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2023  
Lake Wales  
Community  
Redevelopment  
Plan Update

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August 2023



**Inspire**  
PLACEMAKING COLLECTIVE

The logo features the word "Inspire" in a large, dark blue, serif font. A small, brown location pin icon with a green and white grid pattern is positioned above the letter 'i'. Below "Inspire" is a thin brown horizontal line, followed by the words "PLACEMAKING COLLECTIVE" in a smaller, brown, sans-serif font. A second thin brown horizontal line is positioned below the text.

# Inspire

PLACEMAKING COLLECTIVE

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In 2023 the Lake Wales Community Redevelopment Agency appointed Inspire Placemaking Collective to update the Lake Wales Community Redevelopment Plan. Initially created in 1994 and most recently updated in 2018, the Lake Wales Community Redevelopment Plan identified a wide range of potential business assistance and programming ideas for implementation within the Community Redevelopment Area (CRA) to address identified conditions of slum and blight. The Lake Wales Community Redevelopment Agency has realized several of the administrative objectives and implemented several public infrastructure improvements outlined in the Plan since the 2018 update. After the adoption of the 1994 Plan, the construction of Eagle Ridge Mall and the development of chain restaurants and big box retail stores along the US 27 and SR 60 corridors began to divert activity and customers away from the downtown. These development trends also began to undermine the retail vitality of the historic downtown. Renowned area attractions such as Cypress Gardens and Bok Tower, located outside of the prominent I-4 corridor, were increasingly overshadowed by Disney, Sea World and Universal and waned in activity and attendance. Like many small-town main streets throughout the country, Downtown Lake Wales began to transition from an active retail center to a small, declining business district with little activity on weekends or after 5PM.

The Great Recession, from 2007-2012, further stalled private development in Lake Wales, Florida, and most of the United States. Post the Great Recession new market trends emerged

such as e-commerce, consumer preferences, and the desire for authentic experiences. Many of these trends and preferences align well with the City of Lake Wales. The CRA expansion area, along US 27, offers a corridor into the heart of the City of Lakes Wales that can set the experience for residents and visitors alike. Downtown Lake Wales offers historic architecture, rich arts and culture, and access to parks and open space.

In 2020, a global pandemic hit worldwide and had great effects on how people work, where people live, and how people shop. Since 2020 and the rise of remote work, many people have migrated to Florida and the Greater Central Florida region has seen a large influx of residents.



Many workers who previously endured long commutes to downtown Orlando are now able to work from home, which makes Lake Wales an even bigger draw for people looking to relocate. Conversely, people now realize the need for outdoor recreation and activities.

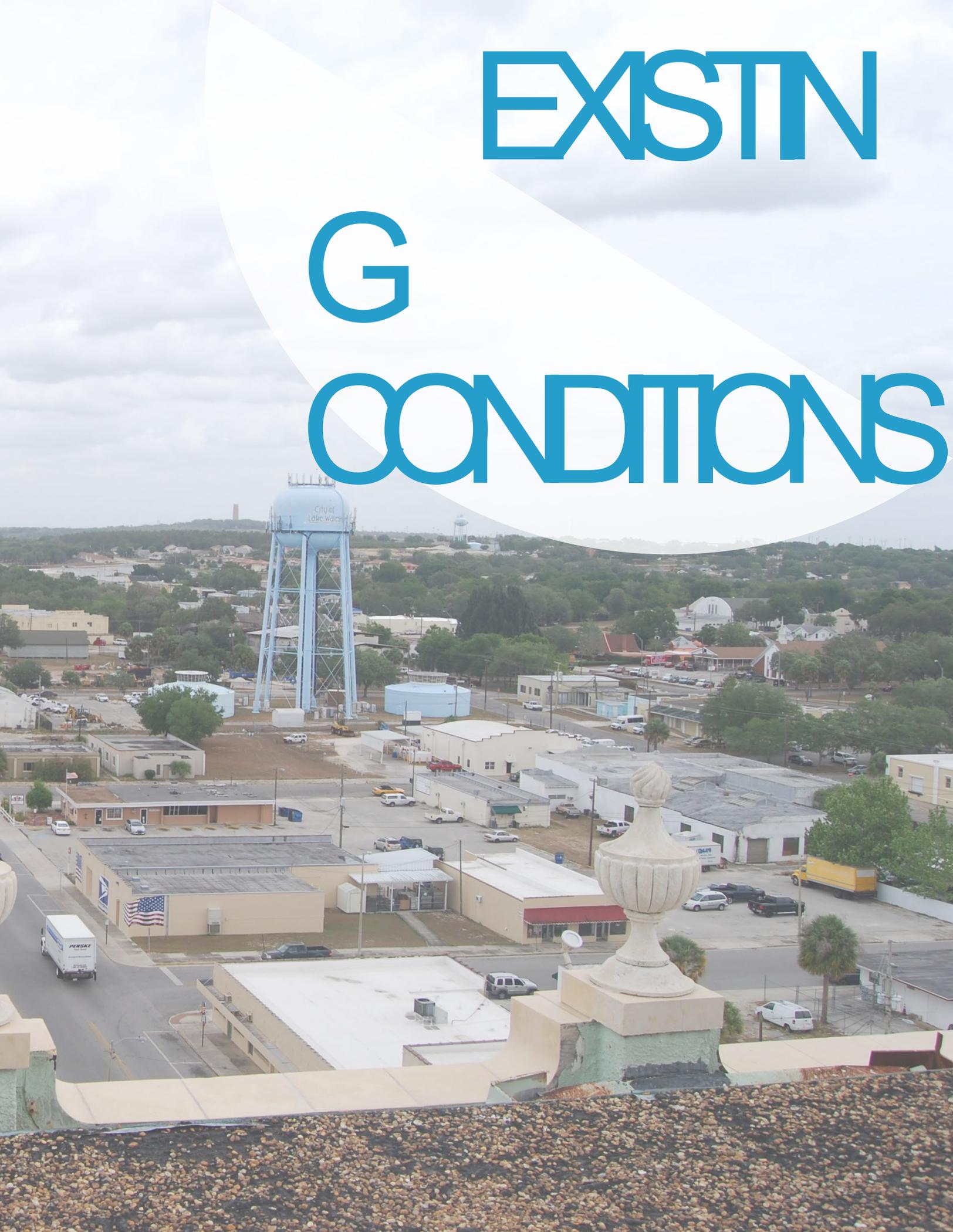
This Community Redevelopment Plan Update reinforces the Three-Point Plan introduced in the 2018 update and is based on extensive community input and public participation. The activities and programs in the 2023 Plan Update are designed to maintain the historic charm and character of Lake Wales while positioning the City to leverage its physical and cultural assets and encourage private sector investment and redevelopment.

The 2023 Lake Wales Community Redevelopment Plan update presents the data, analysis and community input that was used to develop the proposed redevelopment strategies along with a proposed 5-year capital improvement project and redevelopment programming budget to implement the three redevelopment strategies. The 2023 Plan update also proposes a long-term implementation schedule with a phased approach for implementing projects and programming throughout the operational timeframe.





# EXISTING G CONDITIONS



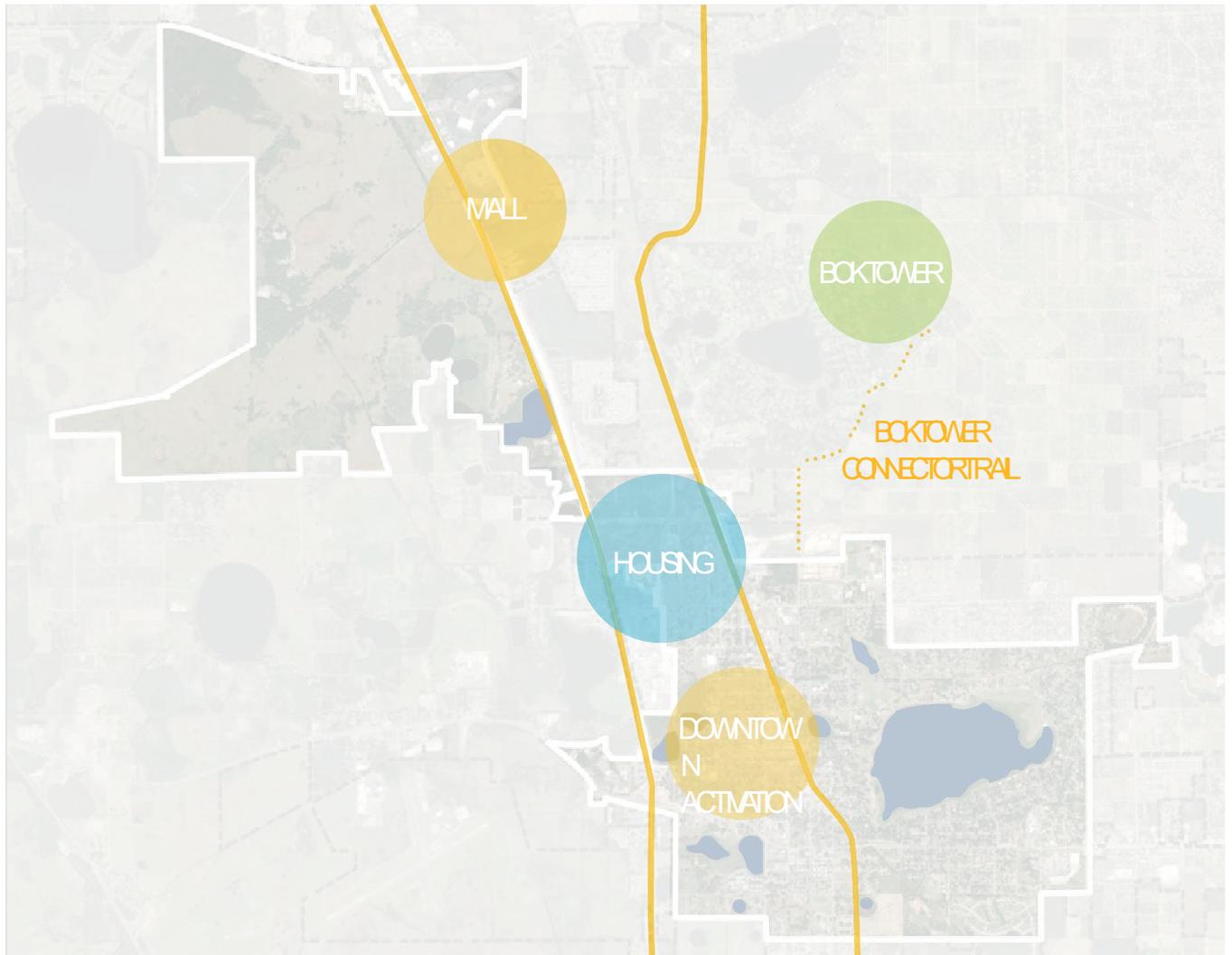
### Redevelopment Area Overview

The Redevelopment Area spans over 5,600 acres including public right-of-way and lakes. CRA Area I, the historic downtown was established in 1987 and first expanded in 1990 to include Lincoln Avenue and the surrounding neighborhood. The CRA was further expanded in 1999 and 2023.

#### Past Agency projects include:

- Sewage system improvements
- Roadway system improvements
- Downtown streetscape improvements
- Affordable Housing programs
- Parks and trails expansion and improvements
- Public art

Community Redevelopment Areas I, II, and III are primarily residential, while the newly added Area IV is largely agricultural land. Area IV is likely to be developed as mixed use with residential and commercial uses. This plan highlights the need for further connectivity between the CRA Areas, opportunity sites, and community assets.



**Community Redevelopment Area Demographic Tapestry Segments**

One means of analyzing population data and trends is by using Tapestry Segmentation. Tapestry Segmentation provides an accurate, description of America's neighborhoods. U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition and are then further classified into LifeMode and Urbanization Groups. The top 5 Tapestry Segments in the Redevelopment Area represent 100% of the area's residents. While Florida is historically known as a state comprised of a primarily older demographic, the Median Ages for the top 5 Tapestry Segments present in Lake Wales are all below 48 years of age. The Tapestry Segments in the Redevelopment Area are listed in Table 1 below and described briefly on the following pages.



**Heartland Communities**

Well settled and close-knit, Heartland Communities are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes. Their hearts are with the country; they embrace the slower pace of life here but actively participate in outdoor activities and community events. Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips.

**Demographic Profile**

- **Median Age: 42.3**
- **Average Household Size: 2.39**
- **Median Household Income: \$42,400**

**Table 1. Redevelopment Area Tapestry Segments**

<b>Tapestry Segments</b>	<b>2023 CRA Households</b>	<b>2023 US Households</b>
<b>Heartland Communities</b>	<b>28.2%</b>	<b>2.2%</b>
<b>Small Town Sincerity</b>	<b>22.7%</b>	<b>18%</b>
<b>Modest Income Homes</b>	<b>18.9%</b>	<b>12%</b>
<b>Homeown Herita</b>	<b>18.9%</b>	<b>12%</b>
<b>Source: ESRI Business Analyst Online</b>		
<b>Midlife Constants</b>	<b>11.3%</b>	<b>2.4%</b>
<b>Total</b>	<b>100%</b>	<b>8.8%</b>



### *Small Town Sincerity*

**Small Town Sincerity** includes young families and senior householders that are bound by community ties. The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens. Residents embark on pursuits including online computer games, renting movies, indoor gardening, and rural activities like hunting and fishing. Residents keep their finances simple – paying bills in person and avoiding debt.

#### *Demographic Profile*

- **Median Age: 40.8**
- **Average Household Size: 2.26**
- **Median Household Income: \$31,500**



### *Modest Income Homes*

**Families in this urban segment** may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. Rents are relatively low, public transportation is available, and Medicaid can assist families in need.

#### *Demographic Profile*

- **Median Age: 37.0**
- **Average Household Size: 2.56**
- **Median Household Income: \$23,900**



### *Hometown Heritage*

**Hometown Heritage neighborhoods are in urbanized areas within central cities, with older housing, located chiefly in the Midwest and South. This slightly smaller market is primarily a family market, married couples (with and without children) and single parents. They work mainly in service, manufacturing, and retail trade industries. Approximately 60% of householders are renters, living primarily in single-family homes, with a higher proportion of dwellings in 2–4 unit buildings.**

### *Demographic Profile*

- **Median Age: 32.4**
- **Average Household Size: 2.66**
- **Median Household Income: \$28,200**



### *Midlife Constants*

**Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous but not spendthrifts.**

### *Demographic Profile*

- **Median Age: 47.0**
- **Average Household Size: 2.31**
- **Median Household Income: \$53,200**

### Existing Land Use

Existing Land Uses are based on data from the Polk County Property Appraiser's Office. The Property Appraiser and Tax Collector establish tax classifications or "uses" of each parcel within the County. These classifications, called DOR (Department of Revenue) codes, are determined by the Florida Department of State, and maintained by the Polk Property Appraiser and Tax Collector for parcels within the Redevelopment Area.

Table 2, on the right, shows the existing land uses present in the redevelopment area. Per the Property Appraiser's data, the four most prevalent uses are as follows:

- Agriculture (37%),
- Single Family Residential (14%),
- Right-of-Way/Other (11%),
- and Public/Institutional (10%).

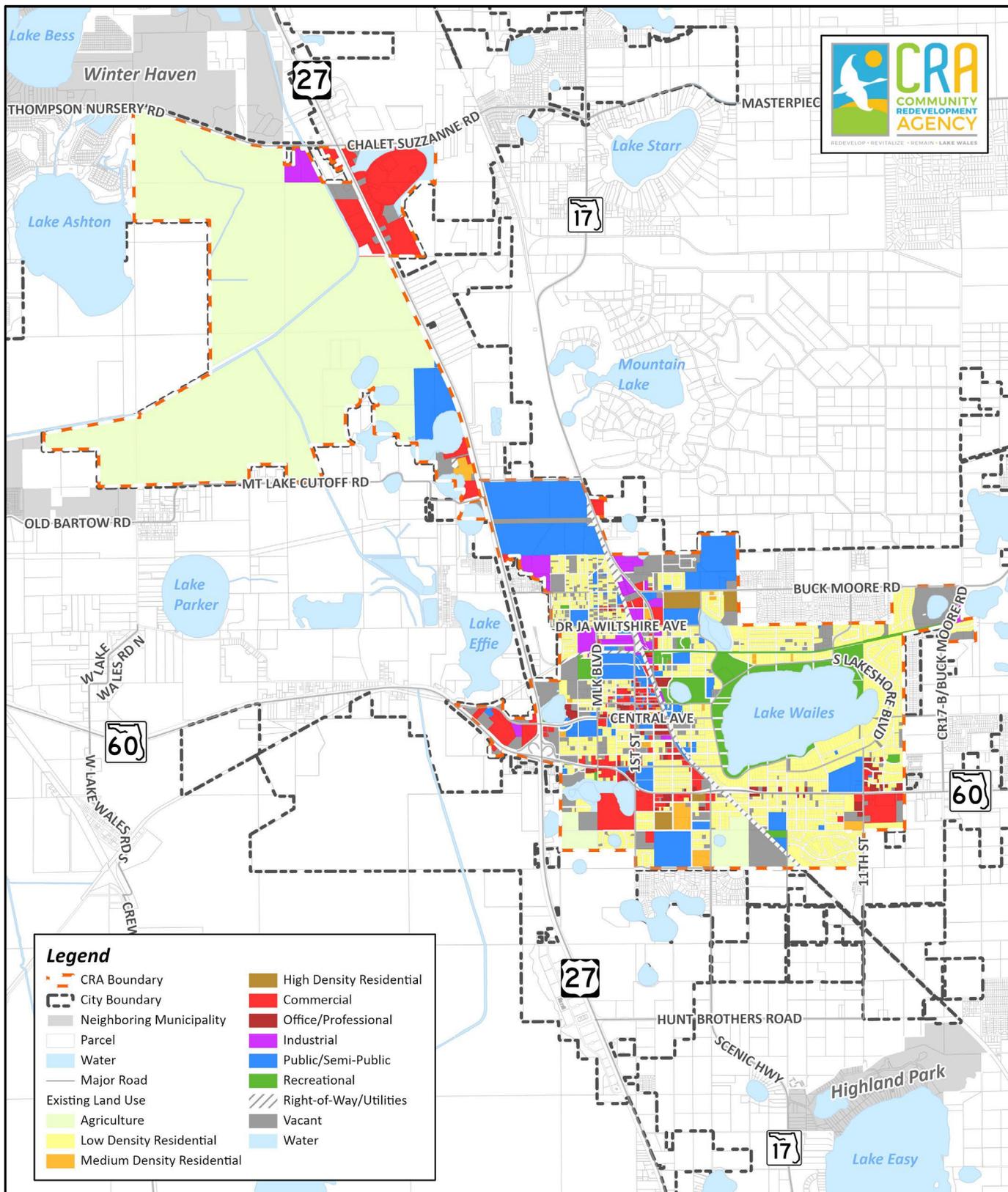
Figure 2, on the following page, shows an approximate rendering of land use in the Lake Wales Redevelopment Area, as determined by the Polk County Property Appraiser.

**Table 2. Existing Land Uses in the Redevelopment Area**

Existing Land Use	Total Area (Acres)	Percent of Overall CRA
Agricultural	2,099.0	37.0%
Single Family Residential	776.4	13.7%
Right-of-Way/Other	620.5	10.9%
Public/Institutional	536.9	9.5%
Vacant	414.7	7.3%
Water	413.5	7.3%
Commercial	411.3	7.3%
Recreational	164.7	2.9%
Industrial	107.1	1.9%
Office/Professional Services	48.7	0.9%
Medium Density Residential	43.8	0.8%
High Density Residential	36.4	0.6%
<b>Total</b>	<b>5,673.2</b>	<b>100.0%</b>

**Source: Polk County Property Appraisers Office; City of Lake Wales**

# FIGURE 2. EXISTING LAND USE MAP



**Legend**

- CRA Boundary
- City Boundary
- Neighboring Municipality
- Parcel
- Water
- Major Road
- Existing Land Use: Agriculture
- Existing Land Use: Low Density Residential
- Existing Land Use: Medium Density Residential
- Existing Land Use: High Density Residential
- Existing Land Use: Commercial
- Existing Land Use: Office/Professional
- Existing Land Use: Industrial
- Existing Land Use: Public/Semi-Public
- Existing Land Use: Recreational
- Existing Land Use: Right-of-Way/Utilities
- Existing Land Use: Vacant
- Existing Land Use: Water

N

0 2,100 4,200 8,400

1 inch = 4,200 Feet

**City of Lake Wales**  
Community Redevelopment Area



### Future Land Use and Zoning

Just over forty percent of the acreage within the redevelopment area has a future land use of Mixed Use (MU), and 24% is Low Density Residential (LDR), see Table 3 below.

Downtown District (DD) future land use is present in the historic downtown and in the heart of the Northwest Neighborhood near MLK Boulevard and Central Avenue. Conservation and public land are found around Lake Wailes and just south of Mountain Lake Road and account for eight (8) percent of the Redevelopment Area.

A Future Land Use Map, Figure 3, is shown on page 13.

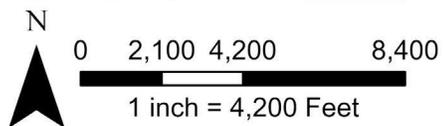
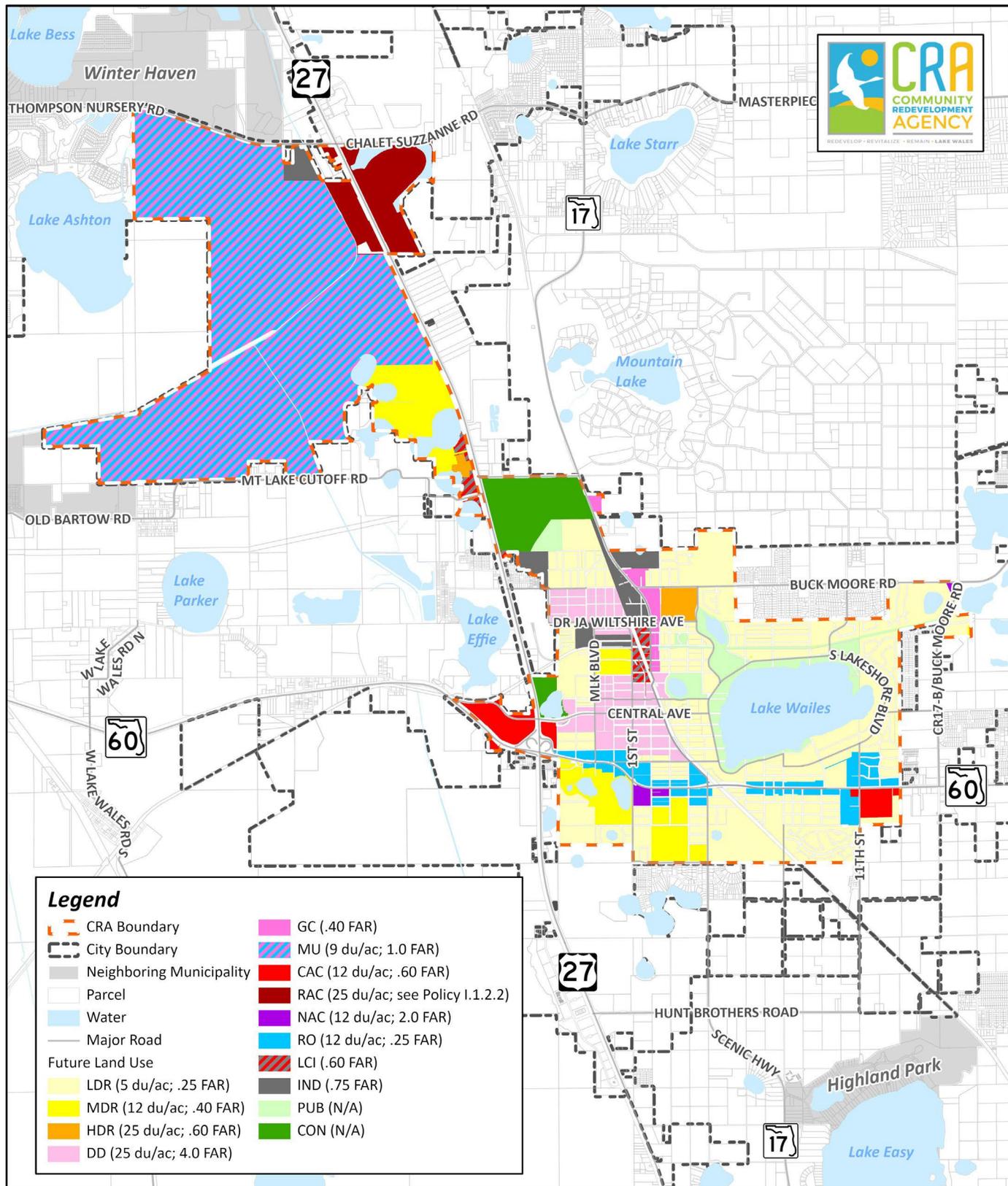
Table 4 shows the zoning districts present in the redevelopment area as well as their principal permitted uses and the percentage of the total area they occupy. PDMU accounts for 41% of the redevelopment area and allows large-scale, mixed-use master planned developments for residential and nonresidential developments. R1-B and R1-C are the next most prevalent districts, covering 23% of the redevelopment area, encouraging low density single-family development.

