

FY2015

October 1, 2014 – September 30, 2015

Annual Report for the East U.S. 192 CRA



Prepared for:

East U.S. 192 Community
Redevelopment Agency
& Board of County Commissioners

Prepared by:

Osceola County Department of
Community Development
December 07, 2015

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FY2014 COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD MEMBERS:

Commissioner Michael E. Harford

District 1



Commissioner Viviana Janer

(Vice Chair)

District 2



Commissioner Brandon Arrington

(Chair)

District 3



Commissioner Cheryl Grieb

District 4



Commissioner Fred Hawkins, Jr.

District 5



BACKGROUND

Per Resolution #12-025R, adopted April 9, 2013, members of the Board of County Commissioners shall serve as the members of the Osceola County Community Redevelopment Agency for the East U.S. 192 Community Redevelopment Area (CRA Agency).

The CRA, at their June 04, 2012, Board Meeting, voted that the Chairman/Vice-Chairman will run parallel with the elections for the Board of County Commissioners Chairman/Vice-Chairman.

INTRODUCTION

A Community Redevelopment Area (CRA) is an area designated by the local governing body, the Board of County Commissioners in this case, as a means to ensure that the area would develop with a coherent community vision, and to encourage reinvestment throughout the CRA. As part of the Community Redevelopment Act of 1969, Part III, Florida Statutes (FS), a CRA is established through a Finding of Necessity.

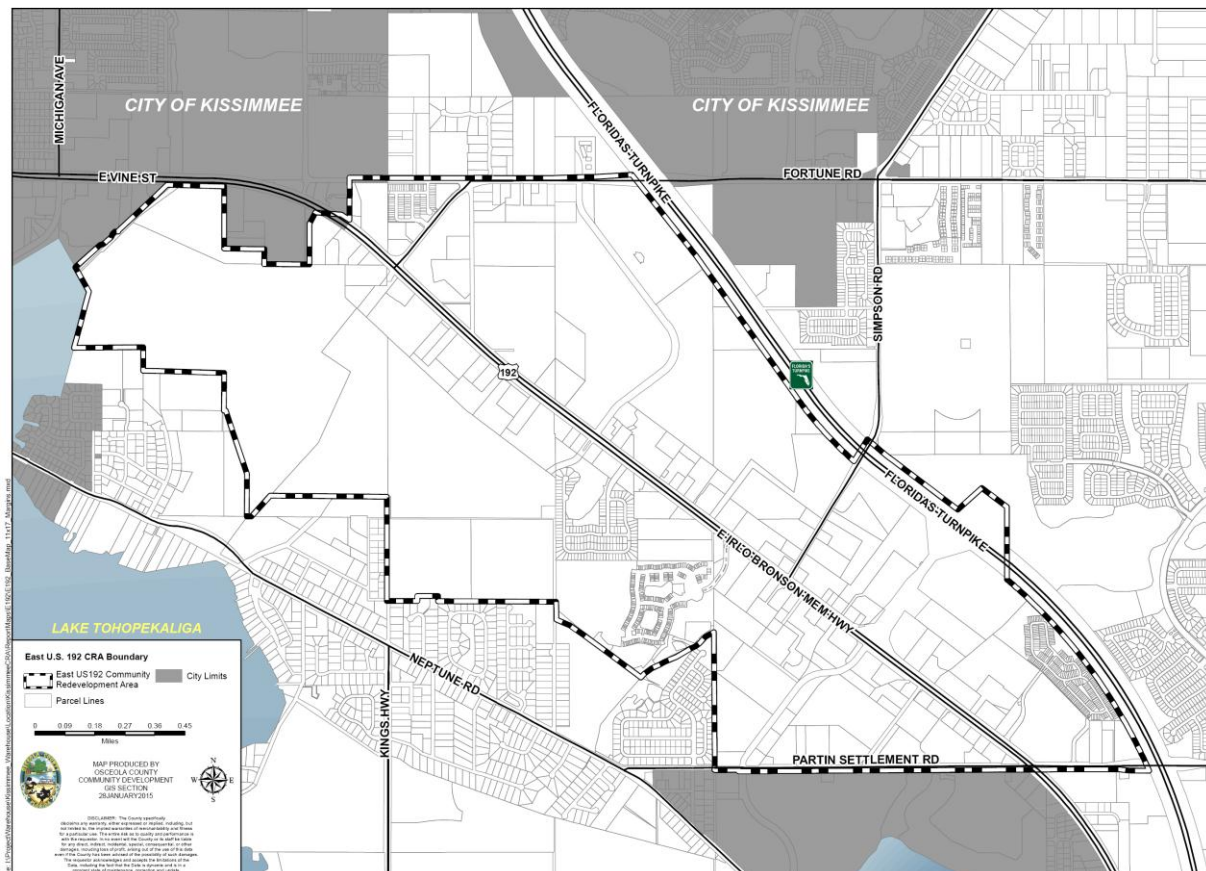
The Finding of Necessity is a detailed report that describes conditions of the area in order to make a determination of the existence of slum or blight. Per Section 163.340(8), FS two or more blight factors must be present for an area within a county to be considered a Community Redevelopment Area. The East U.S. 192 Community Redevelopment Area Finding of Necessity (2012) identified the presence of eight of the 14 possible blight factors.

The East U.S. 192 CRA uses Tax Increment Financing (TIF) as a tool used to leverage public funds to promote redevelopment activities. A TIF captures the future tax benefits of real estate values in the CRA to pay the current cost of making improvements that are part of the Redevelopment Plan.

The CRA Boundary runs along East U.S. 192, east of the City of Kissimmee, south of Florida's Turnpike, west of East Lake Tohopekaliga and north of Partin Settlement Road, as shown in **Figure 1**.

The CRA goals and objectives can be found in the East U.S. 192 CRA Community Redevelopment Plan, located at <http://E192CRA.osceola.org>.

