Community letters of support will be helpful
 - b. Medium-term
 - i. Submittal and award schedule
 - ii. Proposed project schedule if awarded

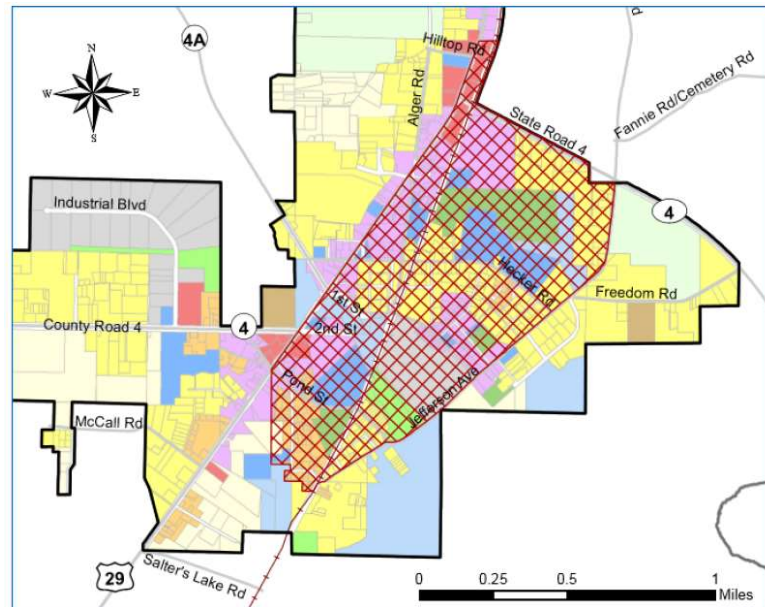
Century Community Redevelopment Agency Workshop

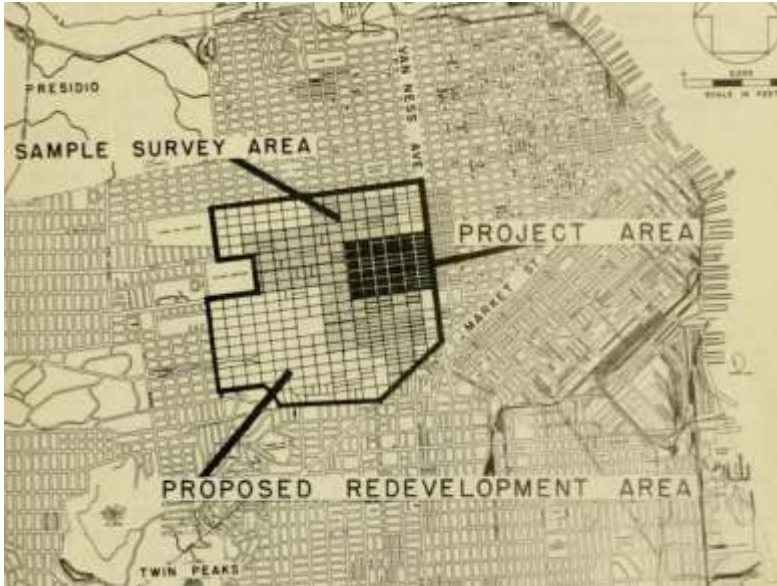


2/17/26

Eric Christianson, Planner

- CRA 101
 - What is a CRA and how does it work?
- History of Century CRA
 - How we got here
- Current CRA Plan
 - Vision, strategies, and implementation
- Next Steps
 - Putting this plan to work





Florida Statutes define a CRA eligible area as:

“a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly [... or] economically distressed due to outdated building density patterns[...]”

- Florida Statutes, Ch. 163, Part III

- **Long-Term Revitalization Tool**
 - CRAs are intended to serve as a structured mechanism for focusing resources on long-standing conditions.
- **Reinvestment Without New Taxes**
 - Through Tax Increment Financing and other funding mechanisms CRAs can target funding without raising new taxes.
- **Local Control and Flexibility**
 - CRAs are controlled by a local board and can be designed to match the specific needs of the community.

- **Levy New Taxes**

- Tax rates remain the same within the CRA district as the rest of the area.

