Community Redevelopment Plan Update: Workshop #1



The Inspire Team



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OUR MISSION

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

Why are we here today?

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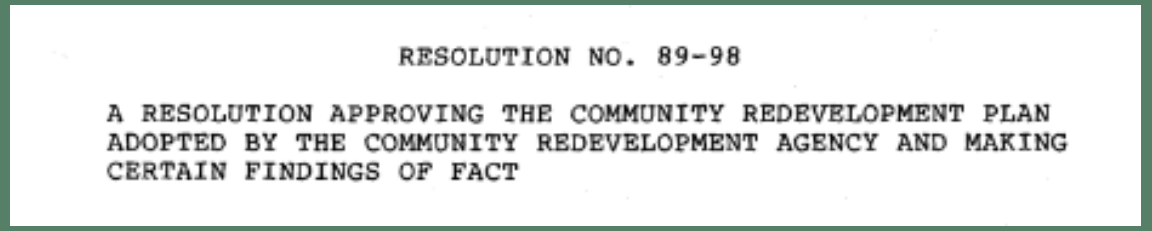
In **1989**, Lake City formally established a

Community Redevelopment Area (CRA) **TERMS TO KNOW**

& adopted its first

Community Redevelopment Plan (CRP) **TERMS TO KNOW**

with Resolution 89-98.



RESOLUTION NO. 89-98

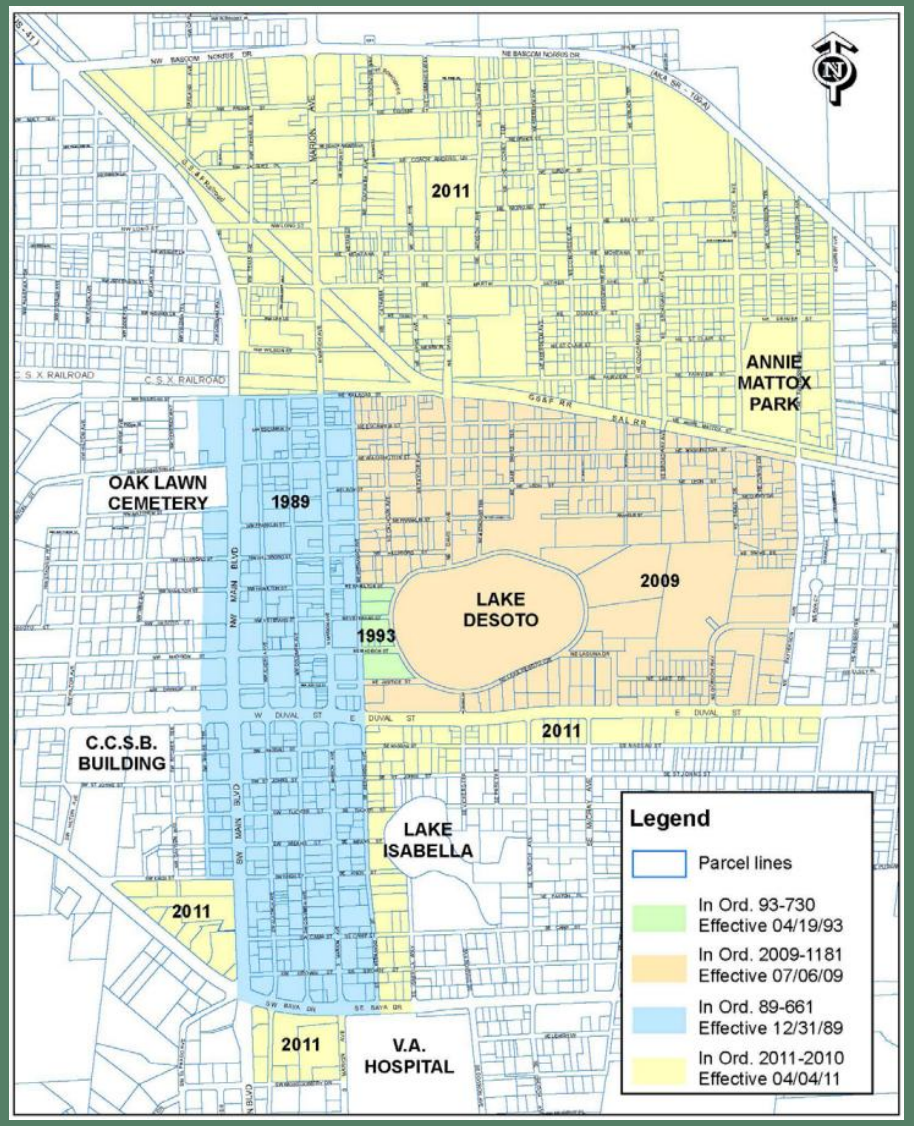
A RESOLUTION APPROVING THE COMMUNITY REDEVELOPMENT PLAN ADOPTED BY THE COMMUNITY REDEVELOPMENT AGENCY AND MAKING CERTAIN FINDINGS OF FACT

What is a CRA?

A **Community Redevelopment Area (CRA)** is a special area within a city or county that needs improvement.

> *To become an official CRA, the area must meet the criteria within Florida law to be considered "blighted," which means it may have empty buildings, broken sidewalks, or other challenges that keep it economically depressed or unsafe.*

A **Community Redevelopment Agency** is the group responsible for managing the activities and projects of the CRA and making sure its projects get done.



The boundaries of the CRA have been expanded three times, in **1993**, **2009**, and **2011**.

The Community Redevelopment Plan was last updated in **2011**.

What is a CRP?

A **Community Redevelopment Plan (CRP)** is created to guide the CRA. It lists the projects and programs the CRA works on and pays for.

The Community Redevelopment Agency can only fund things that are in the plan and inside the CRA area. If something isn't in the plan, the agency can't do it.

KEY TAKEAWAY

Inspire

PLACEMAKING COLLECTIVE

We have been hired to

update the Community Redevelopment Plan

in accordance with Florida Statutes.

Intended Outcome of Plan Update Process

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.

