

FINDING OF NECESSITY

FOR THE CREATION OF THE
LAKE ALFRED COMMUNITY REDEVELOPMENT AREA

Prepared for
THE CITY OF LAKE ALFRED, FLORIDA



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DECEMBER 2013

Prepared by the
Central Florida Regional Planning Council



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OVERVIEW AND PURPOSE

The purpose of this Finding of Necessity Study analysis, as authorized by the Lake Alfred City Commission, is to determine if the criteria under Section 163.355 and Section 163.340 of Florida Statutes that define “slum” and “blight” are present and to provide an objective basis for the City Commission to adopt a Resolution for Finding of Necessity.

The adoption of a Resolution for Finding of Necessity is the platform for the creation of a Community Redevelopment Plan to provide strategies and mechanisms to implement improvements within the Study Area.

INTRODUCTION

The analysis included in this Finding of Necessity (study) focuses on existing physical characteristics and supporting infrastructure of the Study Area and its ability to generate economic return and local tax revenues. Generally, areas that experience physical decline or are underutilized limit the City’s ability to remain competitive and affect the City’s financial state and level of services.

Real property assets and supportive infrastructure that are physically or functionally deteriorated or do not meet the development standards are constrained in their ability to generate adequate tax revenues that are necessary to improve these conditions. As such, their physical character and utility are key factors in determining a community’s economic health. The lack of real property value in these areas results in insufficient ad valorem revenue to improve these areas and necessary improvements, which results in other areas of the City essentially subsidizing improvements in the study area. The Community Redevelopment Act provides for a more equitable distribution of tax resources and allows that area which requires improvements to contribute targeted resources to fund these improvements.

This analysis relies on tax roll data acquired from the Polk County Property Appraiser, interpretations of City data, visual inspections of properties, and Geographical Information System data.

THE COMMUNITY REDEVELOPMENT ACT OF 1969

The Community Redevelopment Act of 1969, Chapter 163 Part III, Florida Statutes (the Act) authorizes local governments to establish community redevelopment agencies to improve areas of slum and/or blight. 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 goals of improving slum and/or blighted areas.

To establish a CRA, local governments must adopt by resolution, a finding that one or more slum or blight areas exist, and that rehabilitation, conservation, or redevelopment (or a combination thereof) of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the area. Sections 163.335 and 163.355 of the Florida Statutes provide this requirement.

Polk County (the County), through its home rule charter, has adopted procedures that govern the creation of community redevelopment agencies within the County. The vesting of the authority to create a community redevelopment agency and a redevelopment trust fund is in the Polk County Board of County Commissioners. The County Commissioners have the authority to delegate CRA powers to a City, and ultimately to a new CRA. The County legislation will outline the delegation of these authorities and powers to the City.

FINDING OF NECESSITY

The Finding of Necessity, as set forth in Section 163.335 and Section 163.355 of Florida Statutes, is an assessment of the Study Area that provides the evidence of slum and/or blight and need for redevelopment due to the area's deficiencies in attracting market-based investment of the same rate and quality as surrounding areas and the City as a whole.

SLUM AREA

Section 163.340(7) of Florida Statutes defines "**Slum area**" as an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (b) High density of population, compared to the population density of adjacent areas with the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- (c) The existence of conditions that endanger life or property by fire or other causes.

BLIGHTED AREA

Section 163.340(8) of Florida Statutes defines "**Blighted area**" as 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 public or private entity.

METHODOLOGY

The collection, evaluation, and analysis of data and information relating to the Finding of Necessity (Study) centers around the factors and components that determine the existence of blight and slum areas as described and defined in Florida Statutes. The Study includes an examination of each statutory criterion to determine the information required to prove the presence or absence and extent of a specific condition. For conditions considered most predominant in the Study Area, a more detailed analysis was undertaken.

Various field surveys were conducted. The intent of the surveys was to record certain observable conditions that meet the requirements of Florida Statutes relative to a "Finding of Necessity". The surveys included the viewing of the entire Study Area on a parcel-by-parcel basis. The specific criteria utilized to establish the data needed and indicated on the maps are as desired in Section 163.335 and Section 163.355 of Florida Statutes. Additionally, City staff provided requested data at meetings held throughout the study period.

- Consideration of sound planning principles for continuity of the Future Land Use System based upon land use pattern and potentials, the transportation system, and efficient provision of government services and facilities; and
- Locations providing a logical terminus for the boundaries, such as roads and property lines, reflecting potential accessibility and marketability for quality redevelopment and development.

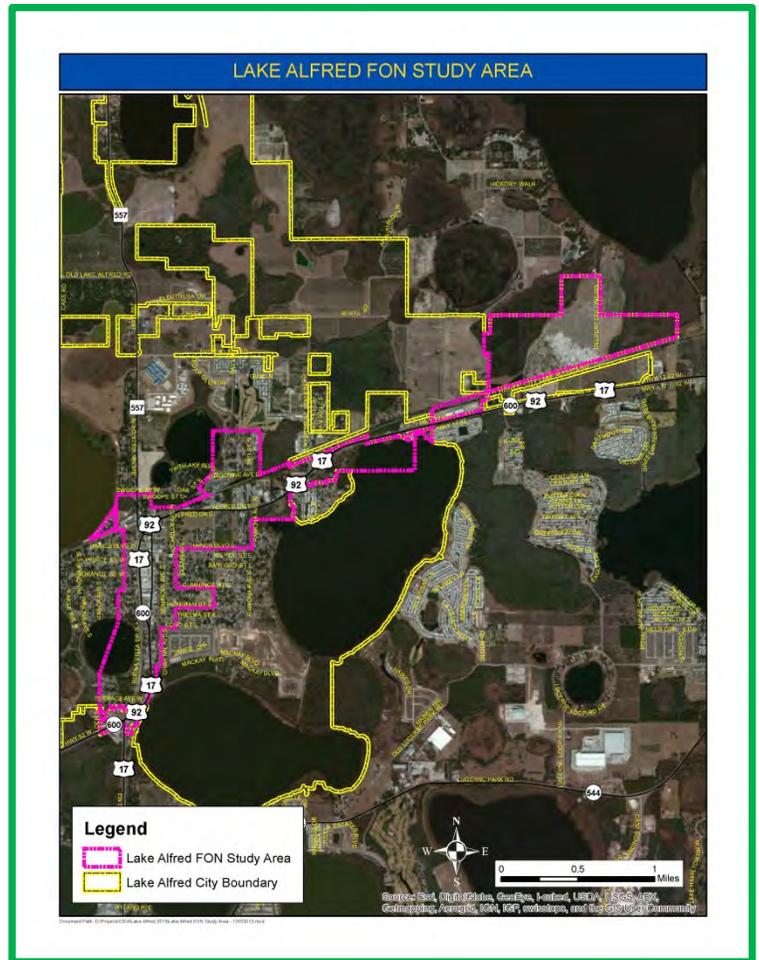
The Study Area, which was also coordinated with City staff and the City of Lake Alfred City Commission, is centrally located within the City and along the US 17 and US 92 (US 17/92) corridor that runs from the southwest at the City limits, northwards through downtown to the northeast City limits.

Land uses within the Study Area consist of the majority of the City’s commercial, retail, and industrial uses located along the US 17/92 corridor. The Study Area also includes residential neighborhoods that have homes on relatively small parcels. In addition to the map provided below, Appendix A includes maps of the Study Area and demonstrates the proximity of the Study Area in relation to the overall City limits and surrounding jurisdictions.

DEMOGRAPHICS

The demographic analysis for the Study Area includes the Census Blocks intersected by the Study Area. Excluded areas include those areas composed primarily of water or areas that did not represent the Census Block as a whole. This analysis is not weighted by population and holds all Census Blocks equal. The Study Area intersects a total of 88 Census Blocks including 80 Census Blocks in Census Tract 012900 and 8 Census Blocks in Census Tract 012803. The Census Block combination totals 1,066 acres, which is larger than the study area (1,014.5 acres). To complete an analysis of demographic information for the Study Area, the configuration of Census Block combinations described above is used because it is the closest approximation available to the Study Area boundary. Based on the information included in the 2010 Census, within the 88 Census Blocks:

- There are approximately 3,219 people.



- The mean family size is approximately 3.05 persons.
- The mean persons per household is 2.59 persons.
- The racial composition is approximately 70.7 percent white and 19.9 percent black, with the remainder composed of other races.
- Approximately 34.5% of the population is 50 years of age and older, approximately 27.4% of the population is between the ages of 25 and 50, and approximately 38.1% of the population is 24 years of age and younger.

PHYSICAL CONDITIONS

Physical conditions include land uses, transportation systems, utilities infrastructure, and visual character of buildings and sites that could influence development of utilization of land-based assets. This Finding of Necessity analyzes the physical conditions within the study area.

AREA COMPOSITION AND EXISTING LAND USES

The Study Area has an approximate geographic boundary covering approximately 1,014.5 acres of which 914.3 acres are not water bodies. The existing land use analysis excludes the portions of parcels submerged under Lake Echo and Lake Haines.

The existing land use distribution by acreage, as indicated in Table 1, is approximately 55.9 percent vacant, 13.1 percent single-family residential and miscellaneous uses, which include agricultural uses, utilities, the railroad, and any additional rights of way, 6.2 percent commercial/office, 6.0 percent industrial, 3.9 percent governmental, 1.3 percent multi-family, and 0.4 percent institutional.

The existing land use distribution by parcels, as indicated in Table 1, differs from the distribution by acreage. The majority of parcels in the Study Area, 54 percent, have an existing land use designation of single family, followed by vacant land, 26.2 percent. Commercial/Office designated parcels encompass 12 percent of the parcels and the remaining 8 percent of the parcels have a designation of either multi-family, industrial, miscellaneous, governmental, and institutional. The majority of commercial/office and industrial uses and parcels are located along the US 17/92 corridor.

**TABLE 1:
EXISTING LAND USE COMPOSITION WITHIN STUDY AREA**

Land Use	Acres	Percentage	Parcels	Percentage
Single Family	119.5	13.1%	468	54.0%
Multi-family	12.1	1.3%	22	2.5%
Commercial/Office	56.4	6.2%	100	11.5%
Industrial	55.2	6.0%	19	2.2%
Institutional	3.9	0.4%	5	0.6%
Governmental	36	3.9%	9	1.0%
Vacant Land	511.1	55.9%	227	26.2%
Miscellaneous (Agriculture, Utilities, Railroad, Rights of Way, etc.)	120.1	13.1%	17	2.0%
Total	914.3	100.0%	867	100.0%

Source: Polk County Property Appraiser

HISTORICALLY SIGNIFICANT STRUCTURES AND NEIGHBORHOODS

The 2030 Comprehensive Plan identifies 40 structures (source: Bureau of Archaeological Research) within the Study Area as shown on the Historic Resources map included in Appendix A. The structures located in the Study Area vary in age, use, and historical significance. The historic structures identified in the Study Area include residential homes, churches, commercial uses, City Hall, and the City’s water tower. In addition, the Lake Alfred Chamber of Commerce documented the historical significance of the African American community in the Lake Swoope area, sometimes referred to as Fruitland Park. Descendants of the early settlers still reside in the community today. As illustrated in Figure 1, the 1920s, 1930s, and 1940s are the built year for approximately 70 percent of the identified historic structures.

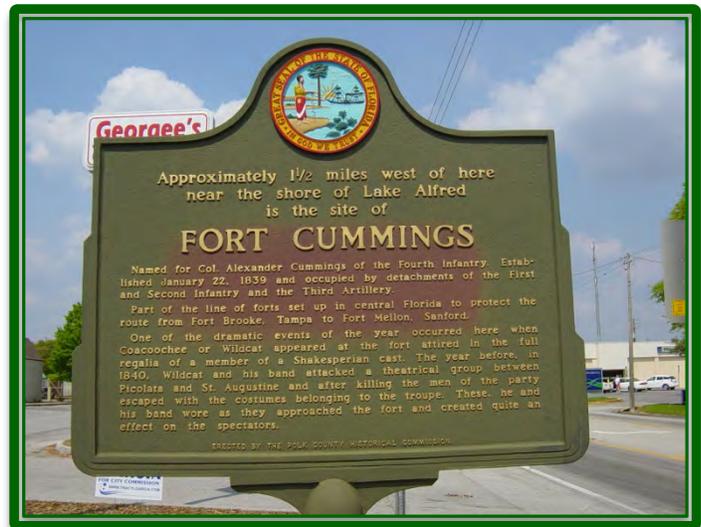
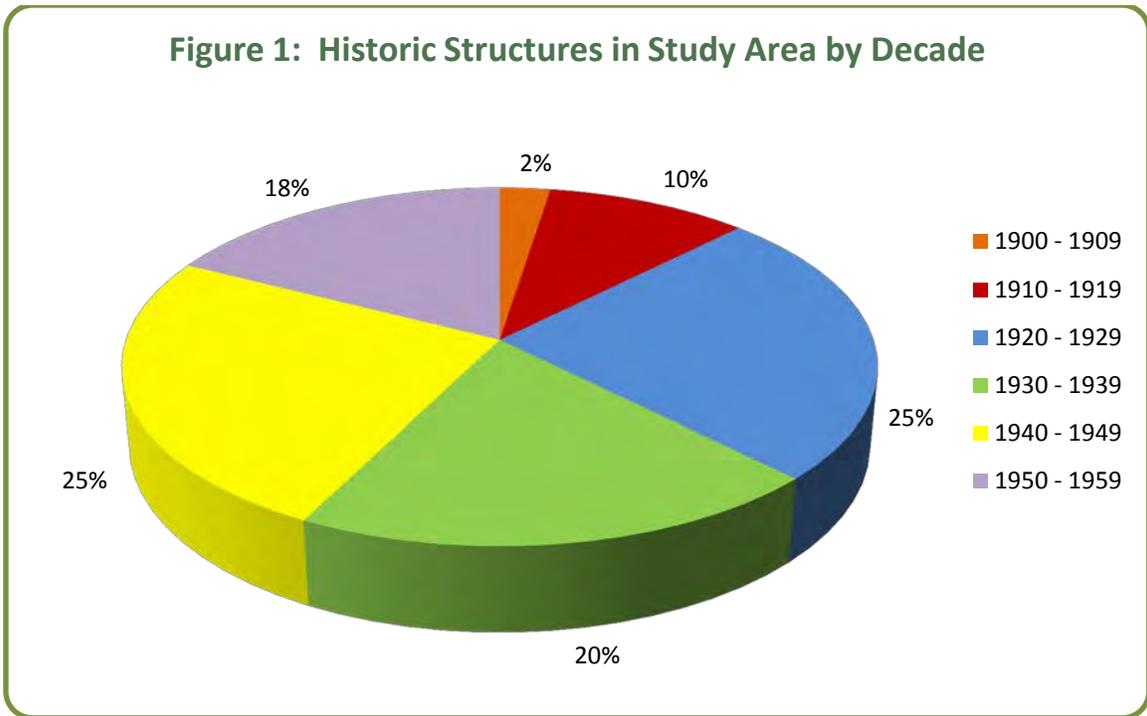


Figure 1: Historic Structures in Study Area by Decade



VACANT LAND INVENTORY

The Polk County Property Appraiser classifies approximately 511 acres of land and 227 parcels in the Study Area as vacant. Appendix A includes a map of Vacant Parcels identified in the Study Area. Table 2 includes the breakdown of vacant land by Future Land Use classification to show the development potential of the vacant land. The majority of the vacant parcels have a Future Land Use designation of Commercial, Medium Density Residential, Low Density Residential, or Mixed Use.

