

**FRUITLAND PARK CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY
MEETING AGENDA
December 12, 2019**

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, Florida 34731
6:30 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. Election of Officers** (city clerk)
 - **Chair**
 - **Vice Chair**
- 4. Approval of Minutes** (city clerk)
September 5, 2019
- 5. CRA Performance Data** (city treasurer)
 - (a) FY 2018-19 Annual and Activity Reports
 - (b) Total Assessed Real Property Values (since inception)
\$121,650,696
 - (b) Total Assessed Real Property Values (January 1, 2019, Reporting Year)
 - (c) Total Number of CRA Projects Started and Completed
FYs 2004/05 to FY 2019/20
 - (d) Affordable Housing Total Expenditures (Low-Middle Income Residents)
- 6. CRA Redevelopment Taxes – FY 2019-20** (city treasurer)
Motion to approve from the general fund to the redevelopment fund for the redevelopment taxes for FY 2019-20 totaling \$183,533.
- 7. FYs 2015-20 Redevelopment Plan Projects Discussion** (city manager)
- 8. PUBLIC COMMENTS**
This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the Community Redevelopment Agency at this meeting; however, questions

may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the CRA. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the CRA addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

8. OTHER BUSINESS

9. ADJOURNMENT

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the CRA with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

**CITY OF FRUITLAND PARK
CRA AGENDA ITEM SUMMARY SHEET
Item Number: 4**

ITEM TITLE: CRA – Draft Minutes

For the Meeting of: December 12, 2019

Submitted by: City Clerk

Date Submitted: November 28, 2019

Funds Required:

Attachments: Draft minutes

Item Description: September 5, 2019 draft meeting minutes

Action to be Taken: Approve the September 5, 2019 draft minutes as submitted.

Staff's Recommendation: If there are no corrections, approval.

Additional Comments:

City Manager Review:

Mayor Authorization:

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
DRAFT MEETING MINUTES
September 5, 2019**

A Community Redevelopment Agency meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, September 5, 2019 as soon as practical at 6:15 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor John L. Gunter, Jr., Commissioners Christopher Bell, Patrick DeGrave and John Mobilian.

Also Present: City Manager Gary La Venia, City Attorney Anita Geraci-Carver, City Treasurer Jeannine Racine, Police Chief Erik Luce, Fire Chief Donald Gilpin, Deputy Fire Chief Tim Yoder, Fire Department; Public Works Director Dale Bogle; Human Resource Director Diana Kolcun; Deputy City Clerk Stevie Taub and City Clerk Esther Coulson.

1. CALL TO ORDER

ACTION: 6:04:15 PM Mayor Cheshire called the meeting to order.

2. ROLL CALL

ACTION: 6:04:45 PM At Mayor Cheshire's request, Ms. Coulson called the roll and a quorum was declared present.

3. APPROVAL OF MINUTES

June 27, 2019 Minutes

ACTION: 6:04:59 PM **On motion of Commissioner Mobilian, seconded by Commissioner DeGrave and unanimously carried, the CRA approved the minutes as submitted.**

4. FY 2019-20 CRA BUDGET

Ms. Racine reviewed the FY 2019-20 CRA budget totaling \$456,632.

ACTION: 6:05:09 PM **A motion was made by Commissioner DeGrave and seconded by Commissioner Mobilian that the CRA approve the FY 2019-20 CRA budget as submitted.**

Mayor Cheshire called for a roll call vote on the motion and it was declared unanimously carried.

5. 2019 STREET PAVING

After Mr. La Venia noted the allocation of \$120,000 earmarked in the FY 2019-20 budget for 2019 Street Paving, he reviewed the following solicitations for street paving proposals from:

- Ciraco Underground Inc. who is unable to commence the project;

- CWR who cannot fulfill the project;
- Asphalt Paving for \$188,624.60, and
- Paquette Company for \$116,536 (Lake County contract).

ACTION: 6:06:57 PM On motion of Commissioner Bell, seconded by Commissioner Mobilian and unanimously carried, the CRA approved the city manager's recommendations to select Paquette Company for \$116,536 as the most responsive and responsible bidder.

6. ROAD PROJECTS PROPOSALS

The 2019 Street Paving project proposals were addressed under Item 5.

ACTION: 6:08:14 PM. No action was necessary.

7. CRA HB 9, CRAs

Ms. Geraci-Carver reviewed the following changes in the Community Redevelopment Agency (House Bill 9):

- The requirement for board members to complete January 1, 2019 the four-hour ethics course (which will not affect the city commission);
- Recognizing the termination provision of October 1 or September 30 whichever is earlier, the need for the governing body, by majority vote, to continue the CRA's existence, if that is the desire; thus, fulfilling its purpose for which it was created which would be considered at a future meeting before October 1, 2019.
- The need to submit the CRA's annual budget to Lake County within 10 days after adoption and post it on the city's CRA website.
- Before changes are made to any project outlined in the 2016 CRA Redevelopment Plan, approval is required as a CRA budget amendment on the transfer of funds.
- With respect to auditing reports, the plan for the State of Florida Department of Financial Services to inform the city on auditing best practices; thus, ensuring that the city meets compliance.