FIGURE 1: CRA BOUNDARY MAP



HISTORY

Osceola County created the East U.S. 192 Community Redevelopment Area (CRA) as its first CRA in 2012, taking the steps necessary to:

- Create the district through the Finding of Necessity (Resolution #12-004R, January 9, 2012);
- Establish the boundary and governing body (Resolution #12-025R, April 9, 2012);
- Approve the Redevelopment Plan (Resolution #12-044R, June 18, 2012); and
- Create the Trust Fund (Ordinance #12-15, June 18, 2012).

The CRA Board was given an overview of the first Annual Report on February 11, 2013, which was then completed and filed with the governing body per Florida Statutes. That report covered the period between approval of the Redevelopment Plan and creation of the Trust Fund on June 18, 2012, through the end of the Fiscal Year September 30, 2012. There have been two subsequent Annual Reports filed prior to the annual March 31st statutory deadline, which covered Fiscal Year 2013 and 2014. This fourth Annual Report covers Fiscal Year 2015.

END OF THE YEAR FINANCIAL REPORTING

The CRA was created in 2012, and pursuant to the annual reporting criteria in Sec. 163.356(3)(c), FS, the CRA's assets, liabilities, income, and expenses for fiscal year 2015 are reported below in **Table 1**.

TABLE 1: FY2015 BUDGET TO ACTUAL

| 2015 Projected BUDGET Carry -Forward | |
|---|-------------------|
| INCOME / REVENUE: 1491402000 | |
| Bal Fwd - Fd Bal Committed | \$ 44,077 |
| Sub-Total: | \$ 44,077 |
| INCOME / REVENUE: 1491402000 | |
| Tran In-General Fund | \$ 58,827 |
| Sub-Total | \$ 58,827 |
| LIABILITY / EXPENSE | |
| NA | \$0.00 |
| OPERATING / EXPENSE 1491402519 | |
| Books,Pubs,Subs & Memberships | \$ (175) |
| Sub-Total: | \$ (175) |
| ASSETS | |
| NA | \$0.00 |
| GRAND TOTAL | |
| *Revenue: | \$ 102,904 |
| *Expenses: | \$ (175) |
| Sub Total (Net) | \$ 102,729 |
| Total (95% of Net): | \$ 97,593 |

According to Wang (2014), assets, liabilities, income, and expense can be defined as follows:

- *Income (Revenue)*: Revenue "is the financial resources collected during a fiscal period" (Wang, 2014, p. 235).
- *Liabilities*: "Liabilities are what an organization owes to others." These can include current liabilities, or "financial obligations that are expected to be paid within one year," also known as accounts payable (Wang, 2014, p. 87).
- *Expenses*: Expenses are "a category used in the Comprehensive Annual Financial Report that reflects resources consumed during a fiscal period" (Wang, 2014, p. 228).
- *Assets*: "Assets are what an organization owns, or more formally, the valuable resources in an organization." They can include current assets such as cash, cash equivalents, or assets convertible to cash within one year. Assets can also include long-term assets, such as land, buildings, and equipment (Wang, 2014, p. 87)

END OF THE YEAR FINANCIAL FORECASTING

For fiscal year 2016, there is an adopted budget estimating a TIF Payment to the Trust Fund in the amount of \$127,034, which will be adjusted to \$126,460 to reflect final taxable values. This adjustment will be based on the Dedicated Increment Value reported on the Florida Department of Revenue form DR-422 multiplied by our 2015 Millage Rate of 6.7000, and adjusted to account for the 33% going to the Transportation Designated Ad Valorem Tax. Accounting for the assets, liabilities, income, and expenses from the adopted budget and shown in **Table 2**, the projected balanced budget for FY 2016 is \$224,627.

TABLE 2: FY 2016 ADOPTED BUDGET

| 2016 BUDGET | |
|--|------------------------|
| INCOME / REVENUE: 1491402000 | |
| Bal Fwd - Fd Bal Committed | \$ 97,593.00 |
| Sub-Total: | \$ 97,593.00 |
| INCOME / REVENUE: 1491402000 | |
| Tran In-General Fund | \$ 127,034.00 |
| Sub-Total | \$ 127,034.00 |
| LIABILITY / EXPENSE: 1491402581 | |
| Tran Out-General Fund | \$ (810.00) |
| Sub-Total: | \$ (810.00) |
| OPERATING / EXPENSE: 1491402519 | |
| Travel and Per Diem | \$ (515.00) |
| Oth Current Chgs & Obligations | \$ (59,226.00) |
| Books,Pubs,Subs & Memberships | \$ (420.00) |
| Training | \$ (1,385.00) |
| Sub-Total: | \$ (61,546.00) |
| ASSETS / EXPENSE: 1499819587 | |
| Reserve Restricted | \$ (150,000.00) |
| Reserve for Stability | \$ (12,271.00) |
| Sub-Total: | \$ (162,271.00) |
| GRAND TOTAL | |
| *Revenue: | \$ 224,627.00 |
| *Expenses: | \$ (224,627.00) |
| Net: | \$ - |