**TABLE 2:
VACANT LAND COMPOSITION BY FUTURE LAND USE DESIGNATION WITHIN STUDY AREA**

Land Use	Acres	Percentage	Parcels	Percentage
Agriculture/Rural Residential	27.0	5.3%	1	0.4%
Low Density Residential	28.2	5.5%	42	18.5%
Medium Density Residential	27.0	5.3%	49	21.6%
Mixed Use	10.5	2.1%	31	13.7%
Commercial	84.4	16.5%	51	22.5%
Industrial	144.2	28.2%	17	7.5%
Public Buildings and Grounds	13.6	2.7%	12	5.3%
Recreation and Open Space	6.9	1.4%	3	1.3%
Conservation	137.9	27.0%	12	5.3%
Unassigned	31.4	6.1%	9	4.0%
Total	511.1	100.0%	227	100.0%

Source: Polk County Property Appraiser

Table 3 provides a listing of vacant properties within the Study Area that have frontage on US 17/92 including Shinn Boulevard and Lake Shore Way. There are approximately 82 acres available for development. The total 2013 assessed value of these properties is \$2,853,892.

**TABLE 3:
2013 ASSESSED VALUES AND ACREAGES FOR PARCELS WITHOUT STRUCTURES
ADJACENT TO THE US 17/92 CORRIDOR IN THE FINDING OF NECESSITY AREA**

Parcel Identification Number	2013 Assessed Value	Total Acreage
262732503000017121	\$100	0.1
262733000000034010	\$415	0.8
262732509000000200	\$4,477	0.3
262732502000000081	\$8,450	0.3
262732503000024012	\$11,496	0.4
262732502000000071	\$13,161	0.4
262732503000017010	\$16,104	0.9
262732511500000040	\$21,050	0.1
262732511500000130	\$21,076	0.1
262732502000000091	\$23,045	0.3
262805525000005010	\$23,140	0.3
262732502000000032	\$26,076	0.3
262805000000023030	\$28,111	0.4
262805526000000173	\$29,678	0.4
262732512000000071	\$30,586	0.2
262805526000000092	\$38,482	0.8
262727490100000520	\$70,004	1.1
262727490100000519	\$75,316	1.2
262733514500000010	\$94,021	2.4
262733520510001070	\$148,372	3.8
262728000000022010	\$168,636	4.3
262733000000031120	\$176,380	9.5
262805526000000070	\$179,037	3.7
262732503000042010	\$190,131	2.1
262733000000034040	\$332,740	8.5
262728000000022020	\$522,400	24.1
262732000000012050	\$601,408	15.3
TOTAL	\$2,853,892	82.1

Source: Polk County Property Appraiser

FUTURE LAND USE AND ZONING

The City’s adopted Comprehensive Plan, specifically the Future Land Use Element and Map, and Land Development Code including the Zoning Map, influence development, redevelopment, and utilization of land based assets. An explanation of the breakdown of the Study Area in terms of the City’s land use regulations is included below and illustrated on the Future Land Use and Zoning Maps of the Study Area provided in Appendix A.

FUTURE LAND USE

Based on the City’s adopted Future Land Use Map (FLUM), the Study Area contains a mixture of Agriculture, Commercial, Industrial, Low Density and Medium Density Residential, Mixed Use, Public Buildings and Grounds, Conservation, and Recreation and Open Space Future Land Use designations. While approximately 17 percent of the acreage is designated as Conservation, the Study Area Future Land Use Map included in Appendix A shows that the Conservation lands are mostly located at the eastern edge of the study area in the vicinity of the Green Swamp Area of Critical State Concern Boundary. These Conservation designated lands are associated with the surrounding parcels with the Industrial Future Land Use Designation.

**TABLE 4:
FUTURE LAND USE IN THE STUDY AREA**

FLUM Designation	Acres	Percentage
Agriculture/Residential Rural	27.0	3.4%
Low Density Residential	96.7	12.3%
Medium Density Residential	64.3	8.1%
Commercial	136.5	17.3%
Industrial	188.4	23.9%
Mixed Use	49.2	6.2%
Recreation and Open Space	25.4	3.2%
Public Buildings and Grounds	32.9	4.1%
Conservation	137.9	17.5%
Unassigned	31.7	4.0%
Total	789.1	100.0%

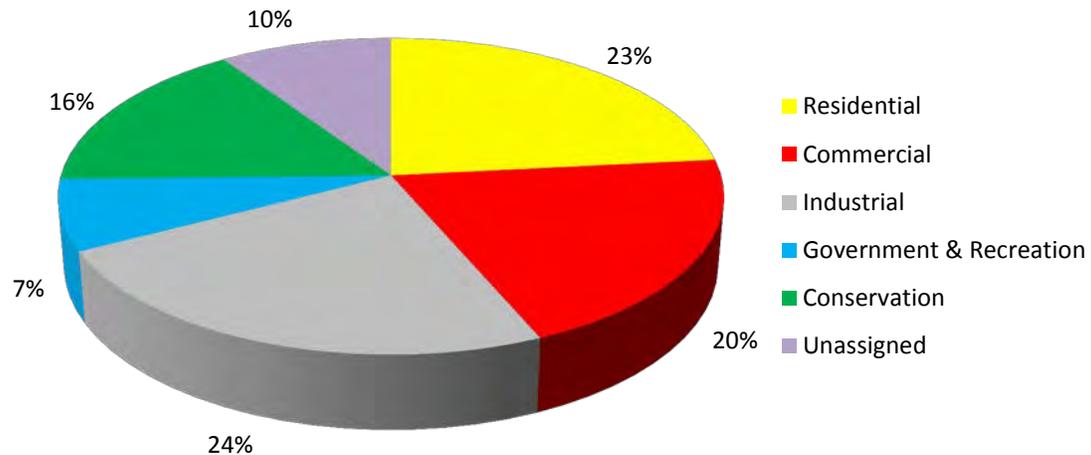
ZONING

Based on the City’s adopted Zoning Map, the Study Area contains a mixture of Residential, Commercial, Industrial, and Public Zoning Districts, with some property not designated. Figure 2 shows that the Industrial and Residential zoning districts have the highest percentage of land followed closely by the Commercial zoning districts. Appendix A includes a map of the zoning districts assigned in the study area.

**TABLE 5:
ZONING IN THE STUDY AREA**

Zoning Designation	Acres	Percentage
R-1A	89.0	11.3%
R-1	6.5	0.8%
R-1B	18.3	2.3%
R-2	70.6	8.9%
C-1	42.2	5.3%
C-2	82.0	10.4%
C-3	34.7	4.4%
M-1	53.1	6.7%
I-1	135.3	17.1%
I-2	0.0	0.0%
PB	27.7	3.5%
UNIV	4.2	0.5%
PR	25.4	3.2%
CON	125.0	15.8%
Unassigned	75.1	9.5%
Total	789.1	100.0%

Figure 2: Zoning in the Study Area



HOUSING

The majority of housing provided within the City of Lake Alfred and the Study Area is single family residential, although there are some duplex and multi-family opportunities available within the area.

RENTAL AND OWNER OCCUPIED HOUSING

The Shimberg Center for Affordable Housing at the University of Florida provides housing and income data for Lake Alfred through the Florida Housing Data Clearinghouse. Census and estimated projected values are also available.

During 2011 and 2012, Lake Alfred had a homeownership rate of 72.9%, a population of 5,120, and there were 1,760 households. The year 2011 median rent was \$883 per month, and the median 2011 median home value was \$118,300.

Affordable and workforce housing is a concern to many regions of Florida. Florida Statute 420 provides definitions for affordable housing. Typically, if a family or person spends more than 30% of their gross monthly income on direct housing needs such as mortgage, insurance, and utilities or rent, then the home is unaffordable. Not all homes can be considered affordable by the general definitions, as there exist other variables and influences that affect the government-defined generalization. The private sector uses non-state standards when determining if an applicant can afford to purchase a home. Market trends such as mortgage-type, interest rate, and term of the mortgage influence the affordability of a home. For instance, an interest only mortgage may provide a family with an opportunity to purchase a home, but the family will not build equity in the property due to the mortgage type.

**TABLE 6:
HOUSEHOLD COST BURDEN (CB): PERCENTAGE OF INCOME SPENT ON HOUSING BY HOUSEHOLD INCOME, 2009**

Household Income	Less than 30% CB		30-49% CB		50+% CB		Total CB	
	#	%	#	%	#	%	#	%
Less than 30% AMI	48	29.7%	28	16.3%	96	55.8%	172	100%
30 – 59.9% AMI	72	40.2%	69	38.5%	38	21.2%	179	100%
60 – 79.9% AMI	221	68.8%	74	23.1%	26	8.1%	321	100%
80+% AMI	1,014	92.3%	77	7.0%	7	.6%	1,098	100%
Total	1,355	76.6%	248	14.0%	164	9.4%	1,770	100%

In 2009, 317 households spent more than 30% of their gross income to live in Lake Alfred, which included rentals and homeowners. Based on this value, approximately 21% of the households in Lake Alfred were unaffordable to the occupants. Table 7 below displays the fair market rental values for Polk County.

**TABLE 7:
POLK COUNTY FAIR MARKET RENTS, 2005**

County	Unit Type	HUD Fair Market Rent, 2005
Polk	0-Bedroom	\$437
Polk	1-Bedroom	\$482
Polk	2-Bedroom	\$555
Polk	3-Bedroom	\$704
Polk	4-Bedroom	\$826

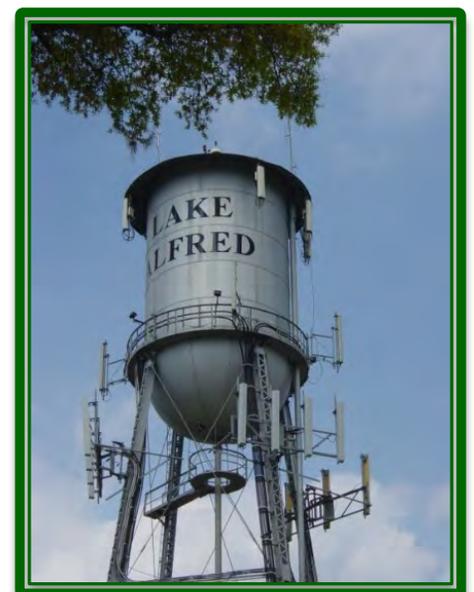
Redwood Apartments, a 30-unit facility at 940 Alfred Drive East located on the south side of US 17/92 in the northeast portion of the Study Area, is a government-subsidized community for families, the elderly, and the disabled. Residents receive housing assistance through rent supplement under HUD Section 515 and Section 8.

URBAN SERVICES

The City provides the following urban services: potable water distribution, wastewater, solid waste collection, parks and recreation, law enforcement, fire protection, and general government services.

POTABLE WATER

The City of Lake Alfred maintains a municipal water system that provides potable water to permanent and seasonal residents within the City limits. The City operates one water treatment plant with the capacity to treat and distribute 1 million gallons of water per day (MGD). Current demand is 900,000 gallons per day, or 65 percent of system capacity. The potable water level of service adopted in the Lake Alfred Comprehensive Plan is 130 gallons per capita per day (GPCD). The Water Utilities Infrastructure Map provided in the Appendix indicates the locations of the City’s water utilities. The City’s wells and water treatment plant are located in the Study Area.



WASTEWATER

The City of Lake Alfred operates one wastewater treatment facility with a treatment capacity of 1 million gallons per day (MGD). Average daily flow of wastewater to the plant is 400,000 gallons per day (GPD), or 40 percent of treatment capacity. The Lake Alfred Wastewater Treatment Plant provides treatment and disposal of wastewater collected and pumped from 40 wastewater pump stations located throughout the city's service area.

The City of Lake Alfred has been honored by the U.S. Environmental Protection Agency (EPA) as one the first wastewater plant Energy Star Award recipients within the United States and the first ever recorded wastewater plant recipient in the State of Florida. The EPA's Energy Star Challenge calls for an energy efficiency improvement of 10% or more.

SOLID WASTE COLLECTION

The City of Lake Alfred collects solid waste for its residents and transfers it to the Polk County Landfill and an outside contractor handles the City's recycling program. The average monthly tonnage of household waste is 178 tons. The tonnage collected equates to 2.56 pounds per person per day, which is below the City's adopted level of service standard of 3.15 pounds per day per person, per the Infrastructure Element of the Lake Alfred Comprehensive Plan. In 2009, Polk County determined that there is sufficient landfill space for the County and its municipalities, including Lake Alfred, to dispose of household garbage for approximately 65 years.