- **Change Land Use or Zoning**

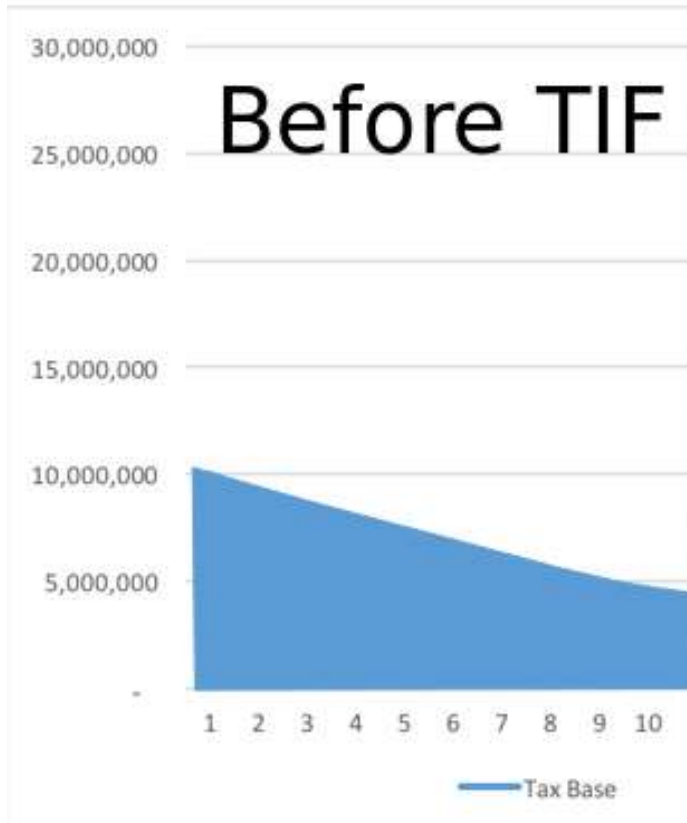
- Zoning and Land Development Ordinance authority remains with the Town Council.

- **Take property by eminent domain**

- CRAs can purchase property on the open market but cannot force sales.

