

Community Redevelopment Plan 2014



Bartow, Florida

Prepared by:



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Executive Summary

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, Community Redevelopment Agencies are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of 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 to provide the tools needed to foster and support redevelopment of the targeted area.

There are currently 178 Community Redevelopment Districts in the State of Florida. The designation is used by Florida cities of all sizes, from Jacksonville and Tampa to Madison and Apalachicola. Many familiar locations, such as Church Street in Orlando, Ybor City in Tampa and the beachfront in Ft. Lauderdale are successful examples of Community Redevelopment Districts.

What is a Community Redevelopment Agency?

The activities and programs offered within a Community Redevelopment District are administered by the Community Redevelopment Agency. A five to seven member Community Redevelopment Agency "Board" created by the local government (city or county) directs the agency. The Board can be comprised of local government officials and or other individuals appointed by the local government. Although one local government may establish multiple Community Redevelopment Districts, there generally may be only one Community Redevelopment Agency Board. Each district must maintain separate trust funds, and expend those funds only in that district.

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 plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area.

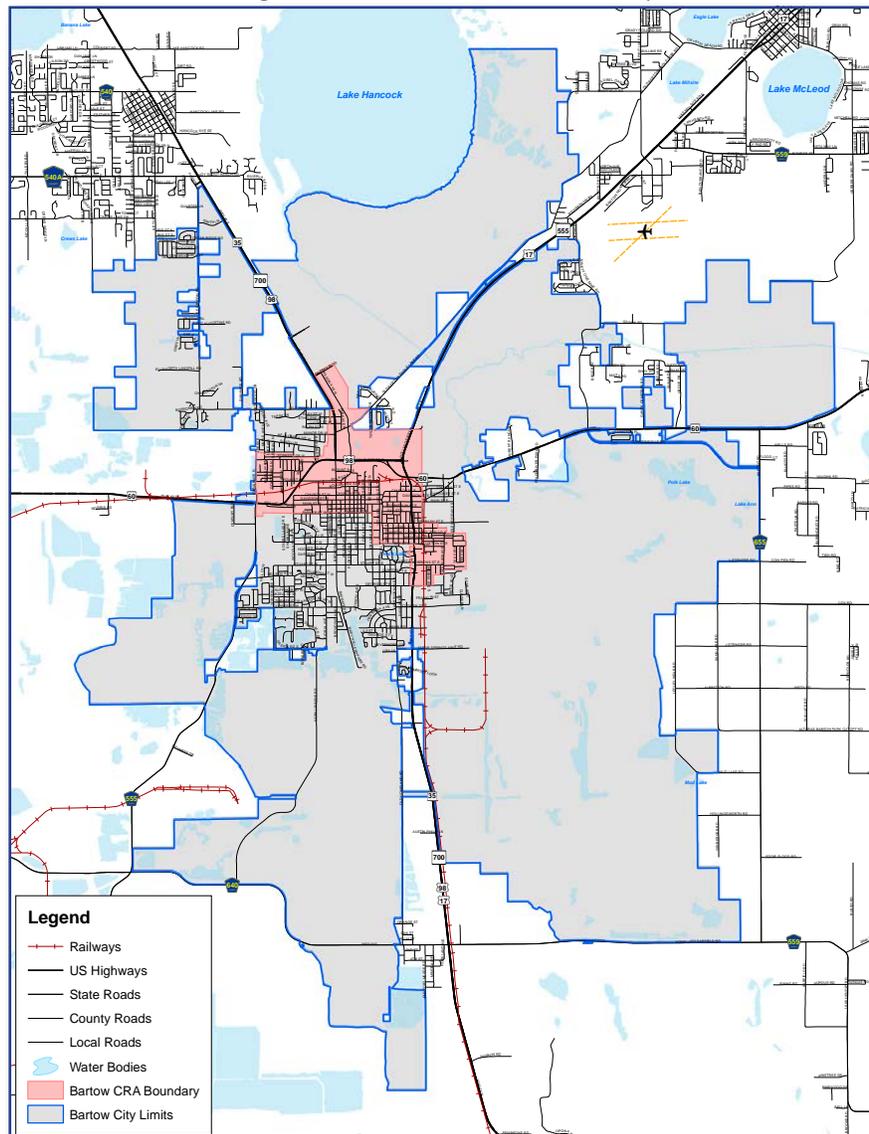
Examples of traditional projects include: streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and

garages, neighborhood parks, sidewalks and street tree plantings. The plan can also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning.¹

History

The original Bartow Community Redevelopment Agency (CRA) was established in April of 1990. The Community Redevelopment District (the District) consisted of approximately 535 acres immediately surrounding the historic core of downtown Bartow. Over the years, and through a series of expansions, the District has grown to approximately 1,512 total acres, its current size.

Figure 1. Bartow CRA Boundary



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

In response to changing economic, social, and community conditions, the City of Bartow and the Board have identified the need to update its Community Redevelopment Plan. In 2013, the City of Bartow contracted with the Central Florida Regional Planning Council (CFRPC) to complete this task. The updated Community Redevelopment Plan does not change the existing District boundaries nor does it establish a new base year (1999) for Tax Increment Financing (TIF) revenue purposes.

Findings

Demographics

Bartow is a growing and racially diverse community with a lower percentage of White and Hispanic residents when compared to the State of Florida and a greater percentage of African-Americans. According to the 2010 US Census 67.6% of the population identified as White, 23.7% identified as African-American and 14.7% identified as Hispanic.

The median household income is comparable to the State of Florida at approximately \$42,000. However, the median value of owner-occupied housing units is significantly lower than the State of Florida. Additionally, Bartow has a lower percentage of multi-family housing units than similar communities in the County and the State of Florida.

Bartow enjoys quality schools and boasts a higher high school graduation rate than other comparable communities in the County and the State. Bartow is also home to the International Baccalaureate School which was ranked as the #2 public high school in the nation by Newsweek and in The Daily Beast's ranking of America's best high schools for the 2012-2013 school year. However, the percentage of Bartow residents, over 25 years of age, with a High School Diploma or a Bachelor's Degree is significantly below State average. This is commonly known as the "Brain Drain", as many bright young students move away from Bartow for college and find permanent employment in other communities.

Land Use

Of the 1,512 total acres within the District, the largest percentage of land area and TIF revenue comes from approximately 395 total acres of commercial property, generating approximately \$118.5 Million. Residential property accounts for approximately 25% of the District area and almost 27% of total revenue. Government and Institutional uses combine for almost 21% of the total District area but represent less than 1% of the taxable revenue in the District because most of these uses are tax exempt. Industrial uses represent only about 4% of the District area but generate the most taxable value per acre at \$243,848.

Figure 2. Bartow CRA Land Area and Taxable Value

Generalized Land Use	Total Acres	Total Taxable Value	Percent Acreage	Percent Taxable Value
Agricultural	20.89	\$3,297	1.4%	0.0%
Commercial	394.98	\$118,464,022	26.1%	63.4%
Government*	115.39	\$816,592	7.6%	0.4%
Industrial	66.35	\$16,179,352	4.4%	8.7%
Institution*	202.65	\$279,484	13.4%	0.1%
Miscellaneous	54.57	\$1,224,120	3.6%	0.7%
Residential	381.96	\$50,010,937	25.3%	26.7%
unassigned	1.31	\$0	0.1%	0.0%
other**	273.90	\$0	18.1%	0.0%
Grand Total	1512.00	\$186,977,804+	100.0%	100.0%

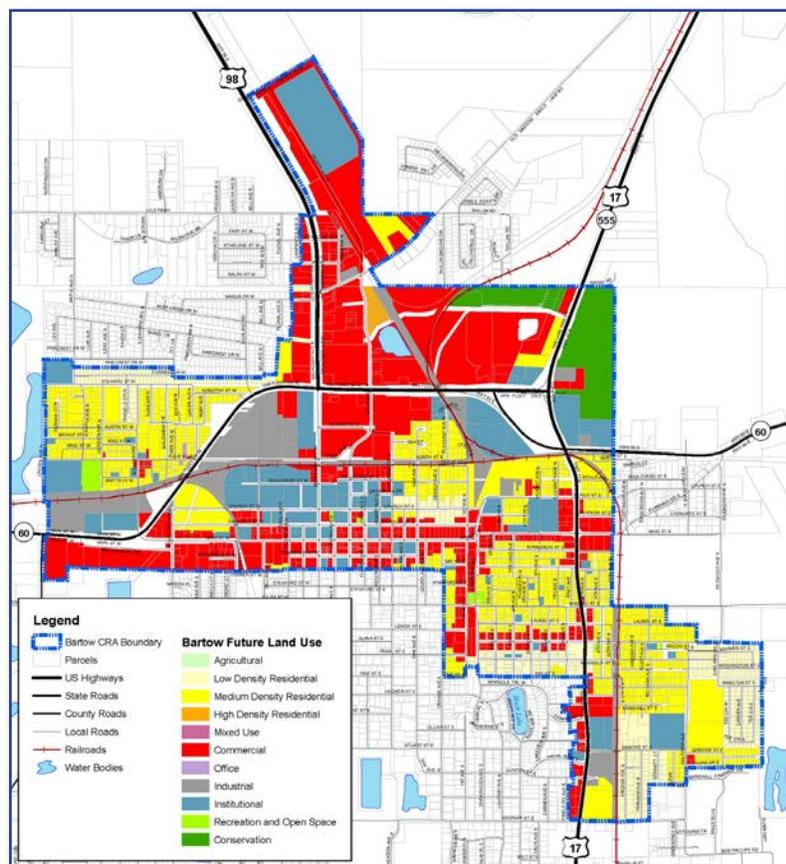
* Generally exempt from property tax

** Includes water bodies, road rights-of-way and other uses

+ May differ from property appraiser final valuation.

Bartow’s future land use pattern within the District is designed to encourage redevelopment within the historic downtown and to protect the primarily single-family residential, west and east Bartow neighborhoods. Multi-family residential uses are permitted “by right” in several commercial districts including the historic downtown area which is primarily zoned C-1 and C-2.

Figure 3. Bartow CRA Future Land Use (May 2013)



Taxable Values

Taxable values are critical for facilitating redevelopment efforts within the District. For the majority (1329 acres) of the District (1512 acres), the frozen value was established in 1999 at \$83,817,415. The remainder of the District was established at a later date with a frozen value of \$13,278,915. This makes the total frozen value of the District \$97,096,330. The estimated total taxable value within the District for fiscal year 2014 is \$164,306,866. The total TIF revenue for fiscal year 2014 is projected to be approximately \$693,315.

As property values increase in a recovering market, the District has significant earning potential with approximately 90% of its taxable value being found in commercial and residential properties.

Infill development and reuse of vacant or blighted buildings in the historic downtown area is particularly useful for generating more taxable value per acre.

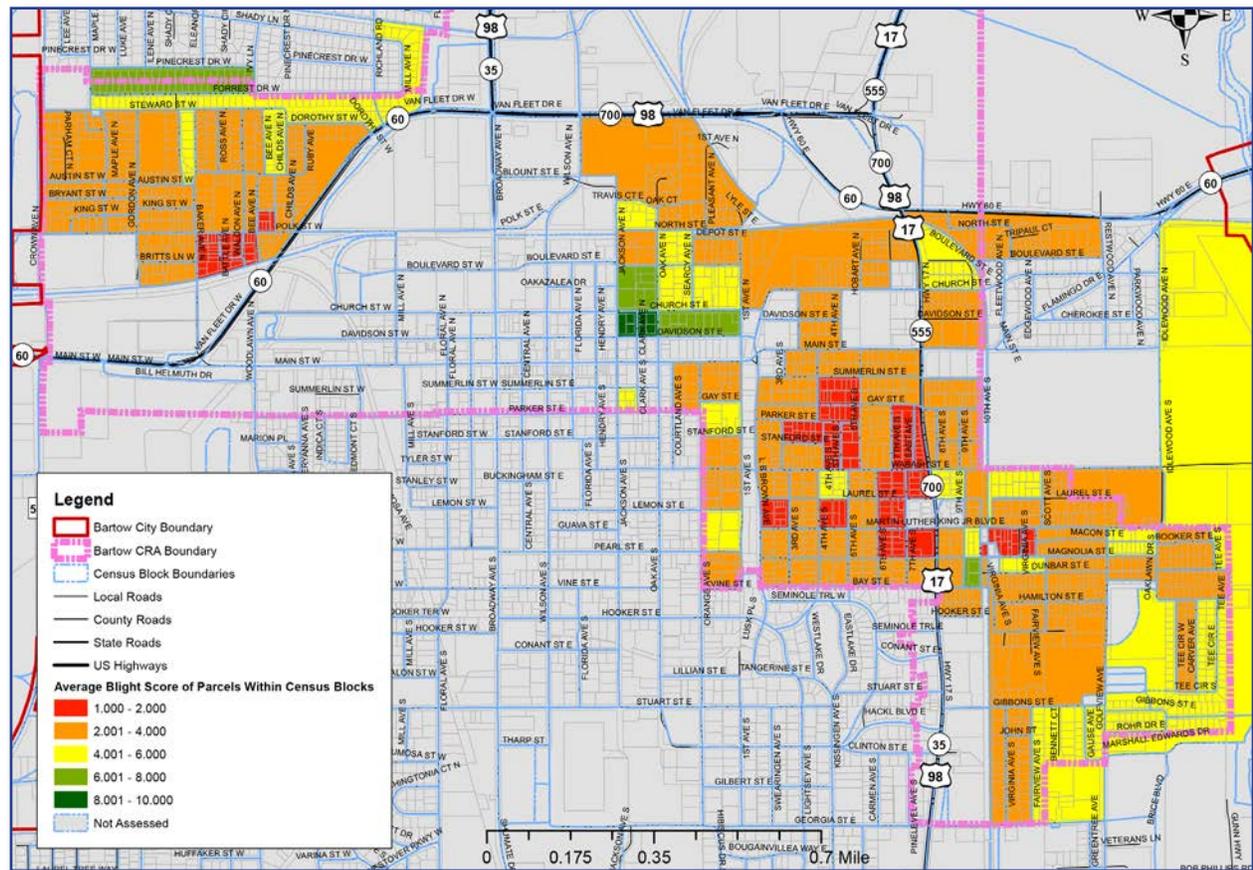
Figure 4. Bartow's Historic District vs. Wal-Mart



Residential Blight

Approximately 25% of the District is residential. A windshield survey of the District's residential units was conducted in September and October of 2013. Approximately 78% of the assessed census blocks within the District averaged a score of 4 or below. A score of 4 or below indicates a level of disrepair that is below standard condition. Elimination of blighted residential conditions would have a compounding effect upon the District by creating safer, more vibrant, more desirable places to live and by raising property values, thus generating more TIF revenue and facilitating greater redevelopment efforts within the District.

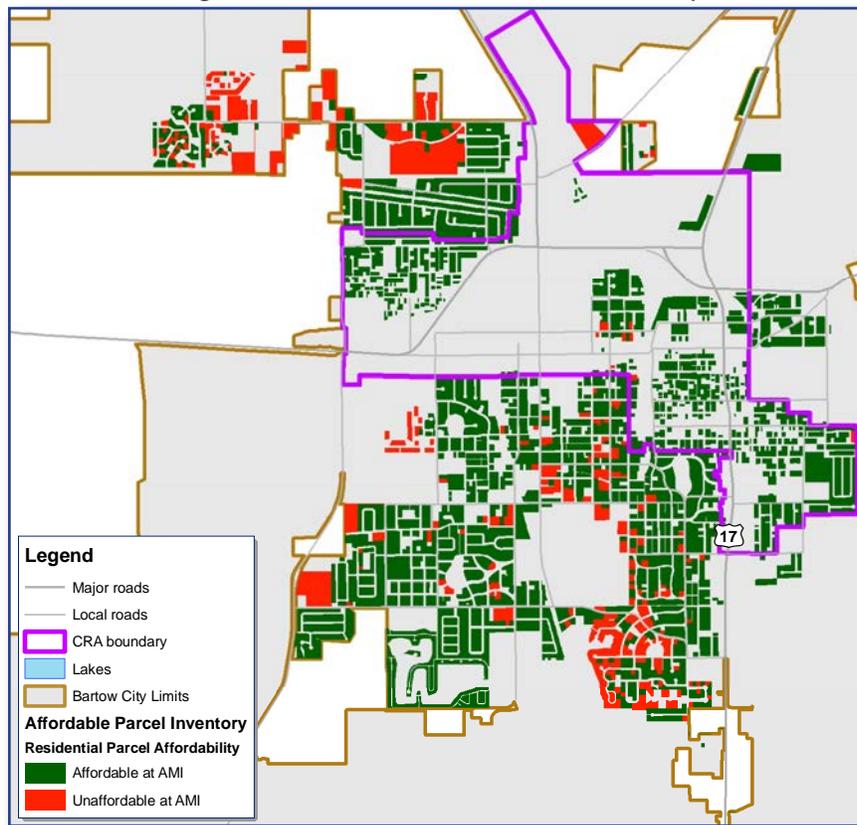
Figure 5. Bartow CRA Blight Assessment (unweighted)



Affordability

Residential affordability is a component of the economic success or depression of an area. Affordable workforce housing creates economic opportunities within a neighborhood, city, or region. To measure residential affordability in the City of Bartow, housing and transportation costs were estimated for each residential parcel in the City. Rent, mortgage, property taxes, homeowner’s insurance, utilities, and transportation costs were estimated for each residential parcel. A determination was made that parcels were affordable if their combined housing and transportation related costs were less than 45% of median household income. Nearly all of the residential parcels within the District are considered affordable at median income.

Figure 6. Residential Parcel Affordability



Transportation

There have been a number of transportation related improvements in and around Bartow in recent years, including major capacity and intersection improvements to US 98 and SR 60. Additionally, the first phase of the Bartow Northern Connector (aka Ernest M. Smith Blvd.) has been constructed from US 98 to US 17. Phase II, which would connect US 17 to SR 60, is currently in design and is identified as a legislative priority by the Polk County Board of County Commissioners. It is planned for construction in fiscal year 2018-2019.

Bartow has a fairly extensive sidewalk network within the District. However, some gaps exist and extensions of certain sections of sidewalks would facilitate a more walkable District.

Within the City of Bartow, Citrus Connection Route 22XL serves as a connector between the Cities of Lakeland and Bartow.

Figure 7. Bartow Express to Lakeland 22XL



Key Issues

Some key issues were consistently identified at various community meetings and workshops. Below is a list of those items that were most often topics of discussion among the participants. A more extensive list can be found in Chapter 3.

- Historic buildings and heritage
- Inconvenient hours for downtown businesses
- Lack of a use or uses that draw people downtown
- Lack of activities for families, young adults, and singles
- Need for entertainment opportunities
- Need for recreation and activity in the downtown area
- Attract and retain young professionals
- Proliferation of vacant or blighted structures (commercial and residential)
- Great community pride
- To many people work in Bartow but live and shop somewhere else



Allowable 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. Generally speaking redevelopment activities can be grouped into two categories; Programs and Projects.

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 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 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. Property owners and business operators may apply to participate in any number of CRA programs or projects as determined by program or project rules, criteria, or policy.

The 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 Board is bound to implement or provide funds for that particular redevelopment activity.

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

The list of programs and projects found in Chapter 5 of the Plan have been created in order to provide a general outline of the redevelopment activities and authority conveyed to the Bartow CRA by the Plan and by Florida Statutes Chapter 163, Part III. Listing a program or project within the Plan does not insure that the program or project will be established, considered for establishment, or funded by the Board. The CRA reserves the right to establish, fund, develop, study, plan, or pursue any program or project listed within Chapter 5 that is allowable by this plan, Florida Statutes Chapter 163, Part III, Florida law, and the Bartow Comprehensive Plan. The Board also reserves the right to amend this plan, to add new programs or projects, or edit existing programs or projects that are allowable by Florida Statutes Chapter 163, Part III, Florida law, and the Bartow Comprehensive Plan at any duly noticed public hearing.

Examples of programs or projects found in Chapter 5 include:

- Infill development incentives
- Public infrastructure development/redevelopment
- Beautification
- Neighborhood reinvestment programs
- Extension of the Ft. Fraser trail
- Support for public art
- Purchase of blighted or distressed buildings
- Redesign of the intersection at Main Street and L.B. Brown Avenue
- And more....

The Big Ideas

The big ideas are located in Chapter 6 of the Plan and are recommended actions for the elimination of blight and successful facilitation of the goals identified with the Bartow CRA Strategic Plan 2012-2018. There are 5 big ideas that are based upon data, analysis, and public input and are designed to eliminate blighted conditions and facilitate economic development, especially within the historic downtown area. The Board has the authority to decide when and if any of the recommendations, in whole or in part, will be implemented.

The big ideas are:

1. Bartow Commons

Bartow Commons is a large mixed-use development located on the east side of the historic downtown area. The project will provide for increased recreation and entertainment, drawing people into the historic downtown area. Bartow Commons also provides for the potential redevelopment of adjacent parcels by the private sector.

Key issues addressed

- Restoration and reuse of a historic building
- Draws people to the downtown area
- A use for families and young adults
- Downtown recreation and activity
- Redevelopment and infill development opportunities
- Ft. Fraser Trail extension
- Health
- Entertainment
- Walkability
- Transition zone

Figure 8. Bartow Commons Concept Plan



2. Walkable Downtown

Walkable Downtown is a free, self-guided art walk promoting a healthy lifestyle through increased awareness and appreciation of public art in downtown Bartow. The walk travels along Main Street in Historic Downtown Bartow between Bartow Commons and Ft. Blount Park. The walk will generate activity and interest within downtown Bartow, along the previously redeveloped and landscaped main Street, encouraging participants to visit local merchants and become familiar with the offerings of downtown Bartow. Additionally, the walk will serve as a venue for local and regional artists to showcase their works and talent.

