

**FINDING OF NECESSITY FOR A
COMMUNITY REDEVELOPMENT AREA (CRA)**

City of Mascotte



FINDING OF NECESSITY FOR A COMMUNITY REDEVELOPMENT AREA

City Council Presentation: 02/14/05

Introduction

- On July 26, 2004, the City Council City authorized the team of HHI and B&H Consultants to investigate blight in the proposed Redevelopment Study Area
- The purpose of the investigation was to examine and document possible conditions of blight as defined in *Florida Statutes Chapter 163*



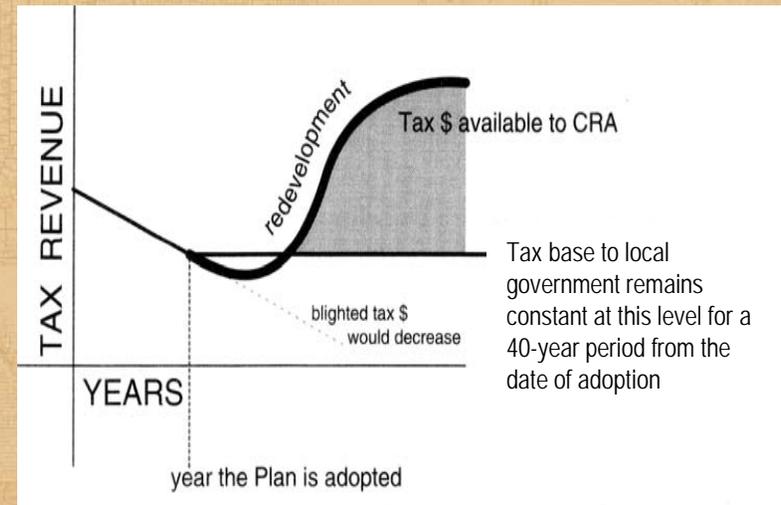
Redevelopment Act Overview (Section 163, Part III F.S.)

- Purpose: Assist local governments in preventing or eliminating blighted conditions
- If an area is found to be blighted, a resolution stating the blighted conditions must be adopted by the City Council
- The City must provide prior notice to all taxing authorities and the general public
 - *Notices were mailed on 01/24/05 and an advertisement appeared in the Daily Commercial on 01/26/05*

- The City shall adopt an ordinance to:
 - Create a CRA (Community Redevelopment Agency)
 - Draft a Redevelopment Plan
 - Establish a Trust Fund



- The LPA has 60 days to review the Redevelopment Plan for conformity
- Upon adoption of the ordinance the tax base (“Base Year”) for tax increment is established
- Projects are implemented through the CRA with Trust Fund monies as they become available



- **Conditions for Blight** (*Chapter 163 Part III 163.340 F.S*)
 1. *Substantial number of deteriorated structures*
+ (*plus*)
 2. *Two or more* of the following factors:
 - a. Poor street layout, parking, roadways etc.
 - b. Insignificant increase in assessed property values
 - c. Faulty lot layout
 - d. Unsanitary and unsafe conditions
 - e. Deterioration of site or other improvements
 - f. Inadequate and outdated density patterns

- g. Falling office/commercial/industrial lease rates
- h. Tax or special assessment delinquency exceeding fair value of land
- i. Residential/commercial vacancy higher than the City
- j. Incidence of crime higher than the City
- k. Fire and EMS calls higher than the City
- l. Code violations higher than the City
- m. Diversity of ownership
- n. Governmentally owned property with adverse environmental conditions

