

**Community
Redevelopment
Agency Annual Report**

Groveland

City with Natural Charm



2019 CRA ACTIVITIES

Summary of 2019 Activities

This report summarizes the activities, progress and financial position of the Groveland Community Redevelopment Agency for the fiscal year ending September 30, 2019, in accordance with requirements of section 163.356 (c), Florida Statutes.

The Groveland Community Redevelopment Area

The Groveland Community Redevelopment Area (CRA) was established by Ordinance 2002-05-15 in 2002 by the Groveland City Council to address blight conditions that were identified present within the City. The Community Redevelopment Agency utilizes a tax-increment funding mechanism to fund infrastructure improvements and redevelopment programming within the Community Redevelopment Area.

The Community Redevelopment Area is approximately 1,034 acres in area. The boundary generally runs from the western City limits to Green Valley in the east, and from Jim Payne Road and Sampey Road in the north to Gadson Street and Cherry Street in the south. Approximately 21% (218 acres) of the CRA area is water or wetlands.

Groveland Community Redevelopment Area Boundaries



The Groveland Community Redevelopment Agency

City of Groveland Ordinance 2002-05-15 also established the Community Redevelopment Agency Board and authorized its membership to administer redevelopment activities within the Groveland Community Redevelopment Area. The seven (7) member Groveland Community Redevelopment Agency Governing Board consists of the five (5) members of the Groveland City Council and two (2) at-large members who either reside or are engaged in business within the Community Redevelopment Area. The Groveland City Council selects the at-large members of the CRA Governing Board from applications submitted to City.

The members who have served on the Groveland Community Redevelopment Agency Governing Board during the period of 10/01/2018 through 09/30/2019 are listed below along with the period they served on the Governing Board.

10/09/2018

- Dina Sweatt, Mayor, City Council Member
- Mike Radzik, Vice Mayor, City Council Member
- John Griffin, City Council Member
- Tim Loucks, City Council Member
- Mike Smith, City Council Member
- Briggett Brannon, At-Large Member
- Vacant, At-Large Member

11/26/2018 through 07/22/2019

- Evelyn Wilson, Mayor, City Council Member
- Mike Radzik, Vice Mayor, City Council Member
- Jeff Shoobridge, City Council Member
- Mike Smith, City Council Member
- Dina Sweatt, City Council Member
- Briggett Brannon, At-Large Member
- Vacant, At-Large Member

09/23/2019

- Evelyn Wilson, Mayor, City Council Member
- Mike Radzik, Vice Mayor, City Council Member
- Jeff Shoobridge, City Council Member
- Mike Smith, City Council Member
- Dina Sweatt, City Council Member
- Briggett Brannon, At-Large Member
- Angel Cruz, At-Large Member

Primary Objectives of the Groveland Community Redevelopment Agency

The City of Groveland's 2012-2013 Community Redevelopment Plan Update cited and affirmed the community redevelopment objectives identified in the City's Community Vision Plan/CRA Plan developed in 2012. These objectives are designed to address conditions of *slum* and *blight* and also to stimulate, support and encourage desired private sector investment and development in the Community Redevelopment Area.

The pictures to the right and below present the deteriorating structures and vacant storefronts observed within the Community Redevelopment Area.



Deteriorating Structures and Vacant Storefronts in the Groveland CRA.



The Objectives of the City of Groveland’s 2012-2013 Community Redevelopment Plan Update are presented below along with relevant implementation activities that were completed during the 2019 reporting period.

Objective 1: Streetscape Improvements

Broad Street and Lake Avenue are streets identified for streetscape improvements. The CRA Governing Board had preliminary streetscape designs prepared for Broad Street, Orange Avenue, Main Street and other streets located in the Downtown portion of the Community Redevelopment Area. The preliminary streetscape designs are presented in the FY 2018/2019 Groveland CRA Accomplishments section of this report.

Objective 2: Stormwater Drainage Master Plan

In efforts to maximize the potential developable area within the downtown and CRA boundaries and alleviate localized flooding issues, the CRA had a stormwater master plan prepared during FY 2018-2019. The stormwater master plan identifies the improvements and conveyance systems, and associated capital costs, to prepare off-site stormwater storage for parcels located within the downtown CRA. The stormwater plan is presented in the FY 2018/2019 Groveland CRA Accomplishments section of this report.

