



155 E. Pomelo Street  
Lake Alfred, FL. 33850-2135

## CITY OF LAKE ALFRED

Ph.: (863) 291-5270  
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**AGENDA  
CITY COMMISSION MEETING  
MONDAY, AUGUST 4, 2014  
7:30 P.M.  
CITY HALL**

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**CALL TO ORDER: MAYOR NANCY Z. DALEY**

**INVOCATION: PASTOR MIKE JONES OF FIRST BAPTIST CHURCH OF LAKE ALFRED**

**PLEDGE OF ALLEGIANCE: MAYOR NANCY Z. DALEY**

**ROLL CALL: CITY CLERK LINDA BOURGEOIS**

**CITY MANAGER & CITY ATTORNEY ANNOUNCEMENTS**

**RECOGNITION OF CITIZENS: ITEMS NOT ON AGENDA**

**EMPLOYEE LONGEVITY– JOHN RIDGWAY– PUBLIC WORKS 5 YEARS**

**NATURAL GAS PRESENTATION – TERRANCE MIKE OF FLORIDA PUBLIC UTILITIES**

**WATER MONTH PROCLAMATION**

**CONSENT AGENDA: APPROVE CITY COMMISSION MEETING MINUTES – 07/28/14**

**AGENDA**

- 1.) PUBLIC HEARING - ORDINANCE 1334-14: COST RECOVERY
- 2.) PUBLIC HEARING - ORDINANCE 1335-14: COMMUNITY REDEVELOPMENT AGENCY
- 3.) APPOINT CHAIR & VICE CHAIR: CRA BOARD

**\*ADJOURN CITY COMMISSION MEETING – CALL TO ORDER CRA MEETING\***

**CRA AGENDA**

- 1.) CRA PLAN RECOMMENDATION

**\*ADJOURN CRA MEETING – CALL TO ORDER CITY COMMISSION MEETING\***

- 4.) ORDINANCE 1336-14 CRA PLAN
- 5.) SCHOOL BOARD INTERLOCAL AGREEMENT

**RECOGNITION OF CITIZENS (PLEASE LIMIT YOUR COMMENTS TO 5 MINUTES.)**

**COMMISSIONER QUESTIONS AND COMMENTS:**

**COMMISSIONER DUNCAN  
VICE MAYOR LAKE  
COMMISSIONER MAULTSBY**

**LAKE ALFRED CITY COMMISSION MEETING  
AUGUST 4, 2014**

**MAYOR DALEY  
COMMISSIONER DEARMIN**

**ADJOURN**

**LAKE ALFRED CITY COMMISSION MEETING  
AUGUST 4, 2014**

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- 2.) PUBLIC HEARING - ORDINANCE 1335-14: COMMUNITY REDEVELOPMENT AGENCY**  
**3.) APPOINT CHAIR/VICE CHAIR: CRA BOARD**
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**ISSUE:** The City Commission will consider an ordinance that will establish the Lake Alfred Community Redevelopment Agency and additionally will select the Chair and Vice Chair of the CRA Board.

**ATTACHMENTS:**

- Ordinance 1335-14
- CRA Schedule

**ANALYSIS:** On June 17, 2014 the Polk County Board of County Commissioners passed resolution 14-052 delegating authority to the City of Lake Alfred to create a Community Redevelopment Agency (CRA).

The proposed ordinance establishes the Lake Alfred Community Redevelopment Agency with its governing board to consist of the City Commission and two additional citizen members appointed by the Commission. The Lake Alfred CRA shall develop a Community Redevelopment Plan and administer the Redevelopment Trust Fund once it is created by the County.

Additionally, paired with this Ordinance is an action item for the selection of the Chair & Vice-Chair of the CRA Board. The composition of the Board calls for the 5 sitting City Commissioners as well as the appointment of two citizen members.

