

ORDINANCE NO. 2017-761

AN ORDINANCE OF THE TOWN OF LAKE PLACID, FLORIDA (TOWN); PURSUANT TO SECTIONS 163.360 AND 160.362 FLORIDA STATUTES, APPROVING A COMMUNITY REDEVELOPMENT PLAN FOR THE TOWN OF LAKE PLACID COMMUNITY REDEVELOPMENT AREA (AKA THE DISTRICT), AS SET FORTH IN THE LAKE PLACID COMMUNITY REDEVELOPMENT PLAN (PLAN); DESIGNATING THE PLAN AS THE OFFICIAL COMMUNITY REDEVELOPMENT PLAN FOR REDEVELOPMENT AND IMPROVEMENT OF THE LAKE PLACID REDEVELOPMENT DISTRICT; DELEGATING THE POWERS PER SECTION 163.358 TO CARRY OUT REDEVELOPMENT AND RELATED ACTIVITIES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town in furtherance of the creation of the District has adopted Town Resolution 2017-61 which confirms the findings of blight, within the District, consistent with Section 163.340 and 163.355, Florida Statutes; and

WHEREAS, the Town in furtherance of the creation of the District has adopted Town Ordinance 2017-760 creating the Lake Placid Community Redevelopment Agency (CRA), providing for the exercise of powers and duties by said CRA relating to the redevelopment of the District, providing for CRA board members, providing for the creation of the Plan, providing for approval of the Plan by the CRA board, providing for the establishment of the redevelopment trust fund by the Lake Placid Town Council (Town Council), providing for the administration of the redevelopment trust fund by the CRA, and providing for an annual audit of the redevelopment trust fund; and

WHEREAS, the Town has provided for the creation of the Plan in accordance with the procedural requirements set forth in Section 163.360, Florida Statutes; and

WHEREAS, the Town Council has determined that the rehabilitation, conservation or redevelopment, or a combination thereof, of the District by the CRA is necessary and in the best interests of the public health, safety, morals, or welfare of the residents and citizens of the Town; and

WHEREAS, implementation of the Plan will result in redevelopment and related infrastructure improvements to support the designated land uses in the District, in conformity with the Lake Placid Comprehensive Plan, for the development of the District and for the County as a whole; and

WHEREAS, the Community Redevelopment Plan and Chapter 163, Part III, Florida Statutes allows for the Community Redevelopment Agency, Community Redevelopment Plan, and Tax Increment Financing for a term of up to 40 years;

WHEREAS, after due consideration and public meeting as required by law, the CRA has reviewed and approved the Plan for the District; and

WHEREAS, after due consideration and public hearing as required by law, the Lake Placid Local Planning Agency has reviewed the Plan for the District and found it to be in conformity with the Town's Comprehensive Plan; and

WHEREAS, after proper notification to all taxing authorities, consistent with the requirements of 163.360 Florida Statutes, and receiving no notices by the County of competing policy goals or plans; and

WHEREAS, after due consideration and public hearing as required by law, the Town Council deems it appropriate to approve the Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE PLACID, FLORIDA, AS FOLLOWS:

Section 1. Mission of the Plan: The mission of the Lake Placid Community Redevelopment Plan is to eliminate and prevent conditions of slum and blight by funding infrastructure projects such as: new sidewalks and sidewalk improvements; roadwork including repaving and new roads; traffic calming; stormwater improvements; street lighting and other street improvements; and other CRA-identified infrastructure.

Section 2. Approval of the Plan: The Community Redevelopment Plan for the Lake Placid Community Redevelopment Area (District), having been duly reviewed and considered as provided by law, is hereby approved and adopted as attached hereto as **Exhibit "A"**, more specifically referred to as the Lake Placid Redevelopment Plan (Plan), and made a part of the Ordinance by reference. The Plan is hereby designated as the official Community Redevelopment Plan for the Lake Placid Community Redevelopment Area (District), setting forward eligible projects and setting the boundaries of which are described in the Plan.

Section 3. Implementation of the Plan: It is the purpose and intent of the Town Council that the Plan (and subsequent updates thereto) be implemented in the District for a term of forty (40) years.

Section 4. Amendment of the Plan: Projects consistent with the Goals and Objectives of the Plan are determined to be eligible projects and are listed as short term and long term projects in this Plan. An amendment to the list of eligible projects requires a supermajority vote of the CRA Board (CRA Board members are members of the Town Council).

Section 5. Dissolution of the Lake Placid Community Redevelopment Agency, Termination of the Plan and Termination of the Redevelopment Trust Fund: If the Town Council determines that the mission and eligible projects outlined in the Plan are

not being implemented, the Town Council may dissolve the Lake Placid Community Redevelopment Agency, terminate the Plan and terminate the Redevelopment Trust Fund consistent with Florida Statutes attached hereto as **Exhibit "B"**.

Section 6. Severability: If any provision of this ordinance is for any reason held unconstitutional or invalid, the remainder of this ordinance shall not be affected.

Section 7. Effective Date: This ordinance shall become effective immediately upon its passage and approval at a regular and properly advertised meeting of the Town Council.

INTRODUCED AND PASSED on First Reading this 13 day of November, 2017.

PASSED AND DULY ADOPTED, on Second Reading with a quorum present and voting, by the Town Council of Lake Placid, Florida, this 11th day of December, 2017.



TOWN OF LAKE PLACID,
a Florida municipal corporation

By: John M. Holbrook
John M. Holbrook, Mayor

Attest: Eva Cooper Hapeman
Eva Cooper Hapeman, Town Clerk

THIS ORDINANCE WAS READ in full or by title on at least two (2) separate days in two (2) Town Council meetings (on the 13 day of November, 2017 and on the 11 day of December, 2017). Notice of the proposed enactment containing the Ordinance title, stating that a copy may be obtained at Town Hall, and stating that adoption and advising that interested parties may appear at the meeting and be heard with respect to the proposed ordinance was published in Highlands ^{News} Today on the 22 of November, 2017 and the 29 day of November, 2017 being at least ten (10) days prior to adoption.

Eva Cooper Hapeman
Eva Cooper Hapeman, Town Clerk

ORDINANCE NO. 2017-761

EXHIBIT "A"

**TOWN OF LAKE PLACID
COMMUNITY REDEVELOPMENT PLAN**

ORDINANCE NO. 2017-761

EXHIBIT "B"

TOWN OF LAKE PLACID

**DISSOLVING THE COMMUNITY REDEVELOPMENT AGENCY
AND COMMUNITY REDEVELOPMENT PLAN**

The Town Council may dissolve the Community Redevelopment Agency (CRA), terminate the Community Redevelopment Plan, and terminate the Redevelopment Trust fund which involves the following steps.

- Dissolve the CRA.
 - Terminate the CRA Plan.
 - Terminate the Redevelopment Trust Fund.
- 1) The CRA may be dissolved consistent with Section 189.071(1), Florida Statutes – Merger or dissolution of a dependent specific district.

Section 189.071(1): The merger or dissolution of a dependent special district may be effectuated by an ordinance of the local general-purpose governmental entity wherein the geographical area of the district or districts is located. However, a county may not dissolve a special district that is dependent to a municipality or vice versa, or a dependent district created by special act.

- 2) Consistent with Section 163.387(7)(a), “On the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses pursuant to subsection (6) for such year shall be:
- (a) **Returned to each taxing authority** which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities for that year; or

- (b) Used to **reduce the amount of any indebtedness** to which increment revenues are pledged; or
- (c) **Deposited into an escrow account** for the purpose of later reducing any indebtedness to which increment revenues are pledged; or
- (d) **Appropriated to a specific redevelopment project** pursuant to an approved community redevelopment plan which project will be completed within 3 years from the date of such appropriation.

TOWN OF LAKE PLACID



Community Redevelopment Plan

DRAFT: November/December 2017



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EXECUTIVE SUMMARY

History

The Town of Lake Placid (the Town) and members of the community have identified, through an analysis of existing conditions and the development of a Finding of Necessity (the FON) study, an area of the Town for which redevelopment activities (as defined in F.S. 163 Part III) are both desired and necessary to eliminate certain blighted conditions. In late 2016, the Town was awarded a Technical Assistance Grant from the Department of Economic Opportunity (DEO) and entered into a Funding and Program Agreement with DEO. Subsequently, the Town entered into a Planning Advisory Services Agreement with the Central Florida Regional Planning Council (CFRPC) to prepare a Community Redevelopment Plan as is detailed in the agreement. This is that Community Redevelopment Plan.

Finding of Necessity Study

The Town, with the assistance of the CFRPC, completed a FON study in May 2015 and updated the study in July 2017. In accordance with Chapter 163, Part III, Florida Statutes, the FON study assesses conditions of slum and blight in a defined study area within the Town of Lake Placid. The FON study area includes downtown Lake Placid and portions of the US 27 corridor, begins to the north near John Smoak Road and extends south to just north of Lake Pearl and Lake McCoy. The FON study area extends to the west to Tangerine Drive and east to areas east of US 27.

The FON study evaluates the existing conditions within a defined area to determine if the conditions of slum or blight, as described in Florida Statutes chapter 163.340 (7)(8), are present. An area is eligible for designation as a Community Redevelopment District if one (1) or more of the three (3) conditions of slum, or if two (2) or more of the fifteen (15) conditions of blight, are present. The Town of Lake Placid FON study concluded that the following conditions of slum and blight are predominantly present within the study area.

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements; and
- Incidence of crime in the area higher than in the remainder of the town.



Community Redevelopment District

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Districts when certain conditions exist as identified in the FON study. Examples of blight conditions that can support the creation of a Community Redevelopment District include, but are not limited to, the presence of substandard or inadequate structures, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, inadequate infrastructure, and unsanitary or unsafe conditions. The Town's FON study provides documentation that such conditions exist.

Community Redevelopment Agency

A Community Redevelopment Agency administers the activities and programs offered within a Community Redevelopment District. A five to seven-member Community Redevelopment Agency board, created by the local government (city or county), directs the activities of the Community Redevelopment Agency. The Community Redevelopment Agency board can be comprised of local government officials and/or other community members appointed by the local government. However, a maximum of two community members may be appointed.

Community Redevelopment Plan

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the Community Redevelopment District. The Community Redevelopment Plan includes the overall mission for redevelopment in the area, as well as identifying the types of programs and projects planned for the area.

Examples of projects that may be included in a Community Redevelopment Plan are streetscapes and roadway improvements, control initiatives, water and wastewater improvements, parking lots, neighborhood parks, sidewalks, and street tree plantings. The Community Redevelopment Plan may also include redevelopment incentive programs such as grants and loans for things such as public signs.

Town of Lake Placid Redevelopment Intent

It is the desire and intent of the Town of Lake Placid, based upon the findings of the FON study, to establish a Community Redevelopment Agency (the CRA), define the boundaries of a Community Redevelopment District (the District), implement a Community Redevelopment Plan (the Plan), and facilitate the establishment of Tax Increment Financing (TIF), for the purpose of fostering redevelopment activities and eliminating blighted conditions within the District.



Mission

The mission of the Town of Lake Placid Community Redevelopment Agency is to eliminate and prevent conditions of slum and blight by funding eligible infrastructure projects such as: new sidewalks and sidewalk improvements; roadwork including repaving and new roads; traffic calming; stormwater improvements; street lighting and other street improvements; water and wastewater collection and treatment system improvements, and other CRA-identified infrastructure. Projects consistent with the Goals and Objectives of the Plan are determined to be eligible projects that are listed as short term and long term projects in this Plan. An amendment to the list of eligible projects requires a supermajority vote of the CRA Board (CRA Board members are members of the Town Council).

Redevelopment Activities

According to Florida Statutes, any redevelopment activity that is not prohibited by Chapter 163 Part III, State or local law, or the local comprehensive plan can be utilized by the CRA if that redevelopment activity is included within the Plan. Redevelopment activities can be generally grouped into two categories: Programs and Projects.

The Plan is designed to be prescriptive in nature. The Plan serves as a directional guide for redevelopment within the District. The programs and projects identified within this section of the Plan are tools that may be utilized by the CRA throughout the life of the Plan. Prior to the implementation of any program or project identified within the Plan, the CRA shall establish and/or adopt specific details, rules, criteria, or policy as is necessary to properly and successfully implement the program or project. The CRA shall have the authority to adopt, prioritize, modify, update, change, or abolish any program or project at any duly noticed public meeting. The CRA has the authority to decide when and if any programs or projects identified within the Plan will be implemented. Simply because a program or project is identified, does not mean that the CRA is bound to implement or allocate funds for that particular redevelopment activity.

All programs and projects identified within the Plan are eligible for TIF funds and the CRA may use any number of the projects or programs in a manner that furthers the redevelopment of the District.



INTRODUCTION TO THE LAKE PLACID COMMUNITY REDEVELOPMENT DISTRICT

Background

What is a Community Redevelopment District?

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Districts when certain conditions exist. Since all the monies used in financing Community Redevelopment Agency activities are locally generated, they are not overseen by the state, but Community Redevelopment Plans must be consistent with local government comprehensive plans. Examples of blight conditions that can support the creation of a Community Redevelopment District include, but are not limited to, the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment District.

A Finding of Necessity study, meeting the requirements found in Florida Statutes and defining the blighted area, was completed for the Town of Lake Placid in May 2015 and was updated in July 2017.

What is a Community Redevelopment Agency?

The Community Redevelopment Agency administers the activities and programs offered within a Community Redevelopment District. A five to seven-member Community Redevelopment Agency board, created by the local government (city or county), directs the activities of the Community Redevelopment Agency. The Community Redevelopment Agency board can be comprised of local government officials and/or other individuals appointed by the local government. The local government may appoint a maximum of two other individuals.

What is a Community Redevelopment Plan?

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The Community Redevelopment Plan includes the overall goals for redevelopment in the area, as well as identifying the types of programs and projects planned for the area.



Examples of traditional projects include streetscapes and roadway improvements, stormwater control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks and street tree plantings. The Community Redevelopment Plan is a living document that can be updated to meet the changing needs within the Community Redevelopment District; however, the boundaries of the area cannot be changed without starting the process from the beginning.¹

It is the desire and intent of the Town of Lake Placid, based upon the findings of the adopted FON study, to establish a Community Redevelopment Agency (the CRA), define the boundaries of a Community Redevelopment District (the District), implement a Community Redevelopment Plan (the Plan), and facilitate the establishment of Tax Increment Financing (TIF), for the purpose of fostering redevelopment activities and eliminating blighted conditions within the District.

Boundary

Located north of SR 70 in Highlands County near US 27, the Town of Lake Placid encompasses 3.5 square miles and has a total acreage of 2,451. Downtown Lake Placid is rich in history and is famous for the murals located throughout the town. Lake Placid is also the “Caladium Capital of the World” and was considered one of America’s Most Interesting Towns by the Reader’s Digest. Lake Placid, incorporated in 1925, and is the smallest of three incorporated areas in Highlands County. According to the 2010 Census, Lake Placid’s population was 2,223 persons. Sebring and Avon Park, the other two cities in Highlands County, located about 26 and 10 miles north of Lake Placid respectively, have populations of approximately 11,000 people each. Highlands County’s unincorporated population is 77,007. More than 70 percent of Highlands County residents live in unincorporated areas.

The area identified as the District, as shown on the map in Map 1, is approximately 524 acres. The District is approximately 21.4 percent of the total area of the Town.

The criteria below served as the basis for review and determination of the District boundary.

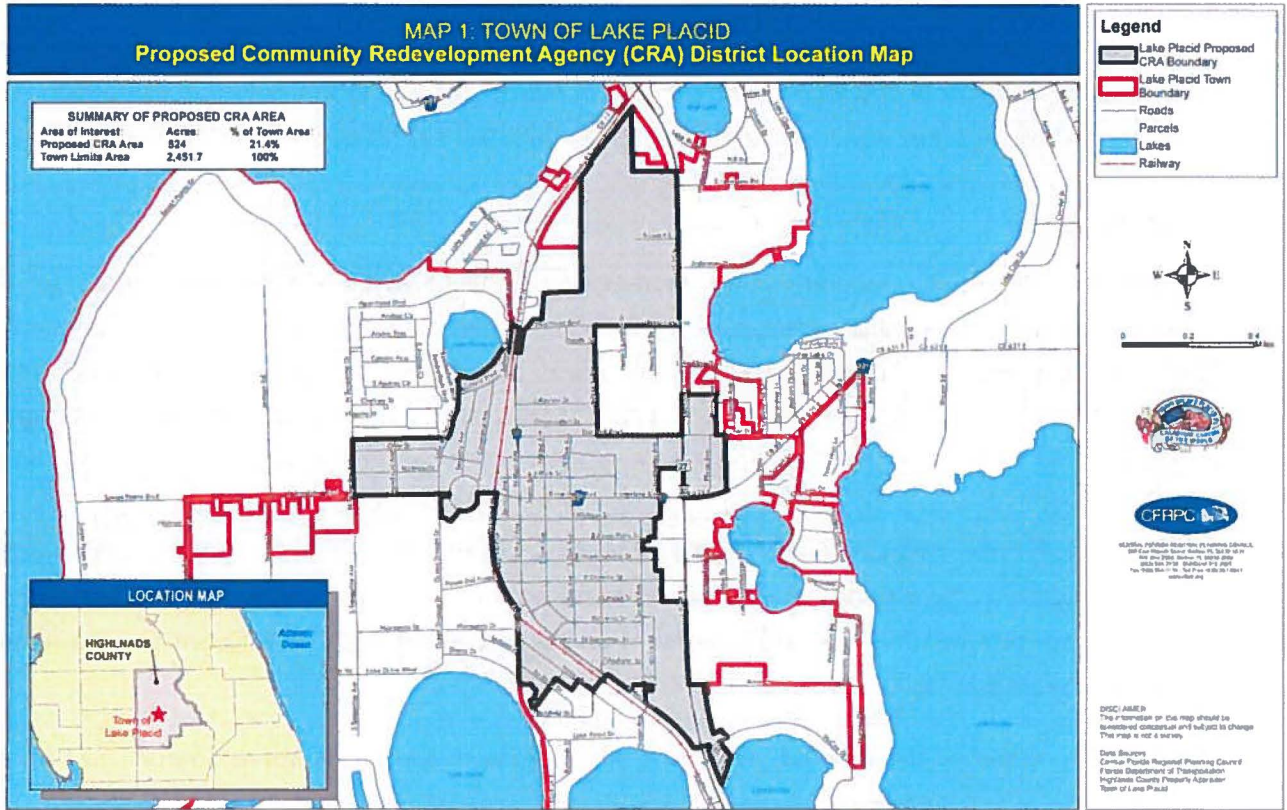
- The existing conditions analysis for a FON study;
- Statutory criteria pertaining to site conditions (blight or slum);
- The FON study;
- Consideration of future development or redevelopment potential that would assist in either elimination or reduction of blight;
- Land use patterns, the transportation system, and efficient provision of government services and facilities; and

¹ <http://redevelopment.net/cra-resources/q-a-for-cras/>

- Locations providing a logical terminus for the boundaries, such as roads and property lines.

The District boundary includes downtown Lake Placid and portions of the US 27 corridor from John Smoak Road on the north to just north of Lake Pearl and Lake McCoy on the south and from Tangerine Drive on the west to areas east of US 27 to the east.