PARKS AND RECREATION

The City of Lake Alfred maintains 16 public recreation sites, consisting of parks, ball fields, boat ramps, a community center, a veteran's memorial park, and the Mackay Gardens and Lakeside Preserve. The Mackay Gardens and Lakeside Preserve provides a playground area, picnic facilities, a fishing pier, a canoe launch, a parking area, public restrooms, and three miles of natural trails.



The Chain of Lakes Trail, which is a paved multi-use trail, currently runs from Winter Haven to Lake Alfred. The Polk County Transportation Planning Organization's (TPO) adopted 2030 Transportation Improvement Plan includes the extension of the Chain of Lakes Trail to the Fort Frasier Trail in Bartow to the south and to the Van Fleet National Recreational Trail in Polk City to the north. The extension of the trail will occur through the portions of the Study Area.



Within the Study Area, there are two tennis courts next to City Hall, two basketball courts and a ball field next to the CDC Annex School, and a neighborhood park that serves the community by providing a scenic lake front location for children to play and families to enjoy outdoor activities such as cookouts. Six lakes surround the City, which are an essential part of the City's image. Much of the City's recreation focuses on the lakes.

LAW ENFORCEMENT

The City of Lake Alfred provides essential services in the areas of crime prevention; enforcement of the City Ordinances, Federal, and State laws; maintaining the peace and order of the City; protecting life and property; and generally assisting citizens in urgent situations. Lake Alfred's police department, which is located in the Study Area, also includes a K-9 unit.



FIRE PROTECTION

The Lake Alfred Fire Department is responsible for responding to all fire, medical, hazardous materials, technical rescue, and vehicle crash emergencies within the City of Lake Alfred and surrounding areas. The members of the Lake Alfred Fire Department include trained firefighters and EMTs or paramedics trained to handle situations that may place residents and visitors alike in harm's way. In addition to these responsibilities, the Lake Alfred Fire Department also provides community services including public



education and fire code enforcement. The Fire Department also has a Reserve Firefighter Program that offers non-paid, voluntary positions providing reserve firefighters the opportunity to give back to the community by assisting certified firefighter/EMTs in the prevention, control, and suppression of both structural and non-structural fires, and in response to man-made and natural disasters. The fire station is located in the Study Area.

GENERAL GOVERNMENT SERVICES

The City of Lake Alfred provides general government services to the City's residents and businesses through the work of other City of Lake Alfred departments and agencies in the areas of Administration, Community Development, Finance, and Public Works. The City of Lake Alfred utilizes the Council/Manager form of local government.



DECLINE AND DETERIORATION IN THE STUDY AREA – BLIGHT INDICATORS

The Community Redevelopment Act of 1969 (Act) provides little specific criteria or guidance regarding the definition or attributes of deteriorated or deteriorating structures other than implied in the Act which focuses on a series of indicators that in the aggregate are assumed to lead to economic, physical, or social distress.

The following sections review the four identified indicators of blighted areas as they pertain to the Study Area.

- Aggregate Assessed Values
- Site and Structure Deterioration
- Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness
- Unsanitary or Unsafe Conditions

AGGREGATE ASSESSED VALUES – STUDY AREA AND CITY (SECTION 163.340(8)(B) F.S.)

If aggregate assessed values of real property in the Study Area for ad valorem tax purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions, then it is an indication of blight in the area. Table 8 below provides aggregate assessed property values in the Study Area for each year from 2007 through 2013. Local governments rely heavily on ad valorem

taxes. This revenue is derived directly from the taxable value of the property located within its jurisdiction.

The Polk County Property Appraiser provides the following definitions for assessed and taxable value:

- **"Assessed value of property"** means an annual determination of the just or fair market value of an item or property or the value of the homestead property as limited pursuant to s. 4(c), Art. VII of the State Constitution or, if a property is assessed solely on the basis of character or use or at a specified percentage of its value, pursuant to s. 4(a) or (b), Art. VII of the State Constitution, its classified use value or fractional value.
- **"Taxable value"** means the assessed value of property minus the amount of any applicable exemption provided under s. 3 or s. 6, Art. VII of the State Constitution and chapter 196.

**TABLE 8:
AGGREGATE ASSESSED VALUES OF REAL PROPERTY IN THE STUDY AREA**

Year	Total (Dollar Amount \$)	Change from Prior Year (Percentage %)
2007	\$88,843,247	--
2008	\$88,436,035	-0.5%
2009	\$81,115,383	-8.3%
2010	\$70,874,136	-12.6%
2011	\$64,383,772	-9.2%
2012	\$59,493,446	-7.6%
2013	\$59,493,079	0.0%
Percent (%) Change:	-\$29,350,168 (-33.0%)	Average Annual: -4.7%

Source: City Assessed Values are provided by the Polk County Property Appraiser's Office.
The analysis of Study Area Assessed Values is provided by the Central Florida Regional Planning Council.

As depicted in Table 8, the total assessed property values in the Study Area have continued to decline since 2007. From 2007 to 2013, the Study Area assessed values decreased at an average of 4.7 percent per year for a total decline of just over \$29,000,000. The assessed values generated by the property within the Study Area in 2013 are approximately 67 percent of the assessed values generated by the property within the Study Area in 2007. These decreasing values are attributed to the economic stagnation and deteriorating structures found within the Study Area.

SITE AND STRUCTURE DETERIORATION (SECTION 163.340(8)(E), F.S.)

Deterioration of site or other improvements is an indicator of a lack of private investment in property maintenance, which is a significant hindrance to stabilizing property values and a major impediment to private development and redevelopment. Deteriorated structures create added cost to the City and community as there is an increased need for code enforcement and there is a threat to public health, safety, and welfare due to unsafe or unsanitary conditions.



During a windshield survey, it was determined that a substantial number of buildings in the Study Area are substandard, with many near or in a state of dilapidation and underutilization. The parameters of the windshield survey were based on the definition of “slum area” and “blighted area” consistent with Section 163.340, Florida Statutes. The survey of residential properties evaluated structural deficiencies, landscaping, and upkeep of property. General visual observations were made of industrial and commercial properties within the Study Area.

Residential properties within the Study Area were rated for blighted conditions on a scale of 1 to 10, with 1 representing severely blighted conditions, 5 representing a typical single-family home in good condition, and 10 representing homes in pristine condition. The scores were averaged within the boundaries of Census Blocks. In order to help eliminate any bias in scoring, the average scores by Census Block were grouped by quintile and mapped accordingly. This produced a map that depicts relative blight in relation to the rest of the study area. The weighted map depicts relative residential blight within the Study Area. Red depicts areas of the Study Area with the highest level of residential blight, while dark green indicates the lowest level of residential blight. Portions of the northeast and southwest areas of the Study Area indicate the highest levels of blight as indicated on the Lake Alfred Blight Assessment – Weighted Maps in Appendix A.

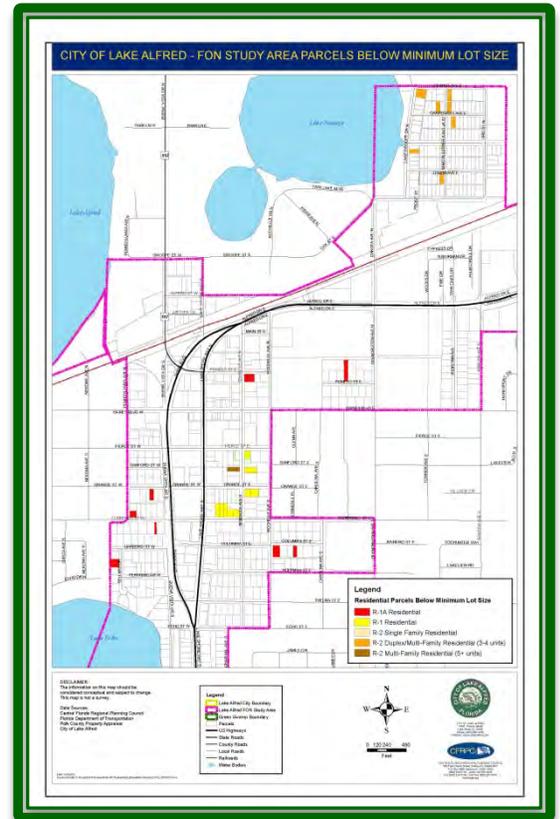


A photo inventory provides a factual demonstration of the deterioration of structures in the Study Area that contributes to the overall physical and human decline. The Study Area was canvassed to identify those properties suffering from a lack of reinvestment that continue to deteriorate and cause negative economic and social effects on the surrounding area. A complete photo inventory is included in Appendix B.

FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY, OR USEFULNESS (SECTION 163.340(8)(C),F.S.)

Lake Alfred was first settled as a military outpost, Fort Cummings, in 1839. The development of the community for the past 160 years was punctuated with periods of rapid growth, and the early development predated zoning in the state of Florida. Later developments were on citrus groves, some with irregular and unusual subdivision layouts. The irregularity of the lots is evident on the Faulty Lot Layout Map, included in Appendix A. The map demonstrates the residential lots that cause an impediment to sound growth.

Approximately 9.0 percent of the residential lots in the Study Area are below the minimum lot size requirements. Table 9 demonstrates the number of residential parcels located within the study area that do not meet the minimum lot size threshold based on City’s *Unified Land Development Code*. Small lot size, combined with ownership patterns, is an obstacle to assembling sufficient land to build a modern project. The study area has seen only the development of a few residential buildings in the past five years.



**TABLE 9:
RESIDENTIAL PARCELS BELOW ESTABLISHED MINIMUM SIZE THRESHOLD**

Zoning Designation	Total Parcels	Minimum Lot Size Requirements	Faulty Lots	Percentage
R-1A	231	7,500 sf	18	7.8%
R-1	25	10,000 sf	11	44.0%
R-1B	90	0 sf	0	0.00%
R-2 (SF)	137	4,500 sf	7	5.1%
R-2 (Duplex/MF 3-4 Units)	36	8,000 sf	8	22.2%
R-2 (MF 5+ Units)	5	9,400 sf	1	20.0%
Total	524		45	8.6%

Source: City Lot Size Information provided by the Polk County Property Appraiser’s Office.

Analysis of lot requirements provided by the Central Florida Regional Planning Council.

UNSANITARY OR UNSAFE CONDITIONS (SECTION 163.340(8)9D), F.S.)

The Study Area has pockets of deteriorating buildings that require significant maintenance and upkeep. A lack of property maintenance leads to unsightly and sometimes unsanitary conditions. The age of structures in the area and lack of adequate infrastructure, such as lack of vehicle parking or parking design that does not meet modern standards often times create unsafe conditions. A lack of a complete pedestrian sidewalk network in the Study Area, mixed with substandard parking design, leads to unsafe conditions for pedestrians and bicyclists.

Dumping trash, in combination with overgrown tall grasses, can create a higher risk for fire hazard as well as attracting vermin that create other health risks. Parts of the Study Area are characterized by overgrown grass, have cracked or unpaved right-of-way; and trash dumping. The resulting deterioration further contributes to the decline of the area and deterrent to future business growth and private investment. Further, the resulting reduction in tax revenue and the added disproportionate cost for police, fire, and other services places a burden on public resources.

PEDESTRIAN SAFETY – SIDEWALKS

Many portions of the study area lack safe pedestrian pathways and sidewalks. The areas without a sidewalk on at least one side of the roadway are considered unsafe for pedestrians and an impediment to sound growth. Children and the elderly are at high risk walking along streets or in the swales, and the disabled require a pedestrian friendly sidewalk, which meets Americans with Disability Act (ADA) standards.

The neighborhoods of Fruitland Park and Echo Terrace as well as the City’s downtown have sidewalks. However, the majority of CR 555, CR 557, and the neighborhoods east and west of the downtown do not have sidewalks on at least one side of the roadway.

INFILL WASTEWATER AREAS AND WATER DISTRIBUTION

Wastewater and water distribution are important services to ensure the continued economic development of an area. The Study Area includes three areas in need of wastewater infrastructure. The infill wastewater project area contains 78 parcels totaling 43 acres, and is represented in green on the Infill Wastewater Project Areas Map located in Appendix A. The Existing Water Distribution Map in Appendix A illustrates that



the water distribution system serving the majority of the Study Area, specifically the residential portions, includes water lines 6 inches or smaller in size. A 16-inch water line runs along the US 17/92 corridor at the eastern edge of the Study Area.

5-YEAR TAX INCREMENT REVENUE PROJECTIONS

Table 10 – Taxable Values of Real Property in the Study Area displays the taxable value growth rate within the study area. From 2007 – 2013, the taxable value decreased by \$28,480,479 dollars, or 39 percent. Table 11 includes the projected percent increase for the years between 2014 and 2024. Figure 3 illustrates the history and the projections for the percent change in taxable value for the Study Area. The 5-Year Revenue Projection shown in Tables 11 and 12 display a conservative revenue projection. The 2013 tax year is the established base year, and the tax increment is the difference between the base year and the forecast year. The contribution rate is at 95% with a City tax rate of 7.589 mills and a County tax rate of 6.866 mills. A mill is a ratio used to calculate ad valorem revenue. For example, if a tax rate is 1.00 mill and the taxable value of a piece of property is \$1,000, one dollar of revenue is generated.

