

CITY OF LAKE ALFRED

Community Workshop

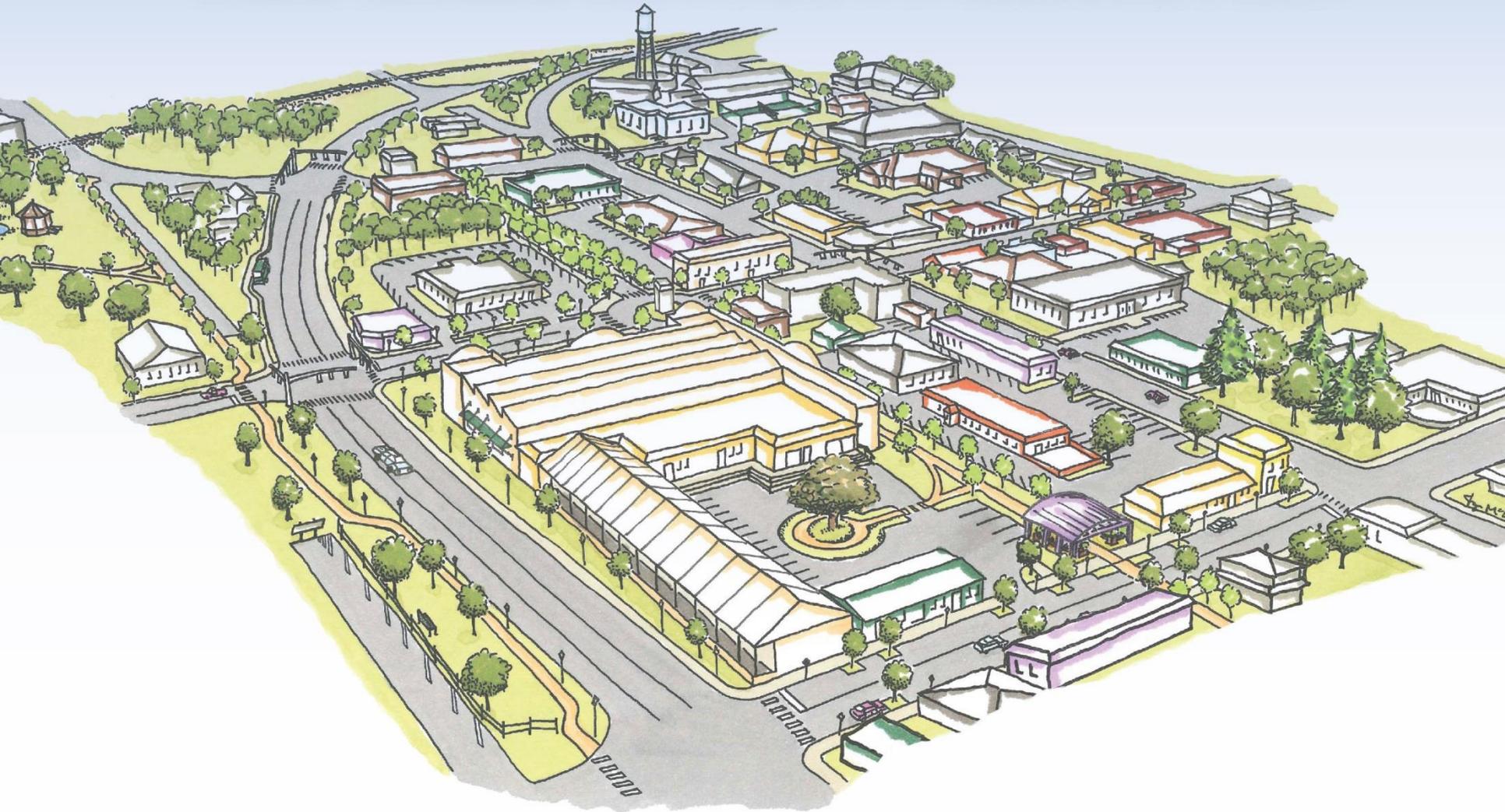
Community Redevelopment Agency
(CRA)



To Date...

- Downtown Visioning and Master Plan
- Implementation Tools
 - Downtown Development Design Guidelines
 - City Wayfinding Program
 - Community Redevelopment Agency

LAKE ALFRED DOWNTOWN MASTER PLAN



Downtown Lake Alfred will be a pedestrian-friendly destination for residents and visitors providing a variety of opportunities to live, work, shop, and play in a community with small town charm.

Adopted - January 22, 2013

Lake Alfred Tomorrow

- ❖ *Strong Economy*
- ❖ *Livable Community*
- ❖ *Connected City*
- ❖ *Small Town Character*