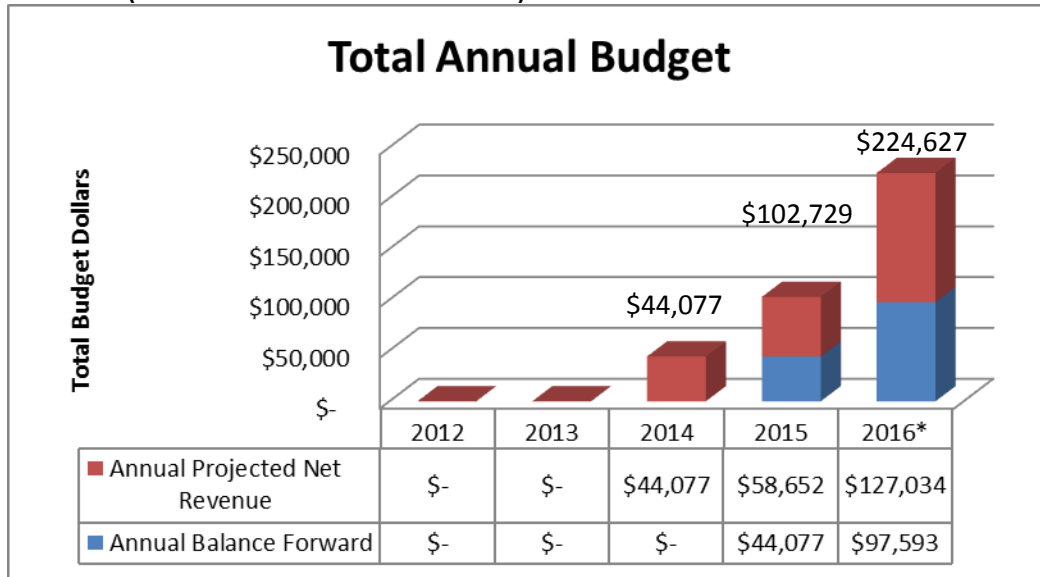
Increase in the tax increment from 2014 is again due in part to a change in market conditions; however, 25 parcels, shown in **Exhibits A & C**, had new construction on the tax rolls in 2015. This included 24 residential townhome units and one vehicle service repair facility totaling 4,088 square feet of new non-residential construction. The taxable value for 2015 increased by \$3,795,700 compared to the 2014 certified value for those taxable parcels; however, this does not take into account potential change in land value for those parcels during the same time period. This increase in taxable value will be realized in Fiscal Year 2016 as part of the TIF payment to the Trust Fund, which will be reported as end of year financial reporting information in the FY2015 Annual Report.

* This does not take into account the adjustment which will be made with the 1st Amendment to the FY16 Budget to account for a reduction of \$574 due to a lower certified taxable value than the initial assessed taxable value. Additionally, it does not take into account the any monthly interest, or the 5% of net that was withheld with the Recommended Budget Carry-Forward, and will be transferred into the account with the 2nd Amendment to the FY16 Budget.

FINANCIAL TRACKING

(Figure 1) below provides a visualization of the annual projected net revenue and the annual balance forward, showing the trend over time for the CRA since its inception in 2012. Figure 2 goes on to show the upward trend over time of the total taxable value for properties in the CRA. Between 2014 and 2015, there was a \$16,281,201 increase in taxable value.

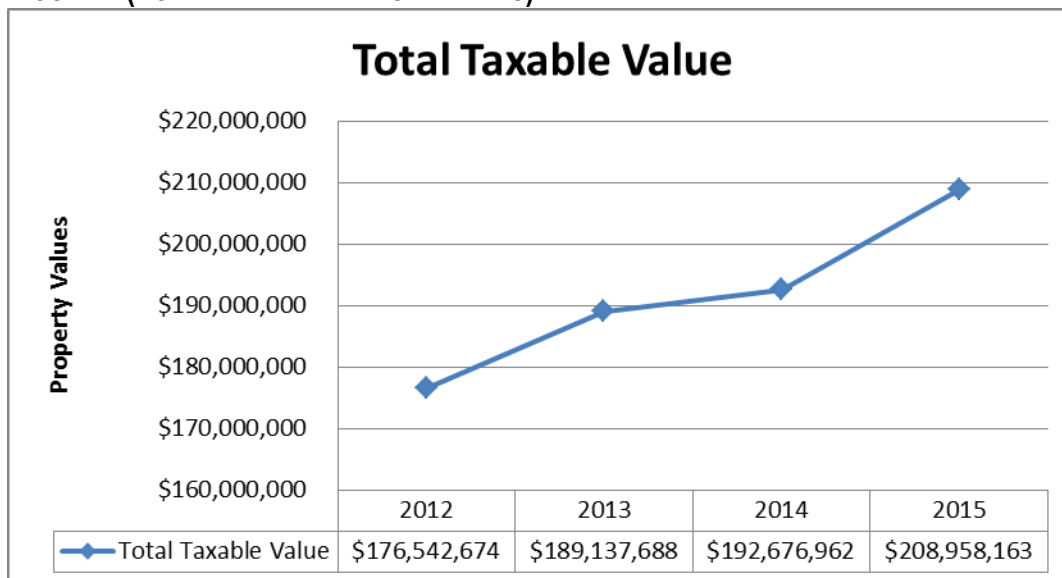
FIGURE 1 (REVENUE AND BUDGET TRENDS)



Source: Office of Management and Budget DR420, DR422, OMB Final Valuation Worksheet, and FY16 Recommended Budget.

* Total Budget utilizes the projected net revenue for current fiscal year and adds it to 95% of the previous year's net total.

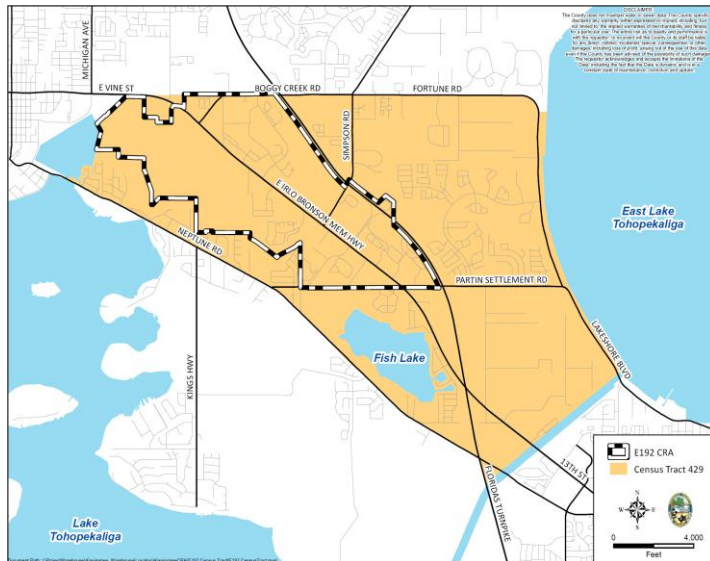
FIGURE 2 (TOTAL TAXABLE VALUE TRENDS)



Source: Office of Management and Budget DR420, DR422, and OMB Final Valuation Worksheet.

