

CRA Workshop Overview

1. Introduction
 - a. Why the CRA is important to Century
 - b. Goal of this workshop is to increase understanding and discuss moving forward
2. What a CRA Is
 - a. Authorization under Florida law
 - i. Addressing blight
 - ii. Encouraging reinvestment
 - iii. Allowing for additional funding mechanisms
 - b. What CRAs cannot do:
 - i. Levy new taxes
 - ii. Change zoning or land use on their own
 - iii. Take property by eminent domain
 - c. What CRAs can do:
 - i. Planning, infrastructure, redevelopment support
 - ii. Collect and reinvest tax increment revenues
 - d. Role of the CRA Board and relationship to the Town Council
3. History of the Century CRA
 - a. Brief timeline:
 - i. 2017: Findings of Necessity and CRA designation
 - ii. 2018: Adoption of the CRA Redevelopment Plan
 - iii. Projects and increment collected to date
 - b. CRA boundary map
 - c. Basis for blight determination
4. Overview of Current CRA Plan
 - a. Role of the CRA Redevelopment Plan
 - b. Activities authorized by the plan:
 - i. Infrastructure and stormwater planning
 - ii. Streetscape improvements
 - iii. Economic development
 - iv. Housing- and quality-of-life improvements
 - c. Relationship to Comprehensive Plan and Land Development Code
5. CRA Status Today
 - a. Tax increment revenues
 - b. CRA plan exists and includes implementable projects
 - c. Need to reestablish active meeting schedules
 - d. Strengthening administrative and reporting practices
6. Path forward
 - a. Near-term:

- i. Resume CRA Board meetings
 - ii. Clearly appoint staff liason
 - iii. Clarify administration and financial processes
 - iv. Implement actions defined in the plan
- b. Medium-term focus:
 - i. Consider updating the CRA plan to reflect current conditions
- c. What staff will bring back next
 - i. Discussion of potential state funding to update planning documents coming later in the Council meeting
 - ii. Staff will be attending CRA 101 training

Community Planning Technical Assistance Grant Discussion

1. Introduction
 - a. Purpose of this agenda item
 - b. Relationship to the CRA workshop and redevelopment discussion
2. Why These Documents Matter
 - a. Role of the Comprehensive Plan
 - i. Sets policy direction for growth and redevelopment
 - ii. Provides consistency for public investment decisions
 - b. Role of the Land Development Code
 - i. Implements the Comprehensive Plan
 - ii. Governs how development and redevelopment occur
3. Current Status of Century's Planning Documents
 - a. Comprehensive Plan
 - i. Need to update Comprehensive Plan to reflect state law changes
 1. Planning Horizons
 2. Property Rights Element
 - b. Land Development Ordinance
 - i. Outdated standards and language
 - ii. Little flexibility
 - iii. Current planning issues including:
 1. Parking Standards
 2. Recreational Vehicles
 3. Accessory Dwellings
4. Connection to the CRA
 - a. The CRA Plan anticipates changes to the Comprehensive Plan and LDO
 - b. Focus on making existing redevelopment tools functional
 - c. Encouraging additional economic development
5. Community Technical Assistance Grant
 - a. Overview of the Community Planning Technical Assistance program
 - b. Town applied last year but was not selected
 - c. This year's application will be targeted towards economic development and tied to CRA implementation
6. Path Forward
 - a. Near-term
 - i. Refine and submit CTA application
 - ii. Staff will ask Council to approve a letter of support
 - iii. Community letters of support will be helpful
 - b. Medium-term
 - i. Submittal and award schedule
 - ii. Proposed project schedule if awarded