Project Schedule

JUNE 2025

Kick Off, Site Visit & Data Collection

JULY - OCTOBER 2025

CRA Existing Conditions

Public Engagement

OCTOBER – DECEMBER 2025

NOVEMBER – DECEMBER 2025

Refining the Plan & Drafting Updates to the Plan

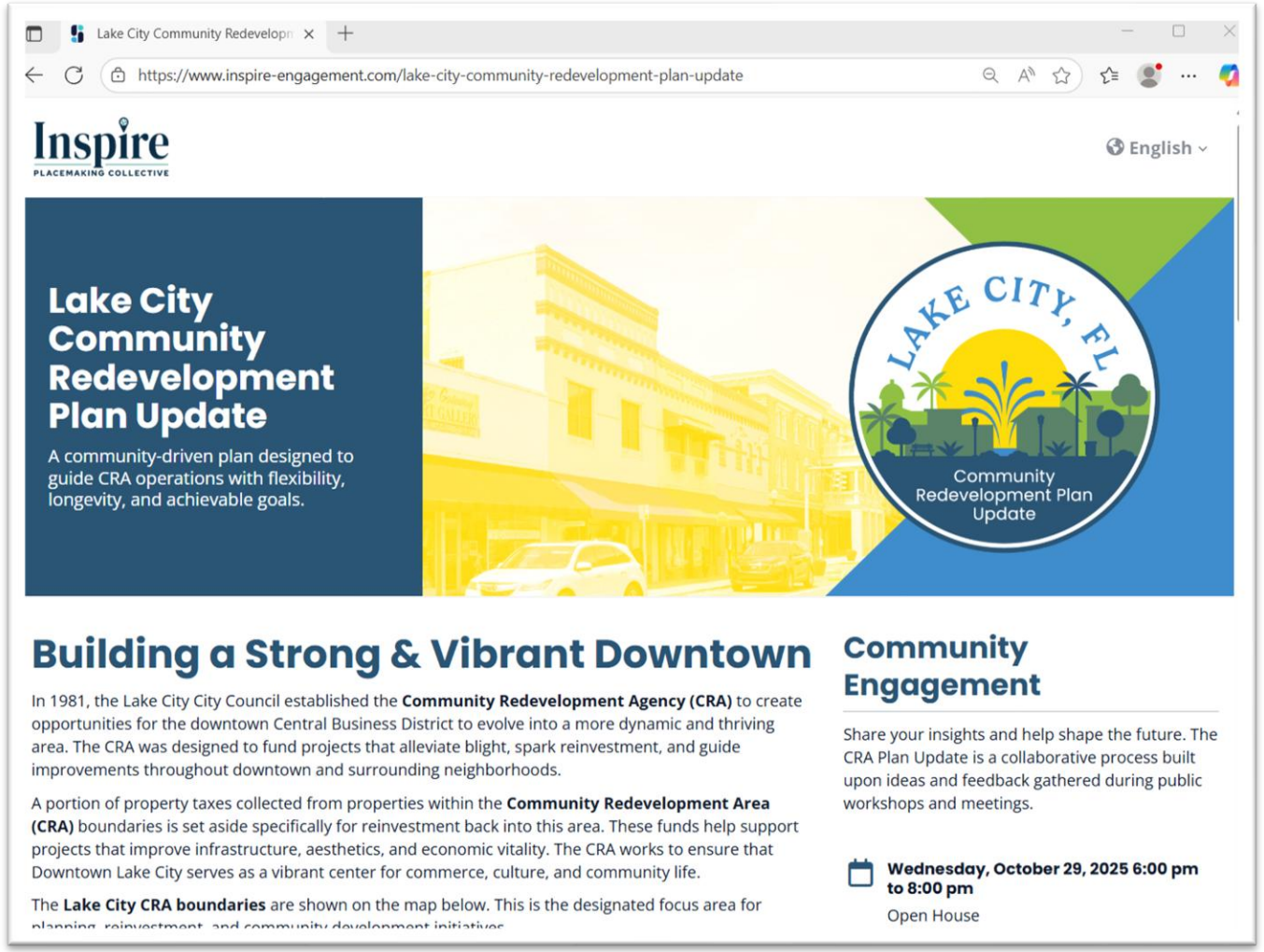
Adoption of Updated Community Plan

JANUARY 2026

Today, we are here **to communicate** with you, the residents and community members!

We want to understand the challenges and needs of the area so that we can work together **to develop a plan update** that is community driven.

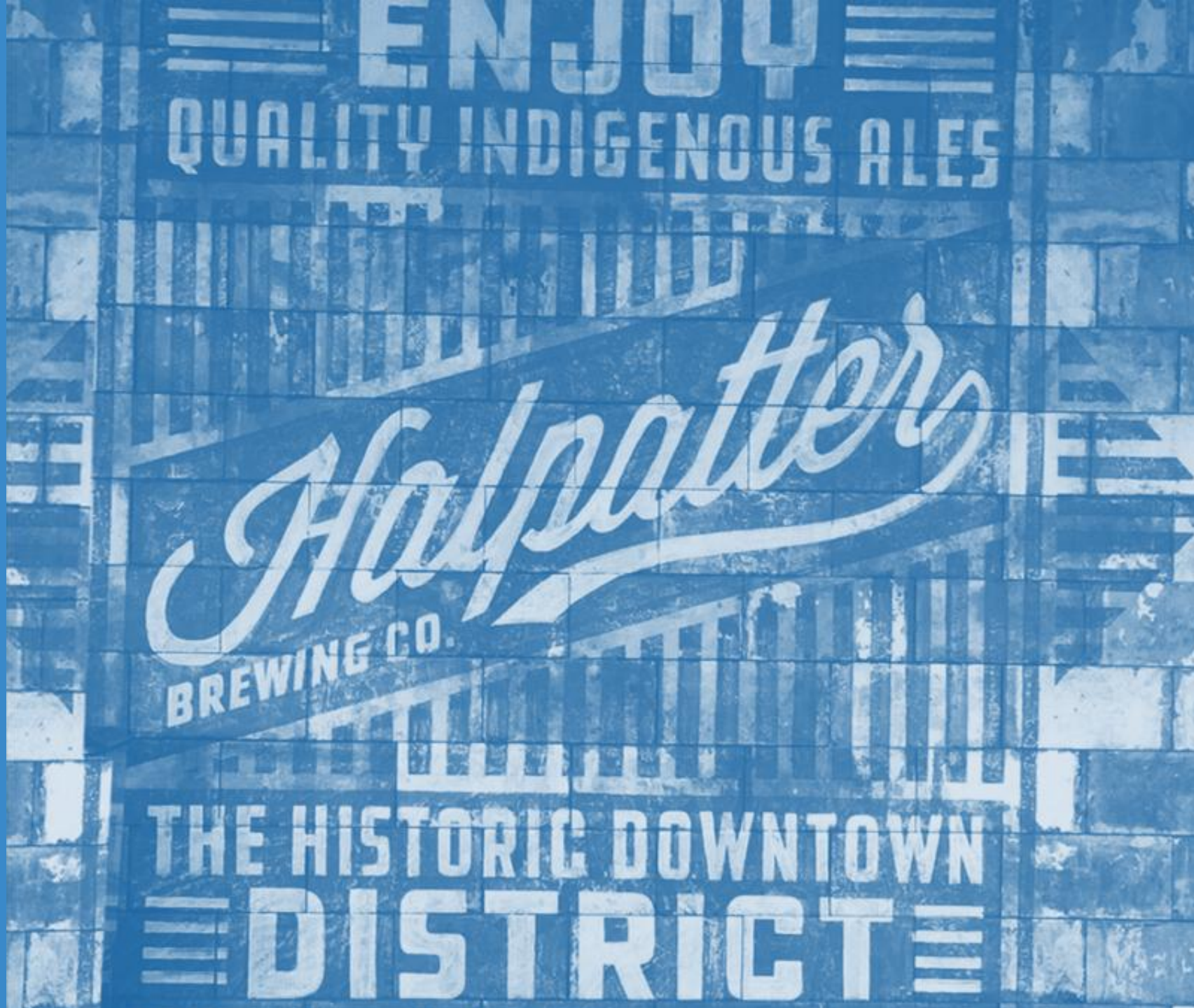
Project Website



SCAN ME

The Current CRA Plan

2



REDEVELOPMENT MASTER PLAN

CONCEPT PLAN

1 Historic Downtown District

1a Mixed-Use Overlay
- Retail storefronts on the ground level with residential uses on the upper floors (2-3 stories)
- Improve alleyways
- Retain small town charm through establishment of appropriate design guidelines and historic preservation efforts

1b Cultural/ Arts District
- Create destination oriented retail recruitment program focused on arts and related uses
- Potential Future Uses- Restaurants/ Street cafes/ Grocery Store/ Bakeries/ Art Galleries/ Artist work-live studios/ Visual and Performing Arts School/ Movie Theater
- Upgrade existing Columbia County Public Library facilities