JOB IN THE CRA

FIGURE 3 CENSUS TRACT 429

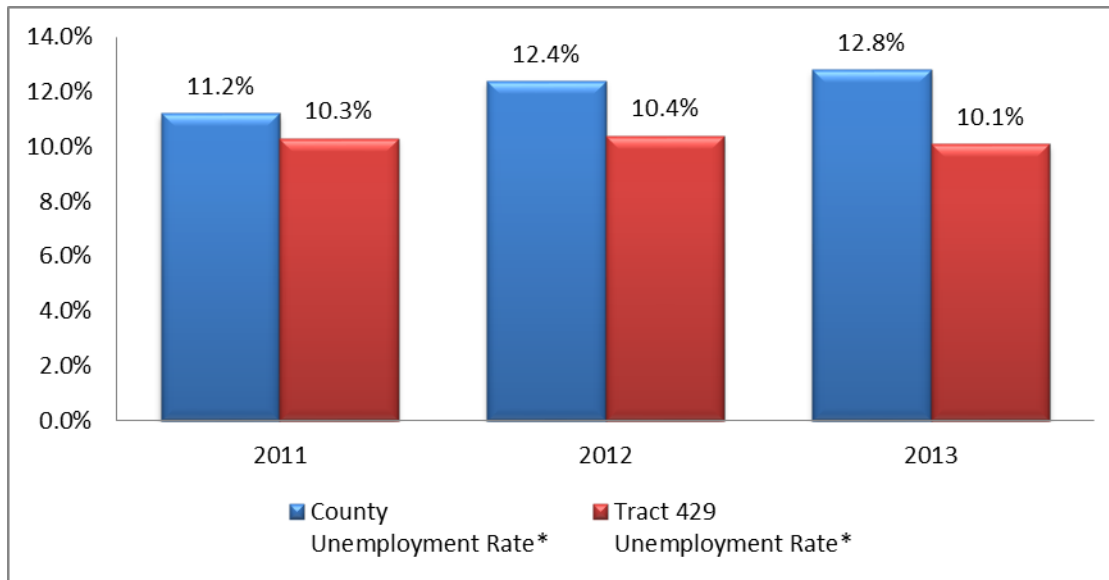


According to the U.S. Census Bureau, American Fact Finder, there were an estimated 105 additional people employed within Census Tract 429 **Figure 3** between 2012 and 2013. Estimates from American Fact Finder dating back to 2011 indicate that between 2011 and 2013, approximately 273 additional residents of Census Tract 429 have been employed. Comparisons of the estimated unemployment rates from the American Fact Finder website are outlined below **Figure 4**.

At the time of this report was created, the 2014 employment estimates had not been released by the United States Census

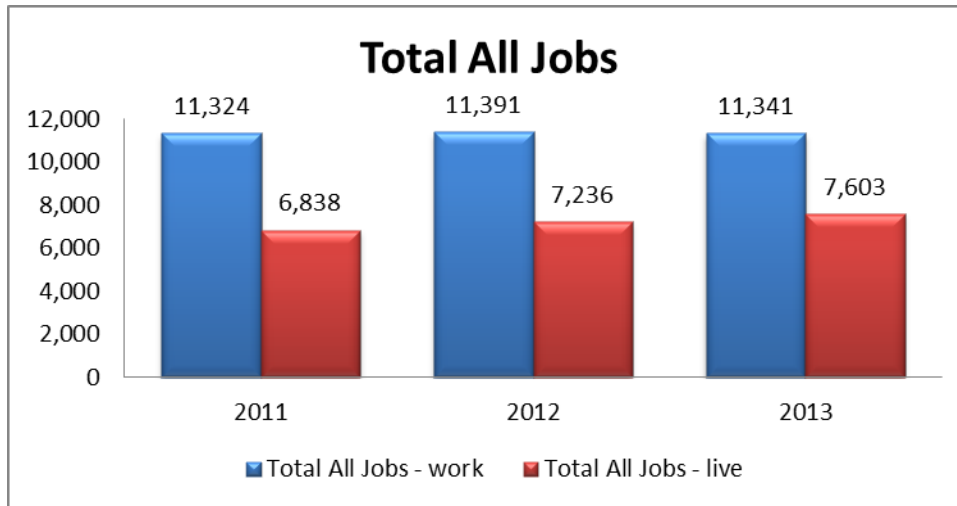
Bureau, American Fact Finder. In order to provide a more comprehensive analysis of employment within this area, the U.S. Census Bureau, Work Area Analysis was analyzed for Census Tract 429 shown in **Figure 5 & 6**. This analysis provides the number of employees who live in Census Tract 429, compared to the number of employees who work in Census Tract 429, as well as different earning levels.

FIGURE 4 UNEMPLOYMENT RATES



* The updated unemployment dataset was obtained from the U.S. Census Bureau American Fact Finder rather than the Bureau of Labor Statistics (BLS), as the American Fact Finder breaks the data down to Census Tract, and the BLS does not. This dataset is an estimate based on information gathered from the American Community Survey, is not seasonally adjusted, and is subject to sampling variability.