ACTION: 6:08:21 PM. No action was necessary.

8. PUBLIC COMMENTS

There was no other business to come before the CRA.

ACTION: 6:14:17 PM. No action was necessary.

9. OTHER BUSINESS

There was no other business to come before the CRA at this time.

ACTION: 6:14:22 PM. No action was necessary.

10. ADJOURNMENT

The meeting adjourned at 6:15 p.m.

The minutes were approved at the December 12, 2019 meeting.

Signed _____
Esther B. Coulson, City Clerk

Signed _____
Chris Cheshire, Mayor

**CITY OF FRUITLAND PARK
CRA AGENDA ITEM SUMMARY SHEET
Item Number: 5 a-d**

ITEM TITLE: CRA Performance Data

For the Meeting of: December 12, 2019

Submitted by: City Treasurer

Date Submitted: December 9, 2019

Funds Required: Yes – Redevelopment Tax 01519-30491

Attachments: Reports

Item Description: CRA Performance Data:

- (a) FY 2018-19 Annual and Activity Reports
- (b) Total Assessed Real Property Values (since inception)
\$121,650,696
- (b) Total Assessed Real Property Values (January 1, 2019, Reporting Year)
- (c) Total Number of CRA Projects Started and Completed
FYs 2004/05 to FY 2019/20
- (d) Affordable Housing Total Expenditures (Low-Middle Income Residents)

Action to be Taken: Approve as submitted.

Staff's Recommendation: Approve

Additional Comments:

City Manager Review:

Mayor Authorization:

Community Redevelopment Agency
City of Fruitland Park

Annual Report FY 2018-2019

The Florida Community Redevelopment Act of 1969 (Florida Statutes: Title XI, Chapter 163, Part III) provides a vehicle for local communities to form a Community Redevelopment Agency (CRA) and create a Redevelopment Trust Fund through Tax Increment Financing (TIF) for financing improvements within a target area.

The City of Fruitland Park established its CRA in March 1995. The Community Redevelopment Plan was updated and approved in September 2016.

The CRA Base Year Tax Value for OOF1 dated 3/16/1995 is \$17,896,110 and for 00F2 dated 6/28/2005 is \$67,646,734. FY2019 Current Year Tax Value for OOF1 is \$49,546,561 and for 00F2 is \$72,104,135.

Pursuant to Chapter 163.356(3)(c) of the Florida Statutes, a progress report of the year's redevelopment activities, including a complete financial statement of assets, liabilities, income and expenses, is due March 31 of each year. This annual report briefly summarizes the redevelopment activities conducted by the CRA in FY 18-19 and includes the year's financial statements.

In FY18-19, eight streets were repaved (Ridge Drive, Judith Ave, Le Conte St, Plumosa Ave, Fountain St, Dennis Ave, Smith St, Nuzum St, and the entrance to soccer field at Dixie & Shiloh were paved. Rose Plantation was the recipient of a grant match for a new awning. Improvements to the Municipal Complex were completed. These improvements included the windmill and all outside landscaping including plants, sod and irrigation. There was Booth Ern Straughan & Hiott (BESH) engineering support for moving utilities in the expansion of 466a and supplies purchased.

Prepared for
City of Fruitland Park Board of Commissioners
November 2019

**CITY OF FRUITLAND PARK
CRA FINANCIAL STATEMENT FOR FY2018**

CRA ACTIVITY REPORT FY2019

FY2018 Fund Balance \$ 24,928.60

Income - Revenue FY2019

City of Fruitland Park	\$ 134,239.00
Lake County Commission	\$ 167,637.00
Lake County Water Authority	\$ 16,808.20
Lake County Ambulance District	\$ 15,163.00
Interest	\$ 4,412.35
Rent & Late Fees	
TOTAL REVENUES	\$ 338,259.55

Operating Expenses FY2019

Misc. Expense	
Misc. Expense	\$ (620.00)
Memberships	
Special District Fees	\$ (175.00)
GrantProgram	\$ (1,767.96)
Improvements	
466a (BESH, Core & Main LP)	\$ (13,596.98)
Municipal Complex	\$ (42,143.71)
Basketball rims, poles, backboards, posts, goals, and nets	
Light poles Vets Park	
Gate at entrance of Vets Park	
	\$ (55,740.69)

Streets

Repaved 8 streets, entrance to soccer field	
<i>Paved (Ridge Drive, Judith Ave, Le Conte St, Plumosa Ave, Fountain St, Dennis Ave, Smith St, Nuzum St, Entrance to soccer field Dixie & Shiloh)</i>	
	\$ (115,536.00)
Streets	\$ (115,536.00)

