

OBT CRA  
ANNUAL REPORT  
March 2019

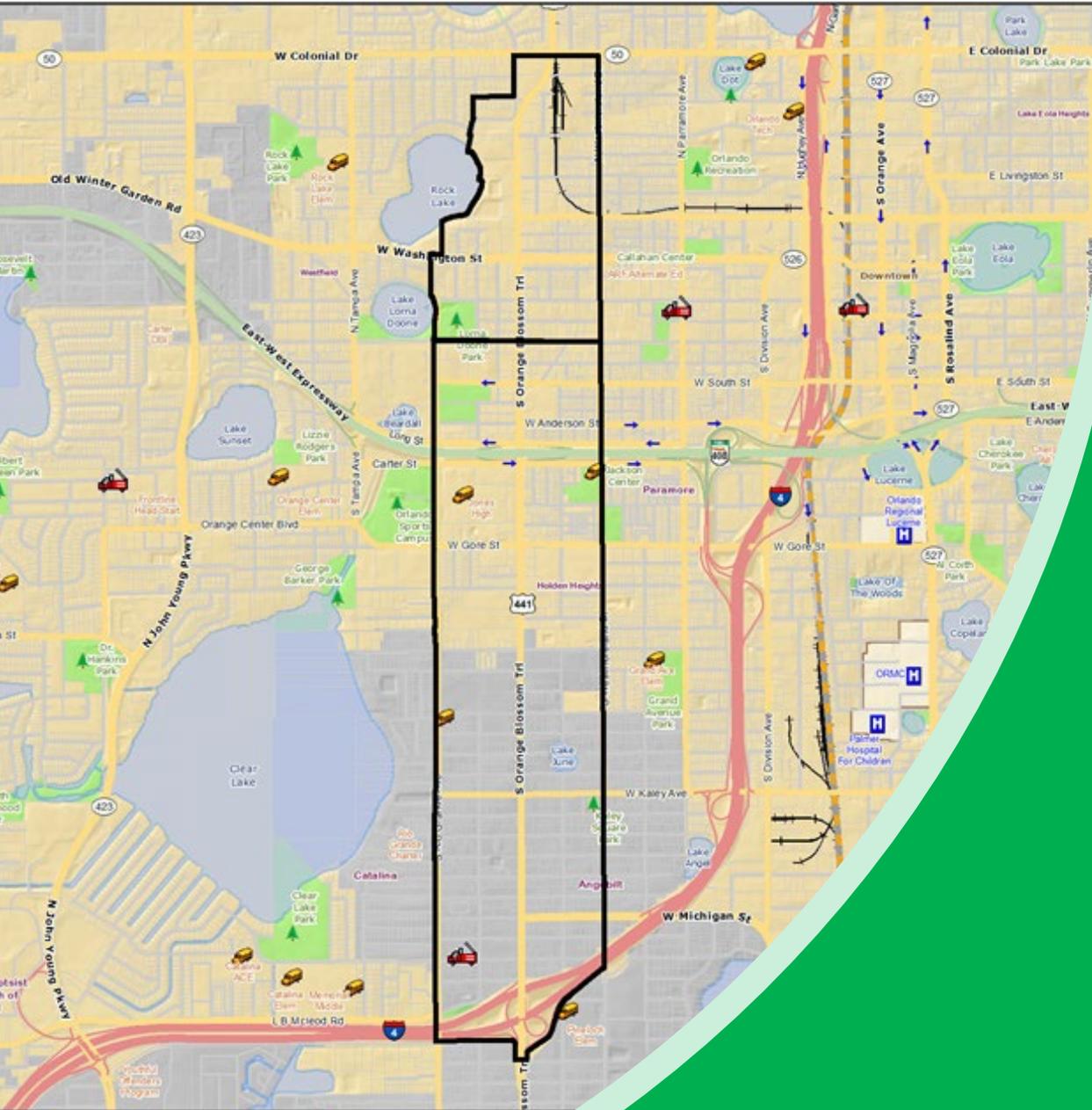


Catalyst Sites and  
Projects

# 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.

# ORANGE BLOSSOM TRAIL CRA



Boundaries of  
the OBT CRA

# Tax Increment Revenues & Expenditures

- The Redevelopment Plan is implemented utilizing tax increment revenues from the properties located within the CRA.
- In FY 2018-19, the certified taxable value of these properties was **\$187,878,056**.
- Utilizing the base year (1989) taxable value of these properties at **\$118,499,361** increment revenues for FY 2018-19 totaled **\$622, 184**.
- Total expenditures during FY 2018-19 were **\$292,152**.

# Summary of Goals & Outcomes

The overall vision of the OBT CRA is to create an environment where the historical commercial corridor of Orange Blossom Trail thrives, new residential opportunities are created in strengthened neighborhoods, the visual character is significantly enhanced, and both the resident population and business owners have a renewed sense of pride in the area.

## **AFFORDABLE HOUSING FOR LOW INCOME AND MIDDLE-INCOME RESIDENTS**

Through a collaboration with the Orlando Regional Realtors Foundation (ORRF), the University of Florida CityLab Orlando and the private sector an affordable housing initiative within the CRA is underway. The CRA acquired seven residential lots in the area which will be utilized in conjunction with five owned by the ORRF to develop 22 dwelling units, 17 which are reserved for low-income and middle-income residents. The University of Florida CityLab Orlando graduate students under the direction of Professor Stephen Bender provided the new urban designs through their “real world” module of learning. Local architect, Max Brito has contributed his expertise to review and finalize the plans. 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. This year the project design has been completed and cost estimates are being comprised.

# Summary of Goals & Outcomes (Cont'd)

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 may help developers navigate the different regulations and expedite the process.

## **Commercial Development**

The CRA continually promotes commercial development throughout the CRA by soliciting developers and serving as a liaison between the two municipalities and encouraging more infrastructure improvements and the relocation of government owned properties that can be utilized to soften the transition from the commercial corridor and residential neighborhoods. 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.

# Summary of Goals & Outcomes (Cont'd)

## Roadway Enhancement

Through a Bike and Pedestrian Grant from the Florida Department of Transportation, the CRA designed upgrades to the OBT corridor from Gore Street to 30<sup>th</sup> Street. The project includes improved lighting, new sidewalks, curbs, signalization to improve pedestrian safety and address ADA compliancy. FDOT, Orange County and the OBT CRA are working closely 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.

Also, 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.

***In summary, while no new projects have been completed this year there remains consistent progress to meet and exceed the goals of our CRA Plan.***