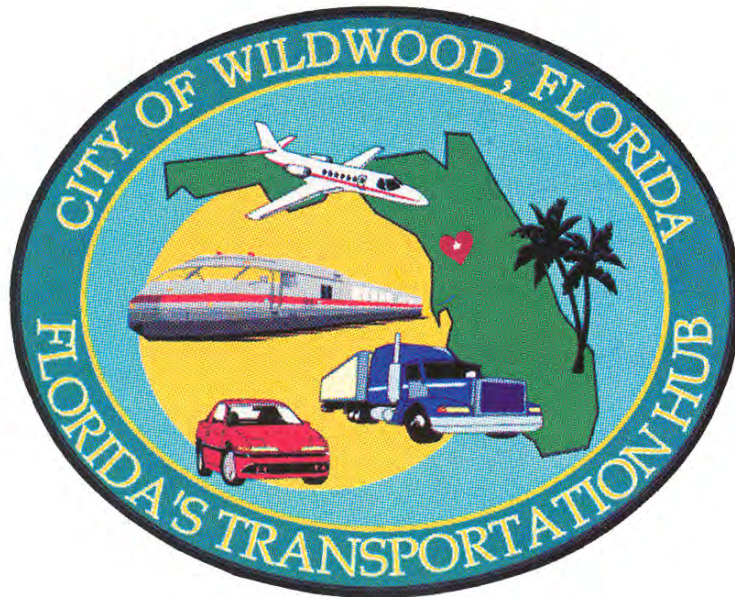


# Redevelopment Plan



## CITY OF WILDWOOD COMMUNITY REDEVELOPMENT EXPANSION AREA

Developed by:

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# **CHAPTER 1**

## **EXECUTIVE SUMMARY**

## **Chapter 1 - Executive Summary**

LPG Urban and Regional Planners, Inc. (LPG) in coordination with the City of Wildwood staff has developed this plan to expand the existing CRA located predominantly along U.S. 301. LPG in conjunction with City staff held two public visioning workshops at the City Hall to assist in identifying the expansion area boundary and to help define the limits and characteristics of future “Downtown” Wildwood.

During the Visioning sessions participants were broken up into four separate groups. Each group contained a mix of City staff, Council members, and the general public in the attempt to gather different ideas on what the future Downtown would look like and where to set the boundaries. At each meeting, the groups were given maps and paper to draw and write on. Afterwards, the data was analyzed to find similarities between each group’s boundaries. Along with the Visioning sessions, LPG met with City staff to identify limits of the expansion area as a whole

The impetus to create the CRA was from the recommendations of the City of Wildwood. The purpose of expanding the CRA is to identify and address blighting conditions and to enable the City to establish a mechanism to finance redevelopment projects through Tax Increment Financing (TIF). The TIF will finance many of the redevelopment projects and programs identified in this Redevelopment Plan.

The most crucial projects in the Redevelopment Plan are as follows:

1. Provide a CRA Program Coordinator and Establish an Office
2. Establishment of the Downtown Area
3. Upgrade Existing Utility Lines and Fire Hydrants
4. Improvements of Right-of-Way
5. Create a Building Renovation and Relocation Program

1. The CRA Program Coordinator position and establishment of an office will ensure that the Redevelopment Plan is implemented in a timely manner. This recommendation requires the strong support from the City and community, especially in the first few formative years. The Program Coordinator’s role will involve securing funds for projects and programs, acting as the liaison between the CRA, developers, and the general public. The Coordinator will also implement the projects identified in the Redevelopment Plan and respond to inquiries and expressions of interest.

2. The establishment and revitalization of Downtown is the main focus of this CRA. An identifiable Downtown in which the people can live, work, and play is not only beneficial to the City, but will be an asset to everyone. Every healthy City has a functioning downtown. The Downtown will act as a nucleus as the City continues to grow economically.

3. One of the main concerns of the City of Wildwood is the inadequacy of existing utility lines throughout the corridor, with the main focus being in the Downtown area. A study has been completed to determine which lines are inadequate and what the cost would be

to improve these lines. This study is located in Appendix C. With the assisted funding from the CRA, this project, along with other utility projects throughout the City, will be completed.

4. Right-of-way deficiencies exist throughout the Redevelopment area. Many roads do not meet the right-of-way standard set by the City's Land Development Regulations. Many of the roads are either too narrow, need resurfacing, lack proper drainage, and are not pedestrian friendly. A study has been completed (located in Appendix C concurrent with the utility study) that showed many areas in need of right-of-way improvements including the addition of sidewalks. Areas west of the CSX railroad tracks are of specific concern.

5. A key element to the success of the economic redevelopment of the CRA corridor will be the ability to attract and retain the types of private sector businesses that foster a sense of financial stability and growth. In a competitive market, the ability of the commercial area to draw private sector investments will require incentives, which typically are interpreted to mean, finding a way to mitigate financial obligations. The development of an incentive program for the CRA should further the goals established by the plan.

The redevelopment planning effort "attacks" on several levels and with an area-wide approach. The Redevelopment Plan is expected to be updated on a regular basis, but not to exceed every five years, to take into account changes in priorities, completed projects, and identified future projects. The annual CRA budget, approved by the Community Redevelopment Agency, will determine the allocation of funds to the individual projects.

## **CHAPTER 2**

### **BACKGROUND**

## **Chapter 2 – Background**

### **Previous Plans**

In early 2006, LPG was authorized to conduct a “slum and blight” study and Visioning process for the expansion of the CRA. This study (located in Appendix B of this plan) recommended and identified the need for improvements in areas of utilities, Downtown redevelopment, commercial and neighborhood revitalization, right-of-way and landscaping improvements..

### **Relationship of the Redevelopment Plan to the “Slum and Blight” Study**

The Redevelopment Plan is part of the process used to implement several of the recommendations listed above the creation of a CRA with TIF. (The steps to create the CRA and TIF are mandated by Florida Statutes Chapter 163, Part IR and are listed below.)

Rather, the Redevelopment Plan, with the help of the TIF to assist in financing the projects, acts as a tool to implement some of the recommended projects and programs.

The recommendations found in the Redevelopment Plan; however, go beyond the boundaries of the “slum and blight” study because it takes into consideration the many factors that can contribute to redevelopment on an area-wide basis; for example, economic vitality, employment opportunities, marketing, housing and transportation. The redevelopment planning effort will “attack” on several levels and with an area-wide approach. The challenge will be to redevelop using this comprehensive approach but not dilute the effort. The Redevelopment Plan is expected to be updated on a regular basis, but not to exceed every five years, to take into account changes in priorities, completed projects, and identified future projects.

### **Involving the Community for Improvement Feedback**

LPG, with the aid of the City of Wildwood staff, invited the public to attend visioning sessions before compiling ideas into the plan. These meetings were publicized in the local paper, The Sumter County Times, and flyers were placed outside City Hall.

At the first session (held on March 27, 2006) the attendees were broken into separate groups, each with a mix of City Commissioners, City Staff, and the general public. The groups were given maps of the City and paper to draw on. The groups discussed amongst themselves issues LPG brought forth. They were asked:

1. Where should the expanded Downtown be located?
2. What would you like to see in Downtown?
3. How do you want the Downtown to look?

Each group pin pointed at their discretion the streets to act as the boundaries to Downtown. They discussed amongst themselves which land use type and design theme would they wish to see in the Downtown.

Prior to the second session (held on April 3, 2006) LPG analyzed the data obtained from the first session to find similarities between the groups. That information was then put on a map and brought to the session for more discussion. The proposed Downtown area is a direct result of the Visioning sessions.

### **Authority to Undertake Community Redevelopment**

This plan has been prepared in accordance with the Community Redevelopment Act of 1969 (Florida Statutes, Part III, Chapter 163). This Act outlines specific required steps for establishing a CRA. A summary of the required steps, in the order they must be completed, are listed below:

1. Provide public notice of proposed action to each taxing authority within the Redevelopment Area (Section 163.346).
2. Make a “Finding of Necessity” and establish the boundaries of the CRA (Section 163.355);
3. Find the need for establishing a Community Redevelopment Agency (Section 163.356);
4. Create the Community Redevelopment Agency (Section 163.357);
5. Develop a Community Redevelopment Plan (Section 163.360),
6. Establish a redevelopment trust fund (Section 163.387),

#### “Finding of Necessity”

The ability of a county or municipality to utilize the authority granted under the Community Redevelopment Act is predicated upon the adoption of a “Finding of Necessity” by the governing body.

This finding must demonstrate that:

- (1) One or more slum or 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 county or municipality; and
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the county or municipality.

The finding centered on conditions of blight rather than slum. Section 163.340(8) provides the following two definitions for “blighted area”:

- (a). An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals or welfare in its present condition and use:
  1. Predominance of defective or inadequate street layout;
  2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
  3. Unsanitary or unsafe conditions;

4. Deterioration of site or other improvements;
5. Tax or special assessment delinquency exceeding the fair market value of the land; and
6. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(b). An area in which there exists faulty or inadequate street layout – inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction.

Based upon these definitions, inadequate street layout, faulty lot layout, unsafe and unsanitary conditions, were found evident throughout the US Hwy 441/27 CRA. Community redevelopment assistance is necessary to remove blighting conditions, encourage economic growth, and improve living conditions.

#### CRA Expansion Boundaries

The boundaries recommended for the CRA Expansion are illustrated in Figure 1 of the “Findings of Necessity Report” located in Appendix B of this plan.

Areas were included within the CRA are easily identifiable as blighted areas. Other areas that are included were necessary to the achievement of the objective to prevent the spread of blighting conditions, specifically, some physically sound areas were included in the CRA based on the need to recognize the existence of functional relationships in the area that portray a canon of commercial.

#### Creation of the Community Redevelopment Agency

The purpose of the agency is to carry out the community redevelopment projects and programs identified in the Redevelopment Plan. The City of Wildwood City Commission has been appointed as the current Advisory group; however, members of the advisory group may be modified. Residents and business owners have been welcome to participate and become Committee participants and leaders.

### **Contents of the Redevelopment Plan as Required by Florida Statutes Chapter 163**

Chapter 163, Part III, Florida Statutes (2006) Sections 163.360, 163.361, and 163.362 provide guidelines for the contents, processing, and making modifications to the Redevelopment Plan.

This Redevelopment Plan has been developed in accordance with these requirements. All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with the adopted Community Redevelopment Plan. Like the City of Wildwood’s Comprehensive Plan, the Community Redevelopment Plan is an evolving document. The Redevelopment Plan will be evaluated and amended on a regular basis, but not to exceed every five years, in order to accurately respond to changing conditions and community objectives.

Florida Statutes Chapter 163.360(10) states that all redevelopment activities funded by tax increment financing shall be completed within 30 years from the date the governing body approves or amends the redevelopment plan.



# **CHAPTER 3**

## **EXISTING CONDITIONS**

## **Chapter 3 – Existing Conditions**

### **General Description**

When it was created, the existing CRA of the City of Wildwood included mostly commercial and industrial parcels along the U.S. 301 corridor. The CRA Expansion encompasses some residential and institutional land outside the commercial and industrial portions of the city. It is important to incorporate different land uses within a CRA to provide for a mix of uses.

The majority of the future Downtown area can be characterized as a blighted area. A significant portion of the commercial area along U.S. 301 is vacant and the buildings are in need of renovation and proper landscaping. Furthermore, the CRA is in need of economic revitalization to attract new business and to strengthen existing commercial vendors.

### **Demographics**

The following demographic information is based on the 2000 U.S. Census data for the specific block groups located within the CRA. Because of the geography of the block groups in the census tract, the percentage of the CRA within each block group was calculated. This exhibit and other census data are located in the “Finding of Necessity Report” located in Appendix B.

Population: 1,444  
Persons per Household: 2.28  
Householder 25-54 in age: 249  
Householder 55-74 in age: 143  
Median Household Income: \$25,830

The following information is from the Sumter County Property Appraiser’s office:

Percentage of Structures Built Before 1970: 70%  
Percentage of Structures Built After 1970: 30%

### **Existing Land Use**

The current Future Land Use designation of both the existing CRA and the Expansion are illustrated in Table 3-1 and Table 3-2 (located on the following page). These tables represent the predominance of commercial and industrial uses within both areas. These tables do not take into consideration the acreage within the Redevelopment area that is classified as right-of-way (422 +/- acres)

**FIGURE 3-1 EXISTING CRA LAND USE TABLE**

<b>Designation</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>Percentage</b>
AGRICULTURE	3	190.89 +/-	27.6%
LOW DENSITY RESIDENTIAL	1	21.21 +/-	3.1%
MEDIUM DENSITY RESIDENTIAL	1	.75 +/-	.1%
RIO	6	2.35 +/-	.3%
RESIDENTIAL MIXED USE	3	4.95 +/-	.7%
GOVERNMENT USE	12	2.84	.4%
COMMERCIAL	207	251.44	36.3%
INDUSTRIAL	7	217.3	31.5%
<b>TOTALS</b>	<b>240</b>	<b>691.73</b>	<b>100%</b>

**FIGURE 3-2 CRA EXPANSION LAND USE TABLE**

<b>Designation</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>Percentage</b>
LOW DENSITY RESIDENTIAL	17	51.94 +/-	4%
MEDIUM DENSITY RESIDENTIAL	285	125.5 +/-	9.8%
HIGH DENSITY RESIDENTIAL	3	24.86 +/-	1.9%
MOBILE HOME PARK	1	6.48 +/-	.5%
RIO	44	22.39 +/-	1.7%
RESIDENTIAL MIXED USE	126	41.84 +/-	3.2%
GENERAL MIXED USED	9	68.35 +/-	5.3%
GOVERNMENT USE	14	13.52 +/-	1%
INSTITUTIONAL	2	10.84 +/-	.9%
COMMERCIAL	77	307.47 +/-	23.7%
INDUSTRIAL	64	622.22 +/-	48%
<b>TOTALS</b>	<b>642</b>	<b>1,295.41 +/-</b>	<b>100%</b>

Commercial and Industrial

Commercial and Industrial land uses are predominant in both the existing CRA. In fact, 1,428.43 +/- acres or nearly 72% of the CRA as whole is either Commercial or Industrial. Unfortunately, a significant amount of the commercial businesses are vacant, especially along the U.S. 301 corridor. Commercial revitalization programs will be an integral part of this CRA.

The following data is provided by the Sumter County Property Appraiser:

Commercial Buildings Constructed From 1877 to 1980:

Commercial Buildings Constructed From 1981 and Later:

Institutional and Government Use:

These uses account for only 27.2 +/- acres, or 1.3% of the Redevelopment Area. These uses include churches, schools, and government buildings.

### Residential

Residential land uses were few and far between in the existing CRA. However, the entire CRA contains 370.62 +/- acres of some type of residential land use. These uses account for 18% of the land use. These housing types vary in size, type and price. However, most of the dwellings located to the west of U.S. 301 are single family.

## **CHAPTER 4**

### **ANALYSIS**

## **Chapter 4 – Analysis**

The purpose of this chapter is to provide a list of problems, needs and opportunities identified within the City of Wildwood CRA Expansion. These are based on existing conditions found in the CRA and from public comments received at the public Visioning workshops held by the City staff and LPG. Items on the lists are categorized into the following subheadings to ease review: land use, Downtown/ urban design, finance/implementation tools, and marketing. Projects and programs have been developed to address many of the concerns listed below. Chapter 6 lists the Redevelopment Project and Programs including the project sheets with specific information.

### **Problems and Needs:**

#### Land Use

- ♦ There are vacant businesses/high vacancy rates
- ♦ Little to no buffering along the highway or in between commercial areas
- ♦ A large number of commercial buildings need renovations
- ♦ An abundance of lots which are substandard in size
- ♦ Several neighborhoods and commercial areas are unsafe and unsanitary

#### Downtown/ Urban Design

- ♦ There are a large number of vacant commercial parcels in the existing Downtown
- ♦ Lack of economic stability and growth throughout the area
- ♦ Poor utility lines
- ♦ The stormwater system is inadequate during large rain events
- ♦ Crossing the U.S. 301 is a dangerous task for pedestrians
- ♦ Lack of adequate parking
- ♦ The current landscape situation for most of the commercial areas is insufficient or non-existent
- ♦ There are many deteriorated commercial structures; many storefronts need refurbishing
- ♦ Lack of sidewalks/paths and streetlights

#### Finance/Implementation Tools

- ♦ Provide financial help to rehabilitate salvageable commercial areas
- ♦ Assist existing businesses; offer incentives for improving storefronts
- ♦ Increase economic stimulation through private investment
- ♦ Provide incentives to attract new businesses into the Redevelopment Area
- ♦ Develop a structure to guide development and provide continuity for the redevelopment effort
- ♦ Create a review board to set guidelines for buildings, signage and input to City prior to approval

### **Opportunities**

#### Land Use

- ♦ The vacant lots throughout the CRA provide opportunities for development
- ♦ The linkages between commercial to commercial should be consummated

- ♦ Sub-standard sized parcels may be assimilated into larger, more marketable parcels for future commercial

#### Downtown/ Urban Design

- ♦ Linkage, frontage and back roads should be included in a redesign along commercial areas of the highway
- ♦ Creation of sidewalk/trails project will aid in diminishing the amount of traffic and provide residents without vehicular access a safer means of travel
- ♦ The community has shown much interest in improving the current landscape situation
- ♦ The community is supporting the idea of creating ordinances to regulate future building appearance and maintenance

#### Finance/Implementation Tool

- ♦ State and federal grants are available for redevelopment

#### Marketing

- ♦ Press coverage is ample

#### Miscellaneous

- ♦ The City Commissioners are motivated concerning the revitalization effort throughout the City
- ♦ City residents and business owners are supporting the revitalization effort



**CHAPTER 5**  
**REDEVELOPMENT GOALS &**  
**OBJECTIVES**

## **Chapter 5 – Redevelopment Goals and Objectives**

All projects recommended for the Redevelopment Plan must further the goals and objectives for the City of Wildwood CRA Expansion Area. The goals and objectives define the scope and nature of future growth, development, visual character and physical improvements in the Community Redevelopment Area. The goals and objectives also provide the framework for proposed redevelopment projects and programs.