Transfer to Other Funds Fund

Tx 10% UT for 466a Relocate	\$ (9,247.30)
Tx 20% CM, 10 CT	\$ (29,547.02)

Transfer to General Fund \$ (38,794.32)

TOTAL EXPENSES \$ (212,633.97)

FY2019 Fund Balance \$ 150,554.18

GOVERNMENTAL BALANCE SHEET	
Assets	
SBOA Investments	\$ 166,843.76
CD Citizens Bank	\$ 100,000.00
	\$ 266,843.76
Liabilities	
Accts Payable	\$ (115,536.00)
Rent Deposit- R Holiday	\$ (753.58)
	\$ 150,554.18

CRA PROJECTS

FYs 2004/05 to FY 2019/20

	Date	Description	Cost
	06-27-19	Business Improvement Matching Grant Façade Program – Fountain Lake Properties LLC dba “Rose Plantation”	\$ 2,500 \$ 1,767 - exp
2019-046	09-05-19	2019 CRA Street Paving:(Paquette Company w Proposal): <ul style="list-style-type: none"> - Ridgewind Dr (cul-de-sac) - Judith Ave (Pine Ridge- Marilyn) - Le Conte St (Willard- Mirror Lake Dr) - Plumosa Ave (Palm St-Arlca St) - Fountain St (College-Dixie) - Dennis Ave (Mary Sue-Nuzum) - Smith St (Poinsettia-Dennis) - Nuzum St (Poinsettia-Dennis), AND - Dixie Ave (Pave Entrance to soccer fields) 	\$116,536 \$115,536 - exp
2018-076	12-13-18	<ul style="list-style-type: none"> - Municipal Complex - Utilities Relocation on CR466A and Community Center 	\$ 42,143.71 \$13,596.98
	03-23-18	City Streets Paving <ul style="list-style-type: none"> - Century St - Arecia St - Penn St - Foxhill St - James St - Marysue St - Jewell St - Cul-de-Sac /Hilltop - Berryhill Cir 	\$128,129.25
	08-09-18	Roads and Streets Resurfacing <ul style="list-style-type: none"> - Mirror Lk Striping - Olive St - Griffin St - Forest St 	\$118,160.25
FY	2017-18	Veterans’ Memorial Park Improvements - Light Poles NW Lake Community Park/Cales Memorial (Multipurpose Soccer Field (Recreation Complex) – Basketball rims, poles, backboard, post, nets and goals	\$ 1,600 \$ 5,663
	09-14-17	Veterans’ Memorial Park Improvements: <ul style="list-style-type: none"> - Sidewalks - Sports Lighting - Fence and gate - Resurface basketball court - Baseball lighting contractor cabinet, Musco 	\$ 6,500 \$ 54,540 \$ 6,036 \$ 4,000 \$ 6,200 \$ 10,300

		- Playground equipment removal and relocation, Playmore Recreational (See 081017 regular meeting)	
FY	2016-17	Repair eight sidewalks - Berckman, railroad, Mirror Lake, College Ave, Fountain St, United Pentecostal Church, Fruitland Street	\$ 10,350
		Veteran's Memorial Park, public works building and the library - Tree removal	\$ 12,500
		Street signs	\$ 2,091
FY	2016-17	CR 466A (BESH)	\$ 28,889
2016-002	09-22-16	CRA 5-Year Plan	
2016-001 CRA	04-28-16	CR 466A Phase I Infrastructure Project – Redevelopment System Improvements Water Utilities Relocation (FY 2015-16 BA BT2016-014)	\$392,522.19
FY	2015-16	Service Systems Repair Work, Wells 5, 1, 3, and 4 (CAPZ Well Fence) – Library	\$ 4,144
		Tree Removal	\$ 7,685
	05-14-15	Roadway Projects (Rainey Construction): - Palm St (Penn St to US Hwy 27/441 and Berckman St, - Rose St (CR 466A to Shiloh St), and - Foxhill St (Foxhill St to Fruitland Rd)	\$ 50,6556
	01-09-14	207 W Berckman St – Vacant Land and Fence Installation – Public Works Expansion	\$ 24,150
	05-08-14	207 W Berckman St (Additional Funding) City Roadway Improvements (11 Streets): - Willard St - Bidwell St - Bertoldi St - Southern Dr - Labari Dr - FPPD-FPFD N Entrance - E Hilltop - Palm Dr (Penn St to Dixe Ave) - Williams Dr - Bidwell St - Oakwood Ln	\$ 41,116.05 \$132,643
FY	2013-14	Trees Appraisal: - 600 Laurel St - 603 W Fountain St (Ruiz Property, 207 W Berckman St) public works and library	\$ 5,800 \$ 5,095
	01-10-13	3 Homes – Fountain St - Demolition (Cross Environmental Services)	
	02-14-13	3 Homes – Fountain St – Asbestos Removal -	\$ 7,520

