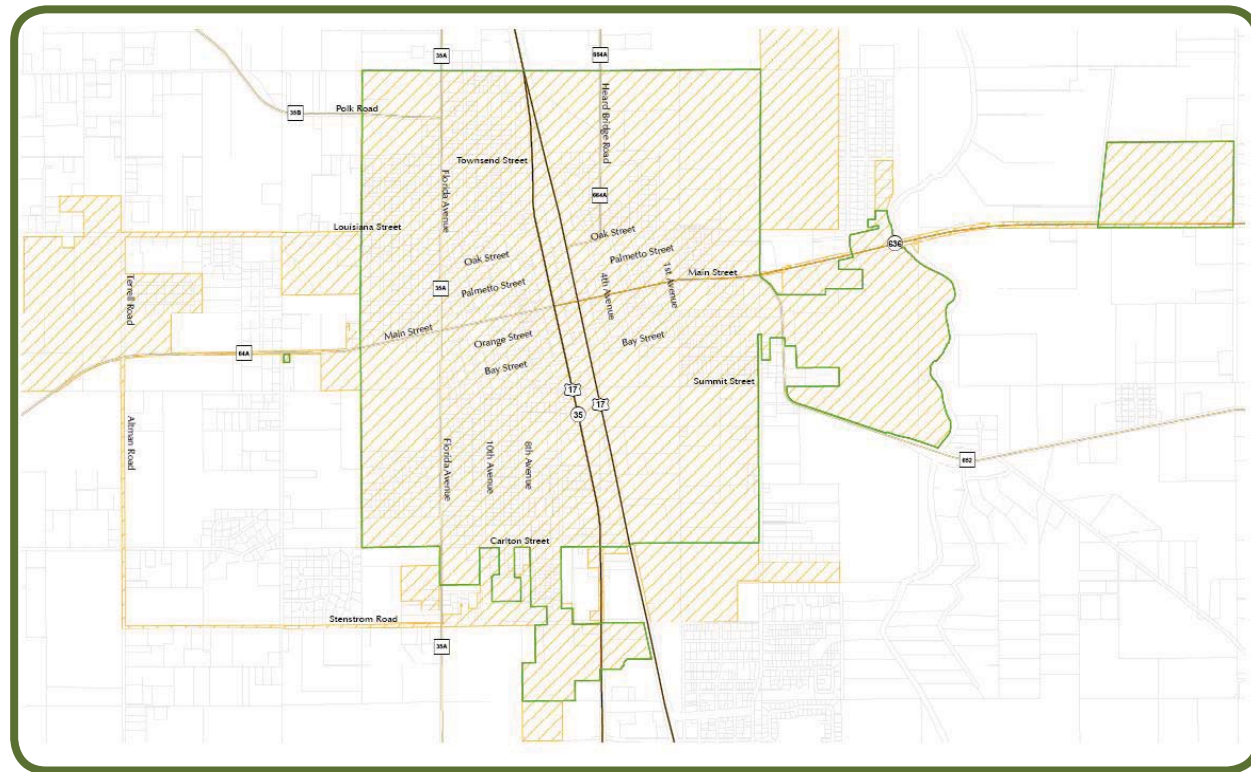


CRA BOUNDARY ASSESSMENT - RECOMMENDATION

The City of Wauchula CRA currently contains over 1,536 acres encompassing approximately 1,673 properties. In contrast, the current City of Wauchula includes over 2,043 acres. The CRA boundary was established in 1997 as part of the initial CRA Master Plan adoption and implementation, and included the majority of the City of Wauchula. Since 1997, no properties have been added or removed from the CRA boundary accordingly. The City of Wauchula adopted Resolutions 97-09 and 97-10 which included the City's intent to create a Community Redevelopment Area, as well as the finding of necessity that certain conditions existed within the City needed to qualify under Florida Statutes.

As noted in the introduction, the initial CRA boundary was based on, at that time, the full extent of the City of Wauchula, and identified conditions consistent with the definitions contained in Chapter 163, Part III, Florida Statutes. In the above graphic, the City Limits are identified by the orange hatch, the existing CRA boundary is outlined in green.