A zoning map is included on page 15 as Figure 4.

**Table 3. Future Land Uses within Redevelopment Area Boundaries**

FLU Category	Description	Maximum Density (dulac)	Maximum FAR	Area in Acres	Percent of Total
MU	Mixed Use	9	1.0	1,930.4	40.5%
LDR	Low Density Residential	5	0.25	1,157.7	24.3%
MDR	Medium Density Residential	12	0.40	388.9	8.2%
RAC	Regional Activity Center	25	See CP	224.4	4.7%
DD	Downtown District	25	4.0	195.8	4.1%
CON	Conservation			188.4	4.0%
PUB	Public		0.60	180.8	3.8%
RO	Residential-Office	12	0.25	138.6	2.9%
IND	Industrial		0.75	124.2	2.6%
CAC	Community Activity Center	12	0.60	85.9	1.8%
LCI	Limited Commercial-Industrial		0.60	54.3	1.1%
HDR	High Density Residential	25	0.60	42.2	0.9%
GC	General Commercial		0.40	36.3	0.8%
NAC	Neighborhood Activity Center	12	2.0	16.0	0.3%

# FIGURE 3. FUTURE LAND USE MAP

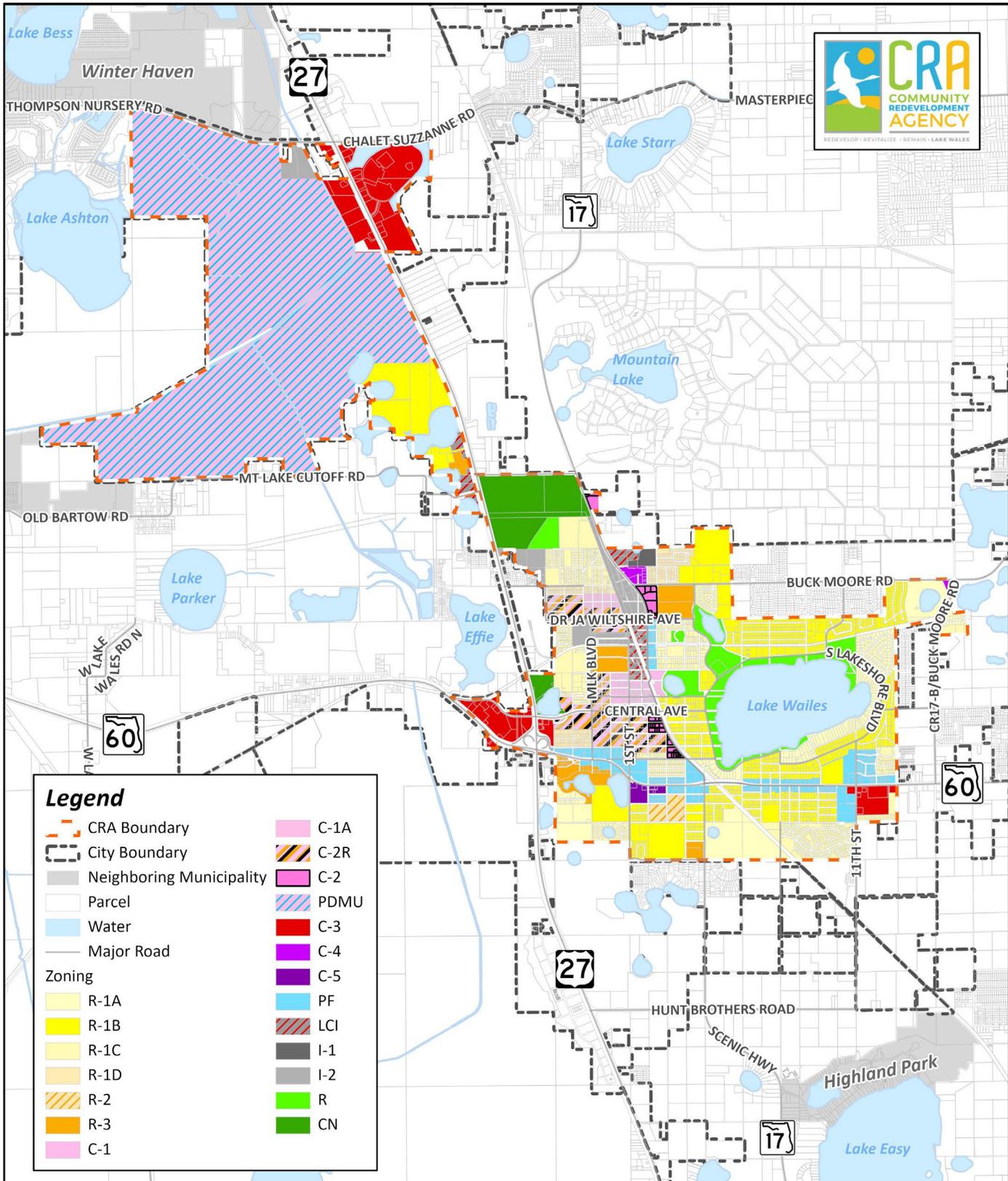


**City of Lake Wales**  
Community Redevelopment Area



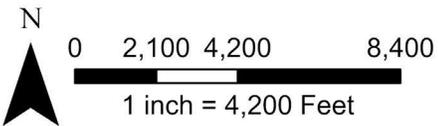
Table 4. Zoning Districts within CRA Boundaries

District Name	Principal Permitted Uses	Percent of CRA
PDMU	This district is intended to implement Policy 218 of the Comprehensive Plan, in order to facilitate large-scale, mixed-use master planned development on large tracts of land.	40.7%
R-1B	Encourage and protect low density single-family development and to permit the continued development of already platted low density single-family residential areas	16.4%
R-1C	Permit the continued development of already platted medium density single-family residential areas and is not intended to be utilized extensively for future development.	7.0%
C-3	Permit the development of commercial areas in groupings on major highways and to allow medium and largescale commercial establishments and a full range of commercial and professional uses.	6.5%
R-1A	This district is designed to encourage and protect low density single-family development.	6.1%
CN	Lands that have been set aside for preservation of natural resources.	4.0%
R	Areas that have been set aside for recreation and other public uses.	3.5%
PF	Permit a mix of offices, medical and light commercial businesses and medium density residential uses on major roadways and to provide areas for support businesses to major facilities such as hospitals.	3.1%
C-2R	Encourage a mix of residential and light commercial uses in groupings and on individual lots on the periphery of the central business districts.	2.7%
R-3	Designed for multifamily neighborhoods and to permit higher density residential development, consisting of single-family, two-family and multiple-family dwellings, on infill lots in multifamily neighborhoods.	2.6%
I-2	Facilitate infill and redevelopment in developed industrial areas and to encourage the development of manufacturing and industrial uses on vacant property in largely developed areas.	2.2%
LCI	Designed to permit a mix of commercial and industrial uses.	1.4%
R-1D	Permit the continued development of already platted high density single-family residential areas	1.2%
C-1	Mix of residential uses and commercial activities in compact, pedestrian oriented, central business districts with a variety of traditional downtown uses such as small retail stores, offices, restaurants, hotels, and apartments.	0.9%
C-2	Encourage medium-scale commercial uses, primarily in groupings or on inter-connected sites.	0.6%
R-2	Designed for developed neighborhoods with significant numbers of duplex houses and to permit medium density residential development consisting of both single-family and two-family dwellings on infill lots in such neighborhoods.	0.4%
C-4	Permit the development of local commercial areas to serve surrounding residential areas with small-scale convenience goods and personal services.	0.3%
C-5	Allow the development of new commercial centers, planned within large residential developments to provide a wide range of small to medium sized commercial uses and personal services in a setting geared to both pedestrian and vehicular traffic.	0.3%
I-1	Encourage and promote the development of industrial uses, primarily on vacant lands and in industrial park settings.	0.2%
C-1A	Create a mixed-use center for day-time and evening cultural and commercial activities where people live, work, or visit and where they can enjoy historic architecture, shopping, dining, music, special events, strolling, and relaxing in public spaces.	0.2%



**Legend**

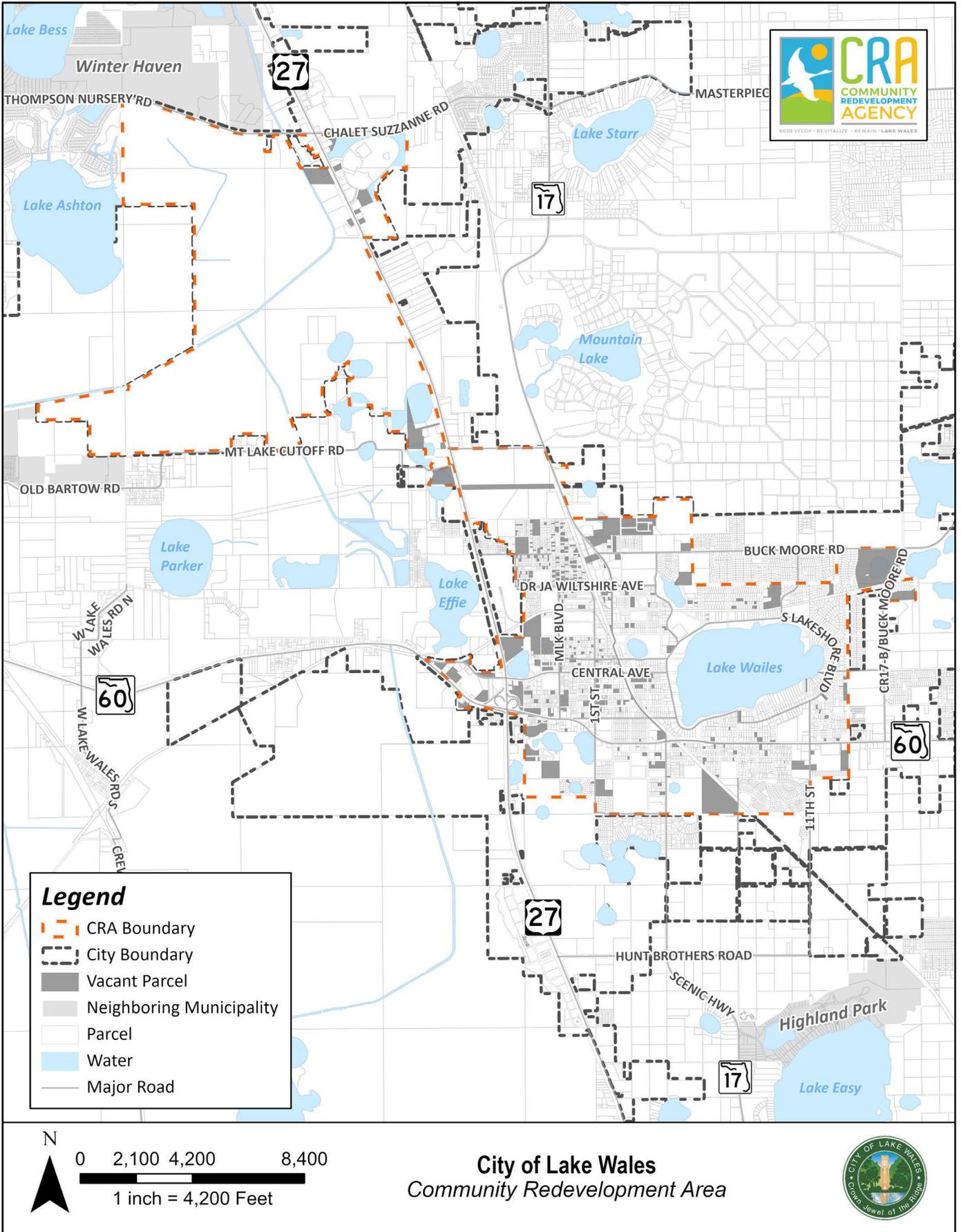
CRA Boundary	C-1A
City Boundary	C-2R
Neighboring Municipality	C-2
Parcel	PDMU
Water	C-3
Major Road	C-4
<b>Zoning</b>	C-5
R-1A	PF
R-1B	LCI
R-1C	I-1
R-1D	I-2
R-2	R
R-3	CN
C-1	

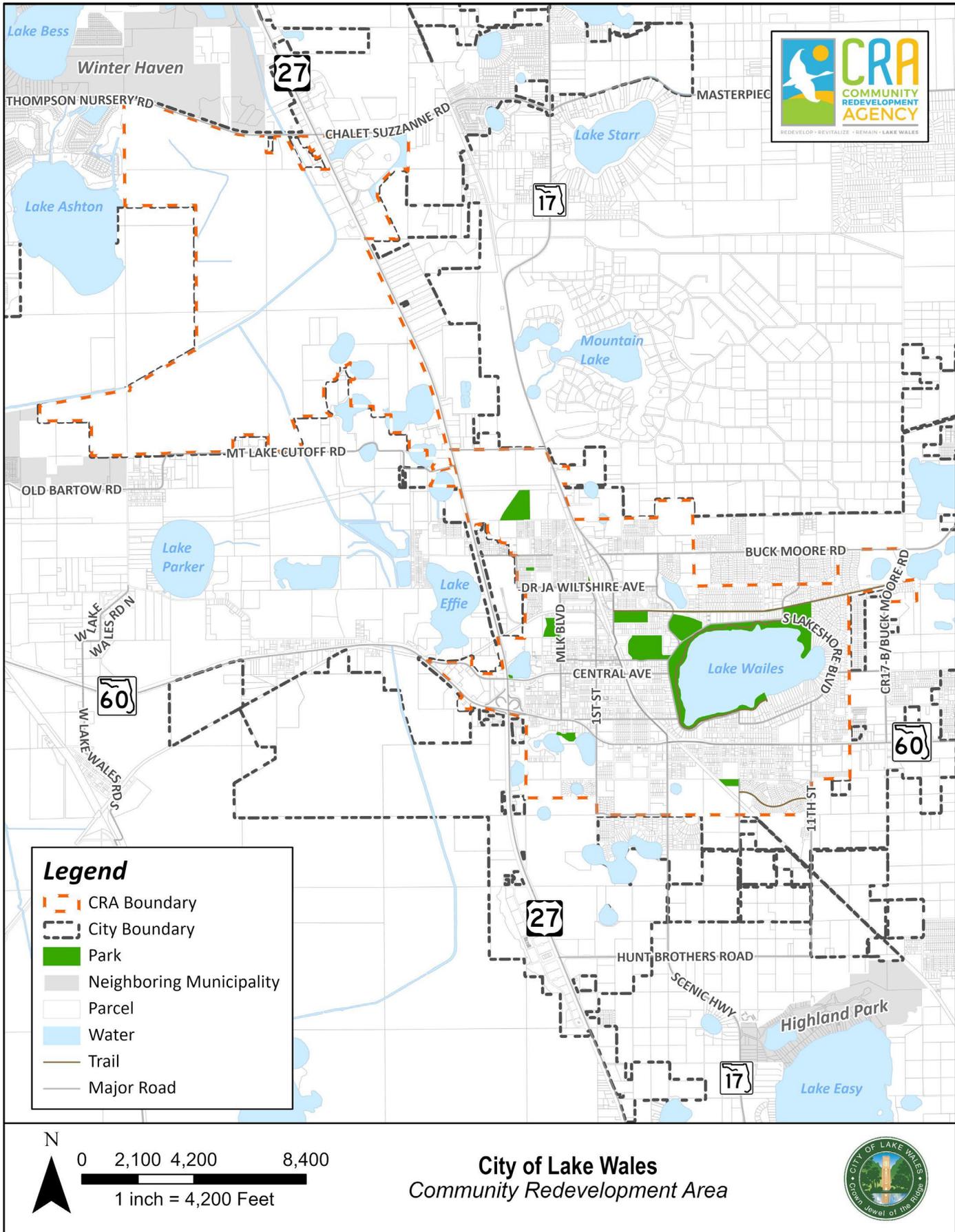


**City of Lake Wales**  
Community Redevelopment Area



# FIGURE 5. VACANT PARCELS







# The Community Redevelopment Area should have...

What would you like to see in the Community Redevelopment Area?  
pick and log 2

## Streetscape Amenities



Street furnishings ●●●●●●

Shade elements ●●●●●●

Pedestrian scale signage ●●●●

Pedestrian scale lighting ●●●●●●

Wayfinding signage ●●●●●●

## Landscape Areas



Landscape Buffers ●●●●●●

Shade trees ●●●●●●●●

Planters ●●●●●●

Landscaped medians ●●●●●●

## Pedestrian Experience



Public plazas ●●●●●●●●

Active building frontages ●●●●●●

Transparency ●●●●●●

Interconnected walkways ●●●●●●

## Inclusive Mobility Options



Wider sidewalks ●●●●●●●●

ADA accessibility ●●●●●●●●

Bike racks ●●●●●●●●

# 3

# PUBLI

# C

# INPUT

### Establishing Priorities for The Community Redevelopment Area

What is most important to you?

- Protect existing neighborhoods within the Community Redevelopment Area
- Accommodate housing options for all income levels
- Allow for different housing types throughout the Community Redevelopment Area (townhomes, townhomes, condos, etc.)
- Encourage a mix of uses within the Community Redevelopment Area
- Encourage walk, biking, and transit for work trips
- Make sidewalks and intersections safer within the Community Redevelopment Area
- Improve pedestrian amenities (bike lanes, seating, etc.)
- Improve connectivity to commercial uses and community services
- Encourage mixed-use development (commercial, office, & residential)
- Retain existing businesses and attract new retail/commercial tenants
- Support development that retains the character and authenticity of the area
- Support small and innovative businesses

COUTURA  
SEIKO  
ELEGANT JEWELLERS

### Encouraging a The Community Redevelopment Area

- Encourage walk, biking, and transit for work trips
- Make sidewalks and intersections safer within the Community Redevelopment Area
- Improve pedestrian amenities (bike lanes, seating, etc.)
- Improve connectivity to commercial uses and community services

STACCAWOODS  
WIDE AVAILABLE  
487-458-0084  
810-816-3479

PASTA



The City of Lake Wales and the Lake Wales Community Redevelopment Agency value and prioritize the input of residents, business owners, and visitors to the Community Redevelopment Area (CRA). Gathering their input is a crucial step in envisioning how they see the future of the Lake Wales CRA. Community Engagement provides an opportunity for the community to educate themselves on various projects and programs that are being considered within their community and to contribute to the decision-making process. Public input not only gives the project team a better sense of the community's needs and vision, it also diversifies perspectives to empower decision making, increases transparency in the process, and creates a greater sense of community ownership.

### *Community Open House*

On June 14, 2023, the Lake Wales Community Redevelopment Agency hosted a Community Open House that was facilitated by Inspire Placemaking Collective. The event was promoted using various platforms and outreach methods including posts on the City's website, LakeWalesNews.net, Facebook, Instagram, LinkedIn, and the Nextdoor Neighborhood App. The Open House was held at the food court of the Eagle Ridge Mall from 11am to 7 pm and had over 70 attendees throughout the day. This location was selected given that it is a prime redevelopment opportunity within the CRA expansion area. The pop-up style Open

House enabled the project team to engage with the community in a comfortable setting that encouraged extensive participation simply because of the patronized location and extended timeframe. Since the Open House spanned a long period of time, community members could stop by before or after eating lunch, while waiting for the bus, or after work.