		CRA Plan Update	\$ 6,750
	05-24-12	Victoria Avenue Sidewalks "Safe Route to School Grant" - (LS MPO's Request)	\$ 8,000
2012-025	06-28-12	CRA-Redevelopment Funds - CDBG - FY 2011-12 BA	\$ 36,010
	08-06-12	Victoria Avenue Sidewalks (4'Wide)	\$ 6,720
2011-020	08-25-11	Over Income Limit Homes Sewer Connections - CDBG Project Areas - FY 2010-11 BA CRA BA CRA-CDBG	\$ 91,917
	08-25-11	Engineering - CDBG Contract Expenses (unfunded portion) Utility Fund (Usage) CUP Expenses	\$118,000 \$105,000
2011-022	09-08-11	CRA-CUP - FY 2011-12 BA	\$105,000
2011-030	09-22-11	CRA Unqualified Resurfacing Project CIP— Otters Pond Rd - FY 2011-12 BA	\$ 19,680
2010-003	01-28-10	CRA Property Purchase (E Ammer Property Sale Contract w Portion of Block 20 Plat - FP Library) 601 W Fountain St - FY 2009-10 BA	\$ 87,853
2010-004	01-28-10	CRA Property Purchase (E Ammer Property Sale Contract w Portion of Block 20 Plat – FP Library) 511 W Fountain St - FY 2009-10 BA -	\$ 19,647
2010-005	01-28-10	CRA Property Purchase (R Everts Property Sale Contract w Portion of Block 20 Plat – FP Library) 507 W Fountain St - FY 2009-10 BA -	\$ 75,000
	04-08-10	Snowflake Decorations – College Avenue	
	05-27-10	509 W Fountain St Property Purchase	
2010-011	06-10-10	CRA Property Purchase (M Coralluzzo Property Sale Contract w Portion of Block 20 Plat) - 509 W Fountain St - FY 2009-10 BA	\$ 80,000
	06-24-10	Wastewater Connection Engineering Costs -CDBG	\$700,000
2010-015	07-08-10	CRA - Redevelopment - CDBG BESH Engineering - FY 2009-10 BA -	\$ 7,800
	07-08-10 08-26-10	Over Limit Income Citizens - Improvements – CDBG Match	\$240,000
2010-032	11-11-10	CRA - - Engineering - US Hwy 27/441 Widening - Potential Conflicts - FY 2010-11 BA	\$ 5,000
2009-014	07-09-09	Former Baugh Property Purchase - CRA - FY 2009-10 BA	\$403,780.76
2005	02-10-05	508 W Berckman St "Berckman Street House"	
		Two Lots 11-14 - "Davenport Property"	

Reporting Requirements



- By January 1, 2020
 - Publish on website Digital Map depicting boundaries and total acreage of CRA
 - Changes to boundaries/acreage updated within 60 days
- Beginning March 31, 2020 (and every year thereafter)
 - File Annual Report with County or Municipality that created CRA
 - Publish Annual Report on CRA's website
 - **Report must include:**
 1. Most Complete Recent Audit Report*
 2. Performance Data (as of December 31st of reporting year)
 3. Summary of what the CRA has achieved in its community redevelopment plan

Section 163.371, Florida Statutes



**CITY OF FRUITLAND PARK
CRA AGENDA ITEM SUMMARY SHEET
Item Number: 6**

ITEM TITLE: CRA Redevelopment Tax – FY 2019-20

For the Meeting of: December 12, 2019

Submitted by: City Treasurer

Date Submitted: December 9, 2019

Funds Required: Yes – Redevelopment Tax 01519-30491

Attachments: CRA Invoices

Item Description: Approve payment from the General Fund to the Redevelopment Fund for the Redevelopment taxes for FY2020. Tax calculation are based on increase in property value over the base year 1994 for 00F1 (56,226,726 - 17,896,110 = 38,330,616) and 00F2 (78,682,996 - 67,646,734 = 11,036,262) divided by 1000 times the millage (3.9134) times 95%. The total for 00F1 is \$142,503 and for 00F2 is \$41,030 (00F2) for a total payment of \$183,533. Current budget in OGS is \$183,926.

Action to be Taken: Approve payment of invoices

Staff's Recommendation: Approve payment of invoices

Additional Comments:

City Manager Review:

Mayor Authorization:



506 W. Berckman Street
Fruitland Park, FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6686

December 9, 2019

Christopher Cheshire, Mayor
City of Fruitland Park
506 W. Berckman St
Fruitland Park, FL 34781

Re: Fruitland Park Community Redevelopment Agency (00F1)-2019 Taxes \$ 142,503

Dear Mayor Cheshire:

The Lake County Property Appraiser provided the City of Fruitland Park Community Redevelopment Agency (FPCRA-00F1) with a final taxable value of \$56,226,726 for the tax year 2019. This is an incremental increase of \$38,330,616 over the 1994 base year.