Key issues addressed

- Health
- Aesthetics
- Downtown revitalization
- Public art
- Downtown recreation
- Entertainment opportunities
- Draw people to downtown
- Encourage redevelopment and reuse of blighted buildings

Figure 9. City of Bartow - Walkable Downtown



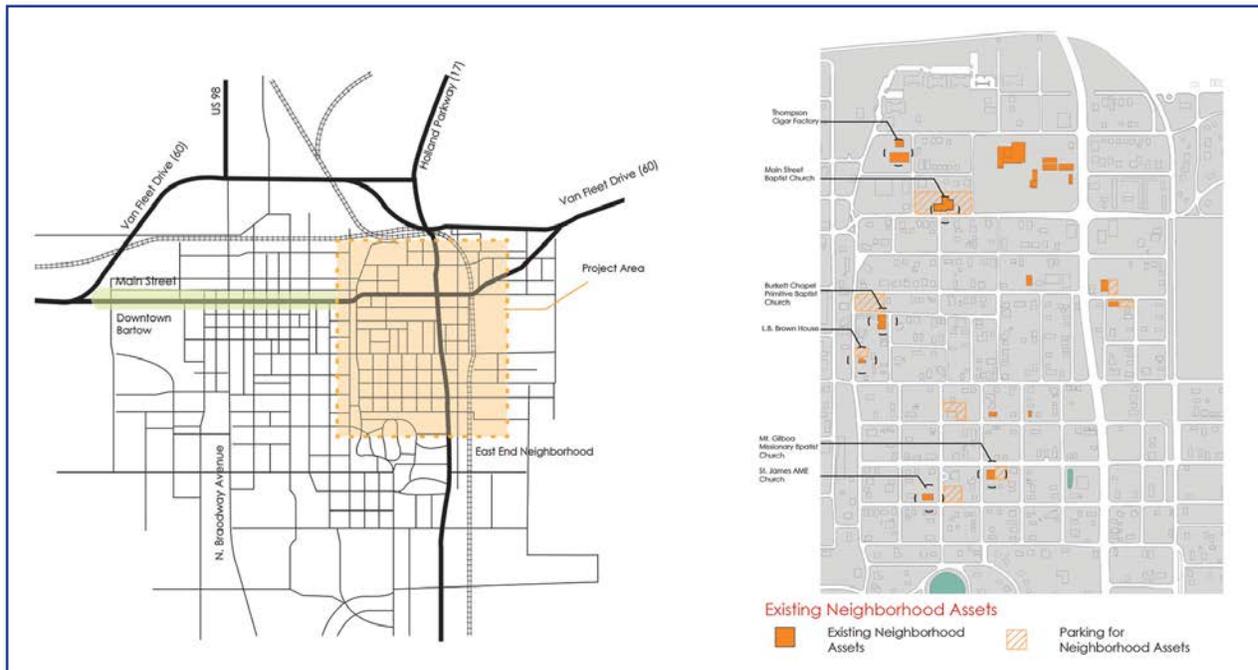
3. East End Community Vision Plan

The East End Community Vision Plan was recently developed by the University of South Florida, School of Architecture and Community Design, in conjunction with the residents, property owners and business owners within the East End Neighborhood. The Vision Plan generally includes the District area east of 1st Street, from State Road 60 on the north to approximately Bay Street on the south. The Vision Plan includes five community development priorities.

The community development priorities are as follows:

- East Main Street/"Downtown Gateway" Mixed-Use Commercial Corridor
- Highway – 17 Commercial Infill and Image Rebranding
- Vacant Property Re-Use, Residential Infill and Neighborhood Stabilization
- Bartow Town Square and L.B. Brown Corridor
- Neighborhood Character, Infrastructure & Special Features

Figure 10. East End Community Plan Maps



Key Issues Addressed

- Vacant and blighted structures
- Health
- Walkability
- Housing infill
- Highway 17 enhancement and redevelopment
- Historic preservation
- Downtown gateway
- Neighborhood beautification

4. Historic Downtown Development

An active, interesting, and entertaining historic downtown is a common desire that is shared by Bartow residents, business owners, the Board, and the City of Bartow alike. The development of Bartow Commons and Walkable Downtown, the implementation of the “Forward Moves” in the East End Community Plan, and the enhancement and preservation of residential neighborhoods will create an economic and social atmosphere ripe for the historic downtown to become the active entertainment district that has been envisioned for many years.

It is also critical to establish a system to assist business and property owners with improvements to their buildings that are necessary to ensure that the building spaces are marketable and that the businesses are successful. Improvements could include but are not limited to:

- Structural improvements
- Façade improvements
- Interior buildouts
- Other permanent improvements allowable by Florida Statutes Chapter 163, Part III.

Additionally, the Board should work with the Chamber of Commerce, the City, Economic Development Councils (EDC's), Main Street Bartow, building owners, developers, and others to:

- a. Recruit businesses, especially those with an emphasis on arts, entertainment, and recreation
- b. Encourage residential development in the historic downtown area
- c. Develop and promote special events, festivals, and other activities in the historic downtown area
- d. Actively promote and market the historic downtown area and its assets

Key Issues Addressed

- Aesthetics
- Marketability
- Vacancy
- Blighted structures
- Redevelopment and reuse

5. Enhance and Preserve Residential Neighborhoods

Strong, vibrant, and attractive urban residential neighborhoods are critical for attracting employers to Bartow, encouraging employees that currently commute to Bartow to live in Bartow, and for eliminating blight and promoting activity, especially within the nearby historic downtown area.

Figure 11. Vibrant Neighborhood Sketch



Some of the key elements for desirable residential neighborhoods include:

- a. Public Safety – Residents must feel safe in their homes and neighborhoods
- b. Community Pride – A well-established pride of place and property helps to promote well maintained homes and neighborhoods. Pride also comes from highlighting neighborhood assets like historic buildings or cultural heritage.
- c. Essential Infrastructure – Little impacts the health of a neighborhood more than the presence or absence of public infrastructure. Essential infrastructure should not be limited to the “basics” such as roads, water, sewer, but should also include parks and open space, street lighting, sidewalks, bike lanes, mass transit, and places of community activity like good schools, civic organizations, and religious institutions.
- d. Elimination or Rehabilitation of Blighted Structures – “run down”, dilapidated or blighted residential structures limit community pride and discourage investment in the historic downtown area, in the District, and in greater Bartow.
- e. Infill Development – Vacant residential lots should be redeveloped with new residential units that complement the historic and/or cultural development pattern of the surrounding area.

A system to identify, evaluate, rehabilitate and/or demolish blighted residential structures and to land bank buildable lots should be established. Likewise, strategic areas and methods should be identified for infill development of new residential units and construction of essential infrastructure. The East End Community plan identifies “Vacant property re-use, residential infill and neighborhood stabilization” as a priority for that area. Many of the Recommended “Forward Moves” identified for that East End Community priority can also be utilized within the larger scope of a comprehensive neighborhood and housing program for the entire District.

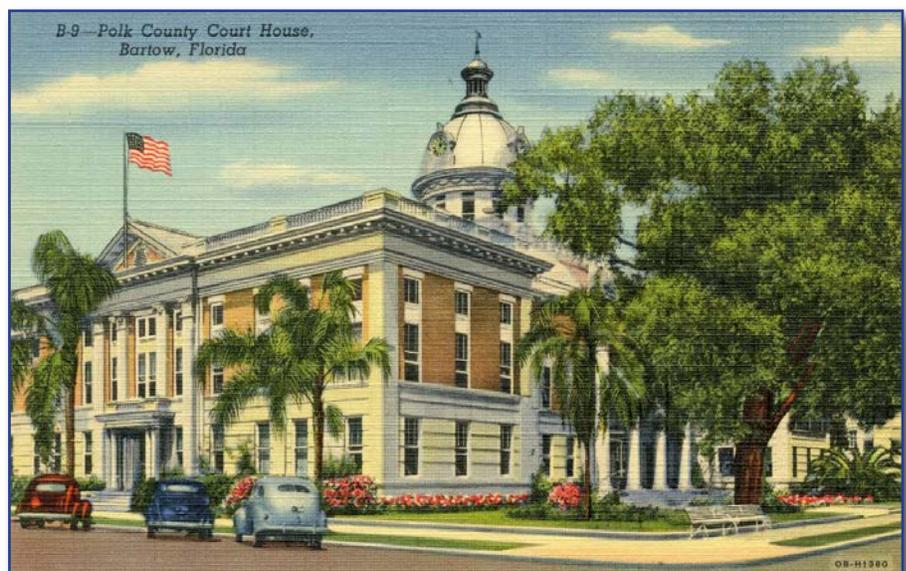
Chapter 1: History of the Bartow Community Redevelopment Agency

In the late 1980's, local merchants and residents became increasingly concerned with the appearance, condition, and general decline of the historic heart of the City of Bartow. As a result, several local merchants came together to form Downtown Bartow Inc., which is now known as Main Street Bartow. Additionally, in response to the local merchants' and residents' concerns for the health, vitality and redevelopment of the historic core of Bartow, the Bartow City Commission created an independent Policy Board of seven members (the Board) to conduct the affairs of a Community Redevelopment Agency (CRA) as defined under State Statutes. The CRA was first established in April of 1990, and the original Community Redevelopment Plan was prepared by the Central Florida Regional Planning Council (CFRPC), with a specific focus on the problems and needs within Bartow's redevelopment area that could be addressed during the 1990s.

Almost ten years later (1999), the CRA and the City of Bartow proposed to more than double the size of the Community Redevelopment District (the District), from 535 acres to 1,329 acres. The new area encompassed the City's northern commercial district, the West Bartow Neighborhood, and some adjacent residential areas north and east of the historic Downtown area. During that time the City chose to forgo its Tax Increment Financing (TIF) for the tax year 1999. This decision allowed the implementation period for the entire District to be 30 years, not 20 years for the existing District and 30 years for the new portion of the District. This would allow the CRA to have considerably more time and resources to implement its plans, projects, and programs. Polk County challenged Bartow's authority to amend its Community Redevelopment Plan and District boundaries. The City prevailed in Circuit Court. The County initially appealed the summary judgment, but decided to withdraw its challenge in December 2001.

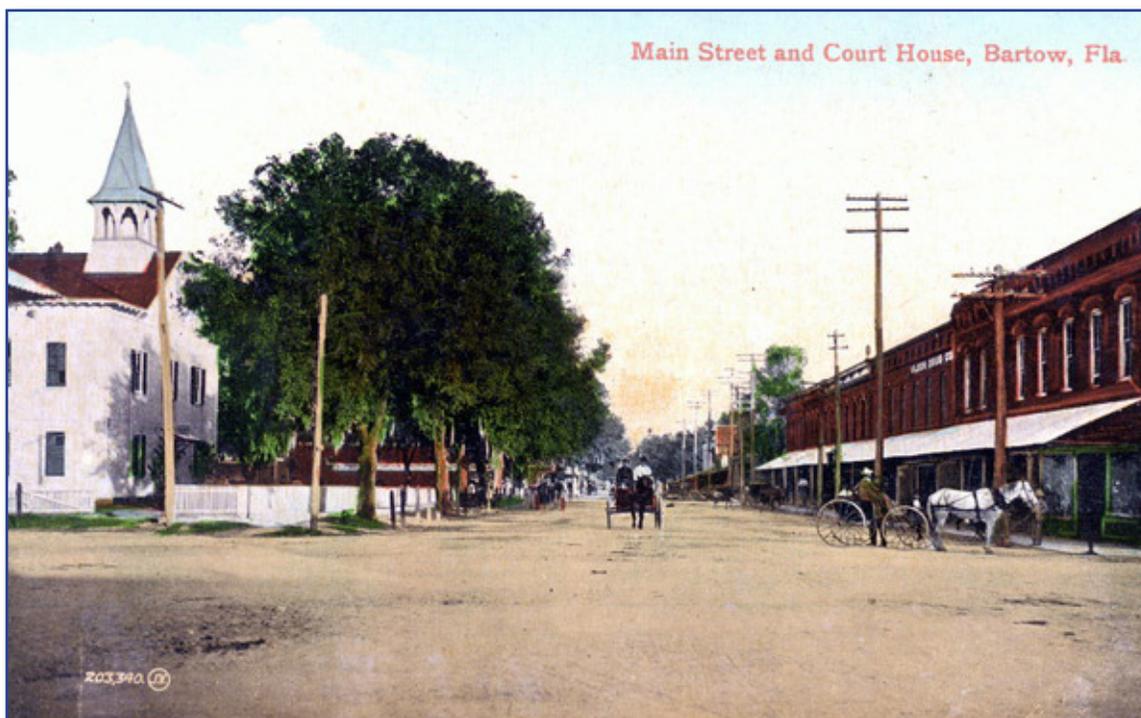
Once the District expansion was settled, the CRA and the CFRPC worked to develop the Community Redevelopment Plan 2000. This community redevelopment plan was a comprehensive and visionary redevelopment strategy to take the community through the year 2010.

The CRA made a minor amendment to its District boundaries in 2005 to close a "donut hole" on the near east side of Downtown. The area from Gay Street on the north to Bay Street on the south, bound by 3rd Avenue on the west and 7th Avenue on the east was added to the District. There were no objections to the change as it corrected an earlier oversight which inadvertently omitted this area.



In late 2006, following a petition from the residents of east Bartow, the Board approved the preparation of a Finding of Necessity Study, with the intent to include the East Bartow Neighborhood within the CRA District boundaries. In February of 2007, the Finding of Necessity was completed and the Bartow City Commission and the Polk County Board of County Commissioners approved the District boundary change. The District was expanded to include the East Bartow Neighborhood area generally bound by Wabash Street on the north and Georgia Street on the south and extending east of US 17 to Tee Avenue, enlarging the District to 1,512 acres, which remains its current size.

With the addition of the East Bartow Neighborhood and changing community dynamics, the Board determined there was a need to update the Community Redevelopment Plan. The CFRPC again assisted the CRA, and the Community Redevelopment Plan 2007 was adopted. The mission of the Bartow CRA, as adopted in the 2007 plan, is; "To improve the vitality of the community by eliminating blight through public and private investment". Additionally, 6 objectives and 22 policies were established to guide the specific activities and programs identified within the plan.



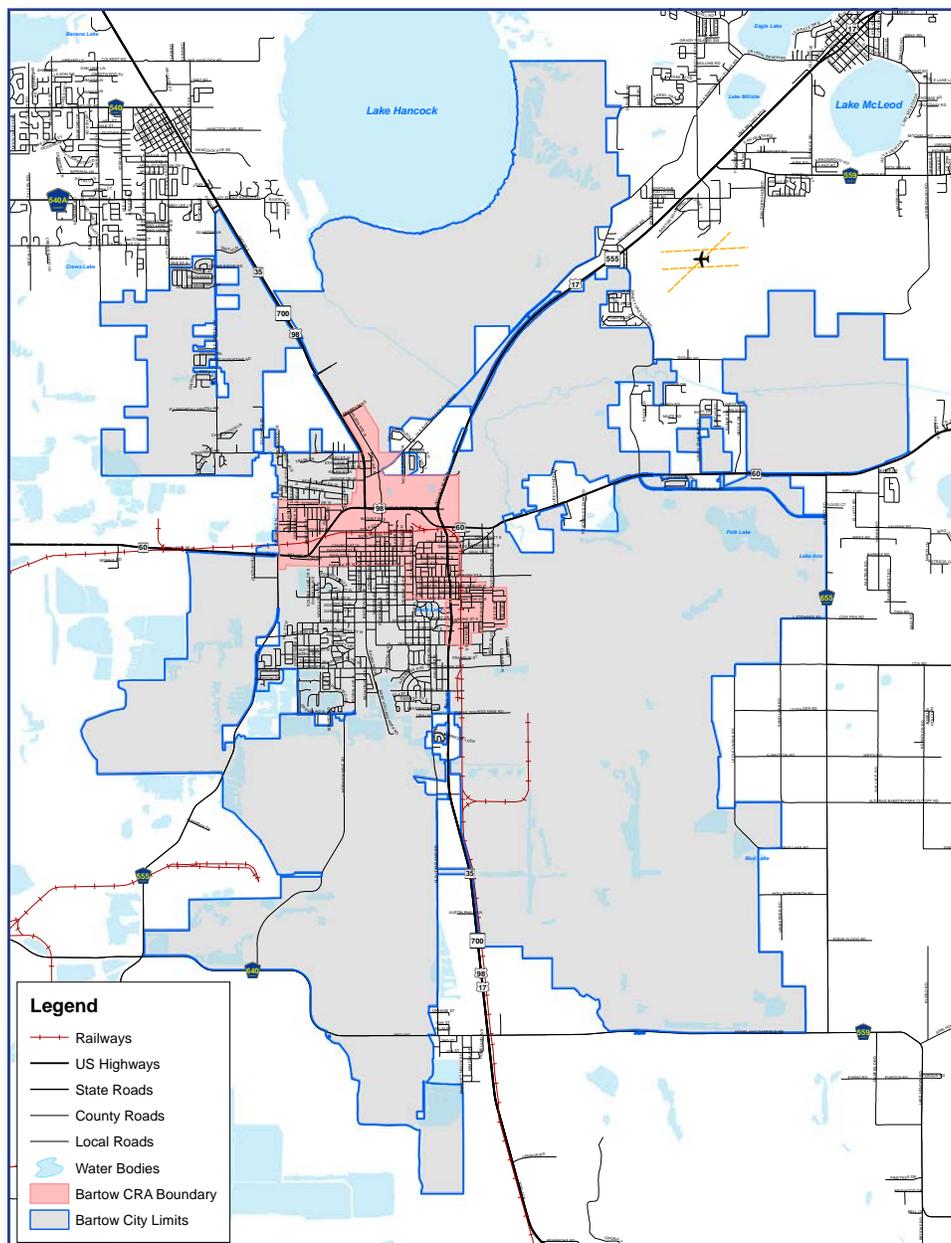
Most recently, in response to changing economic, social, and community conditions, the City of Bartow and the Board have identified the need to once again update its Community Redevelopment Plan. In 2013, the City of Bartow contracted with the CFRPC to complete this task. The updated Community Redevelopment Plan does not change the existing District boundaries nor does it establish a new base year (1999) for TIF. All redevelopment activities, projects, and programs within the District and funded by TIF shall be completed no later than the 30th year after the fiscal year in which the Community Redevelopment Plan 2000 was based. Therefore, all TIF funded redevelopment activities in the District must be complete by the end of fiscal year 2029.

Chapter 2: Introduction to Bartow and the Bartow Community Redevelopment District

Boundary

The original Bartow CRA and District boundaries were established by Resolution # 2888-R dated April 2, 1990. The District boundaries were re-established by Resolution # 3238-R on May 3, 1999. The new boundaries increased the District from 535 acres to 1,329 acres. On February 19, 2007 Resolution #3630-R was passed to again expand the boundaries to include the East Bartow Neighborhood area. Figure 12 depicts the District boundaries as they exist today, which includes 1,512 acres. This plan update does not include any changes to the District boundaries.

Figure 12. Bartow CRA Boundary

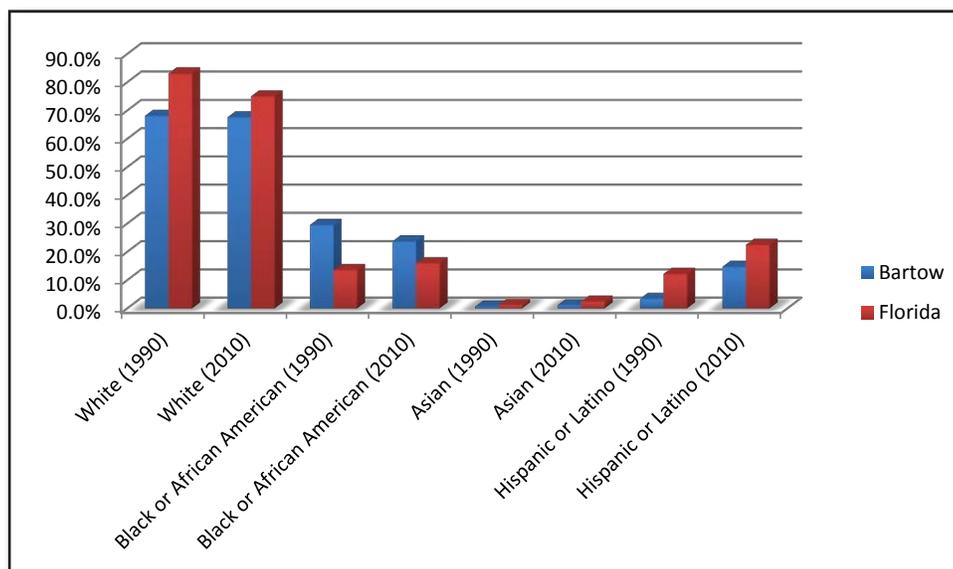


The District encompasses nearly all of the major commercial areas of the City of Bartow as well as two primarily single-family residential areas commonly known as the West Bartow Neighborhood and the East Bartow Neighborhood. The historic downtown area is at the heart of the District and its redevelopment and vitality are central to the success of the CRA and the City of Bartow.