### **Goals**

- ♦ Ensure the successful implementation of projects and programs in the Redevelopment Plan
- ♦ Preserve and enhance property values within the Redevelopment Area
- ♦ Improve the existing infrastructure throughout the area
- ♦ Improve the overall quality of life in the Redevelopment Area
- ♦ Improve the economic viability of the Redevelopment Area
- ♦ Preserve the character and qualities of the neighborhoods within the Redevelopment area
- ♦ Improve the appeal of Downtown Wildwood to residents and visitors
- ♦ The Community Redevelopment Agency shall prepare and maintain a Redevelopment Plan containing a list of short and long-term programs and projects

### **Objectives**

#### Administration and Finance

- ♦ Develop an organizational structure for the management and implementation of the Redevelopment Plan
- ♦ Develop financial incentive programs to encourage investment in the CRA from the private sector
- ♦ Seek alternative funding at all levels for private, public and partnership redevelopment project and programs
- ♦ Keep the Redevelopment Plan up-to-date by evaluating current programs and projects on a regular basis, but not to exceed every five years

#### Land Use

- ♦ Utilize existing vacant land as an opportunity for redevelopment
- ♦ Assimilate sub-standard parcels into marketable property
- ♦ Encourage business owners to maintain new building standards and codes

#### Infrastructure

- ♦ Update and improve the existing utility system
- ♦ Improvements in areas lacking sufficient right-of-way
- ♦ Implementation of landscaping and streetscaping along city streets
- ♦ Development of an adequate sidewalk system for pedestrians
- ♦ Develop a Master Drainage plan

#### Urban Design

- ♦ Develop a mechanism for review of new development and redevelopment projects coordinated with the City
- ♦ Improve the overall physical image of the CRA
- ♦ Improve the physical image of the neighborhoods to convey a strong sense of place
- ♦ Encourage all new development and redevelopment projects to incorporate access and amenities for pedestrians and cyclists
- ♦ Develop parking and pedestrian systems that are convenient, safe and pleasant

#### Marketing

- ♦ Coordinate with property and business owners to propose a strategy to place emphasis on the CRA's availability for development, utilizing the assets that are evident in the CRA

**CHAPTER 6**  
**REDEVELOPMENT PROJECTS &**  
**PROGRAMS**

## **Chapter 6 - Redevelopment Projects and Programs**

### **Order of Priority**

The projects and programs of the Redevelopment Plan are designed to solve the underlying problems that have a blighting influence on the CRA, satisfy basic needs of the general public, or take advantage of opportunities for economic, social or aesthetic improvement. The following projects and programs have been identified as essential projects for revitalizing the CRA and have been developed into detailed project sheets. The list below generally presents the order of priority based on the recommendations from the City of Wildwood.

1. Provide a CRA Program Coordinator and Establish an Office
2. Establishment of the Downtown Area
3. Upgrade Existing Utility Lines and Fire Hydrants
4. Improvements of Right-of-Way
5. Create a Building Renovation and Relocation Program
6. Provide Housing Assistance Programs
7. Develop Landscape Architectural Guidelines
8. Provide sidewalks/ paths for residents without vehicular access
9. Install Pedestrian Streetlights along all roads
10. Develop a Master Drainage Plan
11. Intersection Improvements
12. Develop a Parking Plan

### **Future CRA Projects**

The following projects and programs have not been developed into detailed project sheets; however, they will be included in future updates to the Redevelopment Plan, which are expected to occur on a regular basis, but not to exceed every five years.

1. Renovate historic buildings
2. Demolish the dilapidated commercial buildings along the corridor and replace with multi-family housing or an alternative use
3. Maintain the cleanliness and appearance of U.S. 301
4. Acquisition of land to be used for recreation
5. Corridor Signal Timing Analysis
6. Create incentives for new housing to augment the redevelopment of existing homes
7. Construct a community park with facilities for all ages central to the CRA
8. Renovate or relocation of the public library
9. Establishment and enhancement of the existing transportation system in coordination with road improvements
10. Renovate and expand public facilities as needed

The City may choose to create and implement other beautification, revitalization, or redevelopment programs not covered in these above listed projects. These projects can be created as needed to assist in improving the CRA Expansion.

## **Project Sheets**

The following project sheets provide detailed information including project descriptions, participants involved in implementing the project, time frame for programming in the budget, and preliminary costs. The project order is preliminary in nature and the City staff along with the CRA Board will initiate projects based on the amount of available funds. Preliminary proposed costs and timelines may also be revised at the time of project initiation. These sheets will provide guidance to the CRA Program Coordinator when organizing the implementation of each project and program, and when establishing the annual CRA budget.

## **CITY OF WILDWOOD CRA EXPANSION REDEVELOPMENT PLAN PROJECT SHEET NO. 1**

- 1. PROJECT TITLE** – Provide a CRA Expansion Program Coordinator
- 2. PROJECT BACKGROUND** – LPG Urban and Regional Planners, Inc., with guidance of the City of Wildwood staff and community, has been responsible for developing the Redevelopment Plan and coordinating the revitalization effort, to date. Upon adoption of the Redevelopment Plan by the City of Wildwood Community Redevelopment Agency, it is imperative that a CRA Program Coordinator is provided to execute the Redevelopment Plan projects and programs.
- 3. PROJECT DESCRIPTION** – A CRA Program Coordinator position could be a full-time position. The Program Coordinator would be responsible for coordinating and implementing the overall redevelopment effort. This includes, at a minimum, securing funds for projects and programs identified in the Redevelopment Plan, developing a market plan, acting as a liaison between the CRA, developers, community groups, and local citizens.
- 4. PROJECT OBJECTIVES** –
  - ♦ To coordinate, guide, and facilitate implementing the Redevelopment Plan.
  - ♦ To act as a liaison between the CRA, developers, community groups, and local citizens.
  - ♦ To motivate people to invest in the Redevelopment Area through development activity, property improvements, volunteer work, and overall community involvement.
- 5. STEPS REQUIRED TO IMPLEMENT** –
  - ♦ Identify a CDC staff member to focus half of his/her time as the CRA Program Coordinator
  - ♦ Find suitable office space and establish a working office
  - ♦ Work with the CDC to create the new position
- 6. PROJECT PARTICIPANTS AND ADMINISTRATION -**
  - First Year (Fiscal Year 2007):**
    - ♦ City of Consultants – Staffs part-time salary
    - ♦ Local Businesses/Community Groups – Office Space, equipment and operating costs, and volunteer office workers
  - Second and Third Fiscal Years (2008 and 2009)**
    - ♦ City of Wildwood CRA Expansion – create a full time coordinator position
    - ♦ Local Businesses/Community Groups – Office Space, equipment and operating costs, and volunteer office workers
  - Fourth Fiscal Year (2010) and subsequent years:**
    - ♦ City of Wildwood CRA Expansion – full time position and TIF covers cost
    - ♦ Business/Community Groups – One-half office costs, and volunteer office workers
- 7. PRELIMINARY COSTS** –
  - First through Third Years (2007-2009)**
    - ♦ TIF – \$35,000 - \$40,000 (salary)
    - ♦ Local Businesses/Community Groups - \$10,000 (office costs)
  - Fourth Year (2010) and Subsequent Years:**
    - ♦ CRA TIF - \$40,516 (salary)



## **8. TIME FRAME –**

- ♦ Immediately

## **CITY OF WILDWOOD CRA EXPANSION REDEVELOPMENT PLAN PROJECT SHEET NO. 2**

### **1. PROJECT TITLE – Establishment of Downtown**

**2. PROJECT BACKGROUND -** During the CRA Visioning sessions with the residents, a running theme was present in the list of the City's needs. The public and City staff both expressed strong ideas on revitalizing Downtown Wildwood. The desirable Downtown would provide a pedestrian friendly atmosphere which offered the Live, Work, and Play theme. A distinguishable Downtown district that is economically sound would provide a nucleus for the City's future growth.

**3. PROJECT DESCRIPTION -** The main focus of this particular project will be to creating a Downtown Overlay District with distinct boundaries. The Overlay District will incorporate zoning regulations unique to the area and will provide standards on signage, design theme, landscaping, and parking.

### **4. PROJECT OBJECTIVES –**

- ♦ Creation of the Downtown Overlay District
- ♦ Incorporate the appropriate regulations based upon the community's vision
- ♦ To motivate people to invest in the Redevelopment Area through development activity, property improvements, volunteer work, and overall community involvement.

### **5. STEPS REQUIRED TO IMPLEMENT –**

- ♦ Coordination with the appropriate parties to draft the Downtown Overlay District Zoning Classification by holding public workshop(s) discussing the requirements to be set forth in the zone.
- ♦ Passing of an Ordinance which creates the Downtown Overlay District Zoning Classification.

### **6. PROJECT PARTICIPANTS AND ADMINISTRATION -**

- ♦ Local business owners, residents, and City staff
- ♦ A guest speaker with experience in Downtown revitalization would helpful to provide insight during the workshop(s)
- ♦ Consultant to formulate the results of the community meetings and workshops

### **7. PRELIMINARY COSTS –**

- ♦ \$25,000 for Phase 1 (community meeting, public workshops, and guest speaker)
- ♦ \$50,000 for amending local regulations

### **8. TIME FRAME –**

- ♦ Short-term – 1 -5 years

## **CITY OF WILDWOOD CRA EXPANSIONREDEVELOPMENT PLAN PROJECT SHEET NO. 3**

### **1. PROJECT TITLE - Upgrade Existing Utility Lines and Fire Hydrants**

**2. PROJECT BACKGROUND** – One of the main concerns of the City of Wildwood is the inadequacy of existing utility lines throughout the corridor, with the main focus being on the Downtown area. A study has been completed to determine which lines are inadequate and what the associated cost would be to improve these lines. This study is located in Appendix C. The also study concluded that the existing fire hydrants were substandard which could be a problem in the future. With the assisted funding from the CRA, this project, along with other utility projects throughout the City, may be completed.

**3. PROJECT DESCRIPTION** – The CRA area is in need of upgrading their existing water and sewer lines, especially in the Downtown area. By improving the substandard lines, the City will then have a good core to build from. These lines will improve fire flow and water quality thereby extinguishing potential problems.

### **4. PROJECT OBJECTIVES –**

- ♦ To upgrade substandard water main size within the Downtown area
- ♦ To upgrade substandard sewer main size within the Downtown area
- ♦ Improve existing fire hydrants within the Downtown area
- ♦ Add additional fire hydrants

### **5. STEPS REQUIRED TO IMPLEMENT –**

- ♦ Create a phasing plan to address priorities
- ♦ Create funds for project and develop a plan for the CRA to provide some funding of the cost or to act as a downtown payment for a loan.

### **6. PROJECT PARTICIPANTS AND ADMINISTRATION -**

- ♦ CRA – Implementation
- ♦ City of Wildwood – Maintenance and operating costs

### **7. PRELIMINARY COSTS –**

- ♦ Water -\$1,027,007.00 (see Appendix C)
- ♦ Sewer - \$2,620,000.00 (see Appendix C)

### **8. TIME FRAME –**

- ♦ Short-term – 5-10 years
- ♦ Implementation –Long-term – 10-20 years

## **CITY OF WILDWOOD CRA EXPANSION REDEVELOPMENT PLAN PROJECT SHEET NO. 4**

### **1. PROJECT TITLE - Improvements to Right-of-Way**

**2. PROJECT BACKGROUND** – Right-of-way deficiencies exist throughout the Redevelopment area, especially in the Downtown. Many roads do not meet the right-of-way standard set by the City's Land Development Regulations. Many of the roads are either too narrow, need resurfacing, lack proper drainage, and are not pedestrian friendly. A study has been completed (located in Appendix C concurrent with the utility study) that showed many areas in need of right-of-way improvements including the addition of sidewalks. Areas west of the CSX railroad tracks in the Downtown area are of specific concern.

### **3. PROJECT DESCRIPTION** – The Redevelopment area is in need of improving right-of-way deficiencies. The improvement will set to City standards as adopted in their Comprehensive Plan and Land Development Regulations in terms of width of pavement, curbing, and so forth. These improvements should allow for proper drainage, ability to construct sidewalks, and possibly allowing for on street parking in the Downtown area.

### **4. PROJECT OBJECTIVES –**

- ♦ Create a phasing plan to address priorities
- ♦ Widening streets in need of improvements to be concurrent with City code
- ♦ Construct new curb, mill, overlay, and sidewalk

### **5. STEPS REQUIRED TO IMPLEMENT –**

- ♦ Create a phasing plan to address priorities
- ♦ Create funds for project and develop a plan for the CRA to provide some funding of the cost or act as down payment for a loan

### **6. PROJECT PARTICIPANTS AND ADMINISTRATION -**

- ♦ CRA – Implementation
- ♦ City of Wildwood – Maintenance

### **7. PRELIMINARY COSTS –**

- ♦ \$11,486,000.00 (total)
- ♦ See Appendix C for cost breakdown

### **8. TIME FRAME –**

- ♦ Short-term – 5-10 years
- ♦ Implementation –Long-term – 10-20 years

## **CITY OF WILDWOOD CRA EXPANSION REDEVELOPMENT PLAN PROJECT SHEET NO. 5**

### **1. PROJECT TITLE - Building Renovation and Relocation Program**

### **2. PROJECT BACKGROUND –** The majority of the buildings within the City of Wildwood CRA Expansion corridor were categorized under the definition of “blight”, which is what the CRA was based on. Many of the buildings are in need of demolishing, renovation or complete rebuilding. In these cases, current commercial owners could relocate to other facilities; meanwhile, the existing buildings would be renovated or rebuilt for the next commercial owners. The property owners who felt apprehensive would be surrounded by building improvements, and as a result, would hopefully want to follow suit.

This process would also be conducive in assimilating parcels which are sub-standard in size and would create larger, more marketable parcels for future commercial development.

### **3. PROJECT DESCRIPTION –** Current property owners in sub-standard buildings, whether it is parcel size or condition, would be offered a monetary incentive to move to a building which was up to code. Clustered buildings on sub-standard lots would all be offered incentives to relocate. If the property owners chose to stay, they would have to adhere to new ordinances put in place to maintain building codes that are up-to-date.

### **4. PROJECT OBJECTIVES –**

- ♦ Create a new, positive atmosphere for new and current commercial owners to settle in
- ♦ Provide adequate surroundings for current commercial owners who are located in sub-standard conditions and codes
- ♦ Create marketable areas for prospective property investors
- ♦ Increase the value of the commercial area along the highways

### **5. STEPS REQUIRED TO IMPLEMENT –**

- ♦ Create a plan to provide incentives for the commercial owners
- ♦ Provide proven results to commercial owners who are apprehensive about improvements
- ♦ Gather funding for financial incentives to mitigate relocation

### **6. PROJECT PARTICIPANTS AND ADMINISTRATION -**

- ♦ CRA – Implementation, Administration and funding
- ♦ City of Wildwood – Maintenance
- ♦ Investors Business Owners

### **7. PRELIMINARY COSTS –**

- ♦ Planning Phase - \$10,000-20,000
- ♦ Implementation – To be determined after planning phase

### **8. TIME FRAME –**

- ♦ Mid-term – 5-10 years – planning phase
- ♦ Long-term – 10-20 years - implementation

## **CITY OF WILDWOOD CRA EXPANSION REDEVELOPMENT PLAN PROJECT SHEET NO. 6**

### **1. PROJECT TITLE - Develop Landscape Architectural Design Guidelines**

**2. PROJECT BACKGROUND** – During the Visioning sessions, landscape guidelines were an issue brought forth. The community desires to formulate landscape designs that are more intensive than the City's adopted requirements. The CRA is reviewing its ability to augment the required landscaping with incentives to supplement the minimum to achieve the desired goal. Landscaping contributes to a community's sense of place, and the CRA is willing to place landscaping as a priority towards the total redevelopment effort.

**3. PROJECT DESCRIPTION** – Develop landscape architectural design guidelines and present them in a booklet form with visuals and text describing the elements that will implement the landscaping architectural theme. Public workshops will be held during the adoption of the guidelines to receive comments from the community.

Compliance with the guidelines shall be encouraged for new development and redevelopment projects when privately funded; however, compliance shall be mandatory when the project requests CRA funds. A newly created review committee headed by the CRA Program Coordinator and including members in the development profession shall help to review projects. It is suggested that the committee meet when necessary to review projects and make a determination whether the project complies with the design guidelines. The CRA Program Coordinator shall write specifications concerning the committee, such as membership, terms and responsibilities.

### **4. PROJECT OBJECTIVES –**

- ♦ Protect and promote the City of Wildwood CRA Expansion. Improve the visual character of the City of Wildwood
- ♦ Develop a sense of place
- ♦ Ensure compatibility between new and existing structures

### **5. STEPS REQUIRED TO IMPLEMENT –**

- ♦ Complete the development design guidelines
- ♦ Develop, adopt and produce design guidelines, incorporating public workshops in the process
- ♦ Create landscape architectural review committee

### **6. PROJECT PARTICIPANTS AND ADMINISTRATION -**

- ♦ CRA Program Coordinator
- ♦ Landscape Architectural Review Committee
- ♦ Private sector developers

### **7. PRELIMINARY COSTS –**

- ♦ Development Design Guideline - \$300,000 / mile

### **8. TIME FRAME – Short-term – 1-5 years**

## **CITY OF WILDWOOD CRA EXPANSIONREDEVELOPMENT PLAN PROJECT SHEET NO. 7**

- 1. PROJECT TITLE** – Provide Housing Assistance Programs
- 2. PROJECT BACKGROUND** – The majority of the neighborhoods to the west of U.S. 301 are in dire need of revitalization. Many of the structures are in need of being demolished, renovated or completely re-built. The City needs to apply for CDBG grants for housing rehabilitation which will assist potential buyers place a down payment, offer special needs housing, and housing tax credit. Eligibility is dependent on income adjusted by household size, purchase price, and home equity.
- 3. PROJECT DESCRIPTION** – This program will provide economic assistance to potential home buyers within the Redevelopment area. Lots with structures in need of revitalization or demolition can be purchased. New, affordable houses will then be built. The property owners who felt apprehensive would be surrounded by building improvements, and as a result, would hopefully want to follow suit.
- 4. PROJECT OBJECTIVES** –
  - ♦ Improve the condition of housing
  - ♦ Improve the visual appearance of residential neighborhoods
  - ♦ Encourage homeowner participation in revitalizing the Redevelopment area
- 5. STEPS REQUIRED TO IMPLEMENT** –
  - ♦ Develop housing needs survey
  - ♦ Develop housing needs plan
  - ♦ Provide information to City residents
  - ♦ Determine eligibility for suitable program
  - ♦ Provide application assistance
- 6. PROJECT PARTICIPANTS AND ADMINISTRATION** -
  - ♦ CRA Program Coordinator
  - ♦ Private sector
  - ♦ Department in charge of housing
- 7. PRELIMINARY COSTS** –
  - ♦ Survey and marketing plan – \$2,000 (yearly)
- 8. TIME FRAME** – Short-term – 1-5 years



## **CITY OF WILDWOOD CRA EXPANSION REDEVELOPMENT PLAN PROJECT SHEET NO. 8**

### **1. PROJECT TITLE - Provide Sidewalks/Paths/Trails for Residents Without Vehicular Access**

**2. PROJECT BACKGROUND** – Another improvement/issue mentioned in all of the CRA discussion meetings was the lack of sidewalks/paths/trails for residents without automotive transportation. Not only is travel a hindrance because of the inadequate sidewalks for pedestrians and cyclists, but it is also very dangerous for people without vehicles to travel to the commercial areas. Skyways could be another option for pedestrians who have to cross the U.S. 301. Currently, the Downtown is not a pedestrian-friendly place for non-drivers to pass through. Furthermore, the addition of sidewalks/paths/trails would encourage those who use their vehicles to walk or bike instead.

**3. PROJECT DESCRIPTION** – Pathways for cyclists and pedestrians would be created throughout Wildwood, connecting the major portions of the cities to each other; thus, making it easier and safer for those without vehicles. This could be accomplished by creating trail/path system throughout the City.