**STAFF RECOMMENDATION:** Approve Ordinance 1335-14 on second and final reading.

**STAFF RECOMMENDATION:** Appoint Mayor as Chair, & Vice Mayor as Vice Chair of the CRA Board.

ORDINANCE NO. 1335-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA, RELATING TO THE REDEVELOPMENT OF THE LAKE ALFRED COMMUNITY REDEVELOPMENT AREA; CREATING A COMMUNITY REDEVELOPMENT AGENCY (CRA); PROVIDING FOR BOARD MEMBERS; PROVIDING FOR THE DEVELOPMENT OF A COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR THE APPROVAL OF THE COMMUNITY REDEVELOPMENT PLAN BY THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR CRA POWERS AND DUTIES; PROVIDING FOR THE ESTABLISHMENT OF THE REDEVELOPMENT TRUST FUND BY THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR THE ADMINISTRATION OF THE REDEVELOPMENT TRUST FUND BY THE LAKE ALFRED COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR THE ANNUAL AUDIT OF THE REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA:

**Section 1. Need for Redevelopment.** Based upon the finding and declaration of blight in Resolution No. 03-14, duly adopted by the City Commission of the City of Lake Alfred (the "City Commission") and the authority delegated by the Polk County Board of County Commissioners (the "BoCC") in Resolution 14-052, a CRA of the City of Lake Alfred, Florida, is hereby created and established with responsibility and duty to carry out redevelopment of the area located within the redevelopment area.

**Section 2. Findings.** In adopting this Ordinance, the City Commission hereby makes and expresses the following findings, purposes, and intent:

1. The City of Lake Alfred CRA, a public body corporate and politic, is hereby created and established, the purpose of which shall be to function in the area, as more fully delineated in Appendix "A", attached and made a part hereof, and to provide for the redevelopment, conservation, rehabilitation or combination thereof of such areas in the City of Lake Alfred.
2. Pursuant to the authority in F.S. §163.357, and the CRA powers delegated in Resolution 14-052, duly adopted by the BoCC through F.S. §163.410, the City Commission is hereby declared as the CRA as established in Section One hereof, and all of the rights, powers, privileges, duties and immunities of a CRA vested in such an agency by Part III, Chapter 163, Florida Statutes are hereby vested in the City Commission except for the powers reserved by the BoCC in Resolution 14-052. The City Commission reserves the authority to appoint two additional persons to act as members of the community redevelopment agency.
3. The CRA shall exercise its powers and perform its duties in accordance with the provisions of Part III, Chapter 163, Florida Statutes, as amended.

4. The CRA shall develop a community redevelopment plan as per F.S. §163.360 and §163.361; and submit said plan to the City Commission for preliminary approval. The City Commission may submit said plan to the BoCC for their approval.
5. The BoCC has reserved the authority to create the Redevelopment Trust Fund for the Lake Alfred Community Redevelopment Agency in accordance with BoCC Resolution 14-052 and F.S. §163.410.
6. The CRA shall administer the Redevelopment Trust Fund in accordance with Part III, Chapter 163, Florida Statutes, the approved F.S. §163.387, and BoCC Resolution 14-052 as follows:
  - a. The monies to be allocated to and deposited into the Redevelopment Trust Fund (the "Fund") shall be used to finance redevelopment within the community redevelopment area, and shall be appropriated by the CRA. The CRA shall utilize the funds and revenues paid into and earned by the Fund for community redevelopment purposes as permitted by law.
  - b. The Fund shall exist for the duration of the community redevelopment undertaken by the CRA pursuant to its community redevelopment plan, as approved by the City Commission and the BoCC, and to the extent permitted by F.S. §163.387. Monies shall be held in the Fund for the city and on behalf of the CRA, and disbursed as provided by F.S. §163.387 or as specified by the CRA.
  - c. After the Fund's creation, the City Commission shall provide for the annual audit by an independent auditor pursuant to the redevelopment plan and Chapter 163, Part III, Florida Statutes, as amended.

**Section 3. Severability.** If any section, clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of these regulations.

**Section 4. Effective Date.** This Ordinance shall become effective immediately upon its passage and approval as a non-emergency ordinance at two regular meetings of the City Commission.