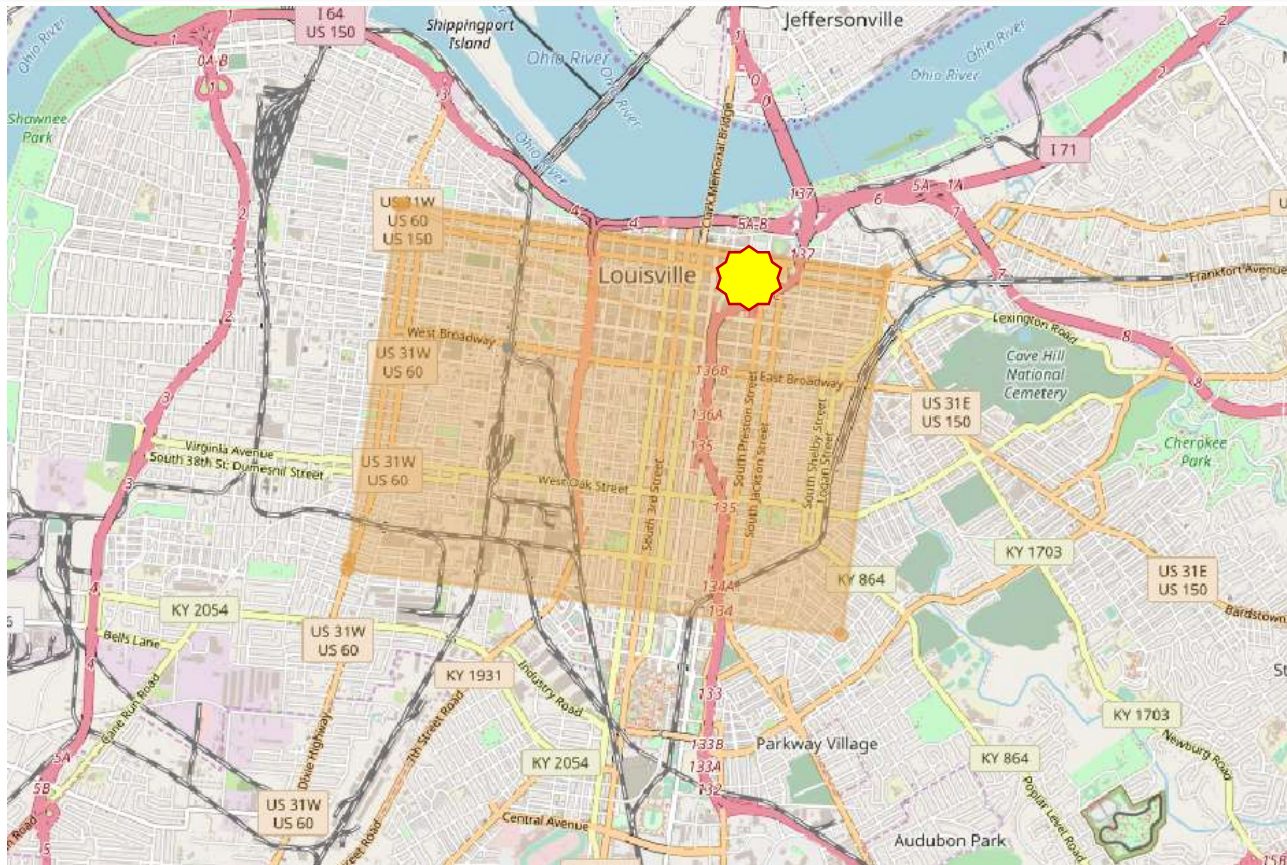
- **Address Blight**
 - Create plans to alleviate blighted conditions.
- **Encourage Economic Development**
 - Incentivize business recruitment and job creation.
- **Raise funds through Tax Increment Financing**
 - Capture growth in property taxes to fund projects.
- **Purchase Property**
 - Acquire property on the open market for redevelopment.