### **4. PROJECT OBJECTIVES –**

- ♦ Develop or expand pathway system throughout the Redevelopment area
- ♦ Provide pedestrians/cyclists a safer, alternative means of travel through the city
- ♦ Allow those without vehicular access to move freely and safely throughout the city
- ♦ Encourage residents to utilize the pedestrian walkways instead of driving if they are close to work/school/errands

### **5. STEPS REQUIRED TO IMPLEMENT –**

- ♦ Develop plans to create the pathway system
- ♦ Identify and secure funding
- ♦ Include in City's capital improvement plan

### **6. PROJECT PARTICIPANTS AND ADMINISTRATION -**

- ♦ City of Wildwood Recreation Department
- ♦ CRA – Planning, coordination and secure funding

### **7. PRELIMINARY COSTS –**

- ♦ \$700,000+/- per mile

### **8. TIME FRAME –**

- ♦ Downtown area – 5 – 10 years
- ♦ Remaining Redevelopment area – 10-15 years

## **CITY OF WILDWOOD CRA EXPANSION REDEVELOPMENT PLAN PROJECT SHEET NO. 9**

**1. PROJECT TITLE** - Install adequate and aesthetically pleasing streetlights

**2. PROJECT BACKGROUND** – Currently, there are inadequate lighting conditions in the residential neighborhoods, especially to the West of the CSX railroad. The lack of lighting promotes unsafe conditions for pedestrians.

**3. PROJECT DESCRIPTION** – Install pedestrian scale streetlights along all streets while minimizing light pollution.

**4. PROJECT OBJECTIVES** –

- ♦ Prepare a streetlight needs survey
- ♦ Provide a unifying element to further create a sense of place
- ♦ Establish a safe, pleasant atmosphere while minimizing light pollution

**5. STEPS REQUIRED TO IMPLEMENT** –

- ♦ Bid lighting in phases

**6. PROJECT PARTICIPANTS AND ADMINISTRATION** -

- ♦ CRA – Implementation and operating cost
- ♦ City of Wildwood - Maintenance

**7. PRELIMINARY COSTS** –

- ♦ To be determined after completed survey

**8. TIME FRAME** –

- ♦ Implementation – Short to Mid-term – 5-10 years

## **CITY OF WILDWOOD CRA EXPANSION REDEVELOPMENT PLAN PROJECT SHEET NO. 10**

- 1. PROJECT TITLE** – Develop a Master Drainage Plan
- 2. PROJECT BACKGROUND** – The Redevelopment area currently experiences a stormwater drainage problem during rain events.
- 3. PROJECT DESCRIPTION** – The drainage system throughout the redevelopment area is in need of repair. The flooding after heavy rains creates perilous road conditions for the drivers. This coupled with the lack of sidewalks causes further danger should a pedestrian get caught in the rain. The areas of concern will be identified and plans to improve the drainage system will be adequately created.
- 4. PROJECT OBJECTIVES** –
  - ♦ Develop Master Drainage Plan
  - ♦ Develop a phasing plan
  - ♦ Address flooding and pooling on streets during heavy rainfall
- 5. STEPS REQUIRED TO IMPLEMENT** –
  - ♦ Study and engineer design options to address drainage alternatives
- 6. PROJECT PARTICIPANTS AND ADMINISTRATION** -
  - ♦ CRA Program Coordinator – Funding, administration
  - ♦ City of Wildwood Public Works Department
  - ♦ Engineering Consultant
- 7. PRELIMINARY COSTS** –
  - ♦ \$25,000 per year for maintenance
  - ♦ Engineering – To be determined
- 8. TIME FRAME** – Mid-range– 5-10 years

## **CITY OF WILDWOOD CRA EXPANSION REDEVELOPMENT PLAN PROJECT SHEET NO. 11**

- 1. PROJECT TITLE** – Intersection Improvements
- 2. PROJECT BACKGROUND** – The City is currently experiencing rapid growth. The existing road network is facing a potential problem with increased traffic flow due to development. The intersections in the Downtown area will have to be upgraded in the near future.
- 3. PROJECT DESCRIPTION** – Two intersections in particular will be in need of improvements. Currently, CR 466/ U.S.301 and SR 44/ U.S. 301 intersections are adequate for existing traffic flows. However, with the recent growth the City is experiencing, it is not long before these intersections will have to be improved to accommodate higher traffic volumes. The intersections will provide pedestrian countdown features. These improvements will help in the beautification process of the Redevelopment area.
- 4. PROJECT OBJECTIVES** –
  - ♦ Create a sense of place and continuum along the corridor
  - ♦ Improve the intersection of SR 44 and U.S. 301
  - ♦ Improve the intersection of CR 466A and U.S 301
- 5. STEPS REQUIRED TO IMPLEMENT** –
  - ♦ Implement the new plan through the City's Public Works Department
- 6. PROJECT PARTICIPANTS AND ADMINISTRATION** -
  - ♦ City of Wildwood Public Works
  - ♦ CRA Program Coordinator
- 7. PRELIMINARY COSTS** –
  - ♦ Unknown at this time
- 8. TIME FRAME** –Long Range – 5-20 years

## **CITY OF WILDWOOD CRA EXPANSIONREDEVELOPMENT PLAN PROJECT SHEET NO. 12**

### **1. PROJECT TITLE – Develop a Parking Plan**

**2. PROJECT BACKGROUND –** An integral part of the Downtown redevelopment process will be developing a parking plan for the residents. Adequate parking is essential to commercial businesses. The Visioning session touched on this issue. The preferable option to solve the parking issue would be to construct a parking garage which may or not contain other uses.

**3. PROJECT DESCRIPTION –** Parking facilities which fulfill the needs of the residents who wish to shop, live, or partake in any recreational activity being held Downtown will need to be constructed. Without sufficient parking, commercial business will fail and those living in the area may or not be able to park their vehicle.

### **4. PROJECT OBJECTIVES –**

- ♦ Provide public parking spaces that are conveniently and centrally located.
- ♦ Provide proper on-street parking for commercial shops in the Downtown
- ♦ Develop a Parking Plan

### **5. STEPS REQUIRED TO IMPLEMENT –**

- ♦ Create a Parking Plan
- ♦ Develop parking lot construction plans
- ♦ Determine timing for implementation
- ♦ Develop parking restrictions suitable for the area

### **6. PROJECT PARTICIPANTS AND ADMINISTRATION -**

- ♦ CRA Program Coordinator
- ♦ City of Wildwood Public Works
- ♦ Private investors
- ♦ Business Owners

### **7. PRELIMINARY COSTS –**

- ♦ Planning Phase - \$10,000-20,000
- ♦ Implementation – To be determined after planning phase

### **8. TIME FRAME –**

- ♦ Mid-term – 5-10 years – planning phase
- ♦ Implementation –Long-term – 10-20 years - implementation

## **CHAPTER 7**

### **FINANCIAL PLAN**

## Chapter 7 – Financial Plan

### Revenue Projections

Tax Increment Financing revenues that are expected to be deposited into the Redevelopment Trust Fund are illustrated in the attached chart. The amounts are based on estimates of the taxable property values for the year 2005 (\$81,397,559) and assume the historic annual increase of 3.00% on these valuations. The City's millage rate of 4.790 was used for calculations. It is applied to 95% of the increased amount over the base year (2005) estimated taxable values. This estimate is believed to be conservative since it does not take into consideration any new construction or new assessments. New development, especially on undeveloped property, will increase the total tax increment as they are completed and new (increase) valuations are entered on the tax roll.

### Redevelopment Plan Budget and Project Phasing

The Redevelopment Project and Programs described in Chapter 6 that are to receive TIF funds have been programmed for implementation. Two guiding factors were used to program the timing of implementation: availability of funds and the priorities established by the CRA. **Figure 7-2, City of Wildwood CRA Expansion Redevelopment Plan Proposed Budget Table** illustrates when the projects and programs are programmed for the next five years. It is expected that the Redevelopment Plan; however, will be updated regularly, but not to exceed every five years. As priorities change, projects are deleted, or new projects are created, this table will be amended.

The Proposed Budget Table is for planning purposes only and is by no means a guarantee of expenditure of funds on any given project. These are high-level opinions of cost; engineering and estimating have not been prepared yet. Actual project allocations are determined annually through the budget process. This proposed budget is intended to serve as a guide and is not intended to replace the annual budget adopted by the CRA.

Florida Statutes Chapter 163.360(10) states that all redevelopment activities funded by tax increment financing shall be completed within 30 years from the date the governing body approves or amends the redevelopment plan. The resolution to adopt the City of Wildwood CRA Expansion and the proposed trust fund are limited to 30 years. Furthermore, it is recommended that no additional debt or bonding will be incurred by the City of Wildwood Expansion CRA after 20 years from the original adoption date.

### Redevelopment Plan Administration

The successful implementation of the Redevelopment Plan will require the coordinated efforts of the Community Redevelopment Agency, the City of Wildwood government, local citizens, business organizations and private developers.

The CRA Program Coordinator will coordinate with the City on implementing the redevelopment projects and programs and will report to the Community Redevelopment Agency for final approvals. LPG will be the critical interface between the public sector and private sector. When necessary and

appropriate, public workshops will be held to gather public input on a particular project or program. An annual CRA budget will be prepared and adopted by the Community Redevelopment Agency.

LPG will work with various City Business Centers to complete certain projects and programs, such as adding new sidewalks, developing a new parking lot and the preparation of a consolidated plan.

### **Publicly Funded Capital Improvement Projects in the CRA**

The following projects have been included in Chapter 6 of the Redevelopment Plan. Some of the projects have detailed sheets explaining the process and some have not been given timelines or budgets as of yet. Currently, there are no financial sources for the projects listed below, but possible monetary participants could be funded from the City's general fund, County gas tax or impact fees. While it is not feasible to implement all of these projects within a given year, the table lists the associated costs for comparison purposes. Also, these costs can be offset, by using TIF generated funds as down payment to apply for loans.

- ❖ Provide a CRA Program Coordinator and Establish an Office – Cost projects salary with 5% annual increase
- ❖ Establishment of the Downtown Area – Assuming planning and implementation phase occurred in 2008. Upon implementation, maintenance costs would occur
- ❖ Upgrade Existing Utility Lines and Fire Hydrants – Determined by totaling projected costs then allocating the cost equally over a 20-year span
- ❖ Improvements of Right-of-Way - Determined by totaling projected costs then allocating the cost equally over a 20-year span. Further breakdown of these costs are located in Appendix C
- ❖ Create a Building Renovation and Relocation Program – Cost covers planning phase only
- ❖ Develop Landscape Architectural Guidelines – Cost covers planning and regulatory action. Calculated at \$300,000 per mile when requesting funds.
- ❖ Provide Housing Assistance Programs – Includes survey of housing need and marketing (yearly cost)
- ❖ Provide sidewalks/ paths for residents without vehicular access – Installation costs calculated per mile
- ❖ Install Pedestrian Streetlights along all roads – To be determined
- ❖ Develop a Master Drainage Plan – Cost should range about \$25,000 per year to maintain. Price does not include the Engineering costs to develop the plan
- ❖ Intersection Improvements – To be determined
- ❖ Develop a Parking Plan - Cost covers planning phase



**TABLE 7-2**  
**City of Wildwood CRA Expansion Budget Table**

<b>Revenue</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
TIF Revenue	\$193,636	\$225,416	\$258,151	\$291,867	\$326,594
<b>Expenditures</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
CRA Program Coordinator (Salary)	\$35,000	\$36,750	\$38,587	\$40,516	\$42,541
Creation of Downtown Overlay District	TBD	\$75,000	Maintenance Costs	Maintenance Costs	Maintenance Costs
Utility Improvements	TBD	TBD	182,350	182,350	182,350
Right of Way Improvements	TBD	TBD	TBD	\$574,300	\$574,300
Building Renovation and Relocation Program	TBD	TBD	TBD	10,000	10,000
Landscape Design Guidelines	\$75,000	\$300,000/mile	\$300,000/mile	\$300,000/mile	\$300,000/mile
Provide Housing Assistance Programs	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Sidewalks/Paths	\$700,000/mile	\$700,000/mile	\$700,000/mile	\$700,000/mile	\$700,000/mile
Install Streetlights	TBD	TBD	TBD	TBD	TBD
Drainage Plan	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Intersection Improvements	TBD	TBD	TBD	TBD	TBD
Develop a Parking Plan	TBD	TBD	TBD	\$20,000	TBD

Table 1

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**Estimated Tax Collections Anticipated In Study Area Over Planning Horizon, Existing CRA**


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Year	Estimated Taxable Value of Study Area for Tax Purposes	Less: Base Year	Subject to Tax Increment Calculations/Millage	Sumter County	City of Wildwood	Estimated Tax Increment Collections
1996	\$15,899,848					
1997	\$16,213,382	\$15,899,848	\$313,534	\$2,435	\$1,411	\$3,846
1998	\$16,042,721	\$15,899,848	\$142,873	\$1,110	\$643	\$1,753
1999	\$18,172,404	\$15,899,848	\$2,272,556	\$17,652	\$10,227	\$27,879
2000	\$18,867,157	\$15,899,848	\$2,967,309	\$23,049	\$13,353	\$36,401
2001	\$20,404,146	\$15,899,848	\$4,504,298	\$34,987	\$20,269	\$55,256
2002	\$22,911,598	\$15,899,848	\$7,011,750	\$54,464	\$31,553	\$86,017
2003	\$22,877,532	\$15,899,848	\$6,977,684	\$54,199	\$31,400	\$85,599
2004	\$24,822,513	\$15,899,848	\$8,922,665	\$69,307	\$40,152	\$109,459
2005	\$26,727,192	\$15,899,848	\$10,827,344	\$84,101	\$48,723	\$132,824
2006	\$27,529,008	\$15,899,848	\$11,629,160	\$90,329	\$52,331	\$142,661
2007	\$28,354,878	\$15,899,848	\$12,455,030	\$96,744	\$56,048	\$152,792
2008	\$29,205,524	\$15,899,848	\$13,305,676	\$103,352	\$59,876	\$163,227
2009	\$30,081,690	\$15,899,848	\$14,181,842	\$110,157	\$63,818	\$173,976
2010	\$30,984,141	\$15,899,848	\$15,084,293	\$117,167	\$67,879	\$185,047
2011	\$31,913,665	\$15,899,848	\$16,013,817	\$124,387	\$72,062	\$196,449
2012	\$32,871,075	\$15,899,848	\$16,971,227	\$131,824	\$76,371	\$208,195
2013	\$33,857,207	\$15,899,848	\$17,957,359	\$139,484	\$80,808	\$220,292
2014	\$34,872,923	\$15,899,848	\$18,973,075	\$147,373	\$85,379	\$232,752
2015	\$35,919,111	\$15,899,848	\$20,019,263	\$155,500	\$90,087	\$245,586
2016	\$36,996,684	\$15,899,848	\$21,096,836	\$163,870	\$94,936	\$258,805
2017	\$38,106,585	\$15,899,848	\$22,206,737	\$172,491	\$99,930	\$272,421
2018	\$39,249,783	\$15,899,848	\$23,349,935	\$181,371	\$105,075	\$286,445
2019	\$40,427,276	\$15,899,848	\$24,527,428	\$190,517	\$110,373	\$300,890
2020	\$41,640,094	\$15,899,848	\$25,740,246	\$199,937	\$115,831	\$315,768
2021	\$42,889,297	\$15,899,848	\$26,989,449	\$209,641	\$121,453	\$331,093
2022	\$44,175,976	\$15,899,848	\$28,276,128	\$219,635	\$127,243	\$346,877
2023	\$45,501,255	\$15,899,848	\$29,601,407	\$229,929	\$133,206	\$363,135
2024	\$46,866,293	\$15,899,848	\$30,966,445	\$240,532	\$139,349	\$379,881
2025	\$48,272,282	\$15,899,848	\$32,372,434	\$251,453	\$145,676	\$397,129
<b>Total</b>				<b>\$3,616,997</b>	<b>\$2,095,460</b>	<b>\$5,712,457</b>
<b>Annual Average</b>				<b>\$120,567</b>	<b>\$69,849</b>	<b>\$190,415</b>

Table 2

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**Estimated Tax Collections Anticipated In Study Area Over Planning Horizon, Expanded CRA**


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<b>Year</b>	<b>Estimated Taxable Value of Study Area for Tax Purposes</b>	<b>Less: Base Year</b>	<b>Subject to Tax Increment Calculations/Millage</b>	<b>Sumter County</b>	<b>City of Wildwood</b>	<b>Estimated Tax Increment Collections</b>
2005	\$54,670,367					
2006	\$56,310,478	\$54,670,367	\$1,640,111	\$12,740	\$7,380	\$20,120
2007	\$57,999,792	\$54,670,367	\$3,329,425	\$25,861	\$14,982	\$40,844
2008	\$59,739,786	\$54,670,367	\$5,069,419	\$39,377	\$22,812	\$62,189
2009	\$61,531,980	\$54,670,367	\$6,861,613	\$53,298	\$30,877	\$84,175
2010	\$63,377,939	\$54,670,367	\$8,707,572	\$67,636	\$39,184	\$106,820
2011	\$65,279,277	\$54,670,367	\$10,608,910	\$82,405	\$47,740	\$130,145
2012	\$67,237,656	\$54,670,367	\$12,567,289	\$97,616	\$56,553	\$154,169
2013	\$69,254,785	\$54,670,367	\$14,584,418	\$113,284	\$65,630	\$178,914
2014	\$71,332,429	\$54,670,367	\$16,662,062	\$129,423	\$74,979	\$204,402
2015	\$73,472,402	\$54,670,367	\$18,802,035	\$146,045	\$84,609	\$230,654
2016	\$75,676,574	\$54,670,367	\$21,006,207	\$163,166	\$94,528	\$257,694
2017	\$77,946,871	\$54,670,367	\$23,276,504	\$180,800	\$104,744	\$285,545
2018	\$80,285,277	\$54,670,367	\$25,614,910	\$198,964	\$115,267	\$314,231
2019	\$82,693,835	\$54,670,367	\$28,023,468	\$217,672	\$126,106	\$343,778
2020	\$85,174,650	\$54,670,367	\$30,504,283	\$236,942	\$137,269	\$374,211
2021	\$87,729,890	\$54,670,367	\$33,059,523	\$256,790	\$148,768	\$405,558
2022	\$90,361,787	\$54,670,367	\$35,691,420	\$277,233	\$160,611	\$437,844
2023	\$93,072,640	\$54,670,367	\$38,402,273	\$298,290	\$172,810	\$471,100
2024	\$95,864,819	\$54,670,367	\$41,194,452	\$319,978	\$185,375	\$505,353
2025	\$98,740,764	\$54,670,367	\$44,070,397	\$342,317	\$198,317	\$540,634
2026	\$101,702,987	\$54,670,367	\$47,032,620	\$365,326	\$211,647	\$576,973
2027	\$104,754,077	\$54,670,367	\$50,083,710	\$389,025	\$225,377	\$614,402
2028	\$107,896,699	\$54,670,367	\$53,226,332	\$413,436	\$239,518	\$652,954
2029	\$111,133,600	\$54,670,367	\$56,463,233	\$438,578	\$254,085	\$692,663
2030	\$114,467,608	\$54,670,367	\$59,797,241	\$464,475	\$269,088	\$733,563
2031	\$117,901,636	\$54,670,367	\$63,231,269	\$491,149	\$284,541	\$775,690
2032	\$121,438,685	\$54,670,367	\$66,768,318	\$518,623	\$300,457	\$819,080
2033	\$125,081,846	\$54,670,367	\$70,411,479	\$546,921	\$316,852	\$863,773
2034	\$128,834,301	\$54,670,367	\$74,163,934	\$576,068	\$333,738	\$909,806
<b>Total</b>				<b>\$7,463,437</b>	<b>\$4,323,845</b>	<b>\$11,787,282</b>
<b>Annual Average</b>				<b>\$248,781</b>	<b>\$144,128</b>	<b>\$392,909</b>