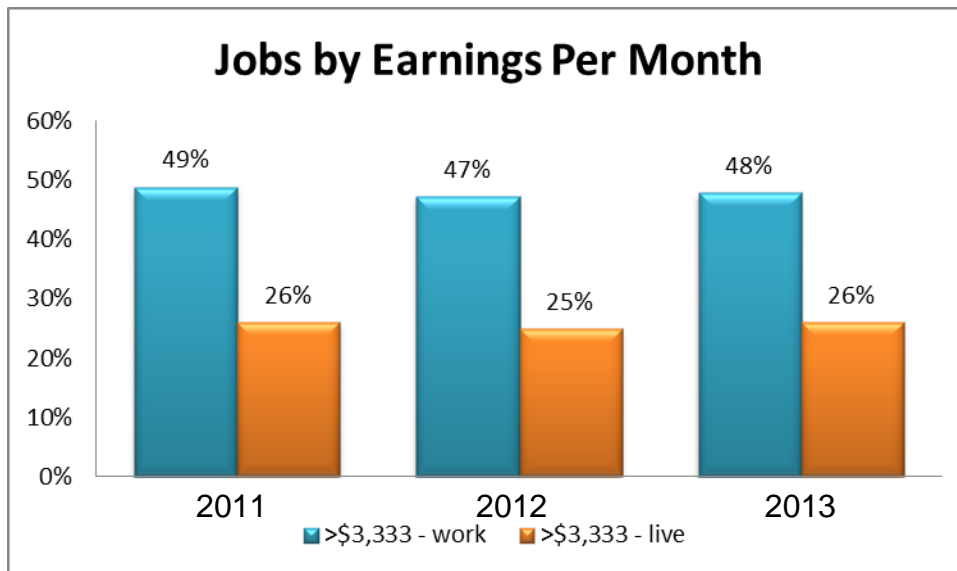
FIGURE 5 TOTAL ALL JOBS: CENSUS TRACT 429



As seen in **Figure 5**, within Census Tract 429 there were approximately 11,341 employees who worked within the area and 7,603 employees who live in the area in 2013. By comparing the same numbers from 2011, there are 17 more employees working in the area and 765

more employees who live in the area. This indicates a positive increase in the ratio of people living and working in the area.

FIGURE 6 JOBS BY EARNINGS PER MONTH: CENSUS TRACT 429



Although there is an increase in the number of people living and working in the area, as can be seen in **Figure 6**, there is a significant difference in the earnings per month between those employees who live in the area versus those who work in the area and live elsewhere. In 2013, only 26% of the employees living in

the area made over \$3,333 per month (approximately \$40,000 per year), while 48% of employees who live elsewhere, but work in the area made over approximately \$40,000 per year. These numbers have only shifted by approximately 1% since 2011.

CODE ENFORCEMENT ACTIVITY

Code enforcement activities have been tracked within the CRA Boundary since FY2013 in order to measure improvements over time. There were 93 code enforcement cases in FY2013. In FY 20014, there were 65 code enforcement cases including 43 lot mow, 16 complaint tracking, and 6 building code cases. In 2015 there were 14 code enforcement cases including 2 lot mow, 11 complaint tracking, and 1 Building code case. For FY2015, the 14 cases contained a total of 23 violations and 29 officer actions. As can be seen, the number of overall cases year to year has been trending downward.

In the past the majority of the violations were lot mow cases; however, in FY2015, there were only 2 lot mow cases. Other cases in FY2015 included violations such as occupancy permits, derelict vehicles, no Business Tax Receipt, illegal signage, no landscape buffer, illegal parking, illegal outdoor storage, noise, and unpermitted RV storage.

As of the date of this report, the following is the status of the code enforcement cases within the CRA:

- **FY2013:** Of the 93 cases, 90 have been closed and three have liens placed on them.
- **FY2014:** Of the 65 cases, 56 have been closed, two are in collection, two have liens placed on them, and five remain open for re-inspection.
- **FY2015:** Of the 14 cases, 8 have been closed, one has a lien placed on it, and five remain open for re-inspection.

ACTION STEPS

Going into its fourth year, the East U.S. 192 CRA continues to focus on the short term (Years 1-5) activities outlined in the Redevelopment Plan. To date, the County has started work on a number of projects envisioned in the Redevelopment Plan. The Osceola County General Fund, the Tourist Development Tax (TDT) Fund, and partnerships with other agencies currently fund these projects. As the CRA Trust Fund grows, it will be able to contribute to these and future projects. Current projects consist of the following:

Demolition of Unsafe Structures (**Exhibit E**)

- According to building official records, there were two owner demolitions submitted in 2014 and completed in 2015. These demolitions included removal of unsafe structures associated with a blighted hotel and a blighted culinary school. The hotel and the culinary school have been removed. Additionally, Osceola County demolished unsafe structures associated with a blighted golf driving range in 2013. No unsafe structures were demolished in 2012 within the CRA.

Florida Turnpike Interchange Landscape Improvements (**Exhibit F**)

- In 2012, Osceola County began working with their consultant to design landscape improvements for the two Turnpike Interchanges along U.S. 192 so as to create a sense of arrival for people coming into the area from the Turnpike. What resulted for exits 242 and 244 was a comprehensive landscape enhancement project that would total approximately \$3 million if constructed.
- In early 2013, discussions started with the Florida Turnpike Enterprise (FTE) and their consultants to determine potential funding strategies. FTE originally had \$250,000 budgeted for typical interchange landscape improvements at both intersections; however, after the County requested enhanced landscape design within the CRA, FTE allocated all of the \$500,000 to exit 244 to cover enhanced landscaping. In 2014, FTE made this a priority project, with construction previously estimated to begin in FY2014.
- In early 2015, County staff had been informed by FTE that the project had been put on hold; however, that its tentative schedule was spring of 2015. County staff continued to maintain contact with FTE, as the plans changed to incorporate the "Bold" Landscaping.
- In October 2015, County staff was informed that landscape installation was going to begin, and that the final design plans had been revised. Staff coordinated a fast track review of the plans, which included both exits 242 and 244. Although the project area was significantly pulled back from its original intent due to the projected Turnpike widening project, the landscaping near the intersection with E U.S. 192 was enhanced to include selection of trees as the main landscape material for a

bold entry statement. With this project, specimen palms are the main component to the landscaped with the addition of flowering ornamental trees for color accent. With these enhancements to the interchange, both exits were landscaped for a total overall project cost of \$384,504. The Construction and installation was completed in Mid-November 2015.