**INTRODUCED FOR PASSAGE ON FIRST READING** by the City Commission of the City of Lake Alfred, Florida, meeting in Regular Session this 28th day of July, 2014.

**PASSED AND DULY ADOPTED ON SECOND AND FINAL READING** by the City Commission of the City of Lake Alfred, Florida, meeting in Regular Session and having all advertisement requirements met, this 4th day of August, 2014.

**CITY OF LAKE ALFRED, FLORIDA**

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Nancy Z. Daley, Mayor

ATTEST:

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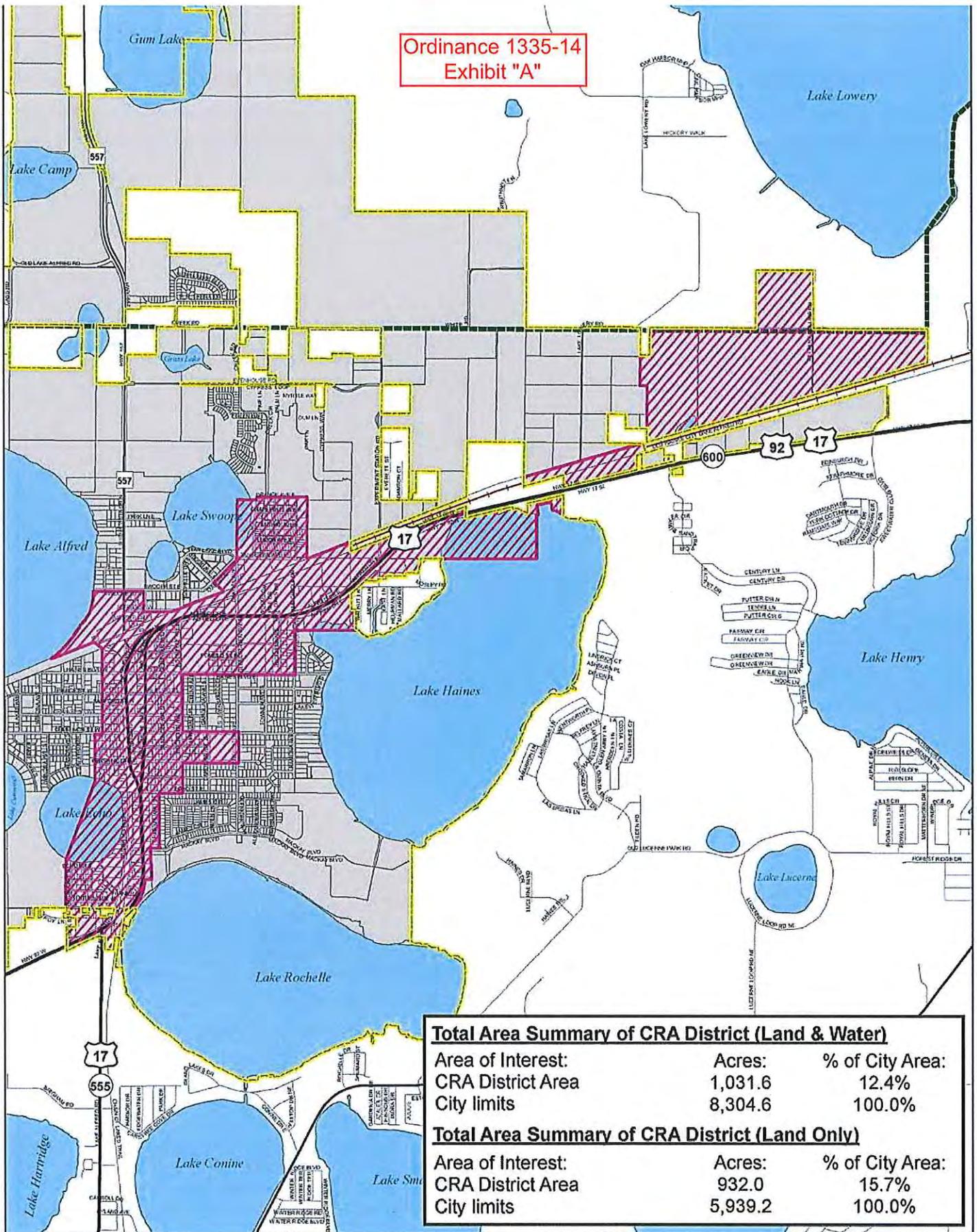
Linda Bourgeois, M.M.C.  
City Clerk