Objective 3: Enable Desired Future Development in the Central Business District

Implementing actions of Objective 3 include amending the City’s current zoning and land development regulations that affect development within the downtown portion of the CRA to enable and encourage the desired development patterns and uses identified during the community visioning process. During last year’s report period the Community Redevelopment Agency completed the preparation and adoption of the Downtown and CRA Zoning Overlay. The Downtown and CRA Zoning Overlay is presented in the FY 2018/2019 Groveland CRA Accomplishments section of this report. The Community Redevelopment Agency has also had prepared various planning framework studies to complement the Comprehensive Plan update being completed by the City’s Community Development Department.

Objective 4: Catalyst Sites

The City and the CRA have identified catalyst sites within the CRA that are targeted for redevelopment. The City and the CRA have purchased land and have initiated discussions with the owners of the catalyst sites as well as potential developers. During last year's report period the Community Redevelopment Agency has initiated ongoing discussions with catalyst site property owners and developers to discuss redevelopment



opportunities and potential development scenarios. The Community Redevelopment Agency has also had prepared redevelopment scenarios and development plans several of the catalyst sites and targeted development areas within the CRA. The redevelopment scenarios and plans are presented in the FY 2018/2019 Groveland CRA Accomplishments section of this report.

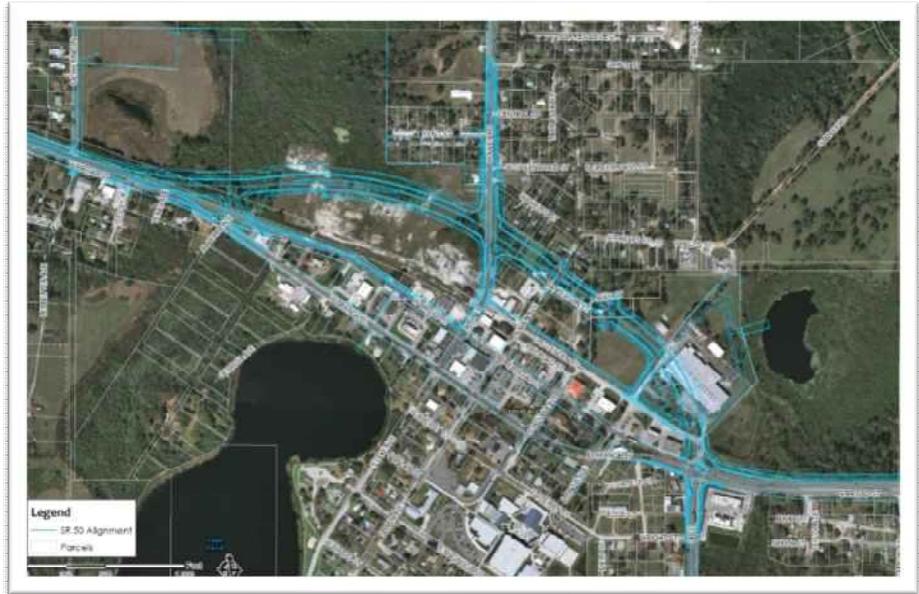
Objective 5: Entertainment Venue Development

Entertainment venue development was identified as a redevelopment objective and priority in the Community Vision/CRA Plan to create destinations and economic activity within the CRA. During last year's report period the Community Redevelopment Agency completed the preparation and adoption of the Downtown and CRA Zoning Overlay. The Downtown and CRA Zoning Overlay is presented FY 2018/2019 Groveland CRA Accomplishments section of this report. The City and Community Redevelopment Agency have also begun construction of entertainment venue amenities (Performance Stage and Open Green) at Lake David Park during last year's reporting period. The Lake

David Park improvements and entertainment venue improvements are presented in the FY 2018/2019 Groveland CRA Accomplishments section of this report.

Objective 6: State Road (S.R.) 50 Realignment

The current alignment of SR-50 through Downtown Groveland funnels over 24,000 vehicles a day through the City. Over 3,000 of those daily vehicles are tractor trailers or other large trucks. The high number of large truck vehicles in the downtown makes pedestrians feel unsafe and discourages pedestrian and



Proposed FDOT Realignment of SR-50 to north of Downtown Groveland

commercial activity along the downtown streets and sidewalks. This has led to an atrophying and stagnation of commercial activity in Downtown Groveland. The realignment of SR 50 has, and will have, a significant impact upon the City of Groveland. The uncertainty associated with the implementation and completion of construction of the realigned SR 50 has stunted redevelopment within the Groveland CRA.

The timely finalization of the funding for right-of-way acquisition and construction will expedite the construction of the SR 50 realignment and commensurately encourage redevelopment within the adjacent CRA. The City and Community Redevelopment Agency have been actively exploring a range of options to expedite the start of construction including on-going discussions with FDOT, utilization of state legislative lobbyists, evaluation of alternate funding mechanisms, and evaluation of potential public-private-partnership scenarios. A detailed summary of the Community

Redevelopment Agency's activities associated with the SR-50 realignment are presented in the FY 2018/2019 Groveland CRA Accomplishments section of this report.