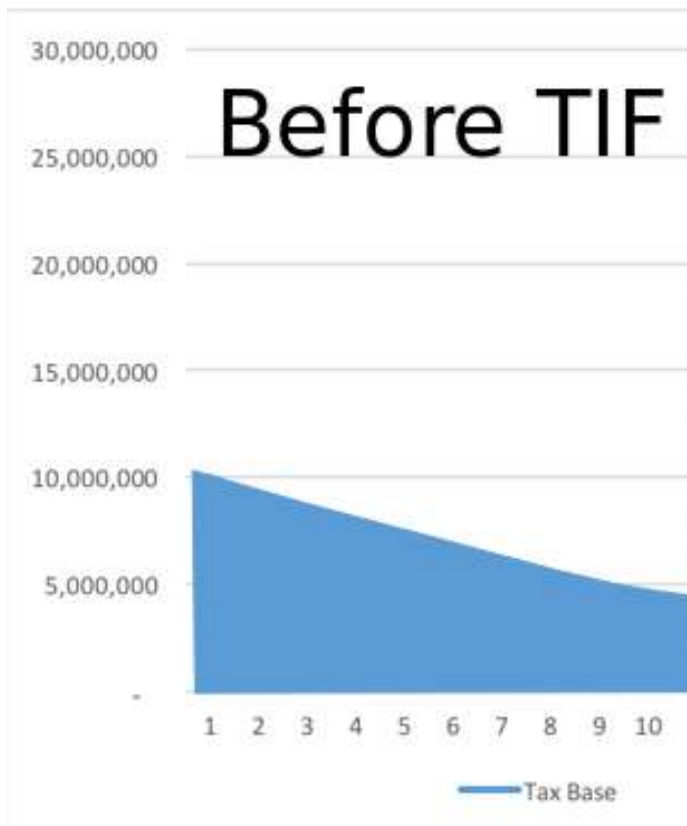


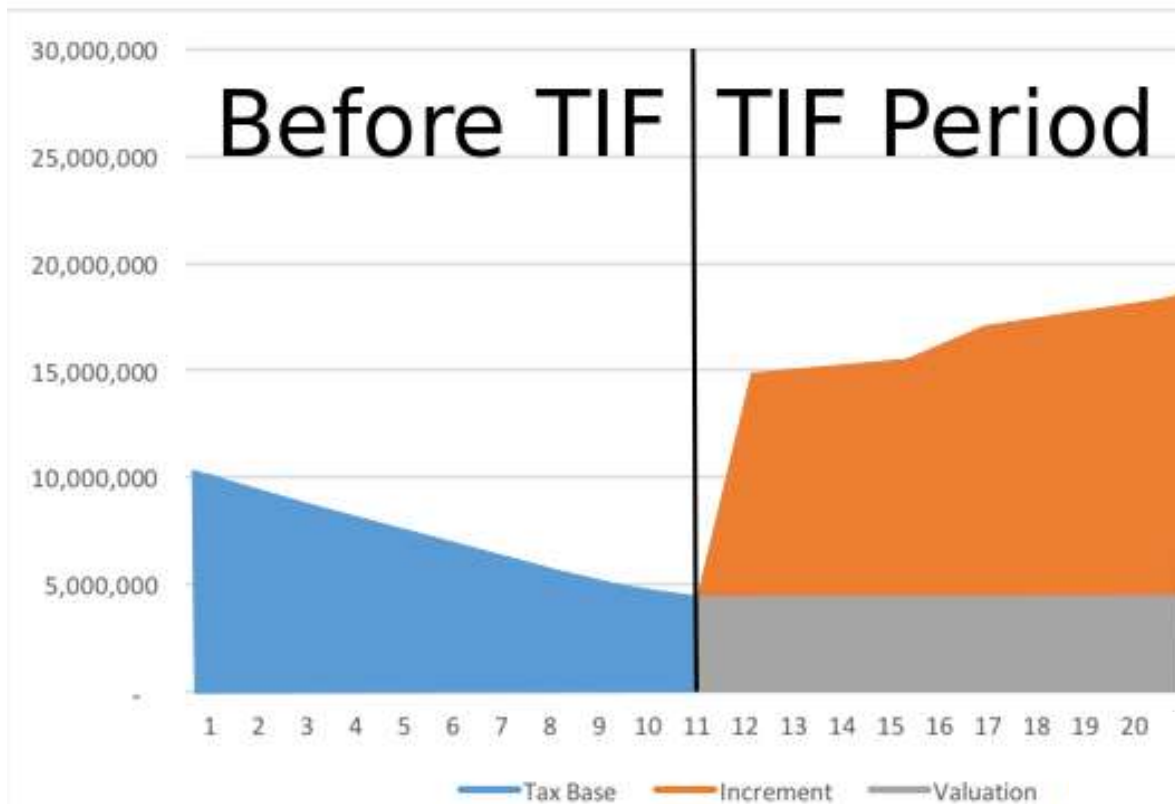


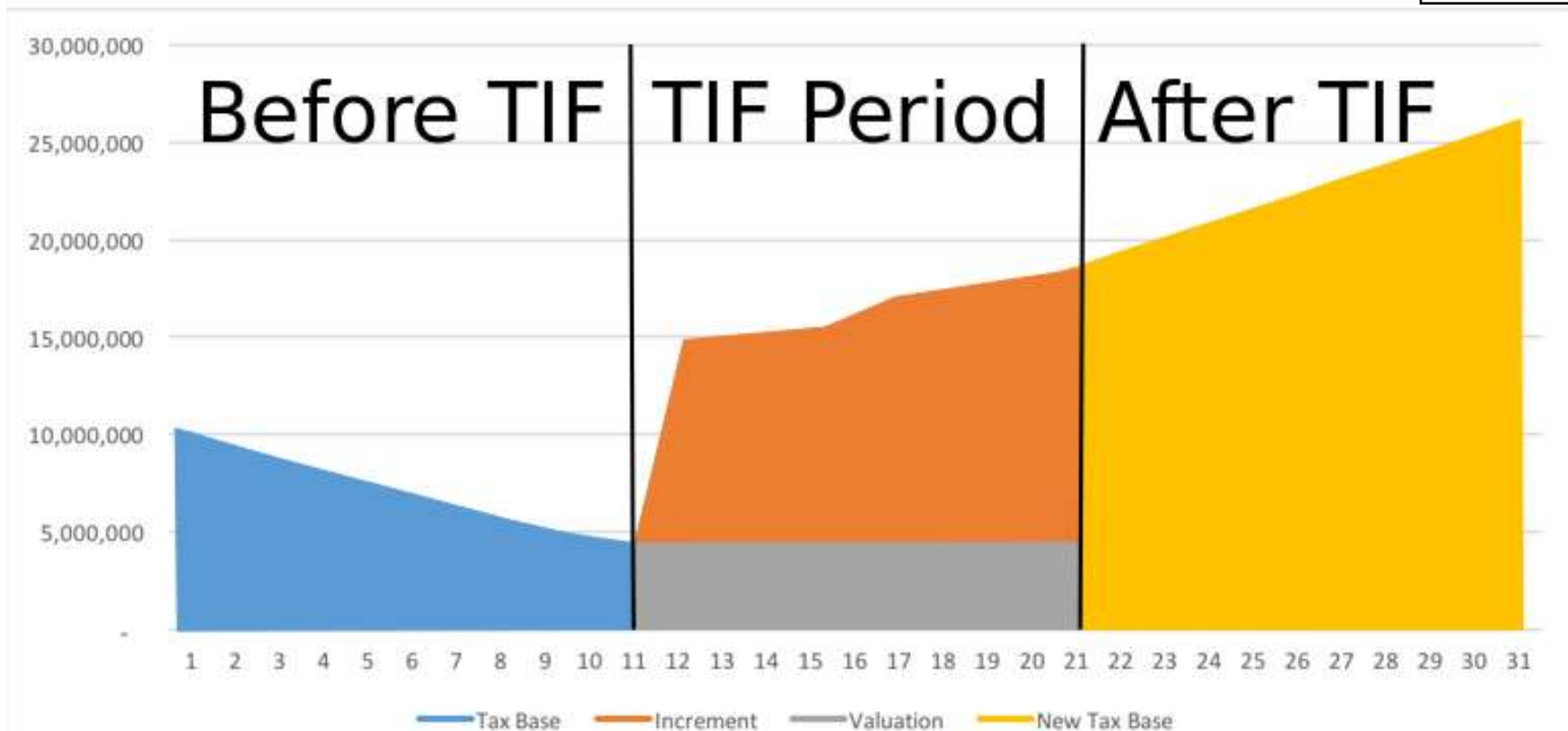


Section 2, Item A.









Section 2, Item A.



- **Dependent Special District**
 - A CRA is a public body — separate and distinct from the governing body (F.S. 163.356)
- **Public Meetings**
 - All CRA meetings are subject to the Sunshine Law — meetings must be publicly noticed and open to the public
- **Redevelopment Trust Fund**
 - The CRA has its own Redevelopment Trust Fund, budget, and accounting — separate from the Town's general fund.
- **Annual Reporting**
 - CRAs must file annual reports with taxing authorities and the State.