Map 1: District Boundary



The primary land use in the proposed boundary is commercial, which comprises the area of Downtown Lake Placid including Main Street and Interlake Boulevard (CR 621/17). The second largest land use in the proposed boundary is classified as residential. According to 2016 property tax records, the proposed redevelopment area includes a total of 853 parcels, which account for a total taxable value of \$53,818,340. The proposed CRA district area is used for analysis of demographics and economic data.

The initiative to create the CRA district and a redevelopment plan for Lake Placid arises from the need to stimulate reinvestment in the area and identify new funding sources which would improve existing conditions, generate improvement activity, and enhance the local economy. A key concern of the area is the relatively low property values that have not risen in recent years



reflecting a slow growth rate. Supporting upgrades and additions to the infrastructure, encouraging more commercial/office uses, as well as improvements to the overall physical environment may be necessary to attract more investment in Lake Placid.

Demographics

Population Growth

The table below summarizes U.S. Census Bureau information in Lake Placid, Sebring, and Highlands County. It shows that since 2000, the Town of Lake Placid has grown in population at a rate greater than Sebring and Highlands County. See Table 1.

Table 1: Historic Population Growth

Subject	1990	Growth rate from 1990 to 2000	2000	Growth rate from 2000 to 2010	2010
Lake Placid	1,562	7%	1,668	33%	2,223
Sebring	8,900	8.6%	9,667	13%	10,971
Highlands County	68,432	27.7%	87,366	13%	98,786

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

The population of the Town of Lake Placid increased slightly from 2010 to 2016 according to the Bureau of Economic and Business Research (BEBR), from 2,223 people to 2,564. In regards to population projections, the Town of Lake Placid 2017-2022 population projection show an increase from 2,838 to 2,987 people or an annual rate of 1.03% according to ESRI US Demographic 2017-2022. The table below also shows that in 2017 the largest segment of the Town’s population is the 15 to 34-year-old age group. However, in 2022, the estimated largest segment of the Town’s population is the 65-year-old and older age group. See Table 2.

Table 2: Age Distribution

Age Distribution	2010	2017	2022
Less than 15	19.7%	19.4%	21.3%
15-34	26.1%	25.5%	22.9%
35-54	21.5%	19.4%	19.5%
55-64	11.1%	12.2%	12.2%
65 years and older	21.7%	23.5%	24.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

Currently, when compared to Highlands County and to the State of Florida, the Town of Lake Placid has a much younger population with a median age of 31 years, compared to 52 in the county and 41 in the state. Other cities in Highlands County like Sebring and Avon Park have grown as a retirement destination. The Town also has fewer females (49.1 percent) than males



(50.9 percent), which is opposite from Highlands County and the state with approximately 51 percent of the population as female.

According to the 2011-2015 American Community Survey 5-year Estimates, approximately 81 percent of the population identified as White, 6.5 percent as Black or African American, 3.4 percent as two or more races, and the rest of the population as another race. Hispanics can be of any race and are included in the applicable race categories. The Town of Lake Placid is 52.9 percent Hispanic, more than double the county (18.3 percent) and the state (23.7 percent).

Economic Analysis

Forty-one (41) percent of the population age 18 to 24 years old in the Town of Lake Placid has obtained a High School diploma, while 55 percent of the population 25 years and older has obtained a high school diploma or has obtained higher education beyond high school. This is approximately 37 percent lower than Highlands County as a whole. Due in large part to the low educational attainment levels in Lake Placid, the per capita income and median household income levels are lower than county and state averages. Similarly, the percent of people living under the poverty level in Lake Placid is more than double that of the county and the state. See **Table 3**.

Table 3: Economic Characteristics
2011-2015 American Community Survey 5-Year Estimates

Subject	Lake Placid	Highlands County	Florida
Median Household Income	\$25,692	\$35,093	\$47,507
Individuals Below Poverty	48.3%	19.4%	16.5%
*Unemployment Rate	8.6%	13.3%	9.7%

Source: American Community Survey 5-Year Estimates, 2011-2015 | * (Year for rate: 2015)

According to 2017 Esri Business Analyst, a tool that was used to perform this economic analysis, Lake Placid’s highest number of households have a disposable income from \$15,000 to \$24,999 and the median disposable income is \$25,106 in a 0 to 1-mile radius from Lake Placid’s downtown area (Interlake Boulevard and Main Avenue). Furthermore, the number of households with a population age of 65 to 74 are the highest and have a disposable income of 15,000 to \$24,999.



Table 4: 2017 Disposable Income by Age of Householder

2017 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	51	139	112	149	191	221	213
<\$15,000	11	40	25	40	56	55	67
\$15,000-\$24,999	10	35	24	27	33	52	63
\$25,000-\$34,999	13	15	13	13	25	29	32
\$35,000-\$49,999	10	23	17	22	24	29	24
\$50,000-\$74,999	6	17	20	20	20	26	13
\$75,000-\$99,999	1	4	7	10	11	11	6
\$100,000-\$149,999	1	5	4	11	14	13	5
\$150,000-\$199,999	0	0	2	3	5	3	2
\$200,000+	0	1	1	4	4	4	2
Median Disposable Income	\$27,875	\$22,897	\$30,072	\$30,541	\$27,223	\$26,046	\$20,045
Average Disposable Income	\$31,876	\$33,703	\$43,630	\$48,455	\$45,219	\$42,132	\$30,516

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

The table above indicates that, in general, Lake Placid’s population is not wealthy based on Business data from Infogroup®. Nearly 48% of retirees age 65 and older are likely to earn less than \$25,000 per year. Of persons in their prime working years (25 to 54), only 27 percent have a household income greater than \$50,000 per year. Nearly 80 percent of the total population has an annual household income of less than \$50,000.

Esri Business Analysis

Esri Business Analyst is a software extension that provides tools for mapping, analysis and work management. It is one of Esri’s location analytics solutions. It combines GIS analysis and visualization capabilities with an extensive data package that allows users to gain a better understanding and timely information about the market, customers and competitors. It is a complete system for analyzing data to reveal insights and patterns in a business and is mainly focused as a solution for market planning and site selection.

The two predominant industries in Lake Placid are Services (45%) and Agriculture/Mining (30.7%). See table below for more information. See Table 5:



Table 5: 2017 Employed Population Over 16 Years Old by Industry

Industry	Percentage
Agriculture/Mining	30.7%
Construction	1.3%
Manufacturing	3.0%
Wholesale Trade	1.0%
Retail Trade	6.9%
Transportation/Utilities	1.2%
Information	0.9%
Finance/Insurance/Real Estate	4.3%
Services	45.0%
Public Administration	5.4%

In regards to Lake Placid’s consumer spending patterns, the highest category is “Health Care” in a 1 to 3-mile radius. When compared to Highlands County, StatsAmerica Innovation 2.0 U.S. Economic Development Administration also indicates “Health Care and Social Services” as the most dominant sector in the county, which revealed a large percentage of elderly persons in the population — presumably retirees — who would be expected to spend more on health care services and products.



Table 6: 2017 Consumer Spending

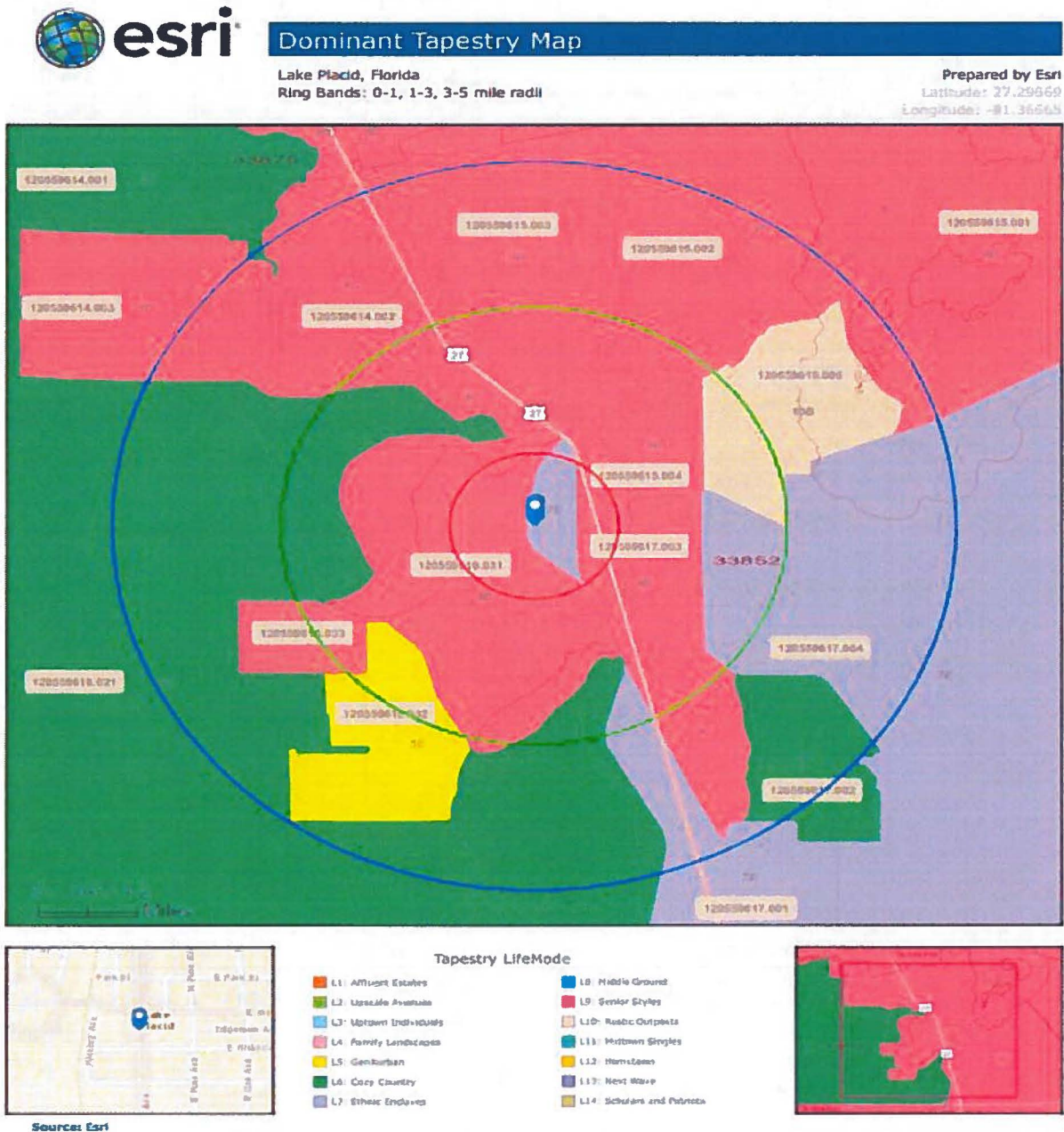
Spending by Category	Distance		
	0-1 mile	1-3 mile	3-5 mile
Apparel & Services: Total \$	\$1,432,408	\$5,336,562	\$4,266,514
Average Spent	\$1,331.23	\$1,359.98	\$1,294.06
Spending Potential Index	62	63	60
Education: Total \$	\$739,596	\$2,796,569	\$2,375,892
Average Spent	\$687.36	\$712.68	\$720.62
Spending Potential Index	47	49	50
Entertainment/Recreation: Total \$	\$2,077,246	\$8,463,892	\$6,867,072
Average Spent	\$1,930.53	\$2,156.96	\$2,082.82
Spending Potential Index	62	69	67
Food at Home: Total \$	\$3,475,534	\$13,716,650	\$11,068,277
Average Spent	\$3,230.05	\$3,495.58	\$3,357.08
Spending Potential Index	64	69	67
Food Away from Home: Total \$	\$2,210,270	\$8,620,338	\$6,921,337
Average Spent	\$2,054.15	\$2,196.82	\$2,099.28
Spending Potential Index	62	66	63
Health Care: Total \$	\$3,881,028	\$16,954,140	\$13,846,365
Average Spent	\$3,606.90	\$4,320.63	\$4,199.69
Spending Potential Index	64	77	75
HH Furnishings & Equipment: Total \$	\$1,298,363	\$5,259,066	\$4,254,802
Average Spent	\$1,206.66	\$1,340.23	\$1,290.51
Spending Potential Index	62	69	66
Personal Care Products & Services: Total \$	\$547,703	\$2,169,022	\$1,738,971
Average Spent	\$509.02	\$552.76	\$527.44
Spending Potential Index	64	69	66
Shelter: Total \$	\$10,806,655	\$40,951,552	\$33,184,149
Average Spent	\$10,043.36	\$10,436.18	\$10,064.95
Spending Potential Index	62	64	62
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,602,152	\$6,935,378	\$5,669,425
Average Spent	\$1,488.99	\$1,767.43	\$1,719.57
Spending Potential Index	64	75	73
Travel: Total \$	\$1,349,196	\$5,396,544	\$4,400,310
Average Spent	\$1,253.90	\$1,375.27	\$1,334.64
Spending Potential Index	61	66	64
Vehicle Maintenance & Repairs: Total \$	\$737,520	\$2,998,963	\$2,424,584
Average Spent	\$685.43	\$764.26	\$735.39
Spending Potential Index	64	71	69

Source: U.S. Census Bureau, Consumer Spending. Esri Business Analyst 2017.



Esri Business Analyst also provides a study of Tapestry Segmentation, which represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. In a 0-1, 1-3, and 3-5-mile radio analysis, Lake Placid's tapestry life mode is composed by Ethnic Enclaves, Senior Styles, Rustic Outposts, GenXurban, and Cozy Country.

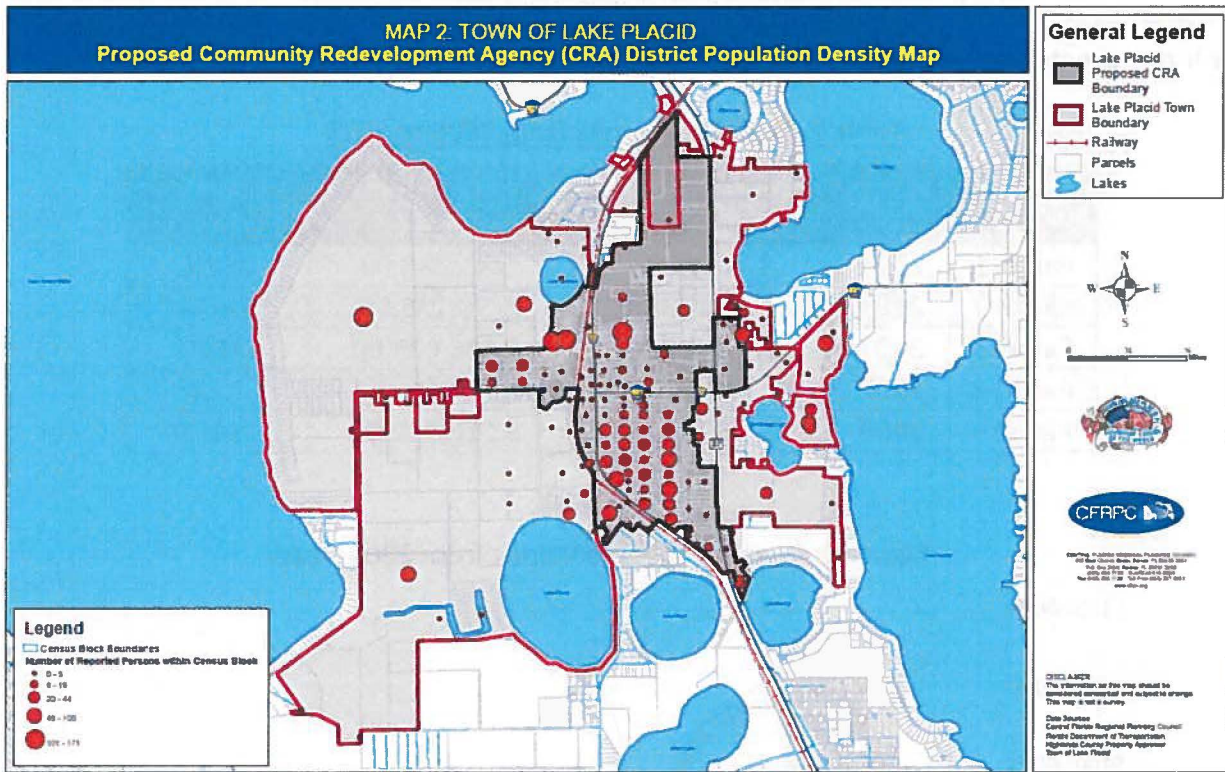
Figure 1: ESRI Tapestry Map





Approximately 60 percent of the population of the Town of Lake Placid lives within the Study Area and within walking distance (1/4 mile) of non-residential uses located along US 27, along East Interlake Boulevard, and in the general area of Main Street. See Map 2.

Map 2: Population Density





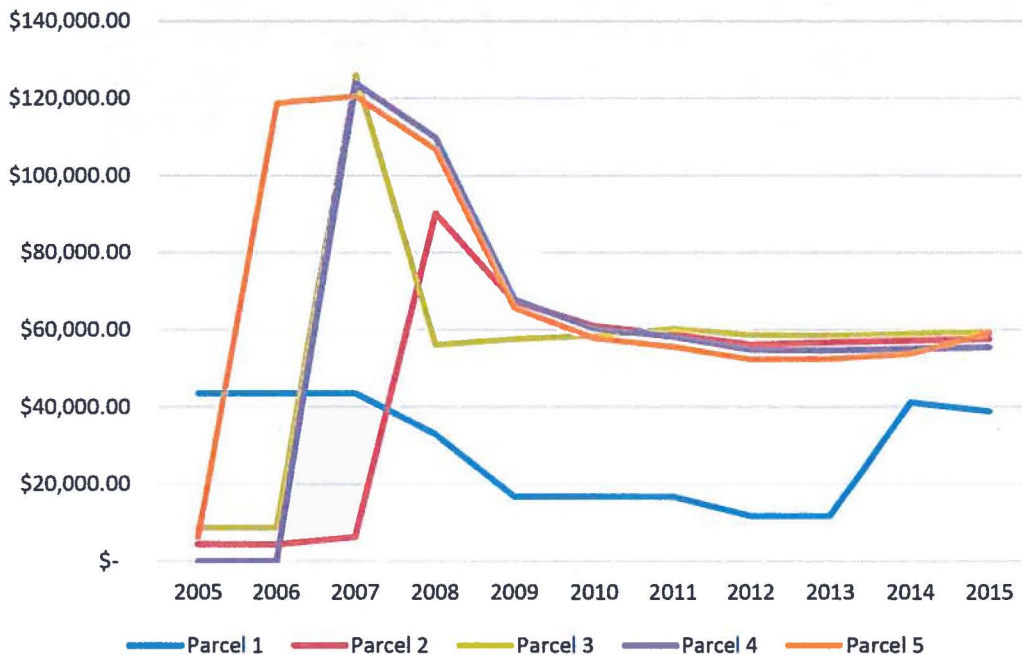
Building Permits

Building permit records for new construction were tabulated for the Town of Lake Placid. Analysis of building permits issued from January 1, 2005 to April 21, 2017 for construction buildings in the study area. There is a total of five parcels. Assessed values data was requested from the Highlands County Tax Collector from 2005 to 2016. These numbers do not include permits for renovations or additions, which are likely to be more common with the Town’s limits as it represents redevelopment efforts.