Workshops and Summer Tour



**Three
Community Workshops**

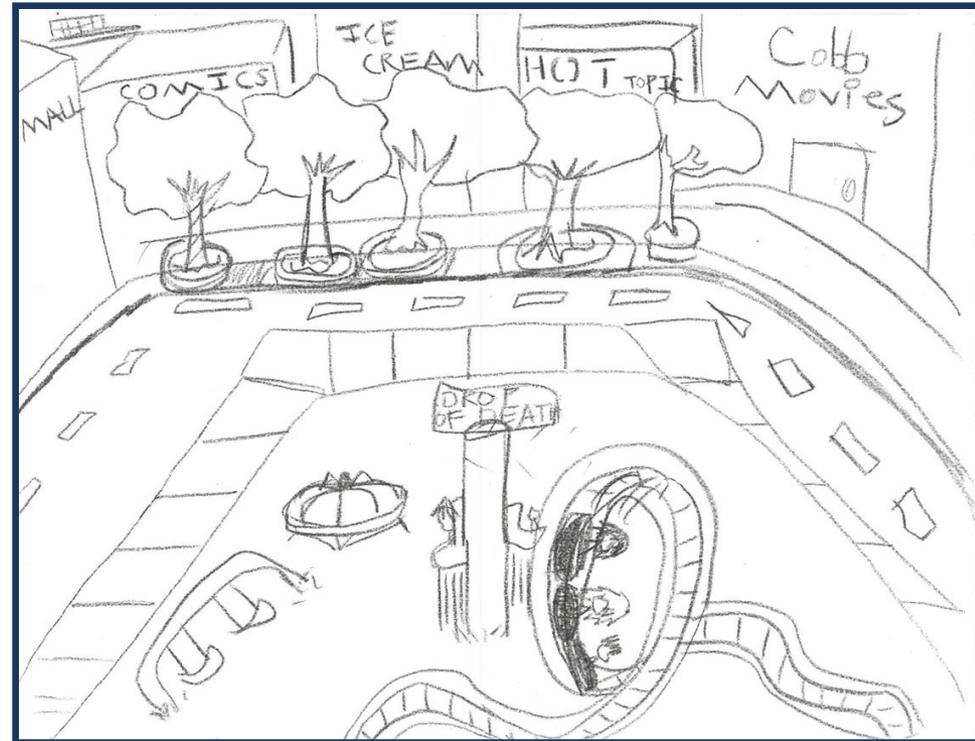
Downtown Showplace



Workshops and Summer Tour



August 2012 Summer Camp



July 2012 Chamber of Commerce Breakfast



Workshops and Summer Tour



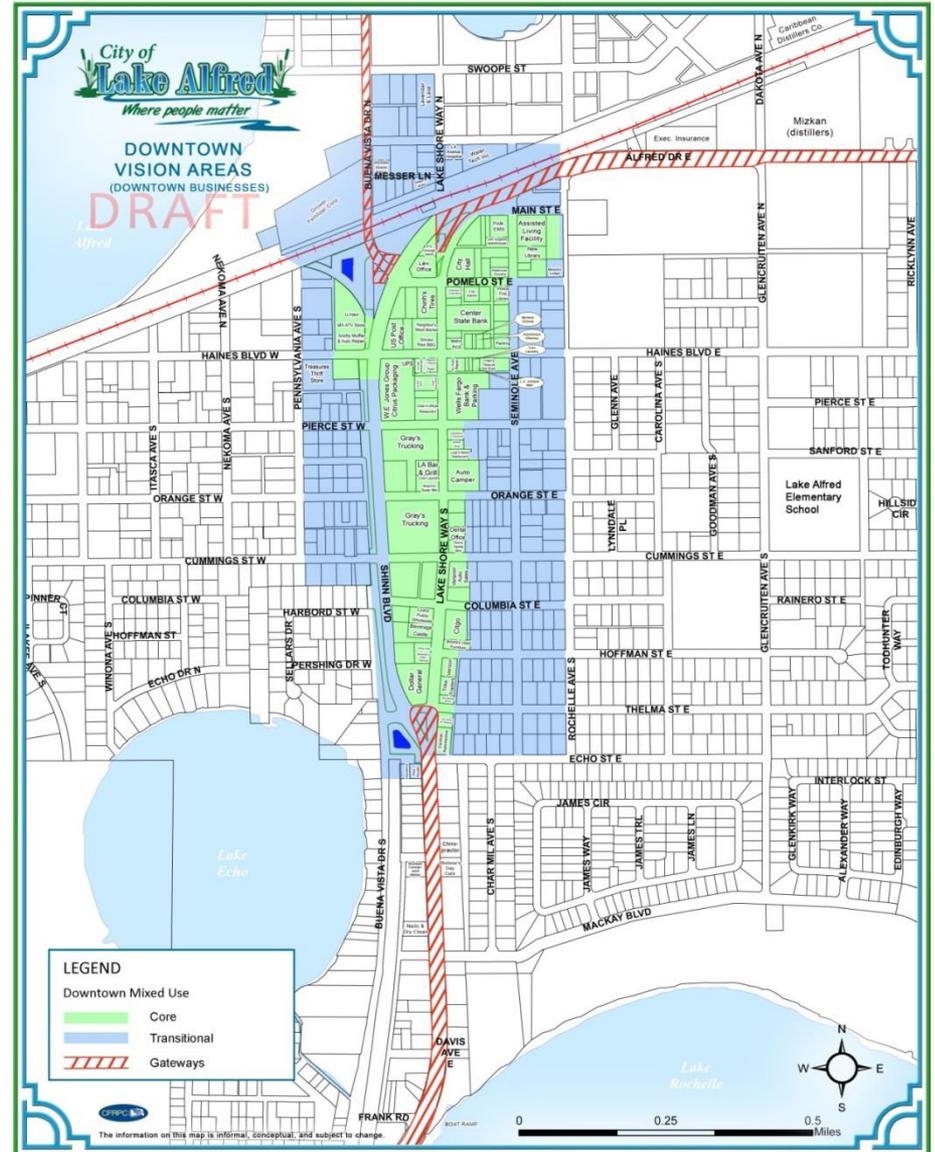
Grillin' & Chillin'

Veterans' Memorial Groundbreaking



Downtown Areas

- ❖ Gateways
- ❖ Downtown Transitional
- ❖ Downtown Core



City of
Lake Alfred
Where people matter

"A DESTINATION DOWNTOWN"

MIXED USE, w/
RESIDENTIAL OVER
COMMERCIAL.

DOWNTOWN CORE
PRIORITIZES
PEDESTRIANS.

EXHIBITION & EVENT
SPACES ARE INTERMIXED
WITH PRIVATE BUSINESSES.
(TURKEY TROT, EXPO'S, ETC)



Planning Principles

Principle 1:

Redevelop semi-vacant and underutilized properties.

Principle 2:

Promote new business downtown; provide equal focus on retention and expansion of existing businesses.

Principle 3:

Create a more walkable and pedestrian-oriented atmosphere.



Planning Principles

Principle 4:

Make Downtown a place where festivals and events fit.

Principle 5:

Enhance appearance of Downtown through business beautification and streetscaping projects.

Principle 6:

Enhance an atmosphere of collaboration.



Land Development Code

- **Added a Downtown Overlay District to the Land Development Code**
- **All applicable regulations of current LDC apply except where there are specific regulations in the Downtown Area.**





Design Today

***Potential
Tomorrow***



Opportunities



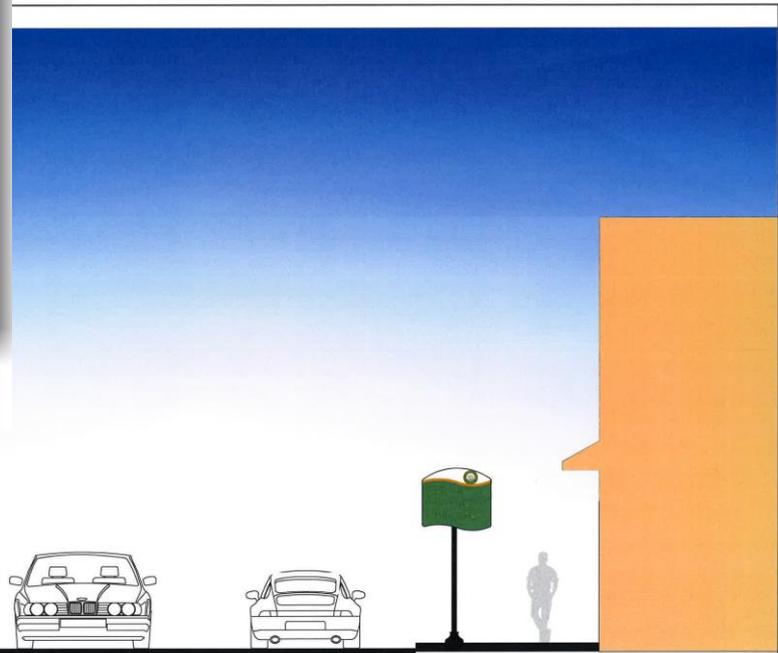
Opportunities



Wayfinding Program



INSPIRATION



April 9, 2014



LAKE ALFRED SIGN CONCEPT 2a (GREEN)



1117 E. Robinson St. - Orlando, FL



Project Implementation

- **Public**
 - *CRA, Local, State, Federal*
- **Private**
 - *Private Sector*
- **Public/Private**
 - *Government/Private Sector*
- **Community**
 - *Individuals, Social Clubs, Schools, Volunteers*



CREATING A COMMUNITY REDEVELOPMENT AGENCY

- Finding of Necessity
- Redevelopment Plan
- “The Right Time”

COMMUNITY REDEVELOPMENT AGENCIES

CRA:

1. Have a Board—City Commission of Lake Alfred
2. Operate with their own agendas.
3. Are considered a separate government entity.
4. Do NOT increase taxes.
5. Cannot pass ordinances.
6. Cannot rezone.