**TABLE 10:
TAXABLE VALUES OF REAL PROPERTY IN THE STUDY AREA**

Year	Total (Dollar Amount \$)	Change from Prior Year (Percentage %)
2007	\$72,853,460	--
2008	\$68,001,627	-6.7%
2009	\$61,117,171	-10.1%
2010	\$51,784,398	-15.3%
2011	\$46,741,262	-9.7%
2012	\$44,444,300	-4.9%
2013	\$44,372,981	-0.2%
Percent (%) Change:	-\$28,480,479 (-39.1%)	Average Annual: -5.6%

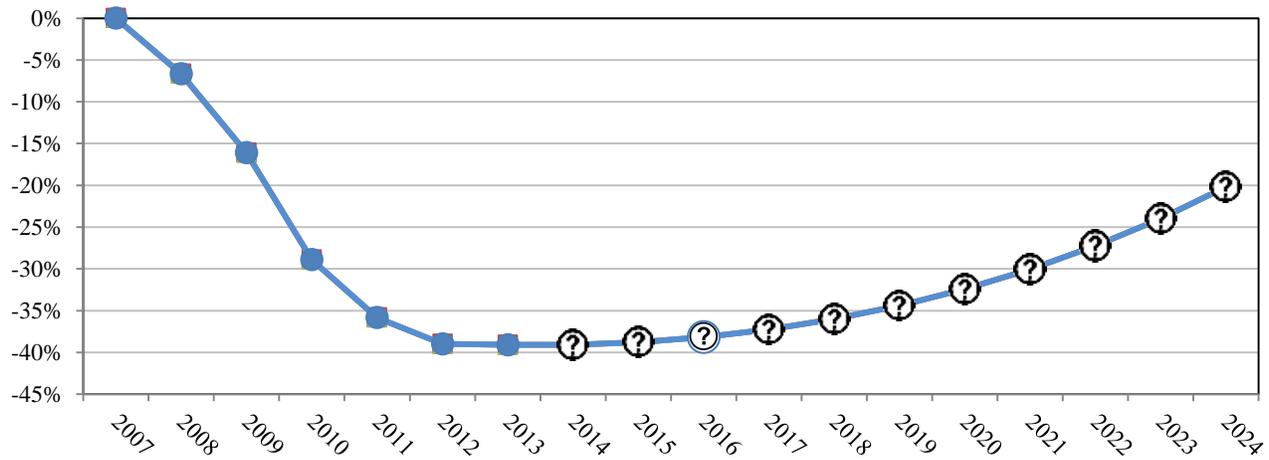
Source: City Assessed Values are provided by the Polk County Property Appraiser’s Office.

The analysis of Study Area Assessed Values is provided by the Central Florida Regional Planning Council.

**TABLE 11:
GROWTH PROJECTION FOR THE STUDY AREA**

Year	Percent Increase (%)
2014	--
2015	0.5%
2016	1.0%
2017	1.5%
2018	2.0%
2019	2.5%
2020	3.0%
2021	3.5%
2022	4.0%
2023	4.5%
2024	5.0%

Figure 3: Lake Alfred Finding of Necessity Study Area Percent Change in Taxable Value History and Projections



**TABLE 12:
5-YEAR REVENUE PROJECTION**

Year	Taxable Value	Increment	City Millage	County Millage	Ratio	Trust Fund Revenue (\$)	Cumulative Revenue (\$)
2013	\$44,372,981	-	7.589	6.866	95%	-	-
2014	\$44,372,981	\$0	7.589	6.866	95%	\$0	\$0
2015	\$44,594,846	\$221,865	7.589	6.866	95%	\$3,047	\$3,047
2016	\$45,040,794	\$667,813	7.589	6.866	95%	\$9,171	\$12,217
2017	\$45,716,406	\$1,343,425	7.589	6.866	95%	\$18,448	\$30,666
2018	\$46,630,734	\$2,257,753	7.589	6.866	95%	\$31,004	\$61,670
2019	\$47,796,503	\$3,423,522	7.589	6.866	95%	\$47,013	\$108,682
2020	\$49,230,398	\$4,857,417	7.589	6.866	95%	\$66,703	\$175,385
2021	\$50,953,462	\$6,580,481	7.589	6.866	95%	\$90,365	\$265,750
2022	\$52,991,600	\$8,618,619	7.589	6.866	95%	\$118,353	\$384,103
2023	\$55,376,222	\$11,003,241	7.589	6.866	95%	\$151,099	\$535,203
2024	\$58,145,033	\$13,772,052	7.589	6.866	95%	\$189,121	\$724,324

Note: 2013 Base line year

CONCLUSIONS

The Finding of Necessity assesses conditions of slum and blight in the Study Area to determine if the creation of a Community Redevelopment Area (CRA) is necessary to protect the public health, safety, and welfare of the City of Lake Alfred.

This analysis documents the existence of at least four statutory criteria that substantiate a City Commission adoption of a Finding of Necessity Resolution. There are a substantial number of deteriorated or deteriorating structures, in which conditions are leading to economic distress or endanger life or property. Findings are based upon a determination that at least four blight factors are met including:

- Aggregate Assessed Values;
- Site and Structure Deterioration;
- Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness; and
- Unsanitary or Unsafe Conditions.

OPPORTUNITIES

The following are identified opportunities for improvements in the Study Area.

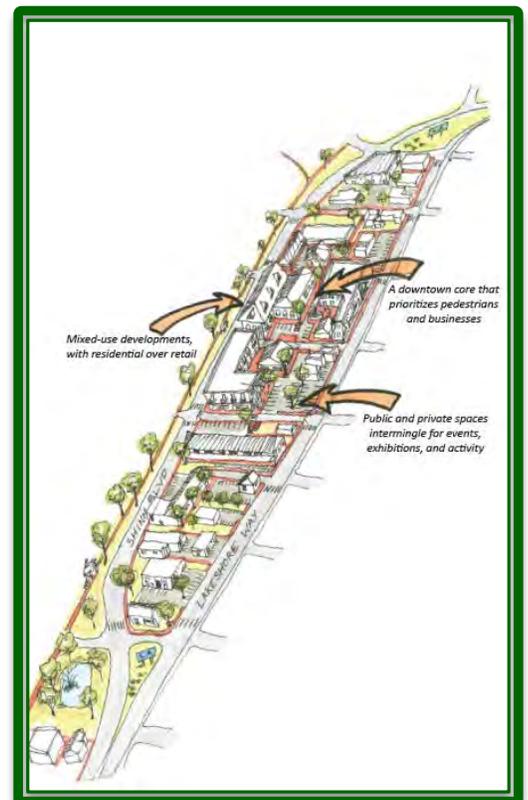
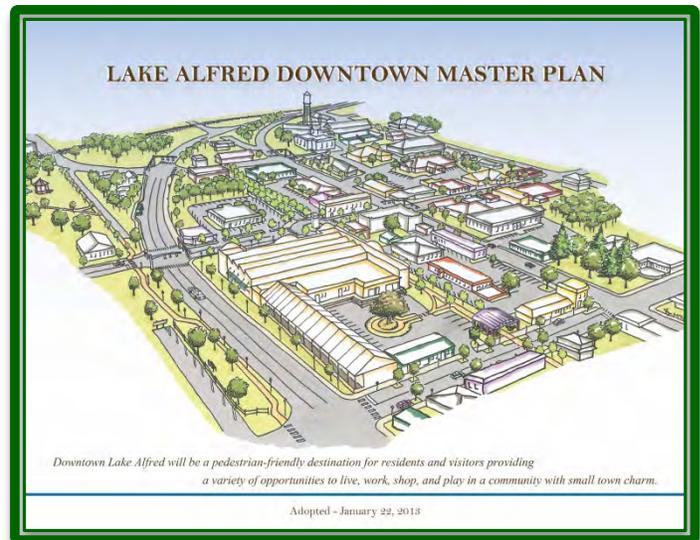
REDEVELOPMENT OPPORTUNITIES

The City Commission adopted a Master Development Plan in January 2013 and associated Land Development Regulations in November 2013 to guide the growth and development of the downtown area of the City. The Master Development Plan and the associated Land Development Regulations provide a vision for the future development of the area and incentives to help achieve the vision. The Master Development Plan project identified redevelopment projects at the short-term, mid-term, and long-term level. Examples of these projects include:

- Providing a redevelopment plan for Gray's Trucking Property.
- Continued work with grocery store chains.
- Developing a business beautification program.
- Beginning streetscaping projects based on community prioritization.
- Beginning crosswalk improvements based on community prioritization.
- Developing wayfinding signage program.
- Beginning work on establishing pocket parks.
- Beginning work on festivals and events.
- Completion of a connected pedestrian system.
- A completed pedestrian corridor.

PUBLIC – PRIVATE PARTNERSHIPS

The redevelopment of properties is by nature more costly than the development of vacant land or greenfields. The acquisition cost of property with improvements is invariably more expensive than similar vacant property. It is often necessary to assemble more than one parcel of land to provide enough area to constitute a developable property. Further, the cost of demolition and site preparation is more expensive for redevelopment. Redevelopment activity also triggers thresholds for mandatory compliance with more costly, modern development standards and often requires environmental remediation, adding time and expense to the project. Considering these negative economic influences, it is difficult for the private sector to justify investing in such areas without requiring government incentives where vacant greenfields are expensive to acquire and develop.



Encouraging private enterprises to partner with government is the key for successful redevelopment. Public-private partnerships are encouraged, and facilitated through incentives, agreements, mutual cooperation, public input and collaboration.

HOMEOWNER REHABILITATION PROGRAM

Residential property exists throughout the study area. Many homes are candidates for rehabilitation and refurbishment. An area-wide homeowner rehabilitation program could be implemented. The appearance and integrity of residential neighborhoods within the study area is critical for a successful CRA. Accordingly, a CRA may provide grants, loan and interest subsidies, or a combination thereof, to residential property owners for the rehabilitation of their property. These funds could be used for a broad range of permanent (fixed) improvements including, but not limited to, roof repair, landscaping, painting, parking and driveway upgrades, and wastewater hook-ups.

MORTGAGE SUBSIDIES AND SECOND MORTGAGE ASSISTANCE PROGRAM

In order to encourage homeownership, a CRA could provide subsidies to reduce the costs of purchasing a home. A CRA could have the authority to structure such subsidies in a variety of ways, including but not limited to, grants to be applied toward the purchase price and second mortgages wherein no or partial repayment is required during the period of ownership.

COMMERCIAL PROPERTY IMPROVEMENT PROGRAM

Owners of commercial properties often cannot justify the cost of renovations because rents would not increase enough to provide an acceptable return on investment. Business operators often simply cannot afford to make the needed improvements. A CRA could be empowered to pay a portion or all of the interest on loans that business operators or property owners acquire from a third party lender to make property improvements. Eligible improvements could be, but not limited to, façade treatments, landscaping, parking upgrades, lighting, and signage.

LAND BANKING AND SITE ASSEMBLY PROGRAM

It may be necessary from time to time for the CRA to purchase a property or multiple properties either for current or future redevelopment opportunities. A CRA could be empowered, pursuant to state

statutes, to purchase properties to hold for current or future opportunities or to assemble with other properties. The CRA may also pay for related costs, including but not limited to, transaction costs, site clearance, demolition, and repairs.

ECONOMIC DEVELOPMENT PACKAGE

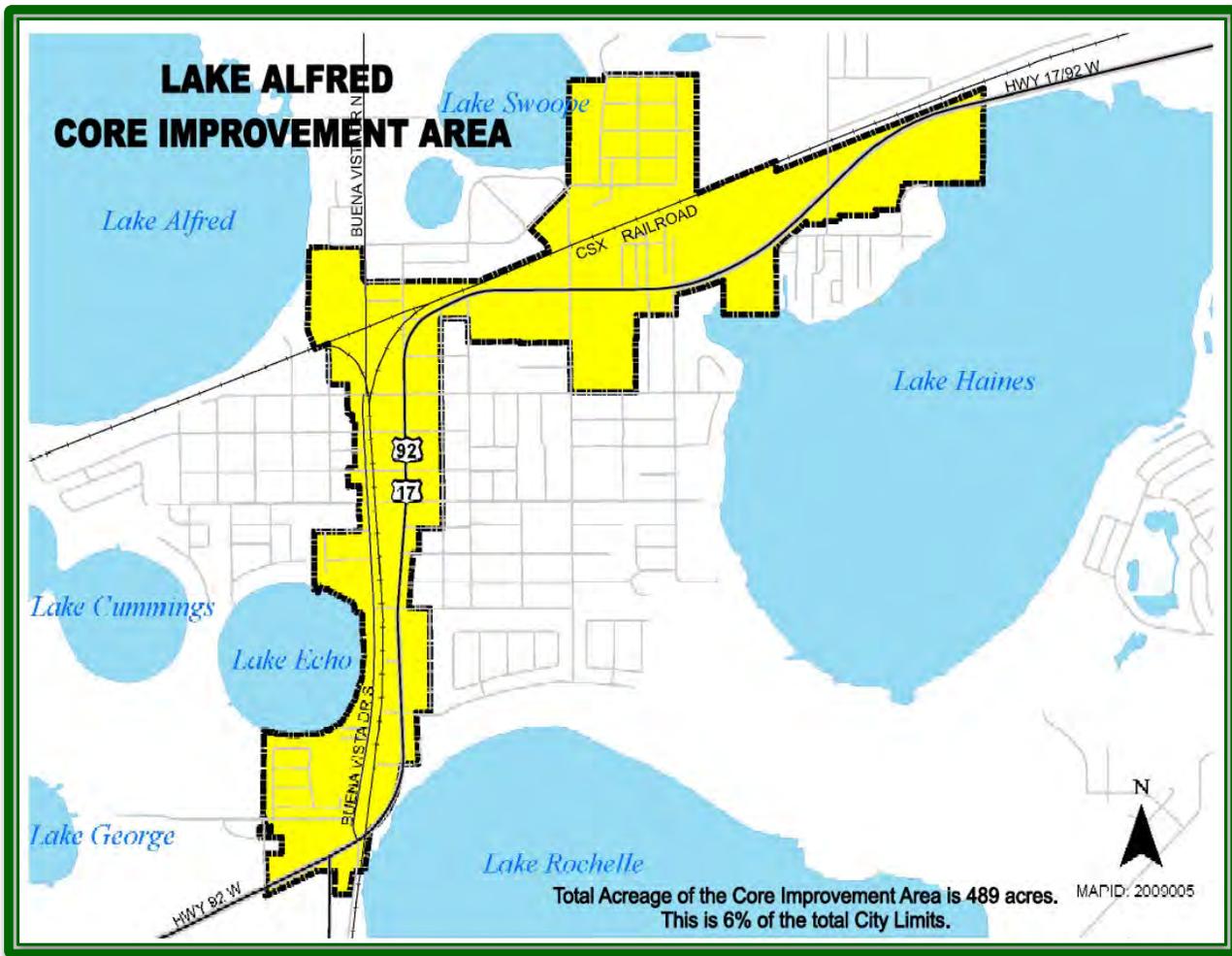
The City of Lake Alfred has identified economic development as a priority in downtown revitalization, job creation, and stabilizing property values. Staff has worked to create a package of information that will highlight the community's assets, opportunities, incentives, and available properties to prospective and existing businesses. The City will continue to work with county economic development staff to refine and update information as well as using their expertise and modeling reports to identify companies that would be a good fit for our community.