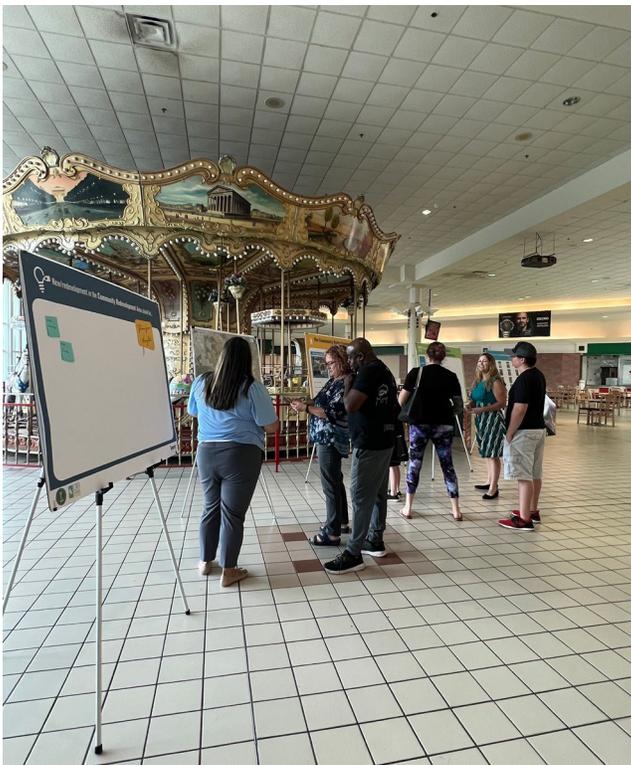
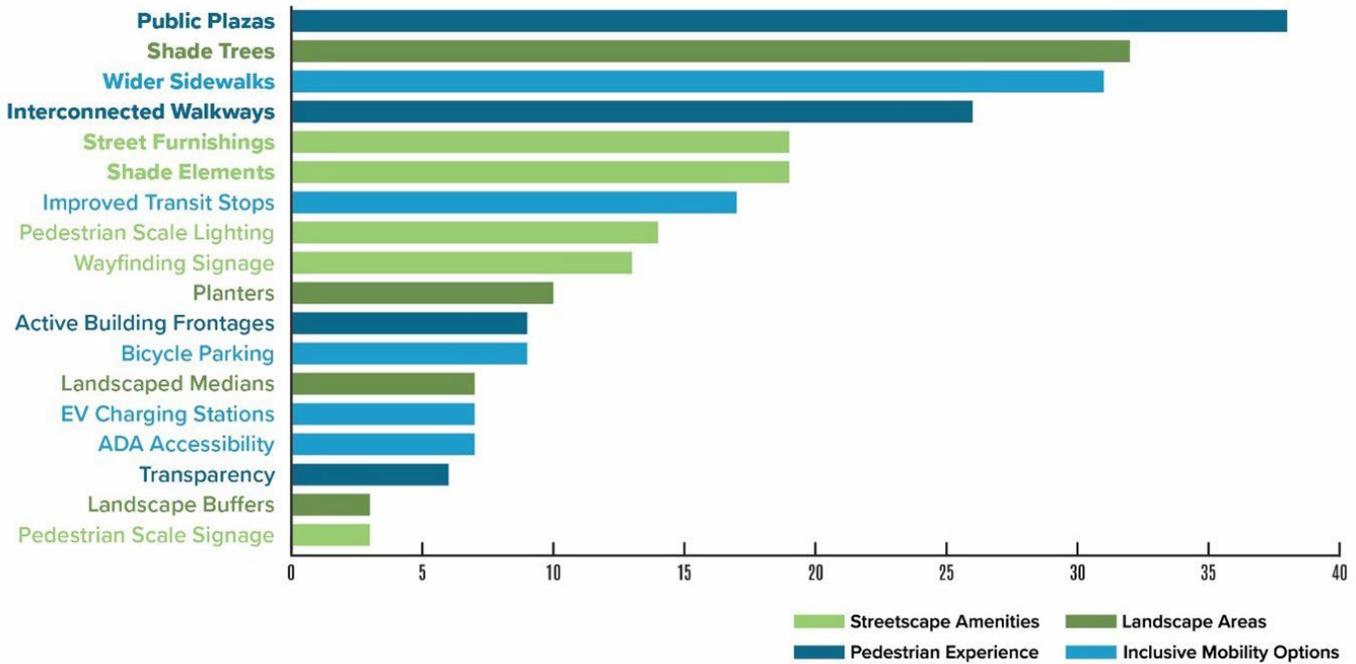
Posters and activities were displayed around the entrance of the food court, where attendees were able to learn about the Community Redevelopment Plan update, the proposed expansion of the CRA, and provide their input regarding what they would like the Community Redevelopment Agency to invest in. Handouts were given to participants that contained the information presented on the informational boards. Attendees were guided through the informational posters and then asked to provide their input on engagement boards that were used to guide discussion and gather community input.

The feedback received during the Open House will help the project team implement and prioritize strategies for the CRA. The results of the activity boards are provided in the following pages.



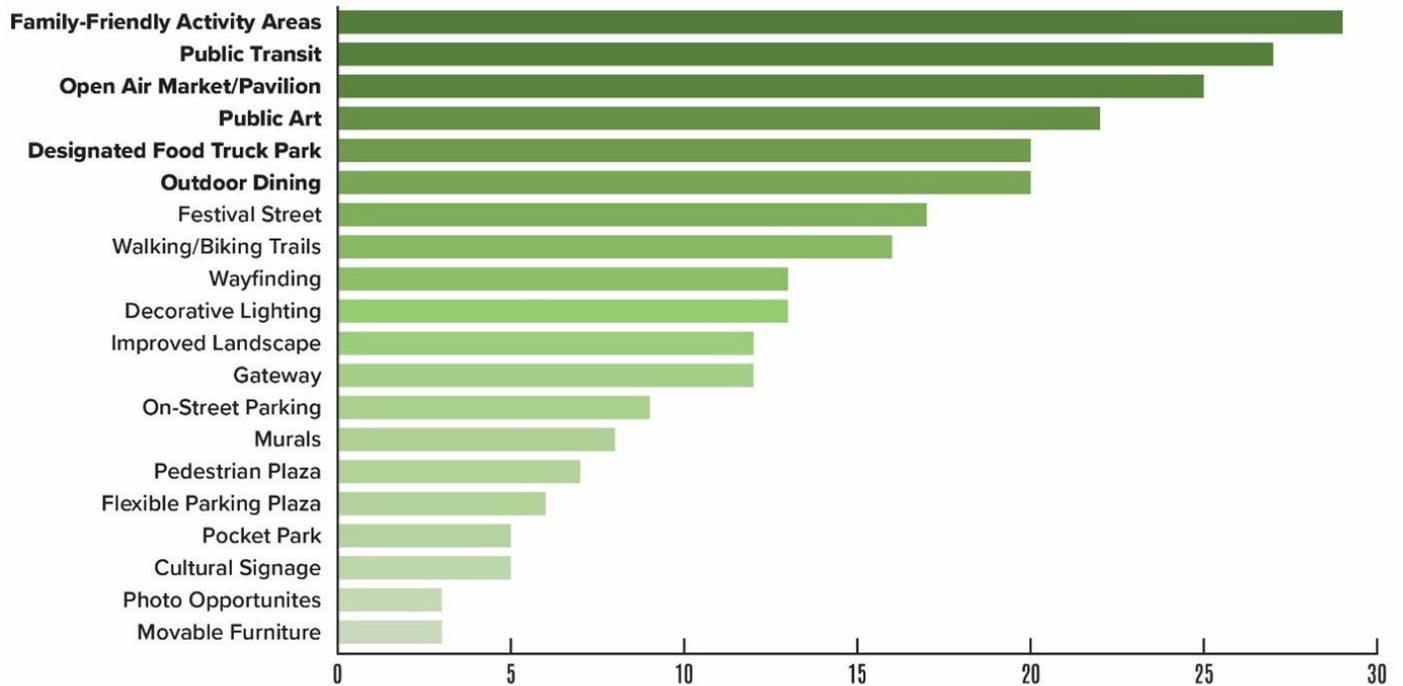
**What Public Realm Improvements would you like in the CRA?**

The majority of respondents chose public plazas, shade trees, wider sidewalks, and interconnected walkways.



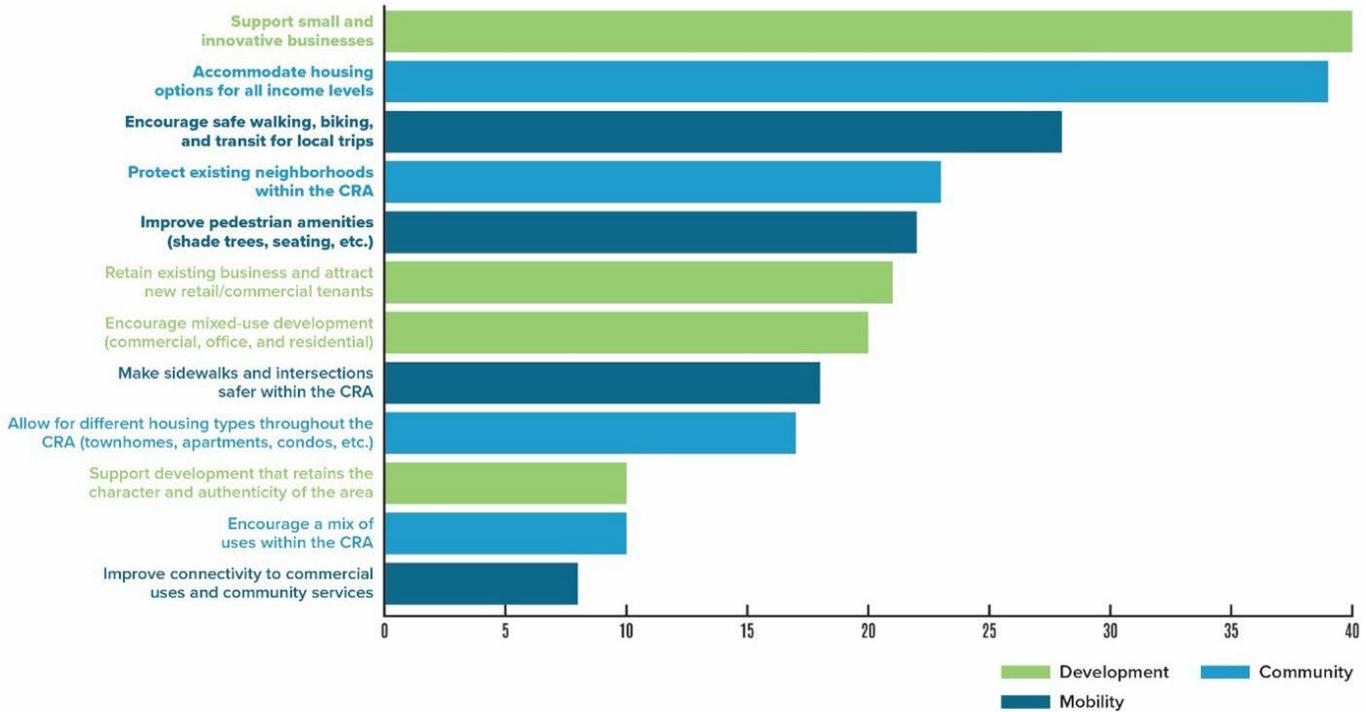
### What Placemaking features would you like in the CRA?

The majority of respondents chose family-friendly activity areas, public transit, open air markets or pavilions, public art, a designated food truck park, and outdoor dining spaces.



**What should the Community Redevelopment Plan Update prioritize?**

The majority of respondents chose to support small and innovative businesses; to accommodate housing options for all income levels; to encourage safe walking, biking, and transit for local trips; to protect existing neighborhoods within the CRA; and to improve pedestrian amenities.



4





# STRATEGIC GOALS & 3- POINT ACTION PLAN

### *History, Challenges and Opportunities*

Lake Wales is a character-rich city that embodies the Florida experience. Located in the center of the state and at the midpoint of a 150-mile white sand ridge that bears its name, Lake Wales has played a prominent role in the history of Florida and is well positioned to be an important city in the 21st century.

The initial survey of the land, where the city now sits, was conducted in 1879 by Sidney Irving Wailes. The City was incorporated in 1917 and saw a connection to the Atlantic Coast Railroad completed in 1925 followed by the completion of Bok Tower in 1929. The economic narrative of Lake Wales from the 1920s-1960s mirrors that of Florida; with agricultural (including citrus) origins that were later bolstered through tourism. The prosperity gained through the citrus industry and a cluster of regional attractions including Bok Tower, Cypress Gardens, Chalet Suzanne, Spook Hill and the Great Masterpiece revealed a charming southern town with thriving neighborhoods, local businesses, public spaces, churches, and civic buildings. The City's Downtown was iconic, a stroll down Park Avenue and then back up Stuart, offered a true sense of place that expressed the values and character of Lake Wales.

The construction of Interstate 4, running from east to west across Central Florida, was completed in 1965. Over the last fifty plus years, the predominant growth and development in Central Florida has occurred along the I-4 corridor more than 20 miles north of Lake Wales. During this period of auto-centric/suburban development, US 27 (the primary gateway from I-4 into Lake Wales) advanced as an important commercial corridor. The 1990s saw the construction of Eagle Ridge Mall, chain restaurants and big

box retail stores that offered easy access and plentiful parking, which undermined the retail viability of the historic downtown. Renowned area attractions such as Cypress Gardens and Bok Tower, located outside of the prominent I-4 corridor, were increasingly overshadowed by Disney, Sea World and Universal and waned in popularity. Like many small-town main streets throughout the country, Downtown Lake Wales began to transition from an active retail center to a small business district with little activity on weekends or after 5:00pm.

The Great Recession, from 2007-2012, stalled private development in Lake Wales, Florida and most of the United States. Post Great Recession new market trends and consumer preferences emerged, many of which align with the existing assets of Lake Wales. Across the country, suburban/auto-centric retail stores are being replaced by online retail sites such as Amazon that provide two-day or, in some cases, same-day delivery.



Future retail trends center on a desire for authentic experiences that cannot be replicated through a computer or smart phone. The global pandemic in 2020 enhanced these new e-commerce trends and consumer preferences. Many customers who previously would shop at big box retailers would now be able to order all their items online and have them delivered in only a matter of days. While some places embraced the online trend and offer pick-up in store services, the need to have a large amount of parking for the large retailers has greatly been reduced.

In 2019, The City of Lake Wales adopted Lake Wales Connected, two neighborhood plans for Downtown and the Northwest Neighborhood. These plans are strategic neighborhood plans with the intent to repopulate the core area neighborhoods, re-inhabit vacant buildings, and fill area streets with activity. The City is currently working on Lake Wales Envisioned, a strategic plan to guide how the City wants to develop over the next fifty years. Since the pandemic in 2020, the influx of relocation to Florida has only aided in needing desirable areas for people to move to.

Lake Wales Downtown area offers historic architecture, access to parks and open space, a rich arts culture and relative low-cost of entry, which combine to create a compelling setting for a vibrant experiential retail district. The expansion area offers a place where revitalization and infill development could occur as the demand for e-commerce continues to rise and the need for destination areas continues to be a consumer preference. Areas like the Eagle Ridge Mall and surrounding commercial areas along US 27, the main connector road through the City, offer an area of high visibility that many people drive by every day.

The Lake Wales region has other important local assets which can be leveraged as part of an economic revitalization strategy including:

- Central Florida ILC-- CSX Transportation Intermodal Station
- Legoland
- Bok Tower
- Florida's Natural
- KEGEL Training Center
- Charter Schools
- Bicycle Trails
- Lake Wales and Crystal Lake
- Lake Wales Municipal Airport

Beyond these assets, Lake Wales' residents embrace a powerful and enduring community spirit that will help propel the plan towards successful implementation. In order to maintain the character of Lake Wales and best position the City for Economic Revitalization, we offer the following Action Plan.

**The Vision for the Lake Wales CRA is to become a cultural and economic hub that is a vibrant, active destination for visitors and residents of all ages that celebrates its historic roots, safe neighborhoods, life-long learning opportunities and unique natural resources while growing local businesses, providing job opportunities for our residents and encouraging quality in-fill residential and non-residential development.**

**The 2023 Lake Wales Community Redevelopment Plan proposes the following Strategic Goals to guide the Lake Wales Community Redevelopment Agency's decision-making process and redevelopment activities.**

1

## ACTIVATE DOWNTOWN LAKE WALES

Re-establish a vibrant Downtown Lake Wales, an entrepreneurial destination that offers dining, art, and experiences beyond 5pm and every day of the week.

2

## SUPPORT QUALITY HOUSING

Develop quality, affordable, and attainable housing for all income levels.

3

## IMPROVE CONNECTIVITY AND MOBILITY

Establish Lake Wales as a Pedestrian and Bicycle Friendly City, one with dedicated trails connecting Downtown, Lake Wales, the Depot Museum, and Bok Tower.

The Strategic Goals are addressed through a 3-Point Action Plan:

**Action Strategy 1:**

Downtown Activation



**Action Strategy 2:**

Housing



**Action Strategy 3:**

Connectivity & Mobility



## 1. Downtown Activation

1. Establish formal strategic partnerships, to develop a Downtown presence, with key local entities including Florida's Natural, Bok Tower, Merlin Entertainment, KEGEL, Chamber Visitor's Center, Polk State College and Polk CVB.
2. Establish a robust online presence.
3. Conduct a targeted recruitment of experiential retail vendors such as micro-brewers, coffee roasters, food truck vendors/ restaurateurs, organic produce, citrus picking, juice bar and other craft industries.
4. Design and implement new streetscapes.
5. Design and install gateway signage to improve visibility and awareness.
6. Support public art installations throughout the Downtown.

## 2. Housing

1. Develop affordable housing.
2. Coordinate with public (Lake Wales Housing Authority) and private housing developers to identify sites within the CRA for affordable housing.
3. Identify potential locations for assisted residential and assisted care living facilities (ACLF).
4. Incentivize infill housing.

## 3. Connectivity & Mobility

1. Expand designs and plans to connect the Downtown to the Railroad Trail loop, existing trails and paths and the Lake Wales recreational facilities.
2. Develop a Bike/Pedestrian Master Plan in order to connect to the History Museum Railroad Trail Loop, the City's existing Lake Wales trail, other existing trail segments, and Bok Tower.
3. Establish additional neighborhood connections (Northwest and Southwest) to planned and existing trails, streetscapes, and multi-use paths.



5

3 HOUR PARKING  
MON - FRI

HAPPY HOUR  
2-7

BERNARDINI

15% OFF  
SENIOR  
DISCOUNT

OPEN

MEXICAN RESTAURANT  
LUNCH  
SPECIAL  
\$5.99

OPEN

foleb  
special

# CAPITAL PROJECTS & CONCEPTUAL MASTERPLAN



Figure 7 shows the location of the proposed capital improvements within the CRA. The following capital project descriptions present the proposed public realm improvements to implement the redevelopment strategies identified within the Community Redevelopment Plan and to address issues and concerns identified during public engagement activities. Any proposed capital projects will be evaluated and prioritized by the Community Redevelopment Agency.

### Streetscape Projects

- 1st Street: **Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.**
- Central Avenue: **Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.**
- Park Avenue: **Resurfacing of roadway, stormwater and other utility improvements, trees and landscaping upgrades, parking, sidewalk and lighting improvements, and street furnishings.**
- Lincoln Avenue: **Trees and landscaping upgrades, lighting improvements, and street furnishings.**
- Orange Avenue: **Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.**
- Crystal Avenue: **Intersection improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.**

### Connectivity & Mobility

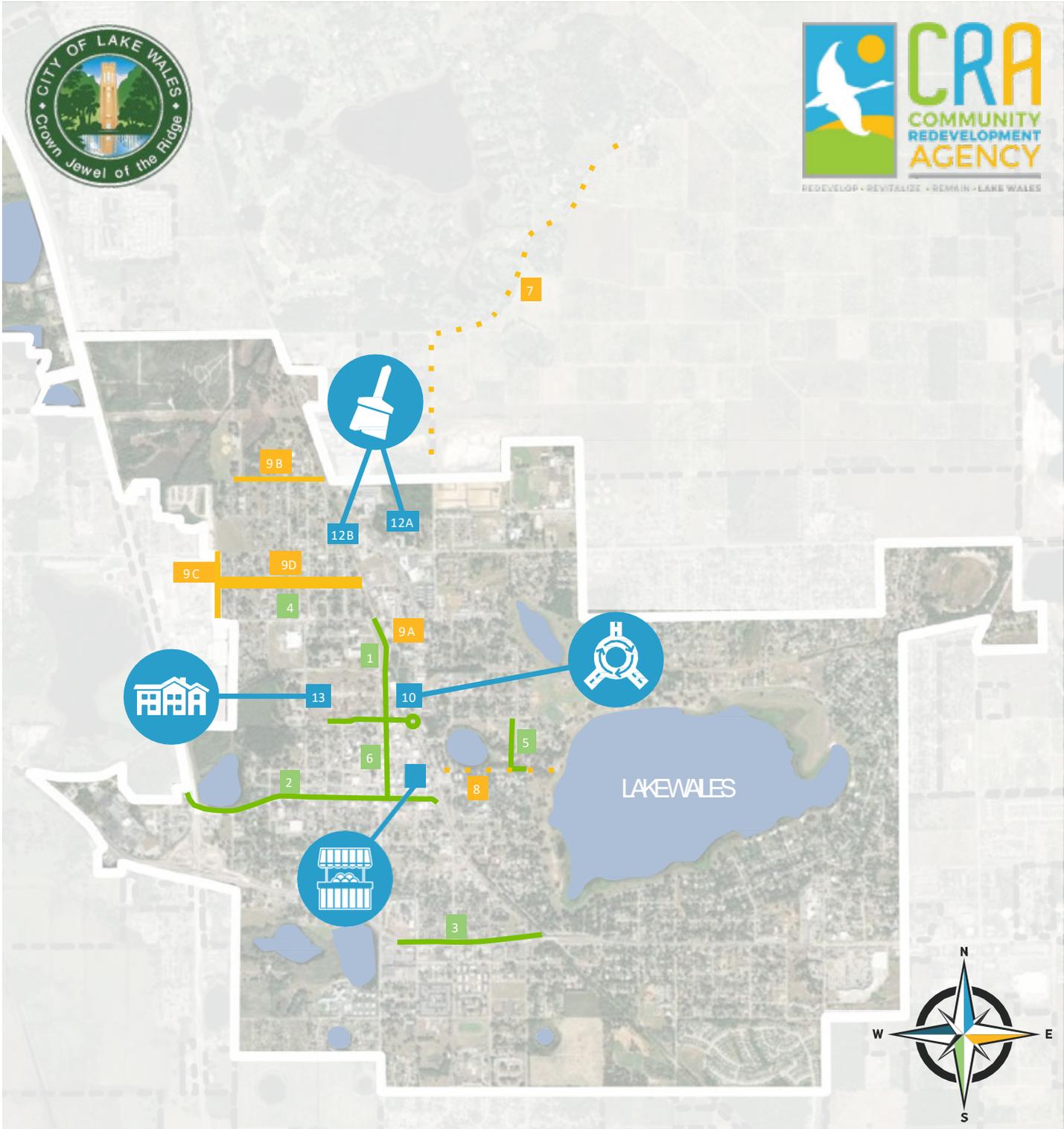
- Bok Tower Connector Trail: **Integrate and connect Downtown and surrounding neighborhoods to Bok Tower.**
- Lake Wales Connector Trail: **Integrate and connect Downtown, Crystal Lake, Lake Wales, and potentially other areas of the regional green/blue network.**
- Walking Trail II & III
- Northwest Sidewalk Improvements: **Construct missing sidewalks in the Northwest Neighborhood.**

### Housing

- Grove Manor Redevelopment: **Partner with Housing Authority to redevelop Grove Manors a walkable, mixed income neighborhood.**

### Open Space and Public Realm Improvements

- Scenic Highway Roundabout: **Install roundabout at Scenic Highway and Crystal Avenue with gateway feature.**
- Market Place Plaza: **Improve Market Place Plaza in coordination with Park Avenue Street design.**
- Public Art: **Support and invest in public art.**
- Gateway Features: **Design and construct additional gateway features.**



**STREET REPROJECTS**

- 1. 1st St: Central Ave to Wiltshire Ave
- 2. Central Ave
- 3. Park Ave: Wetmore St to SR17
- 4. Lincoln Ave: G St to SR17
- 5. Orange Ave
- 6. Crystal Ave

**Connectivity & Mobility Trails:**

- 7. Bok Tower Connector Trail
- 8. Park Avenue Connector Trail

**Sidewalk Improvements:**

- 9. Northwest Sidewalk Improvements
  - 9A. SR17
  - 9B. Florida Ave
  - 9C. G St
  - 9D. Lincoln Ave

**Open Space and Public Realm**

- Improvements:**
- 10. Scenic Highway Roundabout
  - 11. Market Place Plaza
  - 12. Public Art:
    - 12A: Juneteenth Mural
    - 12B: Lincoln Lion Mural
  - 13. Grove Manor

LAKE V  
FLORIDA

6



# REVENUE & BUDGET

WALES



**Wells Fargo & Company**  
MONEY ORDER

**WELLS FARGO EXPRESS MONEY ORDERS**  
A GREAT PUBLIC CONVENIENCE

\$5 and under	5c
Over \$5 to \$10	8c
Over \$10 to \$20	12c
Over \$20 to \$30	15c
Over \$30 to \$40	18c
Over \$40 to \$50	20c

SOLD AT NEARLY ALL AGENCIES IN THE UNITED STATES AT VERY LOW RATES.