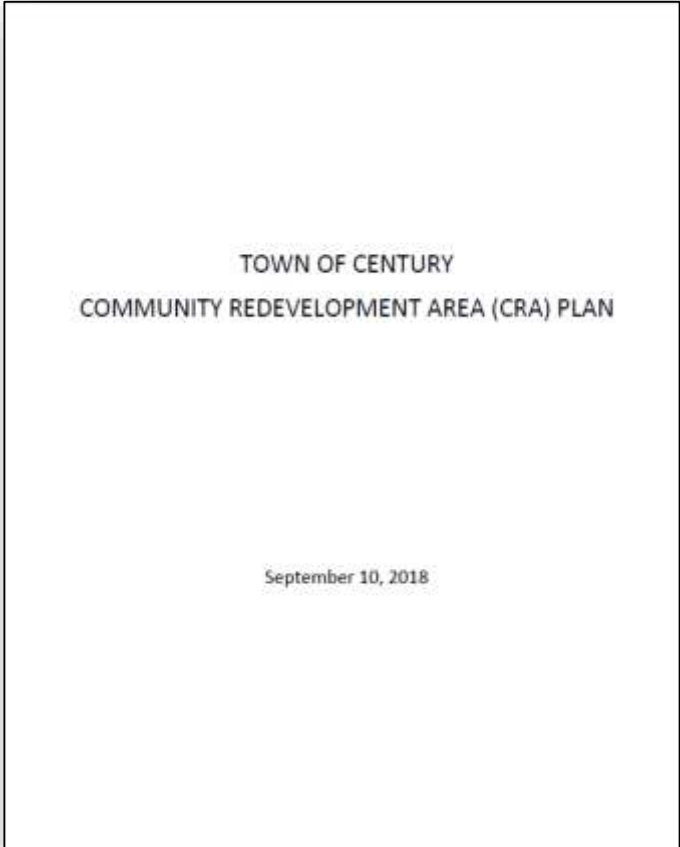




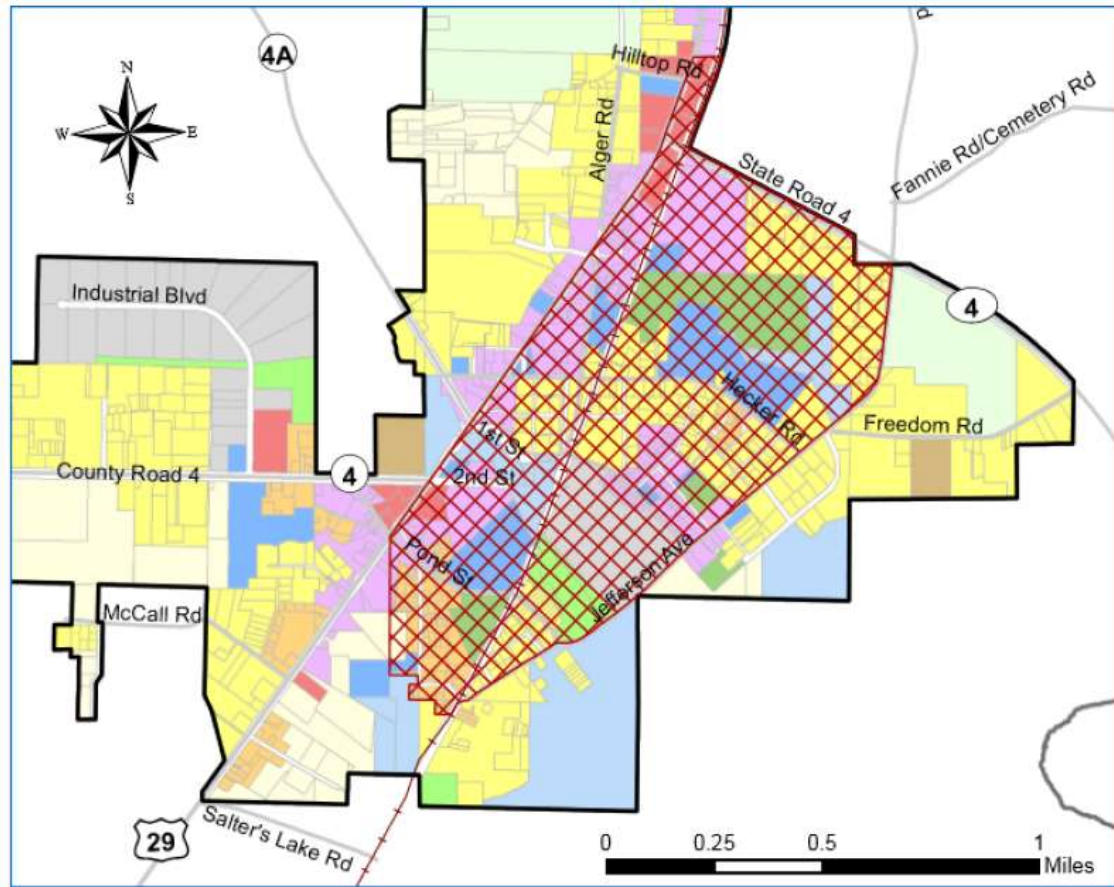
Table 1: Housing Conditions in the CRA

Housing Conditions	Number of Structures	Percent of Total
Excellent	67	46%
Good	71	28%
Poor or Dilapidated	119	26%
Total	257	100%



Century CRA Boundaries

Section 2, Item A.