Table 7: Building Permits from 2005 to 2015

Parcel	AYB	Tax Value Vacant	Tax Value Improved	Change %
Parcel 1	2014	\$ 11718.00	\$ 41,218.00	252%
Parcel 2	2008	\$ 6,188.00	\$ 90,146.00	1357%
Parcel 3	2007	\$ 8,662.00	\$ 126,003.00	1355%
Parcel 4	2007	N/A	N/A	N/A
Parcel 5	2006	\$ 6,116.00	\$ 118,720.00	1841%

Figure 2: Parcels Assessed Values from 2005-2016





Land Use

The District has a geographic boundary covering approximately 524 acres, with 403.5 acres contained within 853 parcels.

Existing Land Use

The existing land use distribution by acreage, as indicated in **Table 8**, is 20 percent Agriculture, 17 percent Vacant, 24 percent Residential, 5.1 percent Miscellaneous uses (utilities and any rights of way), 14 percent Commercial/Office, 5 percent Industrial, 7.6 percent Governmental, and 6.5 percent Institutional.

Table 8: Existing Land Use by Acreage

Existing Land Use (ELU)	Number of Parcels	Acreage	% (Acreage) of District
Residential	408	97.3	24.11
Commercial/Office	143	56.4	13.98
Industrial	55	19.3	4.78
Agricultural	18	80.9	20.05
Institutional	36	26.3	6.52
Government	36	30.7	7.61
Miscellaneous	3	20.6	5.11
Vacant	154	72	17.84
Totals	853	403.5	100.00

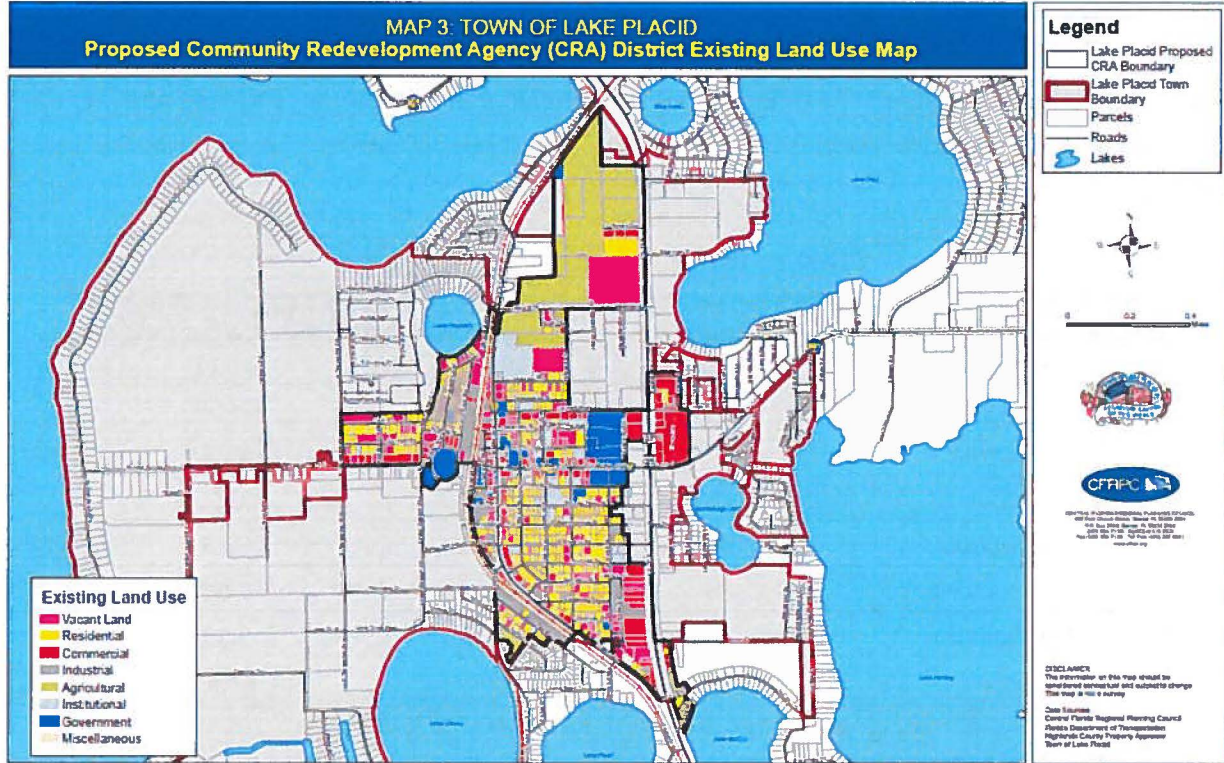
Source: Based on Department of Revenue codes provided by the Highlands County Property Appraiser

The Highlands County Property Appraiser classifies approximately 154 parcels, totaling 72 acres of land in the District, with a Department of Revenue (DOR) code of Vacant by Future Land Use classification. This helps to demonstrate the development potential of the vacant land. The majority of the vacant parcels have a Future Land Designation of Commercial General or Commercial Intensive.



Map 3 indicates the Existing Land Use distribution within the proposed district.

Map 3: Existing Land Use



The Highlands County Property Appraiser classifies approximately 154 parcels, totaling 72 acres of land in the District, with a Department of Revenue (DOR) code of Vacant. Although some parcels have the same numbers and same site address, a GIS analysis has identified that all parcel areas and location are unique.

Table 9: Vacant Parcels by Future Land Use Designation

Parcel Number	Future Land Use	Site Address	Acreage
P01372901000700010	LP CG	203 S Main Ave	0.11
P01372901000700030	LP CG	205 S Main Ave	0.17
P01372901000700060	LP CG	209 S Main Ave	0.17
P01372901000700090	LP CG	211 S Main Ave	0.16
P01372901000700320	LP CI	1136 Royal Palm St	0.07
P01372901000800140	LP CI	19 W Phoenix St	0.11
P01372901000800160	LP CI	27 W Phoenix St	0.19
P01372901000900130	LP CI	10 W Phoenix St	0.46
P06373001000100070	LP LDR	147 Royal Palm St	0.31



P06373002000200040	LP CG	712 Spruce Ave	0.32
P06373002000200050	LP CG	800 Spruce Ave	0.32
P06373002000200060	LP CG	804 Spruce Ave	0.35
P06373002000200070	LP CG	808 Spruce Ave	0.32
P06373003000300060	LP LDR	243 E Phoenix St	0.37
P06373003000300080	LP LDR	251 E Phoenix St	0.19
P06373003000400010	LP LDR	252 E Phoenix St	0.36
P06373004000300210	LP CG	100 S Main Ave	0.16
P06373004000400170	LP CG	206 S Main Ave	0.11
P06373004000500150	LP LDR	101 E Washingtonia St	0.33
P06373004000600010	LP LDR	369 Royal Palm St	0.39
P06373004001400010	LP LDR	226 E Washingtonia St	0.20
P06373004001600040	LP CG	300 S Main Ave	0.24
P06373004001600090	LP CG	304 S Main Ave	0.10
P06373004001600110	LP CG	306 S Main Ave	0.10
P06373004001600130	LP CG	308 S Main Ave	0.10
P06373004001600190	LP LDR	8 E Washington St	0.07
P06373004001600200	LP LDR	11 E Phoenix St	0.29
P06373004001900100	LP MDR	108 E Phoenix St	0.15
P06373004002000010	LP LDR	226 E Phoenix St	0.39
P06373004002000110	LP LDR	225 Plumosa St	0.39
P06373004002100070	LP LDR	201 Palmetto St	0.39
P06373004002400010	LP MDR	601 S Oak Ave	0.25
P06373004002400010	LP MDR	601 S Oak Ave	0.25
P06373004002400100	LP CG	612 S Main Ave	0.18
P06373004002500060	LP LDR	200 Palmetto St	0.19
P06373006000600070	LP MDR	5 Sudbury Dr.	0.26
P06373006000600110	LP RO	2 Ranier Dr.	0.25
P06373006000700030	LP MDR	120 Ranier Dr.	0.19
P06373007000100090	LP MDR	320 Poinsetta St	0.37
P06373007000100110	LP MDR	217 Gladiola Ave	0.18
P06373007000200020	LP MDR	802 S Main Ave	0.47
P06373007000200020	LP CG	802 S Main Ave	0.47
P06373007000200040	LP MDR	208 Gladiola St	0.18
P06373007000200050	LP MDR	210 Gladiola St	0.19
P06373007000200120	LP MDR	811 Spruce Ave	0.19
P06373007000200180	LP CG	818 S Main Ave	0.38
P06373008000100090	LP LDR	138 Royal Palm St	0.30
P06373008000200070	LP LDR	319 E Washingtonia St	0.15
P06373010000100010	LP MDR	320 Plumosa St	0.33
P06373010000200110	LP MDR	300 Palmetto St	0.31



P06373010000200150	LP MDR	305 Poinsettia St	0.47
P06373011000200020	LP CG	108 McCoy Dr.	0.28
P06373015000000080	LP MDR	301 Palmetto St	0.22
P06373015000000090	LP MDR	305 Palmetto St	0.22
P06373015000000100	LP MDR	307 Palmetto St	0.22
P06373015000000110	LP MDR	311 Palmetto St	0.22
P06373015000000130	LP MDR	319 Palmetto St	0.22
P06373019100001010	LP CG	No Address	0.02
P06373019100001020	LP CG	No Address	0.02
P06373019100001030	LP CG	No Address	0.02
P06373019100001070	LP CG	107 Top View Dr.	0.02
P06373019100001080	LP CG	108 Top View Drive	0.02
P06373019100001090	LP CG	109 Top View Dr.	0.02
P063730A0000660000	LP CG	602 US 27	0.83
P063730A0000680000	LP CG	608 US 27	0.42
P063730A0003200000	LP CI	509 S Main Ave	0.21
P063730A0003900000	LP CG	900 S Main Ave	0.89
P063730A0003910000	LP CG	850 US 27	1.36
P063730A0005700000	LP CG	880 US 27	0.32
P063730A0006000000	LP CG	801 Wirick St	0.84
P31363002000900230	LP CG	117 E Hibiscus St	0.08
P31363003000200200	LP LDR	No Address	0.11
P31363003100200010	LP LDR	No Address	0.60
P31363003100200020	LP LDR	218 E Belleview St	1.45
P31363003100200080	LP LDR	209 E Park St	0.23
P31363003100200090	LP LDR	207 E Park St	0.29
P31363005000100050	LP CG	43 Heartland Blvd	0.12
P31363005000100070	LP CG	39 Heartland Blvd	0.63
P31363005000100120	LP CG	11 Noah Ave	0.12
P31363007000200020	LP CG	216 N Pine Ave	0.29
P31363007000200030	LP CG	210 N Pine Ave	0.29
P31363007000300010	LP DMU	22 E Belleview St	0.21
P31363007000300020	LP DMU	20 E Belleview St	0.18
P31363007000300150	LP RO	25 E Park St	0.29
P31363007000500110	LP CG	106 E Park St	0.13
P31363007A00300010	LP LDR	943 Dal Hall Blvd	0.54
P31363007A00400030	LP CG	119 E Park St	0.15
P31363007A02600060	LP MDR	91 Lakeview St	0.21
P31363007A02600070	LP MDR	81 Lakeview St	0.21
P31363007A02700030	LP MDR	110 Lakeview St	0.21
P31363007A02700050	LP MDR	100 Lakeview St	0.21



P31363007A02700100	LP MDR	50 Lakeview St	0.21
P31363007A02700120	LP MDR	34 Lakeview St	0.21
P31363007A02700170	LP MDR	10 Lakeview St	0.21
P31363007A02700180	LP CG	6 Lakeview St	0.43
P31363007A02700200	LP CG	1 Observation St	0.43
P31363007A02700320	LP MDR	101 Observation St	0.21
P31363007A02700330	LP MDR	109 Observation St	0.21
P31363007A02800010	LP MDR	100 Observation St	0.76
P31363008000B0AA00	LP CG	No Address	0.87
P313630A0001020000	LP RL	700 Hillcrest Ave	5.54
P313630A0001100000	LP CG	4 Heartland Blvd	16.48
P313630A0004210000	LP CG	241 E Hibiscus St	0.22
P313630A0004230000	LP CG	247 E Hibiscus St	0.19
P36362912000B00110	LP CI	112 W Interlake Blvd	0.41
P36362913000100070	LP CG	5 S Main Ave	0.27
P36362913000100170	LP CI	45 W Hibiscus St	0.16
P36362913000200050	LP CG	0 N Main Ave	0.07
P36362913000300130	LP CI	10 Park Ave	0.11
P36362913000400090	LP CG	219 N Main Ave	0.32
P36362913000500000	LP CG	255 N Main Ave	0.44
P36362916000100060	LP MDR	425 Ohio St	0.21
P36362916000100070	LP MDR	429 Ohio St	0.63
P36362916000200010	LP MDR	501 Ohio St	2.10
P36362916000300150	LP MDR	527 Michigan St	1.26
P36362916000400020	LP MDR	410 Ohio St	0.32
P36362916000400040	LP MDR	418 Ohio St	0.21
P36362916000400050	LP MDR	422 Ohio St	0.21
P36362916000400060	LP MDR	426 Ohio St	0.21
P36362916000400120	LP MDR	449 Ohio St	0.42
P36362916000400140	LP MDR	439 Michigan St	0.42
P36362916000500080	LP MDR	440 Michigan St	0.42
P36362916000500100	LP MDR	448 Michigan St	0.21
P36362916000600010	LP MDR	502 Michigan St	0.21
P36362916000600090	LP MDR	552 Michigan St	0.21
P36362916000600100	LP MDR	556 Michigan St	0.21
P36362916000600130	LP RO	527 Deen Blvd	0.42
P36362916000600190	LP RO	501 W Interlake Blvd	0.42
P36362921000A00000	LP LDR	301 Rachard Blvd	0.76
P36362921000A00010	LP RO	582 Lake Rachard Dr.	0.91
P36362921000A00050	LP RO	560 Lake Rachard Dr.	0.19
P36362921000A00080	LP RO	312 W Interlake Blvd	0.43

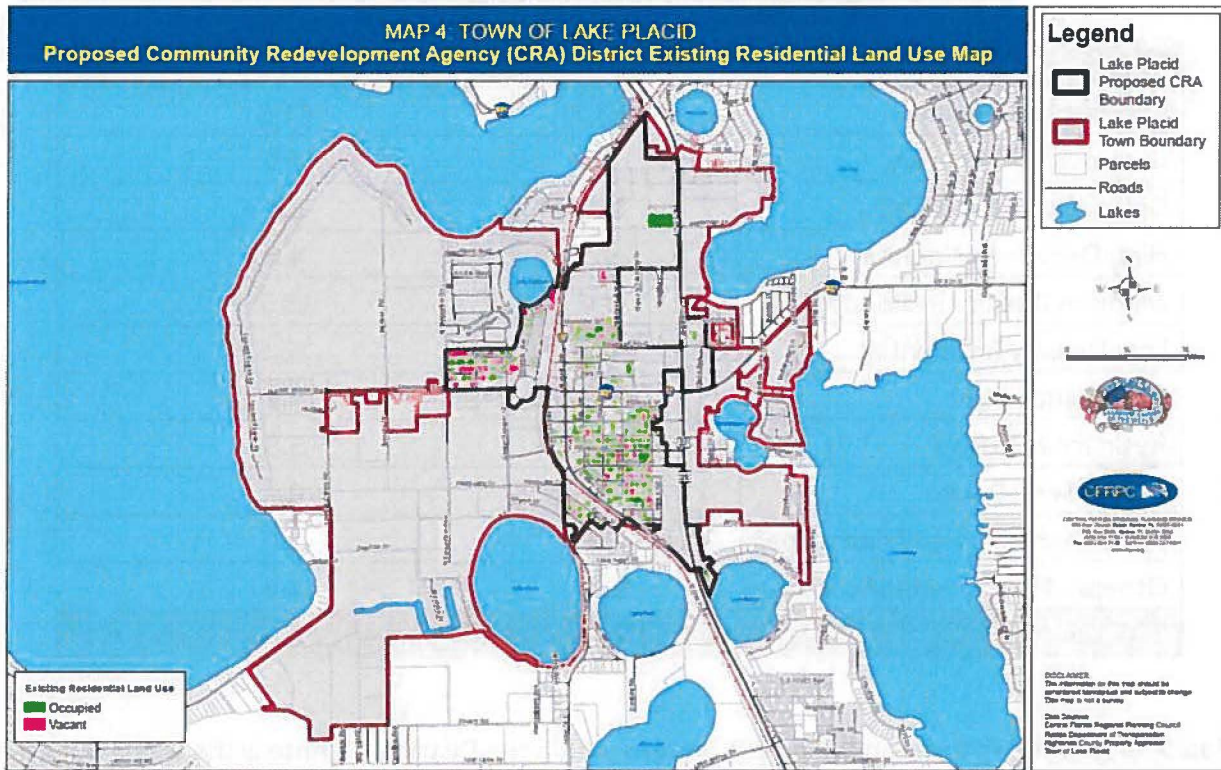


P36362921000A00080	LP RO	312 W Interlake Blvd	0.43
P36362921000B00000	LP LDR	200 Rachard Blvd	1.78
P36362921000B00000	LP CI	200 Rachard Blvd	1.78
P36362921000C00180	LP MDR	117 Serenity Ave	0.09
P36362921000C00181	LP MDR	115 Serenity Ave	0.09
P36362921000C00190	LP MDR	121 Serenity Ave	0.09
P36362921000C00191	LP MDR	119 Serenity Ave	0.09
P36362921000C00200	LP MDR	125 Serenity Ave	0.09
P36362921000C00201	LP MDR	123 Serenity Ave	0.09
P36362921000C00210	LP MDR	129 Serenity Ave	0.08
P36362921000C00211	LP MDR	127 Serenity Ave	0.08
P36362921000D00030	LP LDR	219 Rachard Blvd	0.28
P36362921000D00040	LP LDR	215 Rachard Blvd	0.29
P36362921000D00050	LP LDR	211 Rachard Blvd	0.31
P36362921000E00050	LP MDR	138 Serenity Ave	0.09
P36362921000E00051	LP MDR	136 Serenity Ave	0.09
P36362921000E00060	LP MDR	135 Grove St	0.09
P36362921000E00061	LP MDR	132 Serenity Ave	0.09
P36362921000E00190	LP MDR	120 Commerce Ave	0.11
P36362921000E00191	LP MDR	118 Commerce Ave	0.11
P36362921000F00010	LP CI	155 Commerce Ave	1.48
P36362921000F00080	LP CI	No Address	0.26
TOTAL ACREAGE			71.93

Map 4 depicts the 154 parcels of land within the District with a DOR code of Vacant. The vacant parcels are disbursed throughout the district with no defining concentration to any one area. **Map 4** is based upon DOR use code information obtained from the Highlands County Property Appraiser. Actual field observation of vacant parcels may vary slightly. Of the 154 vacant parcels within the Study Area, 31 percent have a Commercial-General and 37 percent have a Medium Residential Future Land Use designation.



Map 4: Vacant Parcels



Future Land Use

There are seven (7) residential Future Land Use designations within the proposed CRA, Low Density Residential, Medium Density Residential, Rural Landscape, Downtown Mixed Use, and Residential/Office.

