

ZEPHYRHILLS

COMMUNITY REDEVELOPMENT AGENCY

Redevelopment Works

The Zephyrhills CRA was created in 1998 in an effort to revitalize the historic downtown district. Currently, the CRA encompasses approximately 501 acres with approximately 1,691 properties. The CRA is the historic commercial hub of Zephyrhills and its vitality is essential to the community. Redevelopment of the distressed neighborhoods and commercial corridors are crucial to the CRA District, and to our City's success. This report will present you with an overview of the progress and opportunities ahead for the CRA as outlined in the adopted 2016 Master Plan and includes a complete financial statement of revenues and expenses.

The economy continues to improve as reflected by the property valuations, the Agency is moving forward with projects and programs geared toward revitalization of the district. The CRA's sustained investment in the area is beginning to attract private investment dollars and the new jobs they create.



City Officials and Sunlight Realty Award \$5,000 CRA Homeownership Grant

CRA Leadership

Jodi Wilkeson

CRA Board of Commissioners Chairperson

Lance Smith

CRA Board of Commissioners Vice-Chairperson

Kenneth Burgess

CRA Board of Commissioners

Alan Knight

CRA Board of Commissioners

Charlie Proctor

CRA Board of Commissioners

Gene Whitfield

Mayor City of Zephyrhills

William Poe

City Manager City of Zephyrhills

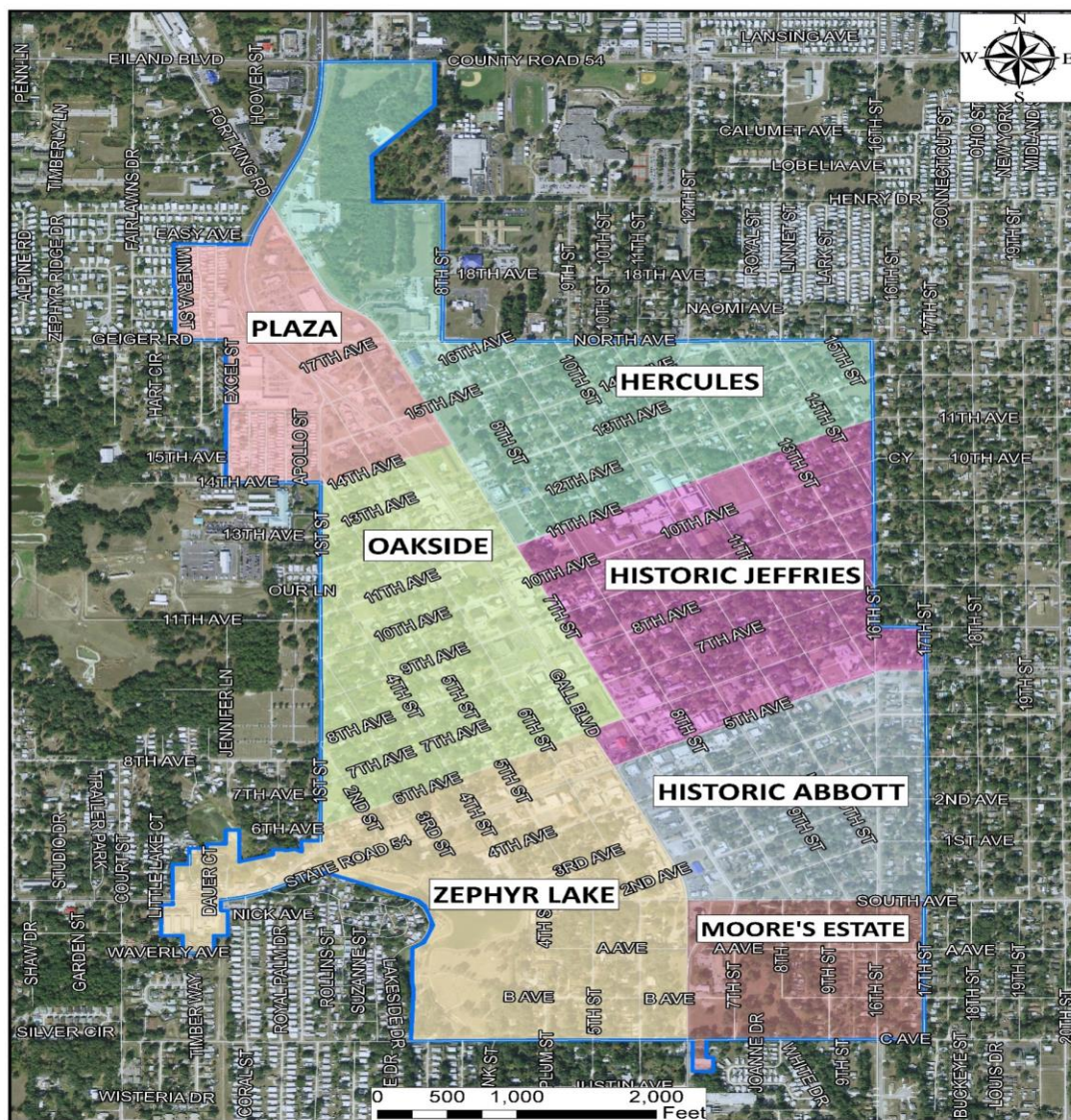
Gail Hamilton

CRA Director



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City of Zephyrhills CRA Neighborhood Districts