The Century Redevelopment Area is attractive and charming, appealing to people wanting to live in a traditional neighborhood that includes a range of residential choices, thriving businesses, parks and recreation facilities, schools and a registered Historic District, all connected to each other through a functioning system of roads, pedestrian and bicycling facilities.



Strengths

- Good neighbors — safe, peaceful, quiet
- Parks, playground, and splash pad
- New homes replacing storm-damaged ones
- Educational facilities (PSC, Century Academy, Headstart)
- Strong sense of COMMUNITY
- Businesses, churches, and volunteers ready to help

Opportunities

- Improve parks & recreation for all ages
- Make millpond area more accessible
- Complete sidewalk/pedestrian system
- Decorative street lighting
- Stormwater and sewer improvements
- Brand/market Century's unique character

1 Quality of Life

Partner with public/private organizations to develop facilities, programs, and services that support inclusivity, tolerance, and safety.

2 Self-Sufficiency & Resiliency

Facilitate instructional opportunities for residents and business owners/entrepreneurs through stakeholder partnerships.

3 Economic Development

Initiate economic development opportunities customized to the distinctive attributes and possibilities unique to Century.

4 Historic & Natural Resources

Capitalize on Century's historic and natural resources to support the area's unique identity and promote neighborhood pride.

Invest in Public Facilities & Infrastructure

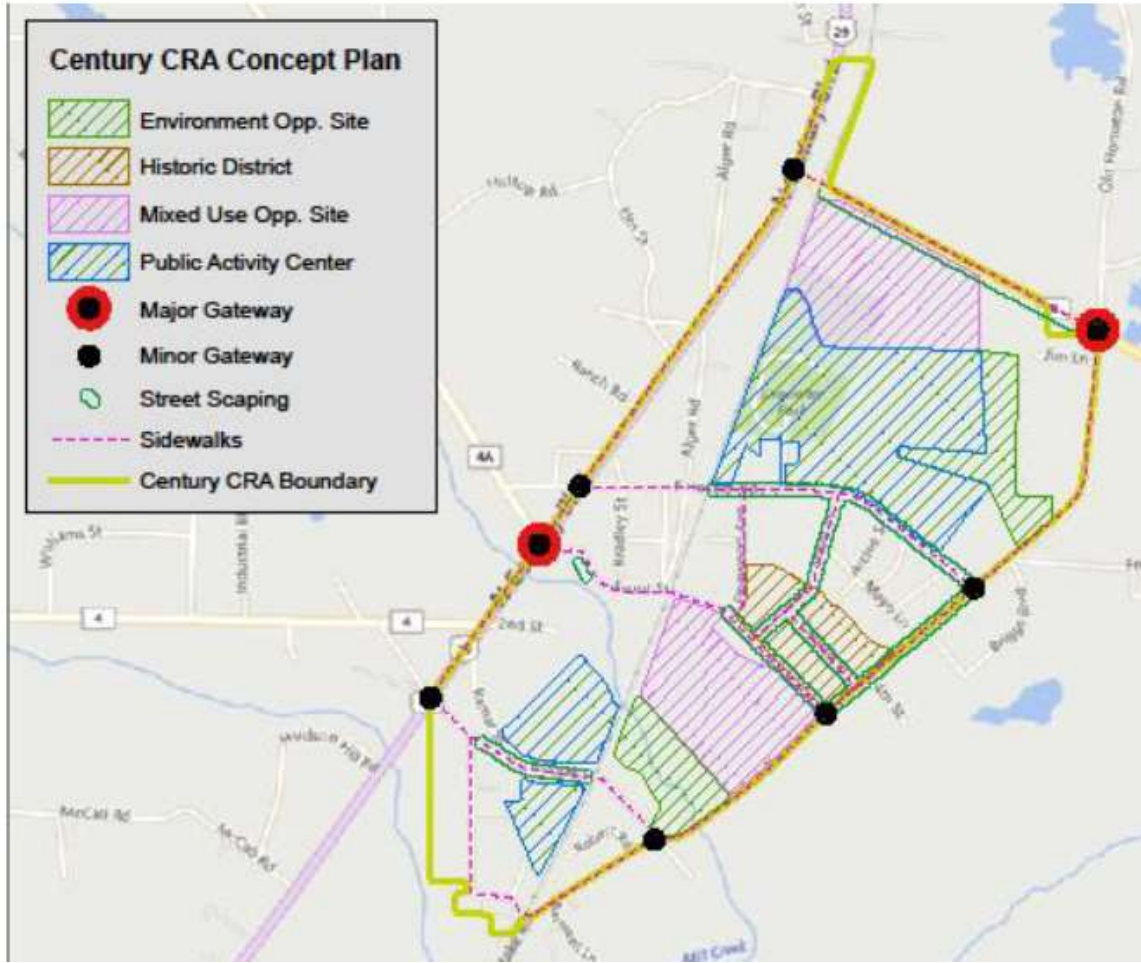
- Sewer, water, and stormwater management
- Transportation improvements
- Streetscape and pedestrian features
- Public and community areas