Low Density Residential allows for up to three (3) dwelling units per gross acre, Medium Density Residential areas may be developed to a maximum density of six (6) dwelling units per acre, High Density Residential areas may be developed to a maximum density of twelve (12) dwelling units per gross acre, and Residential uses in Residential/Office areas may be developed to a maximum density of twelve (12) dwelling units per gross acre. However, Non-residential uses in Residential/Office areas may be developed to a maximum FAR of 0.50. The total of acreage for potential residential land use is 175. Most of these units would be located in the center of the proposed CRA boundary, south of Interlake Boulevard. (Map 5)

Based on the Town's adopted Future Land Use Map (FLUM), more than 48 percent of the property within the District is designated as Commercial General or Commercial Intensive. The Medium Density Residential Future Land Use designation composes more than 20 percent of the district according to the FLUM. The remaining Future Land Use districts represented in the Study



Area (Residential High Density, Public, Recreation, Conservation, and Unassigned) each have less than 10 percent of the total acreage (Table 3).

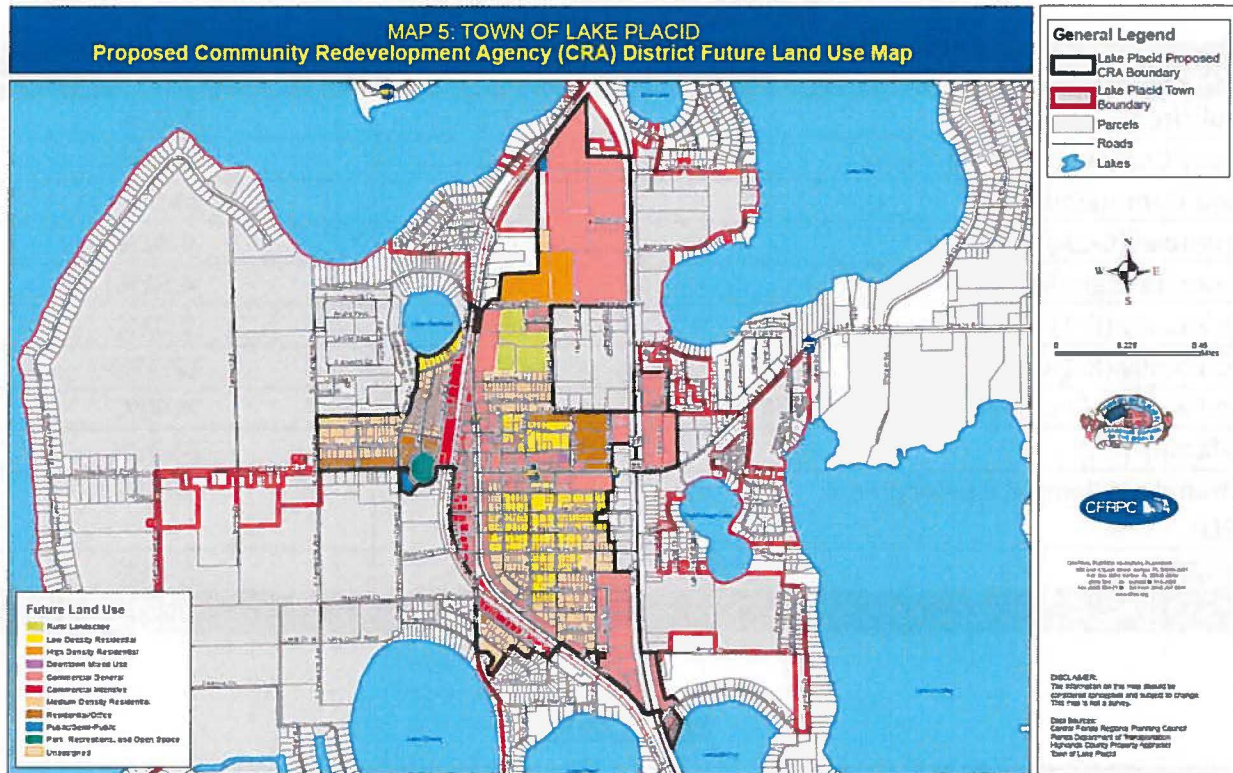
Table 10: Future Land Use Composition

Future Land Use	Acreage	Percentage (Acreage) of District
Commercial General	168.7	41.8
Commercial Intensive	18.2	4.5
Downtown Mixed-Use	1.2	0.3
High Density Residential	19.5	4.8
Medium Density Residential	79.4	19.7
Low Density Residential	50.9	12.6
Rural Landscape	17.1	4.2
Residential/Office	23.3	5.8
Public/Semi Public	2.69	0.7
Park, Recreation and Open Space	3.86	1.0
Others - Non-included/ classified	18.6	4.6
TOTALS	403.5	100

Map 5 depicts the Future Land Use designations within the District. Of note is the triangular area to the north of the District is approved for future development that has the potential to serve as a catalyst project for the CRA, rapidly increasing the revenue potential of the District.



Map 5: Future Land Use



Zoning

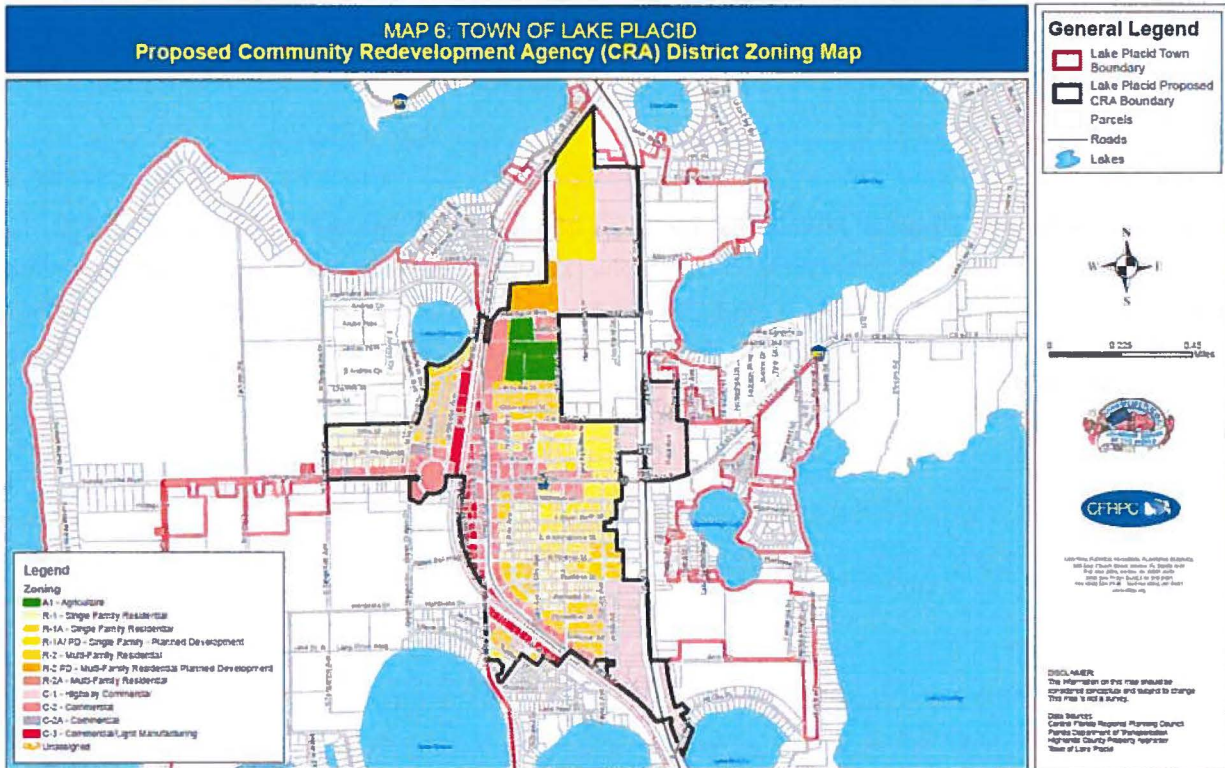
Based on the Town’s adopted Official Zoning Map, the District contains a mixture of Residential, Commercial, Industrial, Agriculture, and Public Zoning Districts, with some property not designated. Table 5 provides the acreage each zoning districts within the District. The Highway Commercial (C-1) zoning district has the highest percentage of land followed by the Commercial (C-2) zoning district.



Table 11: Zoning Composition

Zoning	Acreage	Percentage (Acreage) of District
Agriculture (A-1)	17.1	4.24%
Highway Commercial (C-1)	97.5	24.16%
Limited Commercial (C-2)	58.5	14.50%
Commercial (C-2A)	1.3	0.32%
Commercial Light Manufacturing (C3)	18.2	4.51%
Single Family (R-1)	36.4	9.02%
Single Family (R-1A)	49.9	12.37%
Single Family – Planned Development- (R-1A/PD)	33.9	8.40%
Multifamily (R-2)	57.9	14.35%
Multifamily – Planned Development (R2-PD)	11.7	2.90%
Unassigned	21.15	5.24%
TOTALS	403.5	100%

Map 6: Zoning





Taxable Values

Table 6 displays the taxable value growth rate in the Town of Lake Placid compared with the City of Sebring. As observed, from 2006 to 2016, the taxable value of real property within the Town of Lake Placid decreased from 186 million to 172 million. Like most cities across the nation, the Town experienced a recession, losing nearly 13.6 million in taxable value in only 10 years.

Table 12: Taxable Values of Real Property – Municipality Comparison

Year	Town of Lake Placid \$	% Change	City of Sebring \$	% Change
2006	186,531,040	-	617,813,619	-
2007	206,357,363	10%	729,393,990	15%
2008	216,503,066	5%	725,089,781	-1%
2009	203,895,826	-6%	683,844,748	-6%
2010	169,371,535	-20%	594,389,452	-15%
2011	167,770,365	-1%	597,611,896	1%
2012	163,638,475	-3%	580,106,270	-3%
2013	162,167,795	-1%	539,631,596	-8%
2014	164,355,404	1%	538,109,893	0%
2015	166,924,249	2%	549,655,955	2%
2016	172,911,825	3%	561,686,438	2%



Figure 3: Town of Lake Placid Taxable Value 2006- 2016



Table 13: Taxable Values of Real Property in the CRA District

Year	Study Area	% Change from Prior Year	% Change from 2010
2010	\$55,014,991	0.00%	0.00%
2011	\$53,391,968	-2.95%	-2.95%
2012	\$52,051,755	-2.51%	-5.39%
2013	\$52,374,429	0.62%	-4.80%
2014	\$52,893,780	0.99%	-3.86%
2015	\$53,554,040	1.25%	-2.66%
2016	\$53,818,340	0.49%	-2.18%
% Change			-2.18%

Source: Taxable values provided by the Highlands County Property Appraiser.

Taxable Values of Real Property in the CRA District – displays the taxable value growth rate within the CRA District. From 2010 – 2012, the taxable value decreased by \$2,963,236 dollars, or 5.4 percent. **Figure 3** illustrates the taxable value history for the CRA District. The 2016 tax year is the established base year, and the tax increment is the difference between the base year and the forecast year. For example, if a tax rate is 1.00 mill and the taxable value of a piece of property is \$1,000, one dollar of revenue is generated.

While assessed value increase may not be an indicator of blight, it does indicate that the Study Area has a fairly stable and growing tax base. This is critical for Tax Increment Financing (TIF) and



revenue generation within the CRA district. TIF revenue is used to implement programs and projects designed to eliminate conditions of blight that are identified within the CRA district.

Figure 4: Lake Placid CRA District Percent Change in Taxable Value From 2010 to 2016

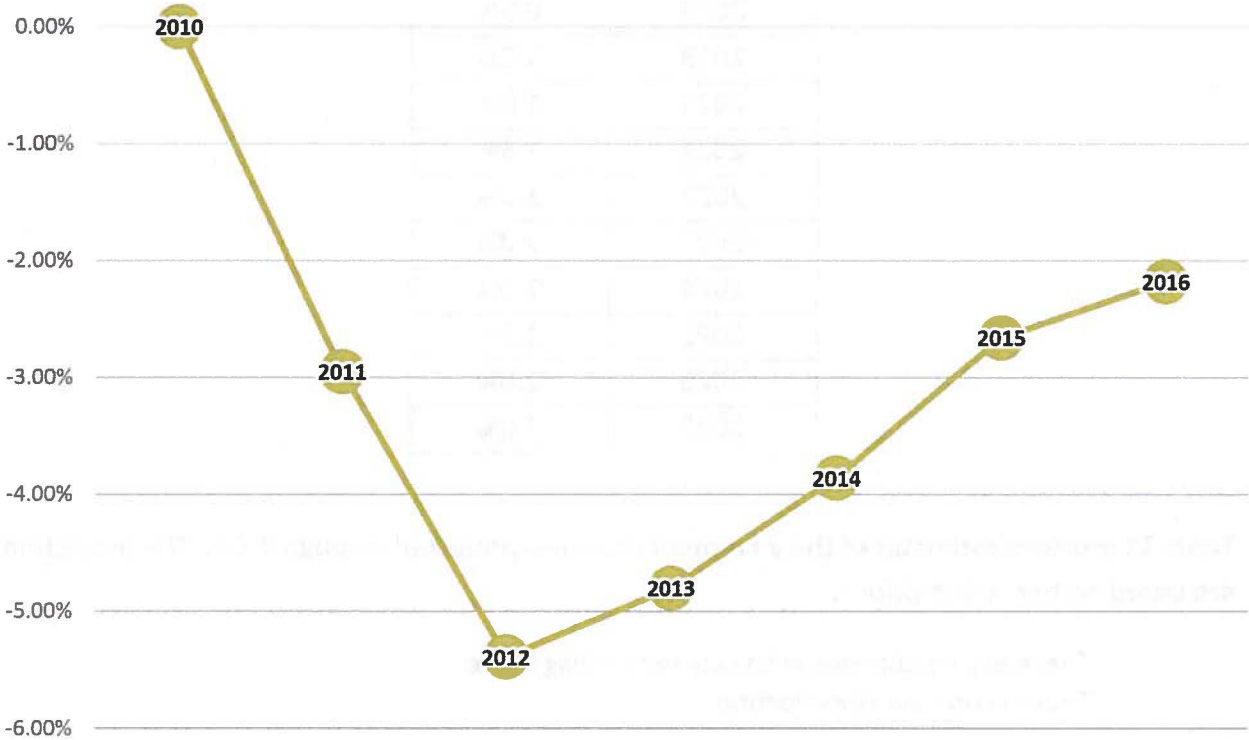




Table 14: Growth Projection of the CRA District

Year	% Increase
2016	--
2017	0.5%
2018	0.5%
2019	1.0%
2020	1.0%
2021	1.5%
2022	1.5%
2023	2.0%
2024	2.0%
2025	2.0%
2026	2.0%
2027	2.0%

Table 14 provides estimates of the increment revenues projected through 2027. The projections are based on two assumptions:

- There are no changes in the current millage rate
- There is no new construction

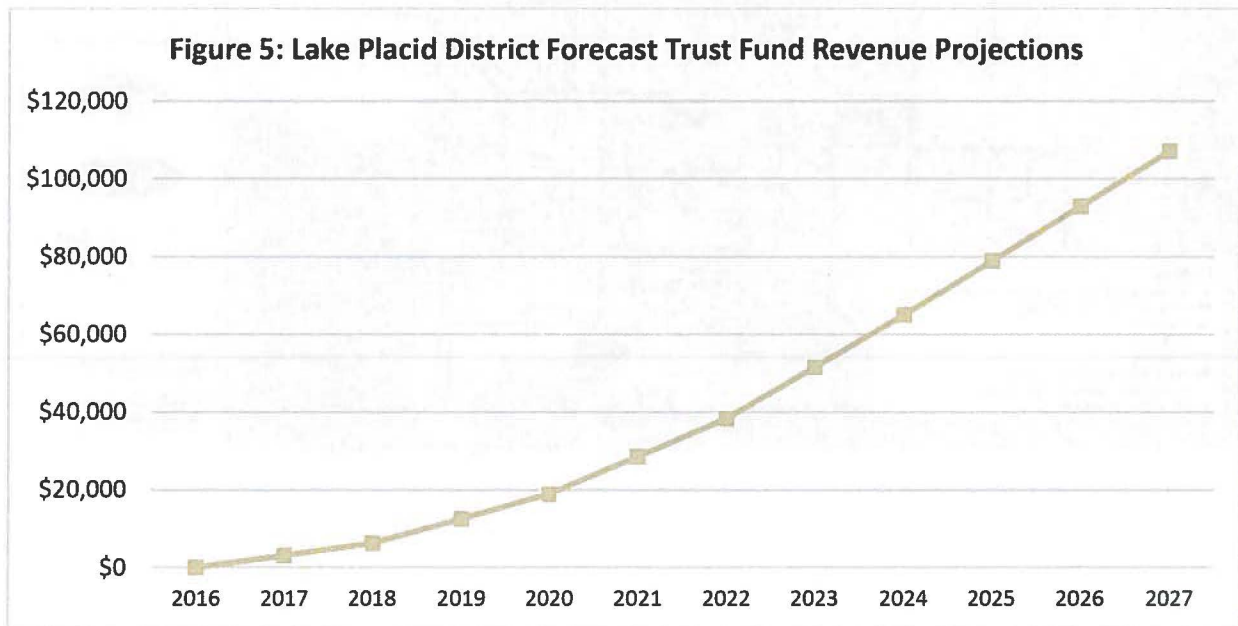
This should be considered a conservative projection but does provide a new term order of magnitude of the increment resources that may be available to leverage resources for the highest priorities.

Table 15 illustrates the CRA District forecast revenue projections. The contribution rate is at 95 percent with a Town tax rate of 3.6500 mills and a County tax rate of 8.5500 mills. A mill is a ratio used to calculate ad valorem revenue.