Demographics

According to the 2010 US Census, Bartow had a population of 17,298 and its estimated 2013 population was 17,475. Bartow has grown since 1990, when its' total population was 14,716. It is similar in size to several other medium sized communities in Polk County, including Auburndale, Haines City and Lake Wales. Bartow has a fairly diverse racial mix with 67.6% of the population identifying as "White only", 23.7% as "Black or African American only", and 14.7% as "Hispanic or Latino". Bartow has a lower percentage of white and Hispanic residents when compared to the State of Florida and a greater percentage of African Americans. Figure 13 depicts the racial mix in Bartow, in both 1990 and 2010, as compared to the State of Florida. The percentage of Black or African Americans in Bartow has decreased over time but remains higher than the State. Additionally, the percentage of Hispanic or Latinos has increased significantly but remains lower than the State.

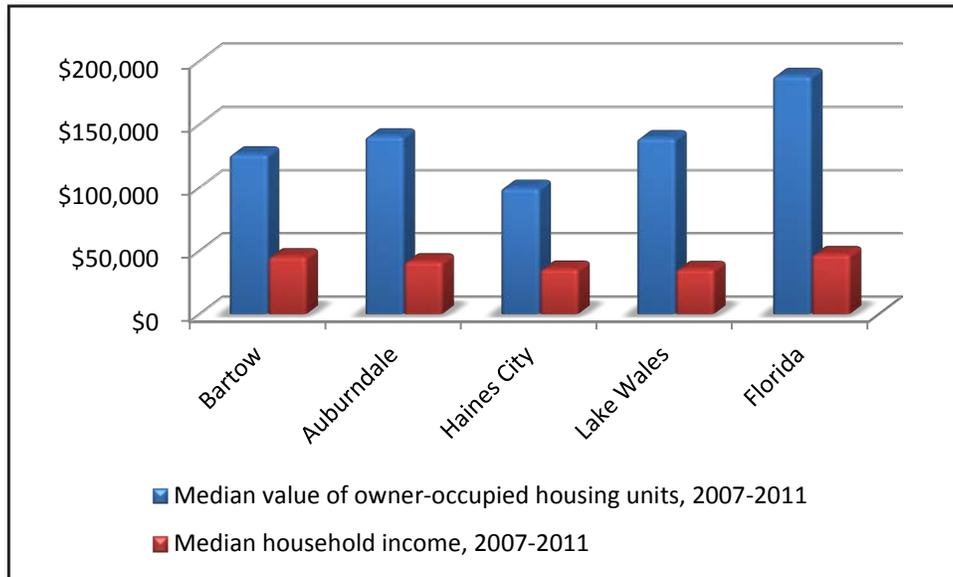
Figure 13. 2010 Racial Mix in Bartow



The median household income in Bartow is comparable to the State. However, the median value of owner occupied housing is significantly lower than the State, suggesting that Bartow is a relatively affordable community in which to reside. Housing affordability is examined in greater detail later in this Chapter.

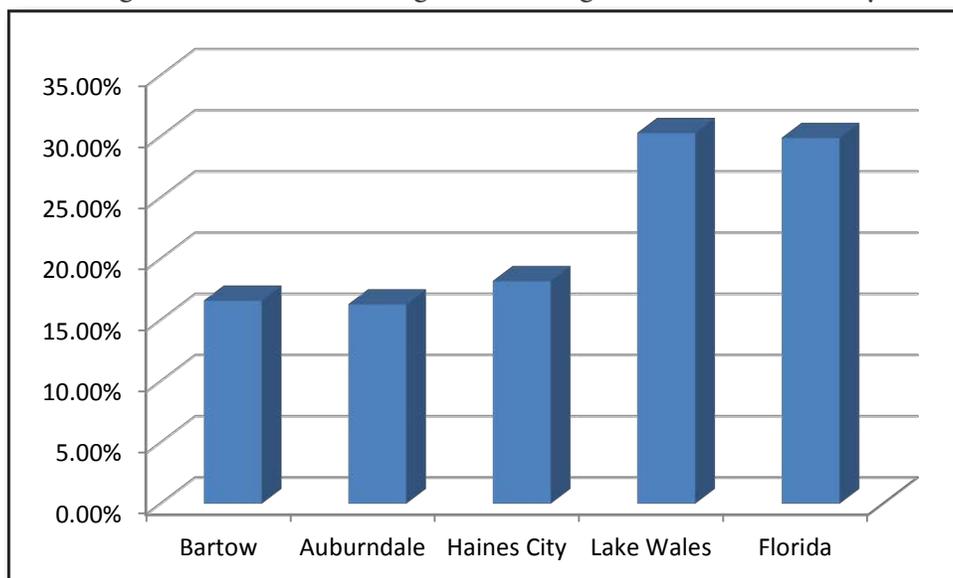
Figure 14 depicts the median household income and median value of owner occupied housing in Bartow, comparable local communities, and the State.

Figure 14. 2010 Median Household Income & Median Housing Value



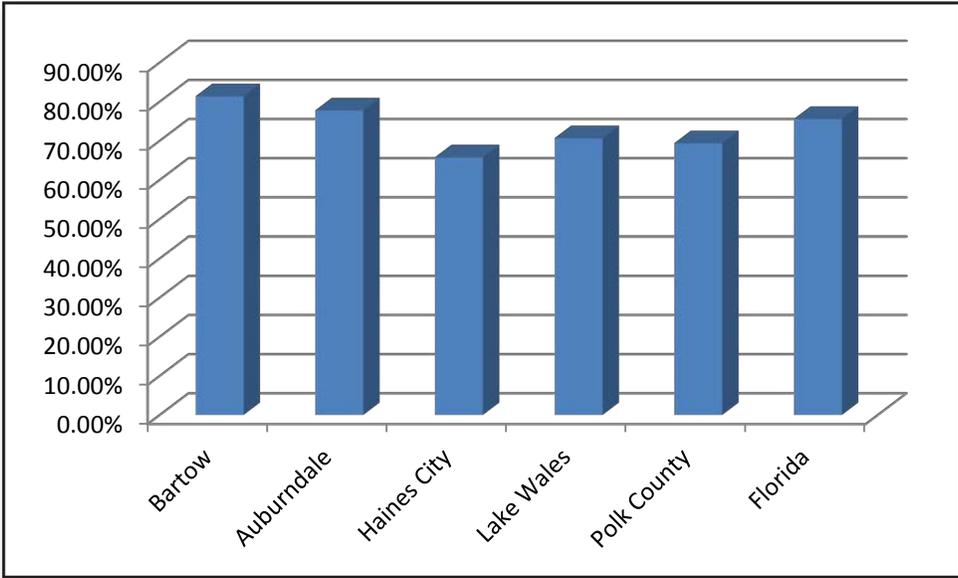
However, an interesting point to note is that Bartow has a substantially lower percentage of housing units in multi-family (Figure 15) than other comparable communities in Polk County and the State. This may have an impact on the quality of many of the single-family homes that are affordable to many of the residents in Bartow.

Figure 15. 2010 Percentage of Housing Units in Multi-family



Additionally, Bartow has quality local schools and boasts an above average graduation rate (Figure 16). Bartow High School is also home to the International Baccalaureate School. The addition of the International Baccalaureate School adds to the already rich heritage of Bartow High School which traces its beginnings to the first school in Bartow.

Figure 16. 2012-2013 High School Graduation Rates



International Baccalaureate students enjoy an enriched learning environment with an international core curriculum and increased academic and extra-curricular expectations. Each year the IB School at Bartow accepts 70 new students from approximately 400 applicants coming from a pool of 11 public middle schools, 8 private/parochial schools and any number of home-schooled students in all of greater Polk County. Student achievement tests, middle school academic records and student essays provide a measuring stick for acceptance. The result is a small group (about 260 students) of highly motivated young people with very large achievement levels.

Bartow’s International Baccalaureate School was ranked as the #2 public high school in the nation by Newsweek and in The Daily Beast’s ranking of America’s best high schools for the 2012-13 school year.

However, as you can see in Figures 17 and 18 Bartow has a lower percentage of residents over 25 with a high school or bachelor's degree than the state average. This indicates that after graduation many young people find employment and settle somewhere other than their hometown. It also reflects persons who have migrated to Bartow as adults with lower educational attainment levels.

Figure 17. 2010 Percentage of Residents over Age 25 with High School Diploma

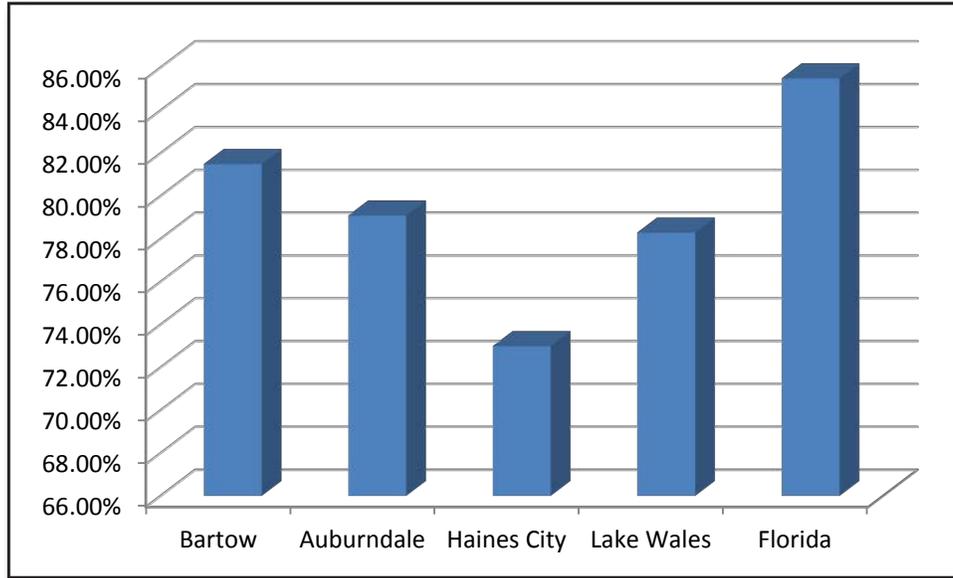
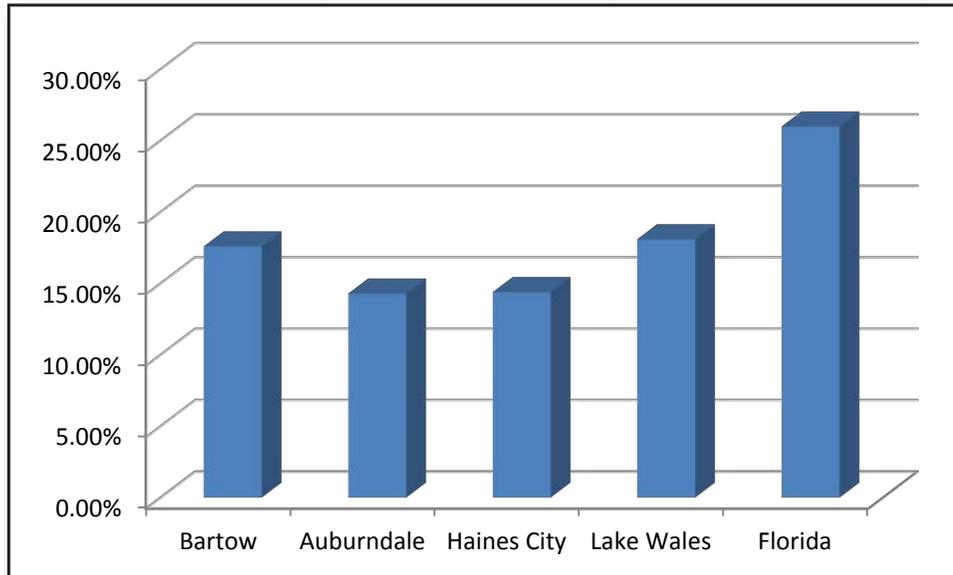


Figure 18. 2010 Percentage of Residents over Age 25 with Bachelors Degree



Land Use

The Bartow Community Redevelopment District consists of 1,512+/- total acres. Approximately 1,238 of those acres contain the variety of uses indicated below. The remaining acreage is primarily held in road rights of way, utilities, water bodies, or other public uses not noted below. The largest percentage of land area and TIF revenue comes from approximately 395 total acres of commercial property. Residential property accounts for approximately 25% of the District area and almost 27% of total revenue. Government and Institutional uses combine for almost 21% of the total District area but represent less than 1% of the taxable value in the District because most of these uses are tax exempt. There are approximately 355 vacant acres available within the District for development. Approximately 120 acres of vacant land is designated commercial, 69 acres are designated residential and 135 acres are vacant State, County, City or school board properties. The remaining 31 acres are a mix of vacant industrial, institutional, wholesale uses or home owner association common areas. Figure 19 depicts the land area and taxable value of the various land uses that are within the District.

Figure 19. Bartow CRA Land Area and Taxable Value

Generalized Land Use	Total Acres	Total Taxable Value	Value Per Acre	Percent Acreage	Percent Taxable Value
Agricultural	20.89	\$3,297	\$158	1.4%	0.0%
Commercial	394.98	\$118,464,022	\$299,924	26.1%	63.4%
Government*	115.39	\$816,592	\$7,077	7.6%	0.4%
Industrial	66.35	\$16,179,352	\$243,849	4.4%	8.7%
Institution*	202.65	\$279,484	\$1,379	13.4%	0.1%
Miscellaneous	54.57	\$1,224,120	\$22,432	3.6%	0.7%
Residential	381.96	\$50,010,937	\$130,932	25.3%	26.7%
unassigned	1.31	\$0	\$0	0.1%	0.0%
other**	273.90	\$0	\$0	18.1%	0.0%
Grand Total	1512.00	\$186,977,804⁺	\$123,663	100.0%	100.0%

* Generally exempt from property tax

** Includes water bodies, road rights-of-way and other uses

+ May differ from property appraisers final valuation

Figure 20 shows a comparison between the land uses within the District and some other comparable CRA districts in the County. As you can see, the District is fairly large and therefore has strong TIF revenue potential. The earnings potential of the District could lead to significant and highly impactful programs and projects within the District, substantially facilitating positive redevelopment.

Figure 20. Comparing Existing Land Uses in Acres within CRA's

Generalized Land Use	Bartow	Auburndale	Haines City	Lake Wales
Agricultural	20.89	0	953.62	47.3
Commercial	394.98	193.85	987.76	280.23
Government*	115.39	50.40	266.52	214.63
Industrial	66.35	292.49	241.52	80.22
Institution*	202.65	82.33	560.97	490.54
Miscellaneous	54.57	26.80	321.33	244.89
Residential	381.96	217.33	1478.52	933.53
unassigned	1.31	1.57	6.82	17.08
other**	273.90	200.22	888.47	892.66
Grand Total	1512.00	1065.00	5705.54	3201.08

Source: Polk County Property Appraiser

* Generally exempt from property tax

** Includes water bodies, road rights-of-way and other uses

Figure 21 depicts the existing land use pattern within the District. The District consists of primarily commercial uses located along US 98 running north and south and State Road 60 running east and west through the area. A mixture of commercial and public/institution/government uses are found along Main Street in the historic downtown and generally within the core of the district bordered by the railroad tracks on the north and Parker Street on the south. A commercial node is also located at the intersection of US 17 and Main Street. Additional mixed commercial, industrial and institutional/government uses can be found along 1st Avenue and along US 17. The core commercial and historic downtown areas are flanked on the east and northwest by primarily single-family residential areas. There are small areas of multi-family residential disbursed throughout the District.

Figure 21. Bartow CRA Existing Land Use (May 2013)

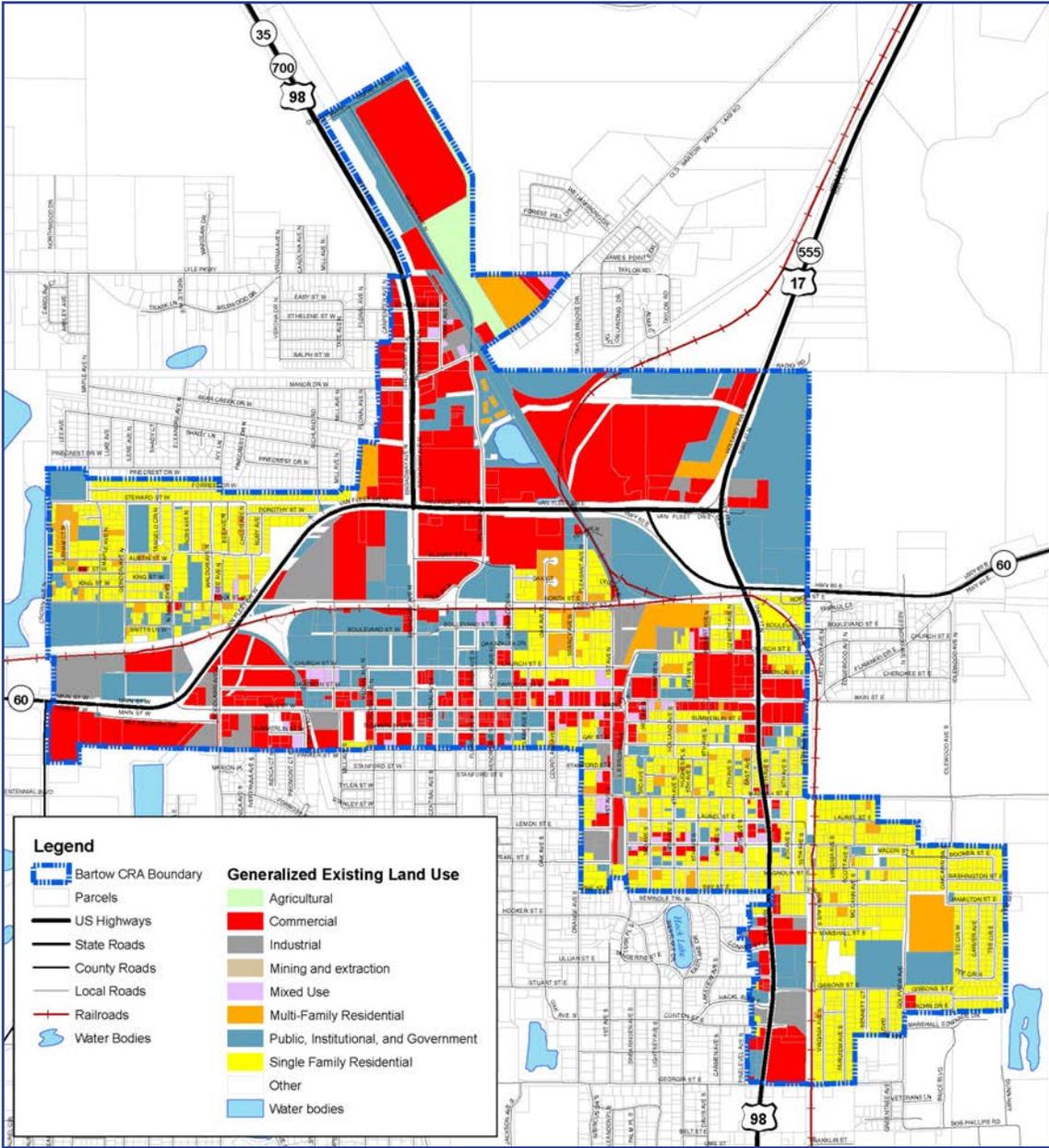
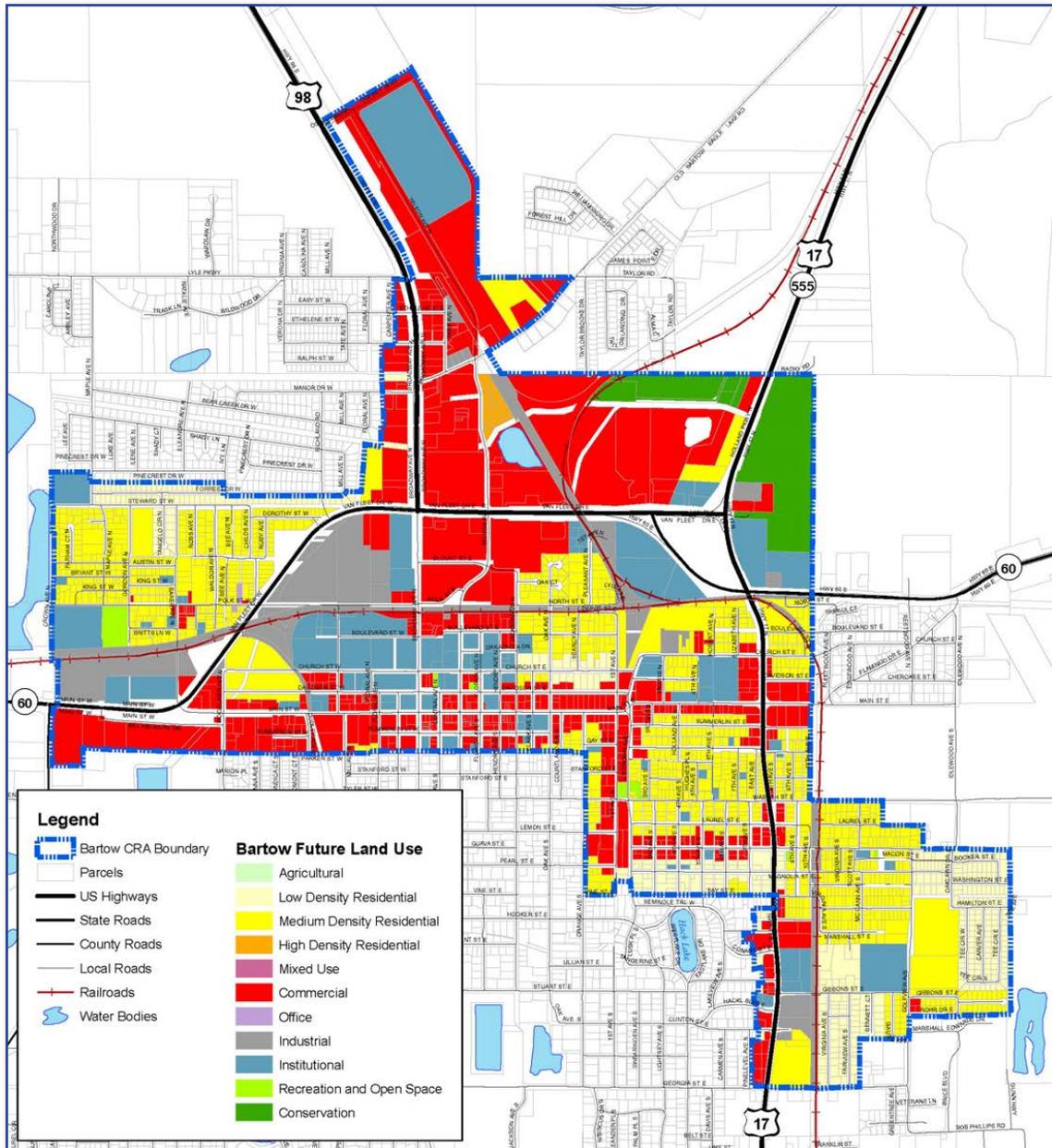