Table 3

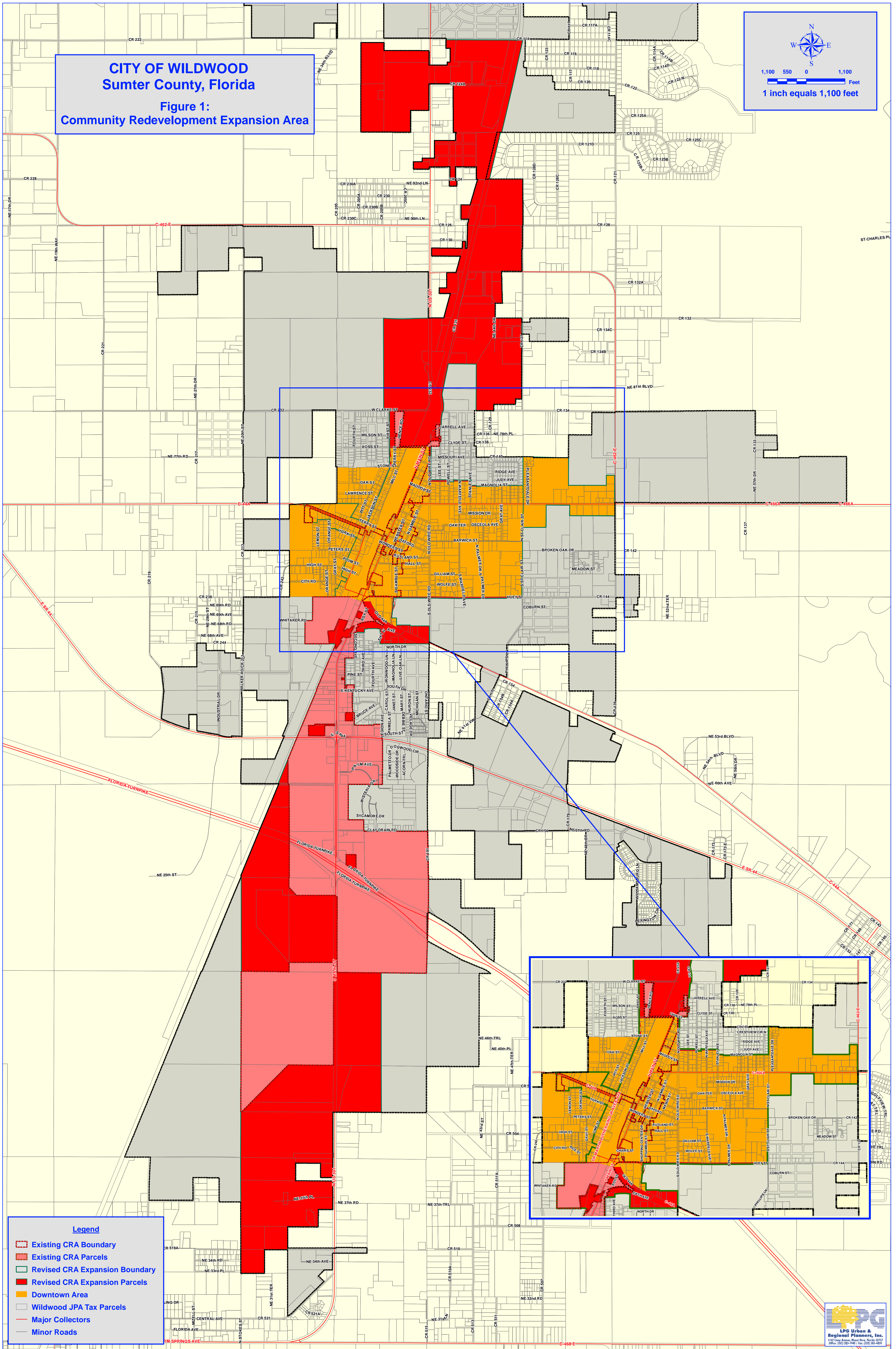
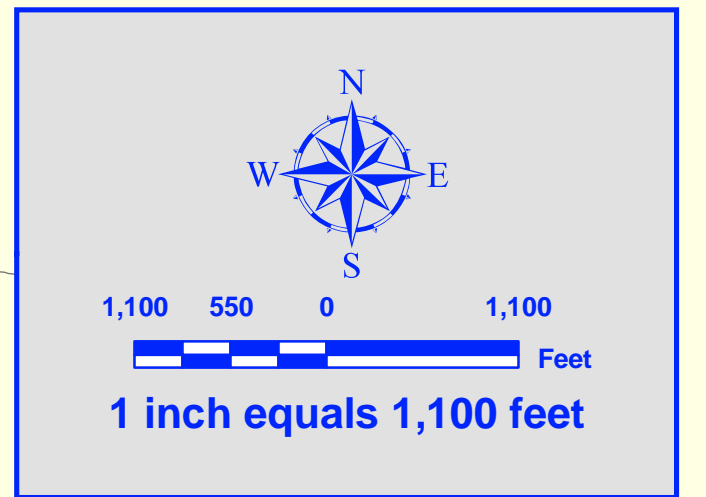
**Estimated Tax Collections Anticipated In Study Area Over Planning Horizon, Existing & Expanded CRA**

<b>Year</b>	<b>Estimated Taxable Value of Study Area for Tax Purposes</b>	<b>Less: Base Year</b>	<b>Subject to Tax Increment Calculations/ Millage</b>	<b>Existing CRA - Estimated Tax Increment Collections</b>	<b>Expanded CRA - Estimated Tax Increment Collections</b>	<b>TOTAL Estimated Tax Increment Collections</b>
2005	\$81,397,559	\$15,899,848	\$10,827,344	\$84,101	\$48,723	\$132,824
2006	\$83,839,486	\$70,570,215	\$13,269,271	\$103,069	\$59,712	\$162,781
2007	\$86,354,670	\$70,570,215	\$15,784,455	\$122,606	\$71,030	\$193,636
2008	\$88,945,310	\$70,570,215	\$18,375,095	\$142,729	\$82,688	\$225,416
2009	\$91,613,670	\$70,570,215	\$21,043,455	\$163,455	\$94,696	\$258,151
2010	\$94,362,080	\$70,570,215	\$23,791,865	\$184,803	\$107,063	\$291,867
2011	\$97,192,942	\$70,570,215	\$26,622,727	\$206,792	\$119,802	\$326,594
2012	\$100,108,731	\$70,570,215	\$29,538,516	\$229,440	\$132,923	\$362,364
2013	\$103,111,992	\$70,570,215	\$32,541,777	\$252,768	\$146,438	\$399,206
2014	\$106,205,352	\$70,570,215	\$35,635,137	\$276,796	\$160,358	\$437,154
2015	\$109,391,513	\$70,570,215	\$38,821,298	\$301,544	\$174,696	\$476,240
2016	\$112,673,258	\$70,570,215	\$42,103,043	\$327,035	\$189,464	\$516,499
2017	\$116,053,456	\$70,570,215	\$45,483,241	\$353,291	\$204,675	\$557,966
2018	\$119,535,060	\$70,570,215	\$48,964,845	\$380,334	\$220,342	\$600,676
2019	\$123,121,111	\$70,570,215	\$52,550,896	\$408,189	\$236,479	\$644,668
2020	\$126,814,745	\$70,570,215	\$56,244,530	\$436,879	\$253,100	\$689,980
2021	\$130,619,187	\$70,570,215	\$60,048,972	\$466,430	\$270,220	\$736,651
2022	\$134,537,763	\$70,570,215	\$63,967,548	\$496,868	\$287,854	\$784,722
2023	\$138,573,896	\$70,570,215	\$68,003,681	\$528,219	\$306,017	\$834,235
2024	\$142,731,112	\$70,570,215	\$72,160,897	\$560,510	\$324,724	\$885,234
2025	\$147,013,046	\$70,570,215	\$76,442,831	\$593,770	\$343,993	\$937,762
2026	\$101,702,987	\$54,670,367	\$47,032,620	\$365,326	\$211,647	\$576,973
2027	\$104,754,077	\$54,670,367	\$50,083,710	\$389,025	\$225,377	\$614,402
2028	\$107,896,699	\$54,670,367	\$53,226,332	\$413,436	\$239,518	\$652,954
2029	\$111,133,600	\$54,670,367	\$56,463,233	\$438,578	\$254,085	\$692,663
2030	\$114,467,608	\$54,670,367	\$59,797,241	\$464,475	\$269,088	\$733,563
2031	\$117,901,636	\$54,670,367	\$63,231,269	\$491,149	\$284,541	\$775,690
2032	\$121,438,685	\$54,670,367	\$66,768,318	\$518,623	\$300,457	\$819,080
2033	\$125,081,846	\$54,670,367	\$70,411,479	\$546,921	\$316,852	\$863,773
2034	\$128,834,301	\$54,670,367	\$74,163,934	\$576,068	\$333,738	\$909,806
<b>Total</b>				<b>\$11,080,434</b>	<b>\$6,419,305</b>	<b>\$17,499,739</b>
<b>Annual Average</b>				<b>\$369,348</b>	<b>\$213,977</b>	<b>\$583,325</b>



**CITY OF WILDWOOD**  
**Sumter County, Florida**

**Figure 1:**  
**Community Redevelopment Expansion Area**



**Legend**

- Existing CRA Boundary
- Existing CRA Parcels
- Revised CRA Expansion Boundary
- Revised CRA Expansion Parcels
- Downtown Area
- Wildwood JPA Tax Parcels
- Major Collectors
- Minor Roads



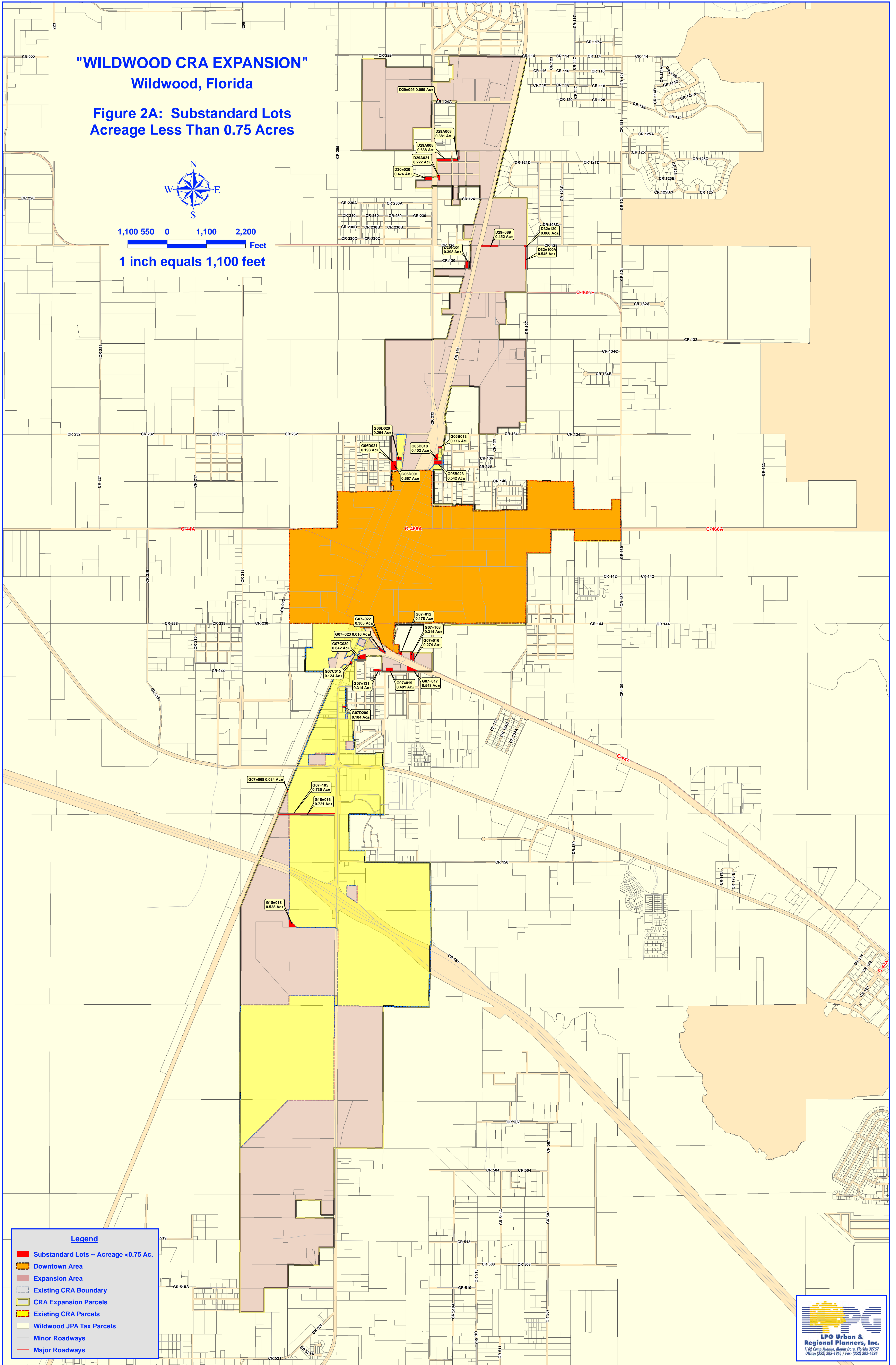


**"WILDWOOD CRA EXPANSION"**  
Wildwood, Florida

**Figure 2A: Substandard Lots  
Acreage Less Than 0.75 Acres**



1,100 550 0 1,100 2,200  
Feet  
1 inch equals 1,100 feet



**Legend**

- Substandard Lots -- Acreage <0.75 Ac.
- Downtown Area
- Expansion Area
- Existing CRA Boundary
- CRA Expansion Parcels
- Existing CRA Parcels
- Wildwood JPA Tax Parcels
- Minor Roadways
- Major Roadways



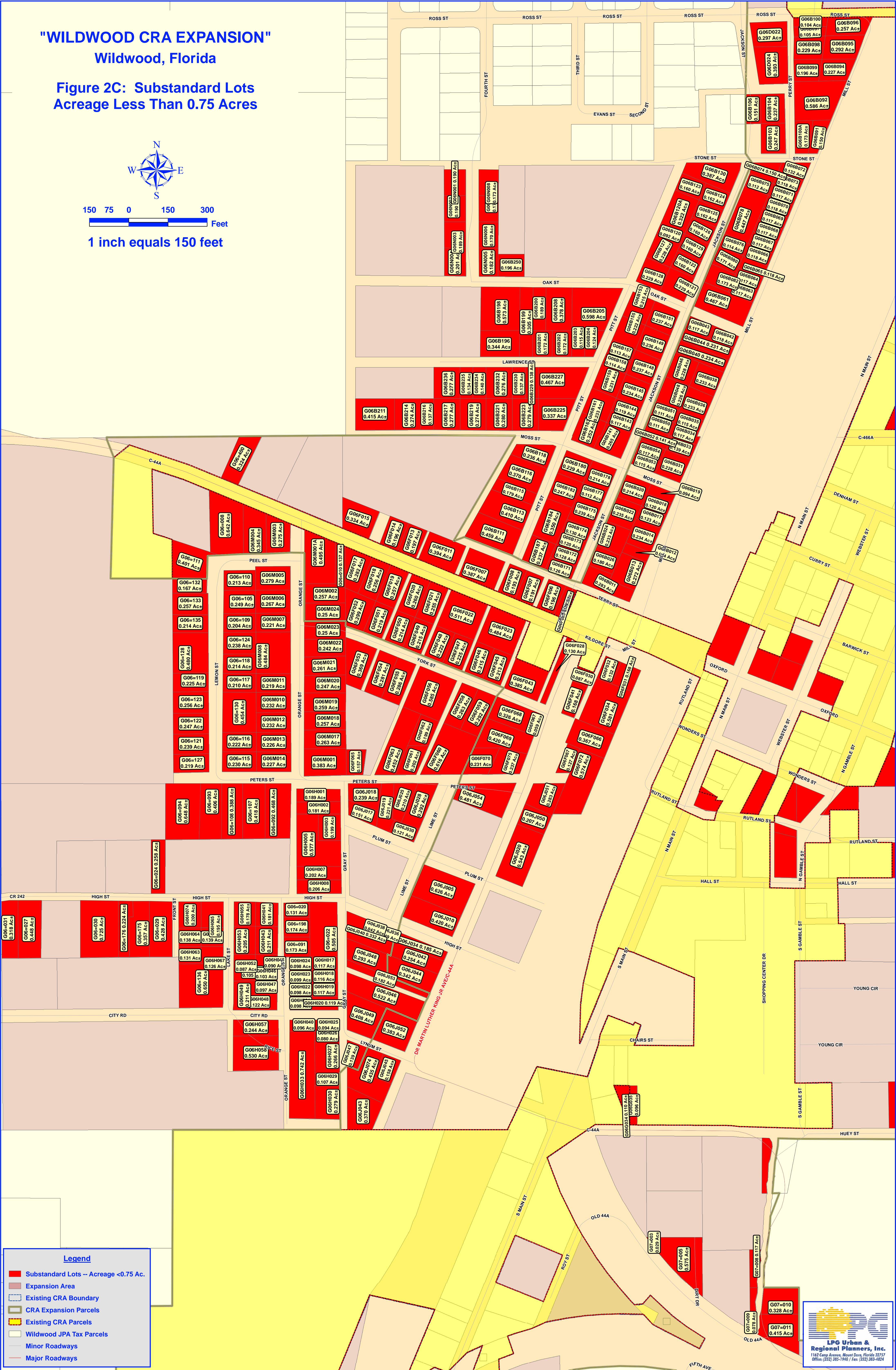
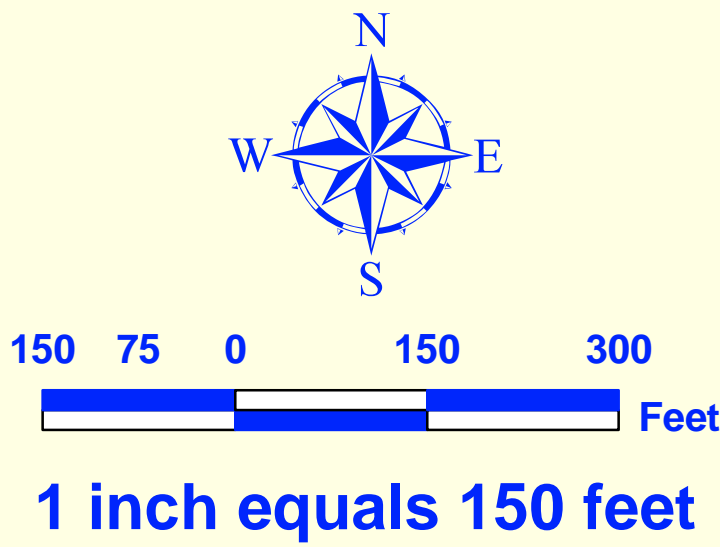