FY 18/19 Community Redevelopment Activities and Accomplishments

The following Community Redevelopment Agency activities and accomplishments were initiated or completed during FY 18/19.

Else Tomlin Community Center

The Else Tomlin Community Center has been in operation in the City of Groveland CRA since 2018.

Located at the corner of Blue and South Street adjacent to an existing playground, the 850 sq.ft. modular building provides after school activities, a computer-lab and technology classes for Groveland residents and their children. The Else Tomlin Center has expanded the services it offers to include household management, budgeting and resume/employment assistance. The establishment and operation of the Else Tomlin Center represents the implementation of the CRA's strategy to improve the quality of life and economic opportunities available for residents.



The Else Tomlin Community Center.



Holidays at the Else Tomlin Community Center.

Lake David Park Improvements

During 2018 the CRA authorized the preparation of construction drawings detailing over \$2.4 million dollars of improvements for the north (inside of CRA) and south (outside of CRA) areas of the park. Construction on the park improvements began in



Master Plan of Lake David Park improvements within the Groveland CRA boundaries.

for farmer's markets and events, a covered stage for entertainment and concerts, picnic facilities, a boardwalk/fishing pier, playground and walking trails. The Grand Re-Opening of Lake David Park is anticipated for July 2020.

June 2019. The Lake David Park improvements are an implementation action of CRA Objectives 1 (Streetscape) and 5 (Entertainment Sites).

The Lake David Park improvements include a splash-pad, community green, a festival street



Aerial photo of Lake David Park improvements under construction.



New Performance Stage being installed.

New Public Safety Complex

In 2018 the City announced the future development of a new Public Safety complex located east of Beverly Drive next to the Tractor Supply store within the Groveland CRA boundaries. Construction of the facility began in January 2019. The facility will be home to the City's Police Department, Fire Department and Building Department.

While the CRA is not financially participating in the development of the building, the construction and operations of the facility will influence activity within the CRA.



An artist's rendering of the Public Safety Complex.



Team Groveland at the future Groveland Public Safety Complex.



Construction advances.

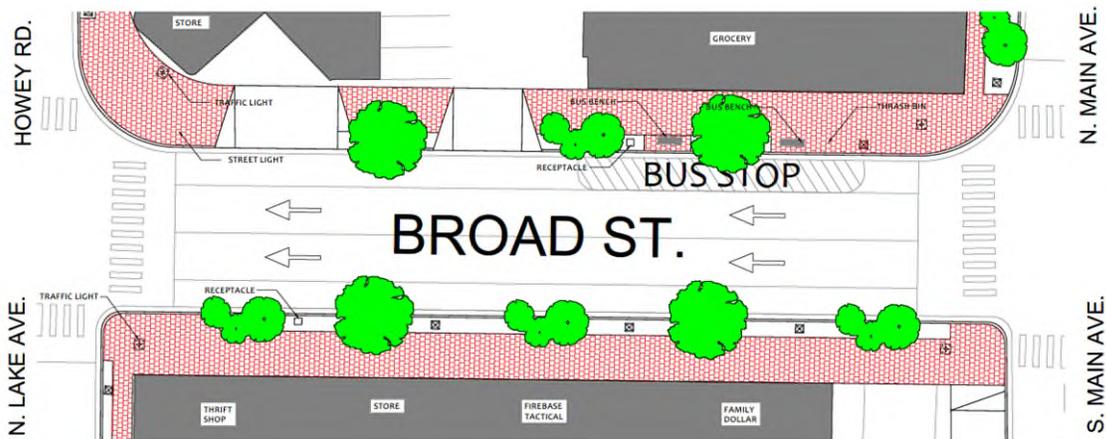
Preliminary Streetscape Designs and Pocket Park

The City of Groveland Community Redevelopment Agency had prepared preliminary streetscape designs for the downtown area. The initial phase will include replacement of trees and shrubs and new lighting on Broad Street.

Installation of the streetscape improvements are anticipated for FY 2019-2020.