Based upon review of the existing CRA boundary, including properties within and adjacent to the CRA, it is recommended that limited boundary adjustments (additions) be considered at this time. There is opportunity for some minor expansion of the boundary based on property owner requests providing the properties can

meet the statutory definition and requirements for properties. The current statutes limit the size of a community redevelopment area to no more than 80 percent of the municipality. This restriction applies to community redevelopment agencies created after July 1, 2006 (Chap 163.340 Florida Statutes); however, Wauchula's CRA predates this and there are no known restrictions on the CRA size for those created prior to this date. If an expansion is undertaken by the City, a Finding of Necessity will be required. This recommendation is based on review of technical analysis, on-site field inspections, review of available infrastructure, review of existing and potential population, and ownership patterns. This recommendation is also provided based on the statutory criteria noted below (Chap 163.355 Florida Statutes).

Addition of sites to the current CRA boundary requires one or more of the following statutory criteria be met:

- Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code;
- The existence of conditions that endanger life or property by fire or other causes;
- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- Incidence of crime in the area higher than in the remainder of the county

or municipality;

- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- Governmentally owned property with adverse environmental conditions caused by a public or private entity.

The statutes provide that prior to exercising the benefits created by the community redevelopment authority, the City must adopt a resolution supported by data and analysis that establishes ability for the City Commission to find that the conditions in the targeted area(s) meet these criteria. This includes the expansion or inclusion of additional properties into the CRA boundary as well. Specifically, the statute provides:

163.355 Finding of necessity by county or municipality.—No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340 (7) or (8). The resolution must state 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 such county or municipality; and
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

Some examples of evidence and testimony to establish that an area may be designated for redevelopment include:

1. An assessment of extent of nonconforming uses and structures, such as setbacks, parking, design and density.
2. Traffic accident frequency data.
3. Inadequate public utilities to support allowable zoning or existing use.
4. Evidence of building or life safety code violations.
5. Number and percentage of code violations.
6. General infrastructure inadequacies: deterioration of sanitary and

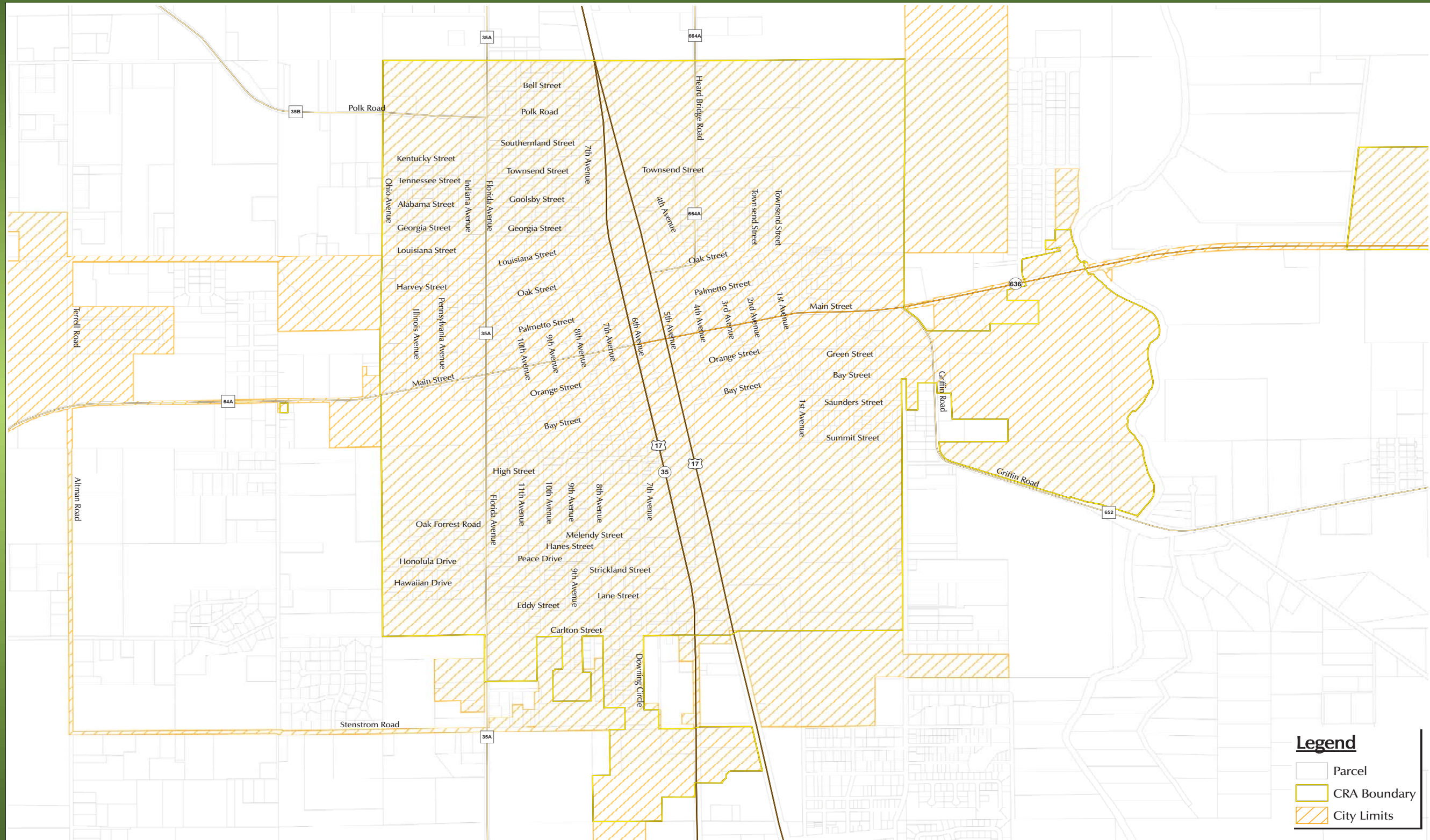
CRA BOUNDARY ASSESSMENT - RECOMMENDATION