COMMUNITY REDEVELOPMENT AGENCIES

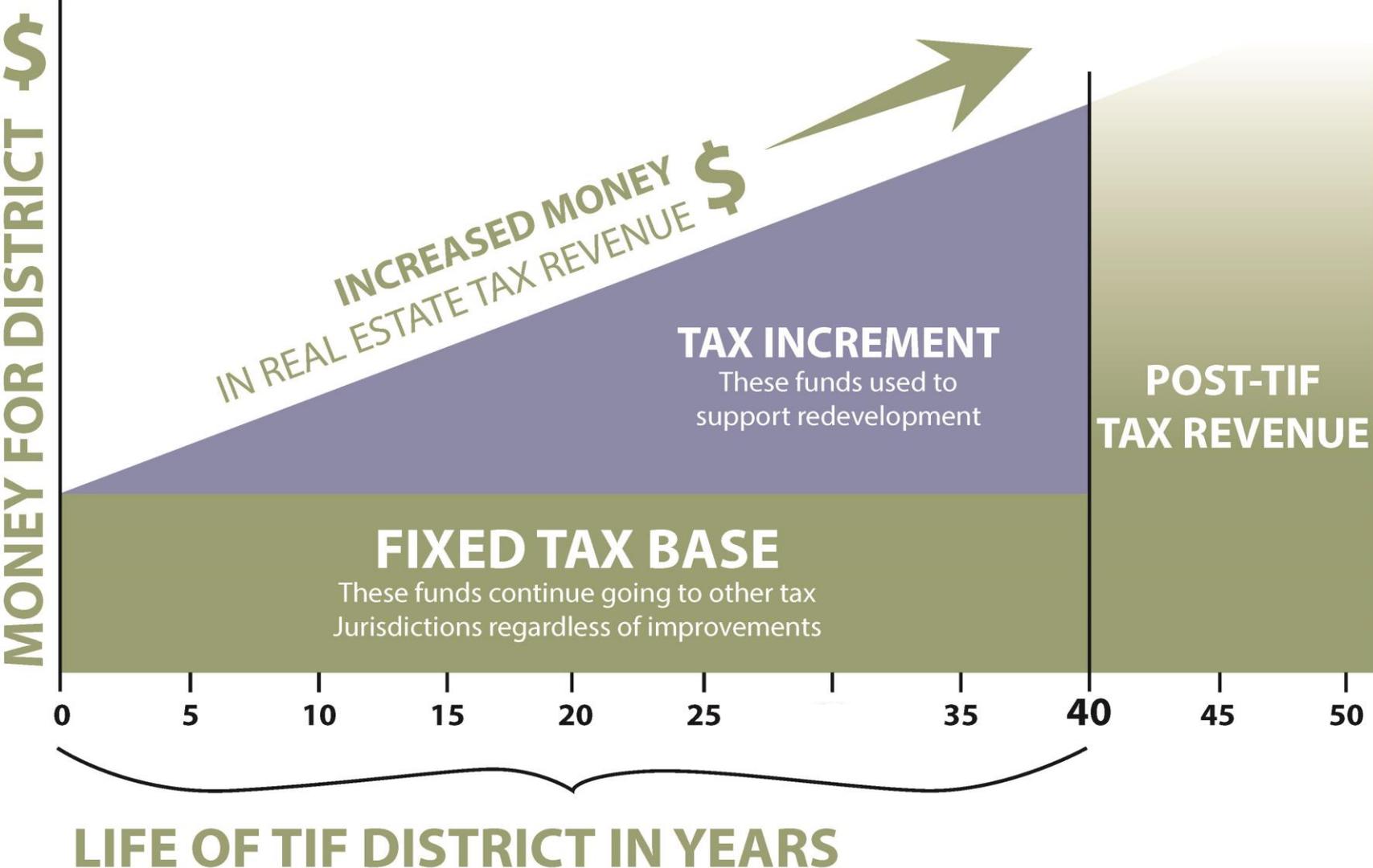
- CRAs generate a revenue stream through Tax Increment Financing (TIF).
- TIF directs the additional property taxes generated in the redevelopment area as values rise go to the CRA.
- It can take many years to build up significant TIF revenues.

“THE RIGHT TIME?”