The amount due to the FPCRA from Fruitland Park is **\$142,503** ($\$38,330,616/1000 \times 3.9134$ mills $\times .95$). Please remit this payment to the attention of the City Finance Director by January 15, 2019.

Sincerely,

Jeannine Racine

Jeannine Racine
City Finance Director
352-360-6545

Cc: File



506 W. Berckman Street
Fruitland Park, FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6686

December 9, 2019

Christopher Cheshire, Mayor
City of Fruitland Park
506 W. Berckman St
Fruitland Park, FL 34781

Re: Fruitland Park Community Redevelopment Agency (00F2)-2019 Taxes \$ 41,030

Dear Mayor Cheshire:

The Lake County Property Appraiser provided the City of Fruitland Park Community Redevelopment Agency (FPCRA-00F2) with a final taxable value of \$78,682,996 for the tax year 2019. This is an incremental increase of \$11,036,262 over the 2006 base year.

The amount due to the FPCRA from Fruitland Park is **\$41,030** ($\$11,036,262/1000 \times 3.9134$ mills $\times .95$). Please remit this payment to the attention of the City Finance Director by January 15, 2020.

Sincerely,

Jeannine Racine

Jeannine Racine
City Finance Director
352-360-6545

Cc: File

Redevelopment Trust Fund – s. 163.387, Florida Statutes

Important provisions to note:

- ❑ CRAs shall submit its annual budget to the BOCC within 10 days after adoption and submit amendments of its annual budget to the BOCC within 10 days after adoption.
- ❑ CRAs with revenues or total expenditures of more than \$100,000 shall provide for a financial audit...the audit **MUST** include a finding by the auditor as to whether the CRA is in compliance with authorized expenditures (s. 163.387 (6), F.S) **and** the use of remaining money on the last day of CRA fiscal year (s. 163.387 (7), F.S.)
 - Returned to each taxing authority which paid the tax increment (proportionally)
 - Used to reduce the amount of any indebtedness to which increment revenues are pledged
 - Deposited into an escrow account for the purpose of later reducing any indebtedness; or
 - **Shall be appropriated to a specific redevelopment project. The funds appropriated for such project MAY NOT be changed unless the project is amended, redesigned, or delayed, in which case the funds must be reappropriated in the next annual budget adopted by the CRA (eliminated former 3 years completion requirement).**
- ❑ **The annual financial report and audit report must be submitted to the Department of Financial Services and a copy of the audit report to each taxing authority.**

Redevelopment Trust Fund – s. 163.387, Florida Statutes

Generally amended to provide the following:

- Effective October 1, 2019, moneys in redevelopment trust fund may be expended as described in the redevelopment plan and **ONLY** pursuant to the adopted annual budget by the CRA Board and consistent with revised section on expenditures.
 1. **Administrative and overhead expenses directly or indirectly necessary to implement redevelopment plan**
 2. Planning, surveys, and financial analysis...reimbursement to Governing Body for start-up costs
 3. Acquisition of real property
 4. Clearance and preparation of redevelopment sites and relocation of site occupants
 5. Repayment of loans, advances, bonds, bond anticipation notes, and other forms of debt
 6. Expenses connected to issuance, sale, redemption, retirement, or purchase of bonds
 7. Development of affordable housing
 8. Development of community policing innovations
 9. **Expenses that are necessary to exercise powers of CRAs granted under s. 163.370, F.S. and as delegated under s. 163.358, F.S.**

**CITY OF FRUITLAND PARK
CRA AGENDA ITEM SUMMARY SHEET
Item Number: 7**

ITEM TITLE: FYs 2020-25 Redevelopment Plan Projects Discussion

For the Meeting of: December 12, 2019

Submitted by: City Manager

Date Submitted: November 28, 2019

Funds Required:

Attachments: FY 2015-20 Redevelopment Plan

Item Description: CRA – FY 2020-25 Redevelopment Plan Projects

The attached FY 2015-20 Redevelopment Plan was adopted by Resolution 2016-029 on September 22, 2016. New statutory requirements addresses the need for a summary indicating to what extent, if any, the CRA has achieved the goals set out in its redevelopment plan.

Action to be Taken:

Staff's Recommendation:

Additional Comments:

City Manager Review:

Mayor Authorization:

OPPORTUNITIES AND CHALLENGES**4.0 Opportunities and Challenges**

The physical and economic environments will affect the success of the Fruitland Park Redevelopment Area and provide both opportunities and challenges.

History of the creation of the Fruitland Park Redevelopment Plan

The development of the City's comprehensive plan specifically identified the need to address redevelopment as well as recognizing capital improvement needs for the downtown area. The comprehensive plan does not, however, specifically address both private and public improvements that are generally aesthetic in nature but necessary for the success of the downtown and residential areas.