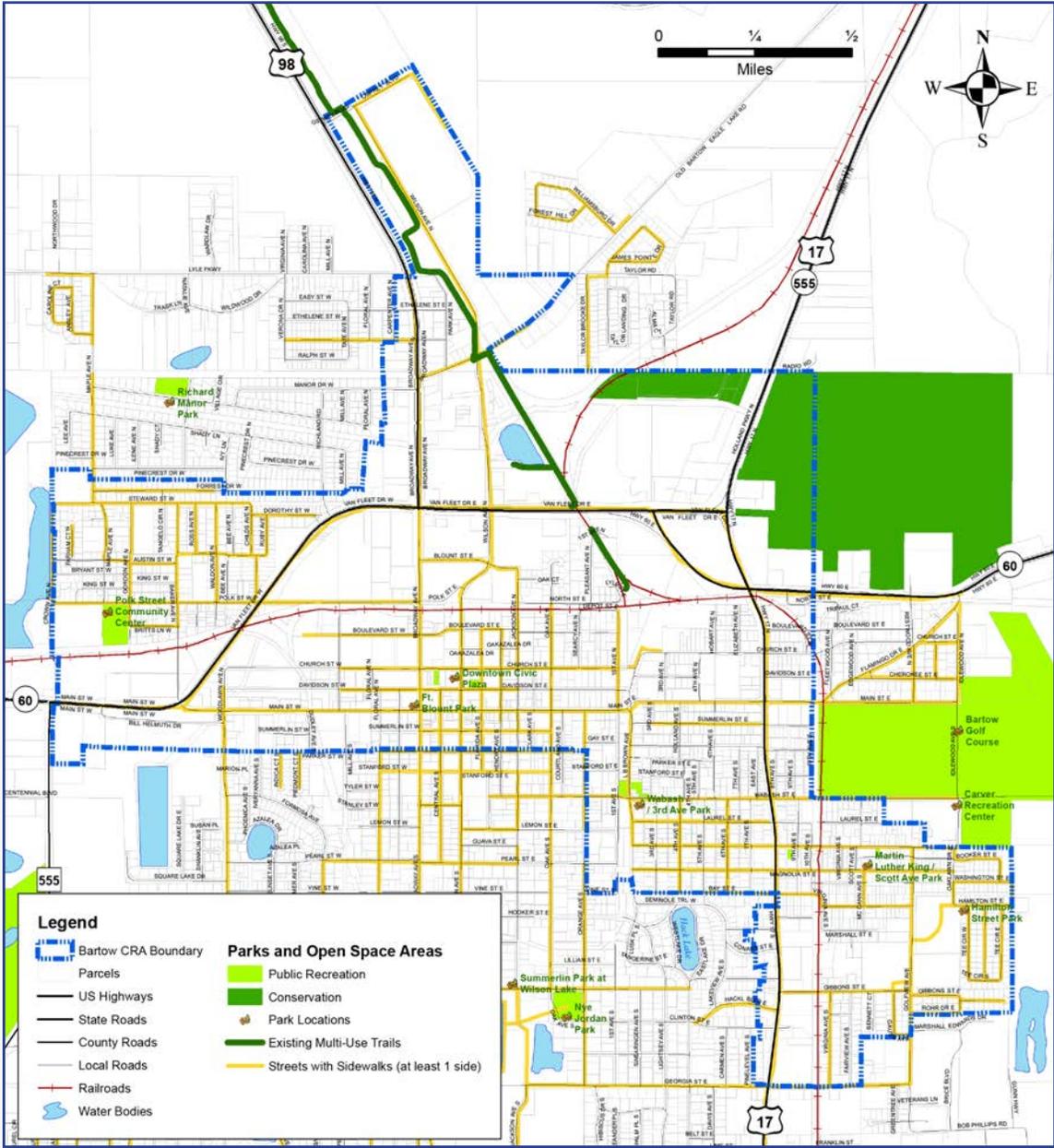
Figure 22 depicts the future land use pattern that the City of Bartow has adopted within the District. The future land use pattern depicts a much more residentially homogeneous District intended to protect the low and medium density, primarily single-family, West and East Bartow neighborhood areas. It is worth noting however, that multi-family uses are allowed within several commercial zoning districts “by right”. This includes the historic downtown area which is primarily zoned C-1 and C-2 allowing for up to 20 units per acre. Allowing multi-family uses within the commercial districts, especially in the historic downtown area, is intended to encourage mixed use, vibrant, and walkable commercial and entertainment districts.

Figure 22. Bartow CRA Future Land Use (May 2013)



The City of Bartow has some significant recreational opportunities available for its residents and visitors, including the City's golf course, Mary Holland Park and the Ft. Fraser trail. However, very few recreational opportunities exist within the District or historic downtown area of Bartow. Figure 23 depicts existing parks, open space, conservation area, and sidewalks within and adjacent to the District. Many CRA districts around the country have successfully and significantly improved the vitality of their downtowns by locating and investing in recreational opportunities within those areas. The City of Bartow has significant available vacant and underutilized land within its District, and the opportunity of the nearby Ft. Fraser trail, to potentially create major recreational facilities within the historic downtown area, thereby creating linkages to adjacent neighborhoods and improving connectivity within the District.

Figure 23. Existing Parks, Open Space & Conservation Area



Taxable Values

“Tax increment financing (TIF) is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the “frozen value.” Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as “increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.”²

As such, taxable values are critical for facilitating redevelopment efforts within the District. For the majority (1329 acres) of the District (1512 acres), the frozen value was established in 1999 at \$83,817,415. The remainder of the District was established at a later date with a frozen value of \$13,278,915. This makes the total frozen value of the District \$97,096,330. The estimated total taxable value within the District for fiscal year 2014 is \$164,306,866. The total TIF revenue for fiscal year 2014 is projected to be approximately \$693,315.

Figure 24 depicts the total taxable value within the District, outside of the District, and inclusive for the City of Bartow. From 2008 to 2012 the taxable value within the District dropped approximately 38%. This drop is consistent with reductions in real property values both statewide and nationwide during this time period.

Figure 24. Bartow and City Tax Values by Year

Year	Total Taxable Value Within CRA	Percent Change from previous year	Total taxable Value - Outside of CRA	Percent Change from previous year	Total Taxable Value - Entire City of Bartow	Percent Change from previous year
2008	\$244,184,433	0.27%	\$470,280,866	-10.96%	\$714,465,299	-7.42%
2009	\$228,643,609	-6.36%	\$424,716,570	-9.69%	\$653,360,179	-8.55%
2010	\$187,184,533	-18.13%	\$396,538,695	-6.63%	\$583,723,228	-10.66%
2011	\$166,621,468	-10.99%	\$376,110,790	-5.15%	\$542,732,258	-7.02%
2012	\$161,855,286	-2.86%	\$350,728,276	-6.75%	\$512,583,562	-5.55%
2013	\$161,876,962	0.01%				

Source: Polk County Property Appraiser

Figure 25 depicts the generalized land uses within the District, as well as some other CRA districts within the region, and their total acreage, percent acreage, and percent taxable value. The District generates most of its TIF value from commercial uses (63.4%) and residential uses (26.7%). It is also notable that 22.4% of the District is comprised of agricultural, government, and institutional uses that generate almost no taxable value (0.5%).

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

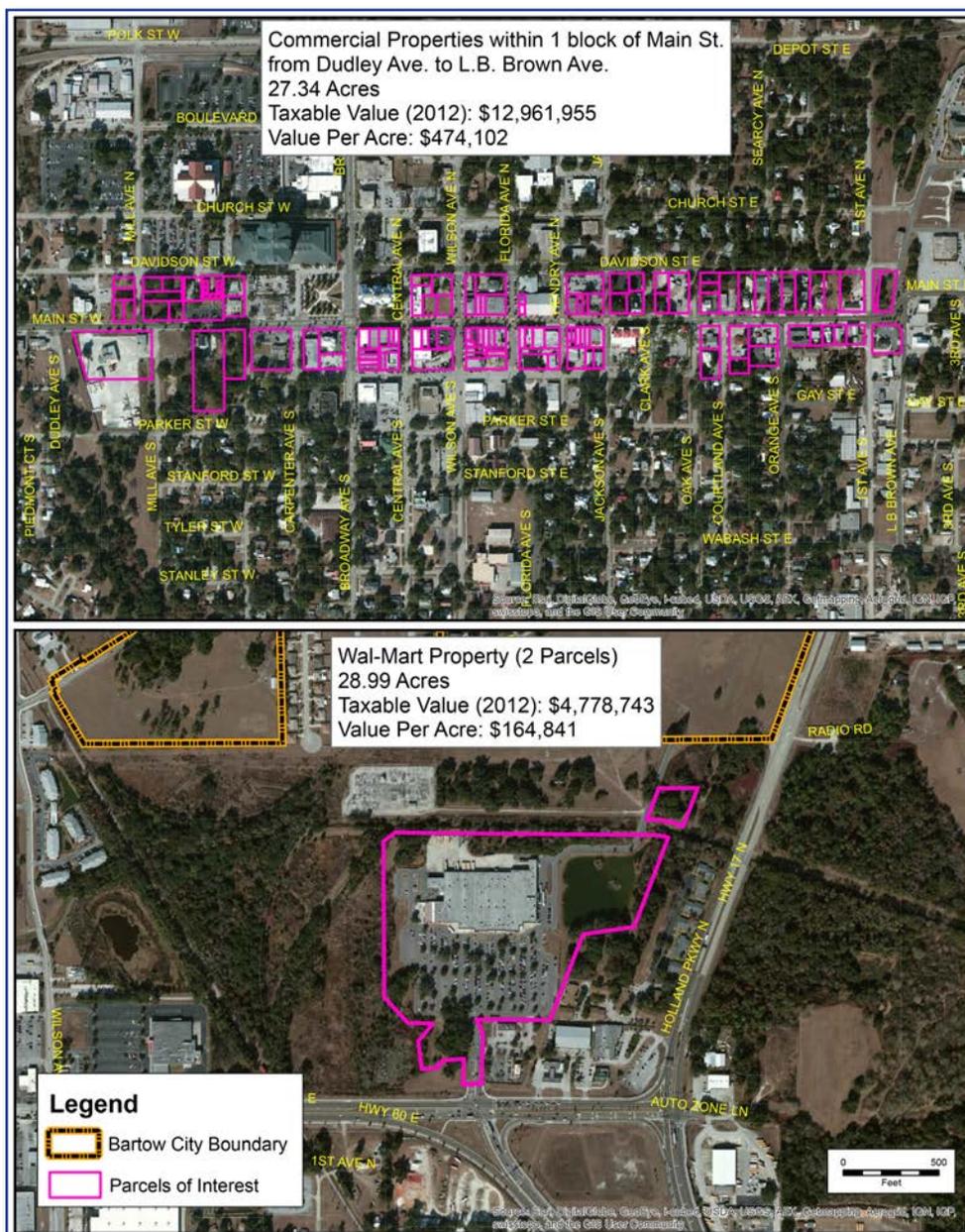
Figure 25. Comparing Generalized Land Use

BARTOW					
Generalized Land Use	Total Acres	Total Taxable Value	Value Per Acre	Percent Acreage	Percent Taxable Value
COM	394.98	\$118,464,022	\$299,924	26.1%	63.4%
GOV/EX	115.39	\$816,592	\$7,077	7.6%	0.4%
IND	66.35	\$16,179,352	\$243,849	4.4%	8.7%
INST/EX	202.65	\$279,484	\$1,379	13.4%	0.1%
MISC	54.57	\$1,224,120	\$22,432	3.6%	0.7%
RES	381.96	\$50,010,937	\$130,932	25.3%	26.7%
AG	20.89	\$3,297	\$158	1.4%	0.0%
unassigned	1.31	\$0	\$0	0.1%	0.0%
other	273.90	\$0	\$0	18.1%	0.0%
Grand Total	1512.00	\$186,977,804	\$123,663	100.0%	100.0%
AUBURNDALE					
Generalized Land Use	Total Acres	Total Taxable Value	Value Per Acre	Percent Acreage	Percent Taxable Value
COM	193.85	\$58,163,800	\$300,045	18.2%	41.9%
GOV/EX	50.40	\$0	\$0	4.7%	0.0%
IND	292.49	\$55,680,833	\$190,368	27.5%	40.1%
INST/EX	82.33	\$262,195	\$3,185	7.7%	0.2%
MISC	26.80	\$424,189	\$15,828	2.5%	0.3%
RES	217.33	\$24,395,945	\$112,253	20.4%	17.6%
unassigned	1.57	\$0	\$0	0.1%	0.0%
other	200.22	\$0	\$0	18.8%	0.0%
Grand Total	1065.00	\$138,926,962	\$130,448	100.0%	100.0%
LAKE WALES					
Generalized Land Use	Total Acres	Total Taxable Value	Value Per Acre	Percent Acreage	Percent Taxable Value
COM	280.23	\$94,029,738	\$355,545	8.8%	42.2%
GOV/EX	214.63	\$0	\$0	6.7%	0.0%
IND	80.22	\$10,594,688	\$132,070	2.5%	4.8%
INST/EX	490.54	\$394,977	\$805	15.3%	0.2%
MISC	244.89	\$2,419,953	\$9,882	7.7%	1.1%
RES	933.53	\$115,076,040	\$123,270	29.2%	51.7%
AG	47.30	\$100,829	\$2,132	1.5%	0.0%
unassigned	17.08	\$0	\$0	0.5%	0.0%
other	892.66	\$0	\$0	27.9%	0.0%
Grand Total	3201.08	\$222,616,225	\$69,544	100.0%	100.0%
HAINES CITY					
Generalized Land Use	Total Acres	Total Taxable Value	Value Per Acre	Percent Acreage	Percent Taxable Value
COM	987.76	\$135,804,683	\$137,488	17.3%	30.1%
GOV/EX	266.52	\$554,840	\$2,082	4.7%	0.1%
IND	241.52	\$41,031,269	\$169,885	4.2%	9.1%
INST/EX	560.97	\$196,532	\$350	9.8%	0.0%
MISC	321.33	\$2,303,328	\$7,168	5.6%	0.5%
RES	1478.52	\$268,270,198	\$181,445	25.9%	59.4%
AG	953.62	\$3,505,862	\$3,676	16.7%	0.8%
unassigned	6.82	\$0	\$0	0.1%	0.0%
other	888.47	\$0	\$0	15.6%	0.0%
Grant Total	5705.54	\$451,666,712	\$79,163	100%	100%

Source: Polk County Property Appraiser

Development of available vacant land within the District is beneficial to generating TIF revenue. However, infill development and reuse of existing vacant buildings within the historic downtown area of Bartow generates more value per square foot and more total taxable value (thus more TIF revenue) within the District. Figure 26 shows a comparison between Bartow’s historic downtown area (commercial properties within one block of Main Street, from Dudley Avenue on the west to L.B. Brown Avenue on the east) and the Wal-Mart Supercenter property located on Highway 60. The Wal-Mart property is approximately 1.5 acres larger than all of the downtown commercial area combined. Yet, the total taxable value of the downtown area in 2012, at almost \$13 million, was more than two and a half times greater compared to Wal-Marts’ value at nearly \$4.8 million.

Figure 26. Bartow’s Historic District vs. Wal-Mart



Residential Blight Analysis

The District has a significant, mostly single-family, residential component. As mentioned above, approximately 25% of the District is residential, accounting for almost 27% of the Districts TIF revenue. Therefore, it is important to understand where the Districts most blighted residential neighborhoods are located. Elimination of blighted residential conditions would have a compounding effect upon the District by creating safer, more vibrant and desirable places to live and raising property values, thus generating more TIF revenue and, facilitating greater redevelopment efforts within the District.

A windshield survey was conducted for every residential use within the District. Homes 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 standard condition, and 10 representing homes in visually perfect condition. Figure 27 provides the general guidelines used to score homes in the District.

Figure 27. Residential Blight Analysis Scale

Score	Conditions
1-2	Dilapidated and structurally unsound (appears to be unsafe/exhibits unsanitary living conditions)
3-4	Needs significant repairs (wood rot/damaged roof/broken windows/deteriorated driveway)
5-6	Standard condition - needs minor repairs or upkeep (peeling paint/mold/dirt)
7-8	Above average condition - no visible repairs necessary (minor cleaning/landscaping)
9-10	Visually perfect

The scores were then averaged within the boundaries of Census Blocks. Figure 28 depicts the average score range by Census Block within the District. In order to help eliminate any bias in scoring, the average scores by Census Block were then grouped by quintile and mapped accordingly. This produces a map that depicts relative blight in relation to the rest of the District. Figure 29 depicts relative residential blight within the District. Red depicts areas of the District with the highest level of residential blight, while dark green indicates the lowest level of residential blight. It should be noted that larger multi-family properties are usually at standard or better for visual blight.