**Creating the Community
Redevelopment Agency (CRA)**

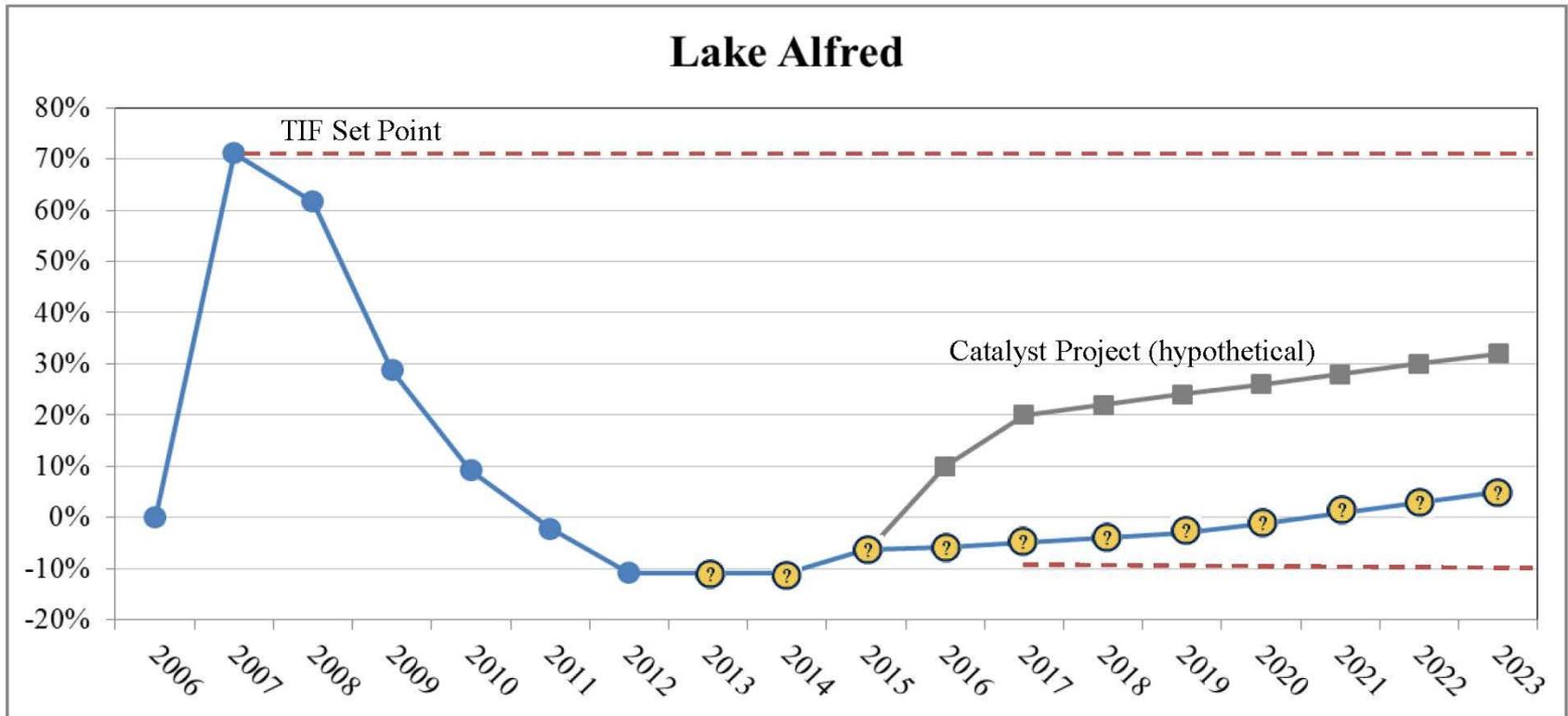


TAX INCREMENT FINANCING



CRA: REVENUE FACTORS TO CONSIDER

TAXABLE VALUE % CHANGE



- CRA - Community Redevelopment Agency: Based upon the Tax Increment Financing
- TIF - Tax Increment Financing: Based upon the amount of increase in Ad Valorem Assessment for the land within a CRA boundary
- TIF will become positive revenue only when values exceed the base year the TIF was put in place
- TIF should be set when property values are rising, not falling
- Only after several years of steady TIF revenue could CRA funds be bonded
- CRA revenues are not considered a strong revenue for bonding (usually requires other city revenue to be pledged against bonds)
- There are annual costs associated with administering a CRA

CREATING A COMMUNITY REDEVELOPMENT AGENCY

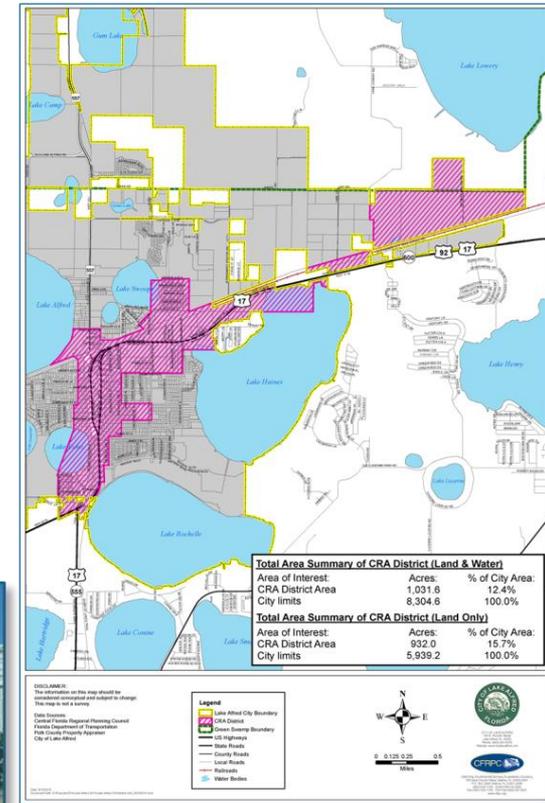
- ✓ "The Right Time"
- ✓ Finding of Necessity Study
- Redevelopment Plan



COMMUNITY REDEVELOPMENT PLAN

Major Elements

- Introduction to the District
- Community Engagement
- Required Contents
- Redevelopment Activities

