



Lake City, FL

Finding of Necessity & Community Redevelopment Area(CRA) Plan Update

JUNE 2, 2025

Inspire Placemaking Collective, Inc. is committed to creating great places, safe streets, and thriving communities.

WE ARE INTERDISCIPLINARY. We are committed to extensive collaboration across disciplines; to develop bold ideas and cutting-edge designs without undermining function.

WE SEEK PARTNERSHIPS. We seek clients that share our vision and values to build long-term relationships; these partnerships are required for transformative initiatives.

WE ARE COMMITTED TO EXCELLENCE. What we do is impactful and important; we provide compelling ideas, creative designs and thorough documents.

WE ARE PLACEMAKERS. Our team leads efforts from planning to design and through construction; the ultimate metric of our success is quality-built projects designed for people and experiences.

OUR MISSION

THE TEAM



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INTRODUCTION

In accordance with Florida Statutes, Inspire will execute a Finding of Necessity (FON) to assess potential expansion of CRA boundaries. Following the FON, Inspire will prepare an update to the 2011 Community Redevelopment Plan. The updated Plan will reflect existing CRA conditions and provide guidance for the implementation of projects and programs within the CRA to address and overcome existing challenges.



APPROACH

To create a **community driven** plan supported and underwritten by the community through a robust community engagement process.

To create an **adaptable** plan to guide CRA operations that captures a large breadth of activities, allowing flexibility and longevity of the plan.

To create an **achievable** game plan for the CRA.



CRA 101

What is a Community Redevelopment Area (CRA)?

A special district defined in Chapter 163, Part III of the Florida Statutes, that the local government finds blighted and in need of improvement.

What is the Goal of a CRA?

To improve the defined area by addressing blight, deterioration, and economic underdevelopment within the area. The CRA focuses on revitalizing areas suffering from issues like substandard infrastructure, inadequate housing, high crime rates, and economic stagnation. The goal is to encourage investment, improve living conditions, and stimulate economic growth in these designated areas.

What is a Community Redevelopment Plan?

The Blueprint of the CRA. The Community Redevelopment Agency oversees the plan and can only fund projects identified in the plan, in the budget, and in the CRA area. If a program or project is not contained in the Plan, the agency cannot undertake it. Strategic planning is key to carrying out the plan.

CRA 101

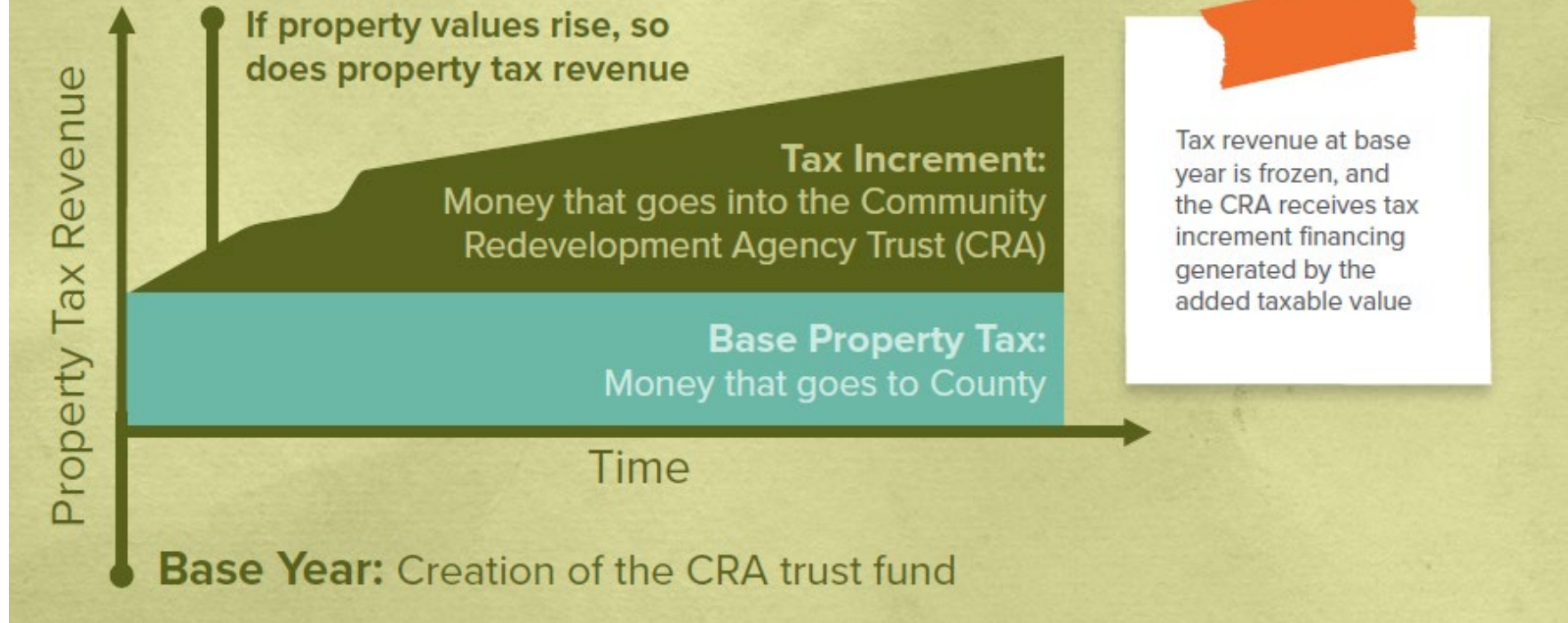
How is a CRA funded?