CAN BE REMITTED IN LETTERS. PAYABLE OVER TEN THOUSAND PLACES.

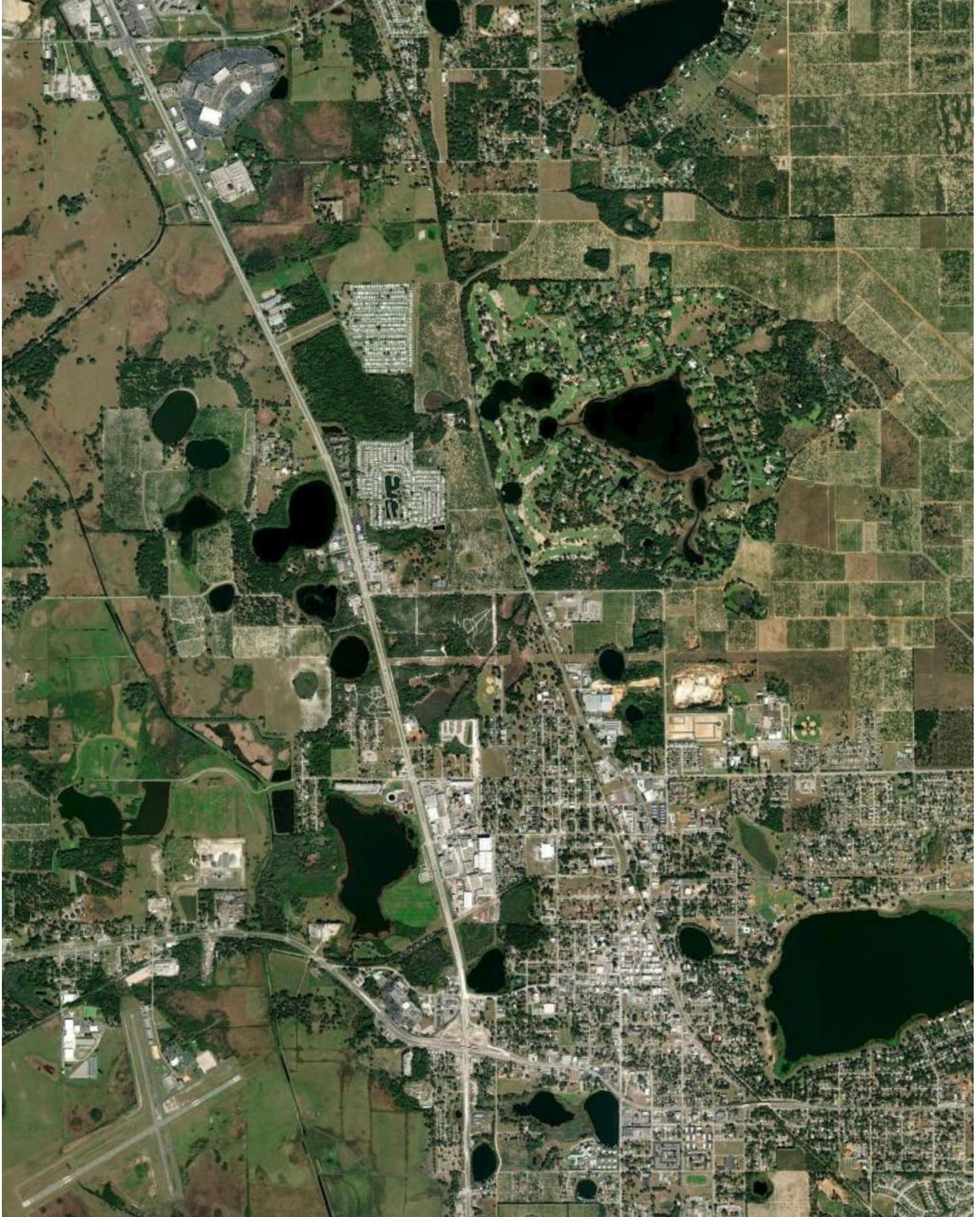
**Projected Tax Increment Revenue**

The Lake Wales Redevelopment Agency collects tax increment revenue from four separate areas in the City denoted below as CRA I, II, III, and IV. CRA I encompasses the downtown area with a base year taxable value in 1985 of \$8,891,265. CRA II is the largest area with a 1998 base year taxable value of \$109,080,851. CRA III is the Lincolnville area with 1989 base year taxable value of \$8,894,367. CRA IV is the newly expanded area including the Eagle Ridge Mall in the northern area of the City. The 2023 base year has a taxable value of \$58,856,725.

The TIF projections for Areas I, II, and III assume a 95 percent collection rate, while Area IV assumes a 50 percent collection rate. A 4 percent annual growth rate was applied to the 2023 TIF revenue between 2024 and 2051. Table 5 below, shows the projected TIF revenue in each of the Redevelopment Areas.

**Table 5. Projected Tax Increment Revenue**

Year	Taxable Values	TIF Funds CRA I	Taxable Values	TIF Funds CRA II	Taxable Values	TIF Funds CRA III	Taxable Values	TIF Funds CRA IV	Total	Cumulative
BY 1985	\$8,891,265									
BY 1989					\$8,894,367					
BY 1998			\$109,080,851							
BY 2023							\$58,856,725			
2023	\$26,825,760	\$235,234	\$311,689,253	\$2,657,467	\$20,324,960	\$149,927	\$58,856,725	\$0	\$3,042,627	
2024	\$27,898,790	\$249,308	\$319,481,484	\$2,820,995	\$20,833,084	\$160,590	\$60,328,143	\$16,252	\$3,247,145	\$6,289,772
2025	\$29,014,742	\$263,945	\$327,468,521	\$2,991,064	\$21,353,911	\$171,680	\$61,836,347	\$33,155	\$3,459,843	\$9,749,615
2026	\$30,175,332	\$279,168	\$335,655,234	\$3,167,936	\$21,887,759	\$183,214	\$63,382,255	\$50,733	\$3,681,050	\$13,430,665
2027	\$31,382,345	\$294,999	\$344,046,615	\$3,351,882	\$22,434,953	\$195,209	\$64,966,812	\$69,014	\$3,911,105	\$17,341,770
2028	\$32,637,639	\$311,464	\$352,647,781	\$3,543,187	\$22,995,827	\$207,684	\$66,590,982	\$88,027	\$4,150,362	\$21,492,132
2029	\$33,943,144	\$328,587	\$361,463,975	\$3,742,144	\$23,570,722	\$220,658	\$68,255,757	\$107,801	\$4,399,189	\$25,891,321
2030	\$35,300,870	\$346,396	\$370,500,575	\$3,949,059	\$24,159,990	\$234,150	\$69,962,151	\$128,365	\$4,657,970	\$30,549,291
2031	\$36,712,905	\$364,916	\$379,763,089	\$4,164,251	\$24,763,990	\$248,183	\$71,711,204	\$149,752	\$4,927,101	\$35,476,392
2032	\$38,181,421	\$384,178	\$389,257,166	\$4,388,050	\$25,383,090	\$262,776	\$73,503,984	\$171,994	\$5,206,998	\$40,683,390
2033	\$39,708,678	\$404,210	\$398,988,595	\$4,620,801	\$26,017,667	\$277,954	\$75,341,584	\$195,126	\$5,498,091	\$46,181,481
2034	\$41,297,025	\$425,043	\$408,963,310	\$4,862,863	\$26,668,109	\$293,739	\$77,225,124	\$219,183	\$5,800,827	\$51,982,308
2035	\$42,948,906	\$446,709	\$419,187,393	\$5,114,607	\$27,334,812	\$310,155	\$79,155,752	\$244,203	\$6,115,673	\$58,097,981
2036	\$44,666,862	\$469,242	\$429,667,078	\$5,376,420	\$28,018,182	\$327,227	\$81,134,645	\$270,223	\$6,443,113	\$64,541,094
2037	\$46,453,537	\$492,677	\$440,408,755	\$5,648,706	\$28,718,636	\$344,983	\$83,163,012	\$297,284	\$6,783,650	\$71,324,744
2038	\$48,311,678	\$517,049	\$451,418,974	\$5,931,884	\$29,436,602	\$363,448	\$85,242,087	\$325,428	\$7,137,809	\$78,462,553
2039	\$50,244,145	\$542,396	\$462,704,448	\$6,226,389	\$30,172,517	\$382,653	\$87,373,139	\$354,697	\$7,506,134	\$85,968,688
2040	\$52,253,911	\$568,756	\$474,272,059	\$6,532,674	\$30,926,830	\$402,625	\$89,557,468	\$385,137	\$7,889,192	\$93,857,880
2041	\$54,344,068	\$596,171	\$486,128,861	\$6,851,210	\$31,700,001	\$423,397	\$91,796,404	\$416,795	\$8,287,573	\$102,145,453
2042	\$56,517,830	\$624,683	\$498,282,082	\$7,182,488	\$32,492,501	\$444,999	\$94,091,314	\$449,719	\$8,701,889	\$110,847,342
2043	\$58,778,544	\$654,335	\$510,739,134	\$7,527,017	\$33,304,814	\$467,465	\$96,443,597	\$483,960	\$9,132,777	\$119,980,119
2044	\$61,129,685	\$685,173	\$523,507,613	\$7,885,327	\$34,137,434	\$490,831	\$98,854,687	\$519,571	\$9,580,901	\$129,561,020
2045	\$63,574,873	\$717,245	\$536,595,303	\$8,257,969	\$34,990,870	\$515,130	\$101,326,054	\$556,606	\$10,046,950	\$139,607,970
2046	\$66,117,868	\$750,600	\$550,010,185	\$8,645,517	\$35,865,642	\$540,402	\$103,859,206	\$595,122	\$10,531,641	\$150,139,611
2047	\$68,762,582	\$785,288	\$563,760,440	\$9,048,567	\$36,762,283	\$566,684	\$106,455,686	\$635,179	\$11,035,719	\$161,175,330
2048	\$71,513,086	\$821,365	\$577,854,451	\$9,467,739	\$37,681,340	\$594,018	\$109,117,078	\$676,839	\$11,559,961	\$172,735,291
2049	\$74,373,609	\$858,884	\$592,300,812	\$9,903,678	\$38,623,373	\$622,445	\$111,845,005	\$720,164	\$12,105,172	\$184,840,463
2050	\$77,348,553	\$897,904	\$607,108,333	\$10,357,055	\$39,588,957	\$652,010	\$114,641,130	\$765,223	\$12,672,192	\$197,512,655
2051	\$80,442,496	\$938,485	\$622,286,041	\$10,828,566	\$40,578,681	\$682,756	\$117,507,158	\$812,084	\$13,261,892	\$210,774,547



The following proposed 5-Year Community Redevelopment Agency Budget worksheet presents an outline of the potential projects and associated costs identified during the Community Redevelopment plan update, the current and proposed redevelopment programming, and the estimated administrative and operational costs for the Agency. The capital projects and programming are designed to address the Strategic Goals and encourage private sector investment.

The proposed 5-Year Community Redevelopment Agency Budget worksheet provides a snapshot of the Agency's anticipated expenditures and revenues. The expenditures component of the Lake Wales CRA Agency 5-Year Budget is based on the adopted FY 22/23 Community Redevelopment Agency Operational Budget and the long-term debt service payments attributed to the CRA. Future years of the budget utilize a 3% annual increase in operational expenses, coupled with proposed capital improvements projects and programming costs. The revenue component of the Community Redevelopment Agency 5-Year Budget is based on the actual TIF collected and the TIF cash balance of FY 22/23. Future years' TIF revenue are projected to increase at a 2.5% rate.

The proposed 5-Year Community Redevelopment Agency Budget worksheet may be used to prioritize projects, identify alternate sources of revenue, and assist with the Agency's development of Annual Work Plans and Budgets.

# 5-YEAR REDEVELOPMENT AGENCY BUDGET

PROPOSED CAPITAL PROJECTS	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
<b>PROPOSED CAPITAL PROJECTS</b>	\$ -	\$ 3,520,000	\$ 3,170,000	\$ 1,840,000	\$ 700,000
LW Connector Trail Construction		\$ 690,000			
1st Street Construction		\$ 2,330,000	\$ 1,670,000	\$ 1,490,000	\$ 700,000
Scenic Roundabouts Design				\$ 350,000	
Central Avenue Streetscape Construction		\$ 500,000			
Grove Manor Redevelopment			\$ 1,500,000		
<b>CURRENT CAPITAL PROJECTS</b>	\$ 12,027,000	\$ 6,115,000	\$ 90,000	\$ 65,000	\$ 40,000
Land - Affordable Housing	\$ 75,000				
Land - Strategic Development	\$ 80,000				
Park Avenue Design Phase	\$ 50,000	\$ 25,000			
LW Connector Trail Design	\$ 85,000				
1st Street Design Phase	\$ 200,000				
Northwest Sidewalk Design and Construction	\$ 1,250,000	\$ 1,250,000			
Lincoln Ave. Streetscape Design	\$ 325,000				
BOK Tower Connector Trail Design	\$ 100,000				
Orange Ave. Streetscape Construction	\$ 500,000				
Crystal Ave. Streetscape Construction	\$ 395,000				
Walking Trail - II & III	\$ 750,000	\$ 725,000			
Park & Market Construction	\$ 8,000,000	\$ 4,000,000			
Public Art	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Downtown Improvements	\$ 150,000	\$ 75,000	\$ 50,000	\$ 25,000	
C/O Autos & Trucks	\$ 27,000				
<b>TOTAL CAPITAL</b>	\$ 12,027,000	\$ 9,635,000	\$ 3,260,000	\$ 1,905,000	\$ 740,000
<b>OPERATIONS</b>	\$ 898,129	\$ 925,073	\$ 952,825	\$ 981,410	\$ 1,010,852
Personnel	\$ 283,788	\$ 292,302	\$ 301,071	\$ 310,103	\$ 319,406
Other Personnel	\$ 23,500	\$ 24,205	\$ 24,931	\$ 25,679	\$ 26,449
Contract Services	\$ 218,150	\$ 224,695	\$ 231,435	\$ 238,378	\$ 245,530
Supplies	\$ 2,850	\$ 2,936	\$ 3,024	\$ 3,114	\$ 3,208
Miscellaneous	\$ 35,200	\$ 36,256	\$ 37,344	\$ 38,464	\$ 39,618
Allocations from City	\$ 334,641	\$ 344,680	\$ 355,021	\$ 365,671	\$ 376,641
<b>PROGRAMMING</b>	\$ 1,040,000	\$ 1,075,000	\$ 1,075,000	\$ 1,075,000	\$ 1,075,000
Main Street Façade Improvements	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Main Street Downtown Business Incentive	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Housing Rehabilitation	\$ 60,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Development Incentives	\$ 30,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Development - Housing Grants	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000
<b>DEBT SERVICE</b>	\$ 1,422,684	\$ 1,411,085	\$ 1,406,923	\$ 1,402,605	\$ 733,650
Debt Service Payment	\$ 1,422,684	\$ 1,411,085	\$ 1,406,923	\$ 1,402,605	\$ 733,650
<b>EXPENDITURES GRAND TOTAL</b>	\$ 15,387,813	\$13,046,158	\$ 6,694,748	\$ 5,364,015	\$ 3,559,502
Carry over to following year	\$ 2,000,000	\$ 15,134,655	\$ 5,280,670	\$ 1,910,012	\$ 5,302
Loans / Grants	\$ 25,295,000	\$ -		\$ -	\$ -
Projected Tif Revenue	\$ 2,858,927	\$ 3,192,173	\$ 3,324,090	\$ 3,459,305	\$ 3,597,902
Other Intergovernmental Revenue	\$ 2,332,791		\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ 35,750	\$ -	\$ -	\$ -	\$ -



7

LAKE WILES STATE B

# IMPLEMENTATION SCHEDULE



The following tables propose a Three-Phase approach to implementation of the capital projects contained in the Community Redevelopment Plan. The operational timeframe of the Lake Wales CRA is until 2051. The evaluation of the Community Redevelopment Agency's accomplishments, findings from the existing conditions analysis, and the input received from residents and businesses during the update of the Community Redevelopment Plan identified the following opportunities and capital improvement projects.

The projects and programs identified for each of the Phases address the Plan's three redevelopment strategies: **DOWNTOWN ACTIVATION**, **HOUSING**, and **CONNECTIVITY & MOBILITY**.

The key objectives for Phase 1 are to build upon previous CRA accomplishments while incrementally implementing the Plan's redevelopment strategies.

Phase 1(1-3 Years)		
1st Street Streetscape Improvements	Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$\$\$\$
Central Avenue Streetscape Improvements	Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$\$\$\$
Park Avenue Streetscape Improvements	Resurfacing of roadway, stormwater and other utility improvements, trees and landscaping upgrades, parking, sidewalk and lighting improvements, and street furnishings.	\$\$\$\$
Lincoln Avenue Streetscape Improvements	Trees and landscaping upgrades, lighting improvements, and street furnishings.	\$\$\$
Orange Avenue Streetscape Improvements	Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$\$\$\$
Crystal Avenue Streetscape Improvements	Intersection improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$\$\$\$
Northwest Sidewalk Improvements	Construct missing sidewalks in the Northwest Neighborhood.	\$\$\$\$
Dynamic Parking Management Strategy	Evaluate potential locations and scenarios for implementing dynamic parking management strategies in the Downtown.	\$
Grove Manor Redevelopment	Partner with Housing Authority to redevelop Grove Manor as a walkable, mixed income neighborhood.	\$
Market Place Plaza	Improve Market Place Plaza in coordination with Park Avenue streetscape design.	\$\$\$\$\$
Public Art	Invest in public art.	\$
Multi-Tenant Building	Work with investors to develop a multi-tenant building on Lincoln Avenue.	\$\$\$

August 2023

EST. Cost: \$=&lt;\$200K | \$\$=&lt;\$500K | \$\$\$=&lt;\$1M | \$\$\$\$=&lt;\$5M | \$\$\$\$\$=&gt;\$10M | \$\$\$\$\$\$=&gt;\$10M+

The key objectives for Phase 2 are to build upon previous CRA accomplishments and implement higher-cost capital projects.

Phase 2 (4-9 Years)		
<b>Scenic Highway Redesign</b>	Implement redesign of Scenic Highway from Central Avenue to Orange Avenue (includes road diet, intersection improvements, pedestrian crossings)	\$\$\$\$\$
<b>Bok Tower Connector Trail</b>	Integrate and connect Downtown and surrounding neighborhoods to Bok Tower.	\$\$\$\$
<b>Lake Wales Connector Trail</b>	Integrate and connect Downtown, Crystal Lake, Lake Wales, and potentially other areas of the regional green/blue network.	\$\$\$\$
<b>Scenic Highway Roundabouts</b>	Install roundabout at Scenic Highway and Crystal Avenue and Burns Avenue with gateway feature.	\$\$\$\$
<b>Rail Line Linear Park and Trail</b>	Implement a linear park and trail along the rail line to connect Downtown to the Northwest Neighborhood	\$\$\$\$
<b>Northwest Neighborhood Park</b>	Develop new Northwest Neighborhood park near Burns Avenue.	\$\$\$
<b>Gateway Features</b>	Design and construct additional gateway features: Central Avenue at Wetmore Street; Central Avenue at 1st Street; Park Avenue east of Scenic Highway; Northwest Neighborhood linear park	\$\$\$
<b>Park Avenue Redevelopment</b>	Partner with developer to build an infill structure on Park Avenue parking lot	\$\$
EST. Cost: \$=<\$200K   \$\$=<\$500K   \$\$\$=<\$1M   \$\$\$\$=<\$5M   \$\$\$\$=>\$10M   \$\$\$\$\$=>\$10M+		

The key objectives for Phase 3 are to build upon previous CRA accomplishments, enable completion of debt service payments while incrementally implementing the Plan's redevelopment strategies.

Phase 3 (10+ Years)		
<b>Sidewalk Improvements</b>	Continue to construct missing sidewalks in Downtown.	\$\$\$\$
<b>Trail Connections</b>	Continue to construct missing trail segments within the CRA.	\$\$\$\$
<b>Parking Replacement</b>	Develop replacement of off-street parking within the Downtown.	\$
<b>Bok Tower Connection</b>	Work with Bok Tower to promote Downtown, new access routes.	\$
<b>Market Street Redevelopment</b>	Partner with developer to build an infill building facing new central Downtown park space.	\$\$
EST. Cost: \$=<\$200K   \$\$=<\$500K   \$\$\$=<\$1M   \$\$\$\$=<\$5M   \$\$\$\$=>\$10M   \$\$\$\$\$=>\$10M+		



# COMPREHENSIVE GOALS & POLICIES



The following Comprehensive Goals and Policies address day to day activities of the Lake Wales Community Redevelopment Agency. The topic areas for these goals and associated policies include: Administration; Regulatory Environment; Redevelopment Programming; Infrastructure; Public Spaces/Amenities; Public Safety; and Community and Culture. These goals, policies and associated projects, tasks and activities were identified to stimulate additional private sector investment within the CRA and to address the documented conditions of slum and blight. The potential redevelopment programming, activities, and projects are presented to provide the Community Redevelopment Agency flexibility when addressing the range of challenges and issues within the CRA.