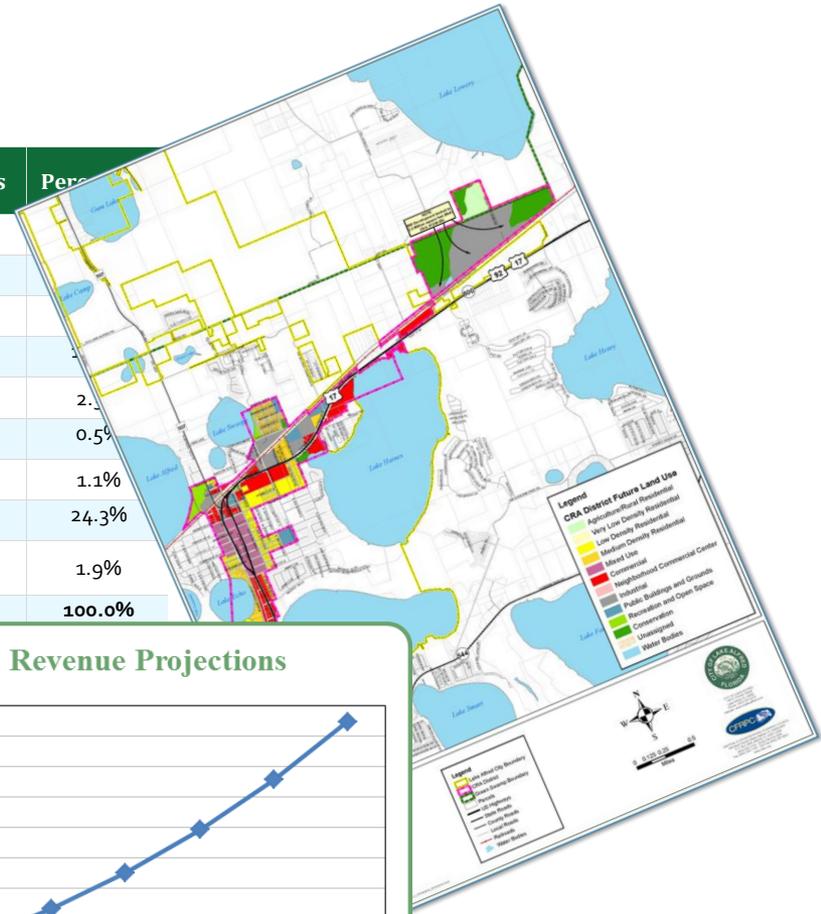
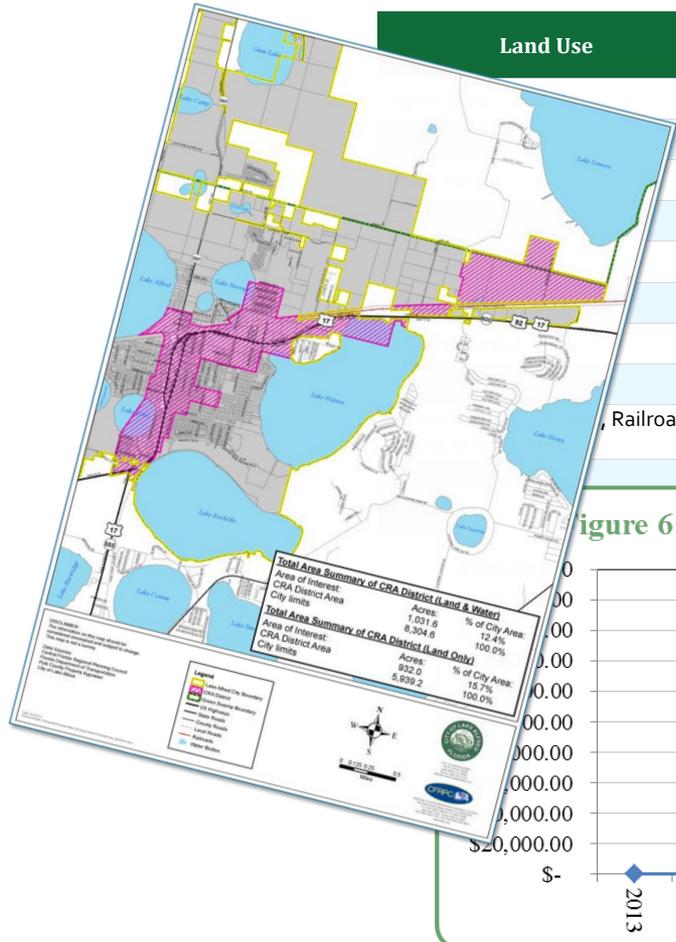
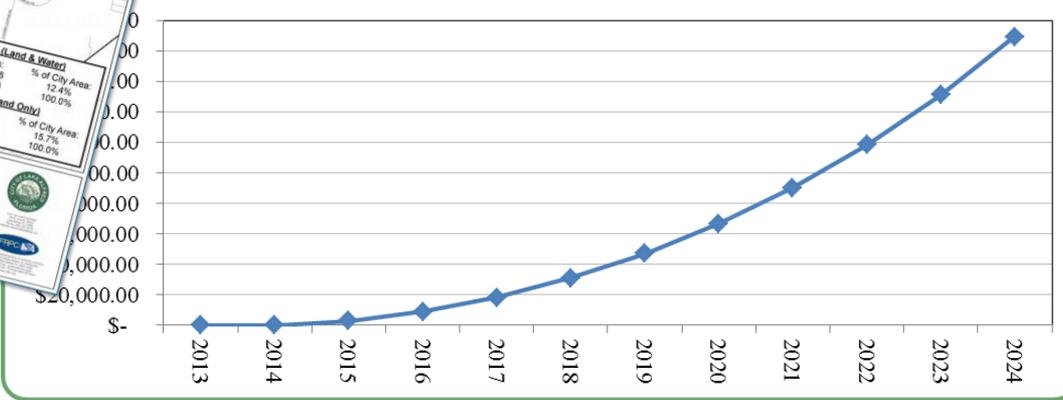


COMMUNITY REDEVELOPMENT PLAN

Introduction to the District

Land Use	Acres	Percentage	Parcels	Percentage
High-Density Residential	258.8	27.8%	6	
Low-Density Residential	117.4	12.6%	456	
Medium-Density Residential	16.5	1.7%	21	
Commercial	65.2	6.9%	94	
Neighborhood Commercial Center	55.6	6.0%	19	2.1%
Public Buildings and Open Space	3.4	0.4%	4	0.5%
Unimproved	36.3	3.9%	9	1.1%
Water Bodies	126.4	13.6%	200	24.3%
Railroad	252.4	27.1%	15	1.9%
Total	932	100.0%	824	100.0%

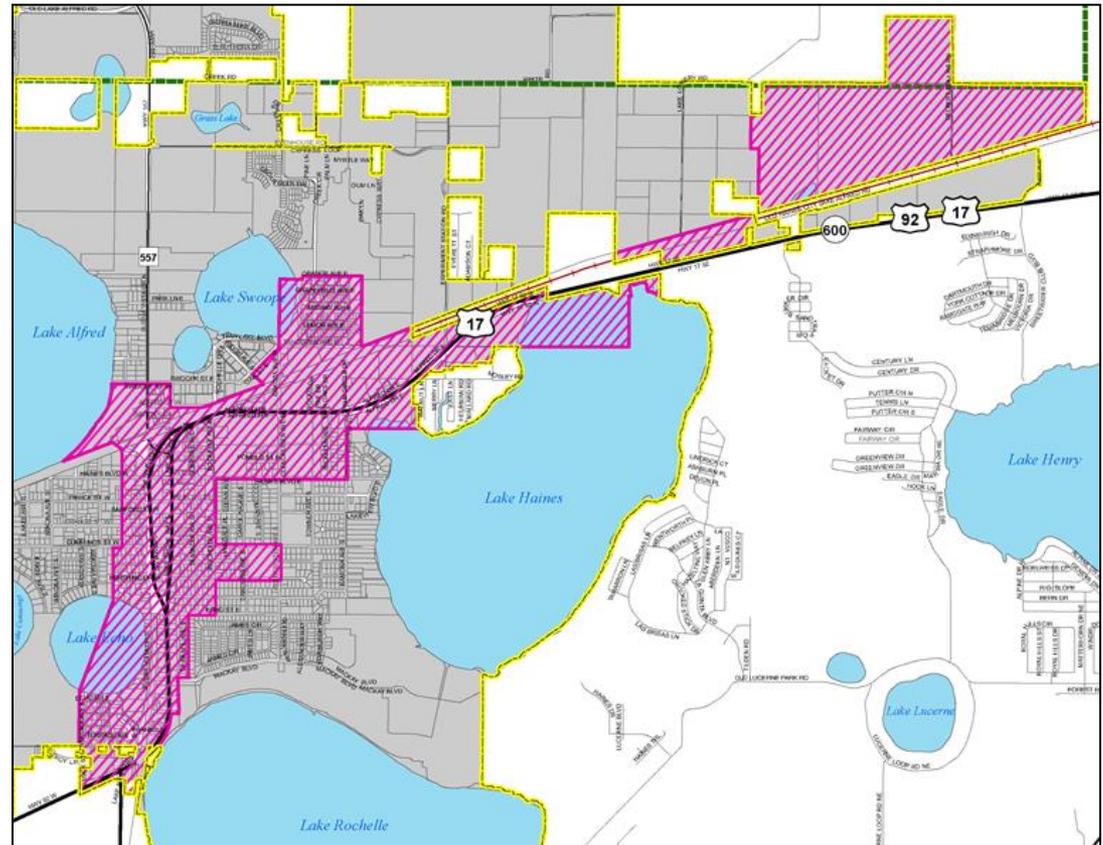
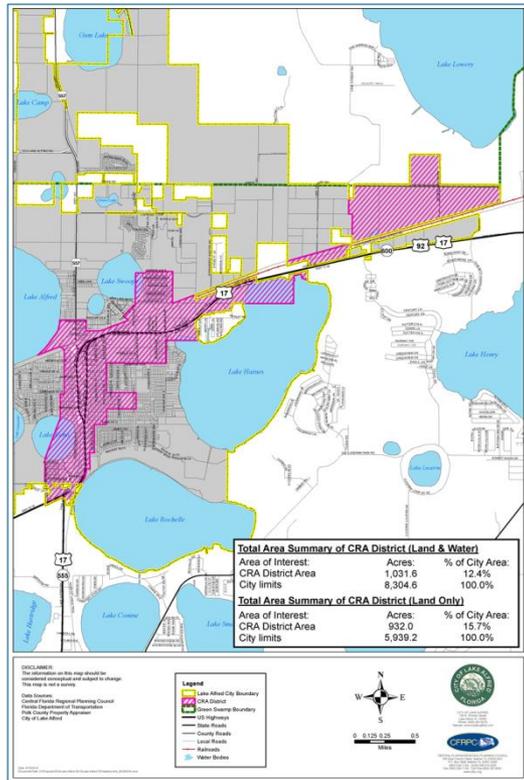
Figure 6: Lake Alfred District Forecast Revenue Projections



