

WAUCHULA COMMUNITY REDEVELOPMENT AGENCY



WAUCHULA COMMUNITY REDEVELOPMENT AGENCY

- F.S. Chapt 163, Part III
 - Encourages government to invest public funds with private enterprise to ultimately revitalize an area
 - Revitalize an Area = Revitalize a City = Revitalize a County
 - Words to know:
 - Slum & Blight
 - Feasibility Study
 - Redevelopment Plan – Work the Plan and the Plan Works!
 - TIF – Tax Increment Financing

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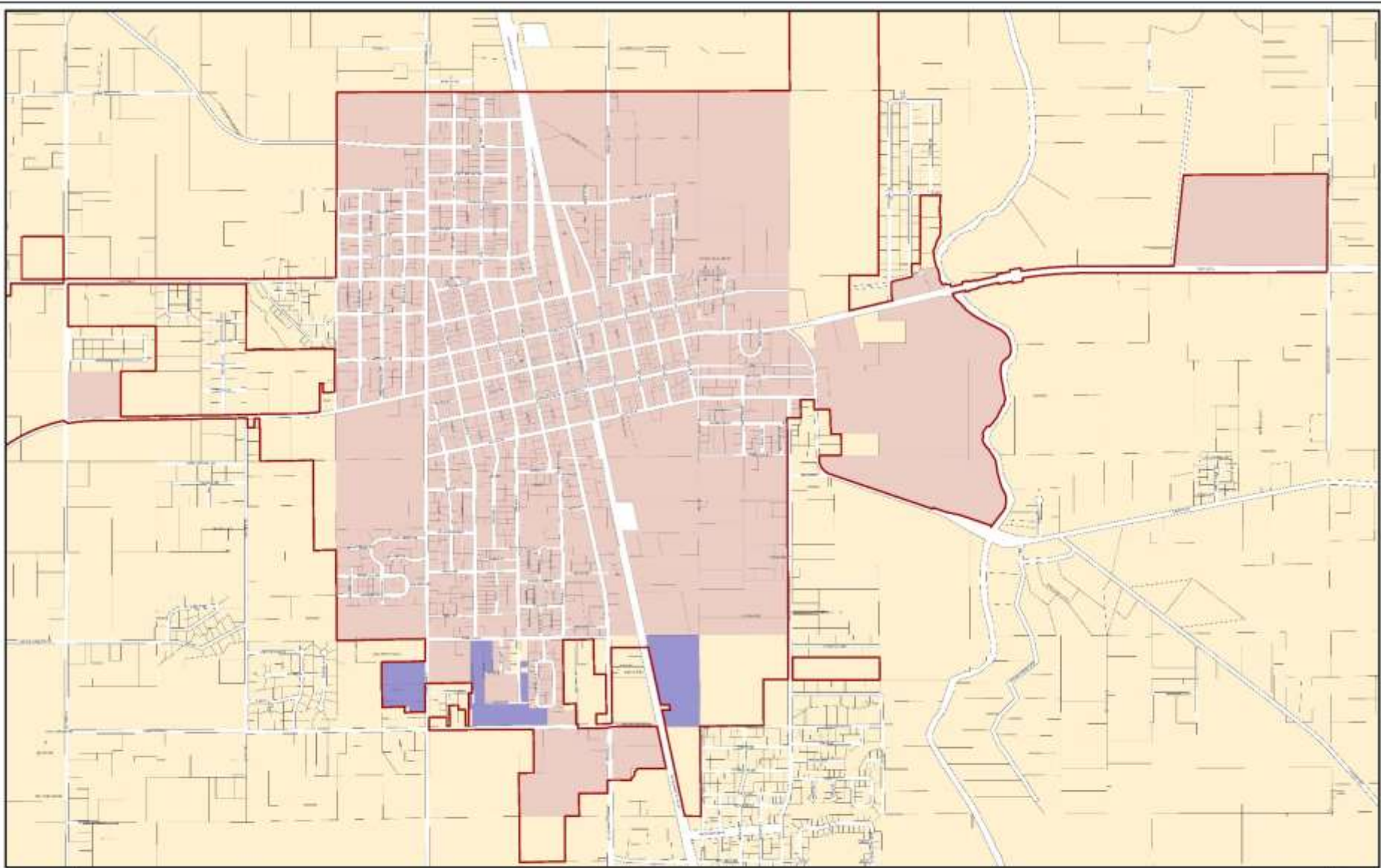