APPROVED AS TO FORM AND  
LEGALITY:

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Frederick J. Murphy, Jr., City Attorney

**Ordinance 1335-14  
Exhibit "A"**



**DISCLAIMER:**  
The information on this map should be considered conceptual and subject to change. This map is not a survey.

**Data Sources:**  
Central Florida Regional Planning Council  
Florida Department of Transportation  
Polk County Property Appraiser  
City of Lake Alfred

**Legend**

- Lake Alfred City Boundary
- CRA District
- Green Swamp Boundary
- US Highways
- State Roads
- County Roads



CITY OF LAKE ALFRED  
155 E. Polkman Street  
Lake Alfred, FL 33403  
Phone: (888) 291-2210  
Website: www.lakealfred.com

**LAKE ALFRED CITY COMMISSION MEETING  
AUGUST 4, 2014**

**\*ADJOURN CITY COMMISSION MEETING\***

**CALL TO ORDER COMMUNITY REDEVELOPMENT AGENCY MEETING: CHAIR NANCY Z.  
DALEY**

**ROLL CALL: CITY CLERK LINDA BOURGEOIS**

**CRA AGENDA:**

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**CRA 1.) CRA PLAN**

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**ISSUE:** The CRA Board will consider submitting the CRA Plan for adoption by the City Commission.

**ATTACHMENTS:**

- CRA Plan

**ANALYSIS:** Ordinance 1335-14 established the City's Community Redevelopment Agency. Per state statutes, the CRA must submit a plan to the agency's local government for approval.

The proposed CRA Plan addresses the challenges identified in the Finding of Necessity and is consistent with achieving the goals identified in the Downtown Master Plan.

**STAFF RECOMMENDATION:** Recommend approval and submit the CRA Plan to the Lake Alfred City Commission for consideration.

**\*ADJOURN COMMUNITY REDEVELOPMENT AGENCY MEETING\***

**CALL TO ORDER CITY COMMISSION MEETING: CHAIR NANCY Z. DALEY**

**ROLL CALL: CITY CLERK LINDA BOURGEOIS**

**(CONTINUE CITY COMMISSION MEETING: AGENDA ITEM #4)**

**LAKE ALFRED CITY COMMISSION MEETING  
AUGUST 4, 2014**

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**4.) PUBLIC HEARING - ORDINANCE 1336-14: COMMUNITY REDEVELOPMENT AGENCY PLAN**

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**ISSUE:** The City Commission will consider adopting the Plan for the City's Community Redevelopment Agency.

**ATTACHMENTS:**

- Ordinance 1336-14
- Planning Board minutes excerpt

**ANALYSIS:** On February 7, 2014, the City Commission adopted the Finding of Necessity for the establishment of a Community Redevelopment Agency within the City of Lake Alfred. Additionally, the City requested the delegation of authority from the County to establish a CRA and was subsequently granted that authority following the Board of County Commissioner's adoption of resolution 14-052.

The proposed ordinance adopts the Community Redevelopment Area Plan. The CRA plan will be the core guiding document to determine the objectives, goals, funding, and activities pursued by the Community Redevelopment Agency and Governing Board.

The proposed plan comes with a recommendation of approval from the Community Redevelopment Agency's Governing Board and the City's Planning Board. If approved on first reading, the ordinance will be presented for second and final reading on August 18<sup>th</sup>, 2014.