COMMUNITY REDEVELOPMENT PLAN

Introduction to the District – District Boundary

- 1,032 Acres
- 12.4% of the City



COMMUNITY REDEVELOPMENT PLAN

Introduction to the District – Land Use

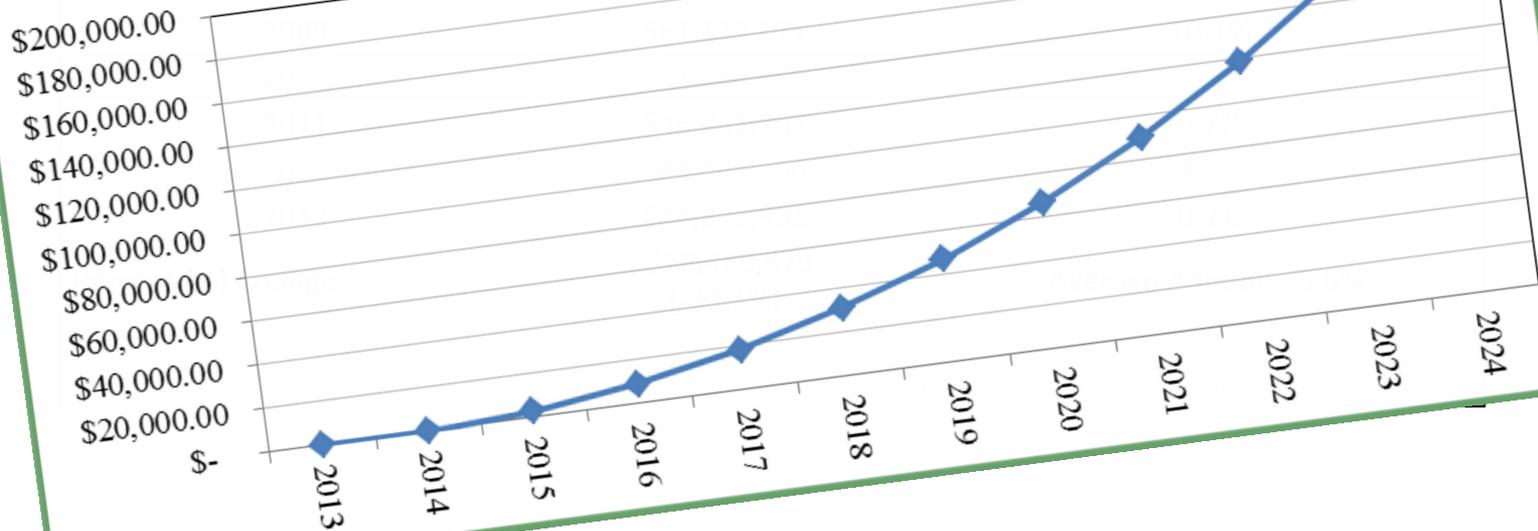
Land Use	Acres	Percentage	Parcels	Percentage
Low Density Residential	18.5	14.6%	40	20%
Medium Density Residential	11.2	8.9%	47	23.5%
Mixed Use	8.2	6.5%	28	14%
Commercial	58.5	46.3%	49	24.5%
Industrial	6.8	5.4%	10	5%
Public Buildings and Grounds	13.6	10.8%	12	6%
Recreation and Open Space	5.2	4.1%	2	1%
Conservation	2.2	1.7%	5	2.5%
Unassigned	2.2	1.7%	7	3.5%
Total	126.4	100.0%	200	100.0%