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- Wauchula Community Redevelopment Agency
 - Established in 1997
 - CRA Area – 1,579 acres / 1,688 parcels / 75% of city
 - .4% of total Hardee County land mass
 - 1997 Assessed Property Values - \$ 48,554,864
 - 2024 Assessed Property Values - \$163,162,829
 - 10.49% of total Hardee County property valuation*



U02
CRA
CRA 2

HARDEE COUNTY PROPERTY APPRAISER'S OFFICE
KATHY L. CRAWFORD, PROPERTY APPRAISER

Hardee County Property Appraiser's
Office is not responsible for any errors
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This is not a warranty.
Prepared by Lisa M. Fiedorke - 3/14/2019



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TIF is calculated as 95% of the difference in value between ad valorem revenues in the current year and revenues calculated for the base year the CRA Trust was established

2024 value	\$150,000	x	5.1860 mills	=	\$777.90				
1997 value	\$100,000	x	5.02 mills	=	\$502.00				
			CRA		\$275.90	x	95%	=	\$262.11
			CITY		\$502.00	+	\$13.79	=	\$515.79
2024 value	\$150,000	x	8.3950 mills	=	\$1,259.25				
1997 value	\$100,000	x	8.75 mills	=	\$875.00				
			CRA		\$384.25	x	95%	=	\$365.04
			HC		\$875.00	+	\$19.21	=	\$894.21

TAX INCREMENT FINANCING FUND

YEAR	REAL VALUE	CITY TIF	HC TIFF	TOTAL TIF
1997	48,554,864.00	BASE YEAR	BASE YEAR	0.00
1998	49,697,530.00	433.00	756.00	1,189.00
1999	53,463,866.83	18,395.00	32,064.00	50,459.00
2000	54,358,701.00	22,429.00	39,095.00	61,524.00
2001	56,775,965.00	33,957.00	57,498.00	91,455.00
2002	58,610,200.00	41,375.00	71,764.00	113,139.00
2003	62,965,725.00	60,488.00	97,619.00	158,107.00
2004	66,750,022.00	71,457.00	122,392.00	193,849.00
2005	66,311,246.00	64,911.00	112,578.00	177,489.00
2006	87,855,237.00	163,290.00	292,751.00	456,041.00
2007	105,030,345.00	231,018.00	358,611.00	589,629.00
2008	107,884,517.00	232,019.00	395,356.00	627,375.00
2009	107,225,708.00	248,117.00	390,002.00	638,119.00
2010	98,430,945.00	202,649.00	318,533.00	521,182.00
2011	90,623,689.00	193,654.00	293,196.00	486,850.00
2012	95,001,510.00	178,072.00	262,154.00	440,226.00
2013	85,794,162.00	168,029.00	254,460.00	422,489.00
2014	85,921,642.00	168,905.00	266,106.00	435,011.00
2015	88,352,787.00	181,501.00	285,952.00	467,453.00
2016	93,823,536.00	210,798.00	332,109.00	542,907.00
2017	98,850,941.00	237,776.00	374,611.00	612,387.00
2018	101,788,080.00	252,949.00	399,442.00	652,391.00
2019	107,059,323.00	281,169.00	448,542.00	729,711.00
2020	113,370,109.00	310,361.00	492,032.00	802,393.00
2021	119,512,654.00	342,766.00	543,172.00	885,938.00
2022	133,790,867.00	418,091.00	662,538.00	1,080,629.00
2023	147,723,042.00	460,696.00	779,010.00	1,239,706.00
2024	163,162,829.00	535,152.00	866,295.00	1,401,447.00
TOTAL	1,295,334,232.83	5,330,457.00	8,548,638.00	13,879,095.00



INFRASTRUCTURE

Project Overview:

Renovated 4 parking lots

Constructed 2 new parking lots

Stormwater improvements

Streetscape and Paving Main Street

Reconstruction (sub-base) E. Oak



TOTAL CRA INVESTMENT:

\$1,473,587

TOTAL PUBLIC INVESTMENT:

\$2,573,215

COMMERCIAL



Project Overview:

Park Place Building (Giovanni's)
Commercial Grant (45 building rehabs)

Hwy 17 Lot Purchase

TOTAL CRA INVESTMENT:

\$768,648

TOTAL PUBLIC INVESTMENT:

\$15,000

PRIVATE INVESTMENT:

\$1,706,537



RESIDENTIAL

Project Overview:

Cobb Project: 3 Commercial / 8 Apartments

West Park Place: 1 Commercial / 9 Apartments

Diana Street Apartments: 23 Apartments*

In Fill Housing: 4 New Homes

SFH Rehabilitation Program: 10 Home

Paint the Town: 49 Homes/955 Volunteers



TOTAL CRA INVESTMENT:

\$1,499,962

TOTAL PUBLIC INVESTMENT:

\$683,295

TOTAL PRIVATE INVESTMENT:

\$2,618,484



PUBLIC AMMENITIES & HISTORIC PRESERVATION



Project Overview:

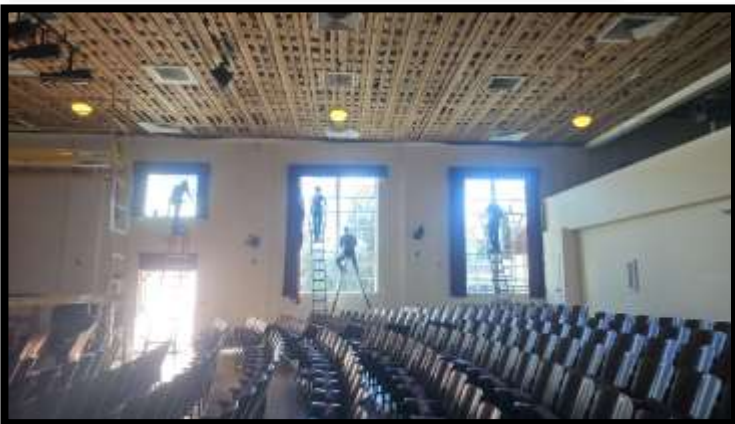
Heritage Park Pavilion

Parks at Peace River

Historic Auditorium Renovation & A/V

Heritage Park Fountain Refurbishing

Farr Field*



TOTAL CRA INVESTMENT: \$8,092,129

TOTAL PUBLIC INVESTMENT: \$5,219,083

TOTAL PRIVATE INVESTMENT: \$674,200

OTHER NOTABLE PROJECTS



Project Overview:

Brownfield Assessments and Clean-up

TOTAL CRA INVESTMENT: \$963,535

TOTAL PUBLIC INVESTMENT: \$492,146

TOTAL PRIVATE INVESTMENT (VCTC): \$184,799



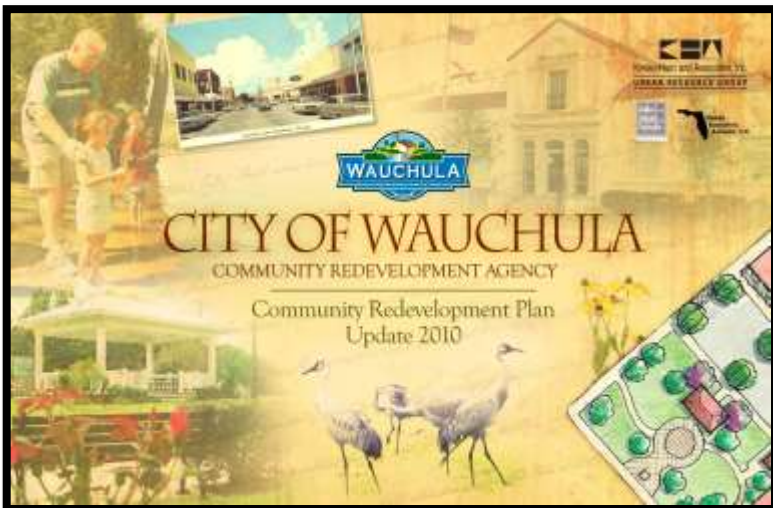
Wayfinding & Entryway Signs

TOTAL CRA INVESTMENT: \$134,158

Plans & Studies

(Redevelopment plans, Stormwater, Parks, TIF Analysis)

TOTAL CRA INVESTMENT: \$431,760



Main Street Wauchula, Inc. (09-24)

TOTAL CRA INVESTMENT: \$364,908

TOTAL PRIVATE INVESTMENT: \$1,117,357

TOTAL PUBLIC INVESTMENT: \$75,000*

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