**STAFF RECOMMENDATION:** Approve Ordinance 1336-14 on first reading.

**ORDINANCE 1336-14**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA; PURSUANT TO FLORIDA STATUTES, APPROVING A COMMUNITY REDEVELOPMENT PLAN FOR THE LAKE ALFRED COMMUNITY REDEVELOPMENT AREA AS SET FORTH IN RESOLUTION NO. 03-14 OF THE CITY COMMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of Lake Alfred, Florida has adopted Resolution No. 03-14 finding the existence of certain slum and blighted areas within the boundary of the City of Lake Alfred Community Redevelopment Area (the Area), and determining that the rehabilitation, conservation or redevelopment, or a combination thereof, of the Area by the City of Lake Alfred Community Redevelopment Agency is necessary in the best interests of the public health, safety, morals, or welfare of the residents and citizens of the City of Lake Alfred; and

**WHEREAS**, the City Commission of the City of Lake Alfred, Florida, has adopted Ordinance No. 1335-14 creating a Community Redevelopment Agency to carry out and effectuate the purposes of community redevelopment within the boundaries of the Area; and

**WHEREAS**, implementation of the Redevelopment Plan will result in redevelopment and related infrastructure improvements to support the designated land uses in the Area in conformity with the comprehensive plan for the development of the Area and for the City as a whole; and

**WHEREAS**, the Community Redevelopment Plan and Chapter 163, Part III, Florida Statutes allows for the Community Redevelopment Agency, Community Redevelopment Plan, and Tax Increment Financing for a term of up to 40 years; and

**WHEREAS**, the City desires to proceed under Part III, Chapter 163, Florida Statutes, to establish the necessary means by which redevelopment can be accomplished in the Area; and

**WHEREAS**, after due consideration and a public meeting as required by the law, the City of Lake Alfred Community Redevelopment Agency has reviewed and approved a Community Redevelopment Plan for the Area; and

**WHEREAS**, after due consideration and a public hearing as required by law, the City of Lake Alfred Planning Board has reviewed the Community Redevelopment Plan for the Area and found it to be in conformity with the City's Comprehensive Plan for the development of the City as a whole; and

**WHEREAS**, after due consideration and public hearing as required by law, the City Commission of the City of Lake Alfred, Florida, deems it appropriate to approve the Community Redevelopment Plan for the Area.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA:**

**Section 1. Approval of Official City of Lake Alfred Community Redevelopment Plan:** The Community Redevelopment Plan for the Lake Alfred Community Redevelopment Area, having been duly reviewed and considered as provided by law, is hereby approved and adopted as **attached hereto as Exhibit "A"**, more specifically referred to as the Lake Alfred Redevelopment Plan ("the Plan"), and made a part of the Ordinance by reference. The Plan is hereby designated as the official Community Redevelopment Plan for the Lake Alfred Community Redevelopment Area, the boundaries of which are described in the Plan. It is the purpose and intent of the City Commission that the Community Redevelopment Plan (and subsequent updates thereto) be implemented in the Area for a term of forty (40) years.

**Section 2. Severability:** If any provision of this ordinance is for any reason held unconstitutional or invalid, the remainder of this ordinance shall not be affected.

**Section 3. Effective Date:** This ordinance shall become effective immediately upon its passage and approval as a non-emergency ordinance at two regular meetings of the City Commission.

**INTRODUCED FOR PASSAGE ON FIRST READING** by the City Commission of the City of Lake Alfred, Florida, meeting in Regular Session this 4th day of August, 2014.

**PASSED AND DULY ADOPTED ON SECOND AND FINAL READING** by the City Commission of the City of Lake Alfred, Florida, meeting in Regular Session this 18th day of August, 2014.