COMMUNITY REDEVELOPMENT PLAN

Introduction to the District – Ad Valorem Values

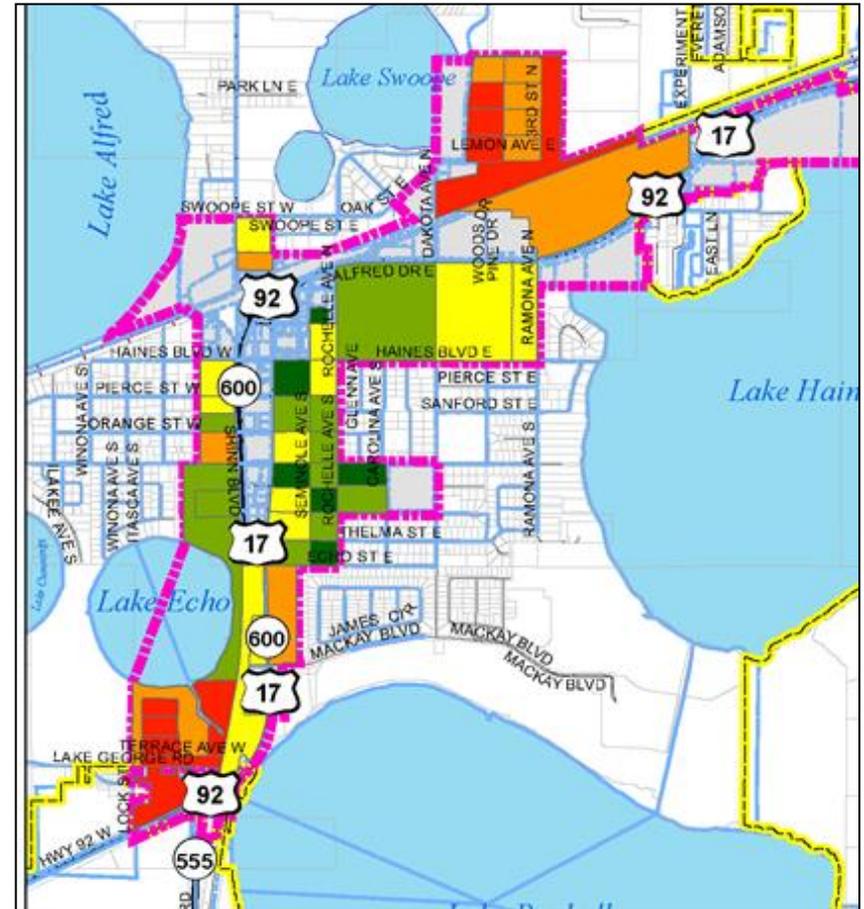
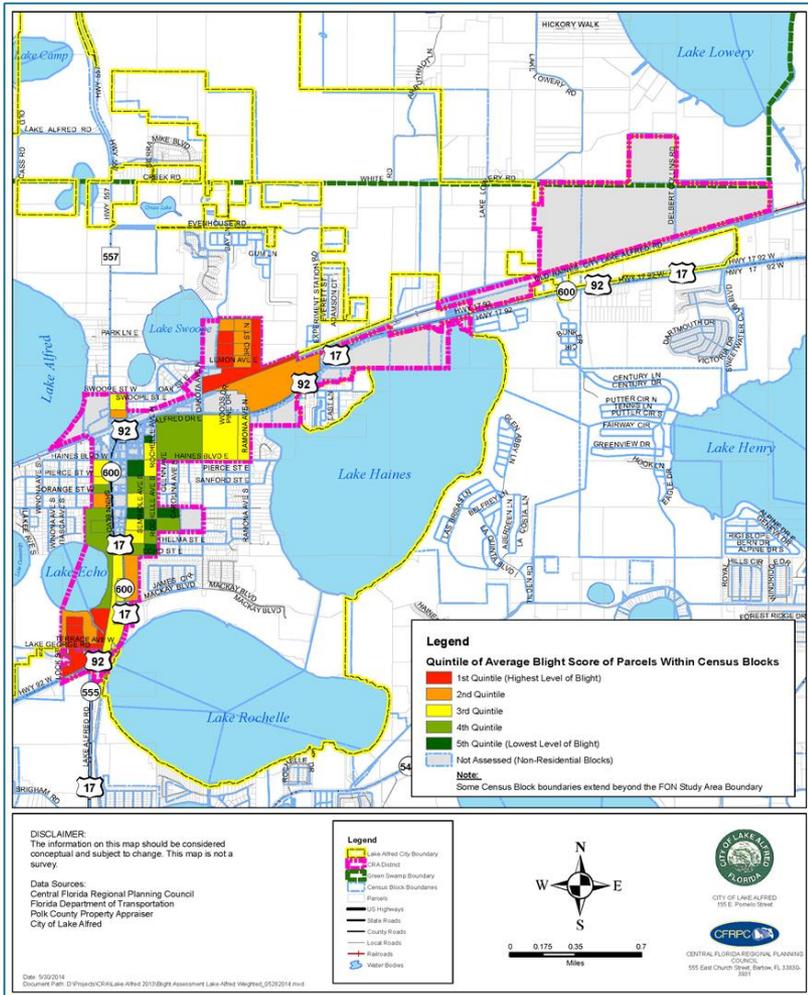
TABLE 5:
TAXABLE VALUES OF REAL PROPERTY IN THE DISTRICT

Figure 6: Lake Alfred District Forecast Revenue Projections



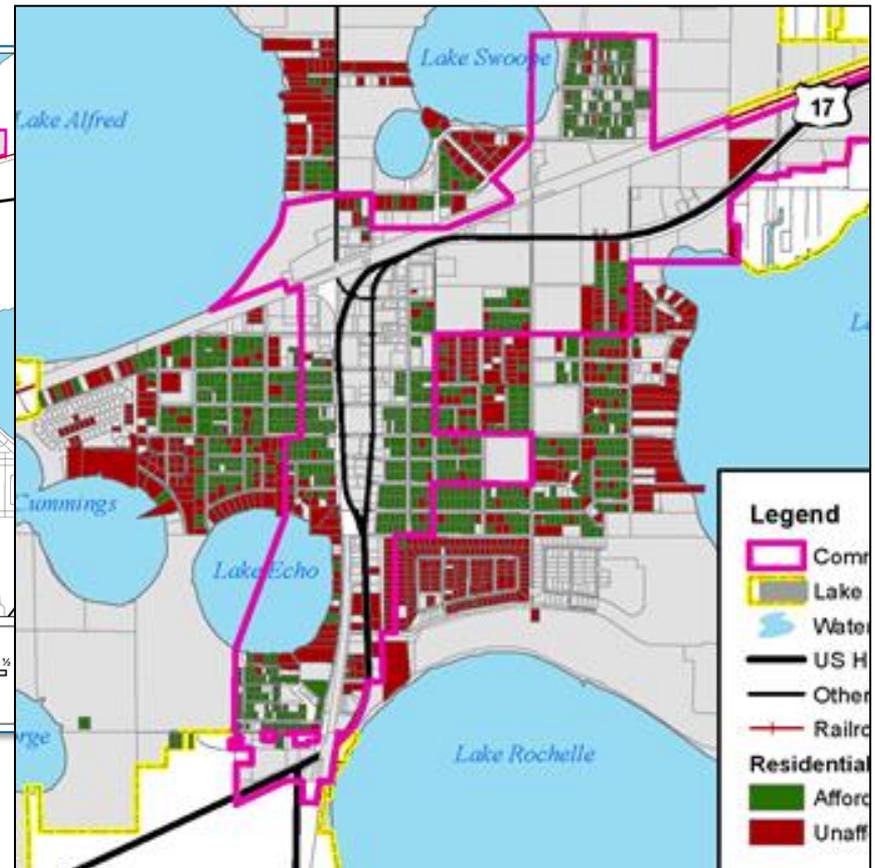
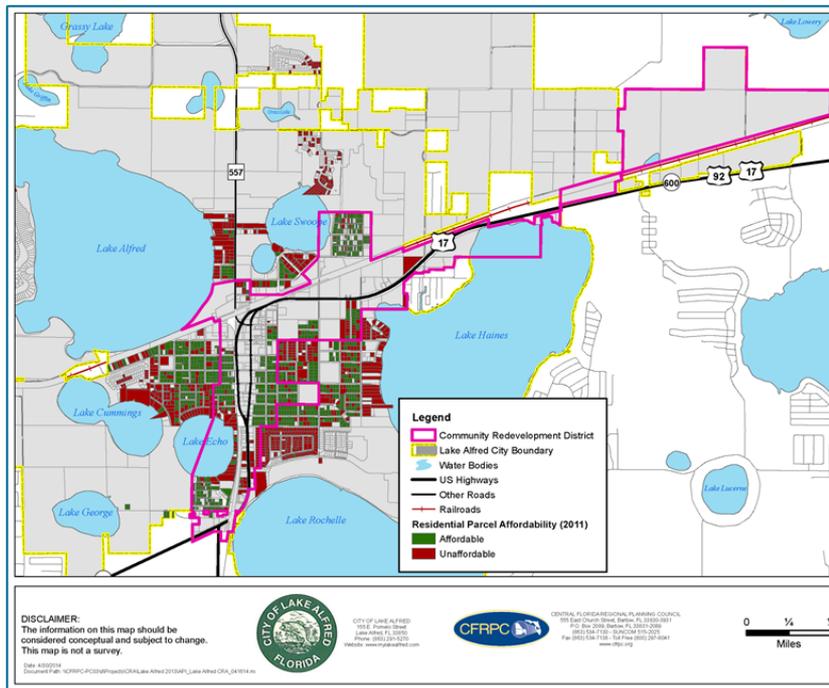
COMMUNITY REDEVELOPMENT PLAN