Table 15: TIF Revenue Projection

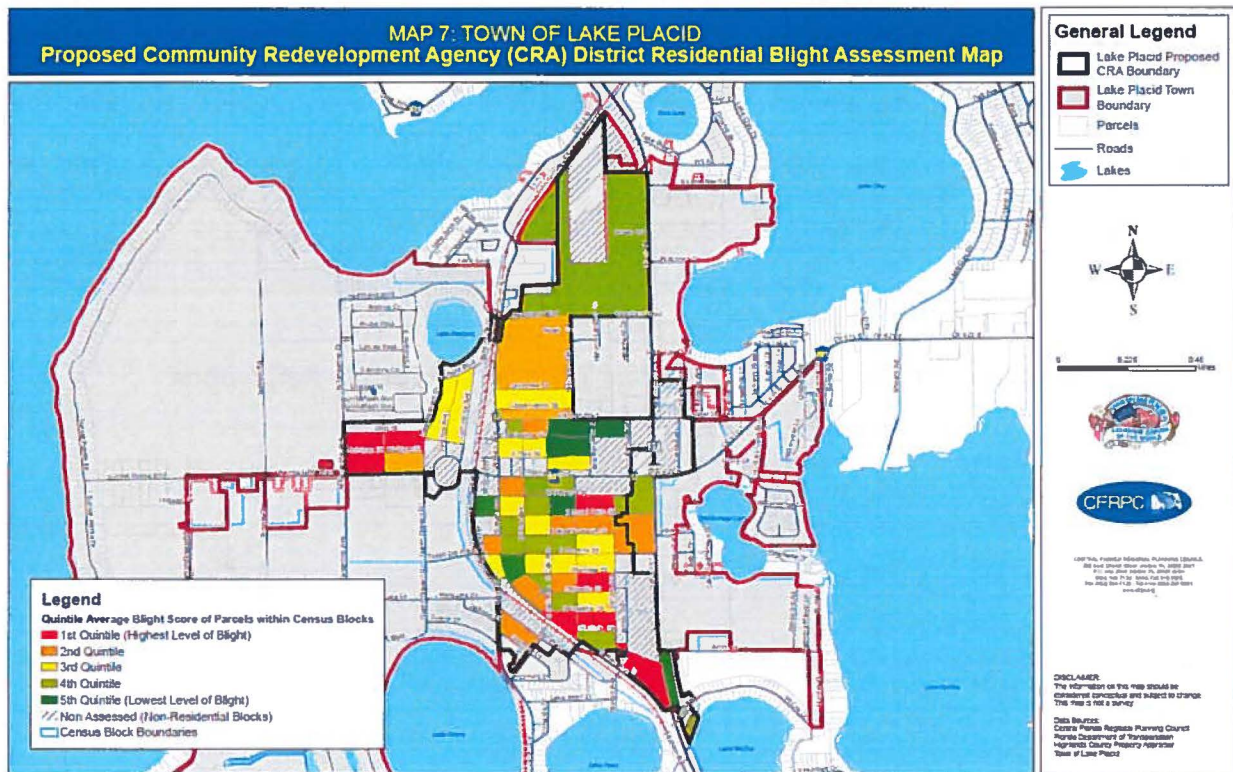
Year	Taxable Value	Increment	Town Millage	County Millage	Ratio	TIF Revenue (\$)	Cumulative Revenue (\$)
2016 (actual)	\$53,818,340	--	3.6500	8.5500	0.9500	--	--
2017	\$54,087,432	\$269,092	3.6500	8.5500	0.9500	\$3,119	\$3,119
2018	\$54,357,869	\$539,529	3.6500	8.5500	0.9500	\$6,253	\$9,372
2019	\$54,901,448	\$1,083,108	3.6500	8.5500	0.9500	\$12,553	\$21,925
2020	\$55,450,462	\$1,632,122	3.6500	8.5500	0.9500	\$18,916	\$40,841
2021	\$56,282,219	\$2,463,879	3.6500	8.5500	0.9500	\$28,556	\$69,398
2022	\$57,126,452	\$3,308,112	3.6500	8.5500	0.9500	\$38,341	\$107,739
2023	\$58,268,981	\$4,450,641	3.6500	8.5500	0.9500	\$51,583	\$159,322
2024	\$59,434,361	\$5,616,021	3.6500	8.5500	0.9500	\$65,090	\$224,411
2025	\$60,623,048	\$6,804,708	3.6500	8.5500	0.9500	\$78,867	\$303,278
2026	\$61,835,509	\$8,017,169	3.6500	8.5500	0.9500	\$92,919	\$396,197
2027	\$63,072,219	\$9,253,879	3.6500	8.5500	0.9500	\$107,252	\$503,499



Residential Blight Analysis

Residential properties within the District were rated for blighted conditions on a scale of 1 to 10, with 1 representing severely blighted conditions, 5 representing a typical single-family home in good condition, and 10 representing homes in pristine condition. Map 7 below depicts the blight scores. The scores were averaged within the boundaries of Census Blocks. In order to help eliminate any bias in scoring, the average scores by Census Block were grouped by quintile and mapped accordingly. This produces a map that depicts relative blight in relation to the rest of the district. Red blocks depict areas of the district with the highest level of residential blight, while dark green indicates the lowest level of residential blight. Map 7 depicts a high level of blight in residential areas located in the west and south side of the proposed CRA boundary. Additionally, residential zones closer to Main street also show a relatively high level of blight. Conversely, residential blocks near Interlake Boulevard show a moderate level of blight.

Map 7: Blight Assessment Map – Weighted



Transportation Analysis

Vehicular

The main thoroughfare for vehicular traffic within the Town is US 27, which has high volumes of both cars and trucks and where most of the businesses are located. Lake Placid has a supporting system of local roadways developed primarily in a grid style. US 27 is maintained by the Florida Department of Transportation. All other roadways within the Town are maintained by the Town or County. Several roadways in the District are in need of improvements such as Ohio Street and Rachard Boulevard among others located in the west side of the study area. Tangerine Drive and Serenity Avenue, require repair of potholes and the provision of additional drainage in many areas. Some of the residential streets in the district are dead-end roadways with no curbing or turning radius. These roads are deteriorating and are in need of repair. There are also concerns with regard to existing traffic circulation, driveway location, adequacy of parking, interconnectivity, and site access. On Lake Rachard Boulevard the pavement surface is disintegrating caused by poor drainage.



Street view of business entry in Lake Rachard Boulevard



Street view of business entry in Lake Rachard Boulevard

Non-Motorized

While there is some level of pedestrian and non-motorized connectivity through a sidewalk system, this system is incomplete and in most areas of the Town does not meet current, accepted development standards. The majority of the District does not have sidewalks nor bikeways on residential roads. In 2014, CFRPC developed the Highlands County Parks and Recreation Master Plan (See **Map 8** below). As shown in the Trails Map, many of the proposed shared bikeway is located within the limits of the study area.

Map 8: Lake Placid Trails Map

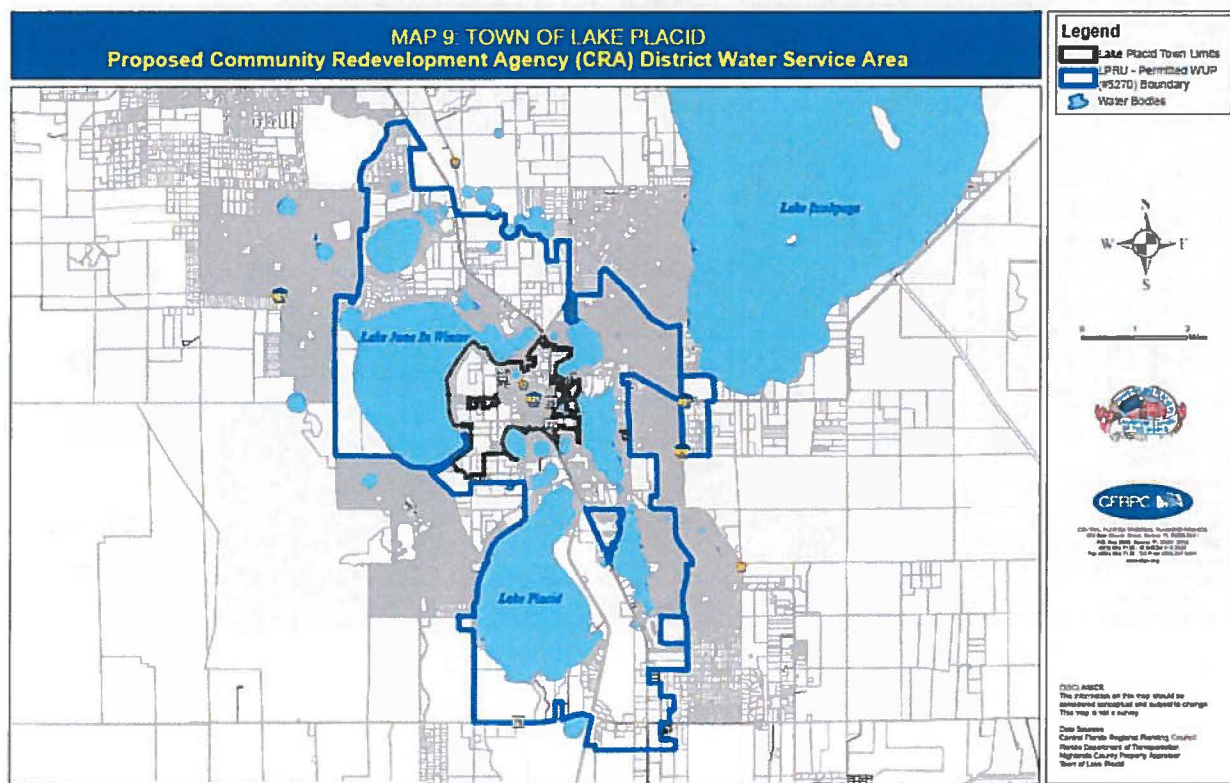




Water and Wastewater

The Town of Lake Placid maintains a municipal water system that provides potable water to permanent and seasonal residents within the Town limits. The Town's central water system consists of three water treatment plants that are interconnected and operate as one community water system under the same Florida Department of Environmental Protection permit. Water is permitted through the Southwest Florida Water Management District under permit #5270, with a permitted capacity of 1,192,000 gallons per day (gpd). The interconnected potable water distribution system consists of 20.2 miles of maintained water lines.

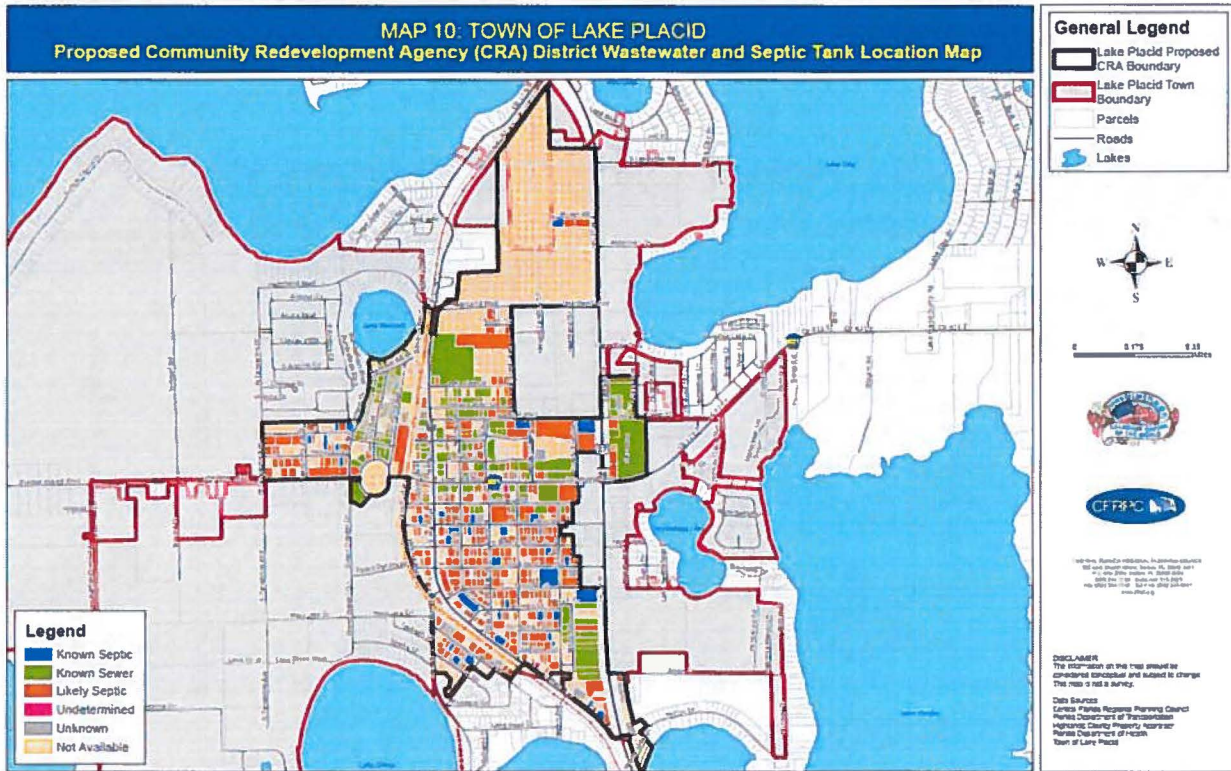
Map 9: Water Utilities





According to the Department of Health, 46 percent of parcels located within the CRA area use septic tanks. Only 27 percent have sewer and these parcels are located near main roads such as Main Street, Interlake Boulevard, and US 27. The remaining 27 percent are unknown, undetermined, or not available.

Map 10: Wastewater Utilities





CONSTITUENT INPUT

Essential components of the framework of a Community Redevelopment Plan are the key issues identified by the residents, property owners, business owners, town administrators and officials, and others whose lives are intimately tied to the Town of Lake Placid and the Community Redevelopment District. Nobody has more insight about the area than these vitally important constituents. Information gathered at various public meetings, starting with the development of an Existing Conditions Analysis, the adoption of a Finding of Necessity, and most recently a community meeting to discuss the formation of a CRA, form the basis of community input for this Community Redevelopment Plan.

On January 30, 2017, a community workshop was held in the Town of Lake Placid's Town Hall to discuss the possible establishment of a Community Redevelopment Agency (CRA) within the Town of Lake Placid. The workshop was advertised in the local newspaper, a notice was sent to all property owners within the proposed CRA district, all information was posted in the Town's webpage, and was open to the public. Approximately 27 people were in attendance including a Town Council member, Town Administrator, Town Clerk, Central Florida Regional Planning Council (CFRPC) staff, and members of the community.



The workshop began with a brief presentation given by CFRPC staff. The presentation included general information about CRA's, Tax Incrementing Financing (TIF), and the proposed CRA district. Following the presentation, CFRPC staff led the attendees in breakout groups in a discussion about potential projects and opportunities for redevelopment within the proposed CRA district. The following is a summary of input received from attendees at the meeting.

Projects that were discussed during the community workshop were:

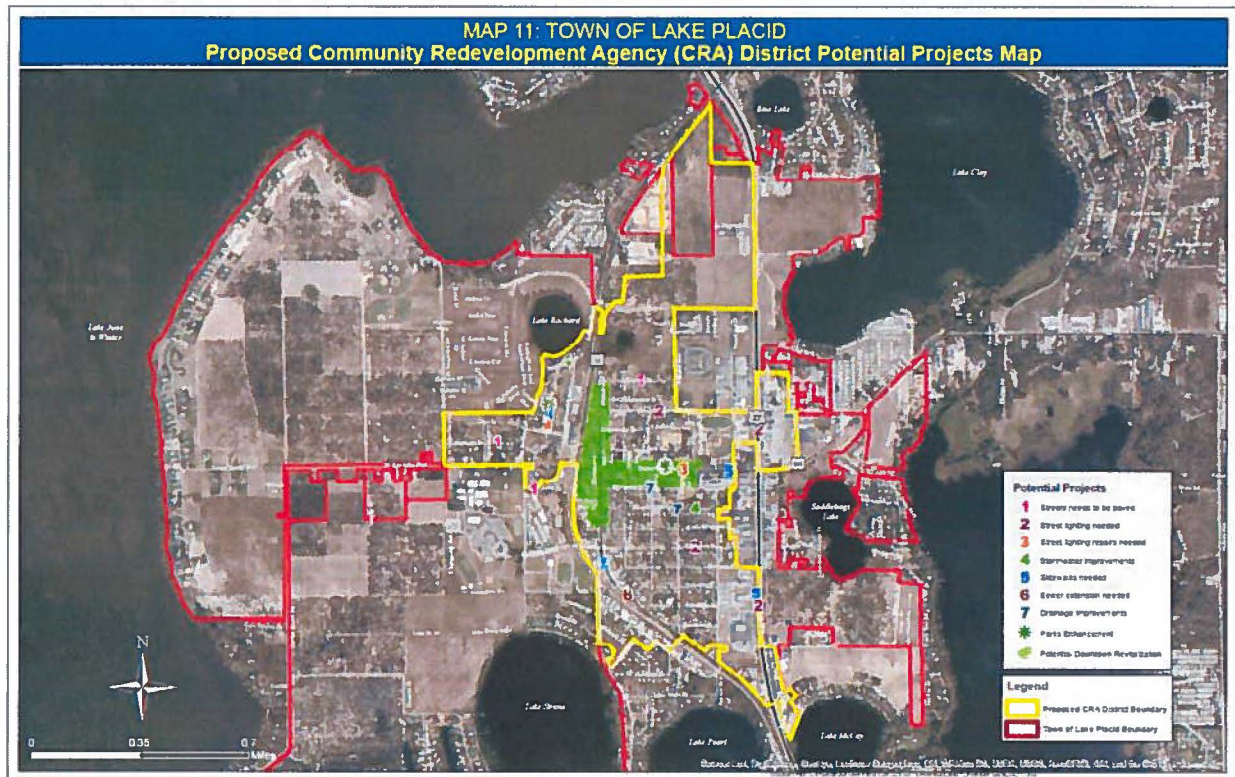
1. Sewer extension needed in South Interlake Boulevard.
2. Stormwater improvements in South of Lake Rachard, near Baptist Church, washed out driveways, S. Pine and Royal Palm, Phoenix and Hibiscus Street.
3. Street lighting repairs in Downtown (Main Street and Interlake Boulevard needed).

4. Street light enhancement in most residential streets i.e. Phoenix, Dal Hall Boulevard, and US 27.
5. Sidewalks in residential areas as well as US 27.
6. Paving and repaving roads like Lakeview, Michigan Street, Green Dragon (the portion within the CRA), and Eucalyptus Street.

Other redevelopment opportunities:

- a. Desire for a community center
- b. More parking spaces for special events (land acquisition, code enforcement, and church owned lots that may be leased)
- c. Streetscape improvement
- d. Strengthen commercial appeal to attract more businesses
- e. Landscape enhancement in residential areas

Map 11: Potential Projects





A second community workshop to discuss the proposed CRA was held on Monday, October 23, 2017. The workshop was advertised in the local newspaper, a notice was sent to all property owners within the proposed CRA district, all information was posted in the Town's webpage, and was open to the public. Approximately 25 people were in attendance including a Town Council member, Town Administrator, Town Clerk, Central Florida Regional Planning Council (CFRPC) staff, and members of the community.



Input received during the workshop included the need for:

- Street lighting.
- Sidewalks and connectivity.
- More parking on Main Street.
- Better visibility at intersections/driveways.
- Parking on the circle.
- The use of the circle, facilities on the circle property.
- Opportunities for youth activities (facilities).
- Marketing Strategies/Advertising (Business, relocation).
- Expanded hours for businesses on the weekend.
- Reduce ticketing to patrons in the downtown.
- Traffic signal at Main and Interlake (timing issue).



REQUIRED CONTENTS OF A COMMUNITY REDEVELOPMENT PLAN

Chapter 163.362 of the Florida Statutes lists the mandatory requirements of a Community Redevelopment Plan. This section of the Plan specifically addressed each of those requirements. In order to satisfy the requirement of Florida Statutes Chapter 163.362, a Community Redevelopment Plan shall:

- 1. Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.***

Appendix A includes the legal description (list of parcels for the Community Redevelopment District.

The Town of Lake Placid completed a Finding of Necessity (FON) study in May of 2015. In accordance with Chapter 163, Part III, Florida Statutes, the FON study assesses conditions of slum and blight in a defined study area within the Town, called the District.

The Study Area, which was also coordinated with Town staff and the Town of Lake Placid Town Council, is centrally located within the Town and is bordered on the east side by parcels along the west side of the US 27 corridor, on the north by John Smoak Road, on the west by the railroad tracks and N. Tangerine Drive, and converges on the south at the intersection of US 27 and Main Avenue. The Study Area contains the town's historic downtown and residential neighborhoods.

The FON study evaluates the existence of deterrents to sound planning growth and development as defined in Section 163.355, Florida Statutes. The detailed examination of existing land use characteristics, socioeconomic conditions, and other indicators that occurs in a FON study produces the basis for creating a CRA in accordance with Section 163.355, Florida Statutes. Working with the Town of Lake Placid, the Central Florida Regional Planning Council (CFRPC) assembled background data, conducted pedestrian and windshield surveys, and analyzed information in a manner consistent with Florida Statutes. The FON determined that the following criteria of slum and blight exist within the District and that the District meets the requirements for the creation of a CRA.

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;



- Deterioration of site or other improvements; and
- Incidence of crime in the area higher than in the remainder of the town.