- storm sewers; inadequate alleys; or deterioration of streets.
- 7. Economic deficiencies, such as commercial vacancy rates.
- 8. Wide diversity of land ownership in the area, making it relatively impossible to acquire adequate-sized parcels for development.

While the Community Redevelopment Act provides the definition and mechanism for review of properties for addition to the CRA boundary, most of those properties that meet this definition are currently located within the City of Wauchula CRA. Properties have been annexed into the City of Wauchula since the creation of the CRA; only limited areas appear to meet the definition or intent of the statute, including the designation of “slum” and “blight” and should be considered for inclusion at this time. While many of the properties that have been annexed include properties to the west, northwest and south of the City and are primarily large lot residential properties or agricultural/vacant and based upon review and inspection of these areas, and do not exhibit the required conditions per the statutes. Several potential sites include properties with common ownership that are currently split by the existing CRA boundary and should be considered. There are no other apparent identified instances of non-conforming uses, evidence of increased vacancy rates, or deteriorated conditions that would support their addition to the CRA boundary. It is unlikely these areas will provide or require short- to mid-term redevelopment opportunities. Excluding these areas will also allow for the continued focus of CRA efforts on the core of the City.

Contraction of the CRA boundary is also not recommended at this time or as part of this Plan update due to the conditions noted as part of the analysis. While there have been ongoing redevelopment efforts using CRA, Florida Department of Transportation Local Agency Program (FDOT LAP) and City funds, including streetscape, landscape, sidewalk improvements, façade enhancements, and storm-water improvements, there are areas, including within the downtown area that could benefit from additional redevelopment efforts. The areas currently designated within the CRA as a whole are inclusive of the definitions and conditions necessary for the establishment of a CRA. Furthermore, there are areas of the City that currently meet the requirements and should be retained in order to be considered for possible improvement and redevelopment projects per the Master Plan. These areas, if removed, would be contrary to the Community Redevelopment Act purpose that the rehabilitation, conservation or redevelopment of deteriorated and distressed areas are necessary in the interest of public health, safety, morals, and welfare. In addition, the significant impacts of the hurricanes in 2004 combined with the current deterioration of local, regional and state economic conditions support continuation of the CRA, and consideration of minor expansion that will facilitate redevelopment of properties under common ownership or control that straddles the existing CRA boundary.





City of Wauchula Community Redevelopment Agency

Exhibit - CRA Base Map

City of Wauchula, Florida

CONTACT: MARTY BLACK, AICP, ICMA-CM (941) 379-7600
AERIAL FLIGHT DATE: 2008

Legend

- Parcel
- CRA Boundary
- City Limits

SCALE: IN FEET
0 200 400 800
Feet

DATE: JANUARY, 2010
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