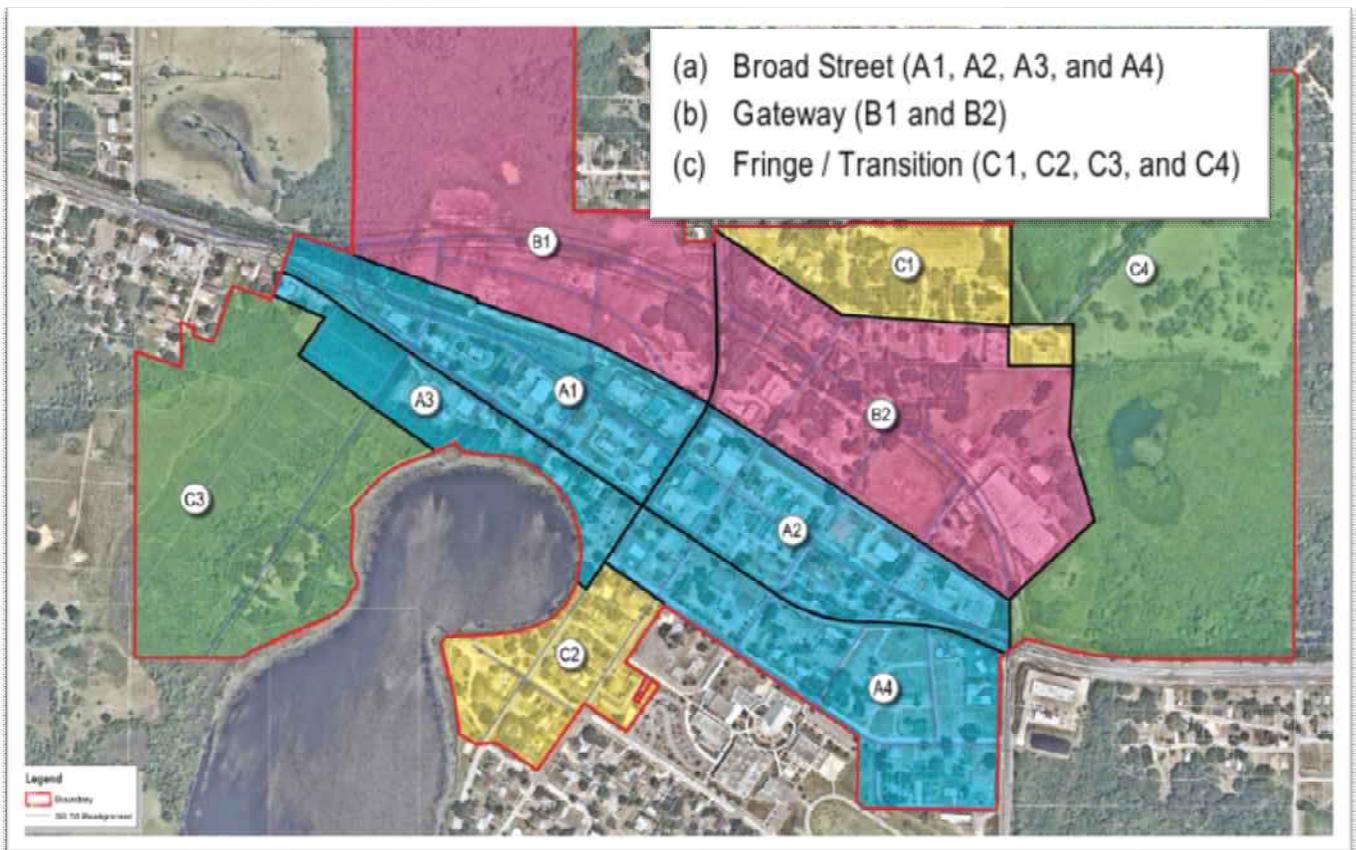
Proposed Downtown Streetscape improvements.



Broad Street Streetscape detail.