As the City and County economic development staff identifies companies that may have an interest in Lake Alfred and the Study Area, they will send copies of the economic development package including the following items:

- Introduction of Lake Alfred demographics
- Driving distance map and regional context
- Retail Opportunities Gap Report
- Downtown and City-Wide Traffic Data
- Transit Data
- Available commercial and industrial properties
- Full demographic profile within 1-2 miles and 5-10 minute drive time

CORE IMPROVEMENT AREA:

Through an Interlocal agreement with Polk County, the City of Lake Alfred has established a Core Improvement Area to remove impact fees. The established Core improvement Area includes the majority of the area identified as the Study Area.



SIGNAGE, ENTRY FEATURES, PUBLIC AREA, AND LANDSCAPING PROJECTS

A necessary improvement is the enhancement of the visual appearance of amenities in the Study Area. Further, there is a need to establish an identity for this important core area of the community. A CRA could be empowered to pay for aesthetic and identity enhancements, including but not limited to, signage, entry features, public art, and landscaping.

The City has established a way finding program in the core area of the downtown to assist motorists in recognizing opportunities in the area of the one-way pair split of the 17/92 corridor.



INFRASTRUCTURE IMPROVEMENT PROJECTS

Working with the appropriate City, County, and state of Florida departments, a CRA could allocate funds to remedy infrastructure deficiencies and address identified future needs, including water utilities, wastewater utilities, roadways, sidewalks, and stormwater management. All infrastructure projects funded by a CRA would be for increasing the redevelopment potential of the area and the likelihood of private investment. In accordance with the Act, this program cannot replace City funding already allocated for capital improvements in the area, but may augment them.

COMMUNITY POLICING INNOVATIONS

Adequate law enforcement is required to protect property values, commercial activity levels, and the quality of life of the residents within the study area. Law enforcement is also important to attract investment, new development, businesses, residents, and remove and prevent blight conditions.

A CRA could have the authority pursuant to State Statutes to pay for the cost of utilizing community policing strategies designed to reduce crime within the study area. These strategies may include, but are not limited to Community Mobilization, Neighborhood Block Watch, Citizen Patrol, Foot Patrol, remote surveillance, and maintenance of security systems.

RECREATION AND COMMUNITY FACILITIES PROJECTS

As redevelopment spurs the construction of more housing units, there will be more people in the area, thus creating a need for additional, expanded, or improved recreation and community facilities. A CRA could be empowered to plan and pay for new, improved, or expanded facilities to meet the needs of residents and visitors.

RECOMMENDATIONS

The City of Lake Alfred City Commission could designate the entire study area as the redevelopment area based upon the results of this Finding of Necessity study. There is substantial competent evidence that blight conditions exist which impairs or arrests sound growth within the study area.

These conditions “constitute an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues...” as described in the Act.

The conditions found within the study area negatively affect the health, safety, and welfare of the residents and retards economic and social development. This study identified the existence of four blighted conditions pursuant to the Act, which are:

- Stagnating Aggregate Assessed Values,
- Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness,
- Unsanitary or Unsafe Conditions, and
- Deteriorating Structures.

The anticipated redevelopment area will be wholly contained within the geographic area of the Study Area. This study and analysis also supports a redevelopment area smaller than the Study Area.

Pursuant to the *Florida Statutes*, the City Commission should pass a resolution that contains the following statutory language:

- 1) “One or more blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the City of Lake Alfred; and
- 2) The rehabilitation, conservation, or redevelopment, or combination thereof, of such an area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Lake Alfred.”

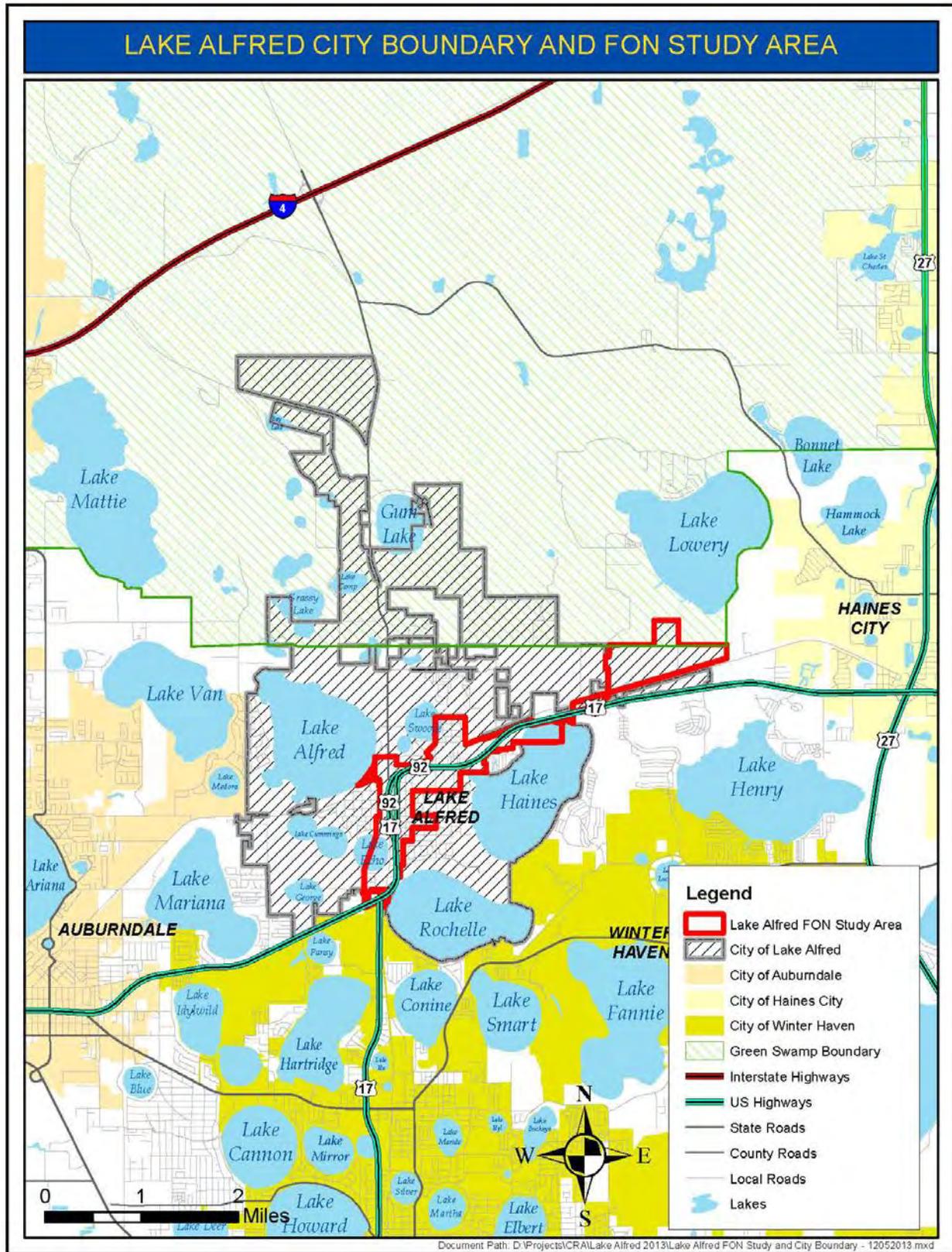
APPENDICES

Appendix A: Maps

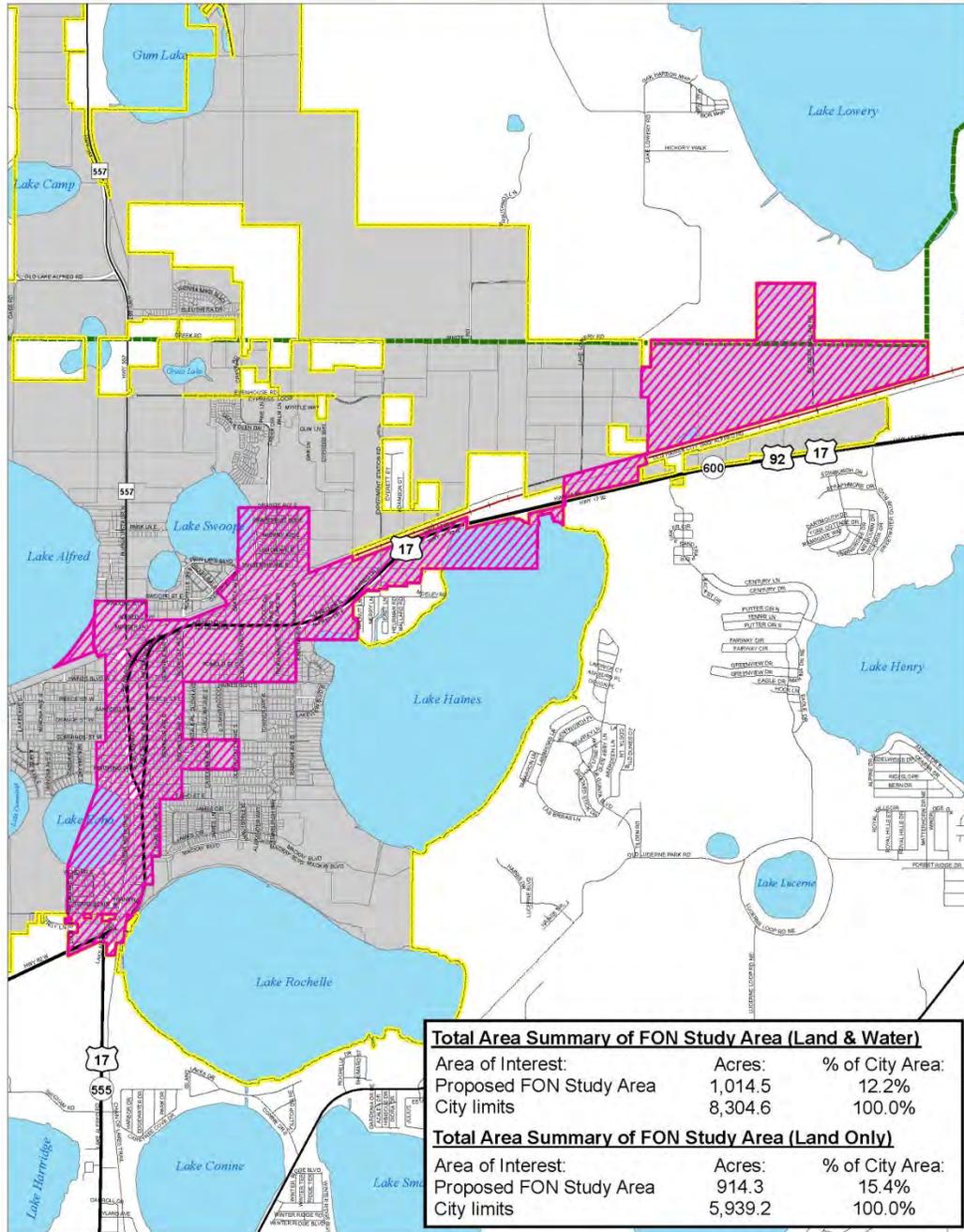
Appendix B: Photographic Inventory

Appendix C: Parcel Inventory

APPENDIX A – MAPS



CITY OF LAKE ALFRED - FINDING OF NECESSITY (FON) STUDY AREA



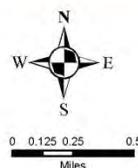
Total Area Summary of FON Study Area (Land & Water)		
Area of Interest:	Acres:	% of City Area:
Proposed FON Study Area	1,014.5	12.2%
City limits	8,304.6	100.0%
Total Area Summary of FON Study Area (Land Only)		
Area of Interest:	Acres:	% of City Area:
Proposed FON Study Area	914.3	15.4%
City limits	5,939.2	100.0%

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
- Lake Alfred FON Study Area
- Green Swamp Boundary
- US Highways
- State Roads
- County Roads
- Local Roads
- Railroads
- Water Bodies