The other driving force behind the development of this plan is the Community Redevelopment Act of 1969, which provides a means for the local community to conserve, rehabilitate or redevelop an area and for the establishing of the tax increment finance district to pay for improvements in the area.

The Physical Environment

The land uses within the community redevelopment area are commercial office, residential, retail and recreation. The commercial uses within the CRA include a variety of businesses including restaurants and service businesses. Residential uses are scattered throughout the study area.

While the need for such uses as adequate parking may affect the downtown areas to a greater degree, the downtown and residential areas share similar needs such as adequate road right-of-ways, sidewalks and lighting. Some of these examples may be seen in the windshield survey of the residential area; road improvements are needed as well as sidewalks in the residential community.

Structural Condition Survey

The condition of the buildings in the CRA area varies considerably. While most of the buildings are structurally sound, there are significant numbers of deteriorated and dilapidated buildings throughout the residential and downtown areas. The survey of structural conditions conducted was based upon the following definitions:

Standard: A standard structure has no visible defects or, possibly, some

slight defects correctable in the course of routine maintenance.

Slightly Deteriorated: A slightly deteriorated structure is structurally sound but is off a routine maintenance program such that deteriorating characteristics become a visible menace. Continuation of this deterioration would eventually result in the structures becoming more seriously deteriorated. Repairs, more than regular maintenance, are required to bring the structure up to standard.

Deteriorated: A deteriorated structure requires structural repairs not provided in the course of routine maintenance. Such a structure has one or more defects that must be corrected if the unit is to continue providing safe and adequate shelter.

Dilapidated: A dilapidated structure no longer provides adequate shelter. Such a unit endangers the health, safety or well being of the inhabitants. This structure has one or more critical defects or a combination of intermediate defects in sufficient number that rehabilitation is not feasible.

The presence of dilapidated structures that are infeasible for rehabilitation can present a negative image of the area. Dilapidated structures can be an eyesore, a hazard and an attractive nuisance. Structures that are deteriorated may exhibit many of these same opportunities, but are feasible for rehabilitation. Routine inspections and code enforcement are the primary means to remove dilapidated structures at the current time.

When the deteriorated or dilapidated buildings are providing housing to individuals, the problem is especially difficult. If the structures are suitable for rehabilitation, temporary living quarters must often be found while rehabilitation takes place. If the structures are dilapidated and infeasible for rehabilitation, it is then necessary to find other housing for individuals living there.

Sidewalks

A visual observation of the pedestrian system in the CRA area indicates that sidewalks are insufficient in meeting either the recreational or commercial pedestrian traffic needs. A number of sidewalks have been installed and are being used in the existing CRA area since the inception of the CRA. The success of these sidewalks further proves the need for additional sidewalks within the CRA area, which is predominantly residential. Sidewalks also need to be considered along the right-of-ways that are slated for expansion.

It is important to provide paved walkways and properly designed ramps to make public facilities in the general downtown area more accessible to all individuals, including people with disabilities. Pedestrian access is a major development concern of the City Commission and citizens of Fruitland Park for the enhancement of the CRA. Sidewalks are extremely important in residential neighborhoods to ensure that children can safely make it from the bus stop home and be able to walk in a safe environment. The following is a partial listing of areas that should receive first priority for sidewalks.

Streets in need of new or repaired sidewalks:

- Dixie Avenue (from North to South ends) – sidewalks have been completed from Wal-Mart to Berckman St.
- Pennsylvania Avenue
- Griffin Road (East)
- Foxhill Road
- Picciola Cutoff (Between U.S. 27-441 and Hamlet Court)

The City has completed the sidewalks on Palm Street, which had been projected as a need in the previous CRA document.

Street Lighting

Visual inspection of the streets within the CRA area indicate that there is a need for pedestrian and street lighting along sidewalks in the vicinity of the Dixie Ave and Berckman St. intersection, in the vicinity of City Hall and the Elementary School. Street lighting should also be provided in areas where pedestrian traffic is heavier and where there is concern for crime safety.

Gardenia Park

The City will continue to maintain Gardenia Park, the linear park that was created pursuant the CRA identifying it as need. This park is located at the abandoned railroad right-of-way between Berckman and Fruitland Streets. A municipal swimming pool, handball and volleyball courts as well as other types of recreational activities have been constructed.