## ADMINISTRATION

***Goal: The Agency will maintain the requisite administrative and financial mechanisms to ensure the continued cost effective operations of the Community Redevelopment Agency.***

- **The Agency shall utilize funding, through the use of tax increment financing (TIF) revenues and other revenues where appropriate, for funding capital improvements, programs and activities as approved in the Community Redevelopment Plan.**
- **The Agency shall coordinate with the City Manager's Office, Planning Department, and Finance Department to develop cost effective annual budgets and work programs that will provide administrative and operational support for Community Redevelopment Agency activities.**

***Goal: Establish a community presence & increase community awareness.***

- **The Agency shall establish or enhance its online and social media presence as a way of disseminating information regarding new initiatives and upcoming events.**
- **The Agency shall maintain and keep current its webpage and online presence as part of its annual operational and administrative activities.**

***Goal: The Agency shall adhere to Annual Reporting, Audits and other Special District reporting requirements as prescribed by the Florida Statutes.***

- **The Agency and its operations shall be reviewed annually as part of the City Comprehensive Annual Financial Report (CAFR).**
- **Information from the CAFR shall be incorporated into the Agency's Annual Report documents.**

***Goal: The Agency shall identify community stakeholders and partners to assist in the implementation of the Community Redevelopment Plan Goals, Objectives and Projects.***

- **The Agency shall contract with professional firms or organizations to implement specific Goals, Objectives and Policies in accordance with Florida Statute requirements and relevant determinations from the Florida Attorney General's Office.**

***Goal: Establish representation from differing CRA Areas within the City.***

- **CRA staff shall meet with representatives from each CRA Area(s) to determine and address redevelopment priorities.**

## REGULATORY ENVIRONMENT

**Goal:** *Develop additional regulatory and financial incentives, as needed, to encourage residential and non-residential development.*

- **The Agency shall develop programming, and financial and regulatory incentives to encourage compatible residential and non-residential development within the redevelopment area. Such financial and regulatory incentives may include but are not limited to: conditional exceptions to height and residential density limits; reduced parking requirements; reduced open space requirements; tax-increment fund rebates, etc.**
- **The Agency shall evaluate and identify appropriate locations for potential development of higher density (greater than 12 dwelling units per acre) residential uses within the Downtown District (DD) of the community redevelopment area.**

## REDEVELOPMENT PROGRAMMING

**Goal:** *Encourage residential ownership, improvement, and investment within the redevelopment area.*

- **The Agency shall support residential fix-up and improvement grant programs and cost-sharing programs to encourage residential improvement and private sector investment.**
- **Agency staff will be included at initial Development Review Committee hearings for residential development projects located within the redevelopment area and will provide information regarding applicable Agency assistance programs.**
- **Agency staff shall provide review and guidance regarding available Agency residential development programs and consultation services for applications for residential development within the redevelopment area, prioritizing the Northwest Neighborhood.**
- **Agency staff shall identify potential locations for assisted residential and assisted care living facilities (ACLF) in the redevelopment area.**

**Goal:** *The Agency shall provide for replacement housing for redevelopment area residents displaced by Agency activities or programs.*

- **The Agency shall assist the Lake Wales Housing Authority (LWHA) to develop and prioritize an inventory of available properties and facilities suitable to accommodate redevelopment area residents that may be displaced by redevelopment activities.**
- **The Agency shall assist LWHA to initiate discussions with key property owners within the redevelopment area to identify potential residential redevelopment opportunity sites.**
- **The Agency shall Coordinate with LWHA/SHIP/ Section 8/Habitat for Humanity and other service providers to plan for accommodation of potentially displaced redevelopment area residents.**

**ACTIVITY/PROJECT:** *CRA Staff shall meet with HUD representatives to discuss provision of replacement housing or relocation of potentially displaced residents.*

**Goal:** Assist existing homeowners and residents in understanding the range of options for their property.

- Agency staff shall coordinate a legal assistance clinic for residents of the redevelopment area to address potential title issues which may affect properties within the redevelopment area boundaries.
- Agency staff shall facilitate quarterly public information workshops to provide information regarding applicable residential land development regulations, an informal pre-application discussion for residential development questions and the available redevelopment area residential development assistance programs and updates regarding development projects located within the redevelopment area.

**ACTIVITY/PROJECT:** Include legal counsel representation at neighborhood workshops addressing residential improvement.

**Goal:** The Agency, coordinating with City staff and private developers, shall evaluate the feasibility and compatibility of live/work unit development.

- The Agency shall identify targeted areas for live/work unit development.
- The Agency shall market targeted areas and sites for live/work development to the development community.

**Goal:** The Agency shall coordinate with the Central Florida Development Council (CFDC) and the Lake Wales Chamber of Commerce to develop a targeted business recruitment program.

- The Agency shall develop an inventory of vacant, underutilized, and available (listed) properties/facilities within the redevelopment area for distribution to realtors, CFDC, and Main Street.
- The Agency shall facilitate a monthly meeting with the Lake Wales Chamber (LWC) and the Economic Development Council (EDC) to identify potential business development opportunities and distribute available site/facility data.
- The Agency shall evaluate the potential use of development incentives including but not limited to: expedited permitting and development review, tax increment fund rebates, and other incentive partnering and “leveraging and layering” alternatives to complement incentive packages proposed by the LWC and EDC for eligible properties within the redevelopment area.

**Goal:** Evaluate and implement additional business assistance programs to affect desired development within the redevelopment area.

- The Agency shall evaluate the applicability for implementation of various business development and assistance programs for application within the redevelopment area. Said programs may include but are not limited to: targeted-business rental/lease subsidies (for NBIA Program graduate companies); build-out and building stabilization grant programs; job creation grant programs and low interest revolving loan and micro-loan programs.

**ACTIVITY/PROJECT:** Organize mentors and training for entrepreneurs hoping to open businesses in the core of Lake Wales. Explore their space and assistance needs to determine whether a business incubator is needed.

*ACTIVITY/PROJECT: Encourage Downtown property owners to develop co-working space with shared access to conference rooms, etc.*

**Goal:** The Agency will give priority to infrastructure improvements and amenity installation that will facilitate new projects within the redevelopment area.

- **The Agency will evaluate using TIF funds (reinvesting) generated from specific projects to facilitate the accelerated installation of improvements or amenities that will mitigate the project(s) potential impacts and/or enable the realization of redevelopment objectives.**

## INFRASTRUCTURE

**Goal:** The Agency shall identify, prioritize and advance streetscape projects.

- **The Agency shall evaluate and identify potential locations for streetscape refreshment and updates to connect to or improve functionality of existing improvements, pedestrian amenities and trails.**

*ACTIVITY/PROJECT: The Agency should evaluate design options, potential costs and available alternate funding sources to prioritize potential streets for connectivity.*

**Goal:** The Agency shall evaluate the feasibility of incorporating planting and landscape elements of the Olmsted Plan (Restoring Olmsted’s Lake Wales), Lake Wales Connected, and Lake Wales Envisioned.

- **The Agency shall evaluate and identify potential streetscape improvement locations to implement the recommended Olmsted-inspired plantings (non-invasive alternates) identified in the Restoring Olmsted’s Lake Wales document, Alexis Winters, 2002, Lake Wales Connected, and Lake Wales Envisioned.**

**Goal:** Improve and expand bicycle and pedestrian connections within and to the CRA from the surrounding neighborhoods, community facilities and Lake Wales.

- **Conduct a sidewalk inventory to identify and prioritize sidewalks in need of repair (or construction) to improve pedestrian accessibility and mobility.**
- **The Agency should build upon existing bike and pedestrian trails adjacent to or within the CRA by extending infrastructure and amenities into the Downtown including but not limited to connections to bike lanes, trails, water fountains, bike racks, and public restrooms.**

*ACTIVITY/PROJECT: Perform a sidewalk condition inventory from the downtown center to the surrounding neighborhoods to identify gaps, breaks, deterioration of existing surfaces.*

*ACTIVITY/PROJECT: Recruit a student intern to document people-made trails in the Northwest Neighborhood.*

**Goal:** Evaluate alternative funding sources to supplement the TIF Trust fund for capital projects.

- **The Agency shall evaluate opportunities to partner with the City of Lake Wales to provide cost sharing and funding support for Agency capital projects and programs that implement development objectives.**

- **The Agency shall evaluate and identify alternate funding sources for Agency projects and programming to supplement tax increment trust funds.**

*Goal: Evaluate adaptive re-use of facilities (City-owned Buildings/Sites) for mobility uses.*

- **The Agency shall evaluate current vacant, available and City owned buildings for mobility-related reuse applications (trail-head facilities, signage, restrooms, etc.)**

*ACTIVITY/PROJECT: Agency to create an inventory and map of all vacant and City-owned parcels in the CRA.*

*ACTIVITY/PROJECT: Agency to create an inventory of CRA and City-owned opportunity sites that could be leveraged for redevelopment purposes and catalyze additional activity.*

*Goal: Develop alternate mobility strategies to connect hubs and neighborhoods within and adjacent to the CRA.*

- **The Agency and City shall meet with Bok Tower Gardens to discuss the potential for a bicycle/pedestrian trail and supporting infrastructure (bike racks, water fountains, tool station, etc.) running south from the Tower into Lake Wales.**
- **The Agency shall evaluate the feasibility of connecting Downtown to Bok Tower Gardens via a trolley or bus.**
- **The Agency shall develop and implement plans to connect to the History Museum Railroad Trail Loop to the City's existing Lake Wales trail and other existing trail segments.**

*Goal: The Agency shall prioritize utility infrastructure that supports public events and outdoor activities.*

- **The Agency shall incorporate special event power conduit boxes (outlet boxes), when evaluating potential streetscape improvements and light pole retrofits or replacements.**
- **The Agency shall utilize "festival street" designs and improvements, where appropriate, when designing and constructing streetscape improvements or retrofits.**

## PUBLIC SPACES/AMENITIES

*Goal: Develop an inventory of Public Spaces and Facilities within the redevelopment area.*

*ACTIVITY/PROJECT: Agency to create an inventory and map of all public spaces, community spaces, parks and facilities within the redevelopment area.*

*Goal: Create additional public, green spaces, and amenities in Downtown.*

- **The Agency shall evaluate feasibility and develop an implementation plan for creation of a Splash Pad/Park at City a recreation facility.**
- **The Agency will identify underutilized sites, vacant parcels, City-owned parcels and other parcels located within the redevelopment area for potential utilization as a public space, pocket park or green space.**

- **The Agency shall develop amenities that are focused on family activities for a wide age-spectrum of users (children to adult).**

*ACTIVITY/PROJECT: Agency to create an inventory and map of all public spaces, City-owned parcels, underutilized, vacant, community spaces, parks and facilities within the redevelopment area that may be potentially utilized as additional recreational or cultural public amenities.*

*ACTIVITY/PROJECT: Agency to evaluate a cost feasibility analysis and identify potential funding sources for the installation of a Splash Pad/Park within the CRA.*

**Goal: Improve and upgrade existing public spaces.**

- **The Agency shall inventory existing public spaces within the CRA and identify and prioritize potential improvements for inclusion in annual work-plans.**
- **The Agency will support the City's long-term public space development programs and projects within the CRA through potential use of TIF funding where appropriate.**

*ACTIVITY/PROJECT: Assist Public Works Department with the identification of new potential capital projects within the redevelopment area that are appropriate for use of TIF revenues.*

## PUBLIC SAFETY

**Goal: Improve public perception of safety within the redevelopment area.**

- **The Agency shall coordinate with Lake Wales Police Department to discuss potential benefits of Community Oriented Policing programs within the redevelopment area.**
- **The Agency shall support innovative Community Oriented Policing programs.**

**Goal: Increase safety on and along roads for pedestrians, cyclists, and motorists.**

- **The Lake Wales Community Redevelopment Agency and Lake Wales Police Department will review current traffic volumes and speeds in the redevelopment area to identify potential traffic calming and speed control options for consideration.**

**Goal: Identify and demolish decrepit structures which contribute to blight and pose safety and health risks.**

- **The Lake Wales Community Redevelopment Agency and Lake Wales Development Services Department will review the decrepit and unsafe structure inventory to identify structures for demolition.**

## COMMUNITY AND CULTURE

**Goal: Establish an arts and cultural district (including visual and performance arts) within the redevelopment area.**

- **The Agency will evaluate current and potential facilities and sites within the redevelopment area boundaries that may support cultural or entertainment uses.**

- **The Agency will evaluate opportunities to support existing cultural contributors and stakeholders within the redevelopment area, including but not limited to: Depot Museum, Lake Wales Art Center, Lake Wales Little Theatre, and the Lake Wales Public Library.**
- **The Agency will evaluate regulatory and incentive-based programming to encourage the development of new facilities or the adaptive re-use of existing facilities to accommodate cultural and entertainment uses.**
- **The Agency will identify opportunities to support public art installations within the redevelopment area (i.e., murals, statues and lighting installations).**
- **The Agency coordinator shall meet with representatives of Polk State College, Webber International University, Warner University and Polk County Schools arts and drama departments to explore opportunities to establish/provide satellite performance venues or galleries within the Lake Wales Redevelopment Area.**

*ACTIVITY/PROJECT: Agency to create an inventory and map of all Public Spaces, City-owned parcels, underutilized, vacant, community spaces, parks and facilities within the redevelopment area that may be potentially utilized as additional recreational or cultural public amenities, performance spaces or community gathering and activity areas.*

**Goal:***The Agency shall work with downtown businesses to achieve Main Street Certification.*

- **The Agency shall support the downtown businesses' efforts to achieve Main Street Certification.**

**Goal:***Preserve and maintain historic and architecturally significant structures within the redevelopment area.*

- **The Agency shall identify and evaluate historic and architecturally significant structures for potential participation in state and national grant funded building refurbishment and rehabilitation programs.**
- **The Agency shall identify and evaluate potential grant programs which can assist the redevelopment of historic and architecturally significant structures.**
- **The Agency, in coordination with the Historic District Regulatory Board, shall evaluate potential locations for the development of "Lake Wales history-themed" wayfinding signage and informational plaques.**

*ACTIVITY/PROJECT: The Agency shall implement/update a historic structure survey for properties within the redevelopment area boundaries.*

**Goal:***Maintain working relationships with Polk County community institutions, and the Lake Wales Chamber of Commerce and Economic Development Council.*

- **Agency staff shall meet with representatives of Lake Wales Charter Schools, Polk State College, Lake Wales Chamber of Commerce and Economic Development Council, the Central Florida Development Council (CFDC), and other regional economic development organizations to advise of development activity and opportunities within the redevelopment area.**

*ACTIVITY/PROJECT: Establish a reoccurring meeting schedule with Lake Wales Charter Schools, Polk State College, Lake Wales Chamber of Commerce and Economic Development Council, and the Central Florida Development Council (CFDC).*

**Goal:** *The Agency shall encourage the development of additional restaurant, food production and hospitality facilities within the redevelopment area.*

- **The Agency shall meet with representatives of Central Florida Development Council (CFDC), Lake Wales Chamber of Commerce to evaluate and explore potential physical, financial and regulatory impediments that may impact the development of additional hospitality, restaurant facilities, pop-up restaurants or a restaurant business incubators within the redevelopment area.**
- **The Agency shall meet with representatives from the UF/IFAS (Bartow) facility to discuss opportunities to facilitate the development of additional restaurant and food production facilities within the Lake Wales Redevelopment Area.**

**Goal:** *Increase music and arts events and venues within the CRA.*

- **The Agency will evaluate current and potential facilities and sites within the redevelopment area boundaries that may support music and performance artuses.**
- **The Agency will evaluate and review the Lake Wales Code of Ordinances to identify City codes and/or regulations that affect, may preclude or inhibit the establishment of music events and arts venues within the Lake Wales CRA boundaries.**



9

# APPENDIX



### Community Workshop

On July 13, 2017 the Lake Wales Community Redevelopment Agency hosted a Community Workshop that was facilitated by S&ME. The Workshop was held at the Austin Center at 5:30PM and had over 50 attendees.

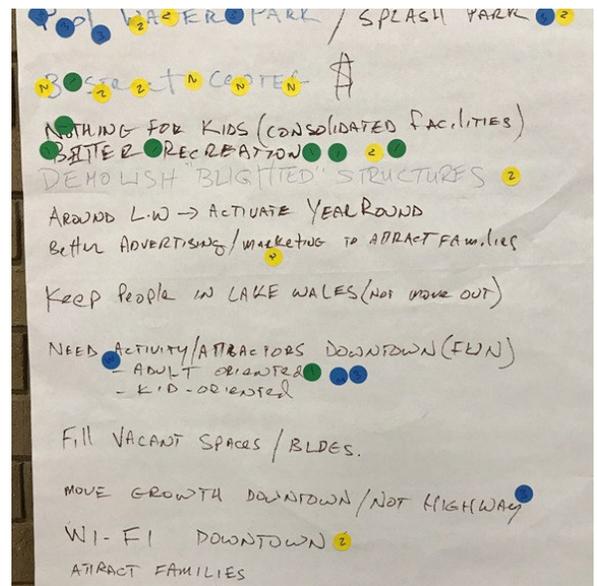
Upon entering the Austin Center, participants were asked to sign-in and encouraged to locate their house on an area map with a sticker. Once settled, S&ME gave a presentation on the purpose and function of Community Redevelopment Agencies (CRA) as well as existing conditions in Lake Wales. The presentation concluded with instructions for the subsequent break-out session.

During the break-out session, participants were broken into smaller groups led by City Staff or the Consultant and asked to point out areas on maps which could be improved and ideas for CRA programming. After these group discussions were completed, a representative from each table presented the priorities (improvements) their table had identified to all workshop participants. As each table representative listed their priorities, they were compiled into a master list of potential improvements. Attendees were given three stickers labeled with '1', '2', and '3' and asked to place them on the master list next to their top three priorities.

S&ME took the master list with the stickers and analyzed the results to come up with a list

of prioritized projects for the Agency. The top 5 priorities that attendees came up with is as follows:

1. Create a small business incubator
2. Build a splash park/water park [AND] program more activities for children
3. Get more restaurants downtown
4. B-Street Center improvements [AND] Pedestrian connections to Lake Wales from Downtown
5. Program more festivals



## Online Survey

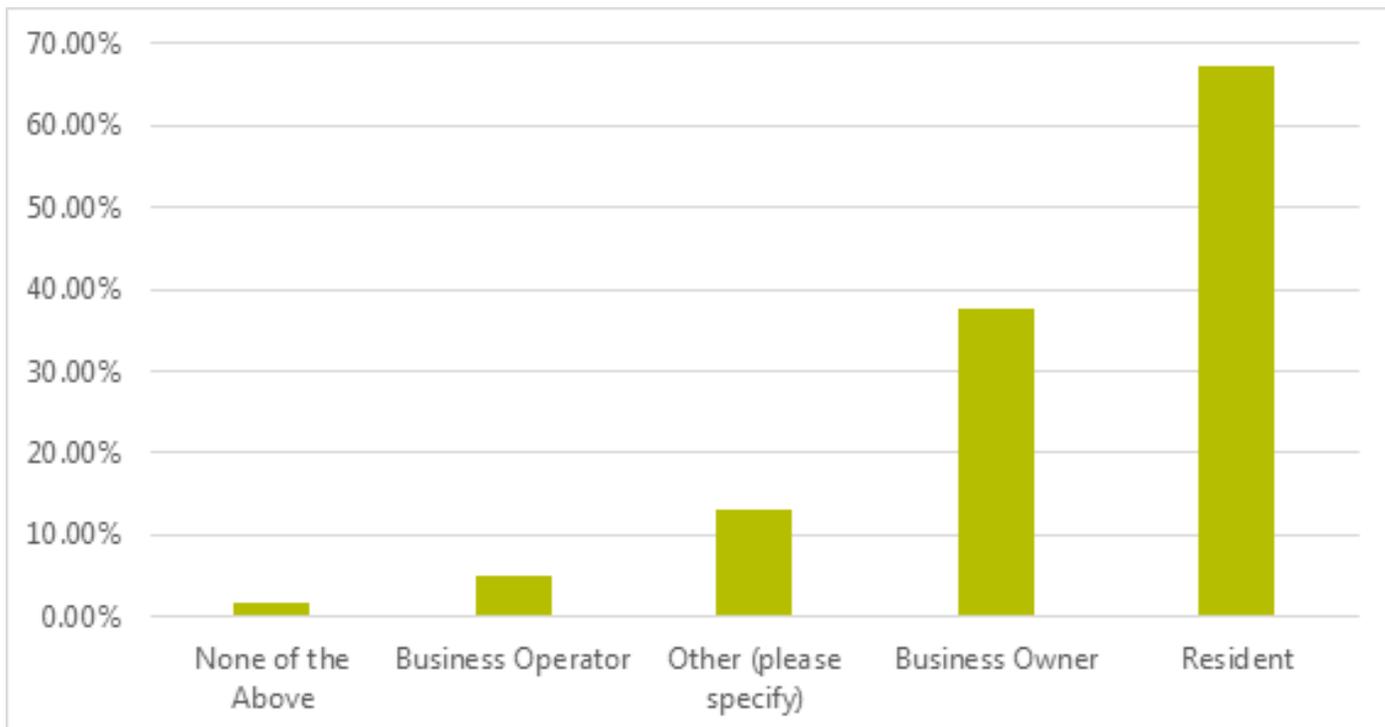
S&ME created an online survey that included a list of 13 questions, some multiple choice and others open-ended to gauge resident, business and visitor perspectives on the state of the Community Redevelopment Area. This survey was posted to the City's website, posted on the City's Facebook page and announced at the Community Open House-Public Workshop. The survey was active on-line for almost 3 months (July 5 through September 27, 2017).

the online survey and print copies of the survey were also distributed to stakeholders and other interested parties. Responses were collected online and print-copies of the survey were made available by the Consultant at the July 13, 2017 Community Open House-Public Workshop. The survey was answered by 61 respondents; their responses have been summarized in the following pages.

Direct e-mail notifications, including a link to

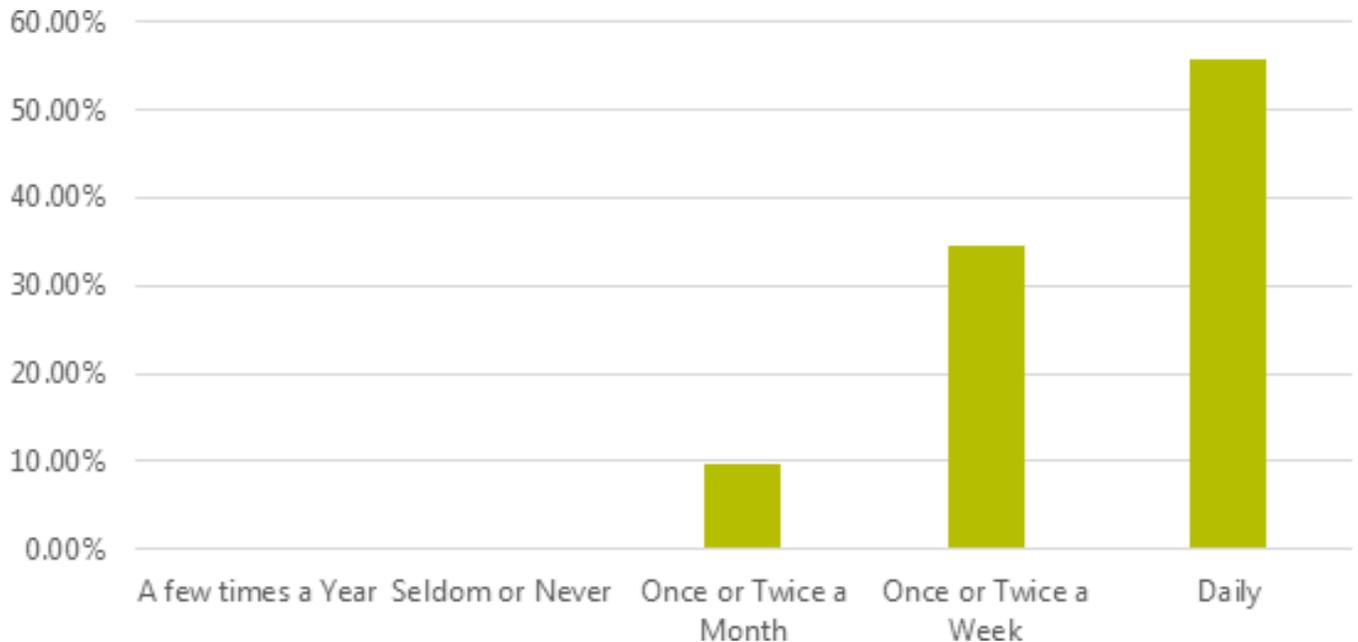
## Q1. I am a....

The majority of respondents were either residents, business owners or operators.