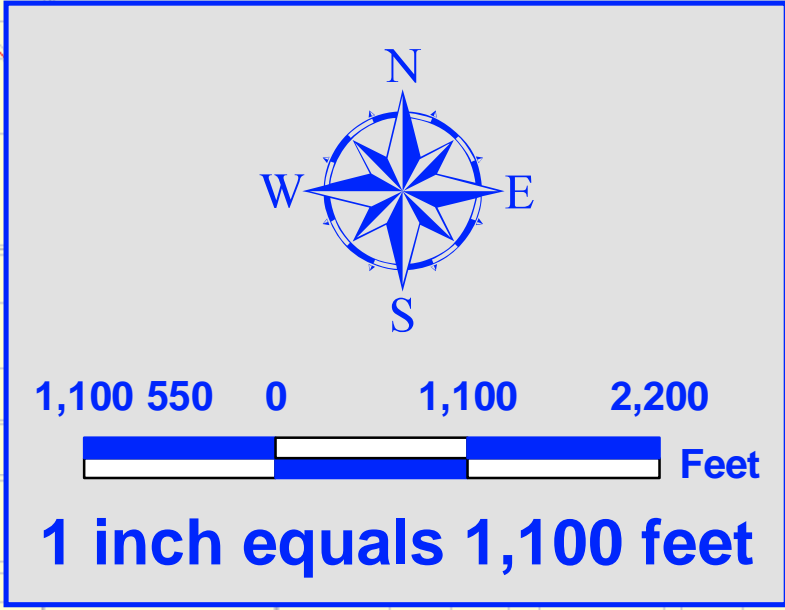
"WILDWOOD CRA EXPANSION"  
Wildwood, Florida

Figure 2C: Substandard Lots  
Acreage Less Than 0.75 Acres





**"WILDWOOD CRA EXPANSION"**  
Wildwood, Florida  
**Figure 3: Insufficient Right of Way**



**Legend**

- CRA Boundary
- Expansion Area
- Roads within the CRA

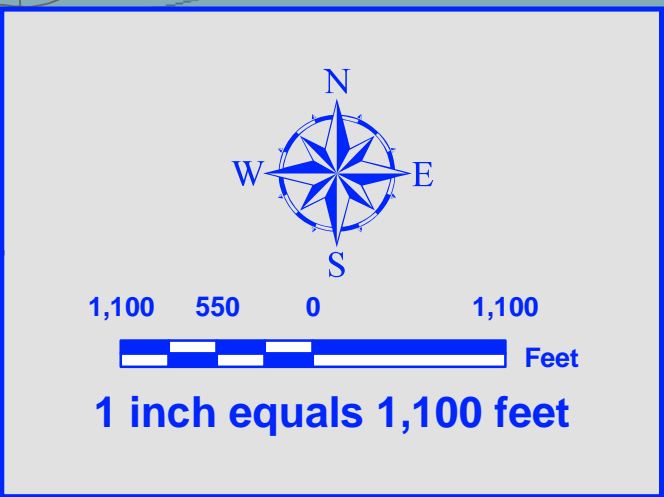
**Right of Way Values**

- Insufficient ROW Less Than 60'
- ROW Greater Than 60'
- Other ROW





"WILDWOOD CRA EXPANSION"  
Wildwood, Florida  
Figure 4: Census Data



**Tract 9901  
Blk. Group 2**

**Tract 9901  
Blk. Group 4**

**Tract 9901  
Blk. Group 5**

**Tract 9901  
Blk. Group 3**

**Tract 9902  
Blk. Group 2**

**Tract 9902  
Blk. Group 3**

**Tract 9902  
Blk. Group 1**

**Tract 9903  
Blk. Group 2**

**Tract 9902  
Blk. Group 4**

**Tract 9903  
Blk. Group 3**

**Legend**

Wildwood City Boundary

Revised CRA Expansion Parcels

**Census, Tract - Block Group**

	9901, 2
	9901, 3
	9901, 4
	9901, 5
	9902, 1
	9902, 2
	9902, 3
	9902, 4
	9903, 2
	9903, 3

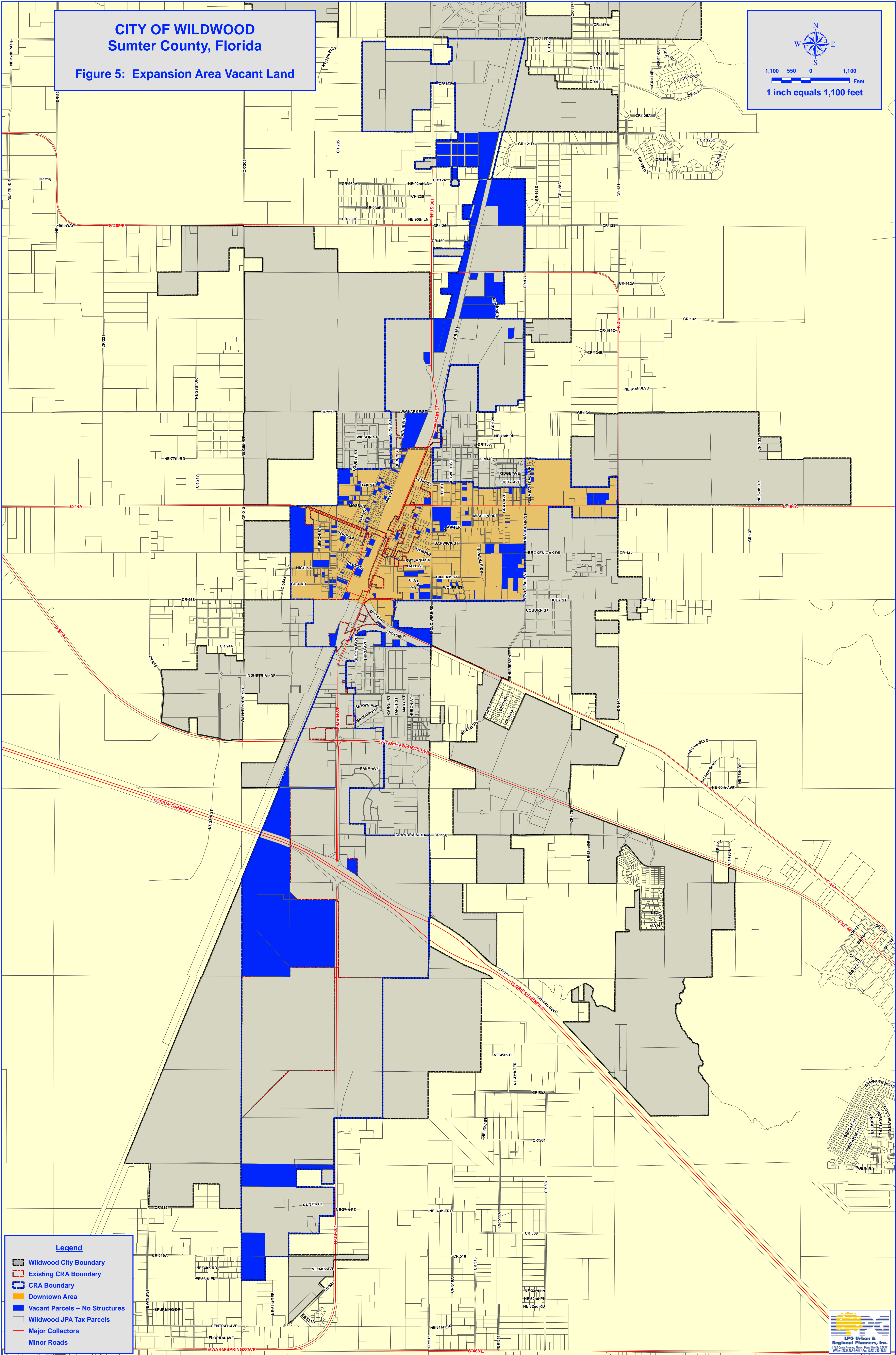
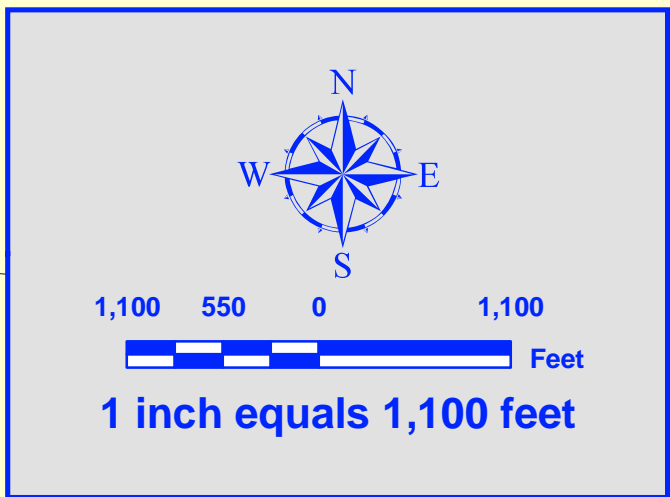
Census Tract / Block	Total Acreage	Acreage In CRA	Percentage
9901, 4	2621.45	437.1	16.67%
9902, 1	1958.75	468.2	23.90%
9902, 2	623.47	272.8	43.76%
9902, 3	638.52	224.8	35.21%
9902, 4	7946.68	168.2	2.12%
9903, 3	12372.34	249.9	2.02%





CITY OF WILDWOOD  
Sumter County, Florida

Figure 5: Expansion Area Vacant Land



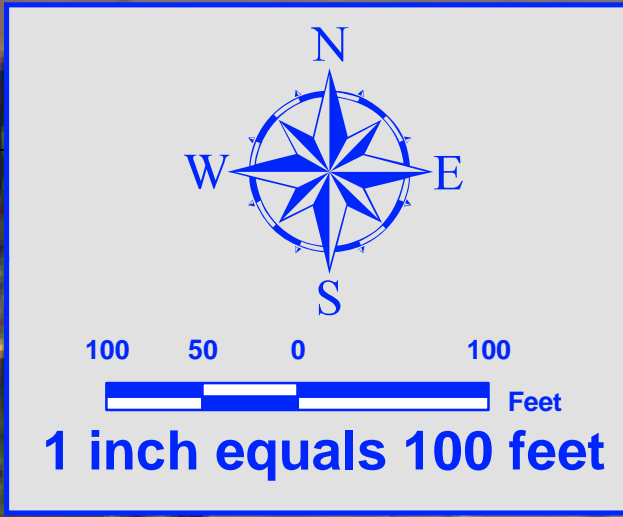
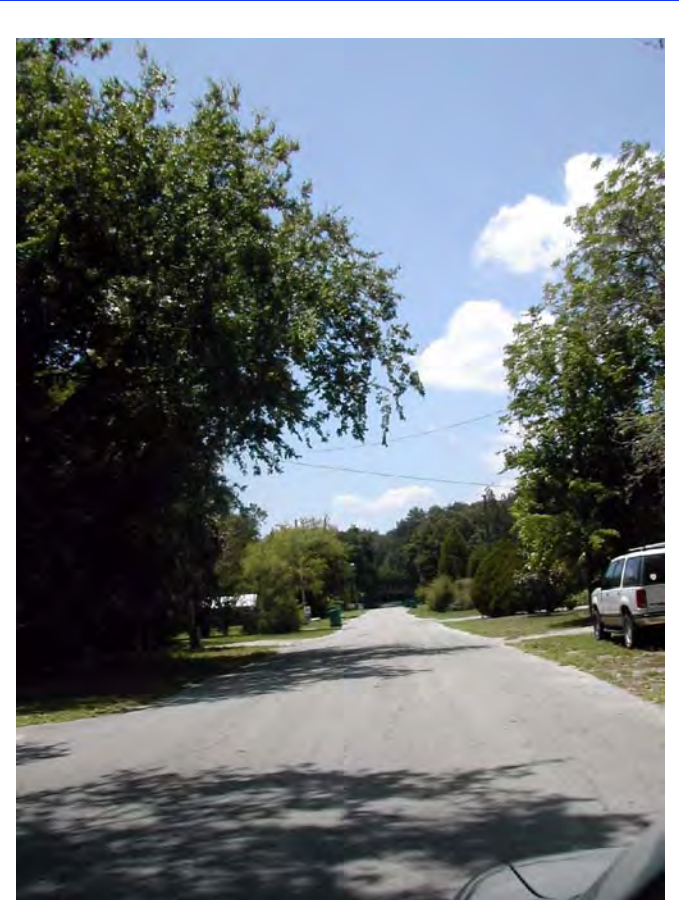
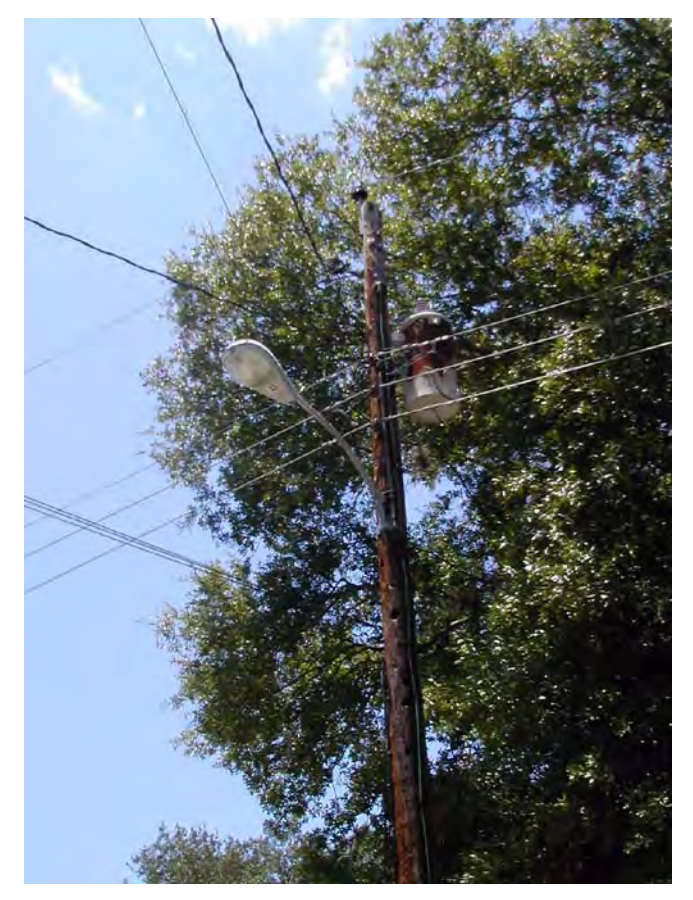
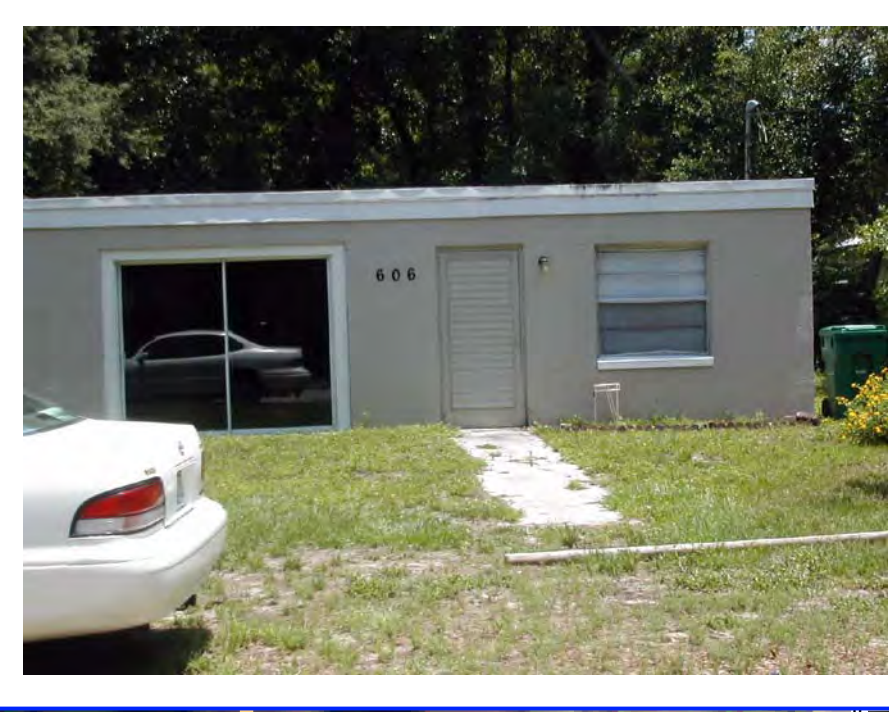
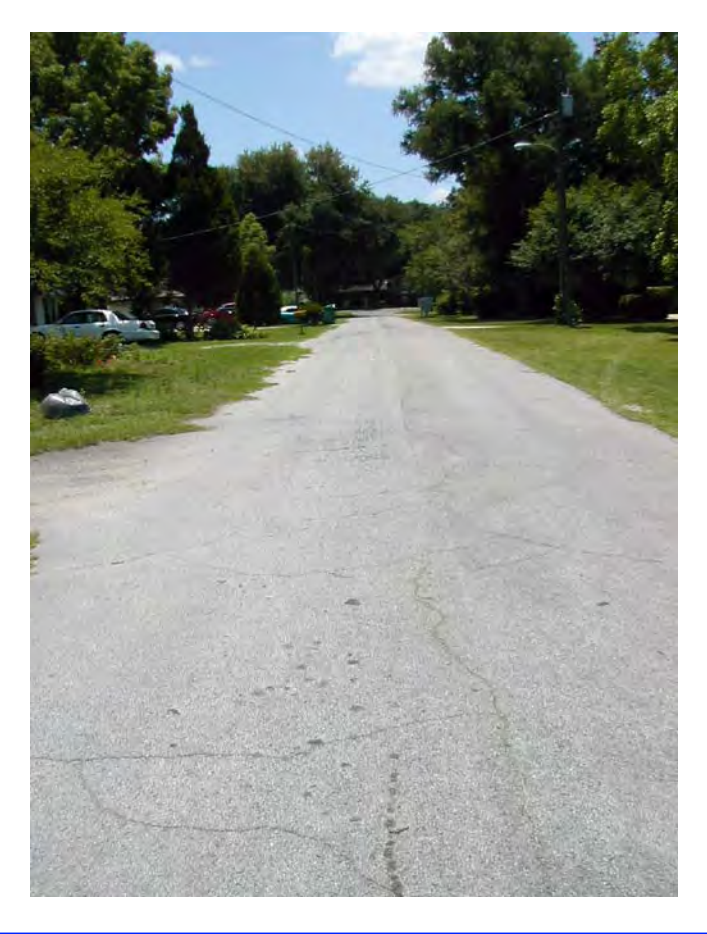
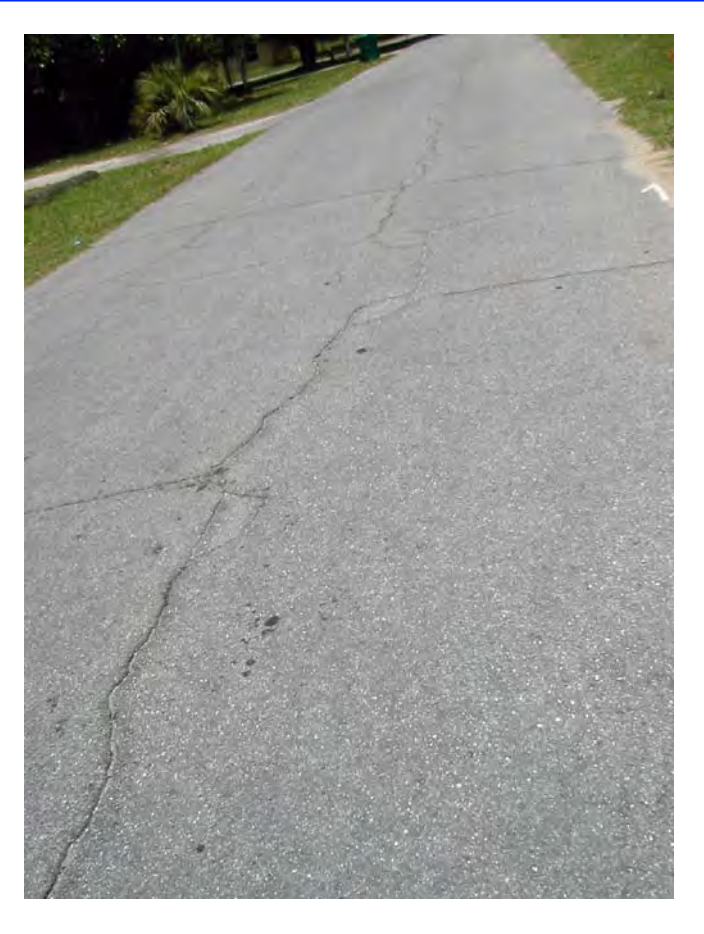
**Legend**