Expand Economic Development Opportunities

- Improve housing with repair and affordable ownership programs
- Highlight historic and natural amenities
- Identify targeted development sites

Century CRA Concept Plan

Section 2, Item A.



Two-Year Action Plan

(Staff-driven, minimal TIF impact)

- Evaluate vacant parcels for reuse opportunities
- Initiate stormwater/sewer planning
- Evaluate roads for pedestrian/bike feasibility
- Identify needed FLUM and zoning changes
- Create database and map of available parcels
- Evaluate street lighting needs

Long-Term Plan (Years 3-10)

(Utilizes TIF & alternate funding)

- Prepare stormwater/sewer construction plans
- Phased construction of ped/bike facilities
- Build stormwater/sewer improvements
- Marketing brochure for development sites
- Assess mixed-use feasibility at key sites
- Construct street lighting improvements

The Good News

You have an approved CRA Plan — a legal, community-developed roadmap for revitalization

You have been collecting TIF revenue — funds are available to begin implementing projects

You have community support — residents participated actively in the workshops that built this plan

Next Steps

- Resume regular CRA Board meetings
- Identify a point person to oversee the CRA
- Ensure annual reporting requirements are being met
- Review the current plan and determine if it still reflects community priorities
- Identify and prioritize projects that can be implemented with available TIF funds

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Important: TIF funds can only be spent on activities that are in your CRA Plan, in the CRA district, and in the CRA budget.

- Capital expenditures
- Infrastructure improvements
- Affordable housing development
- Land acquisition
- Incentives and grants
- Brownfield redevelopment

- Executive director / staff
- Technical experts & consultants
- Promotions, marketing, events
- Professional development
- Legal counsel

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- Eminent Domain
- Constructing Public Buildings
- Projects in the Town's CIP Plan
- General government expenses

Projects that can show early results and build community confidence:

Street Lighting Assessment

Evaluate CRA for street lighting needs, a safety improvement that residents asked for

Vacant Parcel Inventory

Create database and map of vacant/available parcels for marketing and development.

Sidewalk Priority Plan

Evaluate all CRA roads for pedestrian/bicycle feasibility and prioritize construction

Gateway Signage

Improved signage at major entry points builds identity and signals revitalization is underway

Emerald Coast Regional Council

Technical assistance with planning, grant writing, and CRA administration support

Florida Redevelopment Association

Statewide CRA training, best practices, networking, and annual conference

DEO / Florida Special Districts

State filing requirements, compliance guidance, and annual reporting forms

Grant Funding Opportunities

CDBG, FRDAP, FDOT TAP, Rural Infrastructure Fund, and other state/federal programs



QUESTIONS?

Eric Christianson – Planner

eric.christianson@ecrc.org | 515 – 451 – 5662