

City of Lake Alfred Community Redevelopment Agency 2015 Annual Report



City of Lake Alfred
155 E Pomelo Street
Lake Alfred, FL 33850
Phone: (863) 291-5748
Fax: (863) 298-5403
Web: www.mylakealfred.com

Introduction

The Lake Alfred Community Redevelopment Agency (CRA) was created in 2014 when the Lake Alfred City Commission adopted City Ordinance 1335-14 and the Polk County Board of County Commissioners adopted County Resolution 14-052, creating the CRA and establishing the CRA Trust Fund.

The CRA is approximately 1,032 acres, about 12% of the total size of Lake Alfred. This includes the City's original commercial corridor and downtown centered on US Highway 17/92 with adjacent residential neighborhoods. Adopted in August 2014 by City Ordinance 1336-14, the CRA Plan outlines the characteristics of the area and envisioned programs and improvements for its revitalization.



Fiscal year 2014/2015 was the CRA's first full year of operation. One goal of both the City and the CRA is to grow their property value base to ensure the programs and improvements in the Plan can be implemented.

Goals of the Plan (2014)

- 1) Improve infrastructure within the District including roadway paving, sidewalks, crosswalks, street lighting, and drainage.
- 2) Improve substandard housing conditions.
- 3) Develop more retail including specialty shops, major grocery store, and pharmacy.
- 4) Improve and expand landscaping, streetscaping, crosswalks, and streets and other infrastructure improvements in the Downtown Core, Transitional Area, and neighboring residential areas within the District.
- 5) Develop wayfinding signage and enhanced gateways.
- 6) Promote business beautification in the Downtown Core.
- 7) Increase walkability in the Downtown Core through a new internal pedestrian boulevard.
- 8) Promote more festivals and events within the District.

Objectives of the Plan (2014)

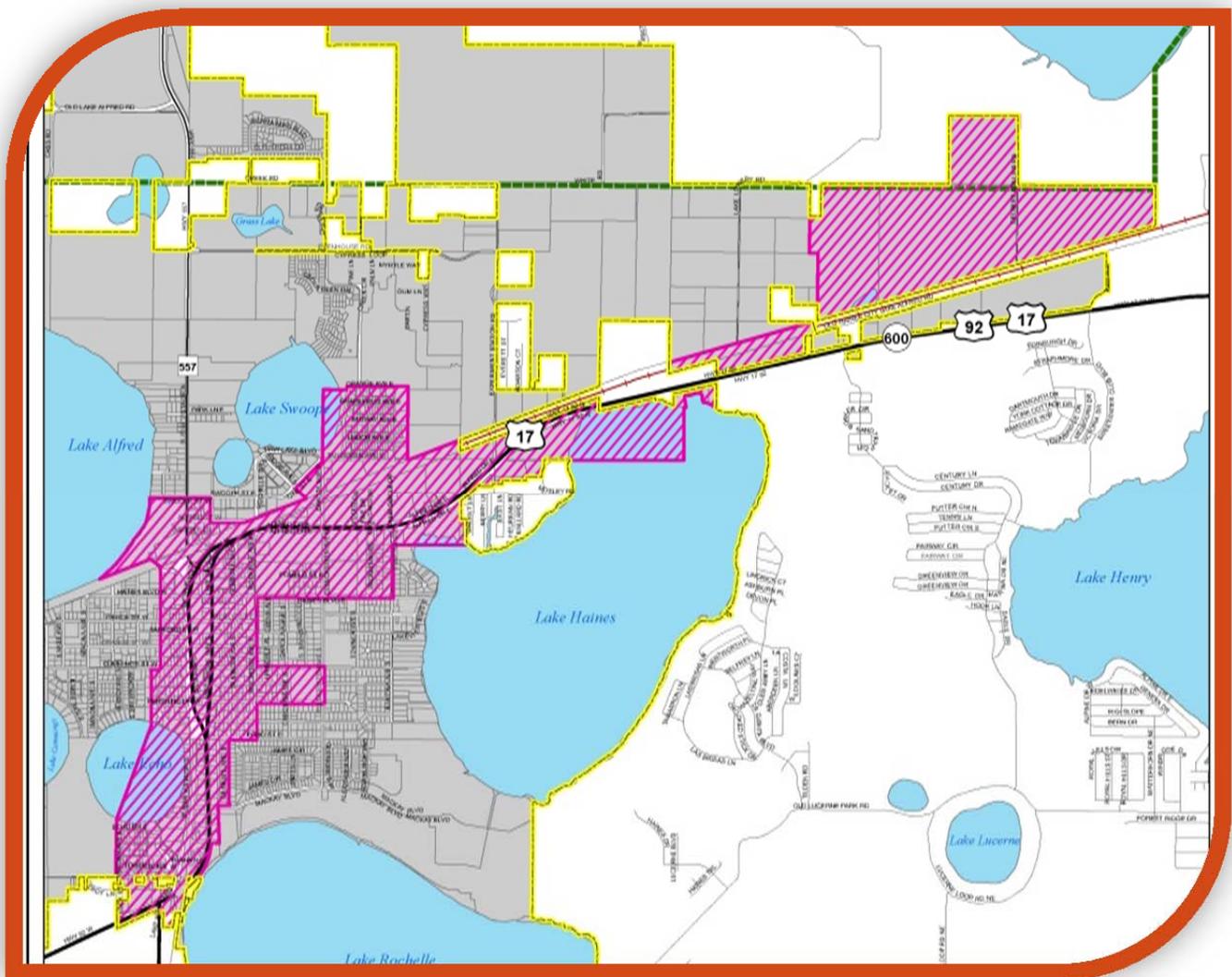
- 1) To address needed infrastructure improvements throughout the District including roadway paving, sidewalks, crosswalks, street lighting, and drainage.
- 2) To eliminate substandard housing conditions
- 3) To encourage the development or redevelopment of vacant, semi-vacant and/or underutilized properties within the District.