Redevelopment of Blanche Hotel
- Encourage Adaptive Reuse and Historic Preservation of the Blanche hotel
- Work with area institutions to introduce educational opportunities as part of the building's redevelopment program (Shands Lake Shore Hospital, School Board, UF, Florida Gateway College)
- Potential Future Opportunities- Downtown Arts Institute/ Nursing Program/ student housing

Redevelopment of Vacant Lands, Underutilized Buildings and Parking Lots
- Introduce entrepreneurial urban agriculture opportunities/ promote greening of downtown
- Potential Future Uses- Performing Arts Center/ Downtown Movie Theater/ Community Meeting Facility

Physical Infrastructure Improvements
- Priority Streetscape Improvements (wider sidewalks/ plant shade trees/ lighting/ street furniture)
- Extend existing streetscape character along Marion Avenue north of Railroad Street
- Pursue Improvements along Columbia Avenue, Madison Street and Franklin Street
- Consider reverting Hernando Street back from one-way to two-way after Madison Street
- Parking Management
- Opportunity for consolidated County/ City/ Hospital shared structured parking facility
- Better Signage and Wayfinding Program and Parking Enforcement

Economic Development
- Phased downtown marketing, advertising and branding program
- Program special events (weekend Farmers Market) and work with area merchants to extend business hours during special events

2 Institutional Campus

2a Hospital Expansion
- Support future expansion of hospital facilities
- Develop targeted program to introduce professional offices and housing opportunities in the vicinity of the hospital

Redevelopment of Vacant Lands, Underutilized Buildings and Parking Lots
- Potential Future Uses- Nursing Program, Medical Research Facilities, Convention Facilities
- Diverse Housing Opportunities- Medical Professionals, Nursing Students, Senior Assisted Living Facilities

2b Wetlands Conservation
- Selected clearing to open views and extend trail/ use as spillway for Lake Desoto/ trail opportunity

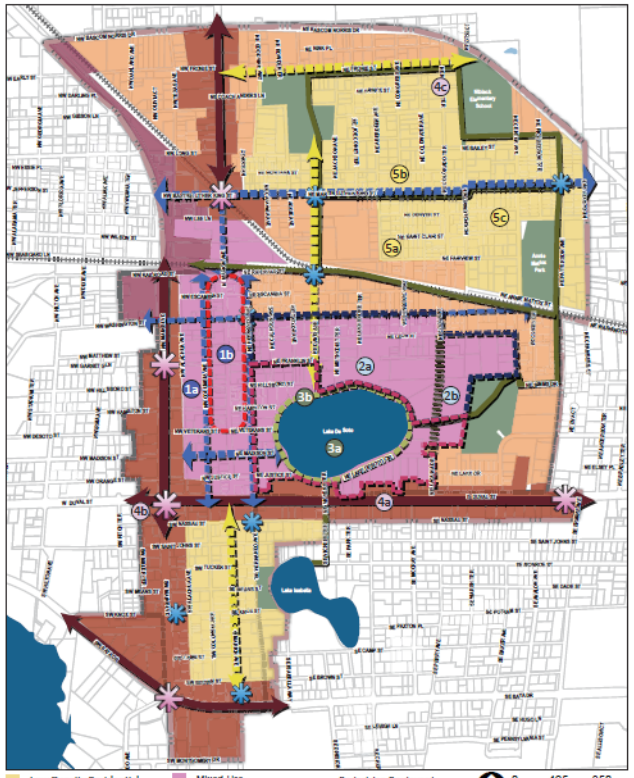
Physical Infrastructure Improvements
- Traffic Improvements
- Remove stop signs along Washington Avenue to provide faster access for emergency vehicles to the hospital facility
- Prohibit vehicular access to the hospital from Lakedesoto Circle
- Improved transit service and bus stops
- Priority Streetscape Improvements: Franklin Street and E Davis Street
- Gateway Opportunity: Washington Street and Hernando Avenue

Utilities
- Conduct detailed study to assess the existing and future utility capacity in downtown in relation to hospital expansion plans

Economic Development
- Partner with the Chamber of Commerce to develop an active recruitment plan targeting health care related businesses and facilities

3 Waterfront Entertainment District

3a Lake Desoto Improvements
- Performance area/ Amphitheater/ Community Stage
- Walking/ Jogging Trail/ Footbridges
- Fishing Pier
- Boating facility
- Play Area
- Wedding/ Event Lawn
- Pedestrian amenities- lighting, shaded seating areas, furnishings
- Improved water quality



3b Lake Desoto Circle Reconfiguration
- Develop a dedicated pedestrian zone along the lakefront with limited access provided to the residential properties from Vickers Terrace, Park Lane and Laguna Drive
- Require all new public and private development on lakefront fronting properties to provide enhanced connections and where feasible provide outdoor seating areas
- Initiate conversations with interested developers and existing commercial property owners to encourage development of waterfront restaurants
- Incorporate public art installations
- Pursue streetscape improvements to the highest aesthetic standards

4 Commercial Corridors
- Work with MPO and FDOT to reconfigure section of Duval Street within the downtown CRA district to function as a multimodal facility designed to accommodate transit, bicycles, pedestrians, and vehicles
- Encourage businesses to provide shared access and common parking areas, where possible, to minimize pedestrian and vehicular conflicts
- Streetscape Improvements
- Marked crosswalks with pedestrian signals and/or traffic calming techniques (countdown and automated pedestrian signalization, lower traffic speeds) at key intersections
- Midblock crossings: reduce walking distance, safety can be reinforced with forced 'z' crossings, raised crossings to increase visibility, signal protection
- Appropriately spaced and well designed bus stops
- Shared bicycle lanes, wider sidewalks, shade trees, and street lighting

4a Duval Street Revitalization
- Key Intersections: Main Boulevard, Marion Avenue, Vickers Terrace
- Gateway Opportunities: SE Hernando Avenue and Ermine Avenue

4b SW Main Boulevard/ US 41 Improvements
- Redevelopment Opportunities- Old City Hall site; Potential Future Uses- community facilities such as a business assistance centre, government offices, retail facilities (public-private joint venture)
- Key Intersections: Franklin Street, Hamilton Street, Madison Street
- Gateway Opportunities: Franklin Street and Duval Street

4c County Road 100A (Basscom Norris Drive)
- Preserve the rural character of the roadway including: traffic signalization and rural street lighting at key intersections, gateway treatment, directional signage, preserving existing tree canopies.
- Encourage moderate-density residential uses with nodal commercial development at key intersections (Marion Avenue) as a future land use development strategy for the area

5 Neighborhood Reinvestment Areas

5a Downtown Core
- Improve visual and physical linkages to the lakefront from residential areas
- Develop an eco-friendly home rehabilitation program
- Collaborate with Hospital Authority, Florida Gateway College and non-profit organizations such as Habitat for Humanity to assemble and introduce housing projects at varying price points
- Provide adequate buffering from railroad tracks
- Transform vacant lands into green infrastructure projects (neighborhood gardens, pocket parks, storm water retention projects)
- Develop stronger community-law enforcement relationships/ consider locating police sub-station at old jail site
- Work with area churches to provide community facilities (pocket parks, day-care center, after-school program)
- Active Code Enforcement

5b Downtown North
- Redevelopment of Old Ice House and Scrap Yard
- Potential Future Uses: Retractable roof greenhouses/ Urban Agriculture/ Packaging and Distribution/ Public Farmers Market
- Redevelopment of Vacant Lands, Underutilized Buildings and Parking Lots
- Vocational technology training center/ business resource center/ job training center
- MLK Street Residential Boulevard
- Assemble vacant and underutilized properties located at the southeast corner of MLK Street and Marion Avenue
- Pursue traffic improvements at the intersection of MLK Street, SR 25A (Marion Avenue) and Railroad Street
- Provide adequate landscape buffers between low-intensity residential development and large tracts of industrial and utility sites
- Preserve the existing single-family residential character
- Recreational Facilities: Joint-use agreements with area schools, pocket parks on vacant lands
- Complete missing sidewalk network
- Provide well-defined pedestrian linkages connecting the Niblack Elementary School and Annie Matox Park to the residential areas

5c Historic Residential Core
- Provide improved pedestrian connections between the downtown core area and historic neighborhoods located south of Duval Street
- Improve access to Lake Isabella and create a trail connection with Lake Desoto
- Neighborhood heritage walking tour
- Develop detailed design guidelines for all residential and commercial developments and renovations
- Work with local banks to create a performance-based loan program to facilitate renovation and rehabilitation of existing buildings for residential use

IBI GROUP
IBI Group, Inc.
City of Lake City, Florida

Updated November 2011

Downtown Lake City CRA Master Plan Update

The current plan identifies five (5) character districts and potential projects and programs for each area.