Primarily by Tax Increment Financing, but CRAs can also access funds through grants and public private partnerships.

What is Tax Increment Financing?

A public financing method that captures revenue from increases in property taxes. As property values within the CRA boundaries increase over time, the additional property tax revenue collected is referred to as the "TIF." This additional tax revenue goes to the CRA's Trust Fund to fund redevelopment projects and other initiatives within the area.

How Tax Increment Financing Works:



What is the CRA Trust Fund?

A fund where TIF is deposited for use by the CRA. Funds allocated to this trust fund can only be used by the CRA to finance community redevelopment activities undertaken within the redevelopment area pursuant to an approved redevelopment plan.

KEY TAKEAWAY

THE IMPORTANCE OF THE PLAN:

CRA funds can only be used on projects outlined in the CRA Plan.

SCOPE OF SERVICES

TASK 1: KICKOFF & DATA COLLECTION

TASK 2: FINDING OF NECESSITY (FON) STUDY

TASK 3. SUBMITTAL OF FON REPORT, REVISIONS, & DRAFTING OF ADOPTING RESOLUTION & ORDINANCE

TASK 4. CRA EXISTING CONDITIONS: DATA & ANALYSIS

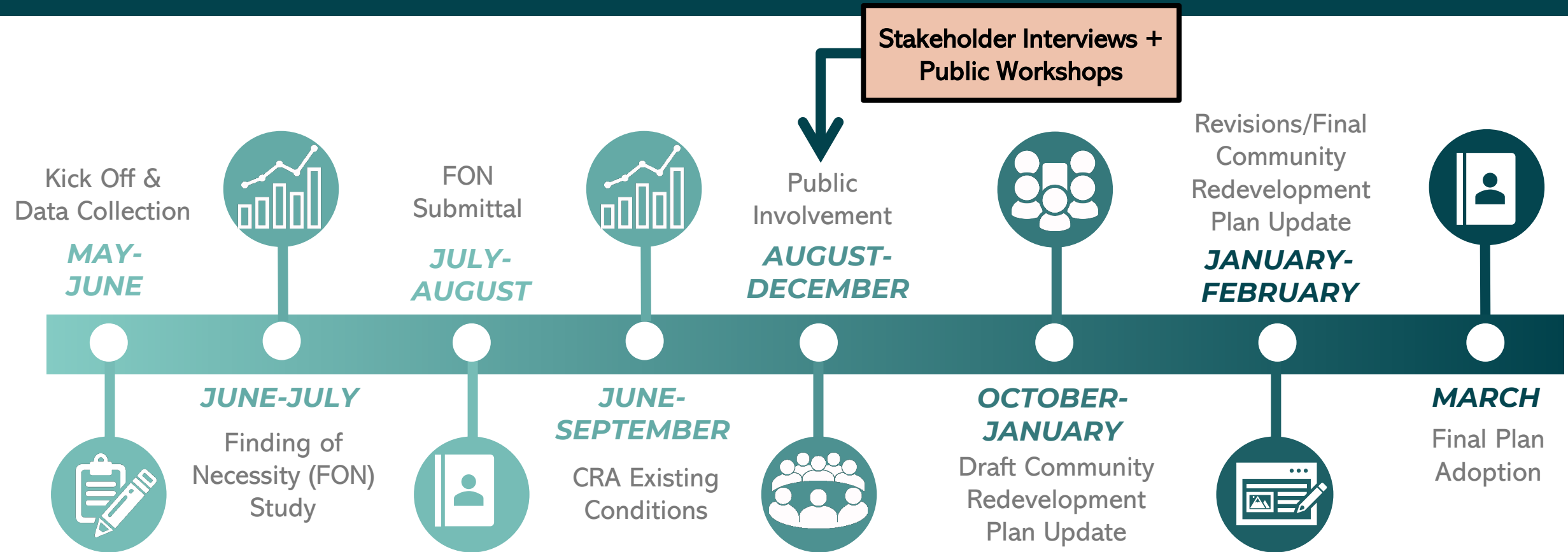
TASK 5: PUBLIC INVOLVEMENT

TASK 6: COMMUNITY REDEVELOPMENT PLAN UPDATE DRAFT

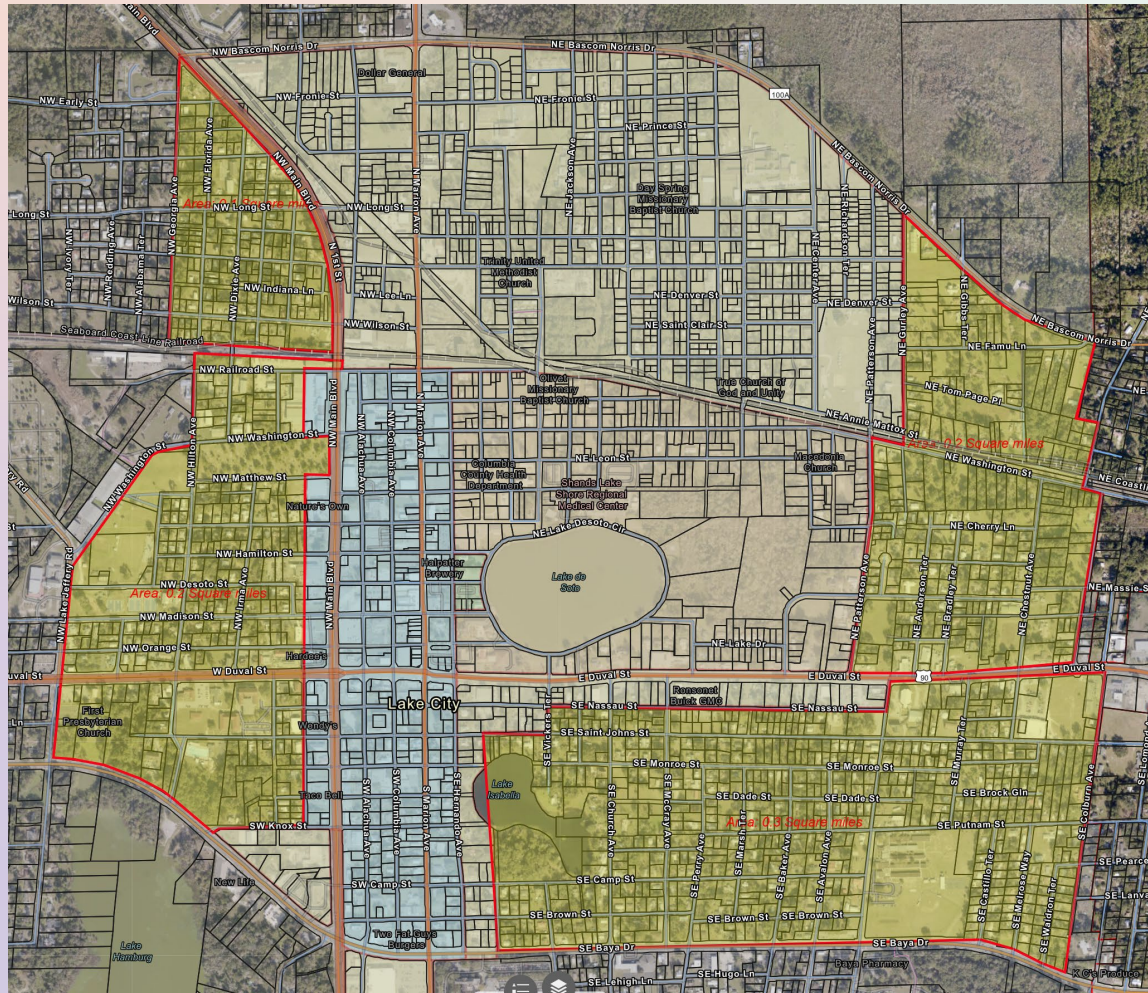
TASK 7: PRESENTATIONS & FINAL COMMUNITY REDEVELOPMENT PLAN UPDATE

TASK 8: NOTICE TO TAXING AUTHORITIES; COMMUNITY REDEVELOPMENT PLAN ADOPTION

LAKE CITY CRA PLAN UPDATE SCHEDULE



PROPOSED EXPANSION AREAS



- Original Community Redevelopment Area
- 2011 Expansion Area
- Proposed 2025 Expansion Area



FON CRITERIA

The area must exhibit two or more factors listed under “Blight Area” and one or more factors listed under “Slum Area”.

“Blight Area”

- ☐ Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities
- ☐ Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions
- ☐ Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- ☐ Unsanitary or unsafe conditions
- ☐ Deterioration of site or other improvements
- ☐ Inadequate and outdated building density patterns
- ☐ Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality
- ☐ Tax or special assessment delinquency exceeding the fair value of the land
- ☐ Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality
- ☐ Incidence of crime in the area higher than in the remainder of the county or municipality
- ☐ Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality
- ☐ A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality
- ☐ Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area
- ☐ Governmentally owned property with adverse environmental conditions caused by a public or private entity
- ☐ A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized

“Slum Area”

- ☐ Inadequate provision for ventilation, light, air, sanitation, or open spaces
- ☐ High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code
- ☐ The existence of conditions that endanger life or property by fire or other causes





Questions?

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THANK YOU!