Downtown and CRA Zoning Overlay

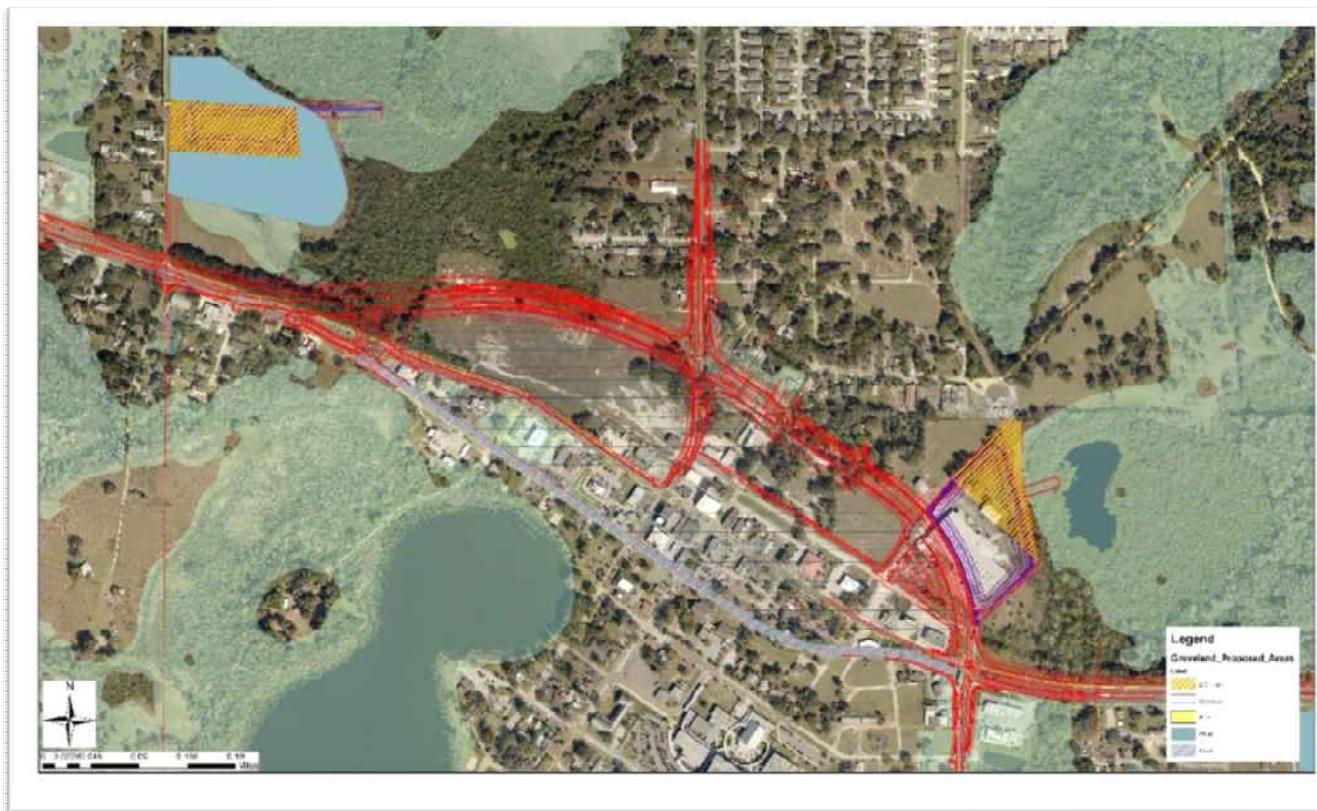
In 2018 the CRA authorized and initiated the development of a Zoning Overlay Study for the Groveland CRA area. The Zoning Overlay Study was completed in July 2019 and subsequently adopted by CRA Governing Board. The Zoning Overlay addresses the development and redevelopment of properties within the CRA. The Zoning Overlay presents urban development patterns to enable the desired development types, uses and patterns that were identified in the 2012 Community Vision/CRA Plan. The items identified in the 2012 Community Vision/CRA Plan included, streamlining the development process and to provide potential regulatory incentives to desired development. The adoption of the Zoning Overlay represents an implementation action of CRA Objective 3 (Enable Desired Development in CRA).



Consolidated Zoning Districts from identified in the Groveland Downtown/CRA Zoning Overlay.

Stormwater Master Plan

In 2018 the CRA authorized and initiated the development of a Stormwater Master Plan for the City of Groveland including the Groveland CRA area. The Stormwater Master Plan was completed in August 2019. The stormwater master plan identifies the improvements and conveyance systems, and associated capital costs, to prepare off-site stormwater storage for parcels located within the downtown CRA. Identified improvements include potential expansion of the proposed FDOT ponds associated with the SR-50 realignment project, additional storm water vaults and conveyance systems and the potential use of pervious paving systems replacing asphalt. The development of the Stormwater Master Plan represents an implementation action of CRA Objective 2 (Stormwater Drainage Master Plan).



Proposed stormwater system improvements in context with the SR-50 realignment.

Economic Development Incentives

The Groveland CRA provided economic development incentives for qualifying businesses located within the CRA. During the reporting period the CRA provided economic development incentives to Billy's Market and the Telephone Exchange.

Billy's Meat Market

Billy's Meat Market on SR-19 received a facade grant from the Groveland CRA for exterior improvements. Improvements included a new awning, new signage, parking lot resurfacing, power-washing, and new paint.



Billy's Meat Market.