Drainage

The drainage system in the downtown area is primarily controlled swales, ditches and culverts. As improvements are made in the downtown, every effort should be made to assess the impact that the improvements will make to the immediate drainage system and to determine if cost-effective improvements can be made to the system during the construction of the improvements. Every effort should be made to establish a master drainage plan for the CRA and the City as a whole

that can be referenced during phased improvements to specific locations in the downtown. A partial listing of streets within the redevelopment area that should receive first priority for drainage improvements is listed below:

1. Dixie Avenue
2. Pennsylvania Avenue
3. Foxhill Road
4. Fruitland Street
5. Seminole Street
6. Berckman Street
7. Olive Street
8. Lemon Street

Water Facilities

The water facilities system currently impacts the ability of the CRA to promote growth of certain services in the downtown due to limitations. The City is currently considering several options to extend water services within the CRA. Additional studies will be necessary to address additional growth and development within the CRA. The following describes some examples within the CRA that could benefit from improved water facilities:

Install larger PVC main in Palm Street to replace 6" asbestos-concrete pipe, install new 6" mains in Pennsylvania, Plumosa and Phoenix Avenues to replace 2" and 6" asbestos-concrete mains in backyards and install 6" main in Forest Street to replace a 1 ¼" main.

There are areas within the CRA that have potable water flowing through Transite Pipe (ACP). This type of pipe was typically used around the 1950s to 1970s and is reaching the end of its service life. The transite pipe is located primarily in utility easements along rear lot lines. The options for abandonment are physical removal or grouting and abandoning in place. The pipe is not considered a hazard (non-friable) if it is not damaged cracked or broken to release asbestos fibers into the air.

Sewer Facilities

The City has a newly constructed Sewer facility located on Spring Lake Rd. The City is considering several options to expand this facility.

Fire Protection

As aging water lines are replaced and as new water service is provided within the CRA, fire protection should be improved through the installation of sufficiently sized water lines to meet commercial and residential fire flow requirements. In addition, sufficient fire hydrants and valves should be installed with all new water line extensions. These improvements will have a positive impact on the current

fire protection system and will provide an incentive for the location of new businesses. A listing of streets within the CRA that should receive high priority for waterlines and fire hydrants are provided below:

1. Dixie Avenue (from Miller to South End at U.S. Hwy 27/441)
2. CR 466A
3. Spring Lake Rd. and U.S. Hwy 27/441 (North of the Buick dealership)

Streets that have benefited from the CRA planning and have had lines installed are Palm Street, Pennsylvania Avenue, Plumosa Avenue, Phoenix Avenue, Areca Avenue and Forest Street.

Parks

The City of Fruitland Park has several acres of excellent parks. This recreational resource provides a certain amount of tourist and recreational traffic into the CRA. Improvements needed for local parks include parking lot paving and acquisition of land for additional parking. Beyond parking facilities, additional landscaping, utility relocation, sidewalk and crosswalk improvements are necessary.

Residential Housing Impact

The majority of the structures in the CRA are residential. The CRA shall address residential impacts through the following manner:

1. Promote the rehabilitation of residential units through both private and public resources (i.e., CDBG and SHIP funds). Financial institutions participating in the loan pool shall actively promote financing of residential rehabilitation in and adjacent to the CRA.
2. Active code enforcement will be utilized to insure safe, sanitary housing conditions in the CRA. The CRA agency should review the LDR and the building code requirements to insure a consistent policy with CRA Agency objectives for existing and future residential structures in the CRA.
3. The CRA Agency shall monitor the conversion of residential units to commercial use to insure that involuntary displacement does not occur and that the conversion construction is consistent with the goals for the CRA and the aesthetic goals of the CRA Agency.

Traffic Intersections and Signalization

A preliminary field investigation finds that several areas within the CRA are not conducive to pedestrian use. These areas can be improved by providing landscaping and therefore, provide a visible justification for pedestrian use. Furthermore, engineering design improvements making pedestrian accessibility a priority can be achieved throughout the CRA. It may be necessary to conduct a more extensive engineering investigation of intersections, especially high hazard locations, in order to identify additional improvements as part of Fruitland Park's ongoing roadway maintenance and improvement program. A Preliminary list of intersections that could benefit from additional landscaping, signalization and crosswalks is listed below:

1. Dixie Avenue at Griffin Street, Fruitland Street, Forest Street, Palm Street and Pennsylvania Avenue.
2. U.S. Hwy 27/441 at Miller Street, Berckman Street, Beam Street, Segal Street, Forest Street, Palm Street and Grizzard Street.
3. Berkman Street and Dixie Avenue would benefit from either a 4-way stop or signalization.
4. CR 466A / Miller St. from U.S. Hwy 27/441 to the Sumter County line – aesthetic enhancements, signals, street lights, bike lanes, sidewalks, traffic signals and reuse lines for irrigation.

Parking

The current need for parking is based on the number of on and off-site spaces currently available, but takes into consideration available parking on existing major roadways and the grandfathering of existing land uses that may adversely impact the availability of downtown parking. The City of Fruitland Park utilizes a traditional parking strategy; parking requirements are tied to zoning, specific structural uses and the size of the structure being used.

The current planning system requires the utilization of prime commercial property for parking, hindering the expansion or development of many of the vacant parcels in the downtown area. A strategy to minimize or share parking requirements would provide greater opportunities to allow greater in-fill and redevelopment opportunities. With the increased growth and tax revenues, parking concerns and planning can be dealt with, as an infrastructure need. Centralized parking lots, which minimize the use of prime commercial property, can be purchased through funds generated by the Tax Increment District and through special assessments on the business district that created the need.