The FON illustrates that the District is in need of specific actions to reverse trends of economic and socioeconomic decline. The characteristics and indicators of slum and blight conditions documented in the FON meet or exceed the standards established in Florida Statutes.

2. Show by diagram and in general terms:

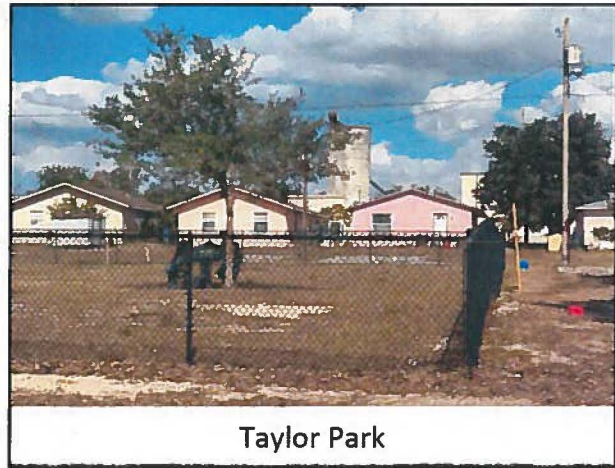
a. The approximate amount of open space to be provided and the street layout.

The proposed Community Redevelopment Area (CRA) currently has two (2) active public parks totaling approximately 7.8 acres. The parks are identified on Map 12 below and include DeVane Park and Lake Placid Dragons Football/Soccer Stadium. Stuart Park is used by residents and visitors during the Caladium Festival. This park is surrounded by impressive landscape and well-maintained murals. The parks provide many amenities including playgrounds, pavilions, baseball fields, soccer and football field. The Lake Placid Dragons Football/Soccer Stadium is less than 500 feet from US Highway 27 and is owned by Highlands County School Board. The stadium is utilized regularly by football and soccer teams of schools around the County.

Many of the Town's activities are celebrated in DeVane Park which is adjacent to Lake Placid Town Hall and is conveniently located on Interlake Boulevard, one of the Town's most traveled roads. DeVane Park is owned by the Town of Lake Placid. Taylor Park is a neighborhood park that needs more maintenance and restoration to increase accessibility and openness in this walking distance park. Taylor Park has a potential to be the neighborhood hub for art installations and community programs and as a complement to DeVane Park.

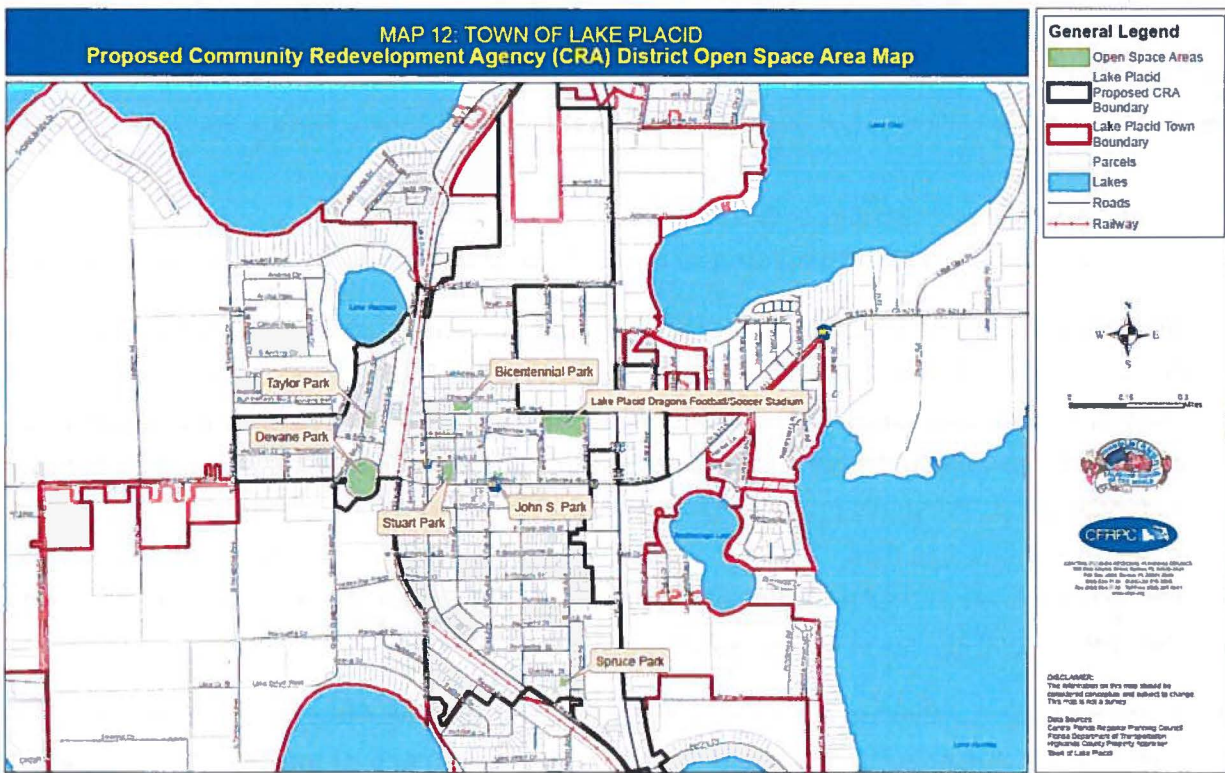


DeVane Park



Taylor Park

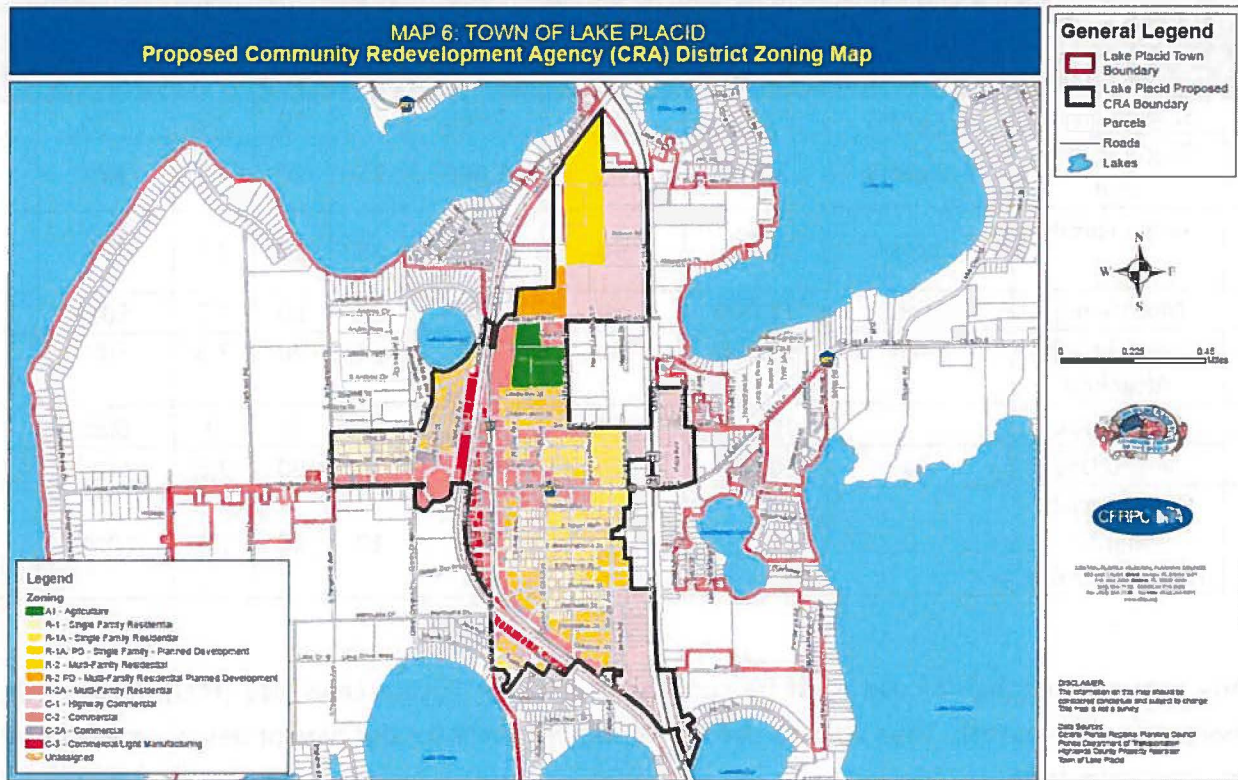
Map 12: Open Space/Parks



b. Limitations on the type, size, height number, and proposed use of buildings.

Limitations upon development within the District are established by the Town of Lake Placid Zoning Code and Comprehensive Plan. The CRA board does not have the authority to establish or change zoning or future land use regulations.

Map 13: Zoning



Map 13 illustrates the current zoning districts that are assigned to parcels within the District and their zoning district regulations. Any proposed use of property that is consistent with the allowable uses within the zoning code must be developed according to the type, size, height, and density requirements for that zoning district. **Table 14** indicates the zoning limitations on development by District. A CRA Board does not have the authority to establish or change Future Land Use or zoning.



Table 16: Zoning District Regulations

Zoning Category	Type of Unit	Max Density (units/ac)	Min Lot Size (s.f.)	Min Lot Width (ft)	Min Floor Area (s.f.)	Setbacks			Max Lot Covg. (%)	Max Bldg. Height (ft)
						Front	Rear	Sides		
A-1	Single Family	2.2 gross	20,000	100	1,400	30	20	10	20%	35
R-1A	Single Family Unit	5.8 gross	7,500	70	1,500	25	20	10	30%	35
R-1	Single Family Unit	7 gross	6,000	60	750	25	20	7.5	30%	35
R-2	Multifamily	12 net	12,000	50	600	25	20	7.5	50%	50
R-2A	Single Family Attached	6 net	13,500	50	900	25	20	7.5	50%	35
C-1	Mixed Use		10,000	100	NA	25	0	0	50%	35
C-2	Mixed Use		10,000	50	NA	25	20	7.5	50%	35
C-3	Commercial/ Light Manufacturing				NA	20	20	20	100%	35

Any proposed change of use must be consistent with the Future Land Use (FLU) designation assigned to the parcel. The FLU map can be a good predictor for the type of development likely to occur over time.



Map 14: Future Land Use

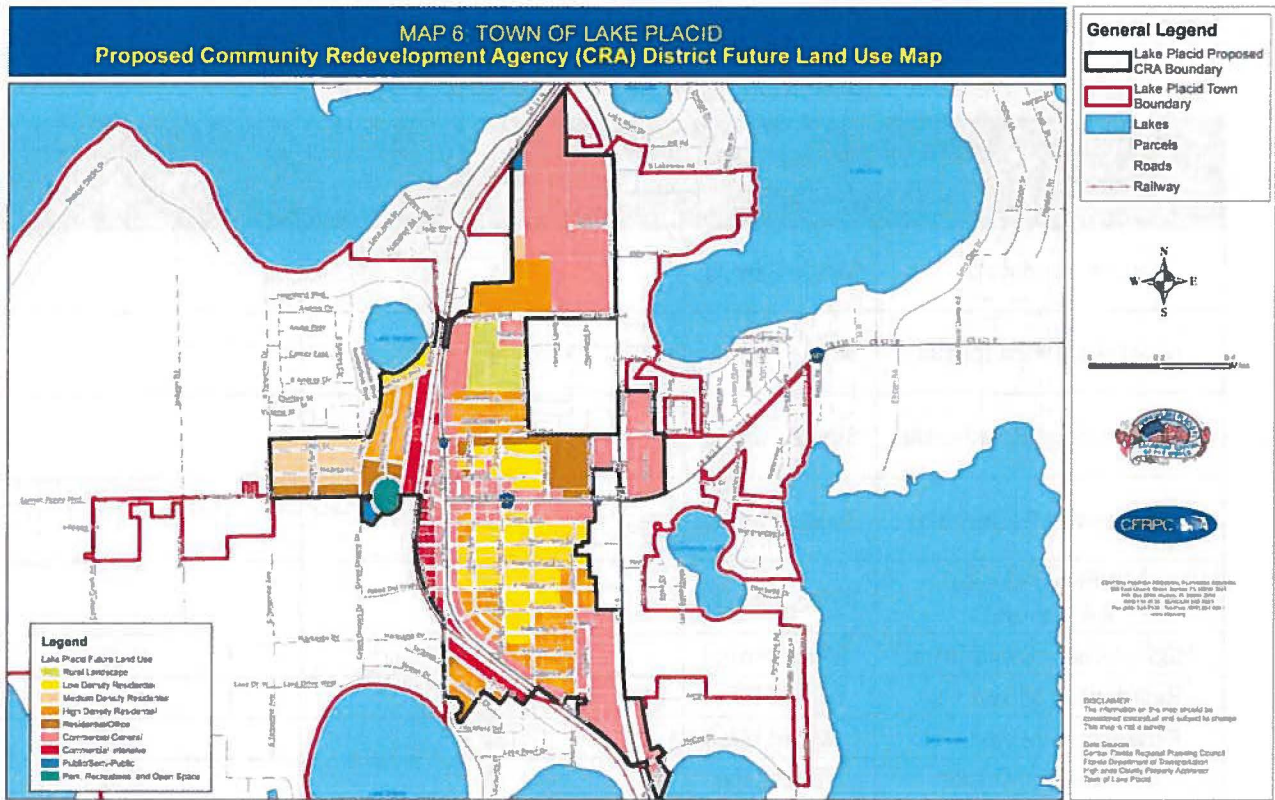




Table 17 indicates the FLU limitations by district.

Table 17: Future Land Use District Policies

Future Land Use Category	Type of Dwellings Permitted	Maximum Residential Density (dwellings per gross acre)	Maximum Developable Intensity (Floor Area Ratio)
Rural Landscape	Single Family	1	
Low Estate Residential	Single Family	1	
Low Suburban Residential	Single Family	2	
Low Density Residential	Single-Family	3	-
Medium Density Residential	Single Family	6	-
High Density Residential	Multifamily	12	0.35
Residential Mixed Use	Mixed Use	3	0.35
Downtown Mixed Use	Mixed Use	12	1.00
Residential/Office	Mixed Use	2	0.5
Commercial General	Mixed Use	2	1.00
Commercial Intensive/Light Industrial		-	1.00
Industrial			1.00
Public / Semi Public		1	1.00
Recreation		-	0
Conservation		1 du/10 ac	0.001

c. The approximate number of dwelling units

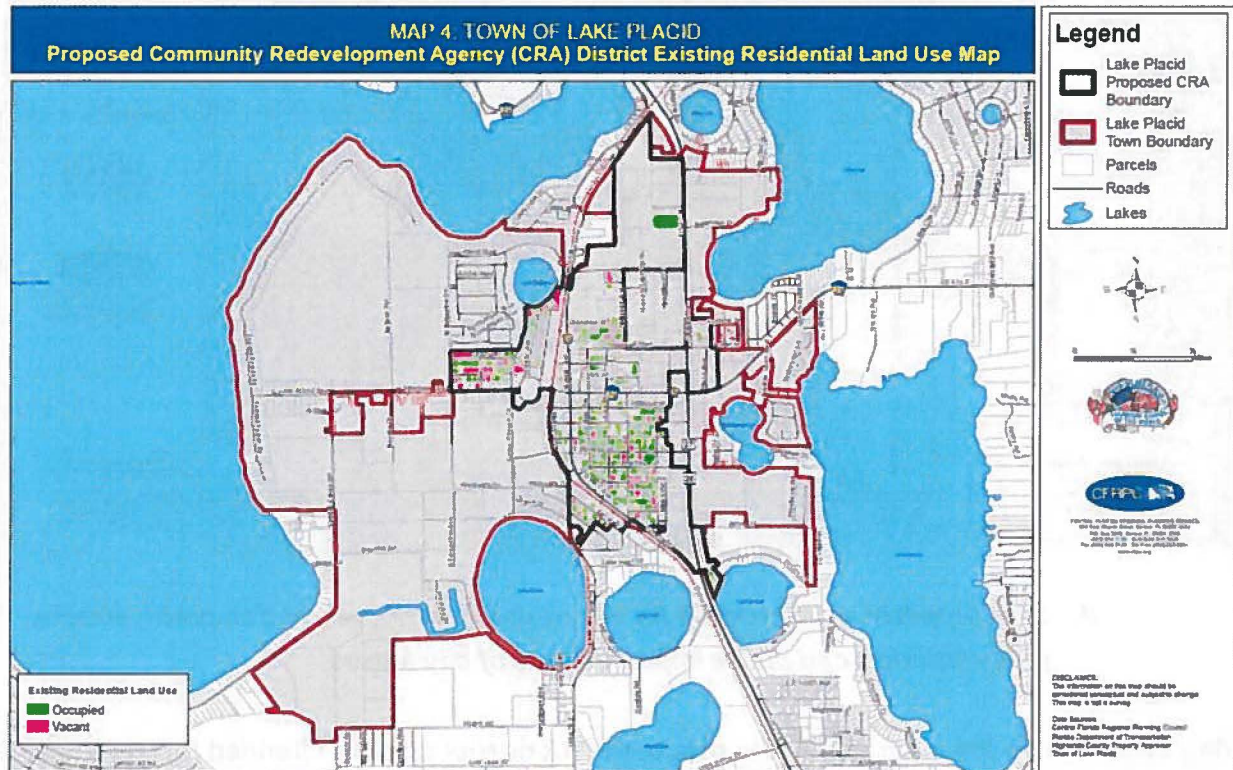
Map 15 illustrates the existing residential land uses within the District according to Department of Revenue (DOR) use codes. Occupied residential uses are green and vacant residential uses are purple. The existing number of dwelling units within the District is approximately 480.