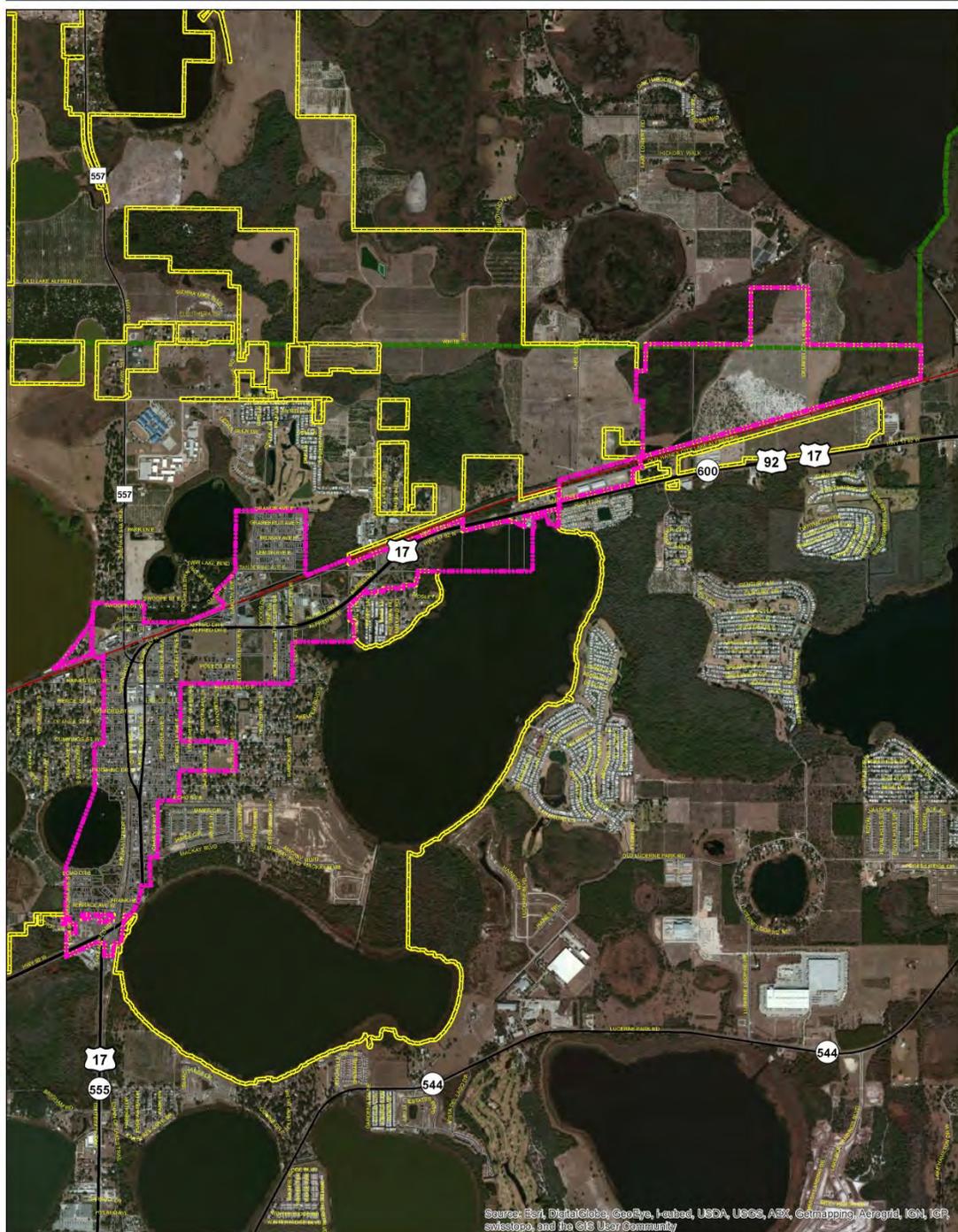


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1800 W. CHERRY STREET, SUITE 200
ORLANDO, FL 32837
Phone: (407) 261-2000
Fax: (407) 261-2001
www.cfrpc.org

CITY OF LAKE ALFRED - FON STUDY AREA



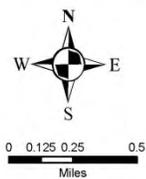
Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AeroV, Earthstar, Aergrid, IGN, IGP, swisstopo, and the GIS User Community

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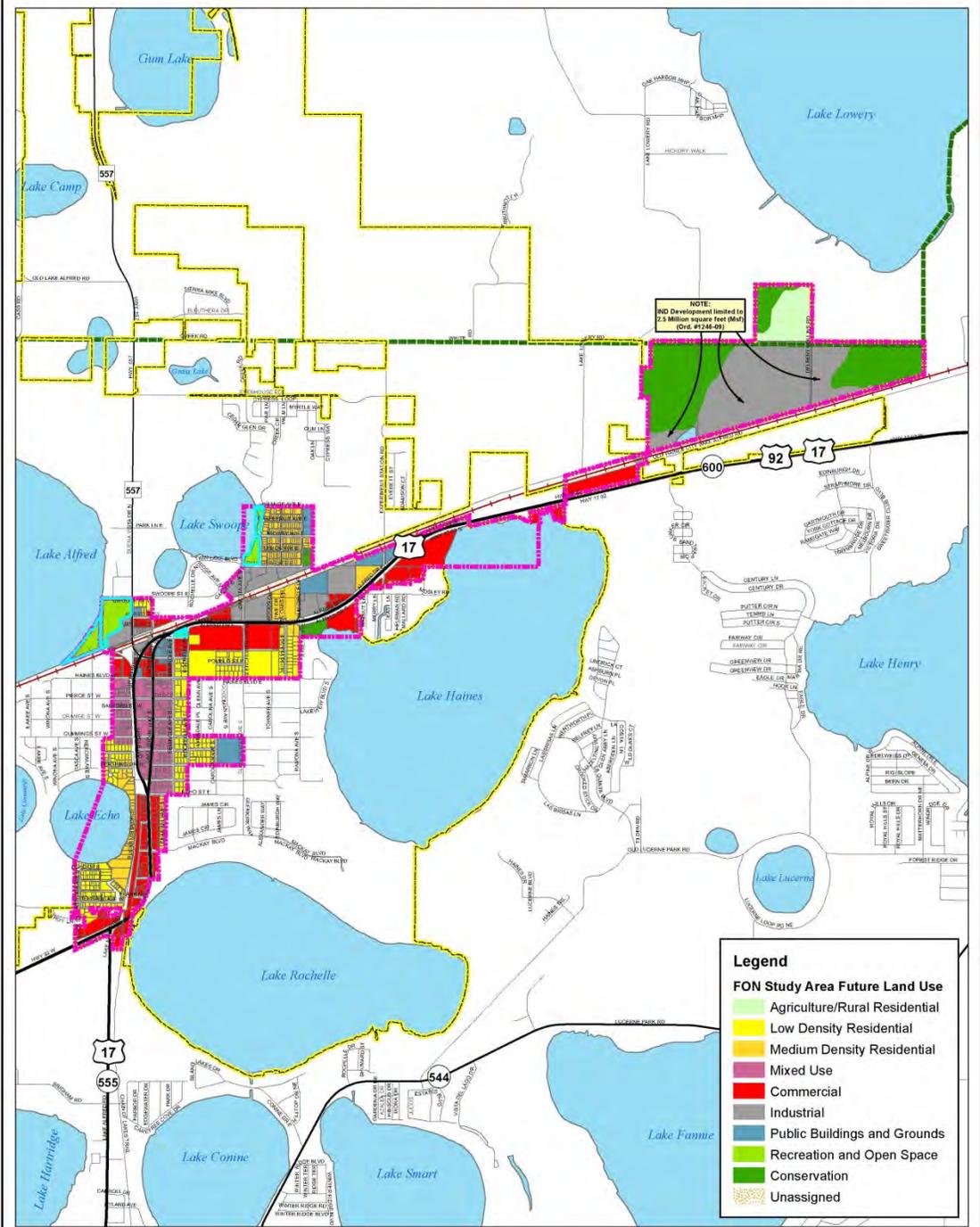
Legend

- Lake Alfred City Boundary
- Lake Alfred FON Study Area
- Green Swamp Boundary



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CITY OF LAKE ALFRED - FON STUDY AREA FUTURE LAND USE MAP



Legend

FON Study Area Future Land Use

- Agriculture/Rural Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Buildings and Grounds
- Recreation and Open Space
- Conservation
- Unassigned

DISCLAIMER:
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Data Sources:
Central Florida Regional Planning Council
Florida Department of Transportation
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City of Lake Alfred

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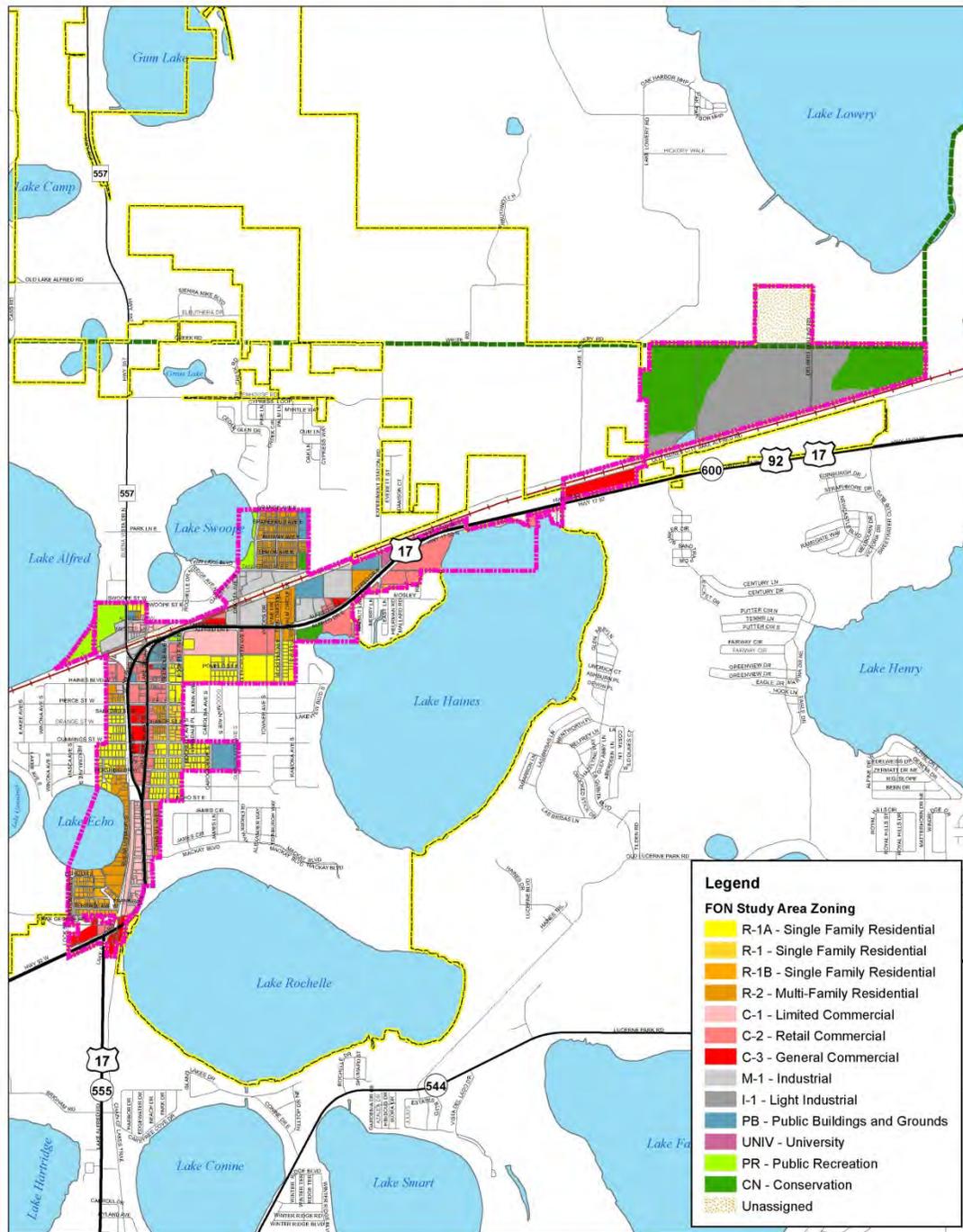
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CITY OF LAKE ALFRED - FON STUDY AREA ZONING MAP



Legend

FON Study Area Zoning

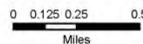
- R-1A - Single Family Residential
- R-1 - Single Family Residential
- R-1B - Single Family Residential
- R-2 - Multi-Family Residential
- C-1 - Limited Commercial
- C-2 - Retail Commercial
- C-3 - General Commercial
- M-1 - Industrial
- I-1 - Light Industrial
- PB - Public Buildings and Grounds
- UNIV - University
- PR - Public Recreation
- CN - Conservation
- Unassigned

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

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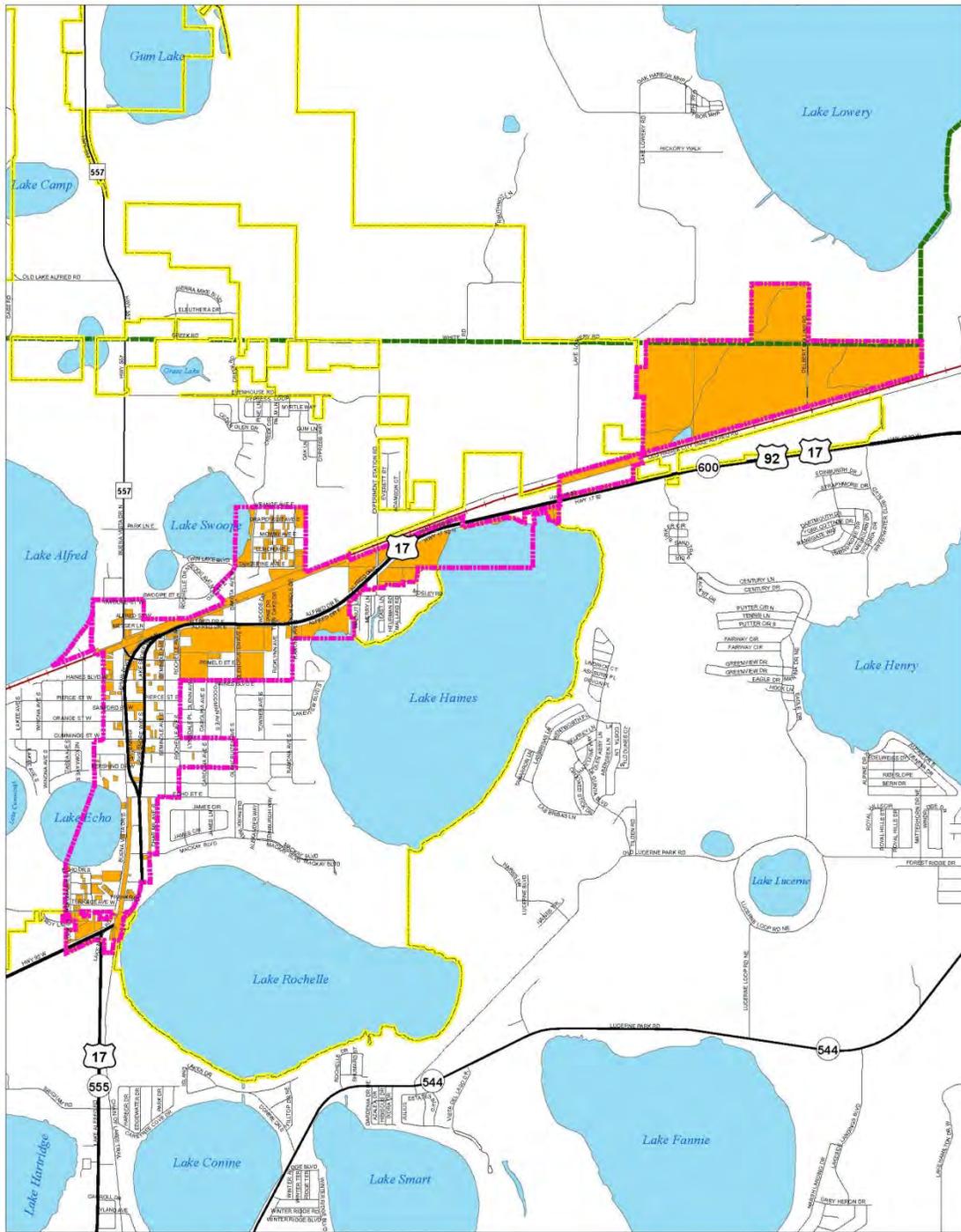
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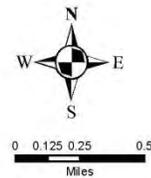
CITY OF LAKE ALFRED - FON STUDY AREA VACANT PARCELS



