



# OBT CRA ANNUAL REPORT

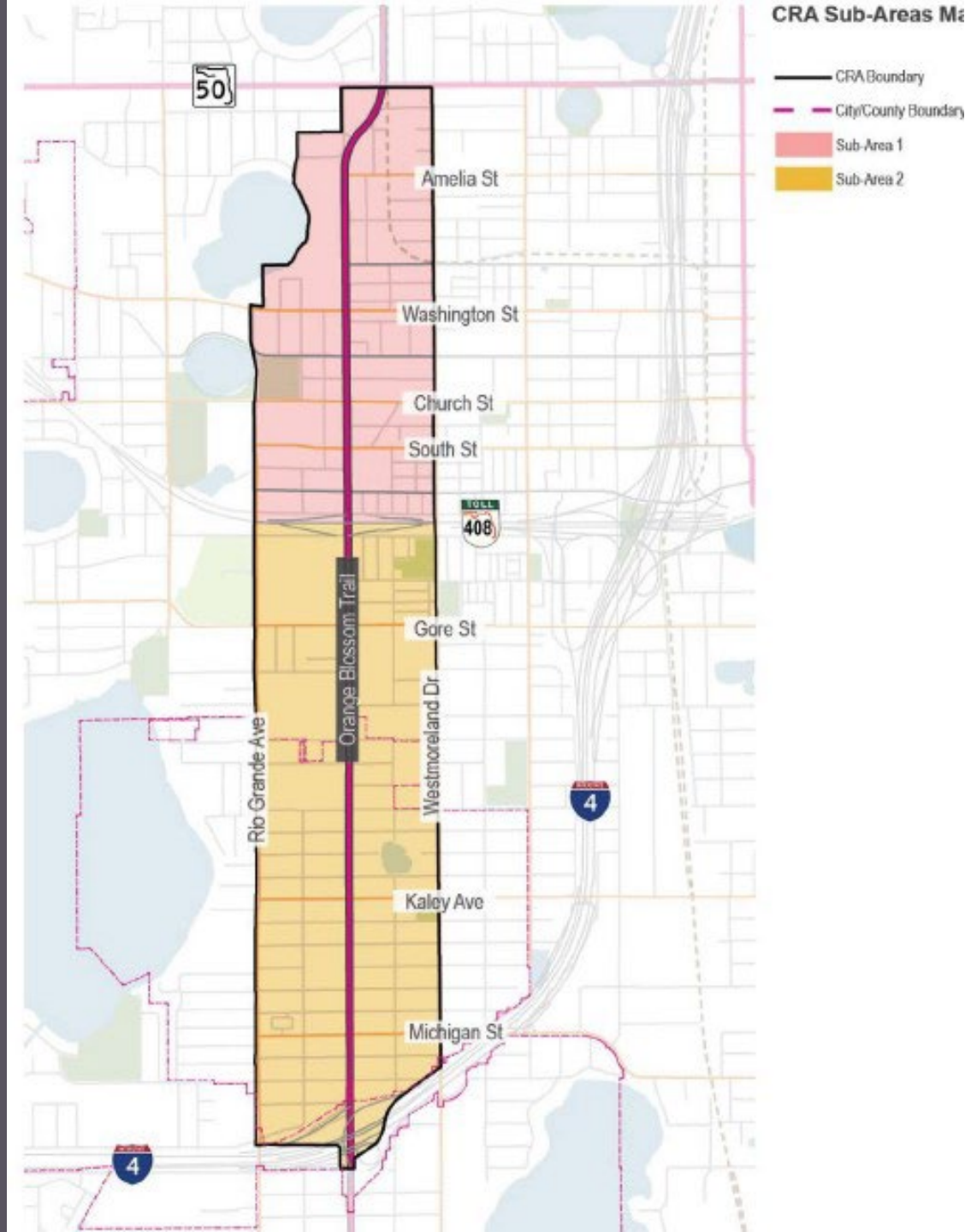
March 2020

# OBT CRA History and Governance

The Orange Blossom Trail Community Redevelopment Area (CRA) was created in 1990 based upon a Finding of Necessity Report completed in 1989 that determined a blighted area exists on Orange Blossom Trail between State Road 50 south to Interstate 4, bordered on the east by Westmoreland Avenue and the west by Rio Grande Avenue. A Redevelopment Plan was adopted which identified actions that could be implemented to address the blighted conditions.