Telephone Exchange

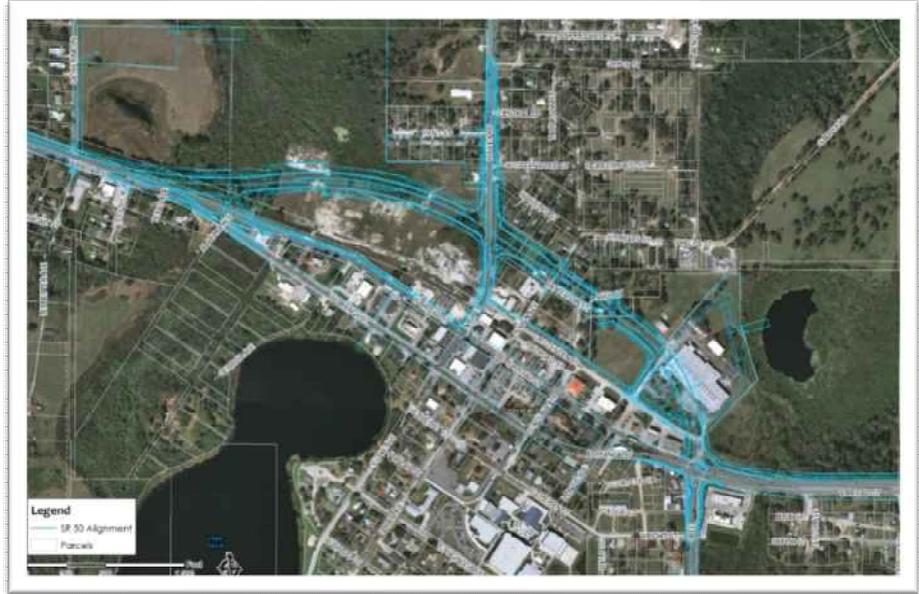


Telephone Exchange building.

The owner of the old telephone exchange on Blake Avenue received a facade grant from the Groveland CRA for exterior improvements. Improvements included power-washing, new paint, and windows. The provision of Economic Development Incentives represents an implementation action of CRA Objective 3 (Enable Desired Future Development in the Central Business District).

State Road (S.R.) 50 Realignment Activities to Expedite Installation and Certainty

The current alignment of SR-50 funnels over 3,000 daily vehicle trips that are tractor trailers or other large trucks through Downtown Groveland. The high number of large truck vehicles in the downtown discourages pedestrian and commercial activity along the downtown streets and sidewalks.



Uncertainty regarding timing of the installation of SR-50 Realignment discourages investment in Groveland CRA.

This has led to an atrophying and stagnation of commercial activity in Downtown Groveland. The uncertainty associated with the implementation and completion of construction of the realigned SR 50 has further negatively impacted redevelopment within the Groveland CRA.

During the 2018-2019 reporting period the City has received a “commitment” from FDOT of \$8.3M in funding for ROW acquisition. These funds are being used by FDOT to acquire four (4) parcels needed for the project. The City has also acquired one (1) parcel needed for the project during the reporting period. Related City and CRA activities include:

- On-going discussions with property owners along SR-19
- On-going discussions with FDOT
- Utilization of state legislative lobbyists

- Evaluation of alternate funding mechanisms and evaluation of potential public-private-partnership scenarios

The City and Community Redevelopment Agency have been actively exploring a range of options to expedite the start of construction including the potential use of a Public-Private-Partnership.

The City and Community Redevelopment Agency's on-going efforts during the reporting period to expedite and provide certainty to the timely installation of the SR-50 Realignment represents an implementation action of CRA Objective 3 (Enable Desired Future Development in the Central Business District), CRA Objective 4 (Catalyst Sites) and CRA Objective 6 (State Road (S.R.) 50 Realignment).

Public Private Partnerships (P3s)

It is understood that the City has certain financial limits and capabilities regarding the resources that the City or CRA may expend to expedite the implementation of the SR-50 Realignment. The Groveland CRA has explored various methods to expedite and provide certainty to the timing of the construction of the SR-50 Realignment in a fiscally prudent manner. Public-Private-Partnerships (P3s) are one of the alternative methods being evaluated by the CRA. A P3 would include a private sector development partner(s) and the City or CRA. Each would take on certain responsibilities associated with the project, such as right-of-way acquisition and construction of the SR-50 Realignment. The potential benefit to the City and CRA of using a P3 to install the SR-50 Realignment are the following:

Timing and Availability of Funding: Currently FDOT has not identified sufficient ROW acquisition funding or any construction funding for the SR-50 project in their long term funding programs. The private sector component of the P3 would be able to commit sufficient funds to immediately initiate ROW acquisition and subsequent construction with a date certain. The CRA or the City would potentially provide long-term financing and/or repayment of the private sector funding utilizing tax-increment funding or another funding source(s).