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

- Legend**
- Lake Alfred City Boundary
 - Lake Alfred FON Study Area
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 - FON Study Area Vacant Parcels
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 - County Roads
 - Local Roads
 - Railroads
 - Water Bodies



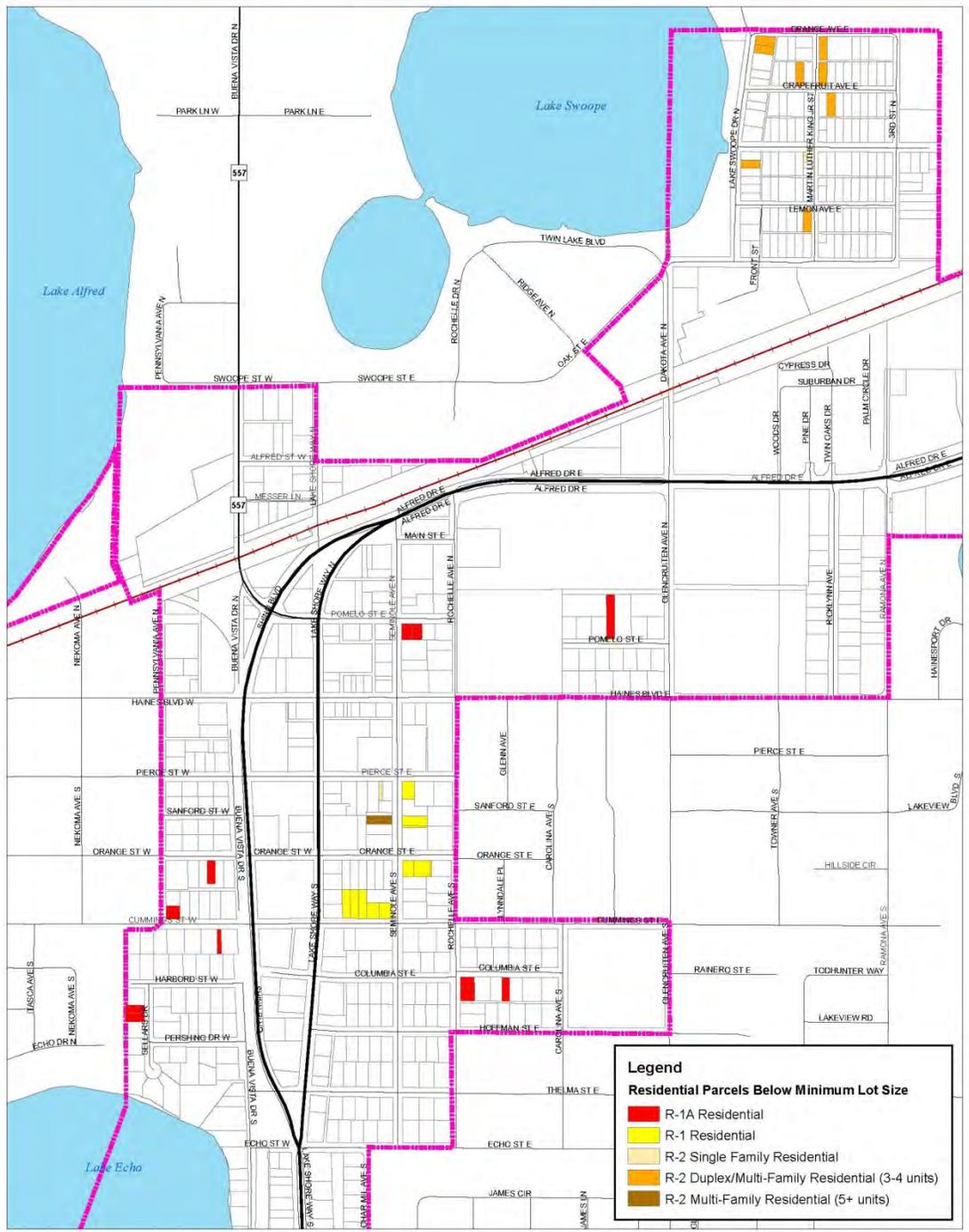
CITY OF LAKE ALFRED
155 E. Florida Street
Lake Alfred, FL 33850
Phone: (888) 281-6232
Website: www.lakealfred.com



CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 E. East Chesham Street, Bartow, FL 33508-3831
P.O. Box 2088, Bartow, FL 33508-2088
(813) 534-7131, SUN: (813) 515-2025
FAX: (813) 534-7131, Toll Free: (800) 286-8041
www.cfrpc.org

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CITY OF LAKE ALFRED - FON STUDY AREA PARCELS BELOW MINIMUM LOT SIZE



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
- Lake Alfred FON Study Area
- Green Swamp Boundary
- Parcels
- US Highways
- State Roads
- County Roads
- Local Roads
- Railroads
- Water Bodies

Legend
Residential Parcels Below Minimum Lot Size

- R-1A Residential
- R-1 Residential
- R-2 Single Family Residential
- R-2 Duplex/Multi-Family Residential (3-4 units)
- R-2 Multi-Family Residential (5+ units)

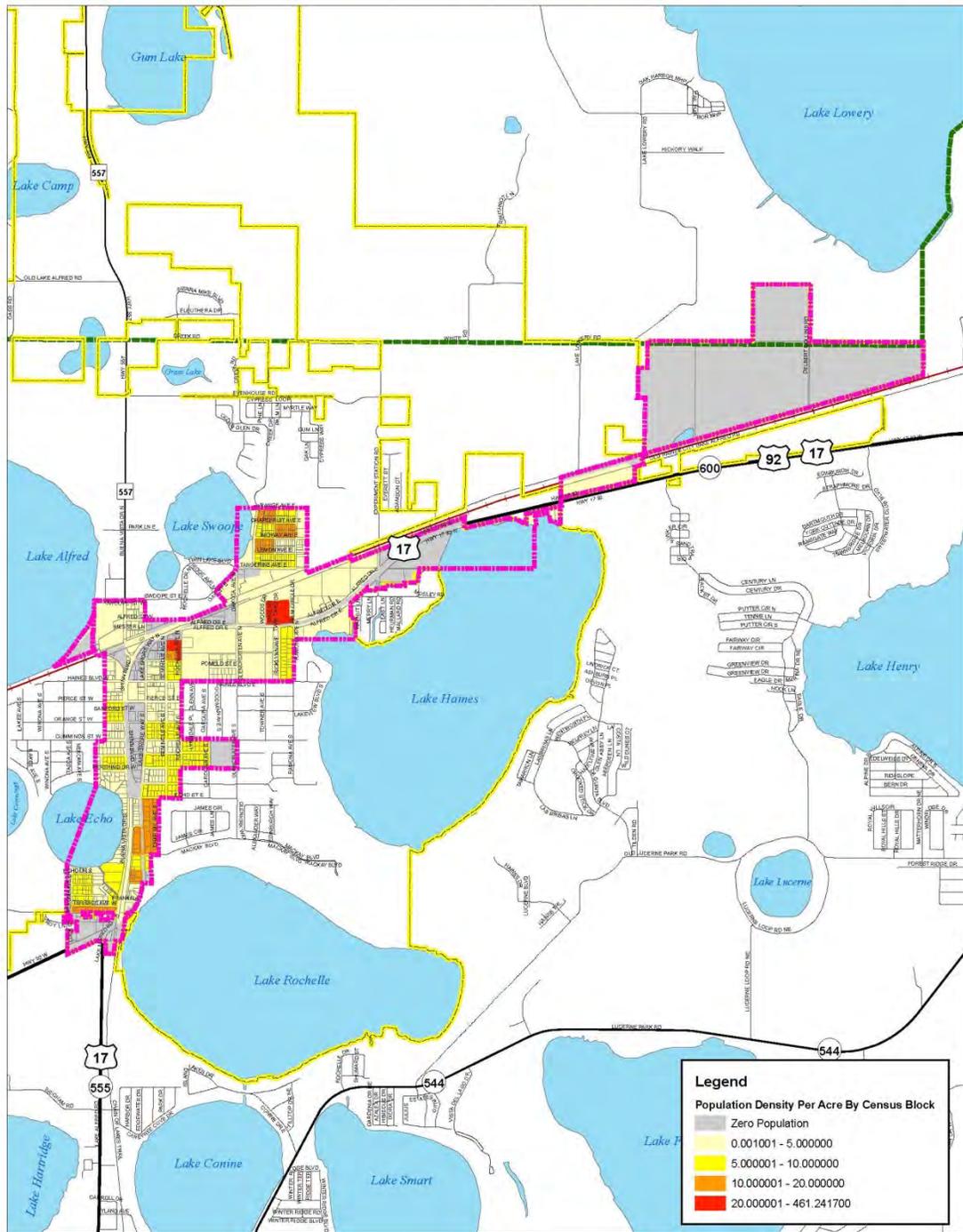


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150 E. Palm Street
Lake Alfred, FL 33850
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888 East Chas. Street, Suite 1000, 3811
P.O. Box 2008, Brevard FL 32929-2008
888.284.4710 | 888.284.4700
Fax: (850) 518-7139 | TDD: (850) 512-3644
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CITY OF LAKE ALFRED - FON STUDY AREA POPULATION DENSITY



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

Legend

- Lake Alfred City Boundary
- Lake Alfred FON Study Area
- Green Swamp Boundary
- Parcels
- US Highways
- State Roads
- County Roads
- Local Roads
- Railroads
- Water Bodies

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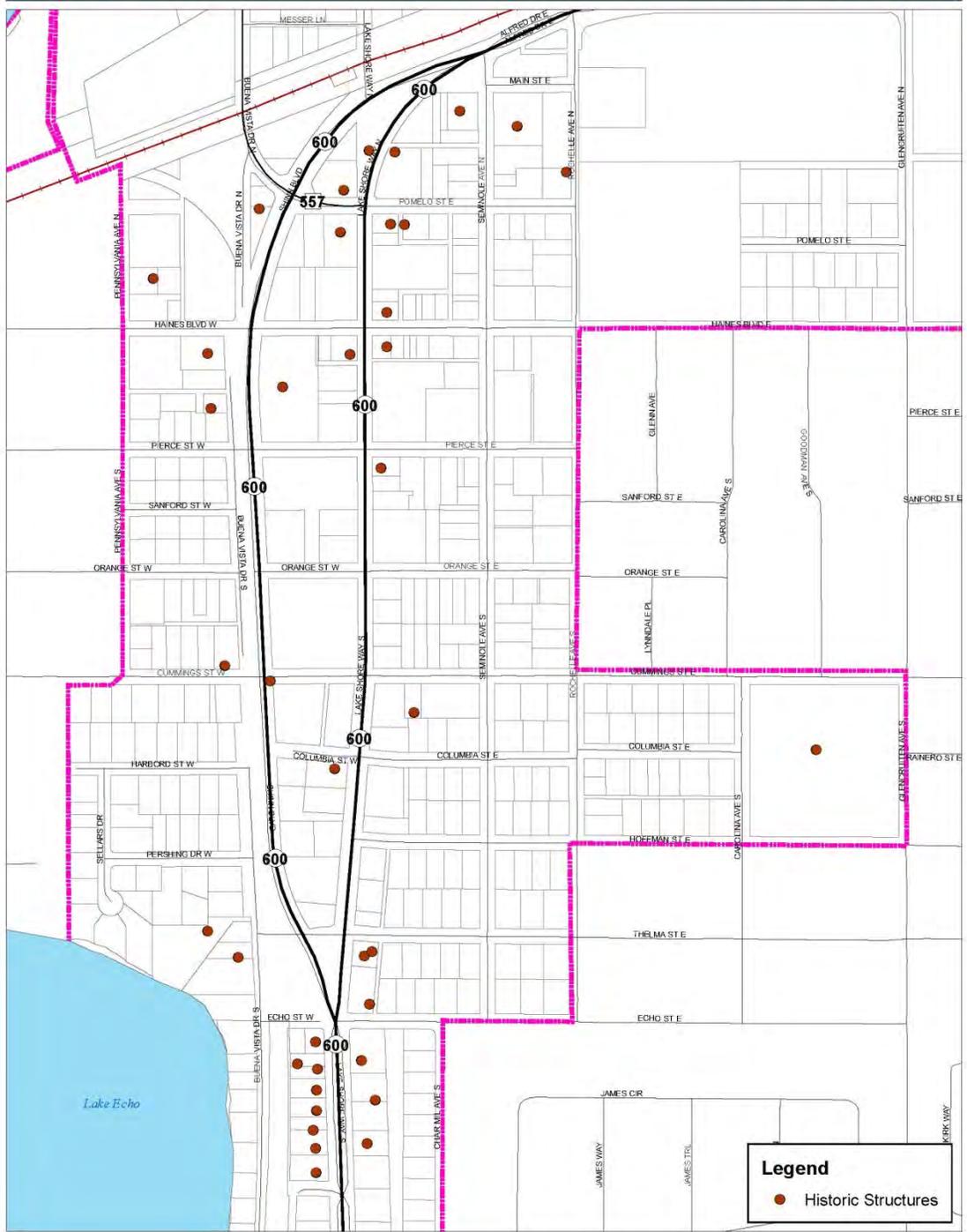
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Miles