As the City grows, sites for additional parking should be identified. At this time, establishing a municipal parking lot in the business district is not a viable option.

Aesthetics

An important part of redeveloping any area is its appearance. Many aspects of appearance will improve as the structural conditions are improved and streets are repaired, but some aspects of the appearance of a downtown and residential neighborhoods must be given special attention. Public improvements in a downtown or residential area often concern the appearance of the streetscape. The streetscape is the combination of all elements in a pedestrian or vehicular area, usually the public right-of-way, and includes street furniture, landscaping, sidewalks, lights, signs and the relationship of each of these elements to each other and to adjacent buildings. Standards need to be adopted for the CRA with regard to these elements of the streetscape. For the purposes of this discussion, the streetscape includes the street furniture (items such as benches, planters, trash receptacles, kiosks), landscaping (items such as trees, tree grates, and irrigation) and lights.

In order to make an area attractive for pedestrians, improvements to the appearance or the streetscape are necessary. Such improvements are now evidenced in Fruitland Park with very limited utilization in the downtown and residential areas. While individual property owners have made improvements to their building facades and, in some cases, upgraded and installed landscaping, there has not yet been a comprehensive program throughout the entire downtown to upgrade the streetscape. An 'aesthetics needs' analysis needs to be conducted for the overall CRA.

Any future study should also include the addition of wayfinding signage on "major" streets to assist visitors in finding community destinations (City Hall, churches, schools, business districts, etc.).

Current and Future Capital Improvements in the CRA

There are currently several capital improvements being addressed in the CRA as identified in the Comprehensive Plan. Future capital improvements in the CRA shall be in conformance with the Capital Improvements Element of the Comprehensive Plan, except for emergency or disaster related improvements.

PROJECTS**5.0 Projects**

The main issue for the redevelopment and development of the Fruitland Park CRA is the lack of infrastructure for current and future development. The following provides the recommended CRA projects.

The first priorities should be given to the water and wastewater system. Extension of gravity sewer lines and force mains, and the abandonment of the existing ACP pipe and the installation of new water lines should be one of the top priorities. For new commercial development and redevelopment of existing commercial properties to occur adequate facilities are required. The existing commercial development utilizes septic tanks which limits the type of commercial activities that can occur which in turn limits commercial services available within the City thus requiring citizens to drive to adjacent cities for those services. In addition, the majority of the residential properties also utilize septic tanks. Connection to a wastewater system would also further the conservation and public facilities goals, objectives and policies within the comprehensive plan to protect the environment, lakes and correct existing deficiencies. The extension of the gravity sewer lines and force mains would also encourage economic growth and the creation of jobs by providing for a variety of commercial users.

Installation of sidewalks, crosswalks and street lights would provide safe pedestrian travel and further the goals, objectives, and policies of the comprehensive plan in providing a multi-modal system.

Aesthetic improvements would encourage economic growth with the CRA area by encouraging an attractive, groomed appearance within the CRA.

To further encourage economic development within the CRA consideration should be given to the Miller Street (CR 466A) area by designating this area as Transition, which would allow limited commercial and office/professional uses. This may be accomplished by a comprehensive plan amendment creating a new land use category and subsequent rezoning.

Table 5-1 illustrates the proposed projects and estimated costs. Other projects including those identified in the Opportunities and Challenges Section that are not identified on the table may become projects as funds become available and approved by the CRA Agency.

TABLE 5-1 Proposed Projects and Cost Estimates			
Project	Funding Source	Timeframe	Amount
Water Line Upgrades	TIF / Grant	2015-2020	\$300,000.00
Sewer Upgrades	TIF / Grant	2015-2020	\$150,000.00
Street Lighting	TIF / Grant	2015-2020	\$50,000.00
Park Improvements	TIF / Grant	2015-2020	\$75,000.00
Community Center Improvements	TIF / Grant	2015-2020	\$50,000.00
Street Signage	TIF	2015-2020	\$5,000.00
Tree Trimming / Arbor	TIF	2015-2020	\$50,000.00
Commercial / Office Exterior Rehab via Grant	TIF / Grant	2015-2020	\$100,000.00
Street Improvements	TIF / Grant	2015-2020	\$200,000.00
Land Purchases	TIF	2015-2020	\$317,000.00
Demolitions	TIF	2015-2020	\$21,000.00
Streetscapes	TIF/Grant	2015-2020	\$100,000.00
Stormwater Improvements	TIF/Grant	2015-2020	\$267,000.00
Total			\$1,685,000.00

1 Projects and associated costs provided by the City of Fruitland Park as outlined in their fiscal year 2015-2020 CIP

2 Does not include right-of-way cost

3 TIF Reimbursement if funds are available and CRA Agency approves