Certainty: The development community is unwilling to invest in an area that has a high level of uncertainty. The lack of certainty regarding funding and construction funding discourages private sector investment in Downtown Groveland and the CRA. The certainty associated with identification of a committed funding source and establishing a construction date certain for the project would encourage private sector investment within the Groveland CRA and other areas of the City. The potential use of a P3 is currently under evaluation.

The potential use of a P3 to expedite and provide certainty to the timely installation of the SR-50 Realignment represents an implementation action of CRA Objective 3 (Enable Desired Future Development in the Central Business District), CRA Objective 6 (State Road (S.R.) 50 Realignment) and CRA Objective 4 (Catalyst Sites).

Vision for Downtown Groveland

During August and September of 2019, the Groveland Community Redevelopment Agency evaluated potential redevelopment scenarios for Downtown Groveland and how the SR-50 Realignment may affect future development patterns. These efforts included coordination with the CRA Board, City Management, CRA staff and Planning staff.

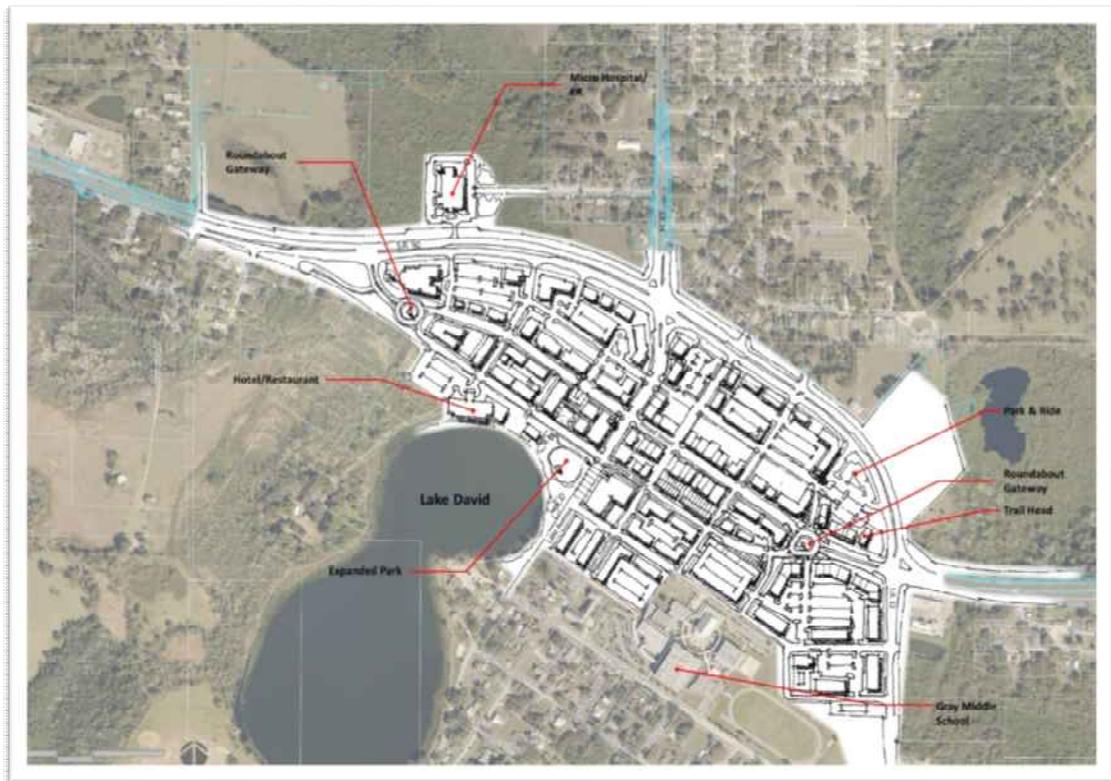
The Vision for Downtown Groveland identified several potential districts for targeted use development within the CRA and also proposed potential roadway alignments, site orientations, and infrastructure improvements to affect the Community Redevelopment Objectives contained in the 2012-2013



Preliminary Downtown Groveland framework study.

Community Redevelopment Plan Update City's 2012 Community Vision Plan/CRA Plan developed in 2012.

The CRA had developed proposed "Districts" and an aspirational "Development Vision" for the Downtown Groveland in coordination with the City's Community Development Department's efforts to update the City's Comprehensive Plan that regulates development within the City. These concepts were utilized to establish CRA Governing Board consensus regarding desired development patterns and targeted uses within the CRA and to assist the CRA's marketing and developer solicitation efforts. The CRA Development Vision and proposed Districts were developed to be consistent and compatible with the City's updated Comprehensive Plan.