Figure 28. Bartow CRA Blight Assessment (unweighted)

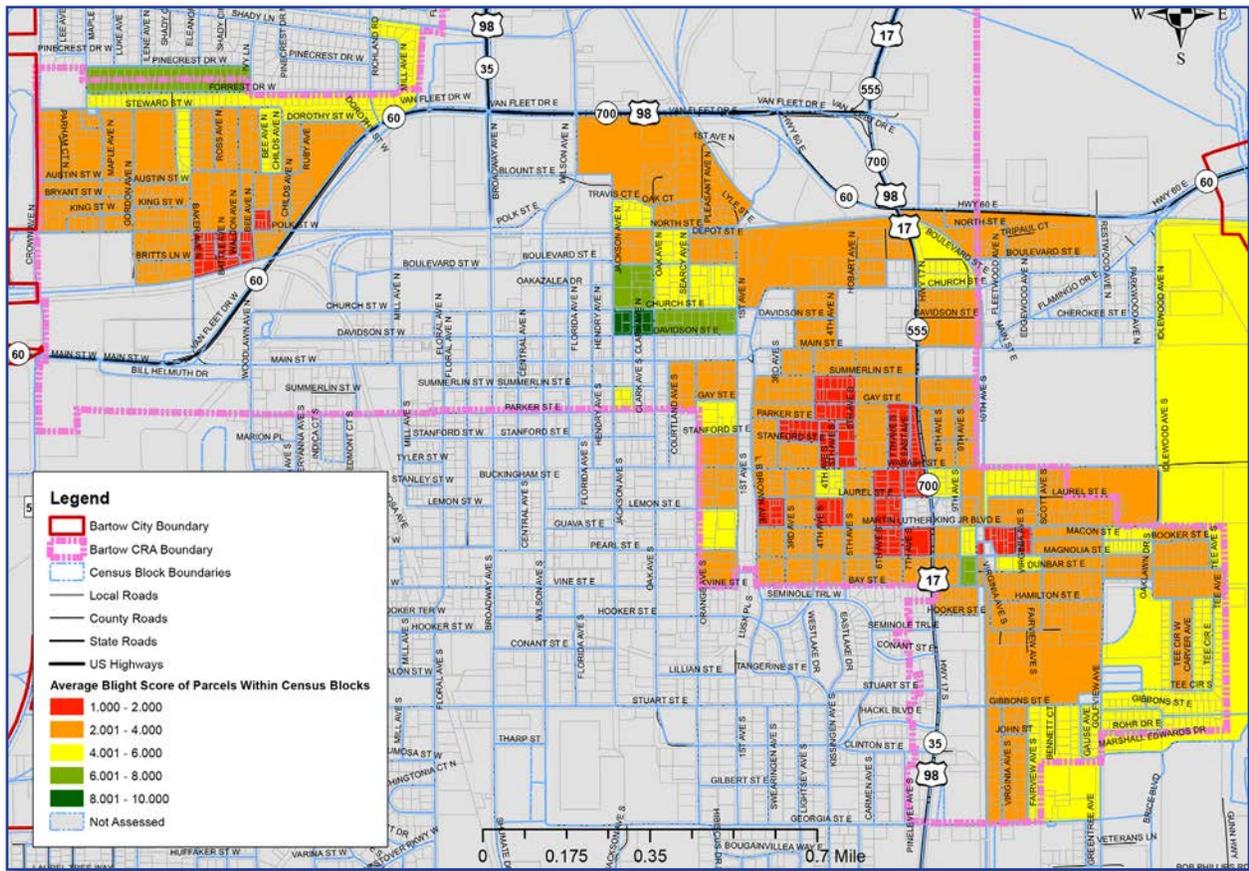
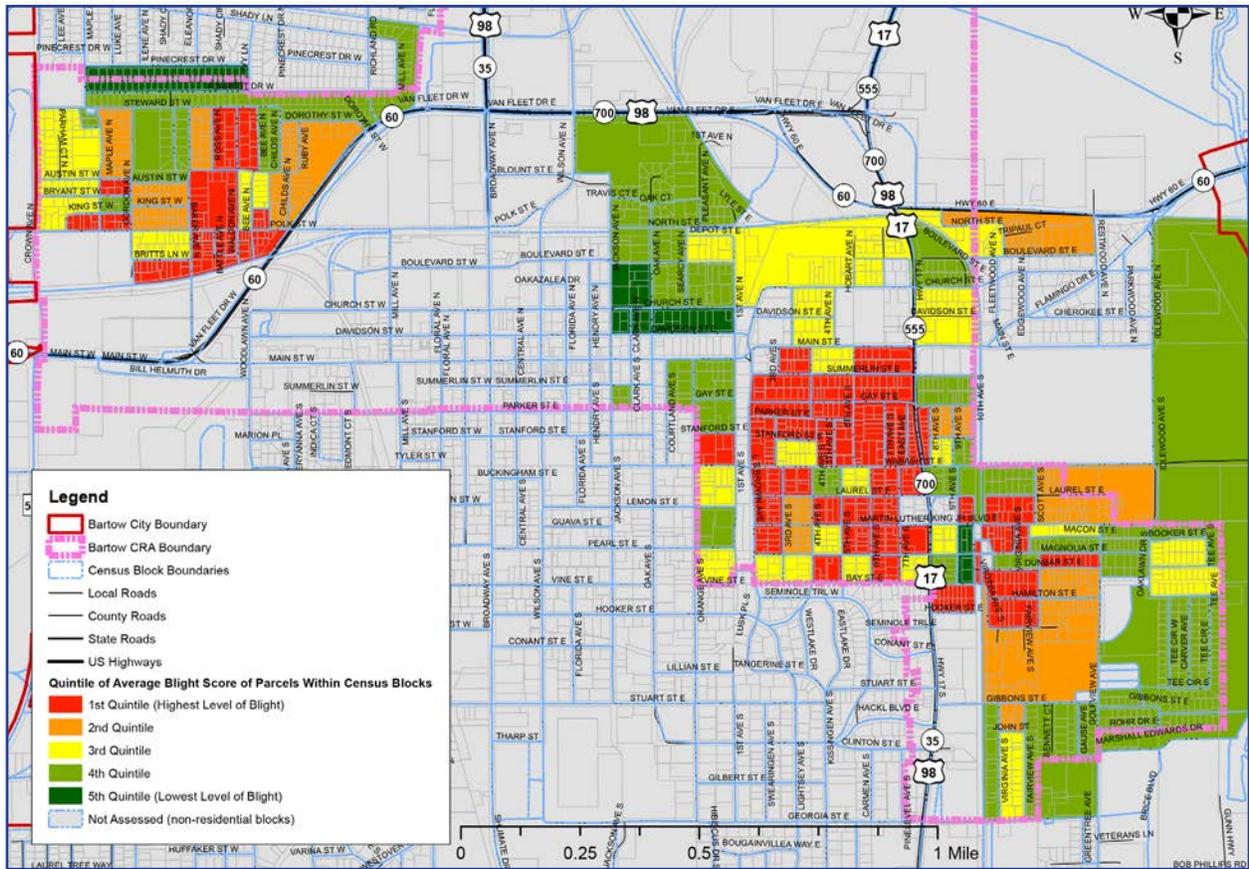


Figure 29. Bartow CRA Blight Assessment (weighted)



Also included on the Bartow Community Redevelopment Plan 2014 DVD is a sortable Downtown Inventory Excel spreadsheet. The following information is included in that spreadsheet:

- Parcel number
- Ownership number
- Owner name
- Parcel address
- Department of Revenue use code and description
- Taxable value
- Taxes
- Owner mailing address

If a photo of the parcel exists in the Downtown Inventory Photo Gallery, it can be accessed by clicking on the ownership number in the spreadsheet. Figure 32 depicts a sample portion of the Downtown Inventory spreadsheet which also includes the owner and mailing address.

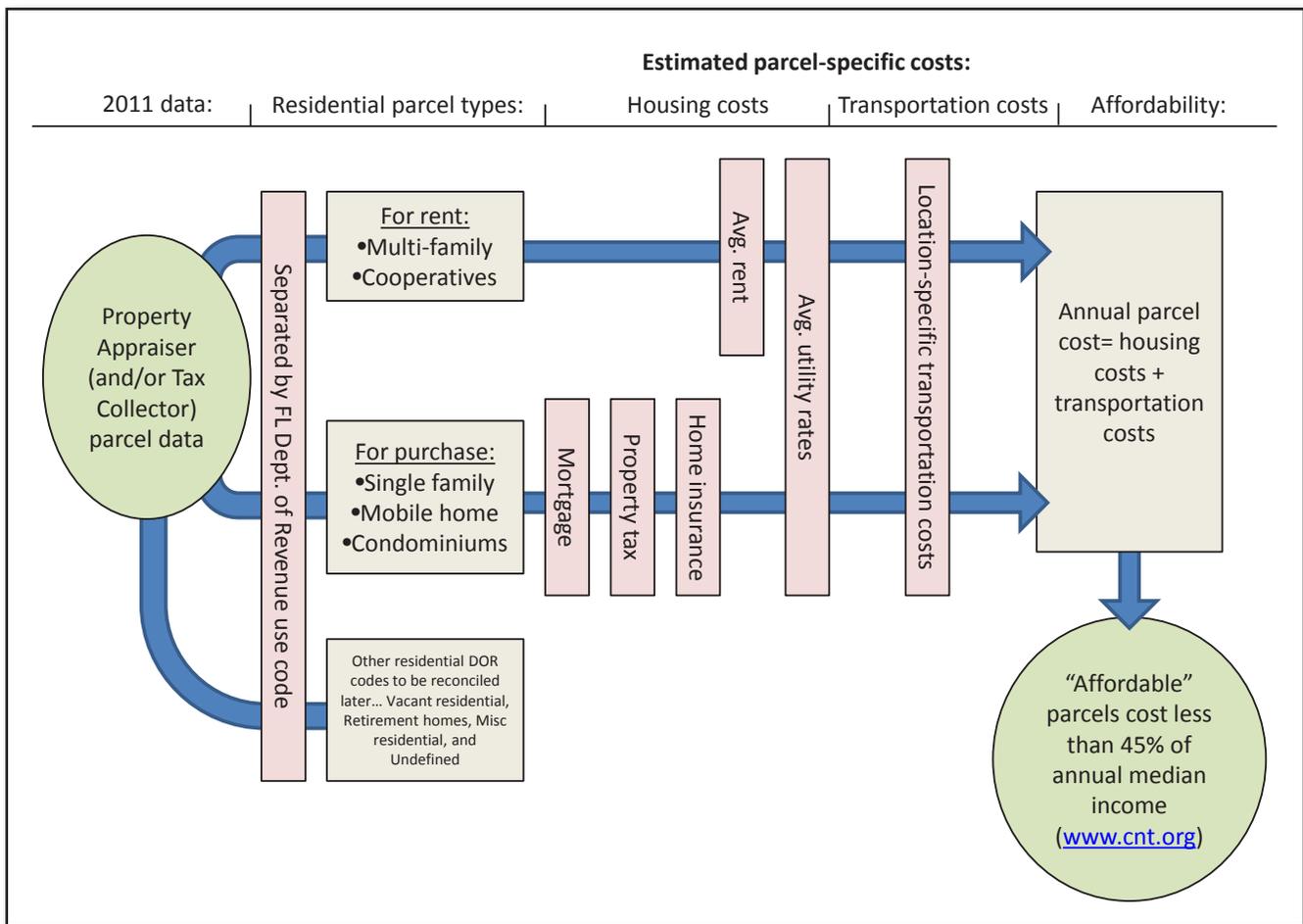
Figure 32. Downtown Inventory Spreadsheet Sample

Parcel ID #	253005373500000010	253005374500000011	253006389000000033	253005381500000040
Ownership #	11	12	13	14
Parcel Address	415 E Main St	140 Wilson Ave S	950 W State Road 60	1193 Main St E
Parcel City	Bartow	Bartow	Bartow	Bartow
Parcel Zip	33830	33830	33830	33830
DOR Code	1110	1110	2500	1174
DOR Desc.	COM	COM	COM	COM
Tax Value	\$189,967	\$21,193	\$180,287	\$168,929
Taxes	\$4,336	\$407	\$3,464	\$3,246

Residential Affordability Analysis

Residential affordability is a component of the economic success or depression of an area. Affordable workforce housing creates economic opportunities within a neighborhood, city, and greater region. To measure residential affordability in the City of Bartow, housing and transportation costs were estimated for each residential parcel in the City (see Figure 33). Rent, mortgage, property taxes, homeowner’s insurance, utilities, and transportation costs were estimated for each residential parcel. A determination was made that parcels were affordable if their combined housing and transportation related costs were less than 45% of median household income (AMI). This analysis used property appraiser data from the year 2011.

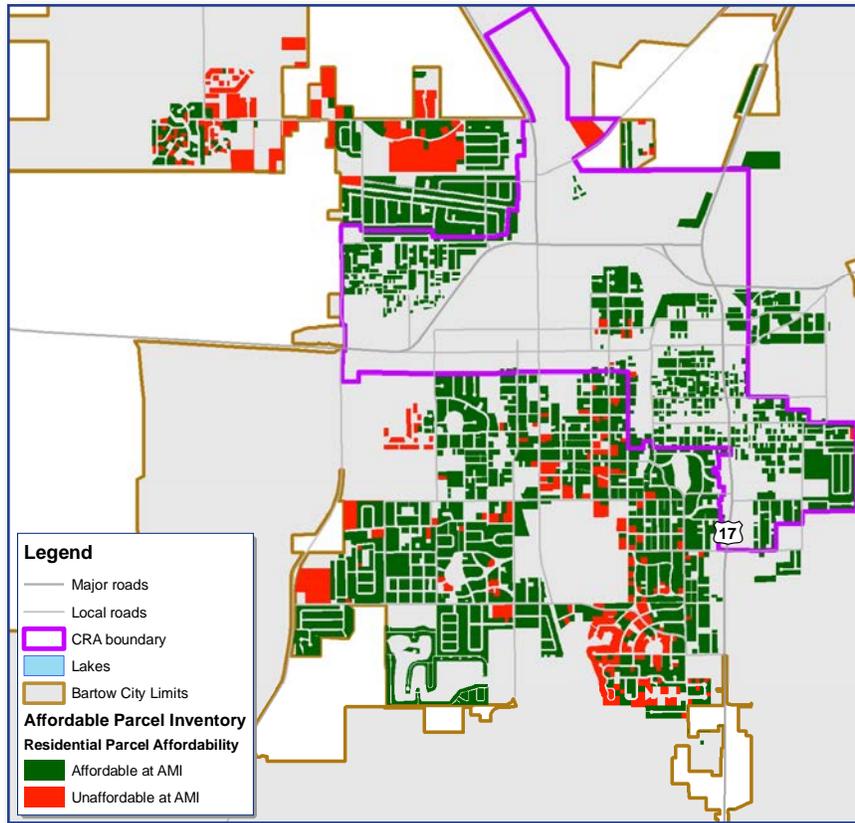
Figure 33. Affordable Parcel Inventory Methodology



The AMI for the City of Bartow is \$41,756 and is very close to the AMI of \$41,911 for Polk County. For the purposes of this analysis, we will use Bartow’s AMI as the benchmark for affordability in the city and the county. According to this analysis, 1,255 of the Districts’ 1,268 residential parcels are considered affordable to households of AMI (approx. 99%). In comparison, 4,932 of the City of Bartow’s 5,440 residential parcels are considered affordable to households of AMI (approx. 91%).

By these measurements it appears that the vast majority of parcels inside the District and inside the city limits are affordable to households of median income (see Figure 34). The majority of unaffordable residential parcels are located outside of the District, with a grouping just northwest of the District and scattered lots located just south of the District.

Figure 34. Residential Parcel Affordability



Housing and transportation related costs differ somewhat between the parcels within the District and the parcels within the greater city limits, which naturally also incorporates the parcels within the District (see Figure 35). Parcels within the District have slightly lower transportation-related costs than in the greater city limits, but there is a greater disparity in housing-related costs. There is a difference of \$165 in housing-related costs between the two areas. It would appear that residential parcels are more affordable within the District than in the greater city limits, primarily because of lower housing-related costs. The average residential parcel within the District consumes approximately 5% less of a household’s AMI than the average residential parcel in the greater city limits.

Figure 35. Summary of Residential Parcel Costs (\$/month)

	Within District	Within City Limits
Housing-related costs	\$478	\$643
Transportation-related costs	\$516	\$534
Housing and transportation-related costs	\$993	\$1,177

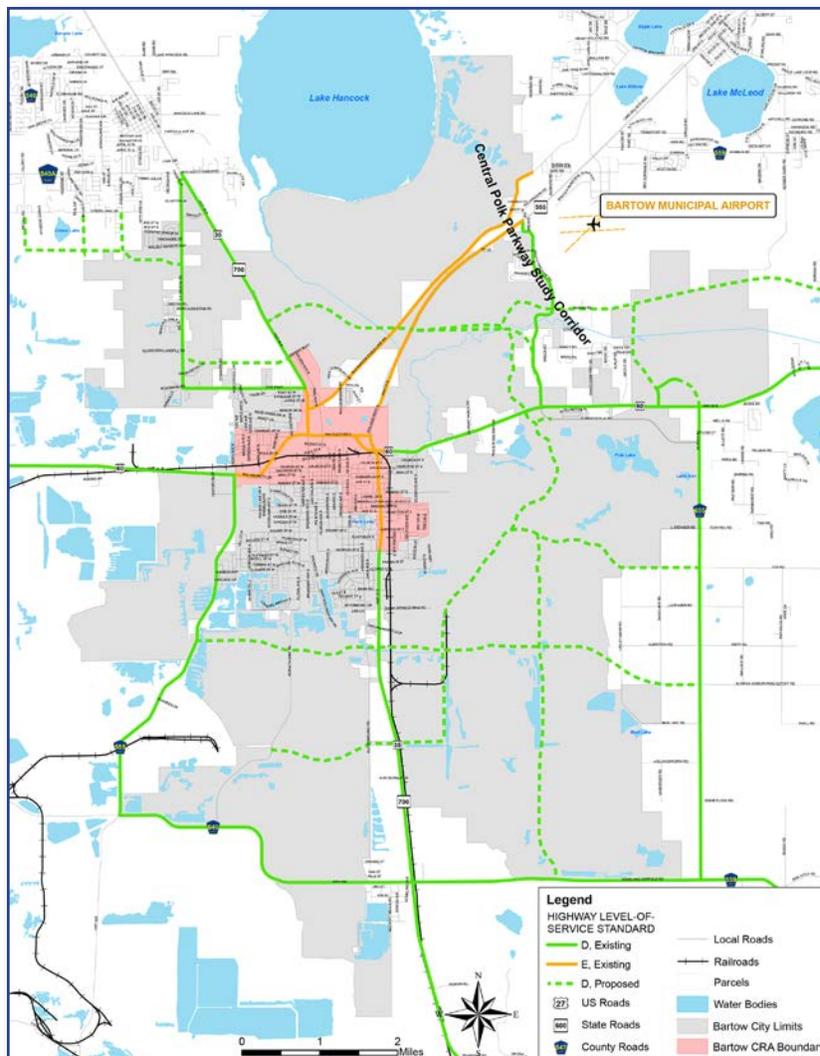
Transportation Analysis

Efficient and effective movement of people and goods within, to, and through a community is an essential component of healthy communities. Both vehicular and non-vehicular movement should be planned for and developed as part of the overall strategy for blight reduction and economic development. Apart from adequate personal vehicular movement, residents should have good access to transit systems as well as adequate sidewalks and bicycle accommodations.

Vehicular

Through their Comprehensive Plan, The City of Bartow has coordinated with the Polk Transportation Planning Organization (TPO) and the Central Florida Regional Planning Council in the adoption and application of multi-modal levels of service (LOS) defining the minimum acceptable operating standards for State, County, and City roads within the City Limits of Bartow. These multi-modal LOS standards promote transit by lowering highway levels of service standards where transit is available or encouraged, most notably within the CRA district. Figure 36 illustrates these LOS standards within the City.

Figure 36. Levels of Service Standards within Bartow



The City utilizes the Polk TPO Roadway Network Database (RND) to determine existing and short-term operating conditions on the functionally classified roadway network. Based on this data and the LOS standards established and described above, all functionally classified roads within the City are operating at acceptable LOS conditions.

Public transit in Polk County is provided by Lakeland Area Mass Transit District, operating as Citrus Connection, Winter Haven Area Transit and Polk County Transit Services, operated throughout Polk County. For years each entity has operated independently of each other, creating some challenges for riders who want to utilize the transit system throughout the County. Today the focus is bringing all public transit providers together under one simplified banner, Polk Transit.

Within the City of Bartow, Citrus Connection Route 22XL serves as a connector between the cities of Lakeland and Bartow. Service runs Monday through Friday from 6:05 AM to 7:05 PM and Saturday from 7:15 AM to 3:35 PM. Stops include Church Street in front of the Polk County Courthouse and US 98/Bartow Road in front of the Bartow Memorial Hospital. Figure 37 illustrates Route 22XL.

Figure 37. Bartow Express to Lakeland 22XL



Non-Motorized

The City is committed to developing multi-modal options, which include, but are not limited to, the development of bicycle-friendly facilities, sidewalks, and trails. Figure 38 illustrates the future traffic circulation network within the City, which includes bicycle facilities and trails.