✚ U.S. 192 Urban Cross Section

- Osceola County Planning and Design is coordinating with Florida Department of Transportation (FDOT) regarding improvements to U.S. 192 from Aeronautical Drive to Budinger Avenue. This coordination includes discussion relating to the need for bike lanes as well as a more urban cross-section. The improvements to this section of 192 are estimated to cost \$35,205,724 and the construction schedule is estimated to begin in early 2016 with completion by the summer of 2019.
- A Pre-Construction meeting has been scheduled by FDOT for early December (2015), which County staff will be attending to provide input regarding the CRA Master Plan and pond design; to lay the ground work for future improvements along the corridor; and to receive general updates regarding details of the project.

✚ Shady Lane Extension

- Osceola County has entered into a public-private partnership as part of the Reimbursement Agreement for the Construction of a Segment of Toho Parkway and the Shady Lane Extension. This project will include the extension of Shady lane from its current terminus at Partin Settlement Road, continuing south and connecting to Cross Prairie Parkway. This extension will contain a cross-section of 100 feet, which will include 4-lanes of traffic, median, multi-use path, sidewalks, and landscaping.

✚ Judge Farms Property: Lake Toho Restoration Initiative and Development Parcels (**Exhibit G**)

- A total of approximately 498 acres owned by Osceola County is being planned for both future economic development projects and stormwater facilities.
- A Preliminary Subdivision Plan (PS14-00023) for approximately 164 acres of the property has been approved for the property east of the existing KUA Transmission Easement.
- A Mass Grading Site Development Plan (SDP15-0116) for the Florida Advanced Manufacturing Research Center (FARMC) has been approved, and work is underway.
- A Site Development Plan (SDP15-0009) has been approved for the extension of Bill Beck Boulevard into the FARMC.
- A Final Subdivision Plan (FS15-00002) has been approved, consisting of 3 lots on approximately 101.94 acres as shown in Exhibit G below.
- Osceola County Public Works Department is working with Toho Water Authority (TWA) and other state and local agencies for coordinated development of the ponds.

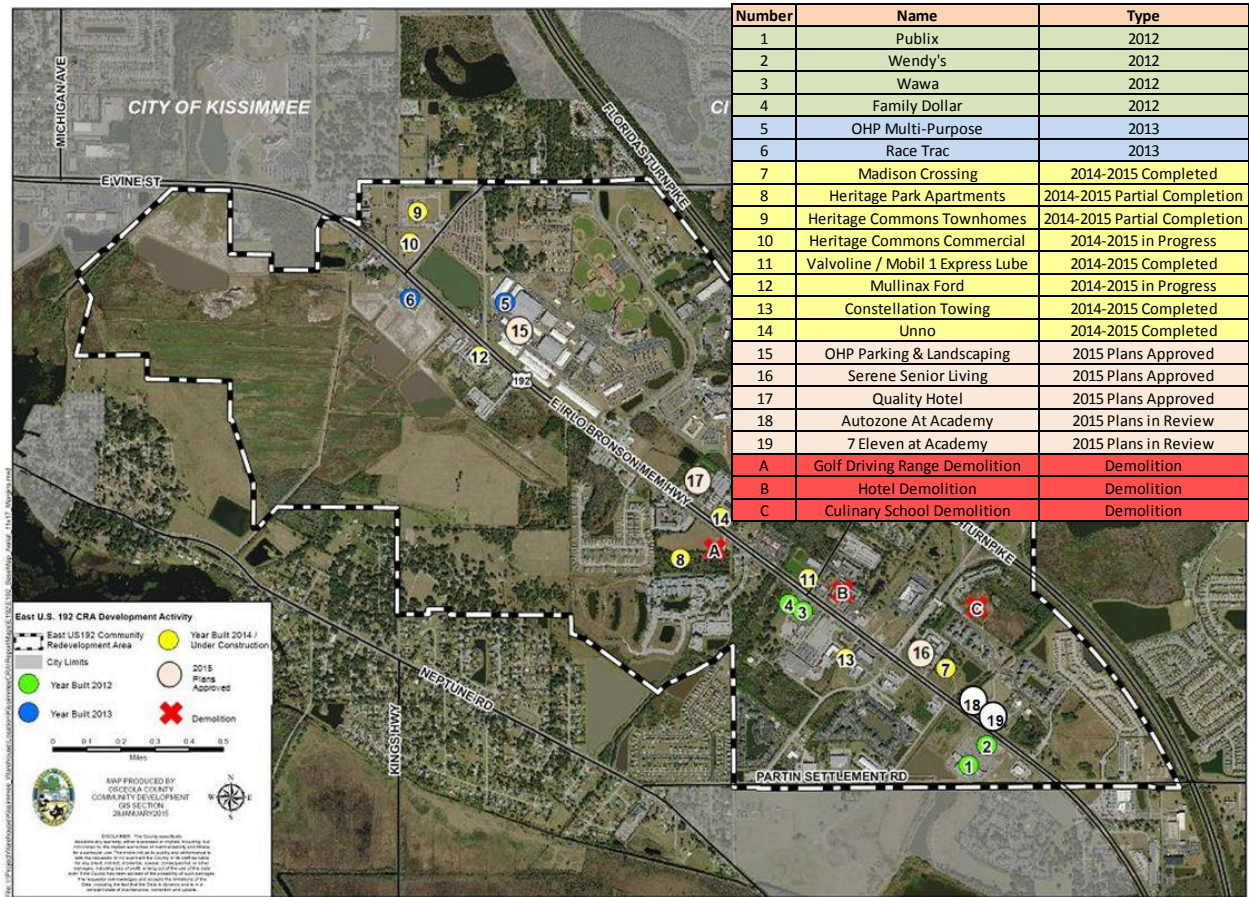
✚ Osceola Heritage Park (OHP) & Judge Farms Conceptual Master Plans

- The County plans to develop Master Plans for both Judge Farms and OHP that take full advantage of the site capacity while creatively implementing the CRA's urban design and place-making aspirations.
- A Site Development Plan (SDP15-0158) has been approved for OHP with 244 paved parking spaces and enhanced landscaping along U.S. 192.