Downtown Groveland proposed development Vision showing potential land uses and future development locations in the Groveland CRA.

Financial Statements

The Community Redevelopment Agency utilizes a tax-increment funding mechanism to fund infrastructure improvements and redevelopment programming within the Community Redevelopment Area. The incremental increase in ad-valorem tax revenue associated with any increases the property values within the CRA over the base-year (2002) taxable values is called the “increment” and is deposited into the Community Redevelopment Agency’s Tax-Increment Trust Fund. The tax-increment is collected annually and funds from the Tax-Increment Trust Fund may only be used for projects and programming that have been identified by the Community Redevelopment Agency and memorialized in the adopted Community Redevelopment Plan. The following Financial Statements for the period ending September 30, 2019, present the Statement of Revenues, Statement of Expenditures and a combined Statement of Revenues and Expenditures. A full copy of the Groveland Community Redevelopment Agency’s financial statements may also be found in the City’s audited Comprehensive Annual Financial Report (CAFR).

Statement of Revenues

Account	Received YTD	Budgeted Revenue
311010 City Increment	\$255,316	\$242,550
311011 County Increment	\$235,814	\$235,877
311012 Ambulance Fund Increment	\$21,328	\$21,592
311013 Lake County Water Authority Increment	\$22,873	\$22,856
366915 Contributions-Developers	\$48,450	\$28,500
369900 Miscellaneous Revenue	-	-
Interfund Transfer		
Funds Allocated for Future Projects	\$800,847	\$882,613
TOTAL	\$1,384,628	\$1,433,988

Source: City of Groveland Adopted FY 2019/2020 Budget, City of Groveland Finance Department, 2020.

Statement of Expenses

Object	Adopted Budget 2018/2019	Actual Budget 2018/2019
Personnel Services	\$ 106,558	\$ 103,403
Operating Expenses	\$ 294,680	\$ 161,762
Capital Outlay	\$ 1,032,750	\$ 630,500
Interfund Transfers	-	\$
Total Expenses	\$ 1,433,988	\$ 895,695

Source: City of Groveland Adopted FY 2019/2020 Budget, City of Groveland Finance Department, 2020.

Combined Statement of Revenues and Expenses

City of Groveland Community Redevelopment Funds Groveland CRA

Statement of Revenues and Expenditures For the Period Ended September 30, 2019

Revenues	Budgeted	Actual
Increment Revenue	\$ 522,875	\$ 535,331
Other Revenue	\$ 911,113	\$ 849,297
Total Revenue	\$ 1,433,988	\$ 1,364,628
Expenditures		
Current		
Community Redevelopment	\$ 1,433,988	\$ 895,695
Debt Service		
Principal	-	-
Interest		
Total Expenditures	\$ 1,433,988	\$ 895,695
Excess (deficiency) of revenues over expenditures	\$0	\$268,827.63

Source: City of Groveland Adopted FY 2019/2020 Budget, City of Groveland Finance Department, 2020.

Community Redevelopment Agency Contact Information

For additional information about the Groveland Community Redevelopment Agency please contact the registered agent for the Community Redevelopment Agency, Groveland CRA Manager, Mr. Dan Murphy.

DAN MURPHY

CRA Manager/Economic Development Manager

City of Groveland
156 S. Lake Ave.
Groveland FL 34736

Tel: 352-429-2141 xt-2101

Fax: 352-429-3391

Email: dan.murphy@groveland-fl.gov

Web: www.groveland-fl.gov

City of Groveland CRA Staff

City Manager, Michael Hein

CRA Manager, Dan Murphy

City Clerk, Virginia “Ginny” Wright

City Attorney, Anita Geraci-Carver

CRA Administrative Support, Ciara Bender

Sergeant at Arms, Chief Shawn Ramsey

CRA Coordinator, John M. Jones (S&ME)

2019 CRA Meeting Schedule

During the 10/1/18 to 9/31/19 reporting period the Groveland Community Redevelopment Agency held meetings at 6:00 PM or 6:30 PM at the E. L. Puryear Building located at 243 S. Lake Avenue, Groveland, FL 34736. The meetings were held on the following dates and times:

- **10/09/2018 (6:30PM)**
- **11/26/2018 (6:30PM)**
- **01/14/2019 (6:30PM)**
- **03/05/2019 (6:30PM)**
- **05/06/2019 (6:00PM)**
- **07/22/2019 (6:00PM)**
- **09/23/2019 (6:00PM)**