**CITY OF LAKE ALFRED, FLORIDA**

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Nancy Z. Daley, Mayor

ATTEST:

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Linda Bourgeois, M.M.C.  
City Clerk

APPROVED AS TO FORM AND  
LEGALITY:

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Frederick J. Murphy, Jr., City Attorney

**Ordinance 1336-14**

**Exhibit A**

**LAKE ALFRED COMMUNITY REDEVELOPMENT PLAN**

**MINUTES  
PLANNING BOARD MEETING  
CITY COMMISSION CHAMBERS, CITY HALL  
July 16, 2014  
7:00 P.M.**

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**CALL TO ORDER:** Chairman John Dame

**INVOCATION:** Chairman John Dame

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Those who were in attendance were: Chair John Dame, Vice Chair Rick Roach, Board Members Karen Abdul-Hameed, Irving Spokony, Deborah Hoffman, Bette Biggar, Ted Anthony, (arrived late), and Alternate Board Member Joseph Hults. Also in attendance were Community Development Director Valerie Ferrell and Administrative Assistant Mamie Drane.

Those not in attendance: Alternate Board Member Judy Schelfo

**APPROVAL OF MINUTES**

**Board Member Spokony** made a motion to approve the minutes of the April 16<sup>th</sup> regular Planning Board meeting with corrections. The motion was seconded by **Board Member Abdul-Hameed** and approved by unanimous voice call vote.

**PUBLIC HEARING/BUSINESS ITEMS**

- 1) PUBLIC HEARING: CONSIDER RECOMMENDING APPROVAL OF THE PROPOSED COMMUNITY REDEVELOPMENT PLAN FOR THE AREA IDENTIFIED AS THE COMMUNITY REDEVELOPMENT AREA (CRA).**

**Community Development Director Valerie Ferrell** gave a brief overview of the Community Redevelopment Area and introduced Central Florida Regional Planning Council (CFRPC) Executive Director Pat Steed and Program Manager Eric Labbe to provide a presentation on the history of the City initiative, Downtown Vision and Master Plan and how the Community Redevelopment Area/Agency (CRA) is an implementation tool to accomplish redevelopment in the core and transitional areas of the community.

**CFRPC Executive Director Pat Steed** reviewed brief history of the City and community efforts to date including:

- a. Downtown Visioning and Master Plan
- b. Implementation tools
- c. Downtown Design Guidelines in the Unified Land Development Code
- d. City wayfinding program
- e. Community Redevelopment Agency

**Ms. Steed** identified the role of a Community Redevelopment Area/Agency/District that requires a board to govern itself which is typically comprised of City Commissioners, and the CRA would operate their own agendas as a separate government entity that cannot increase taxes, pass ordinances or rezone.

The Finding of Necessity is a study required to determine whether the criteria under Florida law exists and is used to create a district boundary where blight conditions exist. She indicated there were 4 determining factors identified in the area showing consistent decreased property values, site and structure deterioration in a variety of zoning districts (residential, commercial, and industrial), faulty lot layouts which make it difficult to assemble for redevelopment, and unsanitary or unsafe conditions such as drainage issues. The total area that identified in the Finding of Necessity study comprised of approximately 1,032 land acres.

With the boundaries being described in the Finding of Necessity study, the benefit of designating this area as a CRA would allow the agency to generate a revenue stream through tax increment financing, which directs additional property taxes generated in the area as their values increase to go to the CRA. She reviewed a graphic demonstrating the slow and steady increase of property values over time and indicated it can take many years to build up significant funds to be spent within the CRA boundaries. Florida law allows CRAs to be established for a term of up to 40 years, 30 years initially with an option to extend an additional 10 years.

Ms. Steed stated the Finding of Necessity study has been approved by the City Commission and accepted by the Polk County Board of County Commissioners. The next step in establishing the Community Redevelopment Agency is adoption of a Community Redevelopment Plan, which is before the Board for consideration this evening. She turned the presentation over to Mr. Labbe to review the elements of the Plan.

**CFRPC Program Manager Eric Labbe** stated the Community Redevelopment Plan is required by Florida law to identify how the CRA will spend the tax increment funds over the term of 40 years. The major elements of the plan, include: introduction of the district, community engagement, required contents and redevelopment activities. The introduction includes detailed analysis of the boundary and its demographics, land use and zoning, taxable values as well as residential blight and affordability analyses, and downtown core and transitional inventory.