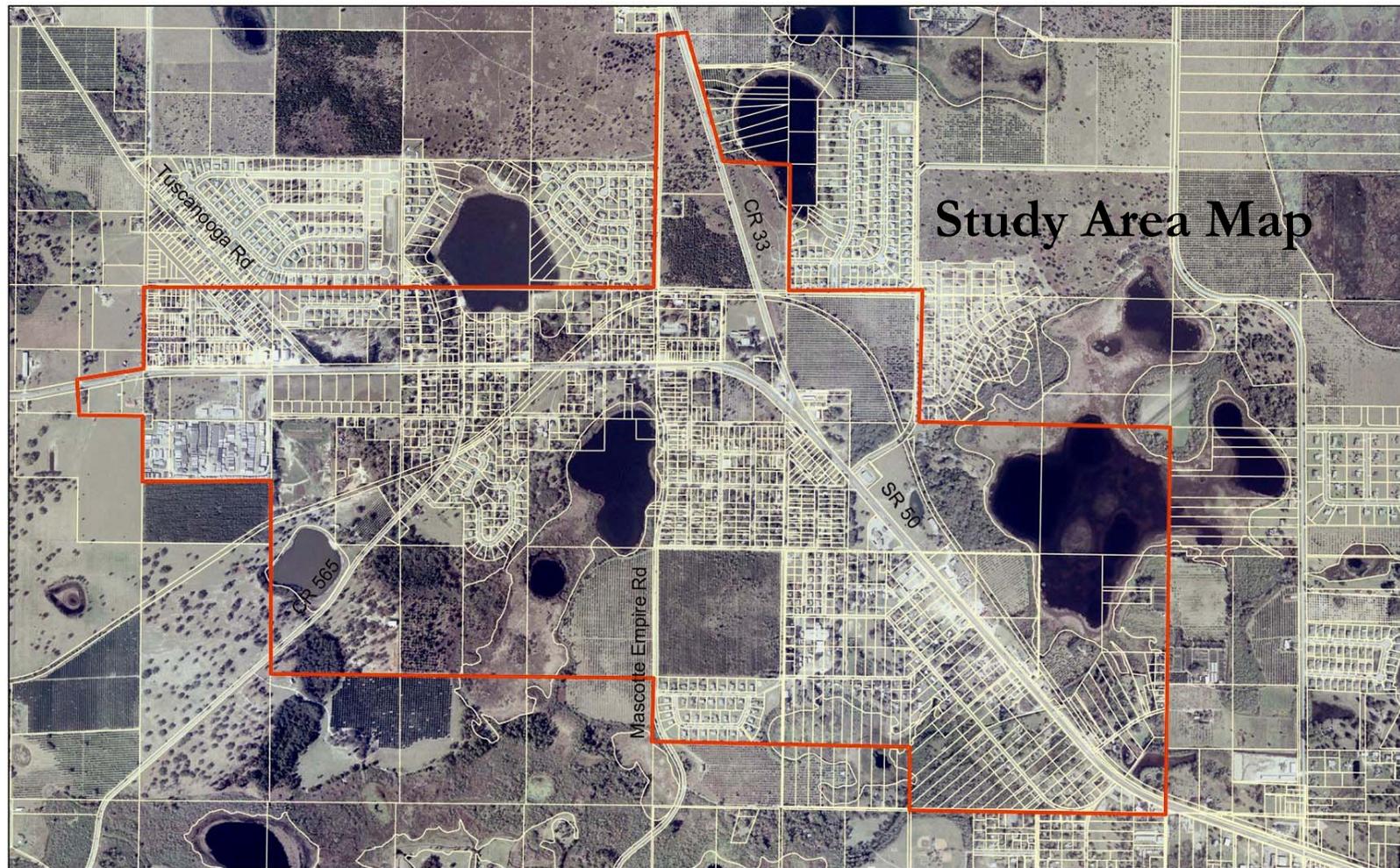
Project Process

- The Findings Report describes the physical, economic and regulatory conditions within the Redevelopment Study Area. The processes adopted to accomplish this include:
 - Review of Property Appraiser data
 - Field study and inspection
 - Review of City provided statistics
 - Review of the City's Comprehensive Plan and other studies prepared for the Study Area

Study Area Facts

- 1,350 acres primarily defined by its relationship to the SR 50 commercial corridor
- Access and connections to regional and local roadways; namely, SR 50 - leading to I-75 and the Florida's Turnpike, CR 33, CR 50, and CR 565



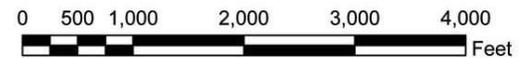


**City of Mascotte
CRA Redevelopment Study Area**

Legend

- Proposed Study Area Boundary
- Parcel Boundary

Total Approximate Area: 1350 Acres



Study Area Characteristics

- Mix of general land uses that include residential, commercial, conservation, transportation/utility and institutional
- Other unifying physical conditions include: deteriorated residential and commercial structures, lack of sidewalks, inadequate infrastructure/transportation facilities and vacant parcels



Typical single-family residential

Physical Environment Inventory

- **Natural Environment and Features**
 - Lies on prime Floridan Aquifer recharge areas within the Withlacoochee Basin
 - 22% of the Study Area comprises of lakes and conservation areas
 - No significant natural or environment conditions that hamper development in the Study Area



- **Existing Land Use**
 - Primarily viewed as commercial, residential and conservation
 - Deteriorating residential properties including many dilapidated mobile homes
 - Numerous vacant or vacated properties
 - Functionally obsolete and undersized commercial lots



- **Traffic Data and Characteristics**

- 38% increase in Lake County's population in the past 10 years
- Most roads with Level of Service below "C"- according to a 1989 FDOT Study
- Most roads including SR 50 need improvement
- Area roads experience flooding
- Inadequate non-automobile, multi-modal and public transportation facilities



SR 50 looking east near Atlantic Avenue

- **Parking and Access**

- Improper access management along SR 50 that may contribute to accidents
- Lack of joint property access which reduces short trips
- Insufficient sidewalks which creates an unfriendly pedestrian environment
- Challenges include random curb cuts, inadequate sidewalks and on-street parking provisions



Typical access and parking situation on SR 50

- **Stormwater**

- Numerous undersized culverts and pipes
- Flooding of low lying areas on SR 50 and other area roads
- Ponding in existing residential developments especially those within 100-year floodplains
- Need for a coordinated master plan approach to infrastructure planning and design