There are four (4) residential Future Land Use designations within the proposed CRA, Low Density Residential, Medium Density Residential, High Density Residential, and Residential/ Office (See Map 15). Low Density Residential allows for up to three (3) dwelling units per gross acre, Medium Density Residential areas may be developed to a maximum density of six (6) dwelling units per

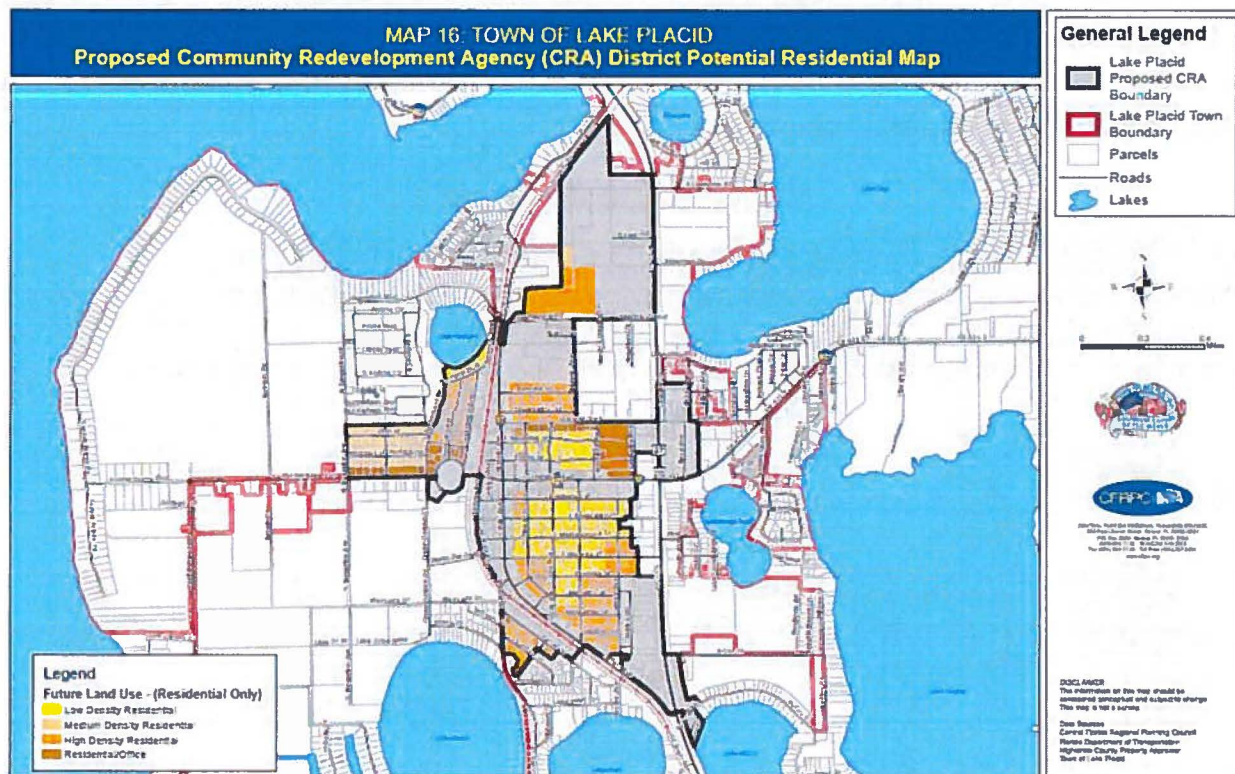


acre, High Density Residential areas may be developed to a maximum density of twelve (12) dwelling units per gross acre, and Residential uses in Residential/Office areas may be developed to a maximum density of twelve (12) dwelling units per gross acre. However, Non-residential uses in Residential/Office areas may be developed to a maximum FAR of 0.50. The total of acreage for potential residential land use is 175.7. Most of these units are located in the center of the proposed CRA boundary, south of Interlake Boulevard.

Map 15: Existing Residential



Map 16: Potential Residential

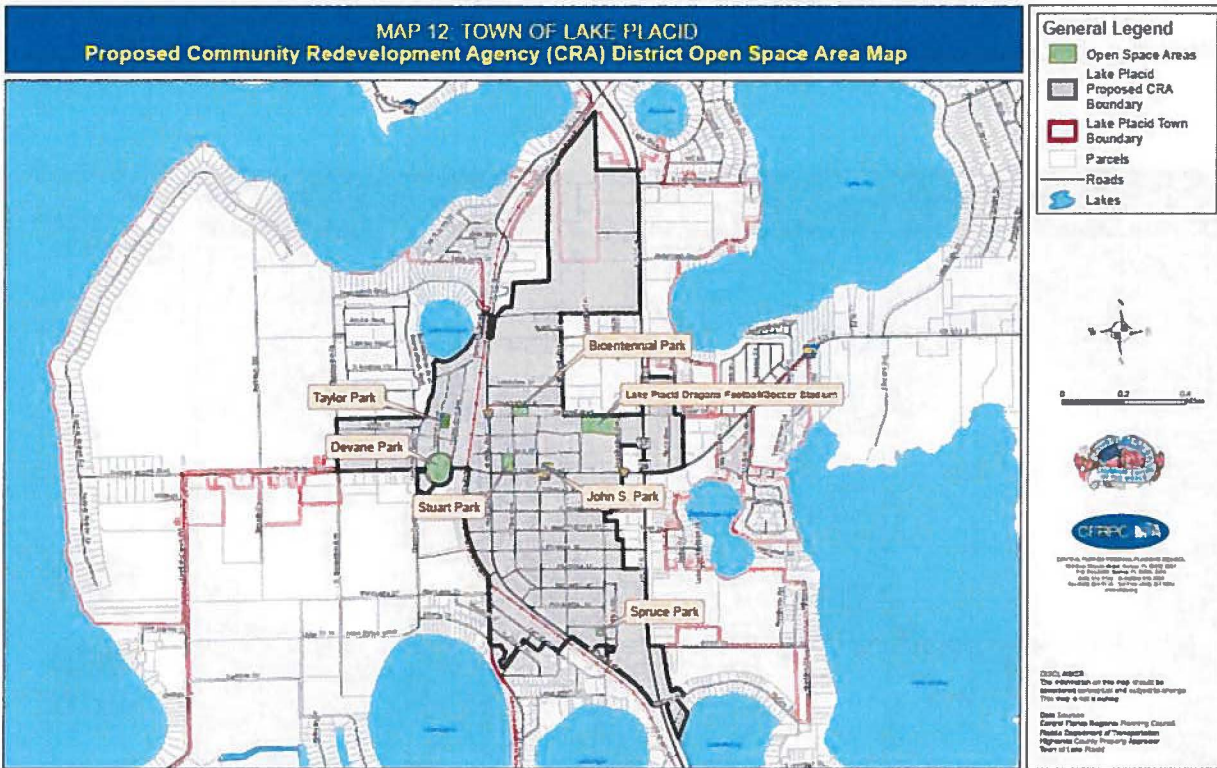


d. Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

Map 17 illustrates the areas within the proposed CRA district that are intended for use as parks and/or recreation areas. As previously indicated, there are approximately 7 acres of property that are intended for use as parks or recreation areas.



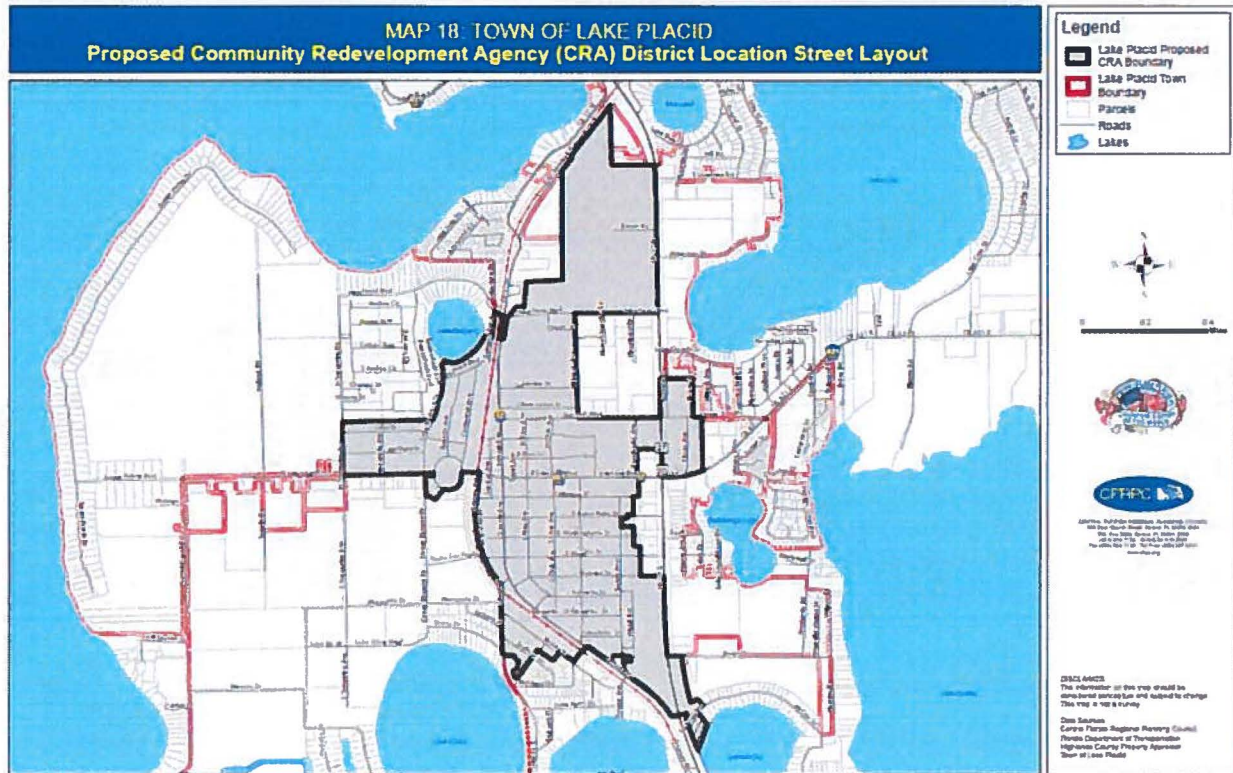
Map 17: Open Space/Parks





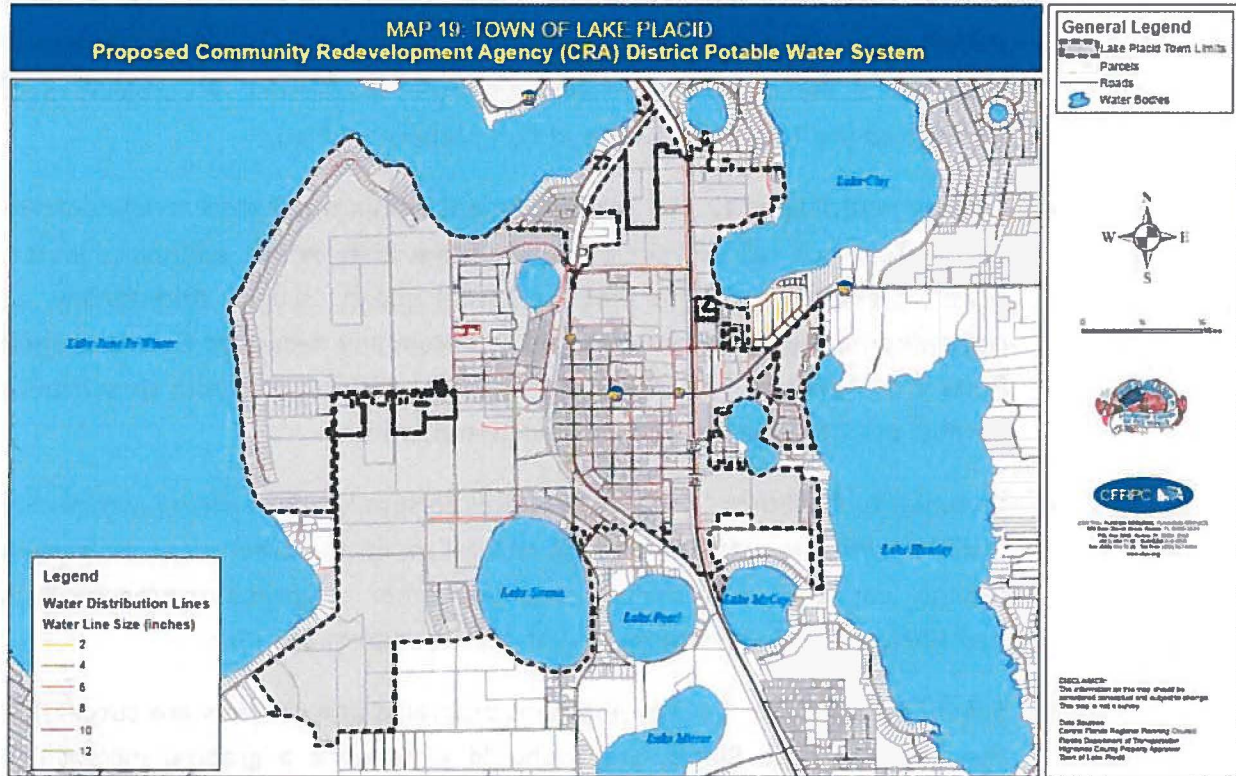
Streets are illustrated below on **Map 18**. There are currently no plans to develop new roadways within the proposed CRA district. Improvements to existing roadways are planned.

Map 18: Streets



Potable water wells and distribution lines are shown on **Map 19**. Potable water distribution lines vary in size from 2 to 12 inches.

Map 19: Potable Water System



3. *If the redevelopment area contains low or moderate-income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.*

The major emphasis of redevelopment (residential and non-residential) within the Lake Placid CRA should be upon rehabilitation and in-fill development. Extensive demolition and relocation is not anticipated. However, if a redevelopment project requires that any person or business be involuntarily displaced from a residential unit or place of business, the project proposal must contain a relocation plan that adheres to all applicable laws.

- a. **Relocation:** Prior to the implementation of any project or program that requires the relocation of any resident or business; the Town must have in place relocation policies that are consistent with all applicable law.



Additionally, the project or program must contain a relocation plan consistent with the Town relocation policies.

- b. *Traffic Circulation:*** It is the intent of this Plan to protect and enhance the existing residential neighborhoods. The designation of roadways as local streets, collector streets, and arterial highways helps to clarify the intended volume, use, and character of roadways within the District. All projects must conform to the Town of Lake Placid Comprehensive Plan.
- c. *Environmental Quality:*** All redevelopment within the District must conform to the Town of Lake Placid Comprehensive Plan, which addresses water, sewer, drainage, and other environmental quality issues. Additionally, all redevelopment projects are required to obtain any necessary Environmental Protection Agency (EPA), Water Management District, or Health Department permits prior to issuance of a construction permit.
- d. *Community Facilities:*** The Plan proposes to supplement existing community facilities with the establishment of several parks, the creation of pedestrian friendly corridors, bus shelters and any other programs and/or projects described in the Redevelopment Activities section of this Plan.
- e. *School Population:*** If redevelopment programs and projects are successful, the Town of Lake Placid Green should experience a gradual increase in population. The School Board of Highlands County provides all public schools with additional facilities as are necessary.

4. *Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.*

Identified projects in the community workshop are:

- Sewer extension needed in South Interlake Boulevard.
- Stormwater improvements in South of Lake Rachard, near Baptist Church, washed out driveways, S. Pine and Royal Palm, Phoenix and Hibiscus Street.
- Street lighting repairs in Downtown (Main Avenue and Interlake Boulevard) are needed.
- Street light enhancement in most residential streets i.e. Phoenix, Dal Hall boulevard, and US 27.
- Sidewalks in residential areas as well as US 27.



- Paving and repaving roads including Lakeview, Michigan Street, Green Dragon (the portion within the CRA), and Eucalyptus Street.

Additionally, the Town of Lake Placid Five-Year Capital Improvement Plan (Table below) identifies funding allocated for capital projects in the Town. Any capital project listed on the Five-Year Capital Improvement Plan (CIP) and within the proposed CRA cannot be funded by any CRA trust fund revenue unless the project is removed from the CIP for at least three (3) years prior to funding. In regards to transportation and road improvements, the Town has identified priorities for public funding such as Michigan Street resurface, Interlake Boulevard resurface, and Green Dragon Drive resurface. These are streets that are within the proposed CRA boundary. Finally, the CRA board reserves the right to amend its list of publicly funded TIF projects to be undertaken within the District. Such projects shall be consistent with redevelopment activities allowable by Florida Statutes 163, Part III, this Plan, and the Lake Placid Comprehensive Plan.

As a new District, there currently are no specifically identified capital projects to be publicly funded with TIF revenue. However, the CRA board reserves the right to amend its list of publicly funded TIF projects to be undertaken within the District. Such projects shall be consistent with redevelopment activities allowable by Florida Statutes 163, Part III, this Plan, and the Lake Placid Comprehensive Plan. Additionally, such projects shall be adopted within the CRA's 5-year CIP with a copy available upon request.



Required Content

Table 18: Five Year CIP

Project Number/Category	Funding Source	Priority for Funding	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Total Project Cost
Utility - Water								
Software	Town Gen. Funds	High	\$21,000					\$21,000
Lines and Meters	Town Gen. Funds	High	\$25,000					\$25,000
Utility - Wastewater/Sewer								
Software	Town Gen. Funds	High	\$8,000					\$8,000
Misc. Projects	Town Gen. Funds	High	\$15,000					\$15,000
Police Department								
2 Police Vehicles	Town Gen. Funds	High	\$37,000					\$37,000
Public Works								
Transportation								
Lake Drive E. Resurface	Town Gen. Funds	High	\$23,000					\$23,000
Tangerine - Reconstruction	Town Gen. Funds	High	\$113,000					\$580,000
	Impact Fees		\$57,000					
	FDEP		\$410,000					
Green Dragon Dr. - Resurface	SCOP	High	\$100,000					\$100,000
N. Oak Street	Town Gen. Funds	Low					\$40,000	\$40,000
Belleview Street	Town Gen. Funds	High			\$23,000			\$23,000
Edmund Alley - Resurface	Town Gen. Funds	High		\$40,000				\$40,000
Michigan - Resurface	Town Gen. Funds	High			\$23,000			\$23,000
Interlake Blvd. - Resurface	FDOT	High			\$100,000			\$655,000
	Town Gen. Funds				\$277,500			
	Grant				\$277,500			
Skid Mower	Town Gen. Funds	High	\$50,000					\$50,000



Required Content

Cemetery								
No Current Projects								
Parks & Recreation								
Stuart Park								
Restroom	RPAC	High	\$30,000					\$30,000
	Town Gen. Funds		\$34,000					\$34,000
Lake June Park								
Restroom	RPAC	Low		\$7,000	\$7,000	\$7,000	\$7,000	\$84,000
	TDC		\$7,000	\$7,000	\$7,000	\$7,000		
	Town Gen. Funds		\$7,000	\$7,000	\$7,000	\$7,000		
Administration								
Public Records Request - Server Project	Town Gen. Funds	High	\$900					\$900
Email Server Project	Town Gen. Funds	High	\$9,000					\$9,000
Office Remodeling	Town Gen. Funds	High	\$7,000					\$7,000
TOTALS			\$939,900	\$61,000	\$722,000	\$21,000	\$61,000	\$1,804,900



5. Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

The CRA board shall be fully subject to the Florida Sunshine Law and will meet as necessary to carry out the business of the CRA.

The CRA board is governed by Florida Law, Florida Statutes, and this Plan with regard to its activities and its administrative polices.

Measurable objectives for each CRA program shall be established upon its administrative design and funding approval by the CRA board. This shall be done on an annual basis at the time the budget is adopted.

The CRA shall hold an annual informational public workshop to:

- a. Report on the status and progress of programs and projects;
- b. Gather input from property owners, citizens and interested parties regarding redevelopment activities; and
- c. Discuss strategies relating to local redevelopment issues.

The CRA board and staff will carry out the work of redevelopment according to established processes consistent with Chapter 163, Part III, Community Redevelopment, of the Florida Statutes. It is the intent of the CRA to comply with those requirements as established in Chapter 163, Part III, of the Florida Statutes.

Powers retained by the Town shall be provided by State law. The Town of Lake Placid retains the following powers pursuant to s.163.358 of the Florida Statutes:

- a. The power to determine an area to be slum or blighted, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required.
- b. The power to grant final approval to community redevelopment plans and modifications thereof.
- c. The power to the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes
- d. The power to approve the development of community policing innovations.
- e. The power of eminent domain.



On June 23, 2005, the United States Supreme Court ruled in a 5 to 4 decision in favor of the City of New London, Connecticut in the pivotal case of *Kelo v. the City of New London*. In brief summary, the court found that the use of eminent domain for economic development was allowable by the City of New London in regards to the case before the court. This ruling resulted in many states adopting or modifying their eminent domain laws.

Florida enacted such a change in May of 2006 with the passage of House Bill 1567. The bill clarified the use of eminent domain for a public use or a public purpose, restricted the transference of lands taken through eminent domain to private entities, and also stripped the authority from CRAs to use eminent domain to prevent or eliminate an area of slum or blight.