Mr. Labbe reviewed the community engagement section, including the variety of community workshops and public input events spanning from early 2012 to the present. The most recent community engagement session was held in June 2014 to identify issues and opportunities within the CRA boundary. Property owners and residents attended the session and results mirrored many components of the Downtown Vision and Master plan.

The required content of the Plan is determined by Florida Statutes Ch. 163.362 and includes a legal description of the boundary, open space and street layout, dwelling units, neighborhood impact, capital projects funded by the City, project costs, etc.

As a result of several community workshops and an analysis by staff and the CFRPC, the following programs were identified to assist in redevelopment efforts in the CRA:

- Greenfield, infill, and brownfield development incentives
- Building/Property improvements and rehabilitation incentives
- Public infrastructure
- Beautification
- Neighborhood reinvestment programs
- More...

Projects that were identified in the Plan include:

- Redevelopment of the Gray trucking site downtown
- Develop business beautification program
- Pedestrian system/crosswalk improvements
- Wayfinding signs
- Pocket parks
- More...

Mr. Labbe indicated the programs and projects are put in place as a guide for the CRA Board and staff for redevelopment efforts. The CRA would be under no obligation to do each of these items. They also would have an option to amend the plan with new projects or programs at a later date if they decide it is best for continuing redevelopment efforts.

**Ms. Steed** concluded the presentation by reviewing the next steps for the Lake Alfred CRA, including adoption of the CRA Plan by the City Commission and review by Polk County Board of County Commissioners with an anticipated effective date of January 1, 2015.

**Chair Dame** opened the public hearing.

**Rick Coleman, 485 N Lake Shore Way**, expressed his support for the establishment of a CRA in Lake Alfred, however was concerned with the boundaries proposed. He felt it should focus on downtown development. He pointed out the vacant/undeveloped property near Lake Lowery currently has almost no taxable value, and once developed taxes would not go to City, but to CRA. He stated the City has to maintain services including police and fire. He also did not agree with including the residential properties

**Allan Arbuthnot, Lake Lowery Road**, stated he is not a resident of the city, but lives next to the city limits and owns property within the CRA. He stated this is a policy from the United Nations and part of the Agenda 21 policy which comes to the federal government, through the state all the way to the local government level. He also stated this is no longer a democracy, but is becoming a republic. The CRA plan and tax increment financing is "smoke and mirrors." Land values will rise as more development occurs and this is a bad deal. He felt the CRA is "biting off more than you can chew." Also, he lives in the County and does not want to annex into the City because he enjoys the country. He clarified this Plan will make taxes go up as development happens.

**John Murphy, 585 Sellars Drive**, stated he felt all subdivisions should have 2 entrances/exits in case of disasters or emergencies. The completion of the one-way pair improvements on US Highway 17/92 downtown caused a portion of Buena Vista Drive near his subdivision to be closed. He feels this should be something that could be addressed in this Plan.

**Chair Dame** asked for clarification on the CRA boundary approaching Lake Lowery.

**Ms. Ferrell** stated the eastern boundary of the current City limits is included in the CRA, just south of Lake Lowery. The property is owned by Gapway Groves Corporation, is zoned industrial and currently pasture and groves. There is no property outside of the City limits included in the CRA boundary.

**Board Member Karen Abdul-Hameed** referred to the Plan and inquired about the community policing and neighborhood watch programs. She asked if the CRA could pay for extra police personnel.

**Ms. Steed** indicated certain programs can be financed for the benefit of the CRA, such as a community policing station. The goal of the CRA is not to minimize the City's obligations to provide services, but rather to make enhancements that are needed. She also discussed the Gapway Groves property and its industrial zoning. The demand for law enforcement services in industrial areas is usually much less than residential. Taxes generated today will still go to the City, and once the CRA is established only the incremental increases will go to CRA including both the City and County tax revenues. Also she stated the establishment of a CRA is not a program sponsored or subsidized by the federal government. She stated the CRA is entirely a local issue dealing with the City of Lake Alfred and Polk County.