Figure 38. Future Traffic Circulation Network

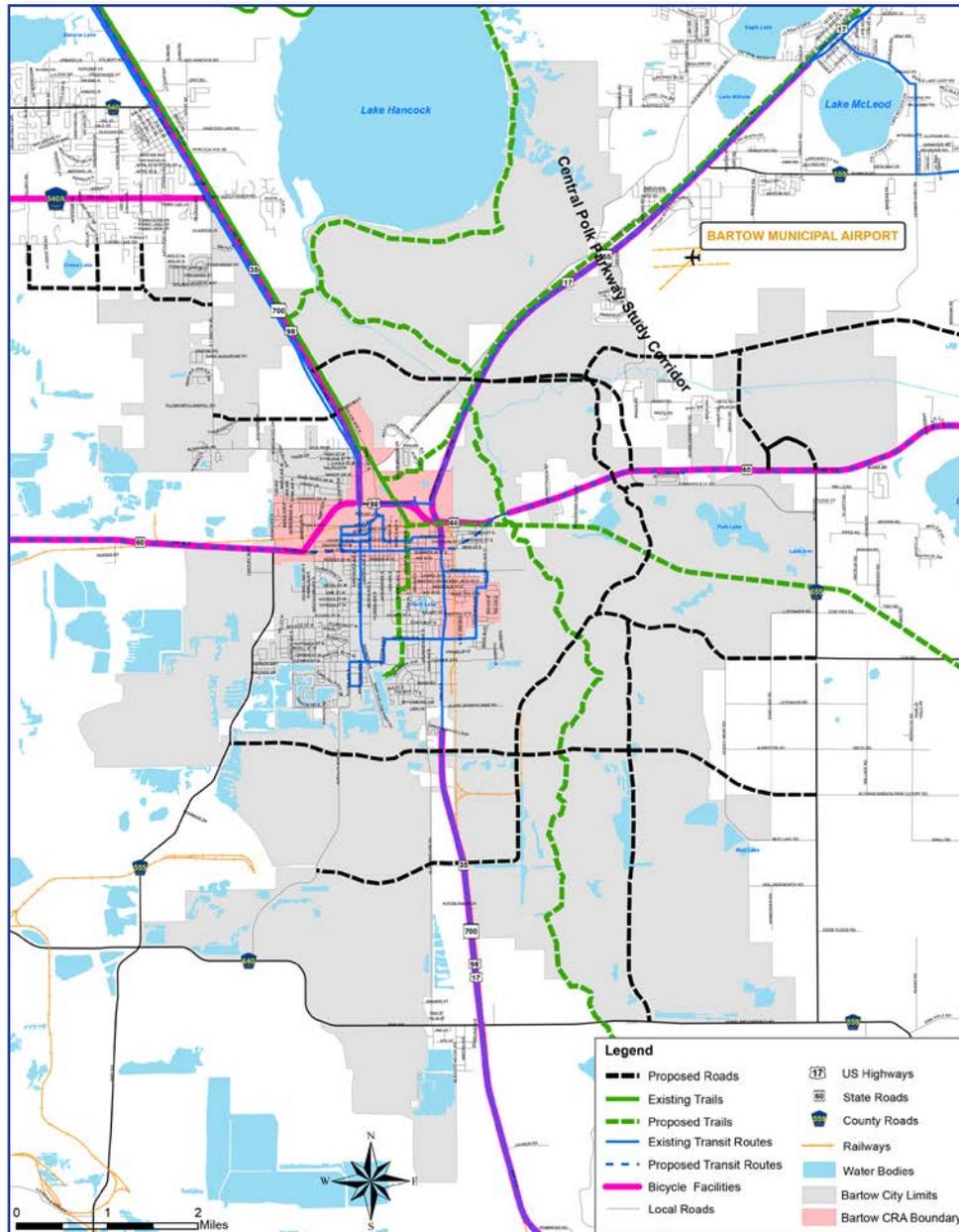
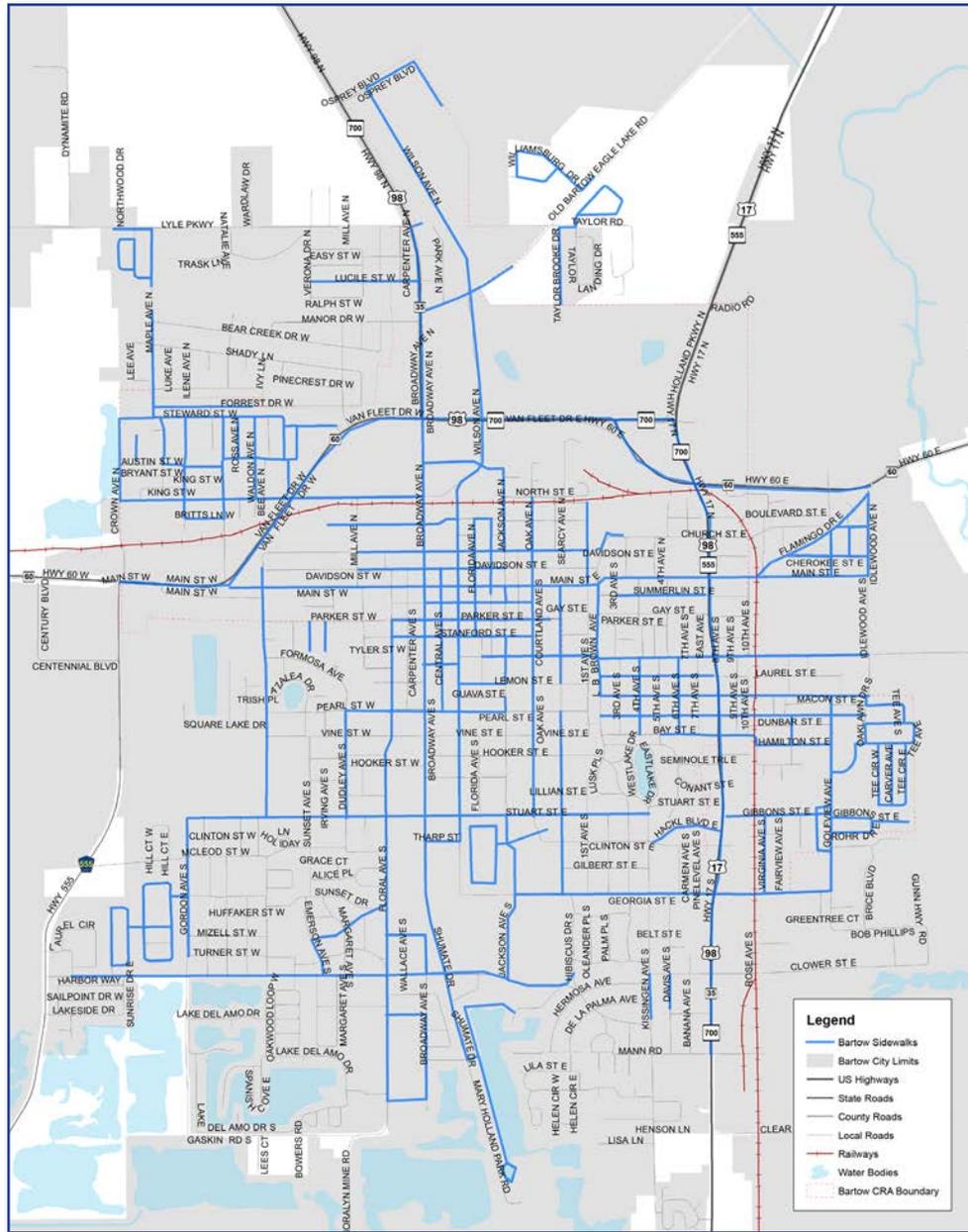


Figure 39 illustrates a draft inventory of sidewalks within the City.

Figure 39. Inventory of Sidewalks



Chapter 3: Constituent Issues Basis for the Community Redevelopment Plan

An essential component of the framework of a Community Redevelopment Plan are the key issues identified by the residents, property owners, business owners, and others whose lives are intimately tied to the Community Redevelopment Area. Nobody has more insight about the area than these vitally important constituents. As part of the process of updating the Bartow Community Redevelopment Plan, the CFRPC staff has placed particular emphasis on soliciting input and participation from the constituents for which the Community Redevelopment Plan is being created.

Constituent Engagement

CFRPC staff conducted four workshops, two with the CRA Board and two within the community at large, to identify key issues related to the Bartow Community Redevelopment Plan update. The CRA Board's input was primarily related to organizational expectations as well as an examination of CRA strengths and weaknesses. In an effort to gain a broad perspective of residents, property owners, and business owners, the community workshops were diverse in their timeframe and location. The first community workshop was conducted at the Bartow City Hall during regular business hours and was primarily attended by representatives of the business community. The second workshop was conducted at the Polk Street Community Center in the evening and primarily attracted residents from within the District. The participants were representative of the constituency of the CRA.

Each workshop resulted in valuable input to guide the development of the Plan.

CRA Board Workshop – 5/8/13, Bartow City Hall

The workshop participants included the Board, CRA staff, and City Administration. They discussed the direction and projects that the Board and the City would like to see the CRA engage in. CFRPC staff was present to take notes and become familiarized with the desired CRA direction.

CRA Board Workshop – 6/14/13, CFRPC conference room

CFRPC staff and the Board participated in a SWOT (strengths, weaknesses, opportunities, and threats) analysis to gain perspective on current perceptions and future possibilities, either positive or negative.

Community Workshop – 7/25/13, Bartow City Hall

This workshop's participants were primarily business and property owners in the District. CFRPC staff presented a brief history of the Bartow CRA and an overview of other successful CRA's; the participants provided input related to CRA issues in break out groups, and voted to prioritize key issues.

Community Workshop – 10/1/13, Polk Street Community Center

This workshop's participants were primarily residents in the West Bartow area. CFRPC staff presented a brief history of the Bartow CRA and an overview of other successful CRA's; the participants provided input related to CRA issues in break out groups, and voted to prioritize key issues.

Update to CRA Board – 12/4/13, Bartow City Hall

CFRPC staff presented to the Board regarding the status of the Plan update. An overview was given as to the content and layout of the Plan. The Board briefly discussed the Plan update and agreed the effort was progressing appropriately.



Joint City Commission/CRA Board Workshop – 1/22/14, Bartow City Hall

This workshop included the CRA Board and several members of the City Commission. CFRPC staff presented a draft of the Plan and solicited input from the members of the Board, the City Commission, and any members of the audience present at the meeting. The general content, layout, and recommendations of the Plan were presented. Input received was noted by staff and used in consideration of the final draft of the plan.

Community Workshop – 2/18/14

At this final community workshop the CFRPC staff presented a complete draft of the Plan. The presentation included an overview of the content, process, findings, and recommendations including big ideas. Public comment was received and noted for inclusion in the final draft of the Plan

CFRPC staff compiled the input from each of the seven community workshops/meetings and utilized that information, along with other analyzed data, to help form the programs, projects, and big ideas within the Plan. The Plan is a reflection of City goals, Board input, and community expectations.



Key Issues

Key issues are those items that were regularly identified at the various constituent meetings and workshops. They are issues that the community has decided are important to them and are key elements to be considered in any redevelopment effort. These reflect what the community sees as both positive and negative about current conditions and future possibilities.

- Aesthetics / Streetscape of downtown / Maintenance
- City owned fiber network
- Good schools
- Historic buildings and heritage (Old Polk County Courthouse, LB Brown house, Cigar Factory)
- Downtown businesses are open inconvenient hours for residents and visitors
- Influx of young professionals during the work day
- Lack of a use (or uses) that draw people downtown
- Lack of activities for families, young adults, and singles
- Lack of educational attainment
- Lack of residential uses in the downtown area
- Lack of street lighting and sidewalks in some neighborhoods
- Location
- Need a greater mix of housing types
- Need for a common business theme and marketing for Bartow and downtown area
- Need for entertainment opportunities
- Need for more parking in downtown area
- Need for recreation and activity in downtown area
- Need for re-development and in-fill development along the US Highway 17 corridor
- Need for shopping variety / Targeted businesses
- Need to attract young professionals
- No institutions of higher learning in Bartow
- Parks and trails
- Proliferation of vacant or blighted commercial buildings, especially in downtown area
- Proliferation of vacant or blighted residential buildings
- Responsive City government
- Safe and clean
- Substantial employment (County seat)
- The people (community pride, identity, and ownership)
- TIF revenue available
- Too many people work in Bartow but live and shop somewhere else
- Transportation network
- Usability of Ft. Blount Park
- Vacant land available for development
- Walkability / Handicapped accessibility / Learning impaired technology
- Need for action

Chapter 4: Mission, Goals, and Objectives of the Bartow Community Redevelopment Agency

In October of 2012 the City of Bartow and the Bartow CRA adopted a document titled, "Bartow CRA Strategic Plan 2012-2018." Although this document is not the statutorily required Community Redevelopment Plan, it is a key document for the City and the CRA. This strategic plan aligned the City's vision with the mission and goals of the CRA. The Bartow Vision 2025 is:

- Bartow 2025 is an attractive, livable city that has a historic hometown feeling.
- The City has an active, expanded downtown, sustainable neighborhoods and a strong local economy.
- Residents are safe and have exciting leisure opportunities.

The Bartow 2025 Vision is accompanied by eight defining principles:

1. Attractive City
2. Livable City
3. Historic Hometown Feeling
4. Active, Expanded Downtown
5. Sustainable Neighborhoods
6. Strong Local Economy
7. Safe
8. Exciting Leisure Opportunities

Each of the eight principles is described and defined in detail within the document.

Bartow CRA Mission

A mission is a written declaration about an organizations core purpose and focus. A mission usually remains unchanged over time. The mission is what the CRA desires to accomplish to help fulfill the Bartow Vision 2025.

The mission of the Bartow CRA is to reduce community blight by funding plans, projects, programs, and activities:

1. Develop feasible plans for development and redevelopment in the Bartow CRA district:
Downtown, Major Corridors, and Neighborhoods
2. Provide tools and resources to assist community organizations to become financially self sufficient and sustainable
3. Improve the City infrastructure in the Bartow CRA District
4. Upgrade housing stock, and increase workforce housing
5. Attract and support businesses in the Bartow Downtown (Historic Main Street) and the broader Central Business District

Bartow CRA Goals and Objectives

The Bartow Strategic Plan 2012-2018 established three primary goals for accomplishing the CRA mission. They are stated below along with associated, and more specific, objectives for the Bartow CRA to pursue.

Goal 1

Revitalize an Expanded Bartow Downtown – Historic Main Street and North Business District

Objectives

1. More successful businesses in the Bartow Downtown retail, professional offices
2. Maintain and expand the Bartow Downtown as the seat of Polk County Government
3. More successful restaurants and entertainment venues in the Bartow Downtown
4. Preserve historical assets in the Bartow Downtown area, including Historic Main Street
5. Develop the Bartow Downtown as a destination for residents and for visitors from the region
6. Transform the Bartow Downtown to 12-15 hour activity center

Goal 2

Revitalize Residential Neighborhoods in CRA District

Objectives

1. Remove blighted buildings and homes in the CRA district
2. Upgrade the quality of existing housing stock in the CRA District
3. Increase the number of quality homes and residential units in the CRA District
4. Encourage retail serving the needs of residents in the CRA District
5. Increase residents' and businesses' pride and responsibility in the CRA neighborhoods
6. Increase quality and quantity of middle income housing

Goal 3

Effective Working Relationships: City-CRA-Community Partners

Objectives

1. Well defined working relationship between City of Bartow and Bartow CRA
2. Coordinated City Strategic Plan and Action Agenda and CRA Work Plan between City of Bartow and Bartow CRA
3. Bartow CRA plans, projects and decisions guided by the City Vision and Goals
4. Regular reporting and communications between the City of Bartow and Bartow CRA
5. Businesses' and residents' understanding the value of the Bartow CRA and its contribution to Bartow's success as a community
6. More self-sufficient community organizations and partners

Chapter 5: 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. Generally speaking redevelopment activities can be grouped into two categories; Programs and Projects.

The programs and projects identified within this section of the Plan are tools that may be utilized by the Board throughout the life of the CRA. Prior to the implementation of any program or project identified within the Plan, the 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 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. Property owners and business operators may apply to participate in any number of CRA programs or projects as determined by program or project rules, criteria, or policy.

The 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 Board is bound to implement or provide funds for that particular redevelopment activity.

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

Programs

The list of programs below have been created in order to provide a general outline of the redevelopment activities and authority conveyed to the Bartow CRA by this plan and by Florida Statutes Chapter 163, Part III. Listing a program within this chapter does not insure that the program will be established, considered for establishment, or funded by the Board. The Board reserves the right to establish, fund, develop, study, plan, or pursue any program listed within this section that is allowable by this plan, Florida Statutes Chapter 163, Part III, Florida law, and the Bartow Comprehensive Plan. The 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 Bartow Comprehensive Plan at any duly noticed public hearing.

Greenfield Development Incentives

The Bartow CRA District is somewhat unique in that it contains approximately 21 acres of Agricultural land that is available for development, primarily located along Wilson Avenue North, near Bartow Hospital. Greenfield development is a redevelopment strategy facilitating the creation of planned uses on previously undeveloped land. This land may be rural, agricultural, or unused areas typically on the outskirts of urban areas. 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 Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition including air rights, property sales at a discounted rate, public-private partnerships, grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. 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, with priority given to development by the private sector.

The Board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any greenfield development program.

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 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 Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition including air rights, property sales at a discounted rate, public-private partnerships, grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. 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, with priority given to development by the private sector.

The 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 which 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 City of Bartow.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition including air rights, property sales at a discounted rate, public-private partnerships, grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. 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, with priority given to development by the private sector.

The Board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any brownfield redevelopment program.

Building and Property Improvement and Rehabilitation Incentives

The improvement and rehabilitation of key blighted and/or underutilized non-residential properties within the District is a redevelopment strategy that is used to repurpose buildings, making them more attractive

and marketable for private enterprise. Building and property improvements must be of a permanent or “fixed” nature, as allowable by Florida Statutes Chapter 163, Part III. Permanent improvements include, but are not limited to, façade improvements, structural improvements, roof repair, window repair/replacement, painting, driveway and parking improvements, water and wastewater hookups, plumbing, electrical upgrades, interior buildout, landscaping, and anything associated with bringing a structure into compliance with local or state building codes.

Similarly, the improvement and rehabilitation of blighted residential buildings and properties within the District is key to the appearance and integrity of residential neighborhoods. Accordingly, the CRA may provide assistance to residential property owners and associations for the rehabilitation of their properties. Both single-family and multi-family residential units and structures are eligible for assistance. Again, these building or property improvements must be of a permanent or “fixed” nature, as allowable by Florida Statutes Chapter 163, Part III. Permanent improvements include, but are not limited to, façade improvements, structural improvements, roof repair, window repair/replacement, painting, driveway and parking improvements, water and wastewater hookups, plumbing, electrical upgrades, interior buildout, landscaping, and anything associated with bringing a structure into compliance with local or state building codes.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition including air rights , property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney’s fees. It is the intent of this plan to empower the CRA to utilize any legal development and/or redevelopment tool available to facilitate the improvement and rehabilitation of buildings and properties within the District, with priority given to development by the private sector.

The Board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any building and property improvement and rehabilitation 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 Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition including air rights, property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. 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, with priority given to development by the private sector.

The 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.

Historic Preservation

The District has many historically significant buildings and places that have been identified by the community as important assets that should be preserved and marketed. "Historic preservation champions and protects places that tell the stories of our past."³ Bartow has a rich and interesting history that includes the Historic Polk County Courthouse, the Bartow Downtown Commercial District, the Northeast Bartow Residential District, the South Bartow Residential District, the L.B. Brown House, the Benjamin Franklin Holland house, the Oak Hill Cemetery, the John Swearingen House, and the Thompson and Company Cigar Factory. The City is committed to the preservation and rehabilitation of the City's historic places and has previously created a Historic Architectural Review Board and Historic District Guidelines.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition including air rights, property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. 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, redevelopment, and/or rehabilitation of historic structures and places, with priority given to development, redevelopment, and/or rehabilitation by the private sector.

3 <http://www.preservationnation.org/what-is-preservation/>

The Board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any historic preservation program.

Community Events, Festivities, Cultural Awareness, and Non-Profits

Community events and activities that occur within the District serve to promote the area and attract residents and visitors to the district to shop with local merchants and dine in local eateries. The creation, support, and/or facilitation of such events is a redevelopment strategy that boosts the local economy and encourages more activity within the District, especially the historic downtown.

Similarly, many non-profit organizations assist in any number of various activities that support redevelopment goals within the District. Some of these organizations include, but are not limited to, Front Porch, East Side Positive Action Committee, Main Street, the Bartow Chamber of Commerce, Smart Growth organizations, Small Town organizations, and others. The CRA may partner with various non-profit organizations of this type that seek to improve the economic, social, and physical character of the District.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition (including air rights), property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. It is the intent of this plan to empower the CRA to utilize any legal development and/or redevelopment tool available to support community events, festivals, cultural awareness, and non-profits.

The Board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any program designed to support community events, festivities, cultural awareness, and non-profits.

Beautification

The appearance and aesthetic beauty of the District is critical for attracting residents and visitors to the District, especially the historic downtown. Beautification programs help to create a visually and emotionally pleasant environment. Patrons of the historic 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, including the historic downtown.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive

Plan including but not limited to property acquisition (including air rights), property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. 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 Board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any beautification program, with priority given to development by the private sector.

Marketing, Promotions and Recruitment

Generally speaking, marketing is "the management process through which goods and services move from concept to the customer. It includes the coordination of four elements called the 4 P's of marketing:

1. identification, selection and development of a product,
2. determination of its price,
3. selection of a distribution channel to reach the customer's place, and
4. development and implementation of a promotional strategy."⁴

Although a CRA does not develop and sell any one specific good or service, it should similarly determine what it has to sell (the product), what it will take to get people to enjoy the product (its price), how to get the product and the consumer together (the place), and how to raise awareness of its product (promotional strategy).

In February of 2004 a CRA Redevelopment/Marketing Plan was completed for the District. Created nearly 10 years ago (at the time of the drafting of this Plan), that marketing plan and the strategies identified within are largely outdated. The Board may provide funding and guidance necessary to create a useful and locally tailored marketing plan. Additionally, the Board may provide funds to promote the District and its residential and/or non-residential opportunities to residents or potential visitors. TIF funding may be utilized to recruit private investment, development, and businesses to locate or relocate to the District.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition (including air rights), property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. It is the intent of this plan to empower the CRA to utilize any legal development and/or redevelopment tool available to facilitate a marketing, promotions and/or recruitment program.

The Board also reserves the right to establish rules, guidelines, and/or policies with respect to the

⁴ http://us.yhs4.search.yahoo.com/yhs/search?p=define%20marketing&hspart=ironsource&hsimp=yhs-fullyhosted_001&type=irmsd103_ol

administration of any marketing, promotions and/or recruitment program, with priority given to development by the private sector.

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 City's existing code enforcement efforts.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition (including air rights), property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. 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 Board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any program designed to augment the City's code enforcement efforts within the District.

Relocation Assistance

In some instances, residential and non-residential redevelopment activities may require the relocation of a business or household. The CRA may utilize TIF revenue to provide relocation assistance. Assistance may include, but is not limited to, rent/lease assistance, advertisements, distribution of pertinent information, and the cost of moving.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition (including air rights), property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. It is the intent of this plan to empower the CRA to utilize any legal development and/or redevelopment tool available to support a relocation assistance program within the District.

The Board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of any relocation assistance program 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 Bartow Police Department patrol within the District, and the installation of security and monitoring systems.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition (including air rights), property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. 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 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.

Neighborhood Reinvestment Program

The funding of certain capital improvements, increased pride of home ownership, and elimination of certain blighted conditions facilitate the stabilization and revitalization of stressed residential neighborhoods. The establishment and implementation of neighborhood reinvestment programs within, but not limited to, the West Bartow and East Bartow residential areas of the District could improve the appearance, desirability and marketability of these core neighborhoods. Being adjacent or near the historic downtown area, the desirability and vitality of these residential areas is integral to the vibrancy of the historic downtown.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition (including air rights), property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. 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 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.