LAKE CITY, FL
Community Redevelopment Plan Update

The Lake City CRA has completed several projects using funds from the

Community Redevelopment Agency (CRA) Trust,

TERMS TO KNOW

grant money, and through partnerships with other entities.

The CRA Trust gets revenue from

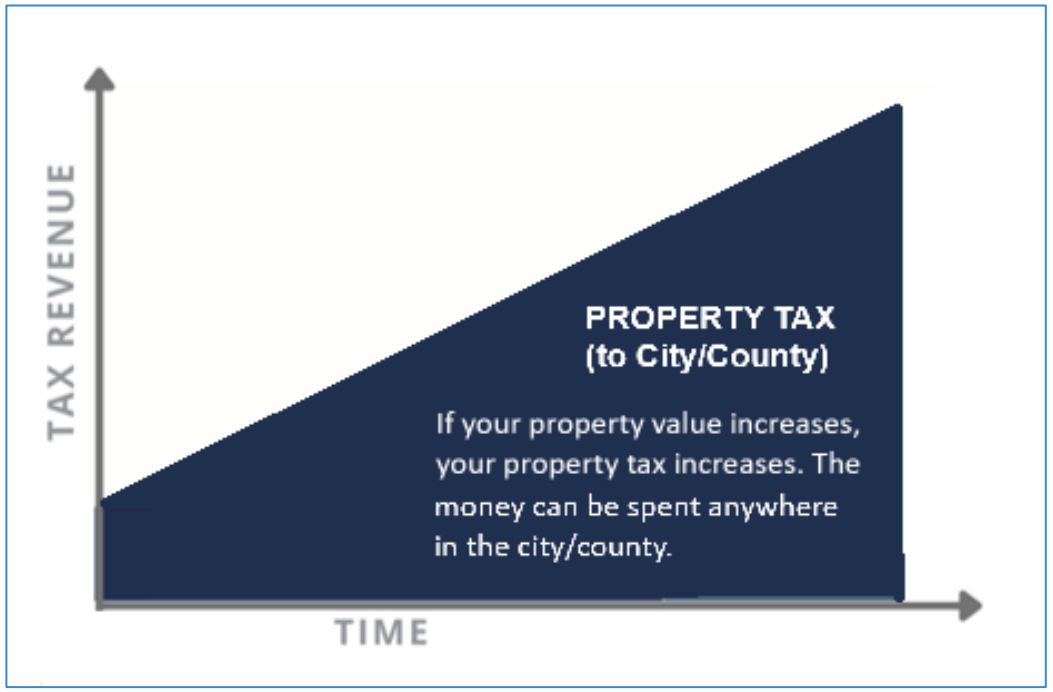
Tax Increment Financing (TIF).

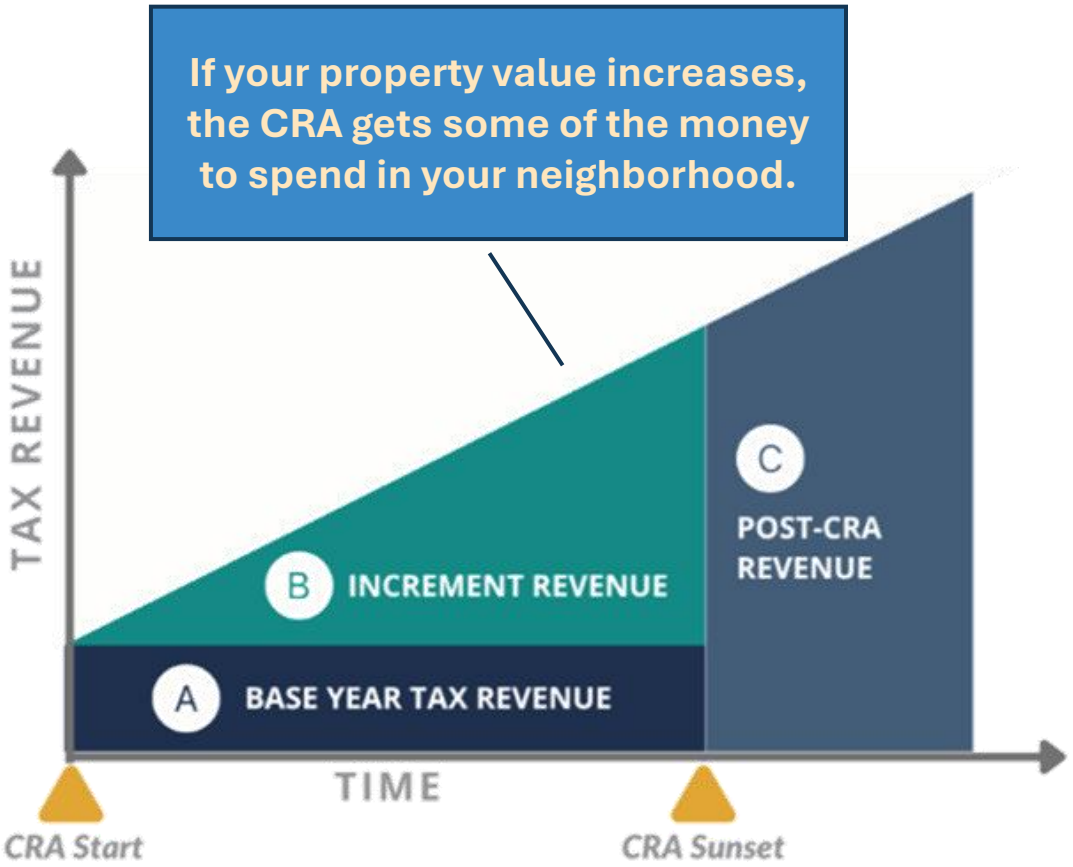
TERMS TO KNOW

What is Tax Increment Financing (TIF)?

Tax Increment Financing, or TIF, is a way to help pay for improvements in a Community Redevelopment Area (CRA). If property values increase within the CRA, then property tax revenue increases. The extra money made from property taxes is set aside. This extra money, called “TIF,” goes into the **CRA’s Trust Fund**. The CRA then uses the fund to pay for projects that help improve the area.

Tax Increment Financing (TIF)





HINT: you're not paying any extra taxes!

What is the CRA Trust Fund?

The CRA Trust Fund is a special account where the extra money (TIF) is saved. The CRA can only use this money to pay for projects in the redevelopment area. These projects must be listed in the Community Redevelopment Plan.