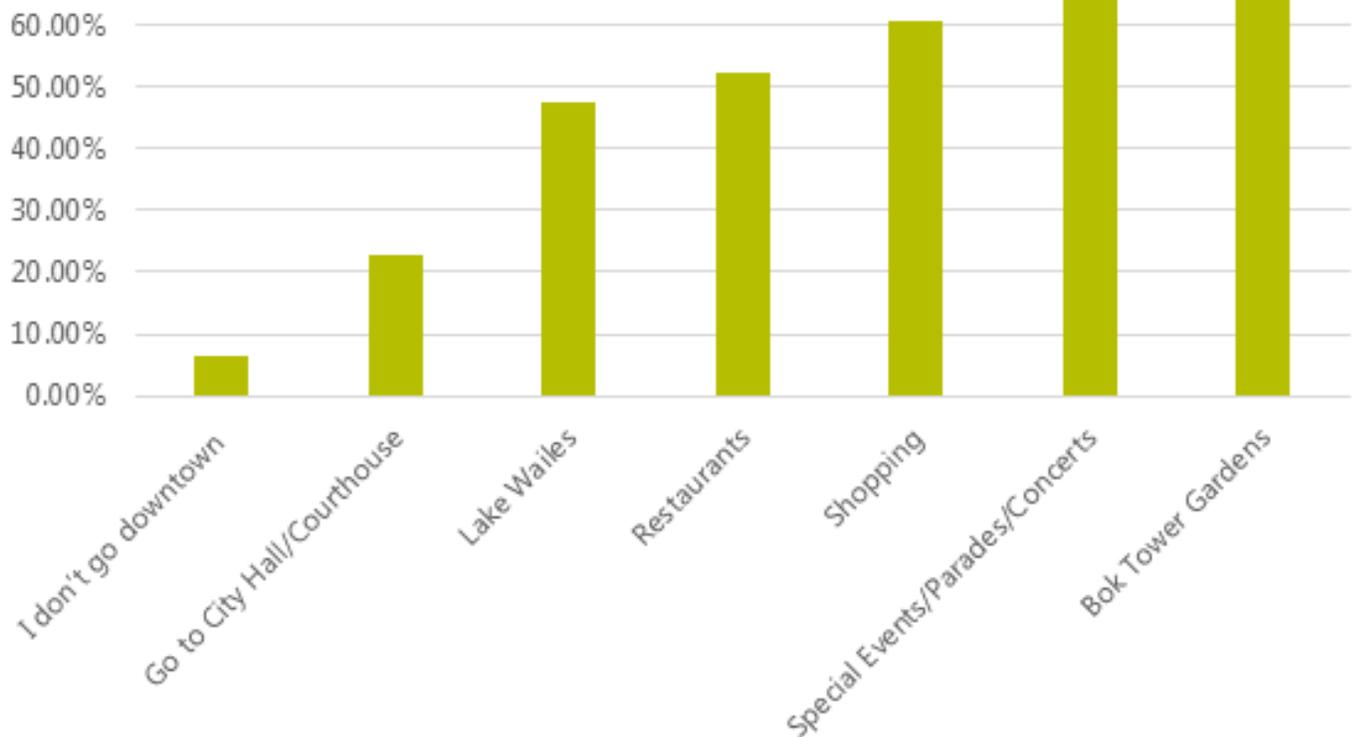
### Q2. How often do you visit Lake Wales?

More than half of the survey takers said they visited daily. None selected seldom or never.



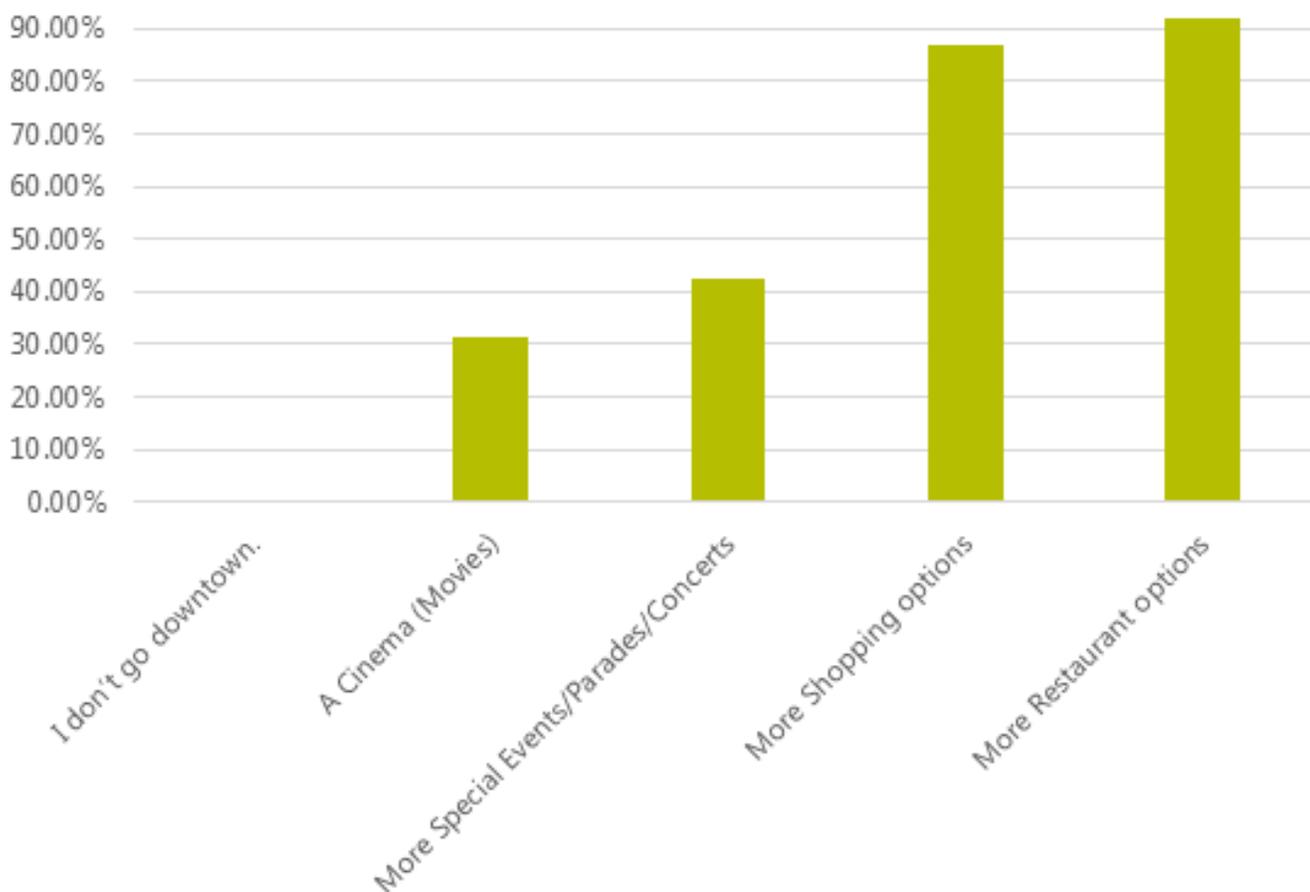
### Q3. If you do visit Lake Wales, Why?

In addition to restaurants, shopping, Lake Wales, special events and Bok Tower Gardens, respondents also visited Lake Wales to work and attend club meetings.



**Q4. What would make you visit Lake Wales more frequently?**

In this open ended question, 33 survey takers provided input on what would make them visit more frequently. Restaurants (white linen and fine dining) was one of the most frequently received responses. Similarly respondents would like to see life after 5PM on the streets with extended store hours and restaurants that provide live music during the evening and weekend. Responses also mentioned additional events including but not limited to: wine walks, live jazz, beer crawl, and movie nights. Other responses included coffee shops open evenings and an internet café. Some respondents wanted to see more chain businesses like Target, Olive Garden, Home Goods, and Chick-fil-A however the majority of the responses favored local boutiques and stores that carried unique inventory.



**Q5. What are the greatest challenges facing business in downtown Lake Wales?**

A majority of respondents echoed that businesses didn't stay open late enough (or had inconsistent hours) and that they perceived the lack of downtown activity as the biggest challenges facing downtown. Many stated that the types of businesses currently downtown don't draw people from outside the area and that there is a perception issue.

**Q6. What improvements could the businesses in Lake Wales make for you to visit more often?**

**Respondents stated that promotion (marketing and online presence) was lacking, business hours too short, and not enough variety between shops and restaurants. Some stated that more outdoor events and family friendly activities are needed to draw them into Lake Wales.**

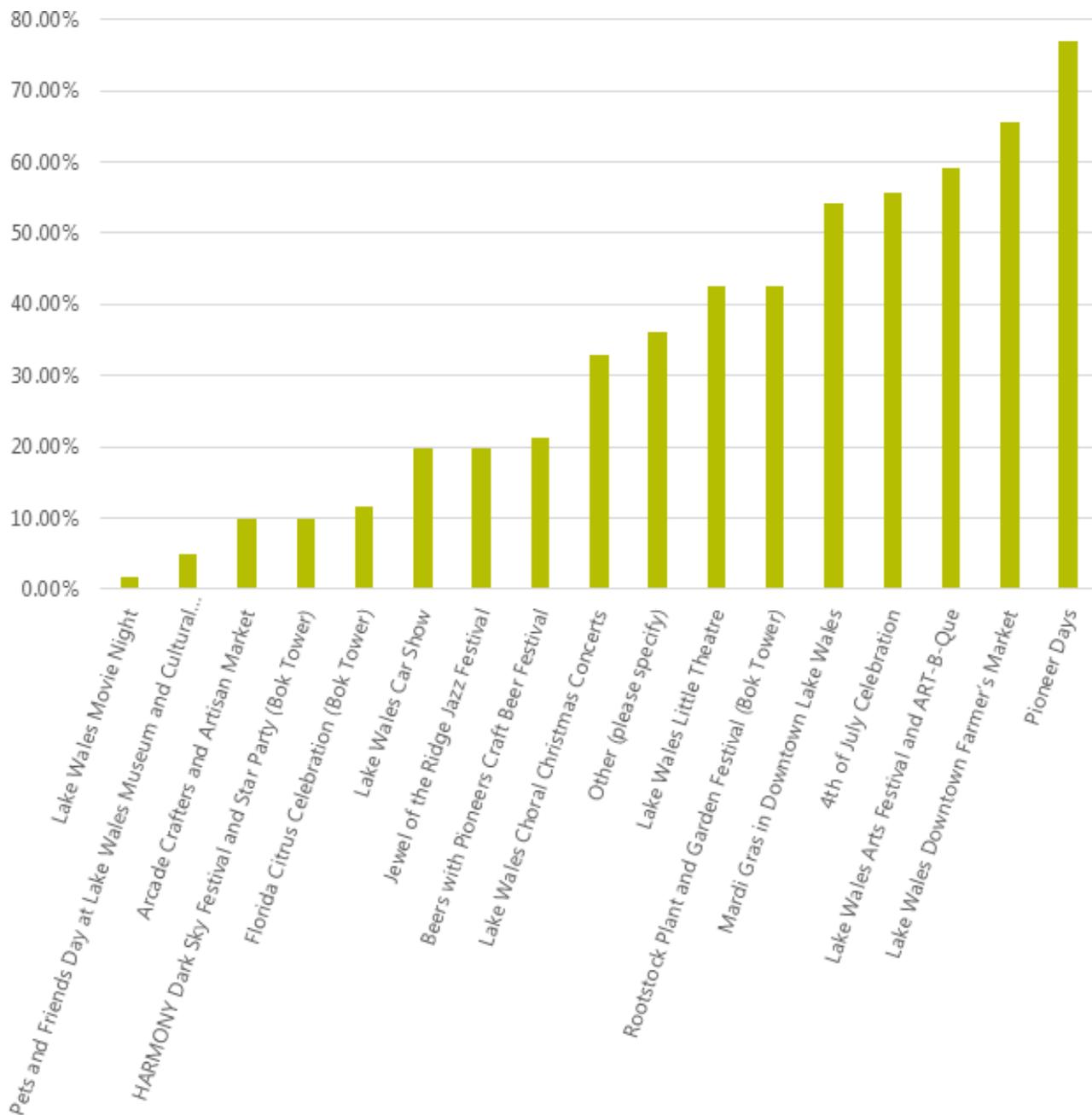
**Q7. What type of public improvements or amenities would make you visit downtown more frequently?**

**Respondents stated the following public improvement or amenities were lacking downtown:**

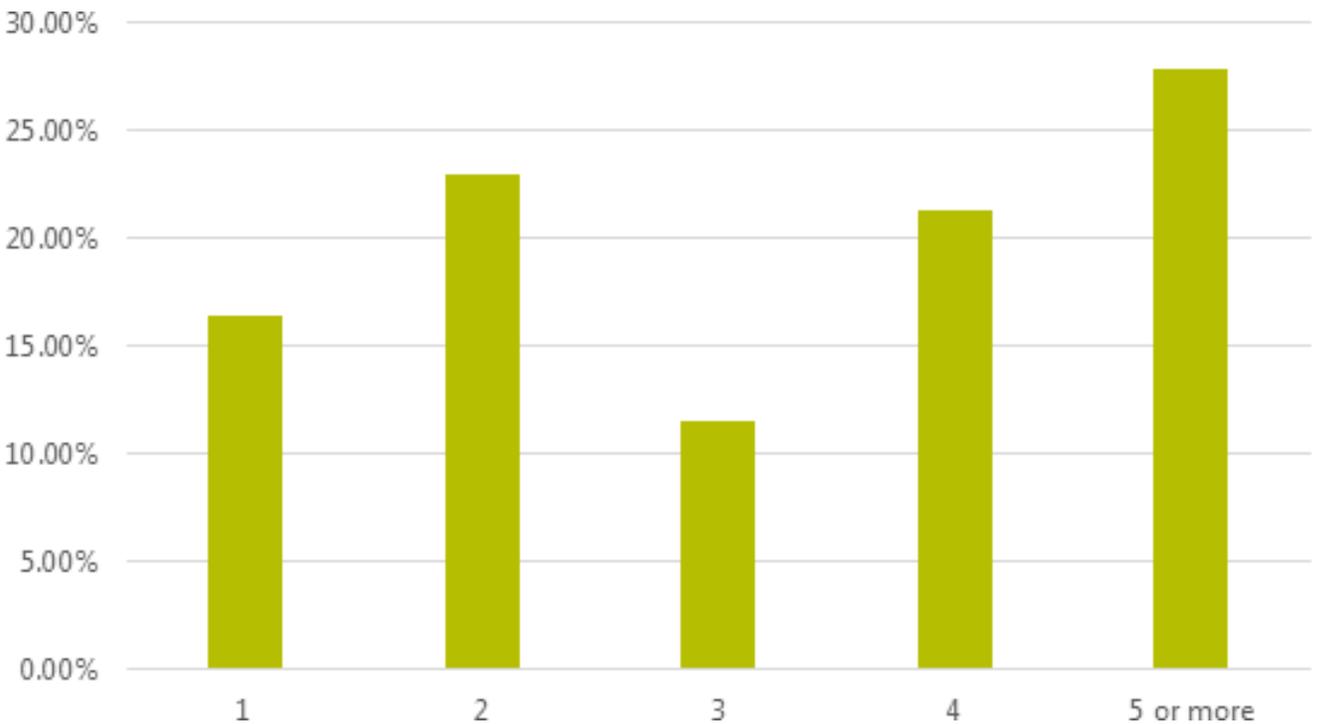
- **Family park or playground**
- **Improved civic spaces (places to hang out and relax; public performance area)**
- **Integrating parks and dining to have a family day**
- **Splash pad**
- **More shade**
- **Evening lighting (string lights)**
- **Benches**
- **Wifi**
- **Public restrooms**
- **Historical markers**
- **Trolley/shuttle**
- **Landscaping**
- **Improving the intersection by the library (needs signalization)**

**Q8. What festivals or events do you attend?**

The most attended festivals and events were Pioneer Days, the Farmers Market, the ART-B-Que, 4th of July Celebration and the Mardi Gras in Downtown; more than half of respondents reported attending these.

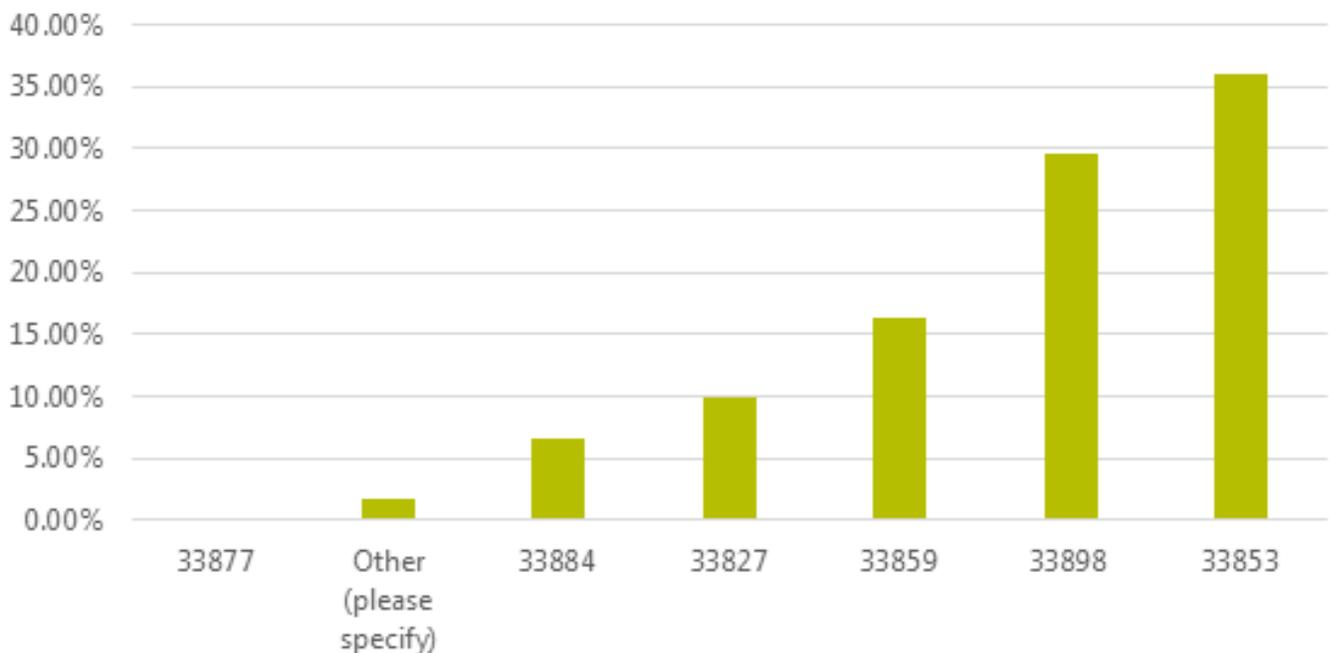


**Q9. How many members live in your household?**



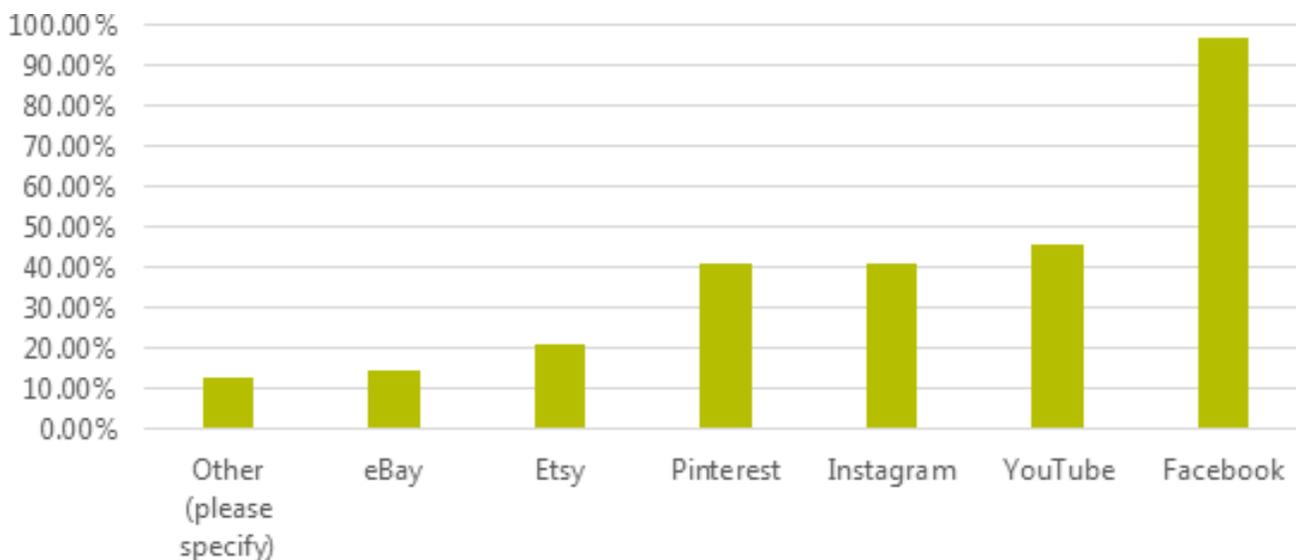
**Q10. In what Zip Code is your residence located?**

**No survey takers lived in 33877; over 60% of respondents resided in 33853 or 33898.**



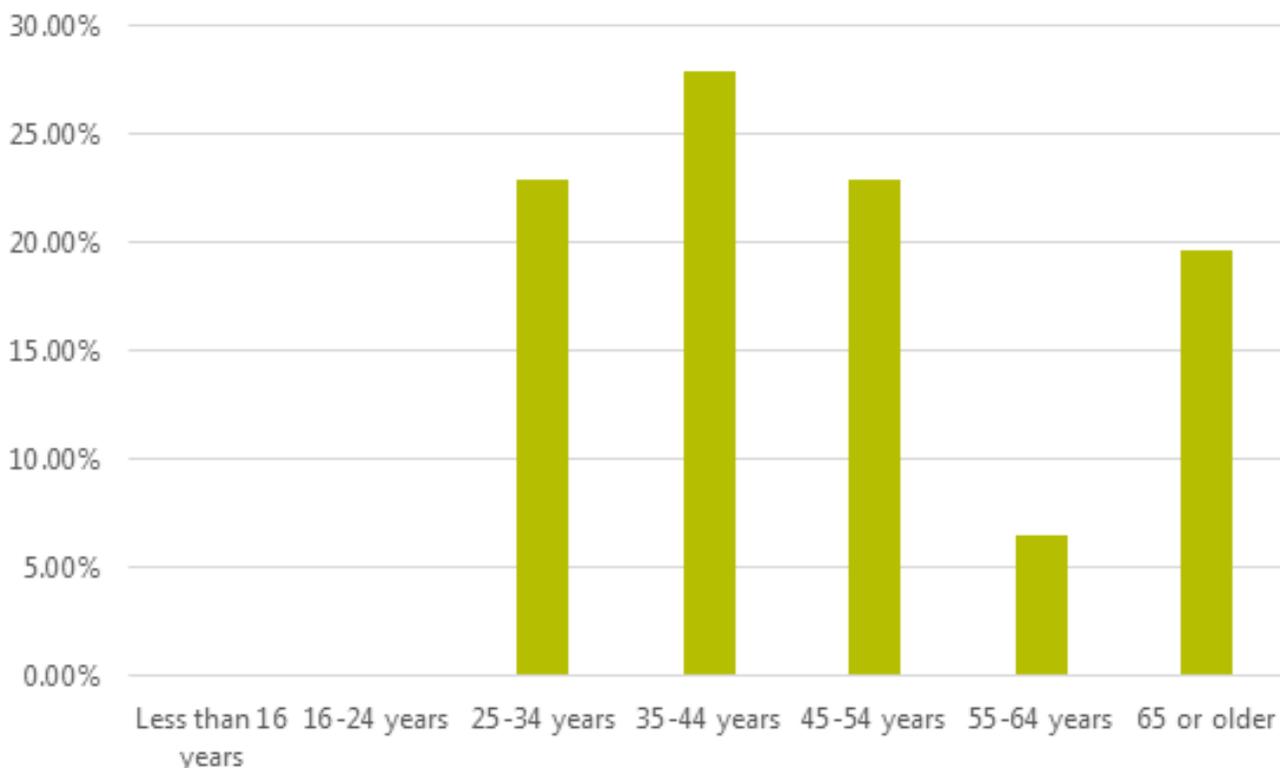
**Q11. Which of the following Social Media Networks or On-Line applications do you regularly use?**