Elderly and Disabled Assistance Program

The Board may establish and participate in a program specifically designed to assist the elderly and disabled within the District. Such assistance may include, but is not limited to, financial assistance for housing needs, housing rehabilitation, wheelchair ramps, property improvements, transportation, and bringing any building or structure into compliance with the Americans with Disabilities Act (ADA). The CRA may also participate in the Communities for a Lifetime Initiative which is a partnership between the Florida Department of Elder Affairs and the American Association of Retired Persons (AARP) that assists Florida cities, towns and counties in planning and implementing improvements that benefit their residents, both youth and elder. (<http://communitiesforalifetime.org/faq.php>)

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition (including air rights), property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. It is the intent of this plan to empower the CRA to utilize any legal development and/or redevelopment tool available to support an elderly and disabled assistance program within the District.

The Board also reserves the right to establish rules, guidelines, and/or policies with respect to the administration of an elderly and disabled assistance program within the District.

Disaster Prevention and Recovery

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.

The Board reserves the right to provide any and all incentives, including the use of TIF redevelopment trust fund revenue, allowable by Florida Statutes Chapter 163 Part III, Florida law, and the Bartow Comprehensive Plan including but not limited to property acquisition (including air rights), property sales at a discounted rate, public-private partnerships, grants, matching funds for grants, loans, interest payments, demolition, construction, transaction costs, title insurance, request-for-proposal costs, marketing, consulting fees, plan or study preparation, and attorney's fees. 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 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 list of projects below have been created in order to provide a general outline of redevelopment activities permissible by this plan and by Florida Statutes Chapter 163, Part III that were identified by constituents as necessary or desirable. The projects below are a general overview of potential projects identified during public meetings and workshops conducted within the District. Listing a project within this chapter does not insure that the project will be developed or considered for development by the Board. The Board reserves the right to fund, develop, study, plan, or pursue any project, listed within this section that is allowable by this plan, Florida Statutes Chapter 163, Part III, Florida law, and the Bartow Comprehensive Plan. The Board also reserves the right to amend this plan, to add new projects, or edit existing projects that are allowable by Florida Statutes Chapter 163, Part III, Florida law, and the Bartow Comprehensive Plan at any duly noticed public hearing.

- Develop recreational opportunities within and/or near the historic downtown area.
- Construct more parking spaces in and near the historic downtown area.
- Construct a bike/pedestrian walkway across State Road 60 at the Ft. Fraser trail.
- Extend the Ft. Fraser trail south connecting to Main Street, the L.B. Brown House, and the East Bartow Neighborhood.
- Develop a Ft. Fraser Trail Head near Main Street connecting the trail with the historic downtown area.
- Support public art including performance and visual arts, especially within the historic downtown area.
- Restore and reuse the historic cigar factory and other historic buildings.
- Develop and support activities for families, young adults and singles, especially within the historic downtown area.
- Construct new buildings (infill) or modify/rehabilitate existing buildings within the historic downtown area to include residential uses.
- Develop and fund neighborhood reinvestment programs that focus upon the removal or rehabilitation of blighted residential structures, construction (infill) of new affordable and historically appropriate homes, home ownership, and neighborhood infrastructure such as lighting, recreation, public transportation, and sidewalks.
- Purchase blighted or distressed buildings or lots, especially along US Highway 17 and within the historic downtown area, and reposition them, through rehabilitation, demolition, or consolidation, for use by the private sector.
- Promote the historic downtown area as an arts and entertainment district.
- Encourage and support uses within the historic downtown area that complement the arts and entertainment theme including art galleries, wine & cigar bars, eateries with outdoor seating, unique retail, festivals, cultural events, live entertainment, and similar activities.
- Develop free publicly accessible Wi-Fi, especially within the historic downtown area.
- Redesign the intersection at Main Street and L.B. Brown Avenue/1st and 2nd Avenue.

- Facilitate the expansion of the Peace River complex and adjacent medical-oriented development described as the “Bartow Health-Plex” in the East End Community Vision Plan.
- Define East Main Street as a mixed-use commercial corridor and “Gateway” entrance into Downtown Bartow from Highway 17.
- Roadway enhancements along the Highway 17 corridor including a “Gateway Park” and visual branding elements.
- Create an initiative and in-fill strategy that addresses the high concentration of vacant lots throughout the neighborhood.
- Define the northern area between 1st Avenue and L.B. Avenue as a mixed-use district anchored by a major open space feature that provides space for community gatherings and events, creates a destination, for an extension of the Ft. Fraser Trail and serves as an activity center between West and East Main Street.
- Develop a new City Visitor Center, L.B. Brown House “Heritage Complex”, community open space and infill residential development.
- Improve the visual character of the residential neighborhood’s public realm and enhance the area’s existing building stock.
- Identify and address infrastructure deficiencies.
- Preserve neighborhood assets and “value added” community enhancements such as pocket parks and community gardens.

Chapter 6: The Big Ideas

This chapter outlines a recommended direction for the elimination of blight and successful facilitation of the goals identified within the Bartow CRA Strategic Plan 2012-2018. The Big Ideas are based upon data, analysis, and public input, designed to eliminate blighted conditions and facilitate economic development, especially within the historic downtown area. The recommendations in this section are subject to change at any time by the Board at any duly noticed public hearing. The Board has the authority to decide when and if any of the recommendations, in whole or in part, will be implemented. Simply because an item appears within this plan, does not mean that the Board is bound to implement or provide funds for that particular redevelopment activity.

All recommendations within this section are eligible for TIF funds (as allowable by Florida Statutes Chapter 163, Part III) and the Board may use any number of the projects or programs, identified within Chapter 5 of 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.

1. Bartow Commons

Bartow Commons is a large mixed-use development located on the east side of the historic downtown area. The project will provide for increased recreation and entertainment, drawing people into the historic downtown area with redevelopment of adjacent parcels. Bartow Commons could also provide urban style mixed-use housing that would increase the mix of housing stock in the district, also facilitating increased activity within the historic downtown area.

The project includes the following:

- Reconfiguration of the intersection at Main Street and L.B. Brown Ave
- Extension of the Ft. Fraser trail
- The development of a trailhead including parking and facilities
- Development of a unique, one-of-a-kind, handicapped accessible, urban park
- Rehabilitation and re-use of the historic cigar factory
- Placement of public art and participation in an Art in Public Places program
- Potential redevelopment of an urban mixed-use parcel

Figure 40. Bartow Commons Concept Plan



This is a large scale development that requires the purchase of land and coordination with the Department of Transportation, CSX Corporation, and the City of Bartow. Additional funding must be pursued and a private sector development partner is likely necessary. Many downtowns have been transformed when a community came together behind a key project that moves its vision toward reality. This project addresses many of the issues and opportunities identified by the constituents at the various public workshops. Some of those issues include the need for recreation and entertainment in the historic downtown area, uses for families and young people, uses that draw people to the historic downtown, linking the Ft. Fraser trail to the historic downtown, and creating a viable new use for the historic Cigar Factory.

Figure 41. Bartow Commons Concept Perspective - View A



View A - Looking at Bartow Commons from Church Street and 1st Ave

Figure 42. Bartow Commons Concept Perspective - View B



View B - Looking at the Historic Cigar Factory from Bartow Commons open space area

Key Issues Addressed

- Restoration and re-use of a historic building
- Draws people to the downtown area
- A use for families and young adults
- Downtown recreation and activity
- Redevelopment and in-fill development opportunities
- Ft. Fraser Trail extension
- Health
- Entertainment
- Walkability
- Transition zone

2. Walkable Downtown

Walkable Downtown is a free, self-guided art walk promoting a healthy lifestyle through increased awareness and appreciation of public art in downtown Bartow. The walk travels along Main Street in Historic Downtown Bartow between Bartow Commons and Ft. Blount Park. The walk will generate activity and interest within downtown Bartow, along the previously redeveloped and landscaped Main Street, encouraging participants to visit local merchants and become familiar with the offerings of downtown Bartow. Additionally, the walk will serve as a venue for local and regional artists to showcase their works and talent.

Figure 43. City of Bartow - Walkable Downtown



Key Issues Addressed

- Health
- Aesthetics
- Downtown revitalization
- Public art
- Downtown recreation
- Entertainment opportunities
- Draw people to downtown
- Encourage redevelopment and reuse of blighted buildings

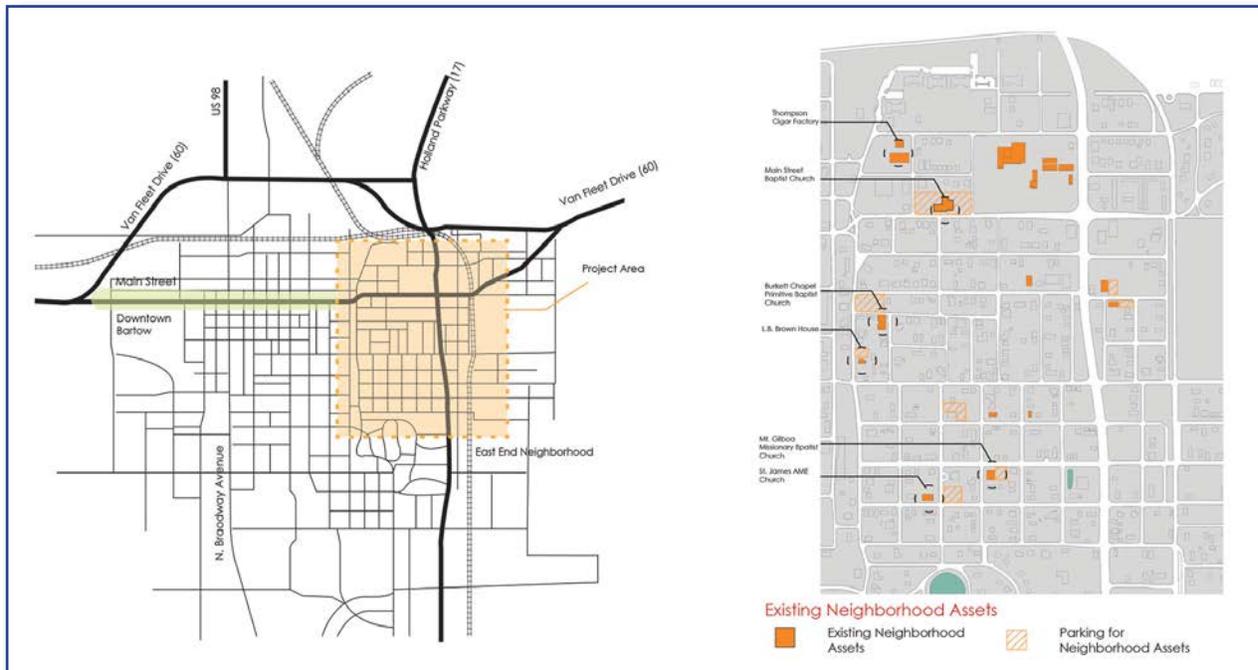
3. East End Community Vision Plan

The East End Community Vision Plan was recently developed by the University of South Florida, School of Architecture and Community Design, in conjunction with the residents, property owners and business owners within the East End Neighborhood. The Vision Plan generally includes the District area east of 1st Street, from State Road 60 on the north to approximately Bay Street on the south. The Vision Plan includes five community development priorities.

The community development priorities are as follows:

- East Main Street/"Downtown Gateway" Mixed-Use Commercial Corridor
- Highway – 17 Commercial Infill and Image Rebranding
- Vacant Property Re-Use, Residential Infill and Neighborhood Stabilization
- Bartow Town Square and L.B. Brown Corridor
- Neighborhood Character, Infrastructure & Special Features

Figure 44. East End Community Plan Maps



This is a long term vision plan that, if implemented, would require the purchase or acquisition of land, development of new structures and infrastructure, and coordination with many entities including the Department of Transportation, the City of Bartow, private developers and land owners, financial institutions, and grant/funding partners. The Recommended Forward Moves, if implemented, are designed to facilitate the fulfillment of the Community Development Priorities.

Key Issues Addressed

- Vacant and blighted structures
- Health
- Walkability
- Housing infill
- Highway 17 enhancement and redevelopment
- Historic preservation
- Downtown gateway
- Neighborhood beautification

4. Historic Downtown Development

An active, interesting, and entertaining historic downtown is a common desire that is shared by Bartow residents, business owners, the Board, and the City of Bartow alike. The development of Bartow Commons and the walkable downtown, the implementation of the “Forward Moves” in the East End Community Plan, and the enhancement and preservation of residential neighborhoods will create an economic and social atmosphere ripe for the historic downtown to become the active entertainment district that has been envisioned for many years.

It is also critical to establish a system to assist business and property owners with improvements to their buildings that are necessary to ensure that the building spaces are marketable and that the businesses are successful. Improvements could include but are not limited to:

- Structural improvements
- Façade improvements
- Interior buildouts
- Other permanent improvements allowable by Florida Statutes Chapter 163, Part III.

Additionally, the Board should work with the Chamber of Commerce, the City, Central Florida Economic Development Councils (CFDC’s), Main Street Bartow, building owners, developers, and others to:

- Recruit businesses, especially those with an emphasis on arts, entertainment, and recreation
- Encourage residential development in the historic downtown area
- Develop and promote special events, festivals, and other activities in the historic downtown area
- Actively promote and market the historic downtown area and its assets

Key Issues Addressed

- Aesthetics
- Marketability
- Vacancy
- Blighted structures
- Redevelopment and reuse

5. Enhance and Preserve Residential Neighborhoods

Strong, vibrant, and attractive urban residential neighborhoods are critical for attracting employers to Bartow, encouraging employees that currently commute to live in Bartow, and for eliminating blight and promoting activity, especially within the nearby historic downtown area.

Figure 45. Vibrant Neighborhood Sketch



Some of the key elements for desirable residential neighborhoods include:

- Public Safety – Residents must feel safe in their homes and neighborhoods
- Community Pride – A well-established pride of place and property helps to promote well maintained homes and neighborhoods. Pride also comes from highlighting neighborhood assets like historic buildings or cultural heritage.
- Essential Infrastructure – Little impacts the health of a neighborhood more than the presence or absence of public infrastructure. Essential infrastructure should not be limited to the

“basics” such as roads, water, sewer, but should also include parks and open space, street lighting, broadband, sidewalks, bike lanes, mass transit, and places of community activity like good schools, civic organizations, and religious institutions.

- Elimination or Rehabilitation of Blighted Structures – “run down”, dilapidated or blighted residential structures limit community pride and discourage investment in the historic downtown area, in the District, and in greater Bartow.
- Infill Development – Vacant residential lots should be redeveloped with new residential units that complement the historic and/or cultural development pattern of the surrounding area.

A system to identify, evaluate, rehabilitate and/or demolish blighted residential structures and to land bank buildable lots should be established. Likewise, strategic areas and methods should be identified for infill development of new residential units and construction of essential infrastructure. The East End Community plan identifies “Vacant property re-use, residential infill and neighborhood stabilization” as a priority for that area. Many of the Recommended “Forward Moves” identified for that East End Community priority can also be utilized within the larger scope of a comprehensive neighborhood and housing program for the entire District.

Key Issues Addressed:

- Safety
- Aesthetics
- Blighted Structures
- Housing infill
- Historic preservation
- Neighborhood beautification
- Street lighting and sidewalks
- Mix of housing types
- Attract young professionals

Appendix

Definitions

Residential Affordability – Residential parcels are considered affordable if their combined housing and transportation related costs are less than 45% of median household income (AMI).

Bartow City Commission – A five member elected board, with a Mayor and a Vice- Mayor, which conducts the affairs of the City of Bartow. Each member is elected for a three year term. The City Manager serves at the will of the City Commission.

Blight – A condition of distress and disrepair as defined in Florida Statutes Chapter 163, Part III.

Central Florida Regional Planning Council (CFRPC) – Established in 1974 by interlocal agreement of the counties of DeSoto, Hardee, Highlands, Okeechobee, and Polk. The Council performs a variety of planning and review functions.

Community Redevelopment Agency (CRA) - A dependent special district in which any future increases in property values are set aside to support economic development projects within that district.

Community Redevelopment District (the District) – The legally defined blighted area in which a Community Redevelopment Agency can engage in economic development activities utilizing Tax Increment Financing funds.

Community Redevelopment Plan 2014 (the Plan) – The current long range plan, adopted in 2014, for the implementation of economic development activities for the Bartow Community Redevelopment Agency.

Community Redevelopment Plan 1990 - A long range plan, adopted in 1990, for the implementation of economic development activities for the Bartow Community Redevelopment Agency.

Community Redevelopment Plan 2000 - A long range plan, adopted in 2000, for the implementation of economic development activities for the Bartow Community Redevelopment Agency.

Community Redevelopment Plan 2007 - A long range plan, adopted in 2007, for the implementation of economic development activities for the Bartow Community Redevelopment Agency.

Constituent Issues – Those items identified as important by residents, property owners, and business owners at various meetings and workshops conducted during the drafting of the Plan.

CRA Board of Directors (the Board) – An independent policy board of seven members, appointed by the Bartow City Commission, that conducts the affairs of the Community Redevelopment Agency.

Demographics – The statistical data of a population, especially those showing age, race, income, education and other similar information.

Downtown Bartow Inc. - Formed in the late 1980's by local merchants and residents. Now known as Main Street Bartow.

Downtown Parcel Inventory – A collection of parcel information specific to the greater historic downtown area of Bartow.

East Bartow Neighborhood – An area generally located east and southeast of the historic downtown area of Bartow that was added to the District in 2007.

Finding of Necessity – A study conducted to determine the existence of blighted or slum conditions as defined within Florida Statutes. A Finding of Necessity study must be conducted prior to establishing a Community Redevelopment Agency.

Land Use - The general description of the activity conducted upon a particular parcel of property such as commercial, residential, agricultural, industrial, and others.

Main Street Bartow - is a volunteer driven organization whose mission is to enhance our community's identity and encourage the preservation, economic stability, and improvement of the heart of Bartow through education, design, promotion, organization, and economic revitalization!

Polk County - A county located in Central Florida containing approximately 2,010 square miles, over 600,000 people, and 17 municipalities.

Polk County Board of County Commissioners - the governing body of Polk County. Each commissioner is elected by a countywide vote for a four-year term, with a term limitation of eight consecutive years. Each of the five commissioners must reside in his/her district. Commissioners from Districts One, Three, and Five are elected in Presidential election years; Districts Two and Four are elected in the intervening years.

Strengths, Weakness, Opportunities, and Threats (SWOT) Analysis - An analysis that examines the internal and external factors that are favorable or unfavorable to the success of a project, business, or objective.

Tax Increment Financing (TIF) – A funding tool available to Community Redevelopment Agencies in which the value of all real property within the District is “frozen”. Any increase in tax revenue within the District is called the “increment” and is deposited into a trust fund that is available by the Community Redevelopment Agency for redevelopment purposes.

Visioning - In strategic planning, visioning is the process in which desired goals or outcomes are depicted in visual form. Concept plans, illustrations, pictures, and renderings are examples of tools used for visioning.

West Bartow Neighborhood – A primarily single-family residential area located in the northwest corner of the District, north of State Road 60 and west of Broadway Ave.

Fiscal Year - A one year time period used to calculate annual financial reports.

Taxable Value – The market value of real property as determined by the county property appraiser, minus exemptions and value limitations. It is the value that is legally taxed by the county, city and/or special districts.

Future Land Use – designations that show land uses and densities that a county or city has determined to be the most desirable for a particular parcel of land.

Census Block – a statistical divisions of census tracts, generally defined to contain between 600 and 3,000 people, and used to present data and control block numbering.

Comprehensive Plan – a document required by Florida Statutes that sets policy and direction with regard to land use and development within a municipality or county.

Polk Transportation Planning Organization (TPO) – The lead transportation planning agency for Polk County. It develops transportation plans and programs for Polk County as mandated by federal and state legislation, which are designed to meet our community's short and long term travel needs.

Multi-modal – Term used to describe different modes or methods of transportation (i.e pedestrian, automobile, bicycle, transit, rail etc.)

Level of Service (LOS) – An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Road Network Database (RND) – The comprehensive inventory of all functionally classified roadways in Polk County. Local governments use this RND to determine traffic concurrency, which is how much growth can occur along a road corridor prior to the road running out of capacity. To establish traffic concurrency along the roadways TPO has established a level of service standard for each roadway. This standard was derived from the County's Comprehensive Plan and the Florida's Department of Transportation Level of Service Manual.