Lake City CRA Projects



Farmers Market

Food Truck Rally

Farm to Table

Christmas Decorations









Sally Mae Jerry Park Improvements & Signage

Marion Avenue Landscaping Improvements

Lake Desoto and Wilson Park Improvements

- Outdoor Speaker System for Events
- Irrigation
- Veterans Plaza Pedestrian Park

Existing Conditions in Lake City's CRA

3



Demographics

	CITY	CRA
Population:	**12,850**	1,435
Household size:	2.33	**2.5**
Median age:	40.4	**41.6**
Bachelor's degree or higher:	**25.9%**	11.4%
Median household income:	**$60,919**	$51,186

CRA:

62% Black alone

30% White alone

5.4% Two or more races

3.9% Hispanic origin

40%
Households earning less than $35,000/yr



Source: Esri (2025 forecasts), derived from U.S. Census 2010 & 2020

Economic Base

CRA

79.5%

Of residents work in Services and Retail

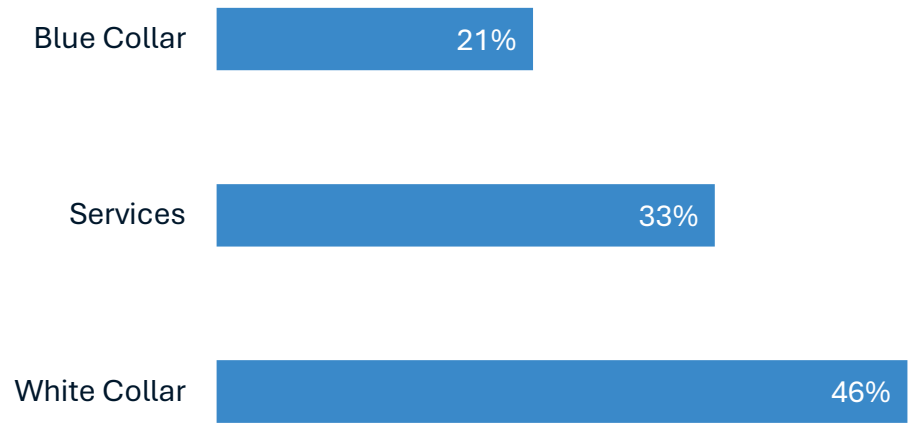
37.2%

Of local jobs are in Public Administration and Health Care

18%

Earn less than $1,250/month (roughly $15k/year)

Residents by Occupation



Source: Esri (2025 forecasts), derived from U.S. Census 2010 & 2020

Housing

	CITY	CRA
Median home value:	$216,619	$111,384

1970

Median Construction Year

50%

Of all housing built between 1940 and 1979

20.6%

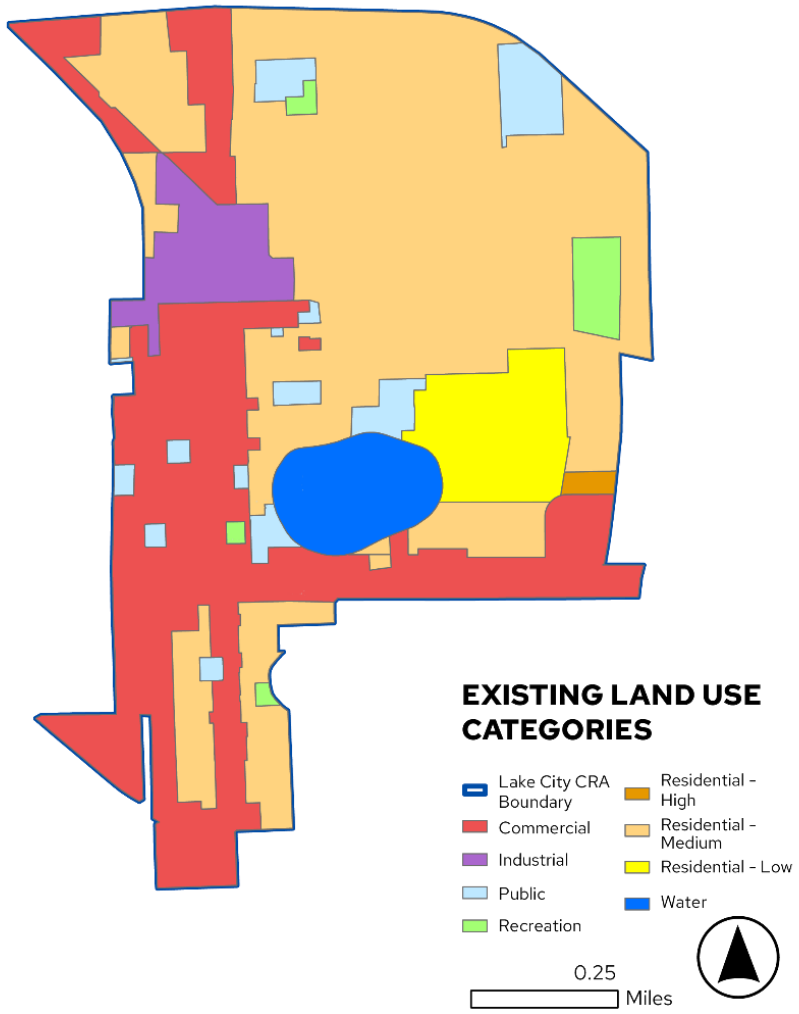
Of the CRA's housing stock are mobile homes (5x the citywide rate)

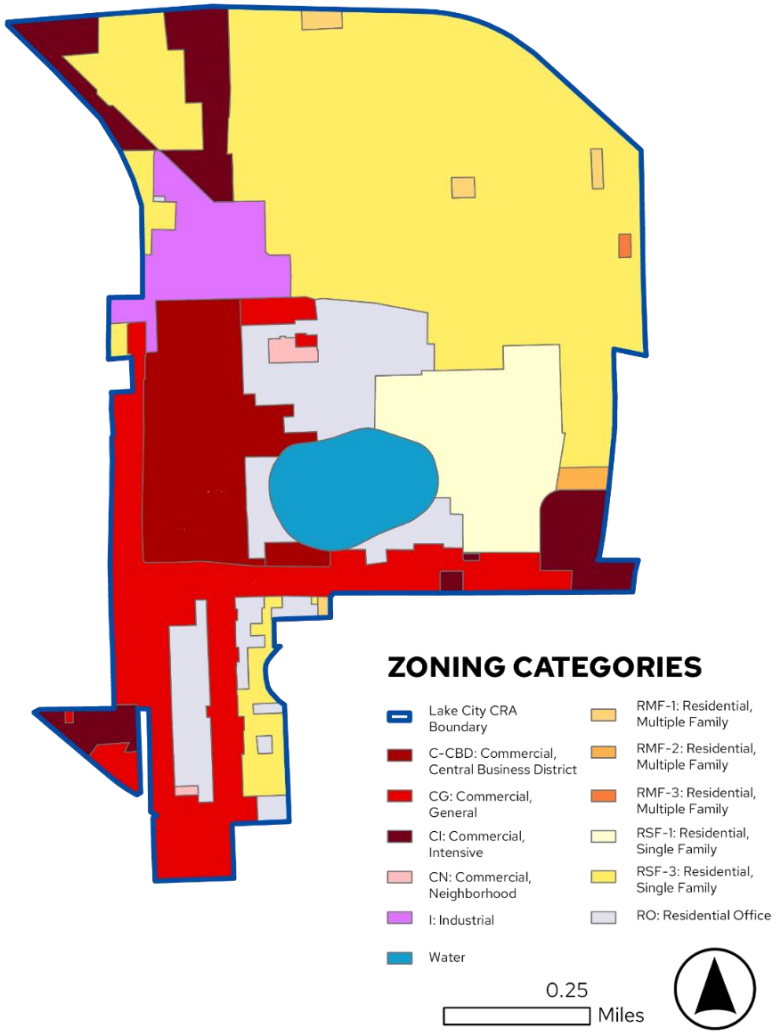
CRA:

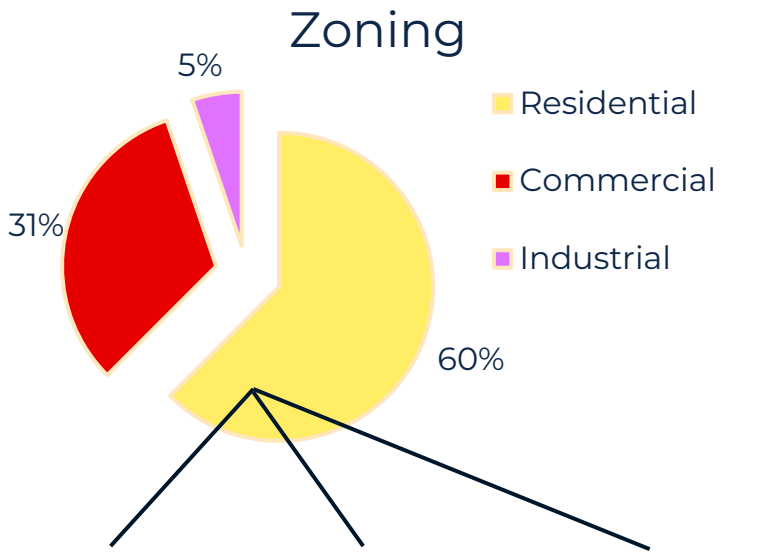
- **662 housing units**
- **42.4% owner-occupied**
- **39.7% renter-occupied**
- **17.8% vacant**

Source: Esri (2025 forecasts), derived from U.S. Census 2010 & 2020

Land Use and Zoning





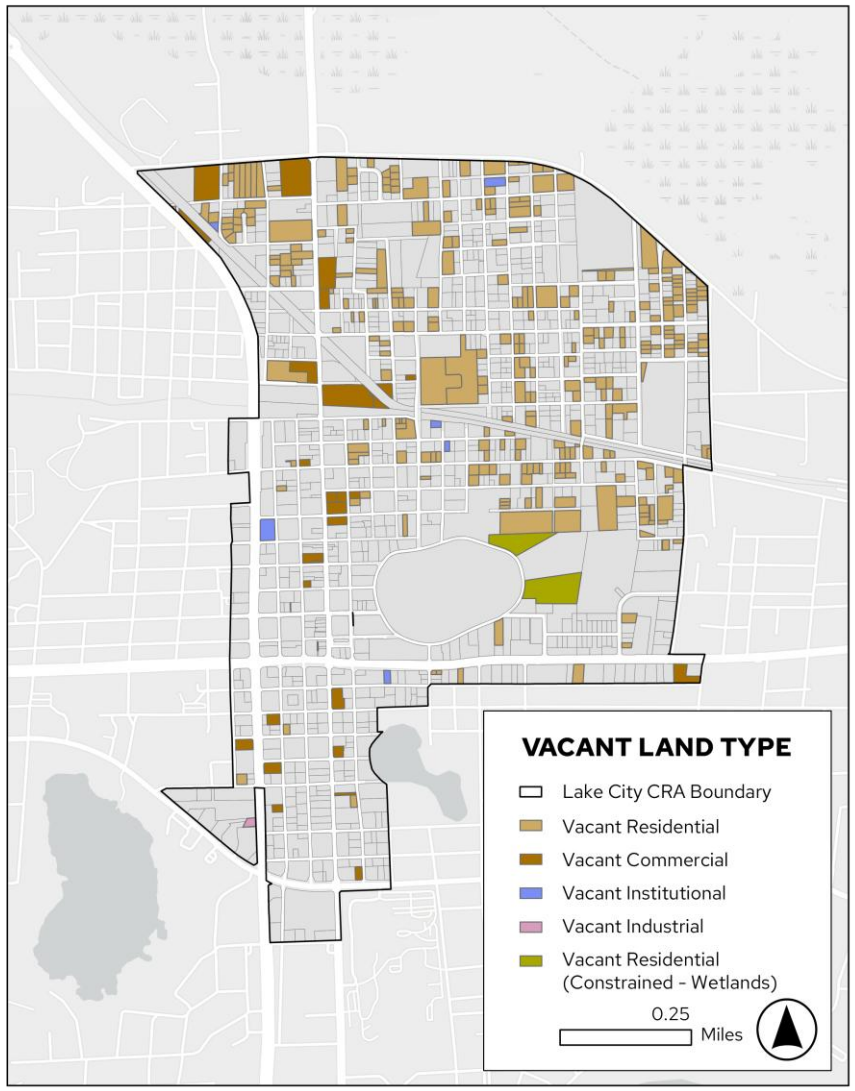


Residential (Conventional) Single-Family (RSF-3 and RSF-1)
81.7%

Residential Office
16.6%

Residential Multiple Family (RMF-3, RMF-2, and RMF-1)
1.7%

Vacant Land



CRA:

655 total acres

99 acres of vacant land

11.5% of the Lake City CRA is vacant residential land

16 acres of Commercial land, mostly along main corridors

5.3 mostly undevelopable wetlands

0.82 Potentially developable acres in flood-prone area

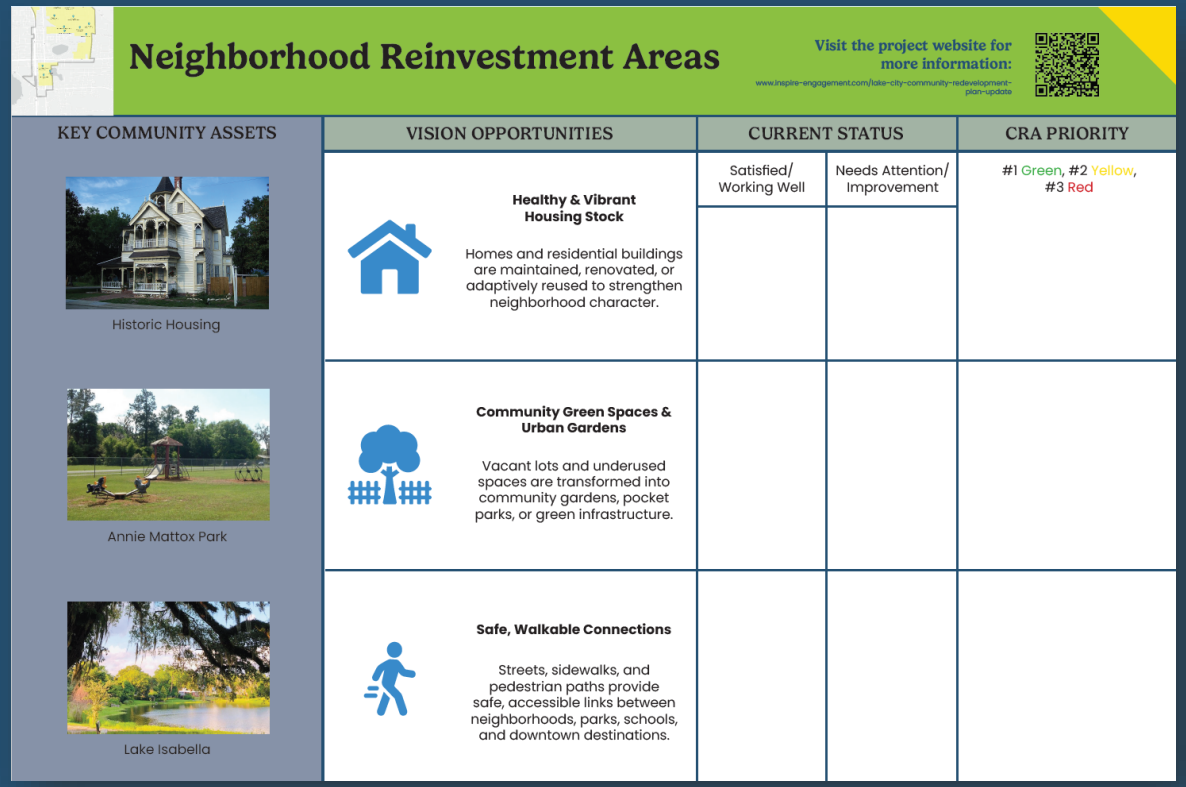
Today's Activities

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ACTIVITY 1

Assess progress towards the previous goals from the 2011 CRA Plan and share which goals are still a top priority.



Neighborhood Reinvestment Areas

Visit the project website for more information:
www.inspire-engagement.com/lake-city-community-redevelopment-plan-update

KEY COMMUNITY ASSETS	VISION OPPORTUNITIES	CURRENT STATUS		CRA PRIORITY
		Satisfied/ Working Well	Needs Attention/ Improvement	#1 Green, #2 Yellow, #3 Red
Historic Housing	**Healthy & Vibrant Housing Stock** Homes and residential buildings are maintained, renovated, or adaptively reused to strengthen neighborhood character.			
Annie Mattox Park	**Community Green Spaces & Urban Gardens** Vacant lots and underused spaces are transformed into community gardens, pocket parks, or green infrastructure.			
Lake Isabella	**Safe, Walkable Connections** Streets, sidewalks, and pedestrian paths provide safe, accessible links between neighborhoods, parks, schools, and downtown destinations.			

Step 1: Look at the map (top left) and the key assets to familiarize yourself with the district being discussed on the board.

Step 2: Read each vision opportunity. If you feel that the statement is true and reflects conditions within the area, then place a sticker in the column that says “Satisfied / Working Well” or if you feel statement is inaccurate and there needs to be additional investment to reach the goal, then place a sticker in the “Need Attention / Improvement” column.

Step 3: If the vision opportunity is one of your top priorities for the CRA, place a green sticker. Place a yellow sticker if it is a lower priority, and a red sticker if it is not a priority.

ACTIVITY 1

Commercial Corridors

Visit the project website for more information:

KEY COMMUNITY ASSETS	VISION OPPORTUNITIES	CURRENT STATUS: Satisfied/ Working Well	CURRENT STATUS: Needs Attention/ Improvement	CRA PRIORITY
 Chamber of Commerce	**Safe & Efficient Travel** Duval Street, Main Boulevard, and MLK Street are safe and connected multimodal corridors for vehicles, transit, bicycles, and pedestrians.			#1 Green, #2 Yellow, #3 Red
 VA Medical Center	**Gateway Character & Corridor Identity** Consistent streetscape design, lighting, landscaping, and gateway elements establish a unified and attractive visual identity along the corridor.			
 Duval Street Businesses	**Active Commercial Frontages** Well-designed, pedestrian-oriented storefronts with shared parking and landscaping encourage social interaction, attract investment, and sustain a vibrant local economy.			

Historic Downtown

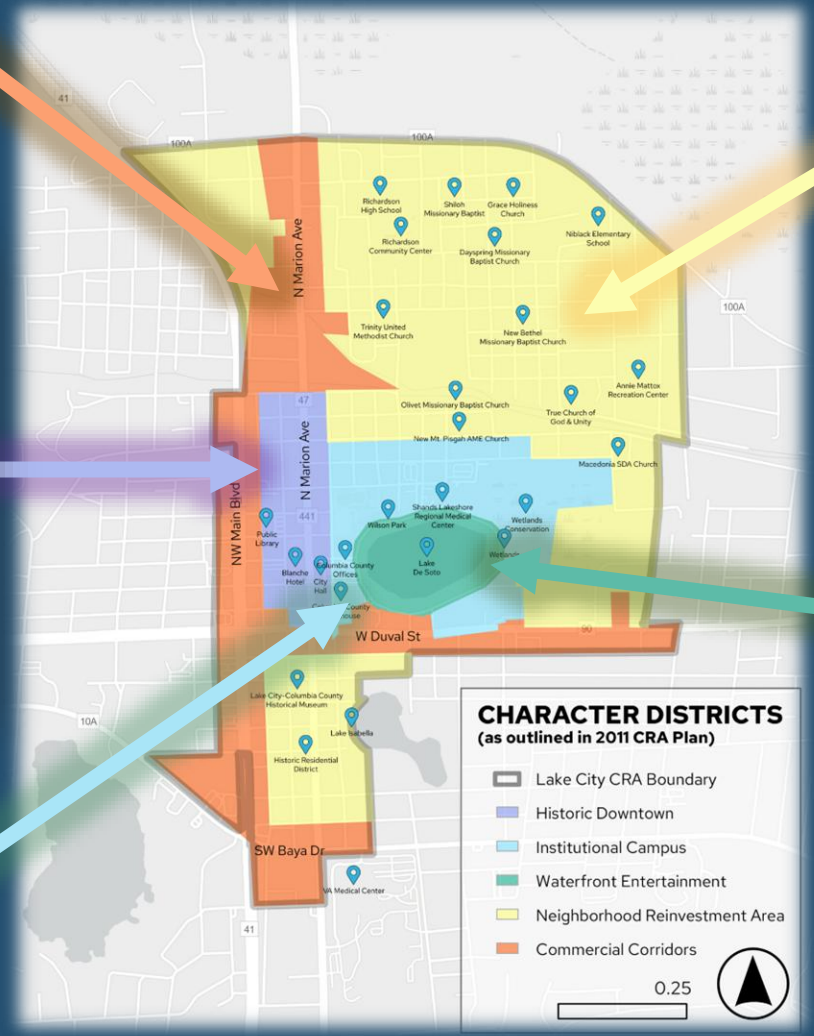
Visit the project website for more information:

KEY COMMUNITY ASSETS	VISION OPPORTUNITIES	CURRENT STATUS: Satisfied/ Working Well	CURRENT STATUS: Needs Attention/ Improvement	CRA PRIORITY
 The Blanche Hotel	**Activated Mixed-Use Development** Mixed-use development, with ground-level storefronts and residential uses above, is active and vibrant while preserving small town charm and historic character along Marion Avenue.			#1 Green, #2 Yellow, #3 Red
 Columbia County Library	**Cultural Corridor Enhancements** Streetscape improvements along Columbia Avenue, Madison Street, and MLK Street are designed with culture, connectivity, and gathering in mind as public spaces and library facilities are improved.			
	**Vacant Land Urban Agriculture Initiatives** Entrepreneurial urban			

Institutional Campus

Visit the project website for more information:

KEY COMMUNITY ASSETS	VISION OPPORTUNITIES	CURRENT STATUS: Satisfied/ Working Well	CURRENT STATUS: Needs Attention/ Improvement	CRA PRIORITY
 Shands Lake Shore Medical Center	**Health & Education Campus Development** Activating the campus surrounding the former Shands Lake Shore Medical Center with health programs, County services, and professional offices would directly support education, local employment, and public services.			#1 Green, #2 Yellow, #3 Red
 Columbia County Courthouse	**Redevelopment of Vacant Institutional Land** Turning underutilized properties into housing, assisted living, or offices strengthens the local economy would support the local workforce.			
	Transit-Friendly Public Realm & Streetscape Streets, sidewalks, public spaces, and bus transit create safe, attractive, and accessible connections throughout the district.			