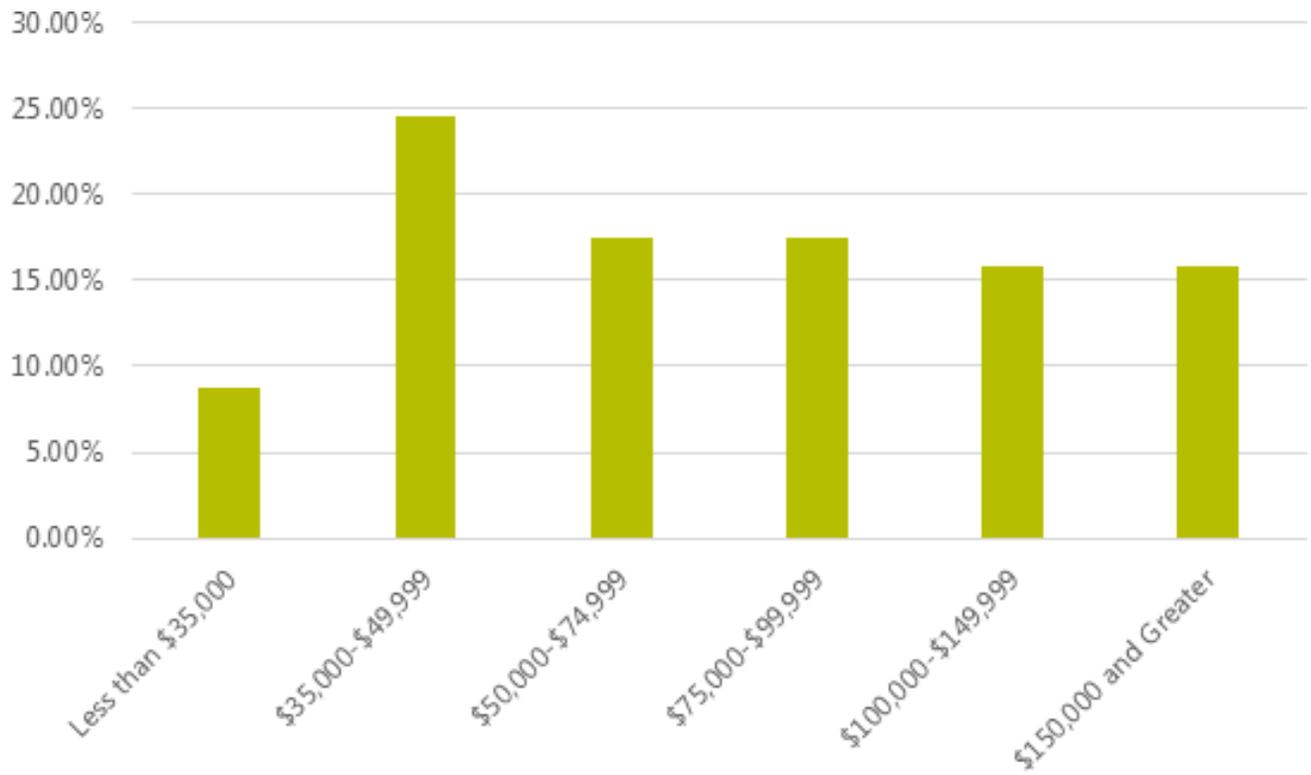
**Nearly all respondents used Facebook.**



**Q12. What is your age?**

**Respondents represented a wide range of ages; however, none were below the age of 24.**



**Q13. What is your household income?**



## ORDINANCE 2011-12

**AN ORDINANCE OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA, AMENDING THE LAKE WALES COMMUNITY REDEVELOPMENT PLAN BY MODIFYING THE BOUNDARIES OF THE REDEVELOPMENT AREA TO EXCLUDE LAND DESCRIBED HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES OR RESOLUTIONS; PROVIDING SEVERABILITY; DIRECTING CITY CLERK TO NOTIFY TAXING AUTHORITIES; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, by Ordinance No. 85-10 enacted by the City Commission of the City of Lake Wales, Florida (the "City Commission") on December 3, 1985, the City Commission created the Community Redevelopment Agency of the City of Lake Wales, Florida; and

**WHEREAS**, by Ordinance No. 87-08 enacted by the City Commission on June 30, 1987, the City Commission provided for the funding of a Redevelopment Trust Fund for community redevelopment within the Community Redevelopment Area in accordance with the Community Redevelopment Plan (the "Plan"), including any amendments or modifications thereto, as provided in Section 163.387, Florida Statutes; and

**WHEREAS**, by Ordinance No. 88-08 enacted on June 29, 1988, Ordinance No. 90-05 enacted on June 19, 1990, Ordinance No. 93-07 enacted on June 15, 1993, and Ordinance No. 99-03 enacted on June 15, 1999, the City Commission amended the Plan and modified the boundaries of the Community Redevelopment Area; and

**WHEREAS**, it has been determined necessary and desirable to amend the Plan by modifying the Community Redevelopment Area described in Attachment "A" with a base value year of 1985, Attachment "B" with a base value year of 1989, and Attachment "C" with a base value year of 1998 so as to change the boundaries of the Community Redevelopment Area by excluding land described herein; and

**WHEREAS**, notice of the City Commission's intention to modify the Community Redevelopment Area and amend the Community Redevelopment Plan has been given to all taxing in accordance with Section 163.346, Florida Statutes;

**NOW, THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LAKE WALES, FLORIDA:**

**SECTION 1.** *Incorporating Recitals.* The City Commission of the City of Lake Wales finds, determines and declares that the matters set forth in the foregoing recitals are true and correct and are incorporated herein as part of this ordinance.

**SECTION 2.** *Modification of Community Redevelopment Area.* The Lake Wales Community Redevelopment Area is hereby modified to exclude land shown in Exhibit "A" and legally described in Exhibit "A-1."

**SECTION 3.** *Amendment of Community Redevelopment Plan.* The Lake Wales

Community Redevelopment Plan is hereby amended as follows:

page 2

III. Contents of Redevelopment Plan.

*(Question 1) A legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.*

The legal description of the Redevelopment Area is attached hereto as Attachment "A" and made a part hereof. The legal description of the land excluded from the Redevelopment Area by amendment of the plan upon adoption of Ordinance 2011-12 is attached hereto as Attachment "A-1" and made a part hereof.

**SECTION 4.** *Repeal of Conflicting Ordinances or Resolutions.* Any and all ordinances or resolutions in conflict herewith are hereby repealed.

**SECTION 5.** *Severability.* If any part of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder of this Ordinance, which shall remain in full force and effect.

**SECTION 6.** *Directing City Clerk to Notify Taxing Authorities.* The City Clerk of the City of Lake Wales, Florida, is hereby authorized and directed to send a certified copy of this Ordinance to each of the taxing authorities and to the Property Appraiser of Polk County, Florida.

**SECTION 11.** *Effective Date.* This ordinance shall take effect immediately upon its passage and approval by the City Commission.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of July, 2011.

**CITY OF LAKE WALES, FLORIDA**

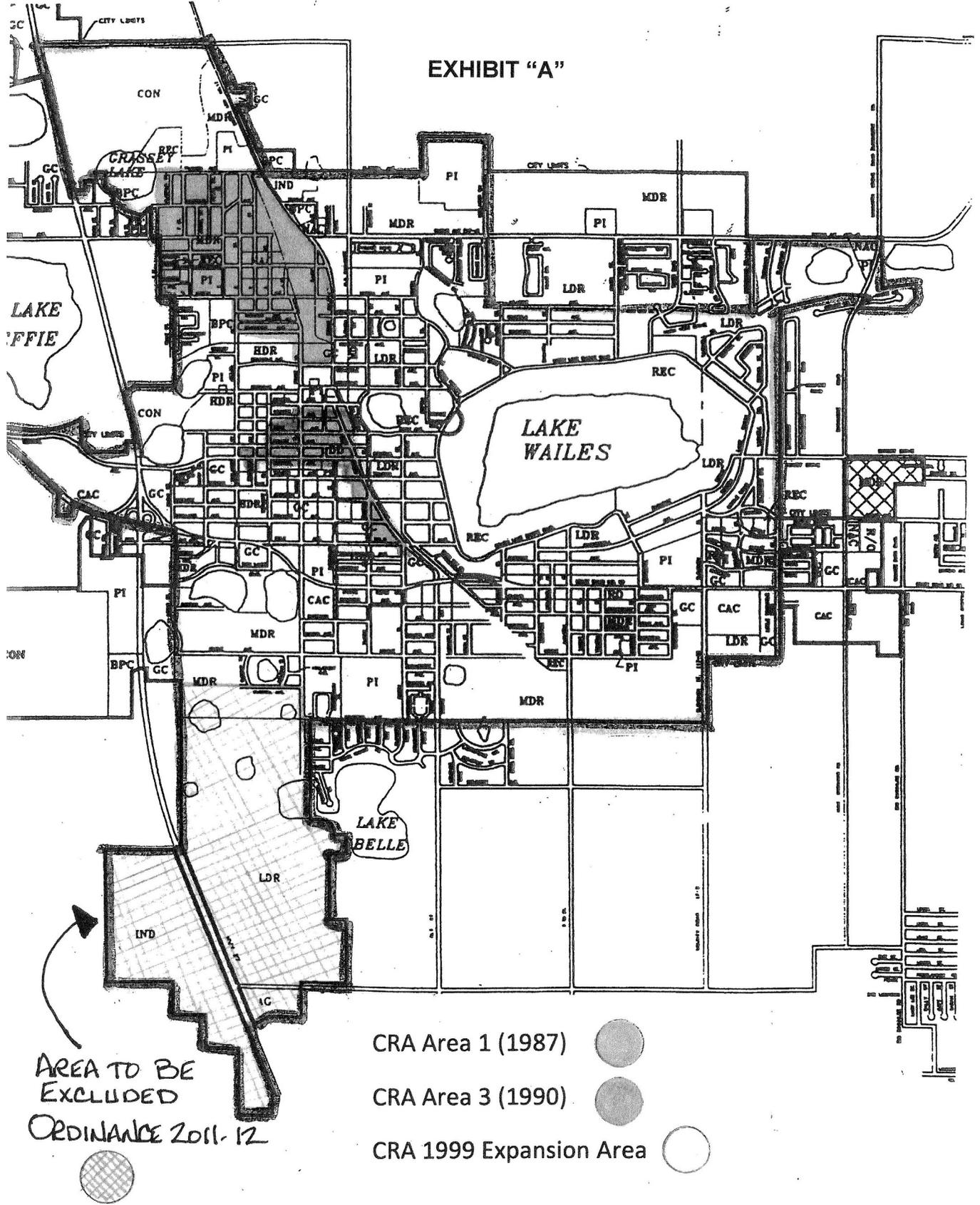


\_\_\_\_\_  
Mayor/Commissioner

ATTEST:



\_\_\_\_\_  
City Clerk



## EXHIBIT "A-1"

**LEGAL DESCRIPTION  
CITY OF LAKE WALES  
AREA TO BE EXCLUDED FROM EXPANDED CRA AREA  
(CRA AREA II BASE VALUE YEAR = 1998)**

Commence at Northeast corner of the Southwest  $\frac{1}{4}$  of Section 11, Township 30 South, Range 27 East; thence West, along the North boundary of the Southwest  $\frac{1}{4}$  of said Section 11, 30.00 feet to the POINT OF BEGINNING on the west maintained right-of-way line of South First Street; thence West, along the North boundary of the Southwest  $\frac{1}{4}$  of said Section 11, 2,610 feet more or less to the Northwest corner of Southwest  $\frac{1}{4}$  of said Section 11; thence South 2,740 feet more or less to the East right-of-way of US Highway Number 27; thence Southeasterly on said right-of-way boundary to the intersecting South boundary line of said Section 11, 620 feet more or less; thence West along the South boundary of said Section 11, 250 feet more or less to the Southwest corner of said Section 11; thence West along the North boundary of Section 15, Township 30 South, Range 27 East, 1,320 feet more or less to the Northwest corner of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 15; thence South, 2,640 feet more or less to the Southwest corner of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 15; thence East, 1,320 feet more or less to the Southeast corner of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 15; thence South, 660 feet more or less to the Southwest corner of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 14; thence East, 660 feet more or less to the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 14; thence South, 660 feet more or less to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 14; thence East, 660 feet more or less to the Northwest corner of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 14; thence South, 1,320 feet more or less to the Southwest corner of the West  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 14; thence East, 660 feet more or less to the Southeast corner of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 14; thence North, 470 feet more or less to the intersecting West right-of-way boundary of US Highway Number 27; thence Northwesterly, along the West right-of-way boundary of US Highway Number 27, 1,360 feet more or less; thence Northeasterly, 200 feet more or less to the intersecting East right-of-way boundary of US Highway Number 27; thence North  $59^{\circ}44'38''$  East 362.82 feet more or less to the Southwest corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 14; thence East, 660 feet more or less to the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 14; thence North, 610 feet more or less to the intersecting South right-of-way boundary of County Road South 17-A; thence North, 100 feet more or less to the intersecting North right-of-way boundary of County Road South 17-A; thence East, along the North boundary of said right-of-way, 660 feet more or less to the intersecting East boundary line of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 14; thence North, 1,270 feet more or less to the Northeast corner of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 14; thence West, 330 feet more or less to the Southeast corner of the West  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 14; thence North, 1,320 feet more or less to the Northeast corner of the West  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 14; thence East, 330 feet more or less to the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 11, Township 30 South, Range 27 East; thence North, 660 feet more or less to the Northeast corner of Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 11; thence West, along the North boundary of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 11, 250 feet more or less to the intersecting South shoreline of Lake Belle; thence Northwesterly on the shoreline, 550 feet more or less to the East boundary line of the Southwest  $\frac{1}{4}$  of said Section 11; thence North, along said boundary line, 1,840 feet more or less to the Northeast corner of the Southwest  $\frac{1}{4}$  of said Section 11; thence West, 30.00 feet to the maintained right-of-way boundary of South First Street and the POINT OF BEGINNING. All in Section 11, 14, and 15, Township 30 South, Range 27 East; consisting of 494 acres more or less.

**ATTACHMENT "A"**

**LEGAL DESCRIPTION  
CITY OF LAKE WALES  
CRA AREA I  
(CRA AREA I BASE VALUE YEAR = 1985)**

Begin at the intersection of Johnson Avenue and Third Street, thence run west on the center line of Johnson Avenue to the intersecting line of the west side of Lots 13 and 2, Block 40 of the ORIGINAL TOWN OF LAKE WALES, thence run north on said intersecting line to the center line of Tillman Avenue, thence run west on the center line of Tillman Avenue to the intersecting line of the west side of Lot 13, Block 37 of ORIGINAL TOWN OF LAKE WALES, thence run north on said intersecting line to the center line of alley in Blocks 37 and 38 of ORIGINAL TOWN OF LAKE WALES, thence run west on the center line of alley to the center line of First Street, thence run north on center line of First Street to the intersecting line of the center line of alley that runs (east and west) in Block 1 of HECKSCHER SECOND SUB., thence run west on the center line of alley to the center line of Wetmore Street, thence run south on center line of Wetmore Street to the intersecting line of the south side of Lot 5, Block A of MAGNOLIA PARK SUB., thence run west on said intersecting line to the southwest corner of Lot 5, Block A of MAGNOLIA PARK SUB., thence run south on east lots line of 8, 10 and 12, Block A, of MAGNOLIA PARK SUB., to the southeast corner on Lot 12, Block A, of MAGNOLIA PARK SUB., thence run west on south lot line of 12, Block A, of MAGNOLIA PARK SUB., to the center line of Phillips Street, thence run north on the center line of Phillips Street to the intersecting line of the south side of Lot 9, Block B, of MAGNOLIA PARK SUB., thence run west on said intersecting line to the southwest corner of Lot 9, Block B, of MAGNOLIA PARK SUB., thence run north on west lots line of 9, 7 and 5, Block B of MAGNOLIA PARK SUB., to the intersecting line of the south side of Lot 4, Block B, of MAGNOLIA PARK SUB., thence run west on said intersecting line to the center line of Walker Street, thence run north on center line of Walker Street to the intersecting line of the center lot line of Blocks 1 and 8 on CARY WALTERS SUB., thence run east on said intersecting line to the center line of Wetmore Street, thence run north on the center line of Wetmore Street to the intersecting line of the south side of Block 2 of RHODESBILT NEW CENTER SUB., thence run east on said intersecting line to the southeast corner of Lot 1, Block 2 of RHODESBILT NEW CENTER SUB., thence run north on west lots line of 1, 2, 3 and 4, Block 2 and west lots line of 1, 2, 3 and 4, Block 1 of RHODESBILT NEW CENTER SUB., to the northwest corner of Lot 4, Block 2 RHODESBILT NEW CENTER SUB., thence run east on north lot line of 4, Block 1, of RHODESBILT NEW CENTER SUB., to the center line of First Street, thence run south on the center line of First Street to the intersecting line of the center line of alley that runs (east and west) in Blocks 23 and 24 of ORIGINAL TOWN OF LAKE WALES, thence run east on said intersecting line to the easterly R/W line of Seaboard Coast Line Railroad, thence run southeasterly on easterly R/W line of Seaboard Coast Line Railroad to the intersecting line of the north 150 feet of Block 56 of ORIGINAL TOWN OF LAKE WALES, thence run west on said intersecting line to the center line of Fourth Street, thence run north on the center line of Fourth Street to intersecting of Polk Avenue and Fourth Street, thence run west on the center line of Polk Avenue to the intersecting line of the west side of Lot 11, Block 50, of ORIGINAL TOWN OF LAKE WALES, thence run north on said intersecting line to the center line of alley of Block 50 of ORIGINAL TOWN OF LAKE WALES, thence run west on center line of alley to the center line of Third Street, thence run north on the center line of Third Street to intersection of Johnson Avenue and Third Street, returning to the point of beginning. All lying in Section 2, Township 30 South, Range 27 east, Polk County, Florida.

**ATTACHMENT "B"****LEGAL DESCRIPTION  
CITY OF LAKE WALES  
CRA AREA III  
(CRA AREA III BASE VALUE YEAR = 1989)**

Begin at the intersection of the east right-of-way line of Scenic Highway and the north right-of-way line of Seminole Avenue; thence run northerly on the east right-of-way line of Scenic Highway to the intersecting line of the center line of Florida Avenue, thence run west on the center line of Florida Avenue to the Northwest corner of the Northeast quarter of the Southeast quarter of Section 34, Township 29 South, Range 27 East; thence run south on the west line of Northeast quarter of the Southeast quarter of Section 34, Township 29 South, Range 27 East to the intersecting line of the south right-of-way line of North Avenue; (thence run east on the south right-of-way line of North Avenue to the intersecting line of the west right-of-way line of Walker Street); thence run south on the west right-of-way line of Walker Street to the intersecting line of the south right-of-way line of Seaboard Avenue; thence run east on the south right-of-way line of Seaboard Avenue to the intersecting line of the west right-of-way line of First Street; thence run south on the west right-of-way line of First Street to the intersecting line of the north right-of-way line of Seminole Avenue; thence run east on the north right-of-way line of Seminole Avenue to the intersecting line of the east right-of-way line of Scenic Highway; returning to the POINT OF BEGINNING, lying in Section 34 and 35, Township 29 South, Range 27 East and Section 2, Township 30 South, Range 27 East, Polk County, Florida.