CITY OF LAKE ALFRED
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Lake Alfred, FL 33850
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CITY OF LAKE ALFRED - FON STUDY AREA HISTORIC RESOURCES MAP



Legend

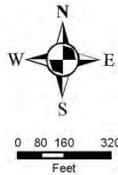
- Historic Structures

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

Legend

- Lake Alfred City Boundary
- Lake Alfred FON Study Area
- Green Swamp Boundary
- Parcels
- US Highways
- State Roads
- County Roads
- Local Roads
- Railroads
- Water Bodies

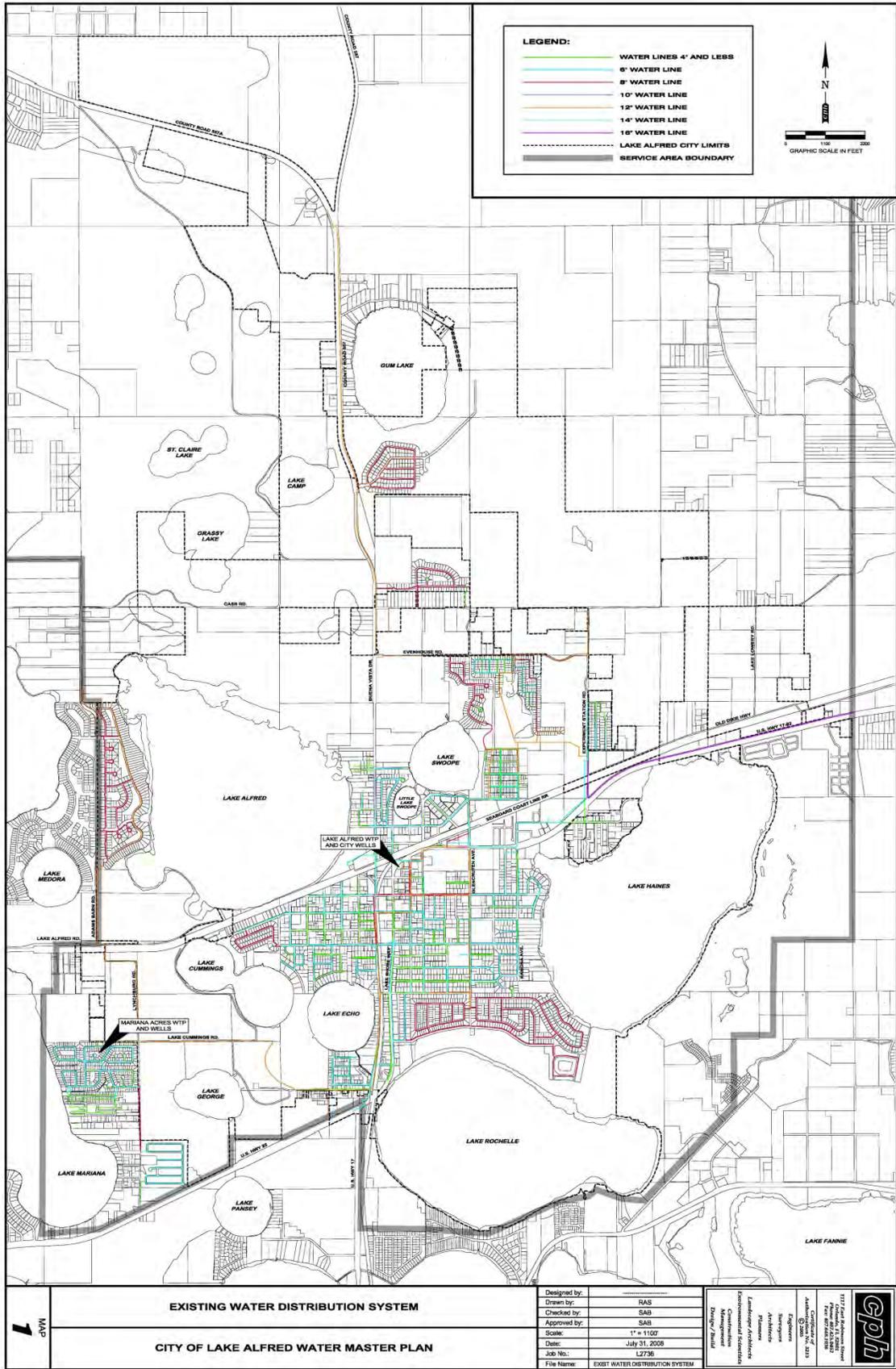


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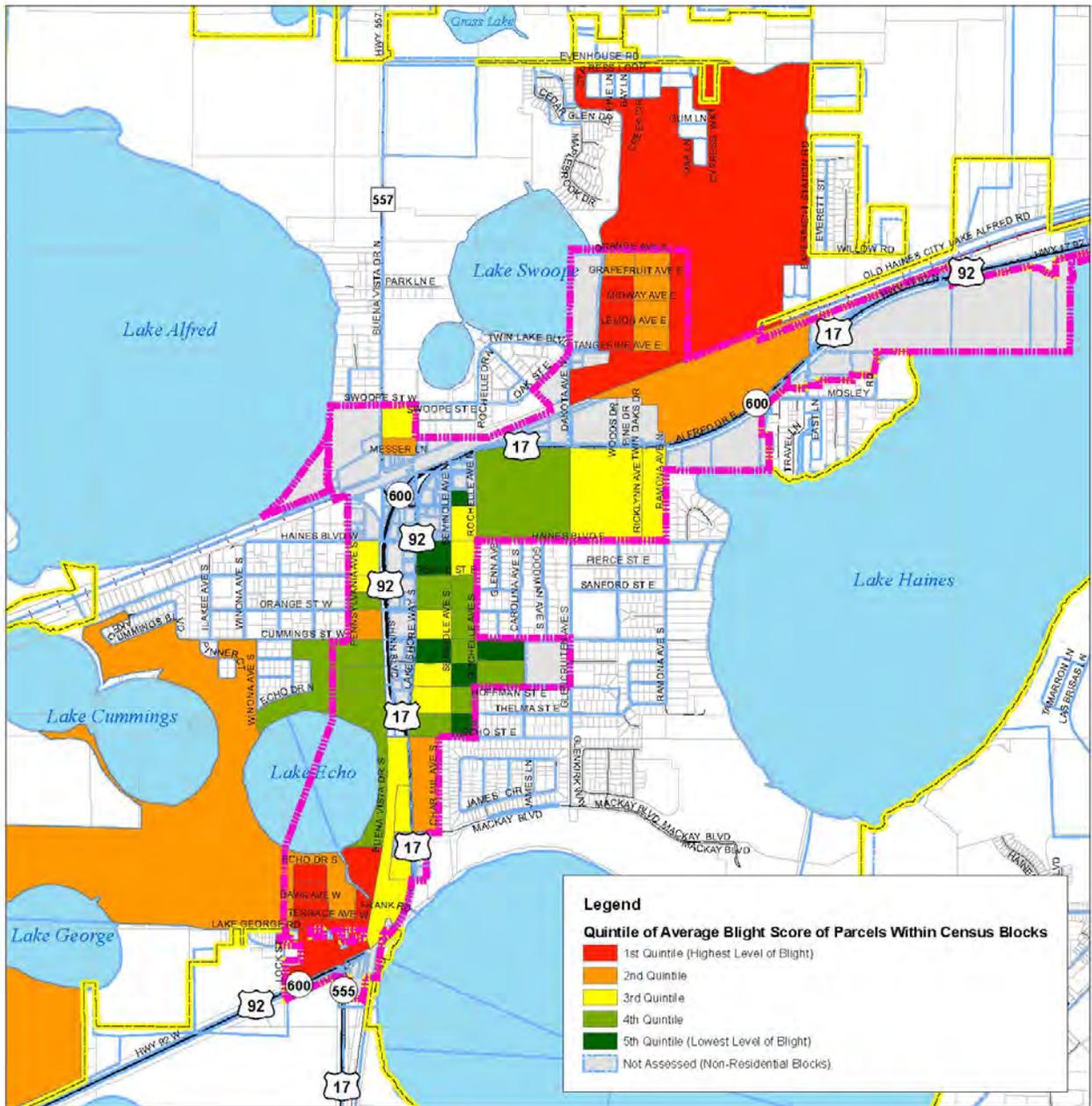


CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
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P.O. Box 2000, Bay Lake, FL 32822-2000
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Date: 1/24/2013
Drawing File: D:\PROJECTS\ALASH\Area 201\DRAWINGS\HEMFC_FON_1202013.dwg



LAKE ALFRED BLIGHT ASSESSMENT (WEST) - WEIGHTED



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

Date: 12/6/2013
 Document Path: D:\Projects\CRA\Lake Alfred 2013\Blight Assessment Lake Alfred Weighted west_12062013.mxd

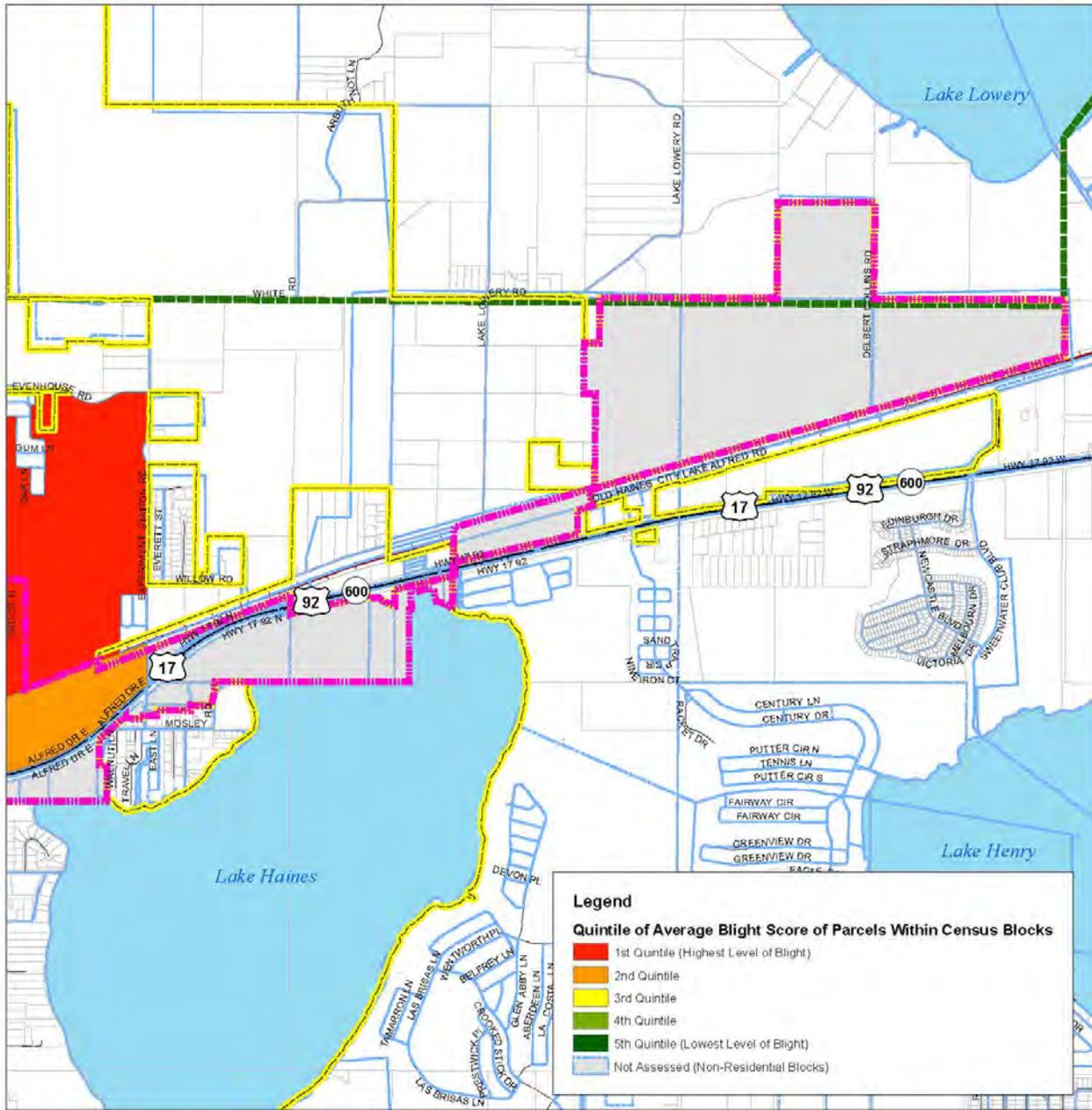


CITY OF LAKE ALFRED
 155 E. Ponce de Leon Street



CENTRAL FLORIDA REGIONAL PLANNING
 COUNCIL
 558 East Church Street, Bartow, FL 33830
 3931

LAKE ALFRED BLIGHT ASSESSMENT (EAST) - WEIGHTED



Legend
Quintile of Average Blight Score of Parcels Within Census Blocks

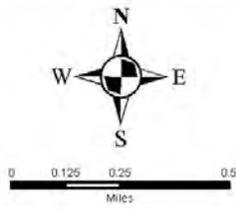
- 1st Quintile (Highest Level of Blight)
- 2nd Quintile
- 3rd Quintile
- 4th Quintile
- 5th Quintile (Lowest Level of Blight)
- Not Assessed (Non-Residential Blocks)

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
- Lake Alfred FOR Study Area
- Green Swamp Boundary
- Census Block Boundaries
- Parcels
- US Highways
- State Roads
- County Roads
- Local Roads
- Railroads
- Water Bodies



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 555 East Church Street, Bartow, FL 33830-3921

Date: 12/8/2013
 Document Path: D:\Projects\CRA\Lake Alfred 2013\Blight Assessment\Lake Alfred Weighted east_12052013.mxd

APPENDIX B – PHOTOGRAPHIC INVENTORY

PHOTOS TO BE ADDED

APPENDIX C – PARCEL INVENTORY

PARCEL NUMBERS ARE NOT SEQUENTIAL

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