- **Wastewater**

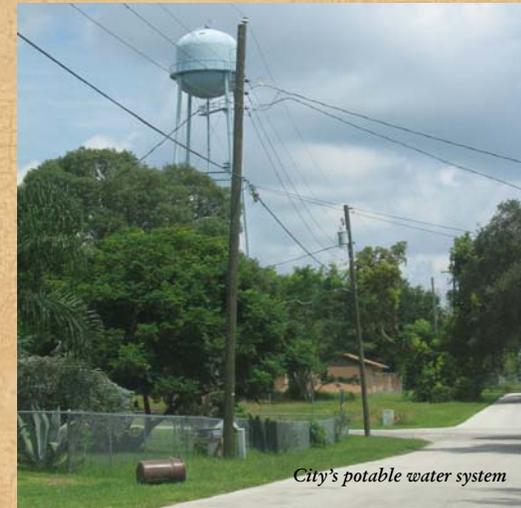
- Properties mostly serviced by septic sewer systems
- May cause contamination of the Floridan Aquifer
- Average lot sizes well below Department of Health's requirement of 1/4 acre lots for septic systems
- Need for a coordinated master plan approach to planning and design and implementation



Poor drainage and flooding in Study Area

- **Potable Water**

- All properties are connected to the City's distribution system
- Water pollution sources include surface water and septic tanks
- Deficiencies are likely to occur, especially for fire requirements with more intense and higher density developments



- **Building and Density Patterns**

- Lack of zoning codes, land development regulations and future land use scenarios
- Typically, smaller residential and commercial lots
- Parcels and codes unable to accommodate modern trends such as mixed and multi-use development patterns



- **Crime/EMS and Code Violation Analysis**

- Proportionally higher Crime and EMS calls -66% of Citywide calls
- Activities that are significantly higher: drunk driving, assault/battery, larceny and drugs
- 33 reported code violation cases a month, representing 58% of all cases
- May be attributed to vacant/vacated properties, empty parking lots and unobserved public spaces



Vacant/vacated property on SR 50

- **Visual Character of Buildings and Sites**
 - Structural deterioration and functional obsolescence as result of dilapidated buildings and sites, crumbling infrastructure, inadequate parking arrangements and poor ingress/egress
 - Vacant, vacated and deteriorated properties



Real Estate Activity

- Comprises of some 741 tax records
- 2003 tax rolls set the taxable value at \$24,172,884
- Commercial properties located mostly on SR 50, accounts for approximately 10% of property records



Vacant and vacated properties on SR 50

- **Real Estate Data Analysis and Process**
 - Comparative analysis performed for 295 of the total 741 records
 - Due to inadequacies and limitations in available data, this analysis may be considered representative of current economic conditions
 - Properties that have building/structure values worth less than 25% of the total assessed value (land plus building/structure) is deemed as an underutilized property

- **Area Residential Environment**

- Approximately 71% are reported as residential parcels
- About 45% claim homestead exemption
- Numerous mobile homes in deteriorating conditions
- Older residential structures typically sited on small lots on either side of SR 50



Deteriorating residential in the Study Area

- **Area Commercial Environment**
 - Approximately 10% are reported as general commercial parcels
 - Commercial properties account for about 23% of the taxable valuations - significantly lower than other local communities
 - Visual inspection shows older retail, pointing to poor parking arrangements, poor ingress/egress and building configuration



- **Investment and Disinvestment Activity**

- Modest activity - future plans for approximately 242 new residential units and 57,000+ sq. ft. of commercial
- From the 295 records, in 2003 there are 2 less residential and 9 less commercial properties when compared to 1999
- 86 parcels (29%) are deemed underutilized



- **Implications for Further Efforts**

- Study Area may not decline drastically in the short run
- City's ability to prevent decline is reflected in the tax collection revenue pattern
- Signs of unfavorable economic conditions particularly in commercial activity are seen
- Action in the public interest is needed to mitigate this situation



Older commercial properties for sale

Blight Findings

- Substantial Deterioration
 - Substantial number of physically deteriorated and functionally obsolescent structures exist



- (a) Predominance of defective or inadequate street layout, roadways, and public transportation facilities
 - Unsatisfactory transportation network
 - Localized flooding and inadequate drainage
 - Lack of sidewalks
- (d) Unsanitary or unsafe conditions
 - Insufficient sidewalks connecting destinations
 - Septic sewer system create unsanitary conditions
 - Inadequate water to satisfy fire safety requirements for more intense development

- (e) Deterioration of site or other improvements
 - Deteriorating residential properties
 - Vacated or vacant commercial sites
 - Inadequate public infrastructure
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality
- (k) Fire and EMS calls to the area higher than in the remainder of the county or municipality
 - Police reports document a higher incidence of crime and Fire/EMS calls, which may be due to vacant properties and empty parking lots

- (g) A greater number of violations in the Florida Building Code in the Study Area than the number of violations recorded in the remainder of the county or municipality
 - Approximately 33 code violation cases a month
 - 58% of all code violation cases from within the SR 50 corridor
 - A perpetual situation, that may be a result of a lack of effective code enforcement and funds to maintain private properties

Next Steps

- Act on Blight Resolution
- Create CRA
- Complete Redevelopment Plan
- Adopt Plan
- Establish the Redevelopment Trust Fund
- Develop *CRA Work Program*
- Undertake projects to mitigate Blight