Objectives of the Plan (2014) cont.

- 4) To promote new business development within the District, with an emphasis on the Downtown Core, while providing equal focus on the retention and expansion of existing businesses.
- 5) To develop a more walkable and pedestrian-oriented atmosphere in the District with emphasis on the Downtown Core, Transitional Area and neighboring residential areas.
- 6) To create an atmosphere in the Downtown Core that is inviting and supports successful festivals and events.
- 7) To improve the appearance of the District through business beautification, targeted streetscaping, landscaping and/or residential programs and projects.
- 8) To enhance the atmosphere of collaboration among businesses, residents, the Agency and the City.

District Boundaries (2014)



CRA Board and Staff 2014/2015

Board:

Chair Nancy Daley, Vice Mayor
 Vice Chair Charles Lake, Mayor
 Jack Dearmin, City Commissioner
 John Duncan, City Commissioner
 Albertus Maultsby, City Commissioner
 (Vacant) Resident Position
 (Vacant) Resident Position

Staff:

City Manager Ryan Leavengood
 City Attorney Frederick J. Murphy Jr.
 Assistant City Attorney Seth Claytor
 Community Development Director Valerie Ferrell
 City Clerk Amee N. Bailey-Speck
 Finance Director Amber Deaton

CRA Budget FY 2015/2016

ACCT. #	ACCOUNT DESCRIPTION	FY 12/13 ACTUAL	FY 13/14 ACTUAL	FY 14/15 BUDGET	2015 JULY - EXP	EXP %	FY 15/16 PROP.	FY 16/17 PLANNED
001.000- CRA REVENUE								
311.120	CRA - Tax Increment County	-	-	-	-		9,580	9,580
311.121	CRA - Tax Increment City	-	-	-	-		10,585	10,585
	TOTAL CRA EXPENDITURES	-	-	-	-	0%	20,165	20,165
001.550- CRA EXPENDITURES								
432.000	Audit	-	-	-	-	0%	600	600
440.300	Training & Travel	-	-	-	-	0%	565	565
446.000	R & M Services/Projects	-	-	-	-	0%	19,000	19,000
446.100	Capital Projects	-	-	-	-	0%	-	-
	TOTAL CRA EXPENDITURES	-	-	-	-	0%	20,165	20,165

2014/2015 Accomplishments

1) Downtown Stormwater Plan

In a coordinated effort between the City, CPH Engineers, and the Florida Department of Transportation District 1 office, there have been stormwater projects identified that will alleviate current flooding concerns on the US Highway 17/92 corridor. The projects have been designed and will begin construction in 2015/2016 fiscal year. This project will allow new business to develop and connect to the stormwater improvements, rather than hold on-site stormwater retention ponds.