- Wildwood City Boundary
- Existing CRA Boundary
- CRA Boundary
- Downtown Area
- Vacant Parcels - No Structures
- Wildwood JPA Tax Parcels
- Major Collectors
- Minor Roads



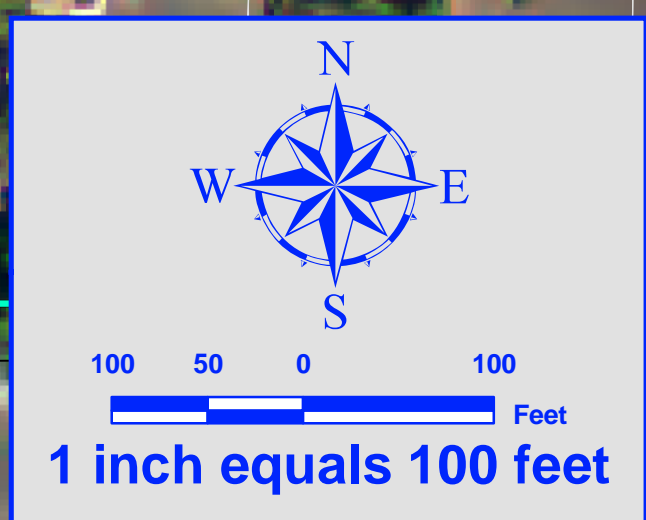
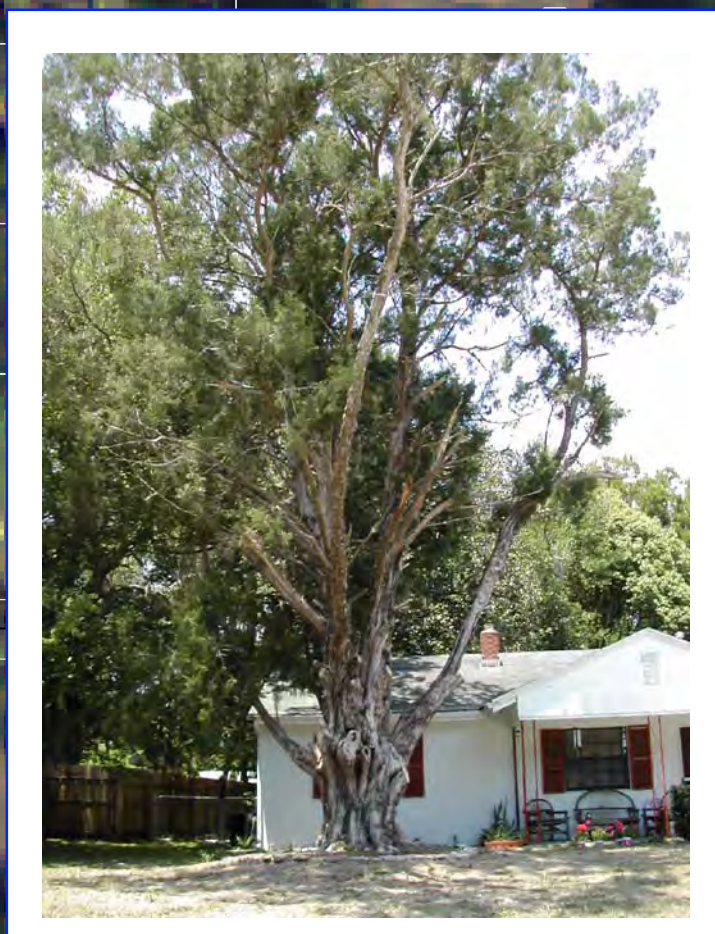
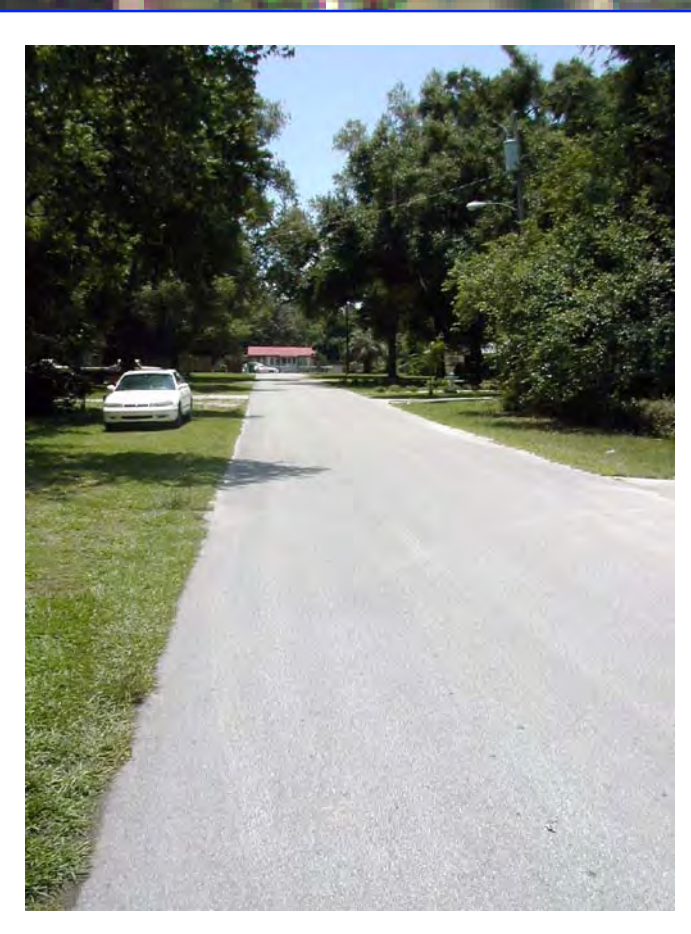


**CITY OF WILDWOOD**  
**Sumter County, Florida**  
**Community Redevelopment Expansion Area**  
**Photo Map 6-A**



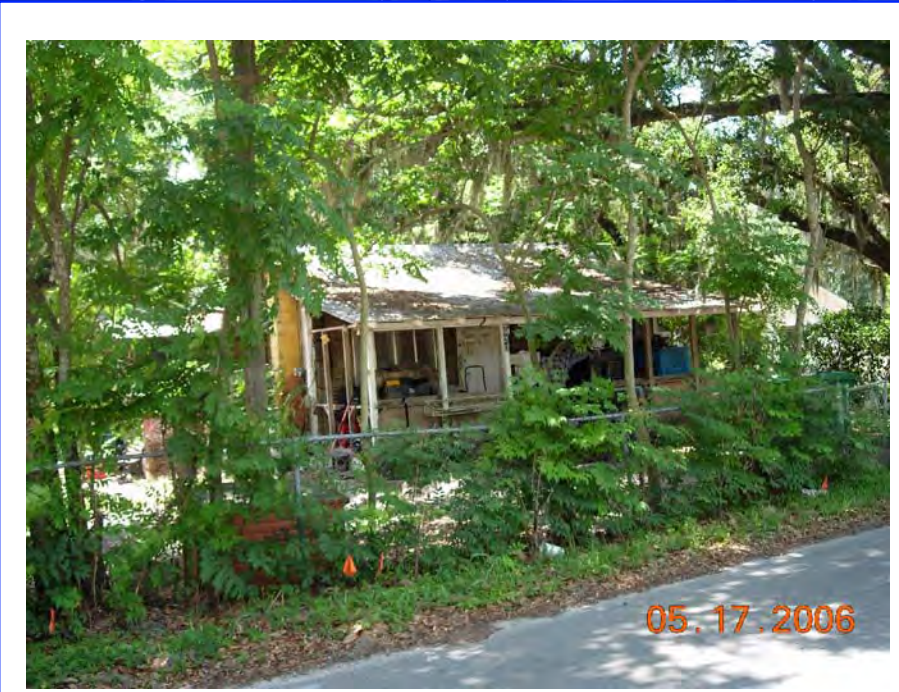
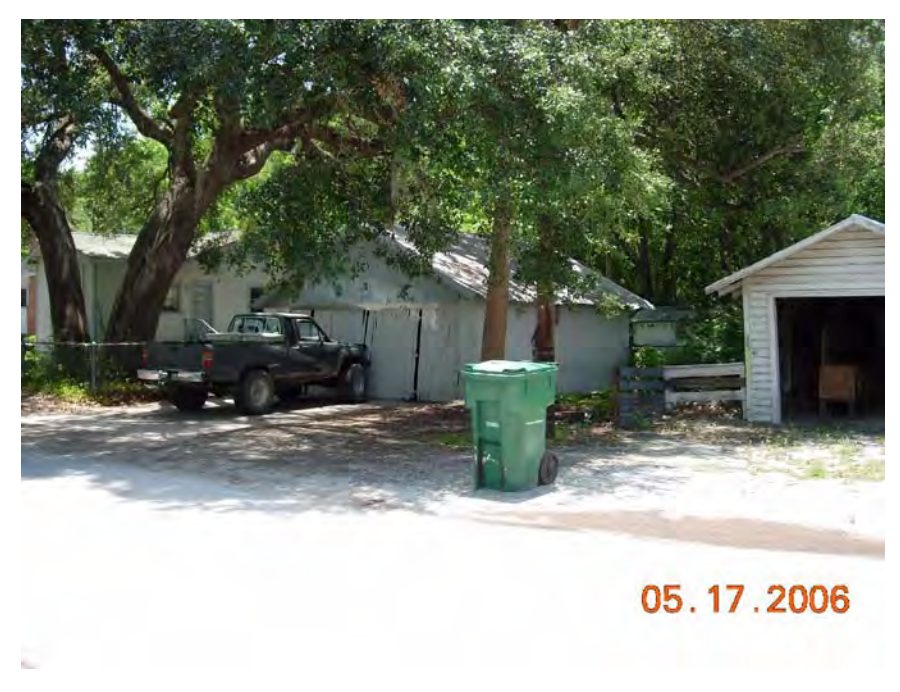
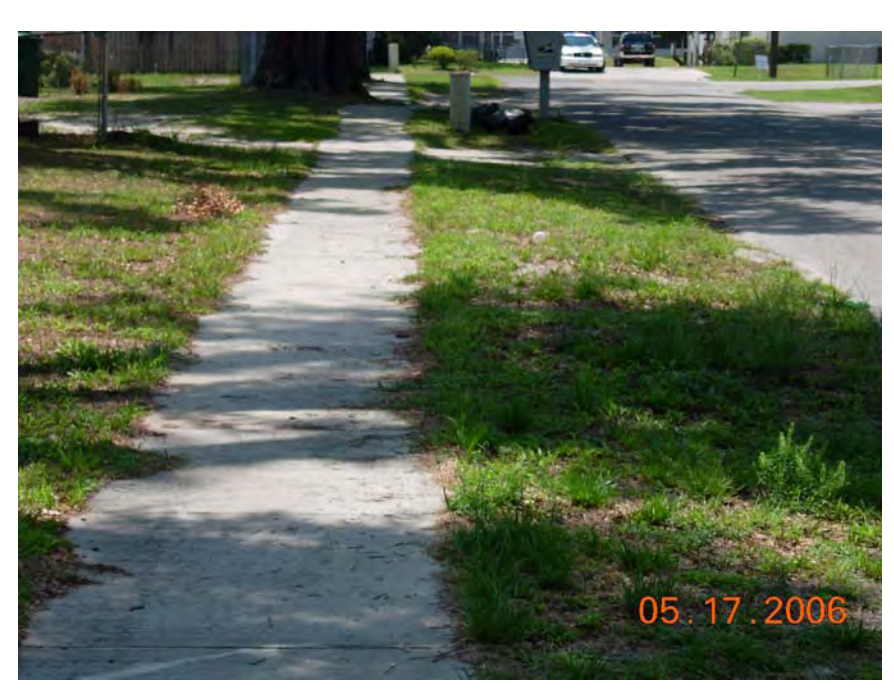


CITY OF WILDWOOD  
Sumter County, Florida  
Community Redevelopment Expansion Area  
Photo Map 6-B



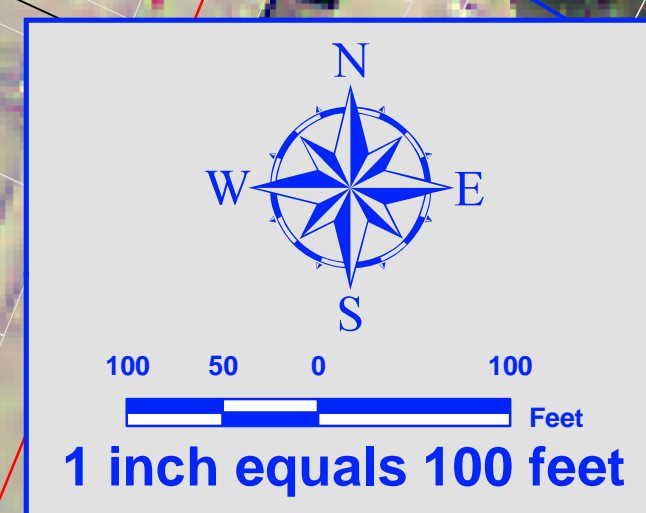
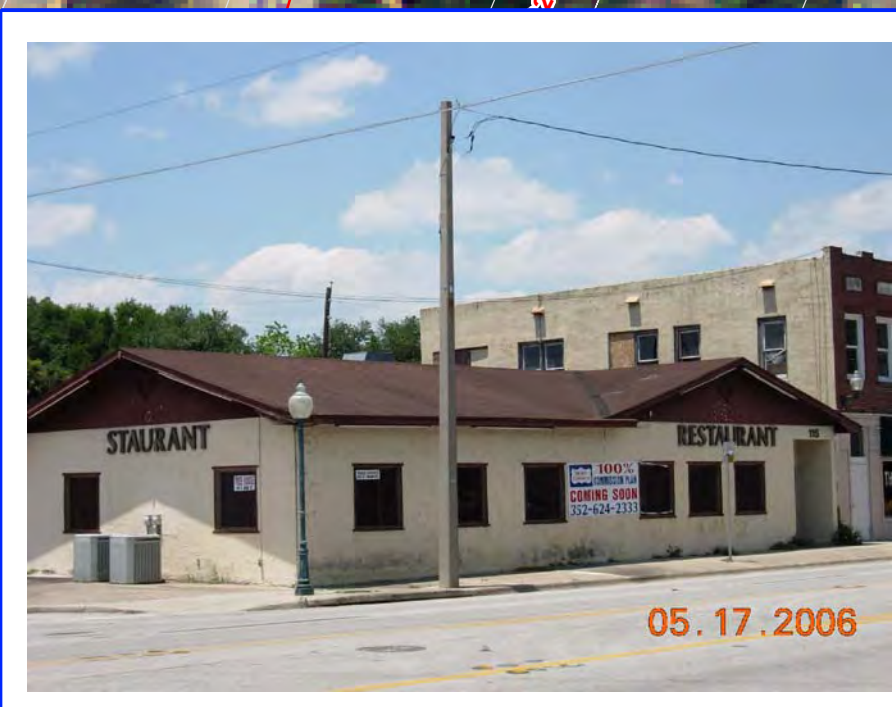
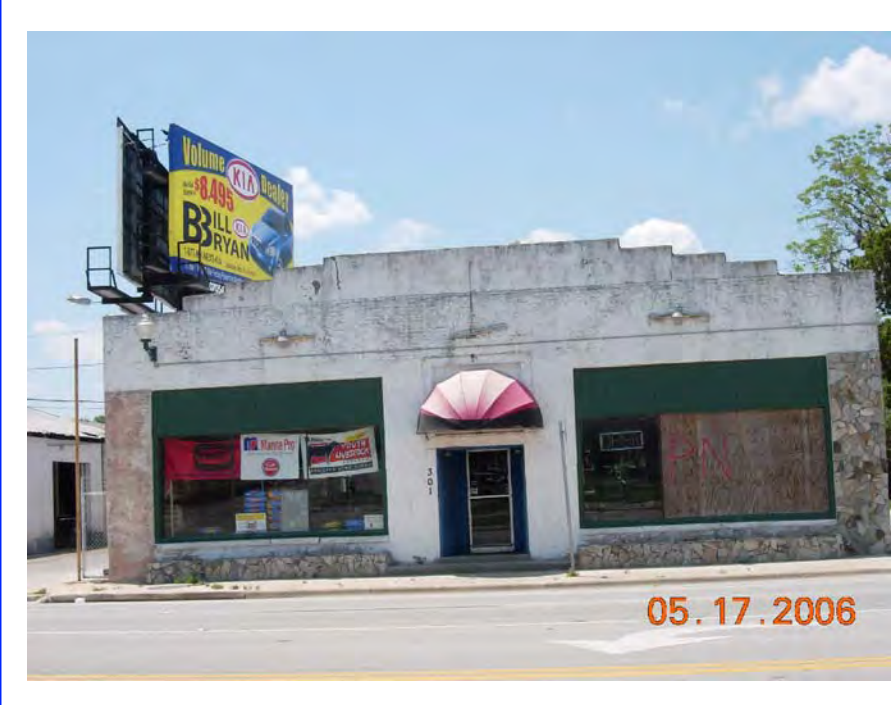
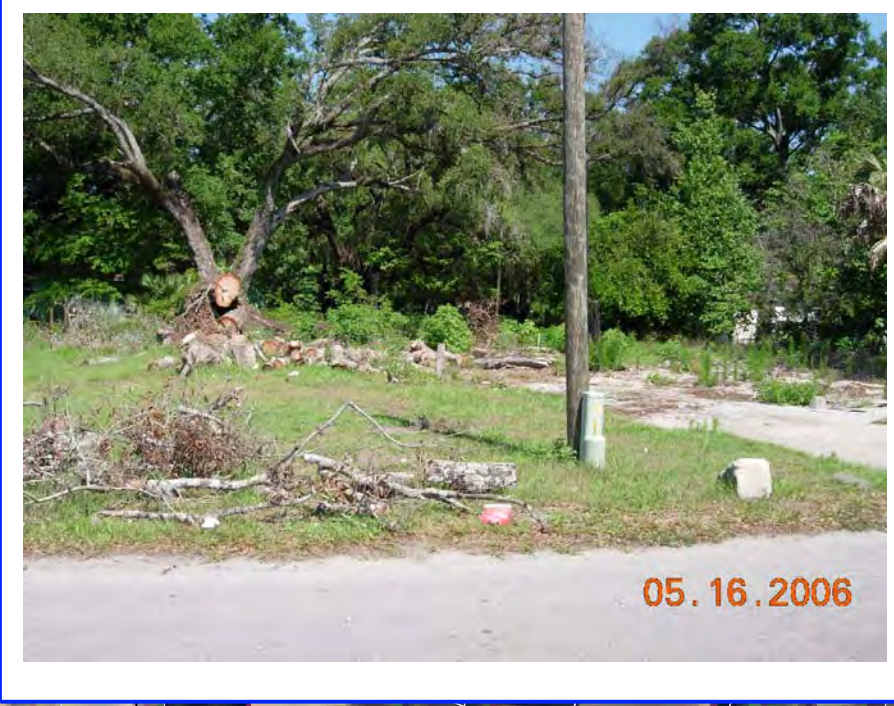