The Orange County Board of County Commissioners (BCC) serves as the Orange Blossom Trail Community Redevelopment Agency (governing board) and directs the activities of the CRA. Through an administrative agreement with Orange County, the Orange Blossom Trail Development Board manages the Community Redevelopment Program

# BOUNDARIES OF THE CRA



# Tax Increment Revenues & Expenditures

- The Redevelopment Plan is implemented utilizing tax increment revenues from the properties located within the CRA
- In FY 2019-20, the certified taxable value of these properties was \$234,853,615
- Utilizing the base year (1989) taxable value of these properties at \$118,499,361 increment revenues for FY 2019-20 totaled \$754,468
- Total expenditures during FY 2019-20 were \$295,847

# Goals and Outcomes of the CRA

## **Housing for All**

The CRA remains committed to provide safe, affordable and attractive dwelling units. The partnership with the Orlando Regional Realtors Foundation (ORRF), the CRA, and the private sector continues to make progress despite the setbacks associated with the challenges of 2020. The goal remains to maximize the number of housing units built on the parcels owned by the OBT CRA while maintaining the neighborhood character. New partners have joined the effort and will help expedite the introduction of new homes and the renovation of existing homes. The objective is to introduce a variety of housing options that will maximize density while providing quality homes that are affordable, energy efficient and remain affordable in years to come.

The OBT Housing Task Force continued its work on addressing policies and procedures that will allow for more flexible and affordable housing projects within the CRA. Representatives from Orange County, the City of Orlando, OBT Development Board and various stakeholders are worked to develop a shared policy to address the impediments small and medium developers incur in working to provide affordable projects. The CRA extends into the two municipalities and a joint policy will help developers navigate the different regulations and expedite the process.

# Goals and Outcomes of the CRA

## **Roadway Enhancement**

To further enhance development opportunities within the CRA, additional road paving is needed on Woods Avenue. Planning and design is underway, and funding is allocated to ensure the project is completed with the assistance of Orange County Government. Design elements have been finalized for the Bike and Pedestrian Grant from the Florida Department of Transportation. The project extends along the OBT corridor from Gore Street to 30<sup>th</sup> Street. The project includes improved lighting, new sidewalks, curbs, and signalization to improve pedestrian safety and address ADA compliancy. The CRA will contribute nearly \$700,000 for upgrades to ensure the improvements are cohesive with recent improvements by the City of Orlando, FDOT Pedestrian crosswalk improvements and the I-4 Ultimate Project. The \$2.5m project is slated to begin in 2023.

In addition to the FDOT grant, the OBT CRA is partnering with OUC to install 68 new LED fixtures along sections of the corridor to aid in pedestrian and vehicular safety and the reduction of current maintenance costs.

Additional enhancements along the corridor included funding for the fabrication and installation of 20 trash receptacles through a partnership with LYNX Transportation. The CRA will maintain trash and litter removal from Colonial to I-4 twice a week and the ongoing maintenance of the receptacles through cleaning and repair.

# Goals and Outcomes of the CRA

## **Commercial Development**

The CRA continually promotes commercial development throughout the CRA by soliciting developers and serving as a liaison between Orange County and the City of Orlando. Progress continues to repurpose a government owned property that can be utilized for a future planned development. The plan is to solicit light industrial and small businesses to locate to the area. This will help develop a distinct destination, jobs and stimulate the local economy while creating a buffer to the residential area. The CRA has been granted permission to design a plan to combine two stormwater ponds to allow for more usable space on a commercial catalyst site. The CRA is in discussions with the developer to encourage a mixed-use planned development on a prominent site in the heart of the CRA.

# The Year in Review

In these uncertain times, it is more important than ever to stay the course of transforming the OBT CRA area. The goal is to bring light to a community that has been plagued with darkness. For every challenge there is an opportunity. Remaining positive and consistently challenging the community and our partners to push forward to accomplish what is next is the focus.

The Orange Blossom Trail community remains resilient and has garnered the attention of local leaders, developers, organizations and new businesses as growth spreads west from downtown Orlando and east from many new projects surrounding Camping World Stadium. The area will continue to thrive with new residential development moving forward, plans for new public/private developments, state and local entities are working in tandem with the CRA to enhance infrastructure, pedestrian safety and aesthetics along the corridor, and new organizations are moving into the area with much needed resources to uplift residents. The time is right, and the time is now.