Plan Goal 1; Plan Objective 1: addressing infrastructure improvements, specifically drainage

Next steps: Work with City staff, Planning Board and City Commission to incorporate stronger language into Land Development Code requiring connection to the stormwater system in place, or other development conditions that promote the efficient treatment of stormwater and maximize the use of limited downtown acreage.

2) Wayfinding Signage Program



In October 2014, the Lake Alfred City Commission adopted the Wayfinding Sign System Plan to address business visibility in the downtown core area. There are three components to the Plan including gateways, vehicular directional signs (in US Highway 17/92 right-of-way) and vehicular directory signs (in City side streets right-of-way). City staff pursued appropriate permitting with the Florida Department of Transportation District 1 Office, receiving an approved General Use Permit for Wayfinding Guide Signs in June 2015. This first phase is under construction with the sign contractor, Gulf State Signs. Phases 2 and 3 will include the gateway signs and vehicular directory signs.

Plan Goal 5; Plan Objective 7: improving wayfinding signage and promoting appearance of the District

Next steps: City staff to work with sign contractor to continue project with installation of all Phases



2014/2015 Accomplishments cont.

3) Redevelopment of Gray's Trucking Property

Boos Development purchased a portion of the former Gray's Trucking Property (aka South State Brokerage Co) in 2014. The parcel was approximately two acres in size, and valued at \$190,131 as of April 2014 (taxable value). Once the site was developed and turned over to Family Dollar Stores, the improved taxable value increased to \$552,419. Additionally, the site was developed following the Downtown Overlay District zoning regulations which encourages design guidelines that complement the intent of the CRA Plan.



Plan Goal 1, 3, 6; Objective 1, 3, 4 and 7: improve infrastructure with redevelopment, encourage redevelopment of semi-vacant lands as well as business beautification, promoting new business, and improving infrastructure

Next steps: Work with City Commission and City staff to continue promoting redevelopment efforts by private developers



2014/2015 Accomplishments cont.

4) Redevelopment of Buchanan property

The City recognized an opportunity to partner with the University of Florida for a property exchange for a key downtown parcel formerly known as the Buchanan Industries site. After negotiations and consideration for exchanging the UF downtown property with underutilized City groves, the Lake Alfred City Commission approved the acquisition in February 2015. City staff worked with consultants to confirm the site was clear of any environmental conditions or contamination, as well as demolishing the old 28,560 square-foot warehouse building. The site is now under City control to acquire an ideal commercial/retail development.

Plan Goal 1, 3, 6; Objective 1,3, 4 and 7: improve infrastructure with redevelopment, encourage redevelopment of semi-vacant lands as well as business beautification, promoting new business, and improving infrastructure

Next steps: Work with City Commission and City staff to continue promoting site to potential commercial/retail developers

FOR SALE:

Vacant Commercial Property

Shovel-Ready and City-owned Downtown location
100 West Cummings St, Lake Alfred, FL 33850

Property Overview

Ideal commercial retail location in heart of Lake Alfred's downtown, with double US Highway 17/92 highway frontage, and access from Cummings and Columbia Street. Building recently demolished and property cleared. City is eager to see this property developed.

Lot Size: 1.6 acres

Zoning:
C-2 Commercial Retail (City)

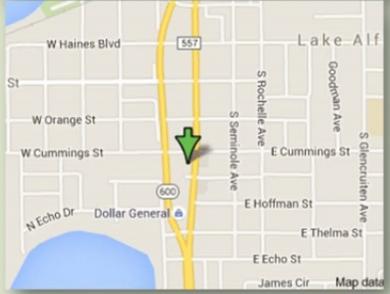
Utilities:
City of Lake Alfred water/sewer
Central Florida Gas
Tampa Electric
Bright House
Verizon

Average Daily Traffic Counts:
US 17/92 (Lake Shore/Shinn): 26,000

Frontages:
US 17/92 (Lake Shore): 254 ft
US 17/92 (Shinn): 249 ft
Cummings: 313 ft
Columbia: 278 ft

Location:
Downtown Lake Alfred
Polk County

*10 minutes from Interstate 4 AND
US Highway 27*

2015 Community Snapshot:

Total Population: 59,438
Total Households: 24,284
Median Age: 44.7
Median Household Income: \$45,443