**CITY OF WILDWOOD**  
**Sumter County, Florida**  
**Community Redevelopment Expansion Area**  
**Photo Map 6-C**



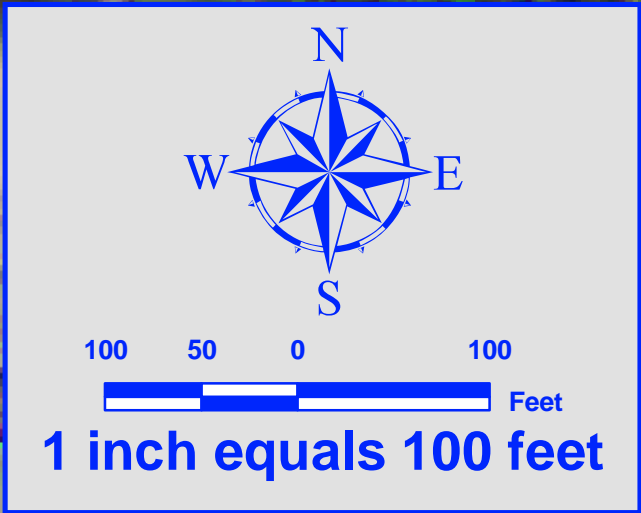
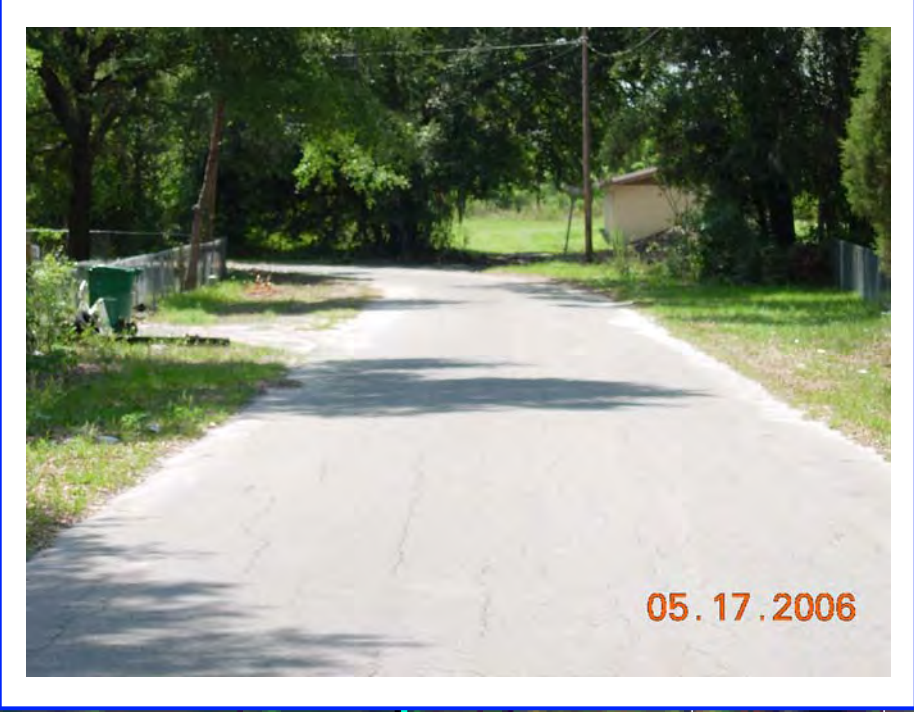


**CITY OF WILDWOOD**  
**Sumter County, Florida**  
**Community Redevelopment Expansion Area**  
**Photo Map 6-D**

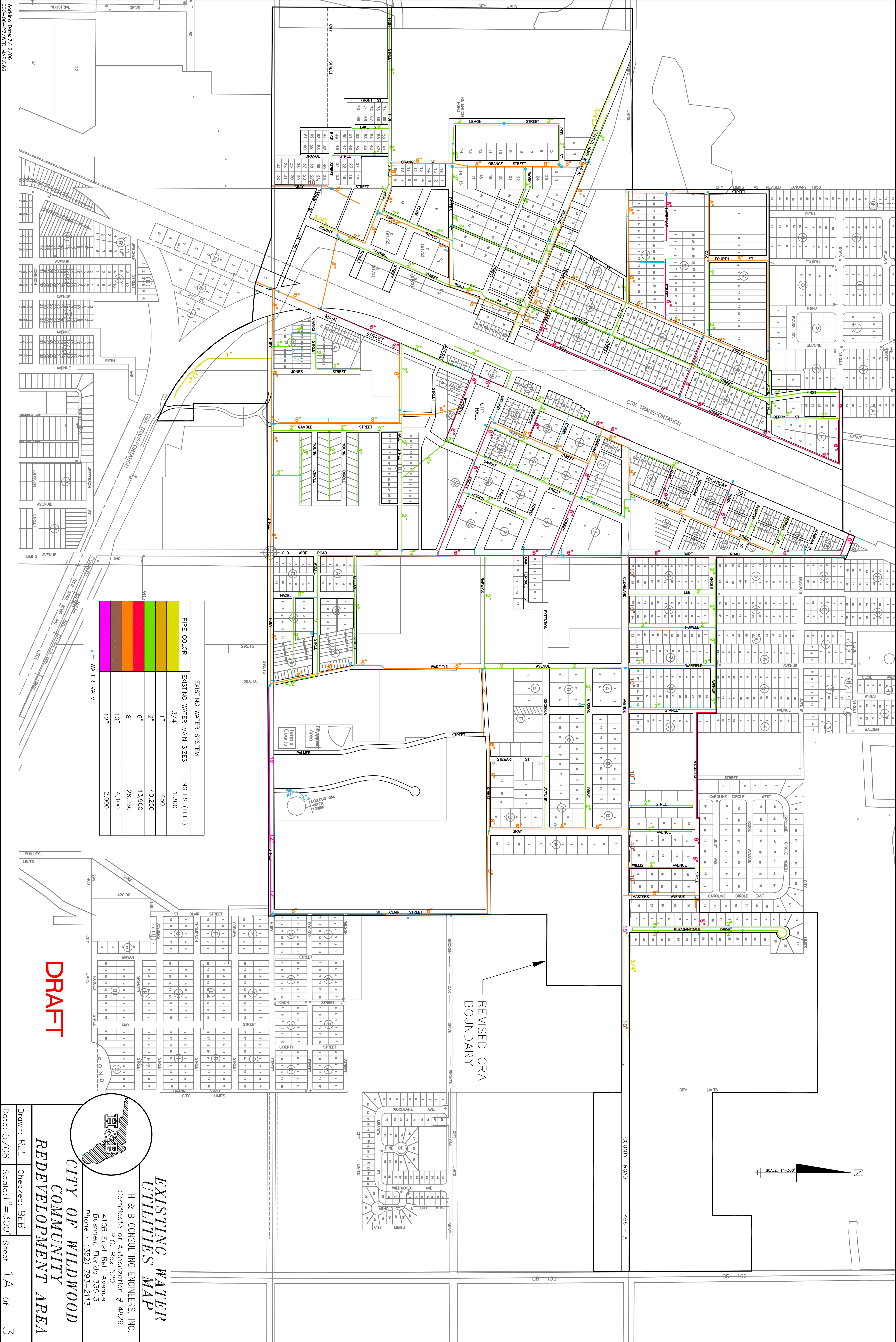




CITY OF WILDWOOD  
Sumter County, Florida  
Community Redevelopment Expansion Area  
Photo Map 6-E

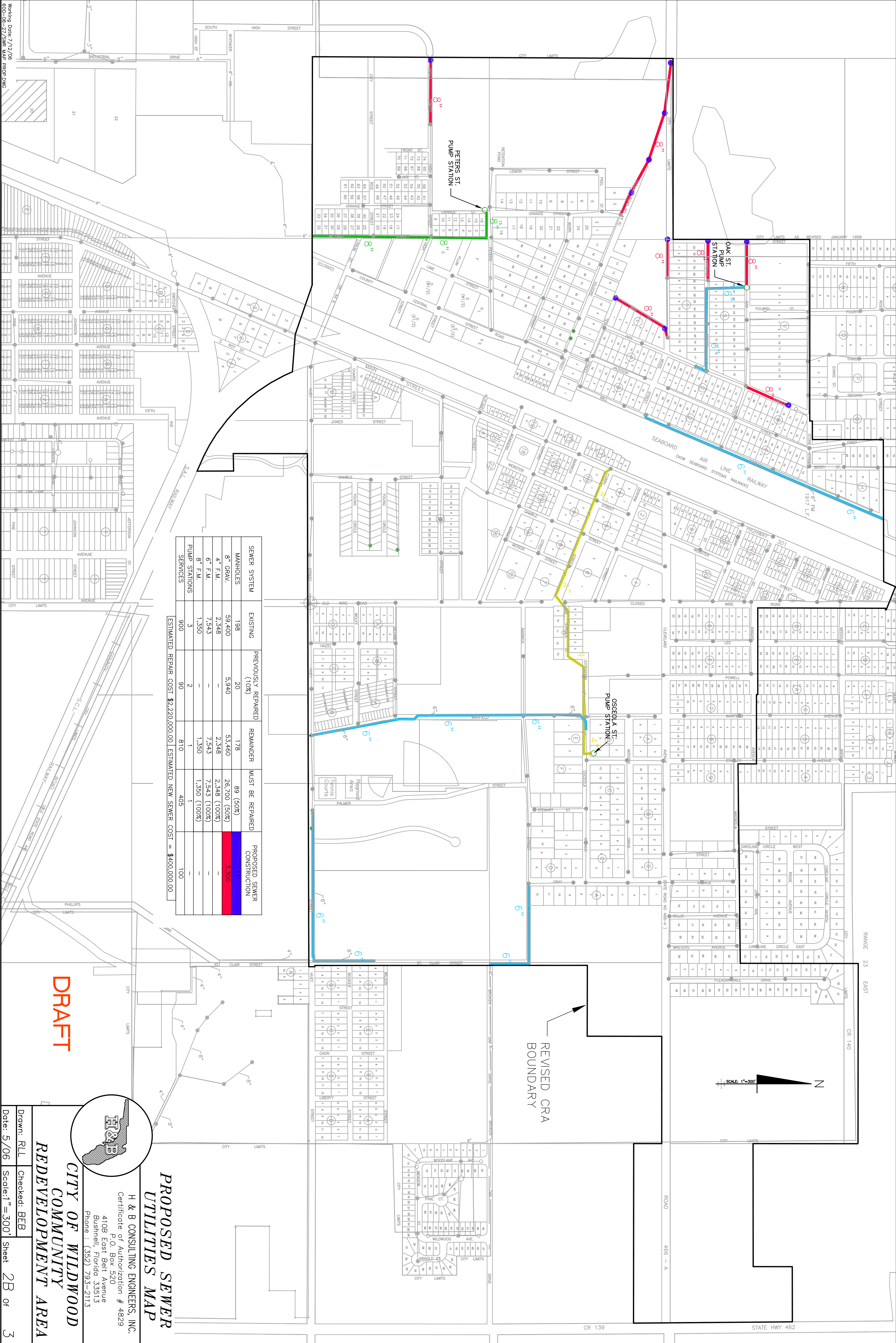




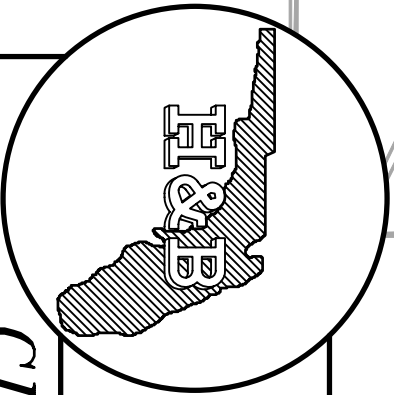




Working Date 7/12/06  
R06-08-21/506 MAP PROP-DWG



DRAFT



# PROPOSED SEWER UTILITIES MAP

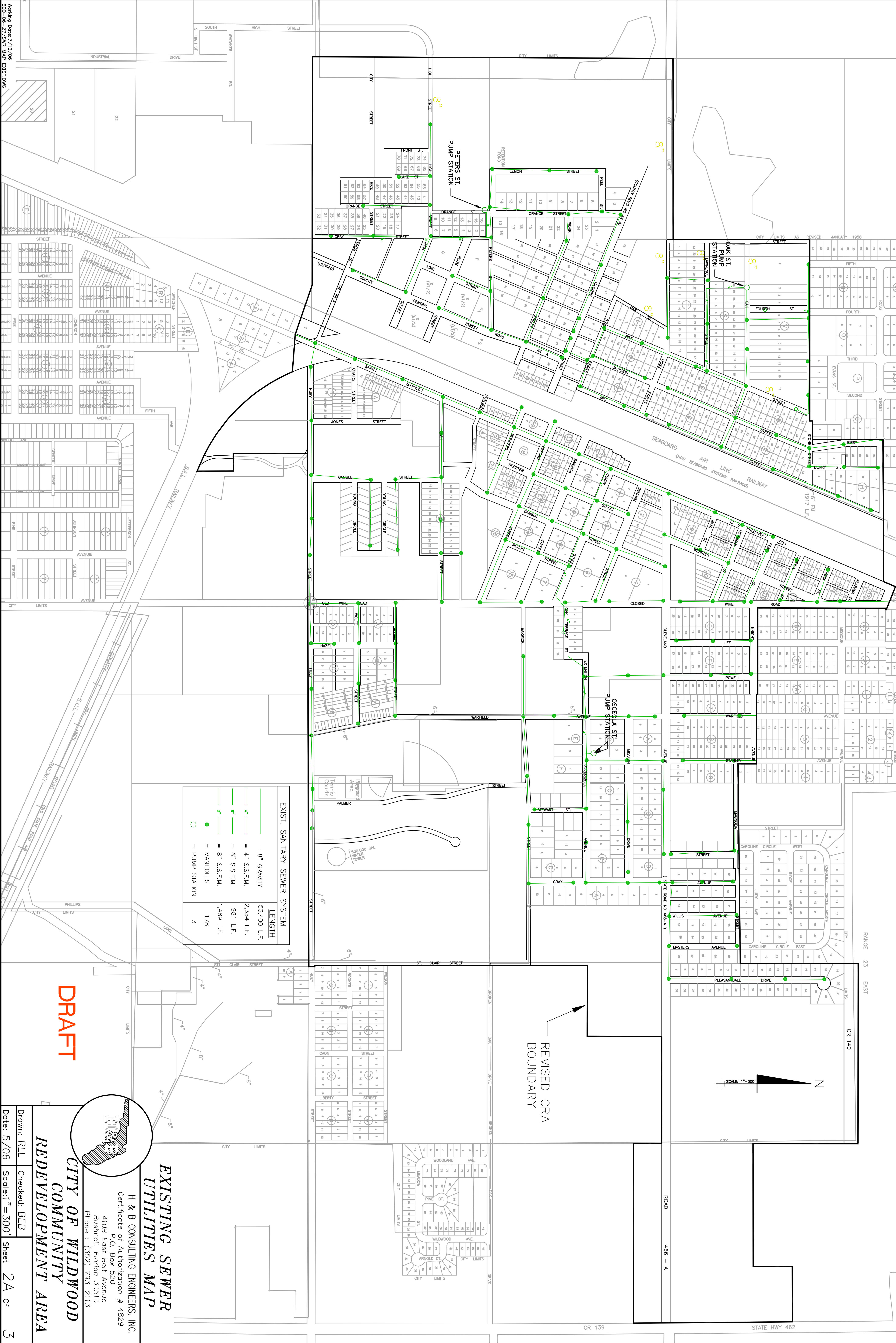
H & B CONSULTING ENGINEERS, INC.  
Certificate of Authorization # 4829  
P.O. Box 520  
4108 East Belt Avenue  
Bushnell, Florida 33513  
Phone : (352) 793-2113

CITY OF WILDWOOD  
COMMUNITY  
REDEVELOPMENT AREA

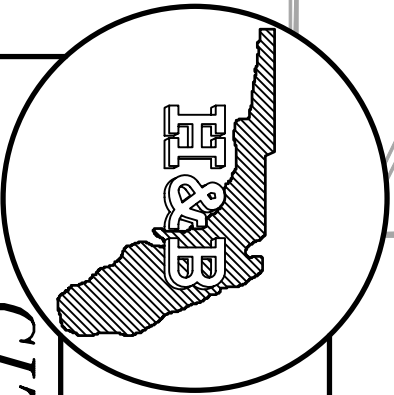
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Working Date: 7/12/06  
R06-08-27/506 MAP EXISTING