Neighborhood Reinvestment Areas

Visit the project website for more information:

KEY COMMUNITY ASSETS	VISION OPPORTUNITIES	CURRENT STATUS: Satisfied/ Working Well	CURRENT STATUS: Needs Attention/ Improvement	CRA PRIORITY
 Historic Housing	**Healthy & Vibrant Housing Stock** Homes and residential buildings are maintained, renovated, or adaptively reused to strengthen neighborhood character.			#1 Green, #2 Yellow, #3 Red
 Annie Mattox Park	**Community Green Spaces & Urban Gardens** Vacant lots and underused spaces are transformed into community gardens, pocket parks, or green infrastructure.			
 Lake Isabella	**Safe, Walkable Connections** Streets, sidewalks, and pedestrian paths provide safe, accessible links between neighborhoods, parks, schools, and downtown destinations.			

Waterfront Entertainment District

Visit the project website for more information:

KEY COMMUNITY ASSETS	VISION OPPORTUNITIES	CURRENT STATUS: Satisfied/ Working Well	CURRENT STATUS: Needs Attention/ Improvement	CRA PRIORITY
 Lake De Soto	**Activation of Properties Along the Lakefront** Partnerships with key public and private landowners spark redevelopment of lakefront properties into vibrant mixed-use spaces with shops, dining, and cultural venues that encourage pedestrian activity and enhance the lake's recreational and community character.			#1 Green, #2 Yellow, #3 Red
 Wilson Park	**Improved Parks & Trails** Continuous waterfront trails, connected parks, dedicated pedestrian zones, and integrated ecological features create an active, sustainable, and visually engaging lakefront experience for all.			
 Wetlands	**Weekly and Annual Events** Regular community events, festivals, and cultural activities attract residents and visitors and activate public spaces.			

Lake City, FL Community Redevelopment Plan Update

ACTIVITY 2

CHALLENGES BOARD:

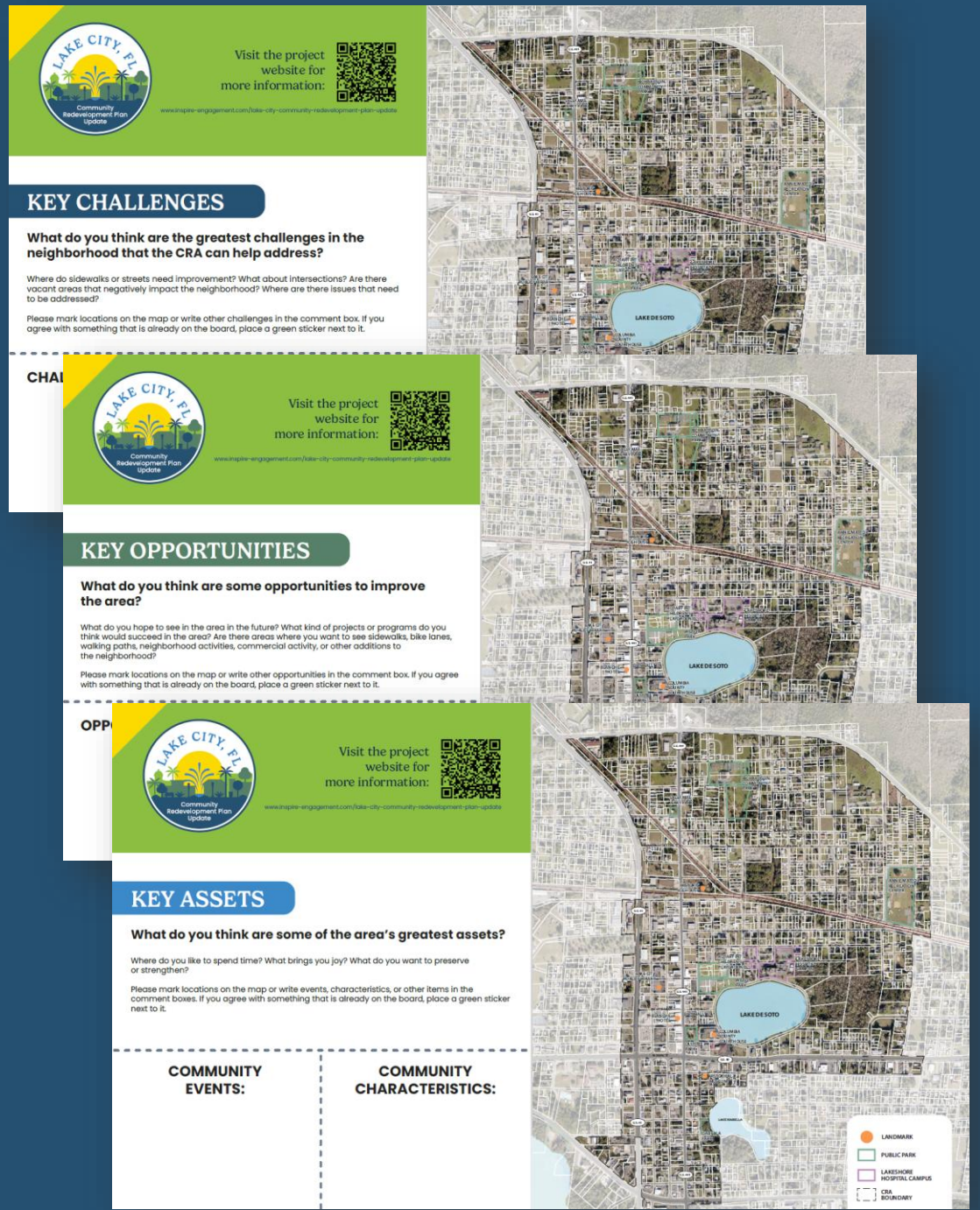
Share your input on what you see as the area's biggest challenges.

ASSETS BOARD:

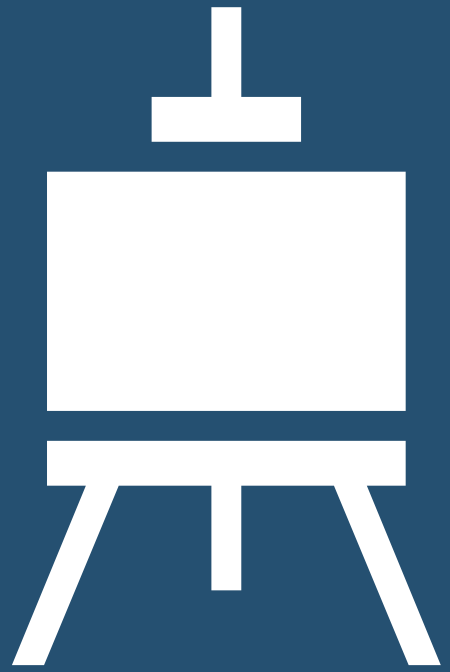
Tell us about the greatest assets in South Brooksville.

OPPORTUNITIES BOARD:

Share the types of projects you would like to see in the CRA.



ACTIVITY 3



OPEN INPUT BOARD:

Share any comments, concerns or ideas on our open comment board.