**Board Member Rick Roach** concurred with Ms. Steed's statement regarding the tax increment financing. He stated he has lived in his home for 26 years, and has needed sidewalk improvements on his street. He did not feel the CRA would assist in getting this project completed. He stated his home is within the CRA and proposed that he should abstain from voting this evening.

**Ms. Steed** mentioned that the residential areas are included because blight conditions have been identified as part of the Finding of Necessity study. She also mentioned several other Polk County cities have established CRAs including Auburndale, Bartow, Haines City, Lake Wales, Winter Haven and Lakeland. The residential component in the proposed Lake Alfred CRA is approximately 154 acres, which is a much smaller portion of the CRA in the other cities mentioned previously.

**Board Member Bette Biggar** stated that she owns commercial building in CRA and asked if property values could increase based on the adoption of the CRA. She also wanted clarification if the tax burden is to be placed on the current property owners. Also, she proposed she should abstain from voting this evening.

**Ms. Steed** stated each individual property is assessed annually, based on other components such as improvements and surrounding sales. The CRA would not be the sole reason for any increase in property values. She also stated that simply owning property within the CRA is not a reason to preclude any Board member from voting on the CRA Plan this evening, unless there was a direct financial benefit.

**Alternate Board Member Joe Hults** stated the CRA affects most property owners in Lake Alfred. He went on to say that the CRA Plan is a list of objectives and asked board members to consider it as a plan. He discussed the risk that property values may not necessarily increase, and the City will still need to provide essential services. Investors need to be encouraged to develop commercial and industrial property and the residential population needs to be increased in order to balance the risk. He stated the CRA Plan is a tool to encourage redevelopment and assist with investment and population in the community.

**Board Member Abdul-Hameed** stated that there are those property owners who care about their property investment and the community, and those who simply do not want property values to increase. The CRA gives an opportunity for reinvestment into the community, to construct facilities such as a community center, pedestrian-friendly downtown, parks, and to implement

senior programs. With such a large investment into the community, then property values will increase. She expressed that this is part of a vision to create a better place to live.

**Board Member Ted Anthony** stated he has served on the Board for several years and has been a resident of the community for longer, and is concerned with the size of the CRA area. He referenced failed attempts in attracting a grocery store into the community, due to lack of population and other businesses. He also expressed concern relating to development standards within the new downtown overlay district.

The Board held discussion of the benefits of the CRA and incentives in other communities, and how the residential areas could be redeveloped or enhanced with CRA funds. They also discussed educating the public and possibly holding a meeting with the Chamber of Commerce to discuss the CRA.

**Ms. Ferrell** stated the board must make a recommendation to the City Commission on this issue. She also indicated the board members who may own property in the CRA could vote on this issue as they have for other planning documents such as the Downtown Master Plan and Land Development Code revisions including the downtown overlay district. Unless the board member has a direct financial gain from the action before them, they do not need to abstain from voting.

**Chair Dame** closed the public hearing.

**Board Member Roach** made a motion\* to recommend approval of the Community Redevelopment Plan as presented. Seconded by **Board Member Hoffman** and approved by majority roll call vote:

\*Mr. Roach noted on record that as long as the CRA residential district area he resides in does not place him in direct conflict with his authority to make this recommendation.

<b>Board Member Biggar</b>	–	<b>Abstain</b>
<b>Board Member Anthony</b>	–	<b>Nay</b>
<b>Board Member Spokony</b>	–	<b>Aye</b>
<b>Board Member Hoffman</b>	–	<b>Aye</b>
<b>Vice Chair Roach</b>	–	<b>Aye</b>
<b>Chair Dame</b>	–	<b>Aye</b>
<b>Board Member Abdul-Hameed</b>	–	<b>Aye</b>

**Alternate Board Member Hults** also expressed his support of the vote taken above.

With there being no further business to discuss, Chair Dame adjourned the meeting at 8:50pm.

Respectfully submitted,

Valerie Ferrell  
Community Development Director

and

Mamie Drane  
Administrative Assistant