A 2006 voter approved constitutional amendment permits the Florida Legislature to use eminent domain for economic development with a three-fifths vote of the membership in each house of the Legislature.

Any use of eminent domain powers shall be in accordance with applicable State law.

- 6. *Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.***

On a case by case basis, the CRA board shall review and/or provide that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed or leased, to or from the CRA, shall contain restrictions and/or covenants, running with the land and its uses, or other such provisions necessary to carry out the goals and objectives of the Plan.

Additionally, as development occurs within the District, the Town of Lake Placid shall update its Comprehensive Plan and/or Land Development Code, as appropriate, to support redevelopment that is consistent with the Plan.



- 7. Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.***

If any redevelopment project or program within the District requires that even one person be involuntarily displaced from a residential unit, the project or program must contain a relocation plan that adheres to all applicable laws. The Town of Lake Placid Council and the CRA board must approve the relocation plan in a publicly noticed meeting before any final approval of the project or program.

If any project or program that requires involuntary relocation, involve federal funds, the CRA board shall make it a condition of CRA participation that all provisions of the Uniform Relocation Assistance and Real Property Acquisition Act are met. This strategy adheres to the requirements of Chapters 163 and 421, Florida Statutes.

- 8. Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly or if the plan is not intended to remedy such shortage, the reasons therefore.***

The inclusion of residential uses within the Town of Lake Placid Community Redevelopment District is vital to the goal of the Future Land Use Element of the Town Comprehensive Plan; specifically, to “Provide a provide a Future Land Use pattern the protects natural resources and enhances the health, safety, general welfare, and quality of life of the residents of Lake Placid through the promotion of orderly growth and development that ensures the character, magnitude, and location of all land uses, fosters a balanced natural, physical, social, and economic environment, and reduces greenhouse gas emissions.”

Residential neighborhoods surround the downtown core area of the Town of Lake Placid. Reduction of blighted conditions and the provision of adequate, attractive, and affordable housing within these areas is a key component of redevelopment activities.

A residential blight analysis was conducted and is included within the Introduction to the Lake Placid Community Redevelopment District section of this Plan. The findings from these analysis, coupled with the Goals and Objectives in this Plan form the basis for any housing Programs and/or Projects outlined in the Plan.



- 9. Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the Community Redevelopment Area and any indebtedness of the Community Redevelopment Agency, the County, or the Municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.***

The CRA board is required to annually produce a 5-year CIP. The Plan includes the Town's current 5-year CIP, (Table 18). As a new District, the CRA board has not yet approved any capital expenditures. If at any time, the CRA board approves a capital improvement, this Plan shall be amended to include a current 5-year CRA CIP. Any project, or project associated with an approved program may be included in an updated 5-year CRA CIP.

Additionally, the CRA board will produce and adopt an annual budget that considers all revenue and expenses including programs, projects, debt, and administrative costs.

The CRA currently has no debt and anticipates using all of its TIF revenue for redevelopment activities within the District. See Table 15 for revenue projection for the District to the year 2027.

- 10. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.***

It is anticipated that all redevelopment programs and projects will be completed no later than 40 years after the adoption of the Town of Lake Placid Community Redevelopment District boundary and Plan.



MISSION, GOALS, AND OBJECTIVES

Mission:

The mission of the Town of Lake Placid Community Redevelopment Agency is to eliminate and prevent conditions of slum and blight by funding eligible infrastructure projects such as: new sidewalks and sidewalk improvements; roadwork including repaving and new roads; traffic calming; stormwater improvements; street lighting and other street improvements; water and wastewater collection and treatment system improvements, and other CRA-identified infrastructure. Projects consistent with the Goals and Objectives of the Plan are determined to be eligible projects that are listed as short term and long term projects in this Plan. An amendment to the list of eligible projects requires a supermajority vote of the CRA Board (CRA Board members are members of the Town Council).

Goals and Objectives:

The goals and objectives of the Plan are intended to be consistent and compatible with the Goals and Objectives of the Town of Lake Placid Comprehensive Plan. Projects that are consistent with the goals and objectives may be considered “eligible” projects and are listed as short term and long term projects in this Plan.

Goals

The Goals of the Plan include:

1. Improve infrastructure within the District, including roadway paving, sidewalks, crosswalks, street lighting, water and wastewater collection and treatment system improvements, and drainage.
2. Encourage the improvement of substandard housing conditions within the District through public infrastructure projects.
3. Improve and expand landscaping, streetscaping, and other aesthetic qualities within the District.
4. Develop wayfinding signage and enhanced gateways.
5. Encourage business redevelopment and beautification.
6. Increase walkability within the District
7. Encourage the development of vacant lots within the District.



Objectives:

The Objectives of the Plan include:

1. To address infrastructure improvements throughout the District, including roadway paving, sidewalks, crosswalks, street lighting, water and wastewater collection and treatment system improvements, and drainage.
2. To encourage the elimination of substandard housing conditions through public infrastructure improvements.
3. To encourage the development or redevelopment of vacant, semi-vacant and/or underutilized properties within the District.
4. To encourage new business development within the District, while encouraging equal focus on the retention and expansion of existing businesses.
5. To develop a more walkable and pedestrian-oriented atmosphere in the District.
6. To improve the appearance of the District through beautification, targeted streetscaping, landscaping, and/or residential programs and projects.
7. To enhance the atmosphere of collaboration among businesses, residents, the CRA, and the Town.



REDEVELOPMENT ACTIVITIES

According to Florida Statutes, any redevelopment activity that is authorized by Chapter 163 Part III can be utilized by a Community Redevelopment Agency if that redevelopment activity is included within a Community Redevelopment Plan. Redevelopment activities can be grouped into two categories: Programs and Projects.

The Plan is designed to be prescriptive in nature. The Plan serves as a directional guide for redevelopment within the District. The programs and projects identified within this section of the Plan are tools that may be utilized by the CRA board throughout the life of the CRA. Prior to the implementation of any program or project identified within the Plan, the CRA board shall establish and/or adopt specific details, rules, criteria, or policy as is necessary to properly and successfully implement the program or project. The CRA board shall have the authority to adopt, prioritize, modify, update, change or abolish any program or project at any duly noticed public meeting, whether or not the action was on the agenda. The CRA board has the authority to decide when and if any programs or projects identified within the Plan will be implemented. Simply because a program or project is identified, does not mean that the CRA board is bound to implement or provide funds for that particular redevelopment activity.

All programs and projects identified within the Plan are eligible for Tax Increment Financing (TIF) funds and the CRA board may use any number of the projects or programs in a manner that furthers the redevelopment of the District. Allowable projects or programs are those identified as eligible short term or long term projects in this Plan.

Programs

The list of programs below has been created in order to provide a general outline of the redevelopment activities and authority conveyed to the Town of Lake Placid CRA by this Plan and by Florida Statutes Chapter 163, Part III. Listing a program within this section does not insure that the program will be established, considered for establishment, or funded by the CRA board. The CRA board reserves the right to establish, fund, develop, study, plan, or pursue any program listed within this section that is allowable by this Plan consistent with the mission and listed as short term or long term eligible projects in the Plan on Pages 71 and 72, Florida Statutes Chapter 163, Part III, Florida law, and the Town of Lake Placid Comprehensive Plan. The CRA board also reserves the right to amend this Plan, to add new programs, or edit existing programs that are allowable by Florida Statutes Chapter 163, Part III, Florida law, and the Town of Lake Placid Comprehensive Plan at any duly noticed public hearing. Amendments to the Plan require a supermajority vote of the CRA Board (CRA Board members are members of the Town Council).



Greenfield Development Incentives

The Town of Lake Placid CRA District is somewhat unique in that approximately 23% of the District is composed of vacant and/or agricultural property, much of it greenfield, or previously undeveloped land. Greenfield development is a redevelopment strategy facilitating the creation of planned uses on previously undeveloped land. This land may be rural, agricultural, or vacant/unused areas. Typically, greenfields are located on the outskirts of urban areas. However, some greenfield space is located within the District at or near the core of the town. Unlike urban sprawl, where there is little or no urban planning, greenfield development is about proper urban planning that aims to provide practical, affordable, and sustainable developed spaces for growing urban populations. Proper planning takes future growth and development into account and seeks to avoid the various infrastructure issues that sometimes exist in urban areas. The development of greenfield areas within the District can serve as a catalyst for the CRA, providing additional TIF revenue that could then be utilized to further additional redevelopment programs and projects within the District.

The CRA board reserves all rights allowable by Chapter 163, Part III, Florida Statutes addressing community redevelopment and the Town of Lake Placid Comprehensive Plan to facilitate greenfield development. It is the intent of this Plan to empower the CRA to utilize any legal development and/or redevelopment tool available to facilitate the development of greenfield properties within the District. The CRA board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any greenfield development program.

Public Infrastructure to promote Infill Development Incentives

Infill development is a redevelopment strategy that is used to repurpose real estate within a city or town that is no longer serving any real purpose. The process of this type of development effort may include new construction on vacant lots, changing uses in declining areas for new purposes, or even modifying existing structures so they can serve a new purpose. Infill development is often part of an overall urban renewal strategy, designed to revitalize areas of the city that have declined and are no longer considered desirable for any particular purpose.

The most common example of infill development usually involves vacant lots or parcels of land. While these lots may have once held some type of structure, those buildings are no longer present. In order to make the area useful again, the CRA board may identify a use for the vacant lot and proceed to implement that purpose. For example, a vacant lot may become home to a new structure, a park, residential units, or even be turned into a parking lot that helps to alleviate a parking problem that prevents consumers from shopping in nearby retail establishments.

The CRA board reserves all rights allowable by Chapter 163, Part III, Florida Statutes addressing community redevelopment and the Town of Lake Placid Comprehensive Plan to facilitate public infrastructure improvements to promote infill development. It is the intent of this Plan to



empower the CRA to utilize any legal development and/or redevelopment tool available to facilitate the redevelopment of infill properties within the District. The CRA board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any infill redevelopment program.

Brownfield Development Incentives

Brownfield remediation and development is a redevelopment tool and a process in which contamination at brownfield sites is addressed so that the sites can be redeveloped. Redevelopment of brownfields is important to many communities for a variety of reasons, ranging from wanting to preserve undeveloped land to a desire to make previously unusable contaminated land usable so that it can be part of the community. Because the environmental cleanup can be very complicated legally and environmentally, brownfield remediation often involves multiple government agencies.

A brownfield is an area of land which was used for commercial or industrial uses, and then abandoned. Some brownfields are actually perfectly usable, and simply haven't been targeted for redevelopment, but most have some form of contamination which needs to be addressed before the land or building can be used. During the brownfield remediation process, the contamination is identified and addressed. Cleanup efforts can include actively removing contaminants, isolating contaminants so that they cannot leak into the environment, or just re-zoning the land for a use that allows the presence of some contaminants.

Redevelopment of brownfields is important for a number of reasons. From an environmental perspective, cleanup of contamination is important because it reduces the release of harmful contaminants into the environment, making the environment safer. Environmental cleanup can reduce health problems in the neighboring community and support plant and animal life. Additionally, by developing brownfields, the CRA is ensuring that land is fully utilized within the District, rather than spreading out and utilizing land outside of the District or even outside of the Town of Lake Placid.

The CRA board reserves all rights allowable by Chapter 163, Part III, Florida Statutes addressing community redevelopment and the Town of Lake Placid Comprehensive Plan to facilitate brownfield redevelopment. It is the intent of this Plan to empower the CRA to utilize any legal development and/or redevelopment tool available to facilitate the redevelopment of brownfield properties within the District. The CRA board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any brownfield redevelopment program.

Public Infrastructure Development/Redevelopment

The provision of adequate public infrastructure is essential to the health and vitality of an urban community and its residents. The lack of adequate public infrastructure is a major cause of



disinvestment and the establishment of blighted conditions within communities. The development and/or improvement of Public Infrastructure is a redevelopment strategy designed to address current and future needs by increasing capacity, functionality, efficiency, and/or marketability. Public infrastructure may include but is not limited to water and wastewater utilities, roadways, traffic calming, parking, electric utilities, signalization, broadband and other innovative technologies, recreational facilities and equipment, open space, bicycle lanes, and pedestrian facilities including sidewalks, walking/biking trails, and trailheads. Public infrastructure also includes the provision of adequate public transportation. As an incentive to local businesses and a convenience to the residents, the CRA may wish to enhance public transportation throughout the redevelopment area, including but not limited to, contracting with public agencies, contracting with private providers, purchasing, or leasing vehicles, employing qualified staff, and promoting the services.

The CRA board reserves all rights allowable by Chapter 163, Part III, Florida Statutes addressing community redevelopment and the Town of Lake Placid Comprehensive Plan to facilitate public infrastructure development and redevelopment. It is the intent of this Plan to empower the CRA to utilize any legal development and/or redevelopment tool available to facilitate the development and/or redevelopment of public infrastructure, including public transportation within the District. The CRA board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any public infrastructure development and/or redevelopment program, including the provision of public transportation.

Beautification

The appearance and aesthetic beauty of the District is critical for attracting residents and visitors to the District, especially the downtown. Beautification programs help to create a visually and emotionally pleasant environment. Patrons of the downtown area will find themselves staying longer and enjoying themselves more, when the area is as attractive as it can be. A beautification program may include, but is not limited to, signage, entry features, period lighting, public art, murals, plantings, and landscaping.

A beautification program may also include the updating or establishment of design standards for any given neighborhood or area within the District.

The CRA board reserves all rights allowable by Chapter 163, Part III, Florida Statutes addressing community redevelopment and the Town of Lake Placid Comprehensive Plan to facilitate a beautification program. It is the intent of this plan to empower the CRA to utilize any legal development and/or redevelopment tool available to facilitate a beautification program. The CRA board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any beautification program.



Code Enforcement

Adequate and proactive code enforcement is a redevelopment strategy that is necessary to protect property values, commercial activity, and the general quality of life for residents and visitors within the District. Proper code enforcement can also help to attract new business development and investment to the District by increasing the marketability, aesthetics, and structural integrity of blighted properties. The CRA has the ability to augment the Town's existing code enforcement efforts.

The CRA board reserves all rights allowable by Chapter 163, Part III, Florida Statutes addressing community redevelopment and the Town of Lake Placid Comprehensive Plan to enforce the Town's Code of Ordinances. It is the intent of this Plan to empower the CRA to utilize any legal development and/or redevelopment tool available to support code enforcement efforts within the District. The CRA board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any program designed to augment the Town's code enforcement efforts within the District.

Community Policing

Adequate law enforcement is a necessary redevelopment strategy to help protect property values, promote activity, ensure safety, and enhance the quality of life of the residents and visitors within the District. When residents and visitors feel safe, activity increases, helping to facilitate new investment, new businesses, and more residents. According to Florida Statutes, the CRA may participate in community policing activities including, but not limited to, community mobilization, Neighborhood Block Watch, Citizen Patrol, neighborhood storefront police stations, support for increased or dedicated Town of Lake Placid Police Department patrol within the District, and the installation of security and monitoring systems.

The CRA board reserves all rights allowable by Chapter 163, Part III, Florida Statutes addressing community redevelopment and the Town of Lake Placid Comprehensive Plan to implement community policing. It is the intent of this Plan to empower the CRA to utilize any legal development and/or redevelopment tool available to facilitate a community-policing program within the District. The CRA board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any community-policing program within the District.

Public Infrastructure for Neighborhood Reinvestment Program

The funding of certain capital improvements within public right-of-way may reduce certain blighted conditions and facilitate the stabilization and revitalization of stressed residential neighborhoods. The establishment and implementation of neighborhood reinvestment programs could improve the appearance, desirability, and marketability of core neighborhoods



within the District. Being adjacent or near the downtown core area, the desirability and vitality of these residential areas is integral to the vibrancy of the District.

The CRA board reserves all rights allowable by Chapter 163, Part III, Florida Statutes addressing community redevelopment and the Town of Lake Placid Comprehensive Plan to facilitate public infrastructure improvements for a neighborhood reinvestment program. It is the intent of this Plan to empower the CRA to utilize any legal development and/or redevelopment tool available to support a neighborhood reinvestment program within the District. The CRA board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any neighborhood reinvestment program within the District.

Disaster Prevention and Recovery (Underground Utilities)

The CRA may establish and participate in program(s) that plan for the prevention or mitigation of damage caused by both natural and/or man-made disasters including, but not limited to, hurricanes, tropical storms, tornados, floods, terrorism, riots, and chemical spills or explosions. Disaster prevention and recovery programs are specifically designed to protect the public's health, safety, and welfare and prevent or remove blight due to such disasters. Projects and programs which address these conditions shall include the installation of underground utilities.

The CRA board reserves all rights allowable by Chapter 163, Part III, Florida Statutes addressing community redevelopment and the Town of Lake Placid Comprehensive Plan to facilitate disaster prevention and recovery including the promotion of underground utilities. It is the intent of this Plan to empower the CRA to utilize any legal development and/or redevelopment tool available to support a disaster prevention and recovery program within the District. The CRA board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of a disaster prevention and recovery program within the District.

Projects

The projects in this section are subject to change at any time by the CRA at any duly noticed public hearing. The CRA has the authority to decide when and if any of the projects, in whole or in part, will be implemented. Simply because a project appears within the Plan, does not mean that the CRA is bound to implement or provide funds for that particular redevelopment activity.

All projects within this section are eligible for TIF funds (as allowable by Florida Statutes Chapter 163, Part III) and the CRA may use any number of the projects in the Plan in a manner that furthers the redevelopment of the District.

Redevelopment activities, as encouraged by Florida Statutes Chapter 163, Part III, are intended to be done primarily by, or in partnership with, private-sector developers, businesses, financiers, and entrepreneurs.



The projects identified by the community as needed improvements to achieve the future vision include:

- Improved and expanded landscaping and streetscaping, crosswalks and street improvements (paving and/or re-paving) throughout the District.
- Development of wayfinding signage and gateway enhancement.
- Increased walkability, including the addition or completion of sidewalks throughout the District.
- Drainage improvements.
- Additional street lighting.
- Water and wastewater system improvements.

In order to help guide the implementation of eligible projects, improvements were identified that can be accomplished or moved forward in a “short term” (five years or less) time frame versus a “long term” time frame, which may be greater than five years.

Short Term Projects (5 years or less)

Eligible projects identified that can potentially be moved forward in the short term time frame include:

- Develop policies and procedures for any programs that the CRA board anticipates implementing in the near term.
- Design and develop wayfinding signage.
- Develop a public land beautification program.
- Begin streetscaping and sidewalk projects based on community prioritization.
- Work to reduce vacancies in downtown
- Work with FDOT to explore streetscape elements such as landscaping, signage, lighting, etc.
- Work on public road construction, reconstruction, and repair.
- Work on public sidewalk and multipurpose pathway (and related lighting and signage) design and construction.

Long Term Projects (greater than 5 years)

Eligible projects identified that can potentially be moved forward in the long term time frame include:

- Permit and develop a master storm water plan and system.
- Plan and complete other identified infrastructure projects such a street lighting, road paving, major streetscaping and alleyway improvements.
- Develop a downtown master plan including infrastructure.



Redevelopment Activities

- Work on public road construction, reconstruction, and repair.
- Plan and complete improvements to the water and wastewater systems.
- Plan and complete sidewalk, multi-purpose paths (and related lighting and signage) design and construction.



APPENDIX A
LEGAL DESCRIPTION
(Parcel Identification Numbers)



Parcel Number	Parcel Number	Parcel Number	Parcel Number
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