Introduction to the District – Residential Blight



COMMUNITY REDEVELOPMENT PLAN

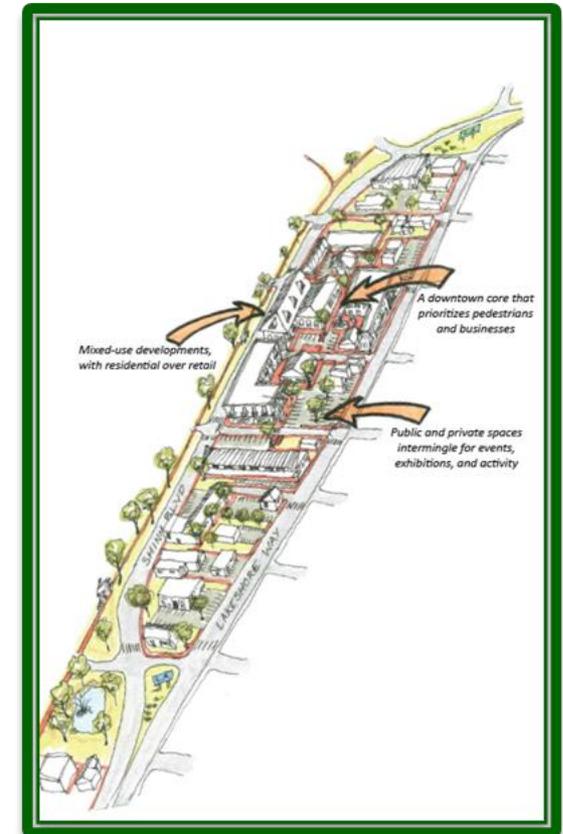
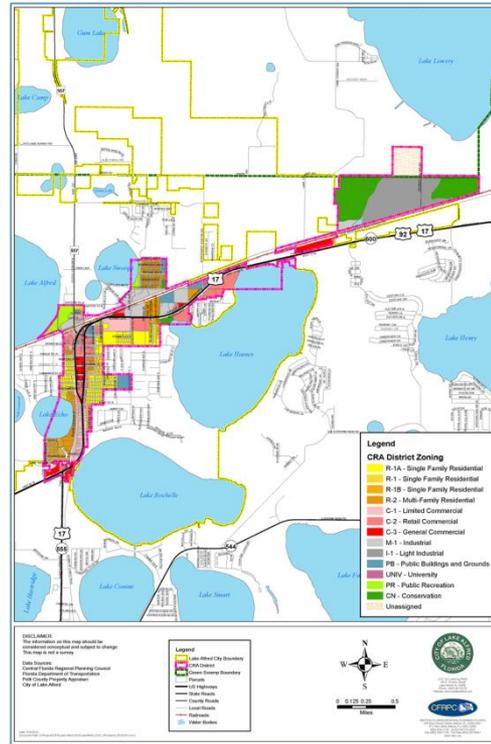
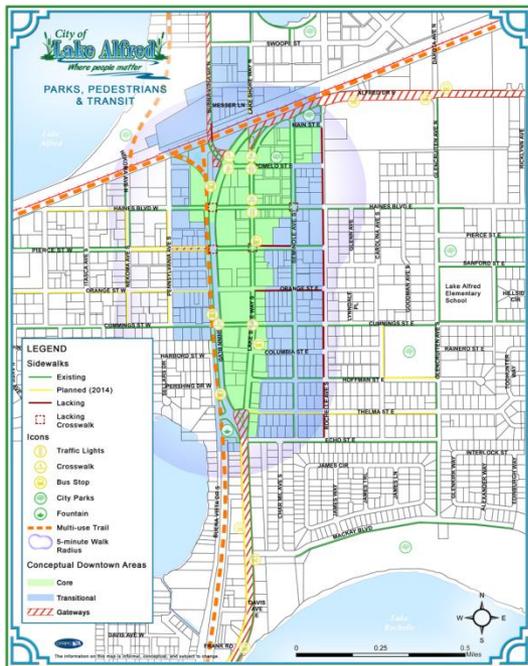
Introduction to the District – Parcel Affordability



COMMUNITY REDEVELOPMENT PLAN

Introduction to the District

- Demographics
- Zoning
- Downtown Core and Transitional Area Inventory
- Transportation Analysis



COMMUNITY REDEVELOPMENT PLAN

Community Engagement

Community Workshop: February 23rd, 2012

- Opportunities, challenges, and assets
- Downtown Core, Transitional and Gateway Areas

Community Workshop: May 17th, 2012

- Downtown concepts
- Pedestrian, bicycle

Community Workshop

- Do
- Dow
- Dow

Other Public Events

- Library grand opening
- Lake Alfred summer camp
- Downtown showplace
- Groundbreaking of Veterans Memorial at Gardner Park
- Grillin' & Chillin' Event



opportunities



COMMUNITY REDEVELOPMENT PLAN

Required Contents – Chapter 163.362

- Legal Description
- Amount of open space & street layout
- Number of dwelling units
- Neighborhood impact element
- Publicly funded capital projects in the District
- Safeguards that development will be consistent with the plan
- Projected costs
- And more.....



COMMUNITY REDEVELOPMENT PLAN

Redevelopment Activities – Programs & Projects



PROGRAMS

- Greenfield Development Incentives
- Infill Development Incentives
- Brownfield Development Incentives
- Building & Property Improvement and Rehabilitation Incentives
- Public Infrastructure Development/Redevelopment
- Beautification
- Neighborhood Reinvestment Program
- More.....



PROJECTS

- Redevelopment of Gray's trucking property
- Develop a business beautification program
- Crosswalk Improvements
- Wayfinding
- Pocket parks
- Completion of a connected pedestrian system
- More...

COMMUNITY REDEVELOPMENT PLAN

BREAKOUT GROUPS

OPPORTUNITY MAPS

1. Areas that are lacking infrastructure?
 1. Sidewalks
 2. Street/pavement issues
 3. Drainage
 4. Lighting
2. Areas available for parks/recreation/art/public spaces?
3. What is the one idea that you think would make the biggest impact upon redevelopment in Lake Alfred?



COMMUNITY REDEVELOPMENT PLAN

NEXT STEPS



- A. July 16, 2014: Planning Board Public Hearing of CRA Plan
- B. August 4, 2014: City Commission Public Hearing of CRA Plan
- C. Polk County Review
- D. January 1, 2015: Proposed Effective Date