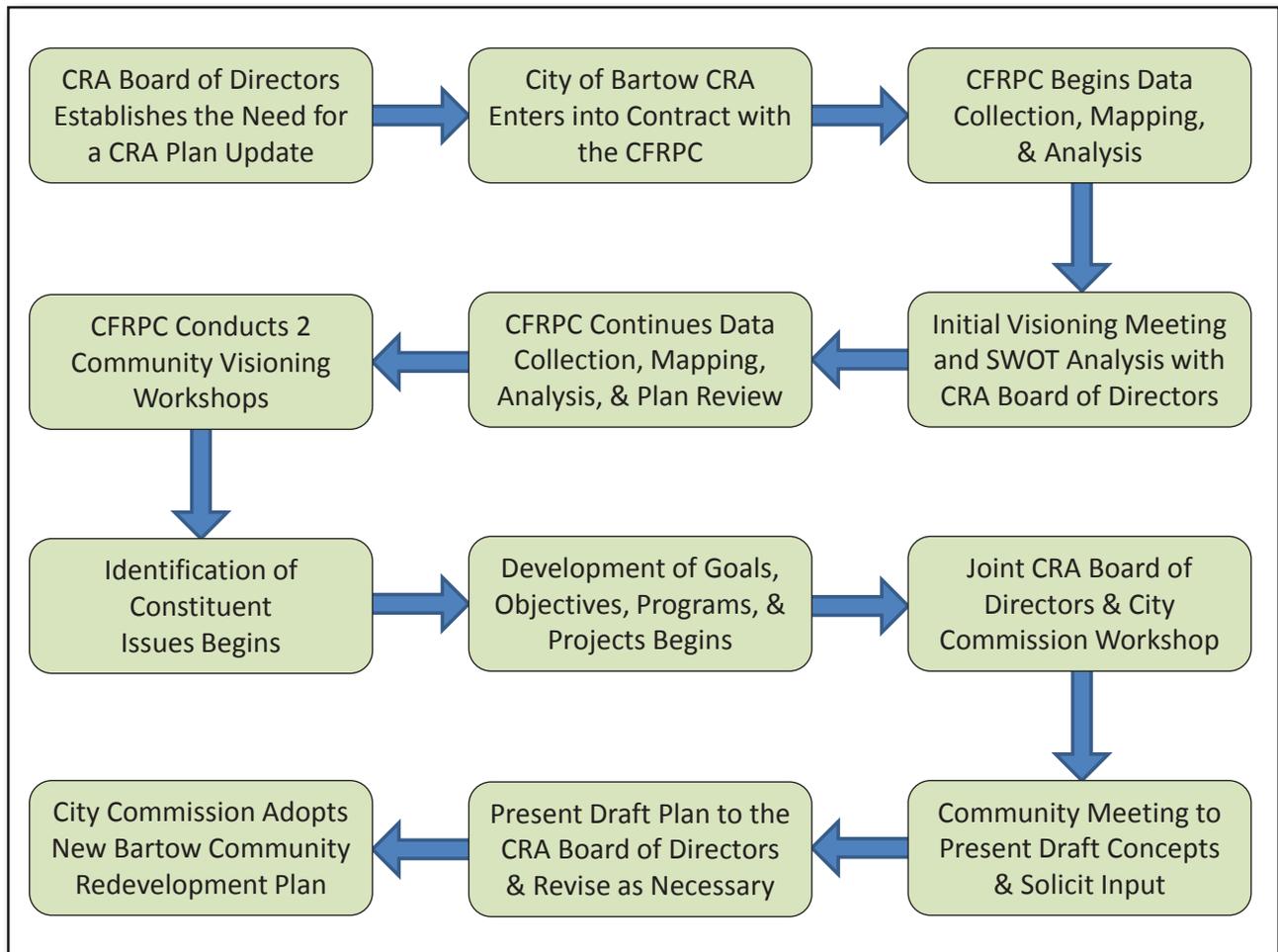
Plan Update Process

The process for updating the Community Redevelopment Plan was a collaborative effort involving the CFRPC staff, CRA Board of Directors, local merchants, residents, and the Bartow City Commissioners. The update included the following:

- A visioning meeting with the Board
- A Strengths, Weakness, Opportunities, and Threats (SWOT) analysis
- A review of past CRA planning efforts
- Community workshops
- Identification of constituent issues.
- Demographics, property appraiser and other data collection
- Land use, affordable housing, residential blight, transportation and other analysis
- A survey of residential blight
- A Downtown Parcel Inventory
- Mapping
- Identification and development of Goals, Objectives, Programs, and Projects

Below (see Figure 46) are the general steps taken to amend the Bartow Community Redevelopment Plan:

Figure 46. Bartow Community Redevelopment Plan



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.*

There have been no boundary changes since the adoption of the Community Redevelopment Plan 2007. The legal description was taken from that document. It is included as Exhibit 1.

2. *Show by diagram and in general terms:*

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

Exhibit 2 depicts the general street layout as well as parcels identified on the Bartow CRA Future Land Use Map as Recreation and Open Space or Conservation. Additionally, the plan anticipates the addition of approximately 8 acres of Recreation and Open space with the development of The Bartow Commons project identified in Chapter 6 of the Plan.

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

The type, size, height, number, and proposed use of buildings must conform to the City of Bartow Comprehensive Plan and Unified Land Development Code. Additionally, the City has reviewed its zoning districts and regulations to:

- promote a variety of uses in the downtown area with an emphasis on entertainment, retail, and residential, and
- protect neighborhoods from the intrusion of randomly interspersed commercial and industrial uses

c. The approximate number of dwelling units

According to an analysis of Polk County Property Appraiser Data (2013) there are approximately 1,178 single-family residences and 500 units of other types (duplex, triplex, quadplex & multi-family) within the Bartow CRA. The total number of dwelling units is approximately 1,678.

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

Exhibit 2 depicts the intended uses within the Bartow Community Redevelopment District for public parks, recreation areas, streets, public utilities, and public improvements. Additionally, the plan anticipates the addition of approximately 8 acres of Recreation and Open Space with the development of The Bartow Commons project identified in Chapter 6 of the Plan.

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 residential redevelopment within the Bartow CRA should be upon housing rehabilitation and in-fill development. Extensive demolition and relocation is not anticipated. However, if a redevelopment project requires that even one person be involuntarily displaced from a residential unit, 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; the City 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 City 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 City of Bartow Comprehensive Plan
- c. Environmental Quality: All development within the District must conform to the City of Bartow Comprehensive Plan which addresses water, sewer, drainage, and other environmental quality issues.
- d. Community Facilities: There are several existing community facilities within the District including the Polk Street Community Center, the Carver Recreation Center, and other neighborhood parks. The Plan proposes to supplement these facilities with the addition of the Bartow Commons project, the Walkable Downtown Project, and other projects described in Chapter 6 of this plan.
- e. School Population: A stated objective of the CRA is to increase the number of residential units within the District. If this objective is successful the local schools could experience an increase in population. The Polk County School Board continues to provide this service.

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

TIF revenue cannot be used to pay for any publicly owned capital improvements or projects if such projects or improvements were scheduled pursuant to a previously approved public capital

improvement or project schedule or plan of the governing body which approved the community redevelopment plan, unless and until removed from such schedule or plan of the governing body and 3 years have elapsed.

Figure 47. Combined City of Bartow 5 Year Plan

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
City Clerk					
Laserfiche Avante' - Record Mngmt System			48,000		
Finance					
	-				
Purchasing					
	-				
Utility Billing					
Replace Utility Service Truck	18,000				
IT Systems					
Alert System (door hanger/emergency system)		11,500			
Call Center System	50,000				
Additional PRI		8,400			
City Wide GIS System		20,000			
Fleet					
Upgrade Tire Balancer		12,000			
Replace Service Truck, 3/4 Ton 4x4 Utl Body		30,000			
New Facility		500,000			
Replace Svc Truck, 1/2 Ton Pickup 2 whl Dr			19,000		
Police					
2 Public Safety Aide Vehicles	50,000				
1 Crime Scene Vehicle	30,000				
Firearms Training Simulator	50,000				
3 Marked Police Vehicles		90,000	90,000		90,000
1 Golf Cart		10,000			
1 Smart Board/CPU (Briefing)		20,000			
Interview Video Recording System			20,000		
1 Speed Monitoring /Traffic Trailer			15,000		
2 Marked K9 Vehicles				60,000	
Replace Outdated Office Furniture				25,000	
2 Replacement K9 Dogs				13,000	
1 Department Wide Video System				20,000	
3 In Car Video Systems					12,000
2 K9 Unit/Dogs					13,000
Building					
	-				
Public Works					

Re-Roof Polk St Center & Water Chemical Building	100,000				
Pressure Washer		6,462			
TCS - Water					
Water Transm System Impvmts	120,000	160,000	200,000	200,000	200,000
Water Valve Replcmnt 15yr Plan - 10 per Yr	-	100,000	100,000	100,000	100,000
Project III					
Project IV					
Project V					
Replace F350 Crew Cab #250	32,500				
Mini Excavator		26,000			
Replace F250 Utility Bed 4x4 #220		30,000			
Replace F350 Reg Utility Bed #260			30,000		
TCS - Sewer (see Sewer System Master Plan)					
Sewer Transm System Impvmts	120,000	160,000	200,000	200,000	200,000
Sewer Manhole Rehabilitation	-	126,000	126,000	126,000	126,000
VAC-Con New	310,000				
Library					
Books	73,188	100,000	100,000	100,000	100,000
Replace Public Copier			5,000		
Replace Server			5,000		
Replace Server				5,000	
Parks & Recreation					
Civic Center					
Install New Wall West Side of CC		72,000			
Interior Wall Improvements - Tile Walls		31,300			
Replace Ceiling Tile and Grid			26,000		
Reconstruct tennis courts FRDAP Grant			375,000		
Rec-Pro On-line Registration	11,040				
Football Scoreboard	4,850				
Parks Mower Hustler ZTR		9,495			
Parks Barn					
None					
Carver Center					
Re-Roof Carver Ctr & Pavilion(Public Works)		25,000			
Reconstruct two tennis courts				85,000	
Polk St. Center					
None					
555 Complex					
Compact Tractor Loader		17,200			
Portable Bleachers 5 Sets (4High)		10,000			
Sports Turf Reel Batwing Mower		32,000			
Sand Top Dresser		5,000			
Combination Clay Machine & Scarifier		8,000			
Playground Equipment				50,000	

Mary Holland Park					
Picnic Tables		10,000			
Nye Jordan					
Resurface Tennis Court		20,000			
Richland Manor Park					
Resurface two tennis courts		17,500			
Mcleod Park					
None					
Playground East Bartow					
None					
Commerce Park					
None					
Cemetery					
		-			
Golf Course					
Greens Mower - 1	25,000				
175 Gallon Sprayer	28,500				
Triplex Slope Mower		27,500			
Heavy Duty Utility Vehicle		21,000			
Trap Rake		15,000			
72" Rotary Mower		19,000			
Fairway Mower			35,000		
Pull Behind Large Rough Mower			19,000		
All purpose Tractor			26,000		
Transportation					
Resurface roads	301,555	300,000			
Sidewalk in-fill per Strategic Plan(Public Works)	\$250,000	200,000			
Restriping Main St		30,000			
Ford F-750 Reg Cab XL replc 232				70,000	
Fire					
New Fire Engine		525,000		550,000	
Latter 1 - Repair/Refurbish		125,000			
New Thermal Imaging Camera		8,500	8,500		
Tanker Truck		250,000			
Staff Vehicles		60,000	30,000		30,000
Fire Station 2		3,000,000			
New Fire Station			6,000,000		
Electric					
Distribution System Upgrades and Extensions	462,300	412,400	412,400	412,400	412,400
Conducts&Dev-OH Line Ext Smith Ln Fdr Tie		16,000			
Conducts&Dev-OH Line Ext Hwy 17 Fdr Tie		130,000		150,000	
Conducts&Dev-Reconductor 80 Ft Road			175,000		
Switching Capabilities			16,000		
Replace Bucket 616		175,000			

Replace Tree Bucket		145,000			
Replace Line foreman Trucks #610 & #620		70,000			
Replace Brush Chippiper		40,500			
Replace Pole Trailer		12,000			
SCADA- Management System Central Loc					400,000
Solid Waste					
Replace 1999 Sterling Grapple Truck #305		160,000			
Residential Garbage Carts 96 Gallon		10,000			
Recsidential Recycling Carts 65 gallon		10,000	10,000		
Replace 1993 Ford Pickup Truck F250 4x2 #303		25,000			
Replace 2006 Peterbilt Side Loader 28CY #317		300,000			
Replace 1999 Sterling Grapple Truck #309			160,000		
Replace 2006 Peterbilt Side Loader 28CY #316				300,000	
Replace Autocar Front End Loader #332					300,000
Water					
Replace Truck #818		25,000			
Replace Truck #819 w/small SUV or Car		25,000			
Lime Softening Unit					3,170,000
Wastewater					
Coat Master Lift Station Wet-Well Walls	91,692	-			
WRF Refurbish/Replace	100,000	100,000	100,000	100,000	100,000
Coat Chlorine Contact Chamber Walls	50,000	-			
Eff. Eddy Current Drives W/VFDs		332,185			
Rehab/Replace SBR Decaners		250,000			
Replace SBR/Transfer Pump Controllers		45,000			
New Generator for WRF Site		500,000			
New WRF Centrifuge		300,000			
New WRF Facility (SBR #4 Tank)		3,600,000			
Fiber Optic					
	-				
Stormwater					
Dredging - Hack Lake	-				
Dredging - Lake Ruth	151,755				
Dredging - Azalea Lake		273,509			
Dredging - Lake Serena			46,954		
Dredging - Lake Golfview				134,182	
Dredging - Lake Wilson					355,680
Refurbish Vac #264		75,000			
Water Monitoring Equipt (TMDL Requirement)	\$24,000				
Totals	2,454,380	13,280,451	8,397,854	2,700,582	5,609,080

Figure 48. Bartow CRA 5 Year Capital Improvement Plan

Project Name	FY 14-15	Description	FY 15-16	Description	FY 16-17	Description	FY 17-18	Description	FY 18-19
2005 Publicly Funded Infrastructure	\$260,000	Bond Repayment	\$260,000						

The CRA reserves the right to amend its list of publicly funded capital projects to be undertaken. Any new publicly funded capital project to be undertaken within the community redevelopment area will be added to the agency's 5 year capital outlay plan, a copy of which will be made available upon request.

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

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

The Board is governed by its publicly adopted by-laws in its activities and its administrative polices. The CRA shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed shall contain restrictions, covenants running with the land and its uses, or other such provisions necessary to carry out the goals and objectives of this Plan.

Measurable objectives for each CRA program shall be established upon its administrative design and funding approval by the 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:

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

The CRA will carry out the work of redevelopment according to established process consistent with Chapter 163, Part III, Community Redevelopment of the Florida Statutes. It is the intent of the Board to comply with those requirements as established in Chapter 163, Part III, of the Florida Statutes as it has since the CRA was established in 1990.

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

- 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.
- The power to grant final approval to community redevelopment plans and modifications thereof.
- The power to the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes
- The power to approve the development of community policing innovations.

- The power of eminent domain.

On June 23rd 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 sent a shockwave throughout the United States that 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 legislatures 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 Board shall review and/or provide that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed or leased 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 Community Redevelopment Plan. Additionally, as development occurs within the District, the City shall update its Comprehensive Plan and/or Land Development Code, as appropriate, to support redevelopment that is consistent with the Community Redevelopment 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 Community Redevelopment 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 City Commission and the Board must approve the relocation plan in a publicly noticed meeting before any final approval of the project or program.

If any projects or program requiring involuntary relocation involve federal funds, the 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 Bartow Community Redevelopment District is vital to the Goals and Objectives identified within Chapter 4 of this Community Redevelopment Plan. There are two major residential areas located within the District; the West Bartow Neighborhood and the East Bartow Neighborhood. Reduction of blighted conditions and the provision of adequate, attractive, and affordable housing within these neighborhoods was identified as a key issue by area constituents during various public meetings and workshops.

A residential blight analysis and an affordable housing analysis are included within Chapter 2 of this Community Redevelopment Plan. The findings from these analysis, coupled with the Goals and Objectives in Chapter 4 form the basis for future housing Programs and/or Projects as permitted by Chapter 5 of this Community Redevelopment 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 Board is required to annually produce a 5-year capital outlay plan. Additionally, the Board produces and adopts an annual budget that considers all upcoming programs, projects, and debt.

Figure 49. Detailed Statement of Projected Costs

	2014	2015	2016	2017	2018
Tax Increment Financing Revenue	\$693,315	\$700,248	\$707,251	\$714,323	\$721,466
Debt Financing of 2005 Public Infrastructure	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000
Other Redevelopment Activities	\$433,315	\$440,248	\$447,251	\$454,323	\$461,466

The CRA is committed to an expenditure of \$260,000 per year, with final payment on 2/1/2025, for Public Infrastructure Improvements financed in 2005. The Bartow CRA's projected cost of redevelopment activities undertaken in the redevelopment area pursuant to this plan shall be 100% of the tax increment funds deposited in the redevelopment trust fund under Florida Statutes 163.387(1)(a).

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).*

It is anticipated that all redevelopment programs and projects will be completed no later than 30 years after the adoption of the amended Community Redevelopment District boundaries and plan previously adopted on May 3rd, 1999.

As required by law, this plan shall conform to the Comprehensive Plan of the City of Bartow as prepared by the local planning agency under the Community Planning Act.

Exhibit 1: District Legal Description

The Community Redevelopment Area (CRA) begins on the southeast corner at the intersection of Georgia Street and the west right-of-way line of the CSX Railroad, approximately five hundred feet east of U.S. Highway 17.

The eastern boundary is the CSX Railroad as it runs north from the point of Beginning and a line extending north from a point where the railroad curves to the west, and on to the City Limits north of Bear Creek.

The northern boundary follows the City Limits west from the eastern boundary of the CRA, and encompasses the new Columbia Hospital site, then returns south to the Lyle Parkway, crosses U.S. Highway 98 to the west side, then turns south and follows an irregular pattern on to two parcels deep, west of U.S. 98 to Bear Creek; continues south encompassing Oaks Landing Apartments, then turns west in line with Forest Drive, continues west along the center line of Forest Drive to the east boundary of the Azalea Oaks subdivision, then turns north one lot to the north boundary of said subdivision, then west along the north boundary of said subdivision to Maple Street, across Maple Street and around north side of the City property that is the site of a power substation to the western boundary of the area.

The western boundary follows the City limits south and parallel to Maple Street and Crown Avenue crossing the CSX Railroad right-of-way then, State Road 60, and running approximately 800 feet south of the highway to a point.

The southern boundary runs east from the end of the western boundary a distance of 425 feet, more or less; turns north and runs 250 feet, more or less, to a point on a line extended west from the center line of Parker Street then; turns east and runs along said line and the center line of Parker Street to the center line of Orange Avenue then; south along the center line of Orange Avenue to Vine Street then; east along the center line of Vine Street to First Avenue then; north along the east right-of-way of First Avenue to Vine Street then; east along the center line of Vine Street to Second Avenue then; north along the center line of Second Avenue to Magnolia Street then; east along the center line of Magnolia Street to Third Avenue then; north along the center line of Third Avenue and a line extended north from said center line to Gay Street then; east along the center line of Gay Street to East Avenue then; south along the center line of East Avenue and continue south along the center line of Seventh Avenue to Magnolia Street then; east along the center line of Magnolia Street to the west right-of-way of U.S. Highway 17 then; south along said west right-of-way to a point 150 feet, more or less, south of Bay Street then; west 250 feet, more or less, to a point then; proceed south in an irregular pattern one or two lots west of U.S. 17 to a point one lot south of Clinton Street; turn west and proceed to the center line of Pine Level Avenue then; turn south along the center line of Pine Level Avenue to Georgia Street then; turn east and proceed along the center line of Georgia Street across U.S. 17 to the Point of Beginning.

AND

Begin at the southwest corner at the intersection of the north right-of-way of Georgia Street and the west right-of-way line of the CSX Railroad.

Thence north along the west right-of-way of CSX Railroad to the centerline of Wabash Street East.

Thence east along the centerline of Wabash Street East to the west boundary of Union Academy (Parcel No. 253009000000031020), thence south along the west boundary of Union Academy to the centerline of Laurel Street East, thence east along the centerline of Laurel Street East to the west boundary of Union Academy, thence south along the west boundary of Union Academy to the north line of Edgewood Estates Subdivision, which is also the centerline of Martin Luther King Jr Blvd East, thence east along the centerline of Martin Luther King JR Blvd East and continuing east along the north boundary of College Park Estates Subdivision, to the northeast corner of said subdivision.

Thence south along the eastern boundaries of College Park Estates Subdivision, Peace River Heights Subdivision, Peace River Heights First Addition Subdivision and Sweets Subdivision, Unit No. 1, to the southeast corner of Sweets Subdivision, Unit No. 1.

Thence west from the southeast corner of Sweets Subdivision, Unit No. 1, along the south boundary of Sweets Subdivision, Unit No. 1, to the east boundary of Sweets Subdivision Unit No. 2, thence south to the southeast corner of Sweets Subdivision Unit No. 2, thence west along the south boundaries of Sweets Subdivision, Unit No. 2 and Bennetts Subdivision to the west boundary of Highland Park Subdivision, thence south along the east boundary of Highland Park Subdivision to the southeast corner of Highland Park Subdivision, thence west along the south boundary of said Subdivision to the point of beginning.

AND

Begin at the northeast corner at the intersection of the north right-of-way of Gay Street East and the west right-of-way of East Avenue of Section 5, Township 30 South and Range 25 East. Thence southerly along the centerline of East Avenue 733 feet, more or less, to the centerline of Martin Luther King Jr. Blvd East. Thence westerly along the centerline of Martin Luther King Jr. Blvd east 90 feet, more or less, to the centerline of South 7th Ave. Thence southerly 1,280 feet, more or less, to the centerline of Bay Street thence westerly 991 feet, more or less, along the centerline of Bay Street to the centerline of Second Ave. South thence northerly 260 feet, more or less, to the centerline of East Magnolia Street thence westerly 325 feet, more or less, to the centerline of First Ave. S. thence southerly 291 feet, more or less, to the centerline of East Vine Street thence westerly 463 feet, more or less, to the centerline of Orange Ave. South thence northerly along the centerline of Orange Ave. South 2,478 feet, more or less, to the centerline of Main Street East, thence easterly along the centerline of Main Street East 2,406 feet, more or less, to the centerline of US Highway 17 thence southerly along the centerline of US Highway 17, 618 feet, more or less, to the centerline of East Gay Street. Then westerly along East Gay Street to the point of the beginning.

Exhibit 2: Bartow CRA Future Land Use Map

Figure 50. Bartow CRA Future Land Use (May 2013)