DEVELOPMENT ACTIVITY

Figure 7 below provides a visual representation of construction activities that have occurred within the CRA since its inception, with additional details provided within (Exhibit A through D).

FIGURE 7 CRA DEVELOPMENT ACTIVITY MAP




CONSTRUCTION PROJECTS COMPLETED AND/OR UNDER CONSTRUCTION SINCE 2012 (EXHIBIT A)

| | Address | Year Built | Name | Use Type / (Status) | Non-Residential Sq. Ft. | Residential Units |
|--------------------------|------------------------|------------|----------------------------------|---|-------------------------|-------------------|
| 1 | 2310 E. Irlo Bronson | 2012 | Publix | Retail / (Completed) | 71,189 | 0 |
| 2 | 2398 East Irlo Bronson | 2012 | Wendy's | Restaurant / (Completed) | 3,772 | 0 |
| 3 | 2184 East Irlo Bronson | 2012 | Wawa | Convenience / (Completed) | 6,396 | 0 |
| 4 | 2180 East Irlo Bronson | 2012 | Family Dollar | Retail / (Completed) | 8,646 | 0 |
| 2012 Sub-Total | | | | | 90,003 sq. ft. | 0 du |
| 5 | 1875 Silver Spur Lane | 2013 | OHP Multi-Purpose | Facilities / (Completed) | 10,414 | 0 |
| 6 | 1720 East Irlo Bronson | 2013 | RaceTrac | Convenience / (Completed) | 6,095 | 0 |
| 2013 Sub-Total | | | | | 16,509 sq. ft. | 0 du |
| 7 | 2299 East Irlo Bronson | 2014-15 | Madison Crossing | Senior Condo/Apartment Units / (Completed) | 0 | 86 |
| 8 | 2104 East Irlo Bronson | 2014+ | Heritage Park Apartments | Apartments / (17 of 24 Buildings Complete) | 0 | 238 |
| 9 | 1690 Fortune Road | 2014+ | Heritage Commons | Townhomes / (33 of 99 Completed) | 0 | 99 |
| 10 | 1751 Fortune Road | 2014+ | Heritage Commons | Commercial & Storage Units / (Under Construction) | 102,200 | 0 |
| 11 | 2183 East Irlo Bronson | 2015 | Valvoline / Mobil 1 Express Lube | Auto Service / (Completed) | 2,354 | 0 |
| 12 | 1810 East Irlo Bronson | 2014+ | Mullinax Ford | Auto Sales & Service / (Under Construction) | 44,867 | 0 |
| 13 | 900 Shady Lane | 2015 | Constellation Towing & Recovery | Office / (Completed) | 480 | 0 |
| 14 | 2095 East Irlo Bronson | 2015 | Unno Hotel | Hotel / (Completed) | 0 | 0 |
| 2014-15 Sub-Total | | | | | 149,901 sq. ft. | 423 du |
| 15 | 1875 Silver Spur Lane | 2015+ | OHP Parking & Landscaping | Parking & Landscaping / (Under Construction) | 0 | 0 |
| 16 | 2295 East Irlo Bronson | 2015+ | Serene Senior Living | Hotel/ALF / (Under Construction) | 9,454 | 194 |
| 17 | 2039 East Irlo Bronson | 2015+ | Quality Hotel | Full Remodel / (Under Construction) | 0 | 0 |
| 18 | Academy Dr. | 2015+ | Autozone At Academy | Auto Parts | 7,400 | 0 |
| 19 | Academy Dr. | 2015+ | 7 Eleven at Academy | Convenience | 3,010 | 0 |
| 2015 Sub-Total | | | | | 19,864 sq. ft. | 194 du |
| Total | | | | | 276,277 sq. ft. | 617 du |

CONSTRUCTION PROJECTS COMPLETED FY 2013 (EXHIBIT B)

- During FY2013, approximately 16,509 square feet of new construction including:

| Before | After | Summary of Improvements |
|--|---|--|
|  |  | <p>1875 Silver Spur Lane</p> <p>5. OHP Multi-purpose Building</p> <p>10,414 sq. ft.</p> |
|  |  | <p>1720 East Irlo Bronson Memorial Highway</p> <p>6. RaceTrac</p> <p>6,095 sq. ft.</p> |

CONSTRUCTION PROJECTS COMPLETED FY 2014 (EXHIBIT C)

- During FY2014, approximately 2,354 square feet and 24 dwelling units of new construction including:




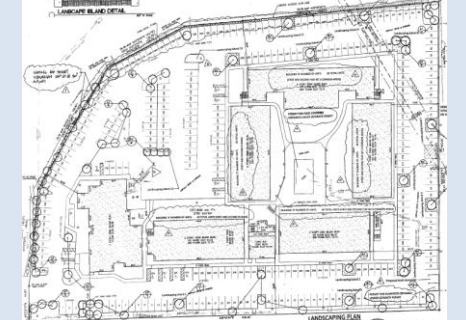



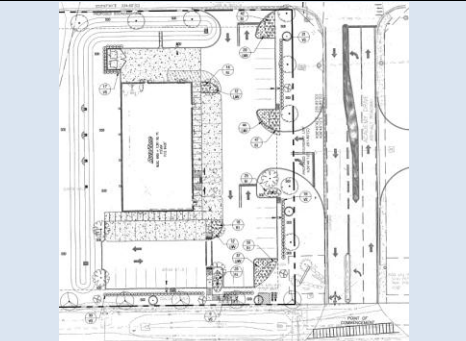

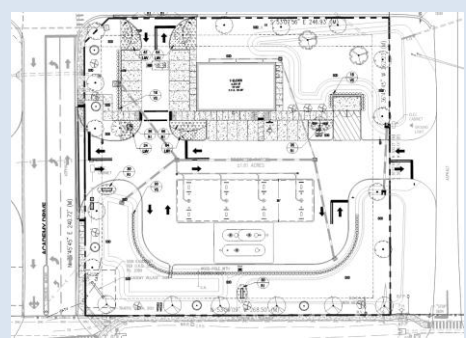
| Before | After | Summary of Improvements |
|---|--|--|
|  |  | <p>1690 Fortune Road</p> <p>9. Heritage Commons Townhomes</p> <p>99 Single Family Units 33 included in 2015 tax rolls (24 new).</p> |
|  |  | <p>2183 East Irlo Bronson Memorial Highway</p> <p>11. Valvoline / Mobil 1 Express Lube</p> <p>2,354 sq. ft. 4 bay Quick Lube. Included in 2015 tax rolls.</p> |

ONGOING CONSTRUCTION PROJECTS (EXHIBIT D)







- During FY2014 and FY 2015, approximately 584 residential units (617 minus the 33 included on 2015 tax rolls) and 167,411 square feet of non-residential. (169,765 minus the 2,354 sq. ft. added with 2015 tax rolls) are currently under construction or were completed after the final tax roll in November 2015. Once completed, the improvements below will aid in improved the property values and in the aesthetics of the area in years to come.

| Before | After | Summary of Improvements |
|---|--|--|
|  |  | <p>2299 East Irlo Bronson Memorial Highway</p> <p>7. Madison Crossing 7 story 86 Senior Condo/Apartment Units. SDP14-0047</p> |
|  |  | <p>2104 East Irlo Bronson Memorial Highway</p> <p>8. Heritage Park Apartments 2-3 story, 238 Multi-Family Units PD14-00018 SDP14-0044</p> |
|  |  | <p>1690 Fortune Road</p> <p>9. Heritage Commons Townhomes 99 Single Family Units 33 included in 2015 tax rolls EIP07-0019</p> |

| Before | After | Summary of Improvements |
|---|--|--|
|  |  | <p>1751 Fortune Road</p> <p>10. Heritage Commons Commercial 10,800 sq. ft. office/retail 91,400 sq. ft. self storage EIP10-0003</p> |
|  |  | <p>1810 East Irlo Bronson Memorial Highway</p> <p>12. Mullinax Ford Auto Sales 44,867 sq. ft. Sales Building, Auto Service, & 8 bay Quick Lube</p> |
|  |  | <p>900 Shady Lane</p> <p>13. Constellation Towing & Recovery 480 sq. ft. office Landscape improvements SDP14-0139</p> |
|  |  | <p>2095 East Irlo Bronson Memorial Highway</p> <p>14. Unno Hotel Façade & Landscape Improvements</p> |

| Before | After | Summary of Improvements |
|--|--|---|
|  <p>Osceola Heritage Park February 19, 2015 Google Aerial</p> <p>Legend <ul style="list-style-type: none"> Osceola Heritage Park Osceola County Extension Kissimmee Valley Livestock </p> |  | <p>1875 Silver Spur Lane</p> <p>15. OHP Parking & Landscaping</p> <p>SDP15-0158</p> |
|  |  <p>LANDSCAPE PLAN</p> | <p>2295 East Irlo Bronson Memorial Highway</p> <p>16. Serene Senior Living</p> <p>SDP15-0019</p> |
|  |  | <p>2039 East Irlo Bronson</p> <p>17. Quality Hotel</p> <p>P15-003131</p> |
|  <p>AutoZone and 7 Eleven SDP15-0161 & SDP15-0162</p> <p>Legend <ul style="list-style-type: none"> 20485 Loc 182 Way and Academy Dr The Osceola Center for the Arts </p> |  | <p>Academy Dr.</p> <p>18. AutoZone</p> <p>SDP15-0161</p> |
|  <p>AutoZone and 7 Eleven SDP15-0161 & SDP15-0162</p> <p>Legend <ul style="list-style-type: none"> 20485 Loc 182 Way and Academy Dr The Osceola Center for the Arts </p> |  | <p>Academy Dr.</p> <p>19. 7 Eleven</p> <p>SDP15-0162</p> |

DEMOLITION OF UNSAFE STRUCTURES (EXHIBIT E)

| Before | After | Summary of Demolition |
|---|--|--|
|  |  | <p>2104 E. Irlo Bronson Memorial Highway</p> <p>A. Blighted Golf Driving Range Demolition (Demo Completed 2013)</p> |
|  |  | <p>2225 E. Irlo Bronson Memorial Highway</p> <p>B. Blighted Hotel Demolition (Demo Completed January 2015)</p> |
|  |  | <p>233 Academy Drive</p> <p>C. Blighted Culinary School Demolition (Demo Completed April 2015)</p> |

FLORIDA TURNPIKE INTERCHANGE LANDSCAPE IMPROVEMENTS (EXHIBIT F)



SUMMARY

The CRA, moving into its fourth year, is making strides to becoming a more desirable and thriving corridor within the County. This positive trend is evidenced by the area's growth in property values, a rise in both the number of jobs and employed residents within the CRA, a lower unemployment rate than the County as a whole, a reduced number of code enforcement violations, and a steady increase in development and redevelopment activity within the area.



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