January 2020

NOTE: For CRA And Planning Purposes Only

Source: Pasco County GIS, Kimberly Hoen



Updated 1/15/20 by R. Corvaseau, K. Daphne, J. Harvill

Document Path: K:\GIS\ CRA_2019\2020\ArcMap\CRA Boundary Map_Created January 2020.mxd

Community Redevelopment Accomplishments Summary

In furtherance of the Master Plan (CRP) the CRA continued funding its successful programs, such as:

- Matching Commercial and Residential Façade Program, 13 grants approved with more than \$500,000 in private investment.
- Signage Grant Program, 4
- Home Owner Incentive Program, 6
- Impact Fee Waiver Program, 1
- Code Enforcement Task Force
- Community Clean-Ups
- Opportunity Zone Prospectus and Market Report
- Septic to Sewer Project – Zephyr Park Area
- Sidewalk Master Plan
- Gateway Neighborhood Development
- Landscape Improvements / Landscape Pots

*FY 2019 Affordable Housing Spending \$0
@Masterplan page 27, 28, 33, 34

WHAT IS A CRA?

CRAs are a specifically focused financing tool for redevelopment. CRA Boards develop and administer a plan for redevelopment. The CRA acts officially as a body distinct and separate from the governing body, even when it is the same group of people. The CRA has certain powers that cities by itself may not do, such as establish tax increment financing and leverage local public funds with private dollars to make redevelopment happen.

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Description	2019 Actual	2018 Revised Budget	2018 Actual
Pasco county	-107,238.07	-36,000.00	0.00
City share	-89,510.72	-36,000.00	0.00
Property Taxes	0.00	0.00	-74,133.80
C/O Balance	0.00	-180,523.00	0.00
Professional Services	55,741.97	45,000.00	29,750.00
Contractual Services	8,375.00	0.00	143.84
Telephone/Communication	2,154.58	1,500.00	2,194.79
Refuse Removal	50.00	400.00	102.43
Copy Machine Leases	450.68	787.42	789.42
Promotional Activities	5,000.00	5,000.00	3,300.00
Office Supplies	365.55	500.00	0.00
Operating Supplies	863.83	1,800.92	2,341.10
Memberships/Dues	500.00	1,000.00	1,165.00
Training	3,823.41	2,500.00	2,417.51
CRA Initiatives	15,000.00	25,000.00	5,000.00
Debt Service	0.00	3,051.00	0.00
Building Facade Grants	15,433.50	50,000.00	22,289.67
Budget Contingency	0.00	23,926.00	0.00
Equity in Pooled Cash	345,138.15	0.00	237,900.08
Equity in Pooled Cash	401,231.18	0.00	311,720.46
Equity in Pooled Cash	-603,860.76	0.00	-421,812.27
Estimated Revenues	75,984.00	0.00	0.00
Estimated Revenues	52,779.00	0.00	0.00
Estimated Revenues	63,227.00	0.00	0.00
YTD Revenues	-107,238.07	0.00	0.00
YTD Revenues	-89,510.72	0.00	0.00
Accounts Payable	-26,364.64	0.00	-1,559.89
Accrued Payroll	-2,267.94	0.00	-1,979.53
Appropriations	-191,990.00	0.00	0.00
YTD Expenditures	207,141.65	0.00	0.00
Fund Balance Unassigned	-237,900.08	0.00	-237,900.08
Fund Balance Unassigned	425,351.69	0.00	425,351.69
Fund Balance Unassigned	-311,720.46	0.00	-311,720.46
Budgeted Fund Bal Unreserved	116,006.00	0.00	0.00
Budgeted Fund Bal Unreserved	-52,779.00	0.00	0.00
Budgeted Fund Bal Unreserved	-63,227.00	0.00	0.00

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Looking Forward!

Implementation of District signage.

Continue to work on improvements to the South entrance of District.

Design 7th Street Improvements

Construction of Gateway Neighborhood

Development of Opportunity Sites both commercial and residential

Implementation of Design Standard

Sidewalk Construction

Public Art Program including water "City of Pure Water"

Enhance City character through neighborhood stabilization.

Zephyr and Hercules Park Improvements