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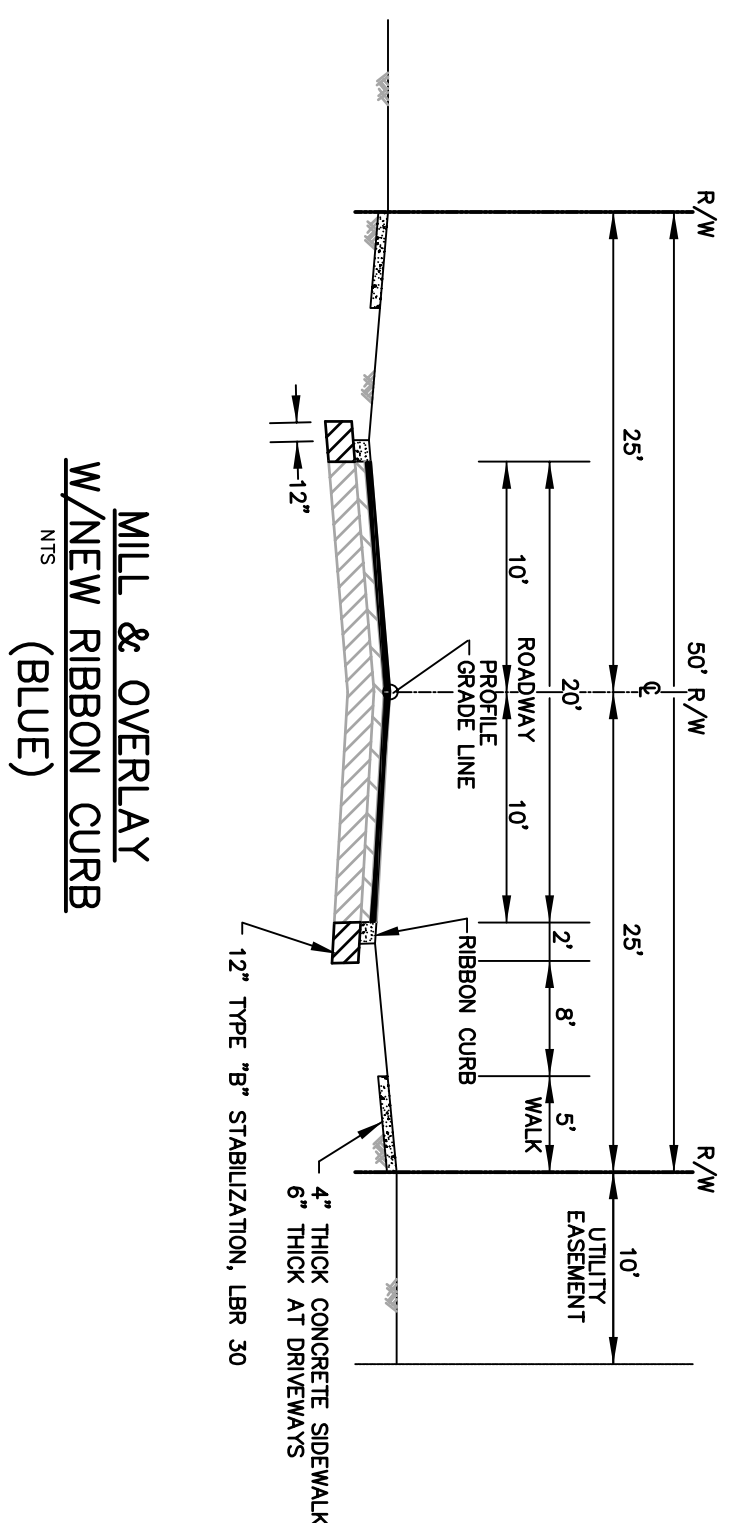
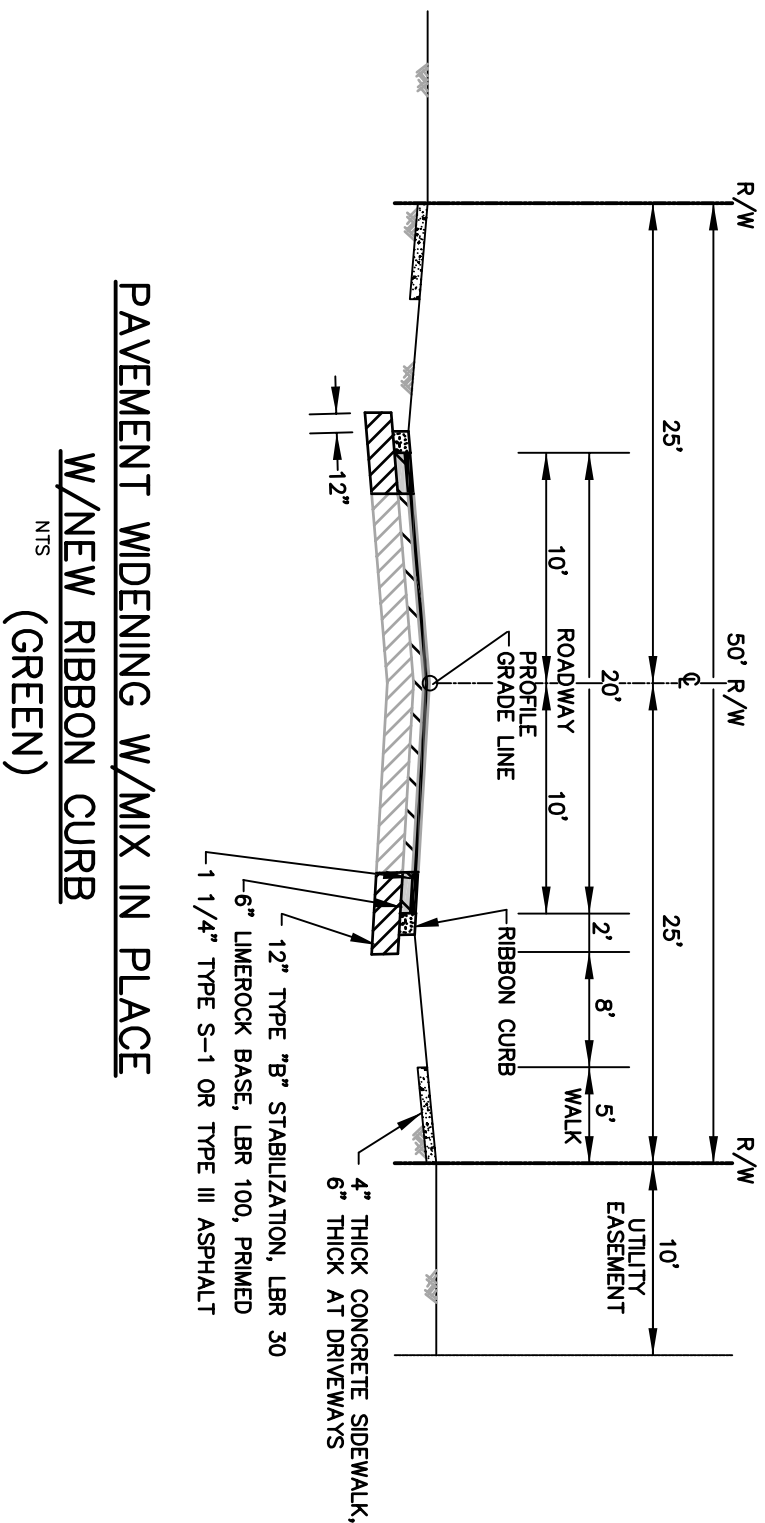
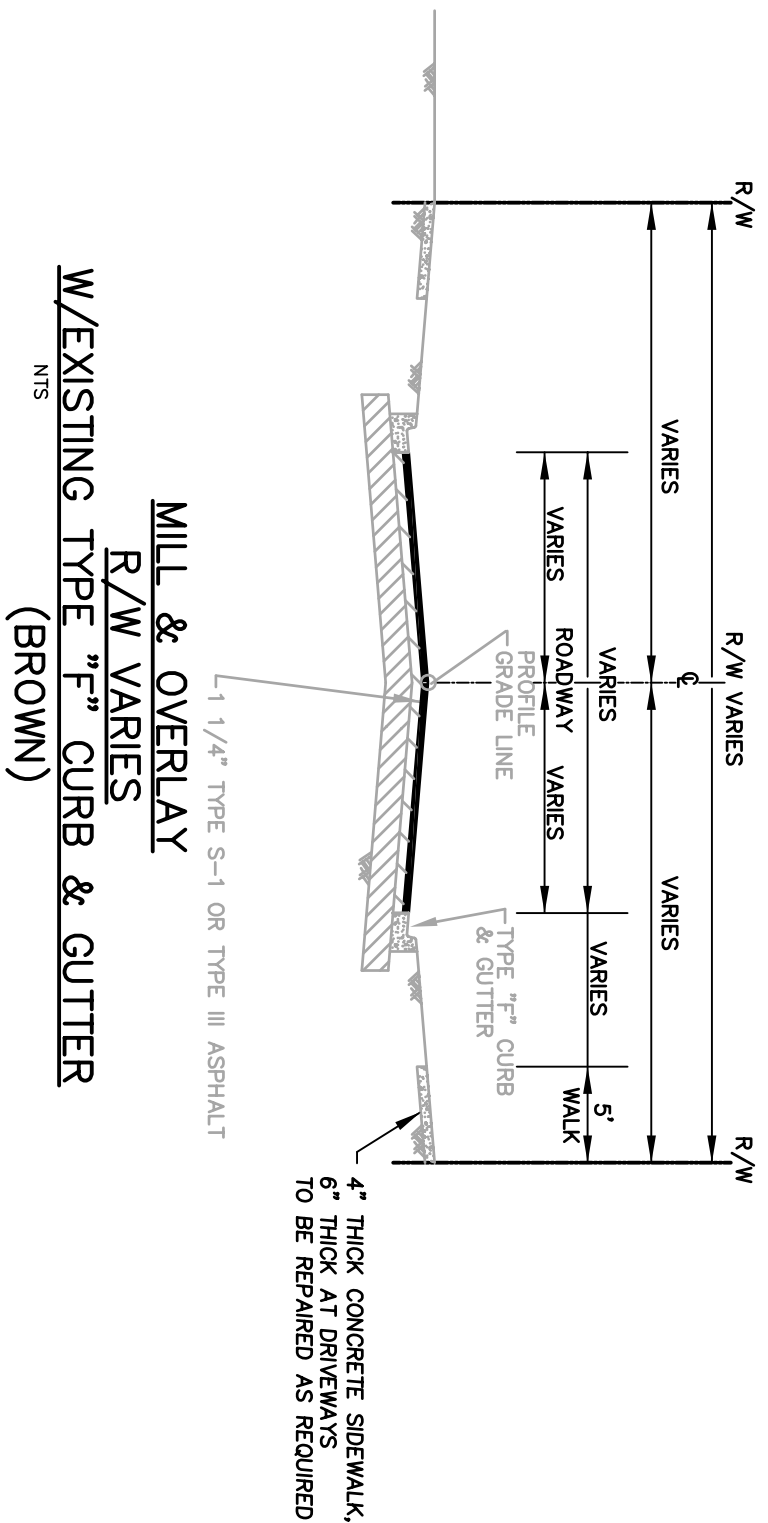
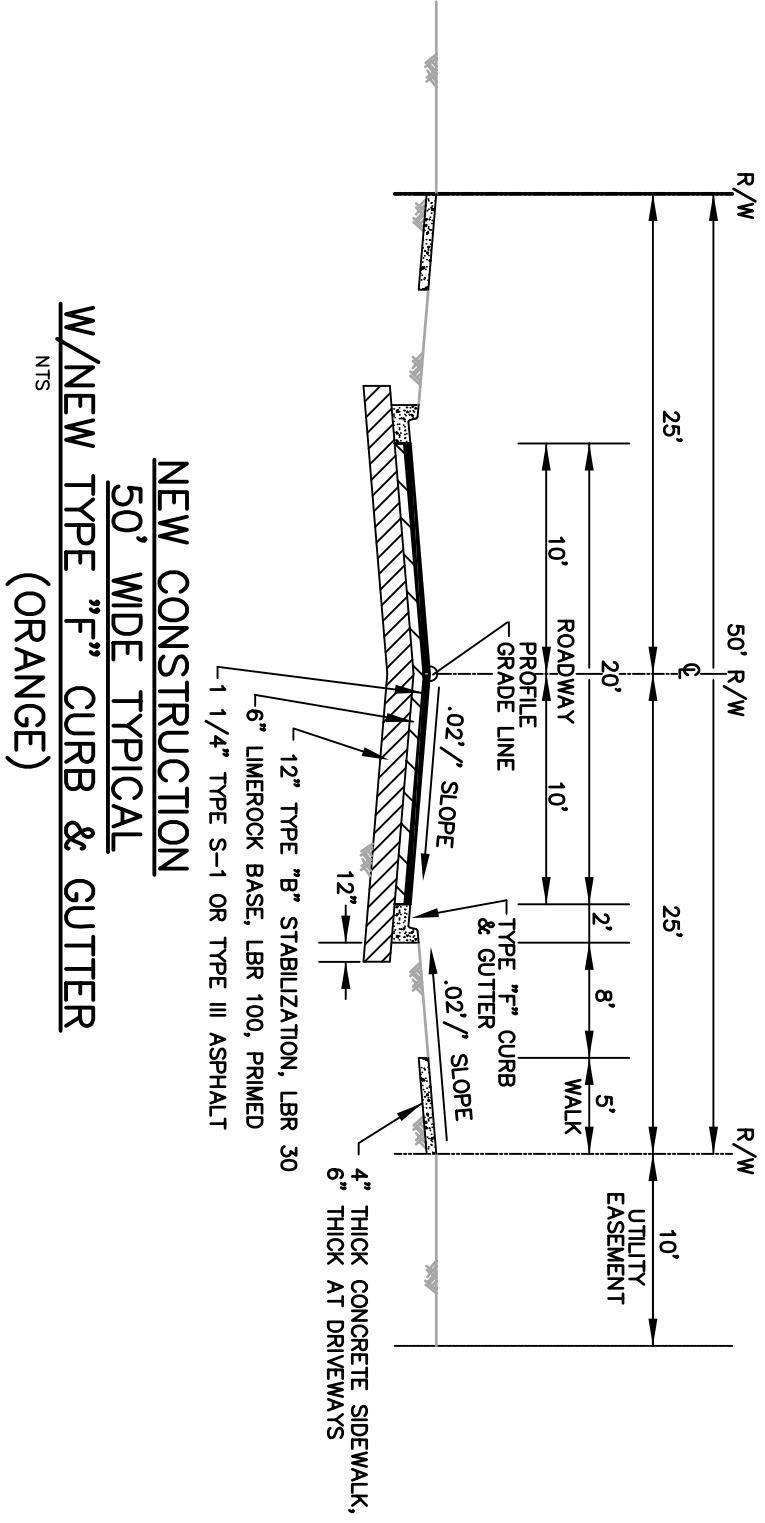
EXISTING SEWER  
UTILITIES MAP

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CITY OF WILDWOOD  
COMMUNITY  
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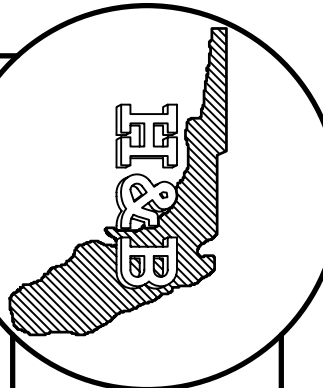
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DRAFT

TYPICAL CROSS SECTIONS  
RIGHT-OF-WAY IMPROVEMENT  
PROPOSED ROADWAY AREA MAP

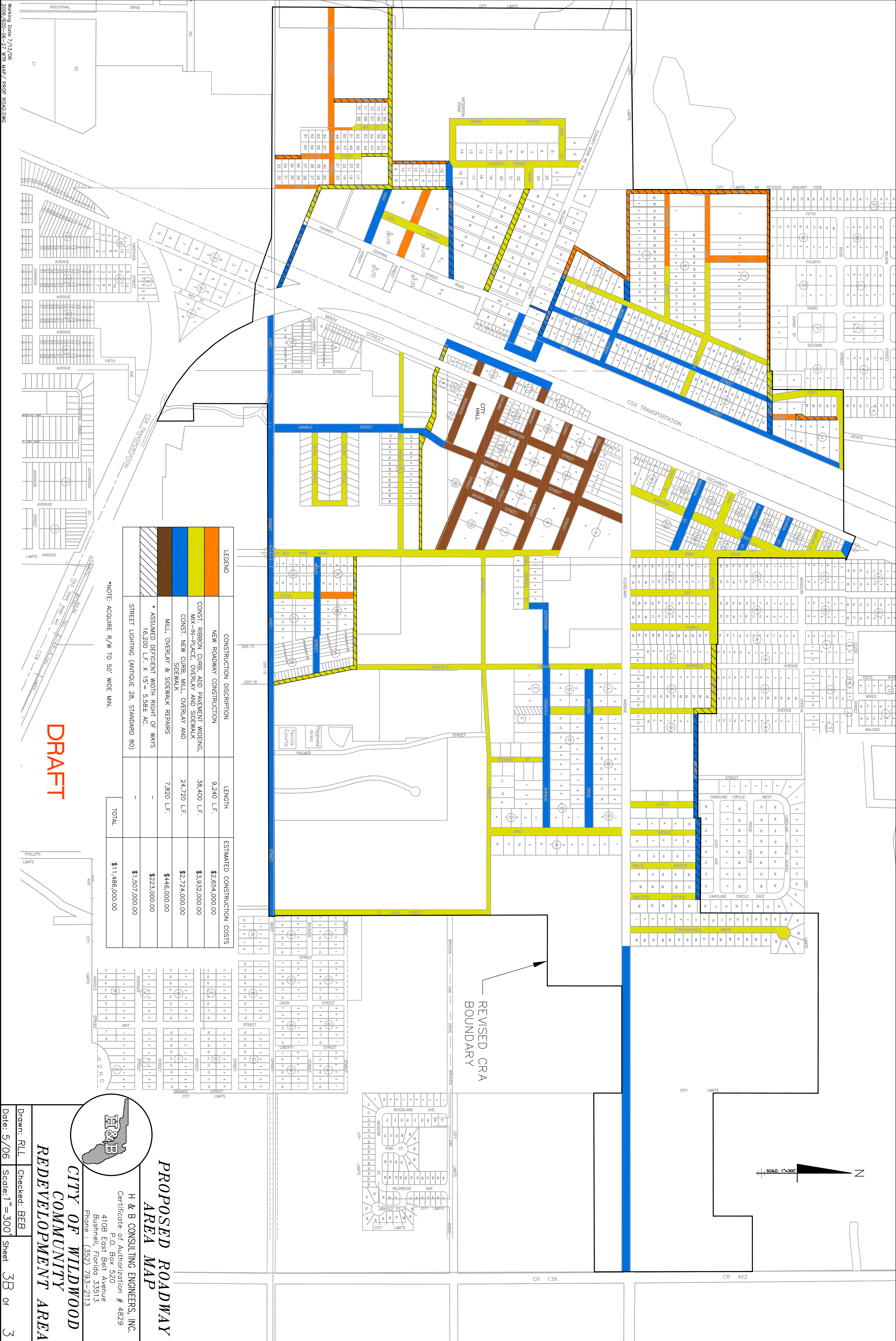


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Bustnell, Florida 33513  
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CITY OF WILDWOOD  
COMMUNITY  
REDEVELOPMENT AREA

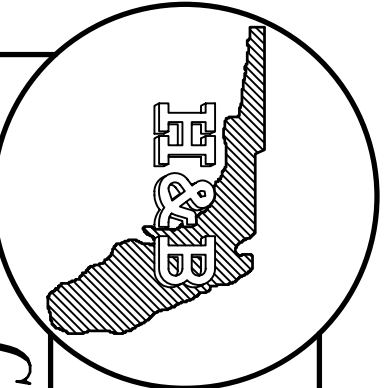
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Date: 7/06	Scale: 1"=10'	





LEGEND	CONSTRUCTION DISCRIPTION	LENGTH	ESTIMATED CONSTRUCTION COSTS
	NEW ROADWAY CONSTRUCTION	9,240 L.F.	\$2,654,000.00
	CONST. RIBBON CURB, ADD PAVEMENT WIDENING, MIX-IN-PLACE, OVERLAY AND SIDEWALK	38,400 L.F.	\$3,932,000.00
	CONST. NEW CURB, MILL, OVERLAY AND SIDEWALK	24,720 L.F.	\$2,724,000.00
	MILL, OVERLAY & SIDEWALK REPAIRS	7,820 L.F.	\$446,000.00
	* ASSUMED DEFICIENT WIDTH RIGHT OF WAYS 16,200 L.F. X 15' = 5,580 AC.	-	\$223,000.00
	STREET LIGHTING (ANTIQUE 28" STANDARD 80)	-	\$1,507,000.00
	TOTAL		\$11,486,000.00

\*NOTE: ACQUIRE R/W TO 50' WIDE MIN.



PROPOSED ROADWAY  
AREA MAP

H & B CONSULTING ENGINEERS, INC.  
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4108 East Belt Avenue  
Burlington, Florida 33513  
Phone : (352) 793-2113

CITY OF WILDWOOD  
COMMUNITY  
REDEVELOPMENT AREA

Drawn: RLL Checked: BEB  
Date: 5/06 Scale: 1"=300' Sheet 3B of 3