## ATTACHMENT "C"

**LEGAL DESCRIPTION  
CITY OF LAKE WALES  
EXPANDED CRA AREA  
(CRA AREA II BASE VALUE YEAR = 1998)**

Commence at the southwest corner of the northeast  $\frac{1}{4}$  of Section 11, Township 30 South, Range 27 East; thence east a distance of 7920 feet more or less to the southwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 12 Township 30 South, Range 27 East; thence north a distance of 1320 feet more or less to the northeast corner of southeast  $\frac{1}{4}$  of northeast  $\frac{1}{4}$  of Section 12 Township 30 South, Range 27 East; thence east a distance of 1320 feet more or less to the southeast corner of the northwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 7, Township 30 South, Range 28 East; thence north a distance of 6850 feet more or less to the south of the abandoned Seaboard Coastal Line Railroad Right of Way; thence easterly on said abandoned south railroad right of way a distance of 1680.00 feet more or less to the East Right of Way of State Road No. 17-B, (Buck Moore Road), and the northwest corner of Lot 23 of Bel-Ombre Subdivision as recorded in Plat Book 67, Page 29 of the Public Records of Polk County, Florida; thence south 26E33'50" west a distance of 383.03 feet more or less along the East Right of Way of said state road to a point of curvature of curve concave to the southeast, said curve being at the East Right of Way of State Road 17-B; thence southwesterly along said curve of radius 914.93 feet for a distance of 85.68 feet more or less through a central angle of 05E21'56" to the southwest corner of Lot 1 of said subdivision; thence north 69E48'52" east a distance of 490.49 feet more or less; thence north 88E35'29" east a distance of 508.00 feet more or less; thence north 49E44'36" east a distance of 373.00 feet more or less to the east line of northwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 6, Township 30 South, Range 28 East; thence north 00E 41'08" west along said east  $\frac{1}{4}$ ,  $\frac{1}{4}$  line a distance of 45.53 feet more or less to the northeast corner of the northwest  $\frac{1}{4}$  to the northeast  $\frac{1}{4}$  of Section 6, Township 30 South, Range 28 East; thence north 00E41'08" west a distance of 182.01 feet more or less along an extension of the east line of said northwest  $\frac{1}{4}$  to the south abandoned right of way line of the Seaboard Coast Line Railroad and the northeast corner of Lot 14 of Bel-Ombre Subdivision as recorded in Plat Book 67, Page 29 of the Public Records of Polk County, Florida; thence south 77E36'55" west on said abandoned south railroad right of way a distance of 605.00 feet more or less to the west line of Lot 29, in the southeast  $\frac{1}{4}$  of Section 31, Township 29 South, Range 28 East, in Mammoth Grove Subdivision as recorded in Plat Book 4, Pages 78 and 79 of the Public Records of Polk County, Florida; thence north on said east  $\frac{1}{4}$  line a distance of 1280 feet more or less to the northeast corner of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of Section 31, Township 29 South, Range 28 East; thence west on the south line of the south  $\frac{1}{2}$  of the southwest  $\frac{1}{4}$  of Section 31, Township 29 South, Range 28 East a distance of 2642.96 feet more or less to the north corner of the southwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of Section 31, Township 29 South, Range 28 East; thence south a distance of 1710.00 feet more or less along an extension of the east line of said southwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  to the north of the abandoned right of way line of Seaboard Coast Line Railroad and the southeast corner of the storm water retention area of the Crown Pointe Phase 2 Subdivision as recorded in Plat Book 88, Page 44 of the Public Records of Polk County, Florida; thence southwesterly on said abandoned railroad right of way a distance of 902.48 feet more or less to the southwest corner of Lot 85 of said subdivision; thence north a distance of 568.89 feet more or less to the northwest corner of Section 6, Township 30 South, Range 28 East; thence west a distance of 4600 feet more or less to the southwest corner of Section 36, Township 29 South, Range 27 East; thence north a distance of 3300 feet more or less to the southwest corner of the northwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 36, Township 29 South, Range 27 East; thence west a distance of 1320 feet more or less to the northwest corner of the southwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 35, Township 29 South, Range 27 East; thence south a distance of 660 feet more or less to the southwest corner of the southwest  $\frac{1}{4}$  of southeast  $\frac{1}{4}$  of northeast  $\frac{1}{4}$  of Section 35, Township 29 South, Range 27 East; thence west a distance of 3050 feet more or less to the east side of State Road No. 17 Right Of Way; thence running northwesterly on said right of way a distance of 1440 feet more or less; thence east a distance of 300 feet more or less; thence north a distance of 550 feet more or less; thence August 2023

west a distance of 375.4 feet more or less; thence north a distance of 59.29 feet more or less; thence west a distance of 57.07 feet more or less; thence south westerly a distance of 89.32 feet more or less to a point on the East Right of Way of State Road No. 17; thence on said right of way northwesterly a distance of 820 feet more or less to a point intersecting the north line of Section 34, Township 29 South, Range 27 East; thence west on said section line a distance of 3700 feet more or less to the West Right of Way line of US Highway No. 27; thence southerly along said west right of way line a distance of 3045.00 feet more or less; thence east a distance of 205 feet more or less to the East Right of Way line of United States Highway No. 27 and intersecting the south line of Lot 6, Block 6 of Everett Subdivision as recorded in Plat Book 30, Page 45 of the Public Records of Polk County, Florida; thence east on said south lot line a distance of 131.90 feet more or less to the southeast corner of lot 6, block 6 of said subdivision; thence north a distance of 80.00 feet more or less to the northeast corner Lot 6, Block 6 of said subdivision; thence west a distance of 30.00 feet more or less to the southeast corner of Lot 7, Block 6 of said subdivision; thence north a distance of 80.00 feet more or less to the northeast corner of Lot 7, Block 6 of said subdivision; thence east a distance of 190.00 feet more or less to the East Right of Way line of the closed Second Street and the platted edge of Grassy Lake; thence northwesterly on said closed east right of way line and the platted lake edge a distance of 180.00 feet more or less to the north line of the south  $\frac{1}{2}$  of Section 34, Township 29 South, Range 27 East; thence east on said north line of the south  $\frac{1}{2}$  a distance of 325.00 feet more or less; thence south a distance of 400.00 feet more or less to a point on the platted edge of Grassy Lake as recorded in Everett's Subdivision's Plat Book 30, Page 45 of the Public Records of Polk County, Florida; thence southeasterly on said lake edge a distance of 90.00 feet more or less to the northeast corner of Lot 1, Block 7 of said subdivision; thence west a distance of 22.00 feet more or less to the northwest corner of said Lot 1, Block 7; thence south a distance of 160.00 feet more or less to the southwest corner of said Lot 1, Block 7; thence east a distance of 180.00 feet more or less to the southeast of said Lot 1, Block 7 and intersecting line of the platted edge of Grassy Lake; thence southeasterly a distance of 240 feet more or less to the east line of the southeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 34, Township 29 South, Range 27 East; thence southeasterly a distance of 500.00 feet more or less on the North Right of Way line of Grass Parkway as recorded in Grassy Lake Development, Plat Book 17, Page 43 of the Public Records of Polk County, Florida, to the East Right of Way line at Booker Street, ("H" Street); thence south on said east right of way line a distance of 500.00 feet more or less to the southeast corner of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 34, Township 29 South, Range 27 East; thence east on said  $\frac{1}{4}$ ,  $\frac{1}{4}$ , line a distance of 215.00 feet more or less to the southwest corner of the northwest  $\frac{1}{4}$  of Section 34, Township 29 South, Range 27 East; thence south a distance of 1205.00 feet more or less to the southwest corner of the southeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 34, Township 29 South, Range 27 East and the north township line of Township 30 South; thence east on said north township line a distance of 290.00 feet more or less to the northeast corner of Section 3, Township 30 South, Range 27 East; thence south on said east section line to a distance of 1885.10 feet more or less to the southwest corner of the northeast  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 3, Township 30 South, Range 27 East; thence west a distance of 840.55 feet more or less to the South Right of Way line of Seaboard Coastline Railroad; thence westerly on said south railroad right of way line a distance of 240.55 feet more or less to the West Right of Way line of U.S. Highway No.27; thence southerly on said west right of way a distance of 1000.00 feet more or less; thence west a distance of 200.00 feet more or less; thence southerly a distance of 200.00 feet more or less to the north  $\frac{1}{4}$  line of the southeast  $\frac{1}{4}$  of Section 3, Township 30 South, Range 27 East; thence westerly on said  $\frac{1}{4}$  line a distance of 800.00 feet more or less to the North Right of Way line of Central Avenue; thence northwesterly on said west right of way line a distance of 300.00 feet more or less to the east line of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 3, Township 30 South, Range 27 East; thence north on said west  $\frac{1}{4}$ ,  $\frac{1}{4}$ ,  $\frac{1}{4}$  line a distance of 450.00 feet more or less to the centerline of Seaboard Coastline Railroad; thence westerly on said railroad center line a distance of 2200.00 feet more or less to the South Right of Way of State Road No. 60; thence easterly on said south right of way a distance of 2200.00 feet more or less; thence south 45E20'26" west a distance of 150.00 feet more or less; thence south 00E52'03" east a distance of 368.33 feet more or less; thence north 89E39'00" east a distance of 431.00 feet more or less; thence north 02E49'19" east a distance of 174.75 feet more or less to the South Right of Way of State Road No. 60; thence easterly on south right of way a distance of 730.00 feet more or less to the west lot line of Lot 6, Block 3 of the West Side Subdivision as recorded in Plat Book 15, Page 2 of the Public

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Records of Polk County, Florida; thence south a distance of 151.00 feet more or less to the southwest lot corner of Lot 7, Block 3 of said subdivision; thence east a distance of 195.00 feet more or less to the southeast lot corner of Lot 7, Block 3 of said subdivision; thence north a distance of 58.50 feet more or less to the center line of the closed alley; thence west a distance of 60.00 feet more or less on the center line of the closed alley; thence north a distance of 69.50 feet more or less on the east side of Lot 3, Block 5 of west side subdivision as recorded in Plat Book 15, Page 2, of the Public Records of Polk County, Florida, to the South Right of Way of State Road No. 60; thence easterly on said south right of way line a distance of 1125 feet more or less to the east section line of Section 3, Township 30 South, Range 27 East; thence south along said section line a distance of 5327.95 feet more or less to an intersecting point on the East Right of Way line of US Highway No. 27; thence to said east right of way line south 27E55'07" east a distance of 126.09 feet more or less; thence to a point on a curb with a radius of 8454.41 feet, length 104.44 feet, with chord bearing south 22E01'19" east, tangent 52.22 feet and delta 00E42'28" to a point east on right of way of U.S. Highway 27; thence south 22E22'33" east a distance of 390 feet more or less along said east right of way; thence northeast a distance of 250 feet more or less to Section 15, Range 30 South, Range 27 East; thence south 89E32'17" west a distance of 1330 feet more or less to the northwest corner of east ½ of northeast ¼ of Section 15, Township 30 South, Range 27 East; thence south 00E15' 45" east a distance of 2670.89 feet more or less to the southwest corner of the east ½ of northeast ¼ of Section 15, Township 30 South, Range 27 East; thence north 89E36'38" east a distance of 1330.44 feet more or less to the southeast corner of the east ½ of northeast ¼ of Section 15, Township 30 South, Range 27 East; Thence south 00E12'36" east a distance of 664.40 feet more or less to the southwest corner of northwest ¼ of northwest ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 89E32'02" east a distance of 663.81 feet more or less to the southeast corner of the northwest ¼ of northwest ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence south 00E12' 26" east a distance of 664.63 feet more or less to the southwest corner of the southeast ¼ of northwest ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 89E33'15" east a distance of 663.78 feet more or less of southeast corner of southeast ¼ of northwest ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence south 00E12'16" east a distance of 1329.73 feet more or less to the southwest corner of west ½ of southeast ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 89E35'40" east a distance 663.71 feet more or less to southeast corner of west ½ of southeast ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 00E12'07" west a distance of 472.95 feet more or less intersecting the West Right of Way line of US Highway No. 27; thence along said right of way north 22E22'33" west a distance of 1360 feet more or less; thence northeasterly a distance of 200 feet more or less to the East Right of Way line of US Highway No. 27; thence north 59E34'08" east a distance 363.15 feet more or less to the southwest corner of northeast ¼ of the northeast ¼ of the southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 89E32'02" east a distance of 663.81 feet more or less to the southeast corner northeast ¼ of northeast ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 00E11'57" west a distance of 720.54 feet more or less to the North Right of Way of County Road 17B; thence on said right of way north 89E 31' 12" east a distance of 660 feet more or less to an intersecting point on the east line of southwest ¼, of southwest ¼ of northeast ¼ of Section 14, Township 30 South, Range 27 East; thence north 00E11'49" west 1280.06 feet more or less to the northeast corner of northwest ¼ of southwest ¼ of northeast ¼ of Section 14, Township 30 South, Range 27 East; thence south 89E35'41" west 331.84 feet more or less to the southeast corner of west ¼ of northwest ¼ of northeast ¼ of Section 14, Township 30 South, Range 27 East; thence north 00E11'53" west a distance of 1330.67 feet more or less to the northeast corner west ¼ of the northwest ¼ of the northeast ¼ of Section 14, Township 30 South, Range 27 East; thence north 89E40'33" east a distance of 331.86 feet more or less to the southeast corner of southwest ¼ of southwest ¼ of southeast ¼ of Section 11, Township 30 South, Range 27 East; thence north 00E18'50" west a distance of 666.5 feet more or less to the northeast corner, southwest ¼ of southwest ¼ of southeast ¼ of Section 11, Township 30 South, Range 27 East; thence south 89E41' 20" west a distance of 225 feet more or less to the south westerly shore line of Lake Belle then meandering a distance of 514 feet more or less to the intersecting line of south ½ of northwest ¼ of southwest ¼ of southeast ¼ of Section 11, Township 30 South, Range 27 East; thence north 00E20' 30" west a distance of A 842 feet more or less to South Right of Way line of Carver Drive; thence south 89E39' 56" west a distance of 15

feet more or less to a point on the West Right of Way line of First Street; thence on said right of way line north 00E20'30" west a distance of 1015 feet more or less to a point on south line of south ¼ of northwest ¼ of Section 11, Township 30 South, Range 27 East; thence on said south ¼, northwest ¼ line south 89E39'56" west a distance of 15 feet more or less to a point on the West Right of Way line of First Street; thence north 00E20'30" west on said west right of way a distance of 635.49 feet more or less; thence east a distance of 15 feet more or less to POINT OF BEGINNING. This describes the City of Lake Wales Extended CRA Area less and except CRA 1 and CRA 3.

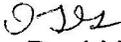
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**MEMORANDUM**


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May 26, 1999

TO: City Commission

VIA:  David L. Greene, City Manager

FROM:  David Dickey, Special Projects Director  
 Kevin O'Leary, Finance Director

RE: Community Redevelopment Plan/Resolution 99-06

**BACKGROUND**

In 1969, the Florida Legislature created the Community Redevelopment Act, Chapter 163, part III, Florida Statutes (F.S.). The purpose of this Act is to assist local governments in eliminating and preventing blighted and/or slum conditions which are detrimental to the health, safety and welfare of residents of the State. In 1977, the Act was expanded to allow the use of tax increment financing (TIF) through the creation of redevelopment trust funds.

The community redevelopment process in Florida is enacted and implemented by local governments. In order for the local governing body to exercise the powers set forth by Chapter 163, part III, Florida Statutes, a resolution must be adopted finding that one or more blighted or slum areas exist, and that the rehabilitation, redevelopment, or conservation of such area(s) is in the interest of the public health, safety, morals or welfare.

On December 3, 1985, the Lake Wales City Commission created the Community Redevelopment Agency to revitalize the traditional downtown business district which encompasses Park, Stuart and Central Avenues between Scenic Highway and First Street, Central Avenue between First Street and Walker Street, and Scenic Highway between Park Avenue and Polk Avenue. The property lying within the area known as CRA Area 1 was found to be suffering from blight, deterioration and a declining economy, and it was determined that the area would benefit from the City's redevelopment powers provided by Chapter 163, Part III, *Florida Statutes*.

On June 30, 1988, the CRA was expanded to include CRA Area 2 which extended the CRA on Central Avenue from Walker Street to U.S. 27, and included the property between the east right-of-way on U.S. 27 and the west right-of-way on Miami Street from Central Avenue to Bullard Avenue.

On June 19, 1990, the CRA was further expanded to include CRA Area 3 which includes most of the City's northwest area, i.e., from Florida Avenue to North Avenue between Scenic Highway and G Street, from North Avenue to Seaboard between First Street and

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Walker Street, and from North Avenue to Seminole Avenue between Scenic Highway and First Street. On June 15, 1993 the area south of Seaboard Avenue and north of the railroad tracks between First Street and Walker Street was added as CRA Area 3a.

The proposed redevelopment area consists primarily of the historic core of Lake Wales as well as a 565 acre tract recently purchased by the city. The proposed CRA expansion will consist of approximately 3,581 acres including all areas of the City except for the following:

- The Airport, Cemetery and Wastewater Treatment Plant properties and commercial properties on U.S. Hwy 27 S.
- Area north of Mountain Lake Cut-off Road (i.e., the US 27 Corridor)
- New development on Burns Ave lying east of Highlander Way and west of Blackwood Drive (i.e., North Pointe, Rolling Oak Ridge, Highland Pointe, Crown Pointe, and future development)
- Area east of 13th St/Hamlin Road (i.e., Buck Moore Road development, K-Mart, new Wal-Mart, etc.)

At the same time that the CRA is expanded to include areas not previously included, CRA Area 2 and CRA Area 3a will be dissolved and included in the new CRA. The taxable value of both CRA Area 2 and CRA Area 3a has declined below the baseline value that existed when these CRA areas were created so that no tax increment is generated. This action will allow us to set the base taxable value at the current value and generate tax increment revenue as future redevelopment occurs. CRA Area 1 and CRA Area 3 will retain the base taxable value established when each respective CRA Area was established.

At its February 2, 1999, regular meeting the City Commission conceptually approved of the expansion of the Community Redevelopment Agency (CRA). David Cardwell, with Holland & Knight, made a presentation at the April 20, 1999, City Commission meeting regarding the process to expand the CRA.

At its May 4, 1999, regular meeting the City Commission adopted Resolution 99-02 that found that the proposed CRA expansion area has one or more "blighted areas" (as defined in Section 163.340(8), Florida Statutes). The resolution was supported by a Finding of Necessity Report. Examples of "blighted areas" are:

1. predominance of defective or inadequate street layout;
2. faulty lot layout in relation to size, adequacy, accessibility, or unsanitary or unsafe conditions;
3. deterioration of site or other improvements;

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4. a tax or special assessment delinquency exceeding the fair market value of the land; and
5. diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

The process for expanding the CRA includes:

1. A presentation of the conditions of the area (completed);
2. A presentation of a resolution finding that certain conditions exist in the area (completed);
3. A review of a proposed redevelopment plan for the area by the local planning agency. The Planning & Zoning Board, at its May 25, 1999, regular meeting determined that the redevelopment plan is consistent with the City's Comprehensive Plan;
4. The Community Redevelopment Agency Board at its June 1, 1999, meeting adopted and recommended to the City Commission that it adopt the redevelopment plan;
5. A public hearing by the City Commission regarding the proposed plan (June 1, 1999);
6. Adoption of the plan by the City Commission (June 1, 1999); and
7. Enactment of an ordinance for a redevelopment trust fund and the annual deposit therein of increment revenues attributed to the expansion area (June 15, 1999).

As outlined in paragraphs 5 & 6 above the City Commission is required to conduct a public hearing and adopt the Redevelopment Plan. A public hearing is scheduled for June 1, 1999. The City Commission is asked to adopt the Redevelopment Plan.

### **COMMUNITY REDEVELOPMENT PLAN**

A key element of the community redevelopment process is the creation of a redevelopment plan for the redevelopment district. The plan provides detailed physical information on the redevelopment study area, while identifying potential projects, project costs, and methods

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of financing. The plan must meet established criteria set forth by the community redevelopment act.

The attached plan contains six sections including:

1. Introduction;
2. Plan Preparation and Adoption Process - General description of the process of Plan preparation and adoption, including a financial analysis of future revenues and expenditures;
3. Contents of Redevelopment Plan - An analysis of ten criteria that Florida Statutes requires to be addressed in a proposed plan. These include examination of land use, funding parameters, relocation assurances, expenditure projections, establish a time certain to complete activities;
4. Grand Hotel Property - Due to the significance of the Grand Hotel the Plan recognizes the "special attention and extraordinary measures" that may be required to cause its renovation;
5. Implementation - Requires the presentation of an annual report to the City Commission regarding the previous years redevelopment activities; and
6. Conclusion - Asserts that the Plan is in the public interest and will cause a "more pleasing community, improved economic performance, and enhanced property values."

The City's Comprehensive Plan contains objectives and policies which promote redevelopment of blighted areas. These objectives and policies are listed below:

**Objective 6: Redevelopment and Renewal of Downtown Business Districts and Blighted Areas**

Actively identify, develop, and implement programs for the redevelopment or renewal of downtown business districts and blighted areas by 2005. [9J-5.006(3)(b)2]

Policy 6.01: Continue to support downtown redevelopment in the designated Community Redevelopment Agency Areas and fund public improvements in accordance with each Area's respective Redevelopment Plan.

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Policy 6.03: Promote infill development and redevelopment through designation of appropriate land uses and densities on the Future Land Use Map Series.

Policy 4.2.03: Expansion or increase in capacity of the municipal drainage system shall be in accordance with projects listed in the Five-Year Schedule of Capital Improvements or projects paid for by developers to serve new development or redevelopment.

Policy A.01-D: The EDC shall work with the City's Community Redevelopment Agency (CRA) and Lake Wales Downtown, Inc. to promote the redevelopment of existing residential, commercial and industrial properties within the Lake Wales area.

The redevelopment plan may be adopted through ordinance or resolution; however, it is proposed the plan be adopted through resolution as it is a working document that may be amended on a regular basis to respond to changing conditions.

Staff has reviewed the Redevelopment Plan for consistency with the Comprehensive Plan and recommends that the City Commission adopt Resolution 99-06 adopting the redevelopment plan.

#### **PLANNING AND ZONING BOARD**

At its May 25, 1999, regular meeting the Planning and Zoning Board approved Resolution 99-05 finding the proposed redevelopment plan consistent with the City's Comprehensive Plan.

#### **COMMUNITY REDEVELOPMENT AGENCY BOARD**

At its June 1, 1999, regular meeting the Lake Wales Community Redevelopment Agency Board approved/adopted the Community Redevelopment Plan and recommended approval of the Plan by the City Commission.

***Attachments were previously forwarded in "Lake Wales Community Redevelopment Plan" adoption packet dated May 26, 1999.***

#### **RECOMMENDATION**

That the City Commission adopt Resolution 99-06 approving the Community Redevelopment Plan.

**Resolution 99-06****A RESOLUTION OF THE CITY OF LAKE WALES,  
RELATING TO COMMUNITY REDEVELOPMENT; MAKING  
FINDINGS; ADOPTING A COMMUNITY REDEVELOPMENT  
PLAN; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission adopted Resolution 99-02 on May 4, 1999, finding the existence of blight conditions in an area of the City of Lake Wales, Florida, as more particularly described in that resolution (such area being referred herein as the "Community Redevelopment Area"); and

**WHEREAS**, a community redevelopment plan as contemplated by Part III, Chapter 163, Florida Statutes, has been prepared which addresses the redevelopment needs in the Community Redevelopment Area; and

**WHEREAS**, the Community Redevelopment Agency on 6/1, 1999, approved the proposed community redevelopment plan and recommended it to the City Commission; and

**WHEREAS**, on May 25, 1999, the Planning and Zoning Board of the City of Lake Wales as the City's Local Planning Agency for purposes of the Local Government Comprehensive Planning and Land Development Regulation Act, determined the proposed community redevelopment plan is in conformity with the City's comprehensive plan for the City as a whole and recommended the City Commission approve the proposed plan; and

**WHEREAS**, a copy of the proposed community redevelopment plan was submitted by the Community Redevelopment Agency to the City Commission, as the governing body of the City of Lake Wales, and to Polk County, as a taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and

**WHEREAS**, the notices required by Section 163.346, Florida Statutes, have been published and mailed as required therein, and a public hearing regarding the proposed community redevelopment plan was held.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WALES, FLORIDA:**

**SECTION 1. Incorporating Recitals.** The City Commission of the City of Lake Wales finds, declares and determines that the matters set forth in the foregoing recitals are true and correct and are incorporated herein as part of this resolution.

**SECTION 2. Finding of Conformance with Comprehensive Plan.** The City Commission hereby finds, determines and declares that the proposed community redevelopment plan for the Community Redevelopment Area attached hereto as Exhibit

"A" (the "Community Redevelopment Plan") conforms to the general comprehensive plan of the City of Lake Wales as a whole.

**SECTION 3. Finding of Adequacy of Recreational Facilities.** The City Commission hereby finds, determines and declares that the Community Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities that are desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plan.

**SECTION 4. Finding of Relocation.** The City Commission finds that a feasible method exists for the relocation of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families is not necessary as the Community Redevelopment Plan does not contemplate any relocation of any families.

**SECTION 5. Finding of Maximum Occupancy.** The City Commission hereby finds that although the Community Redevelopment Plan contemplates most improvements will be undertaken by the City or CRA, the Community Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City of Lake Wales as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise to the extent contemplated by said plan.

**SECTION 6. Adoption of Community Redevelopment Plan.** The City Commission does hereby adopt the Community Redevelopment Plan as the community redevelopment plan for the Community Redevelopment Area and authorizes and directs the Community Redevelopment Agency to proceed with the implementation of the plan.

**SECTION 7. Effective Date.** This Resolution shall take effect immediately upon approval by the City Commission.

**PASSED AND ADOPTED THIS 1<sup>ST</sup> DAY OF JUNE, 1999.**

*Clifford L. Loyer*  
 Mayor

ATTEST:

*[Signature]*  
 \_\_\_\_\_  
 City Clerk



2023  
Lake Wales  
Community  
Redevelopment  
Plan Update

