

Community Redevelopment Plan

KASS CIRCLE

Welcome to Community

REDISCOVER THE PAST, PRESENT AND FUTURE



PREPARED BY: HERNANDO COUNTY PLANNING DEPARTMENT

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THE SUN-JOURNAL

Wednesday, April 5, 1967

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IN THE BEGINNING...

A City is Born



David and Alice

1 The construction of their first home in Spring Hill is the beginning of a new life for David and Alice. The house is a two-story, 1,200-square-foot home.

David is the son of Mr. and Mrs. Robert A. Henry of 101 W. Main St. Alice is the daughter of Mr. and Mrs. James A. Shuler of 922 Main Oak St.

Robert Henry
By BILL DICKLAWSON
and
SHIRLEY BROWN-DAVIS



"When I grow up"

Now, according to Robert, something he wants to do when he grows up is to be a tree trimmer. Robert is the son of Mr. and Mrs. Robert A. Henry of 101 W. Main St. in Spring Hill.



Dicklawn's before

Robert Henry, 10, a local lumber mill worker, is shown at the base of a large live oak tree in Spring Hill. The tree, which is estimated to be 100 years old, was cut down by a local lumber mill to make way for a new residential development.

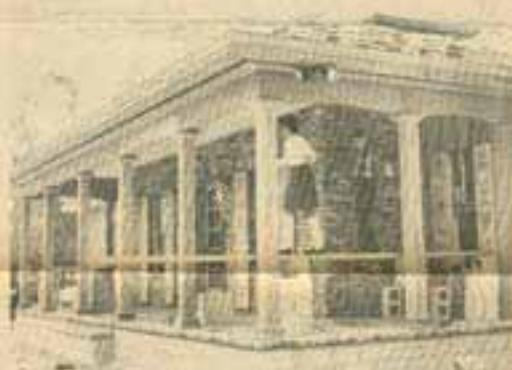
Mother Nature's way

When trees fall, they don't just leave a pile of wood. Robert, 10, a local lumber mill worker, is shown at the base of a large live oak tree in Spring Hill. The tree, which is estimated to be 100 years old, was cut down by a local lumber mill to make way for a new residential development.

Courtesy of
THE SUN-JOURNAL

1 Welcome, everybody

The community's newest first are the first embarking on the new life in Spring Hill, where 100 new homes will become realities in the new community. The citizens of Spring Hill are looking forward to the new city's future.



Every store is

With the new city of Spring Hill, the citizens of the new city are looking forward to the new city's future.





MACKLE-BUILT

SPRING HILL

HOMES PRICE LIST

Effective January 1, 1970

PRICES OF HOMES

quoted homes include houses, lot, all paved streets and basic landscaping including small lot, 10' driveway, water and sewer systems furnished by a regulated public utility service system or owner responsible for "flowing water."

WARRANTY

The Dallas Corporation guarantees to writing all parts of your home against defects in material and manufacturing for a period of one (1) year starting from date of purchase.

YOU CAN BUY WITH CONFIDENCE AT MACKLE-BUILT

SPRING HILL

Address: 1000 N. University Street, Spring Hill, Florida 34606
Telephone: 352-588-1111
Telex: 74-1001
Fax: 352-588-1111



1970



1971



DEFINITIONS

Kass Circle Redevelopment District:

The Kass Circle Community Redevelopment Area as identified in Exhibit A

Community Redevelopment Plan:

This Community Redevelopment Area Plan, with all requirements and provisions as provided for in Sections 163.360(2) and 163.362, Florida Statutes

CRA:

The governing body for the Kass Circle Redevelopment District, the Community Redevelopment Authority

Kass Sink:

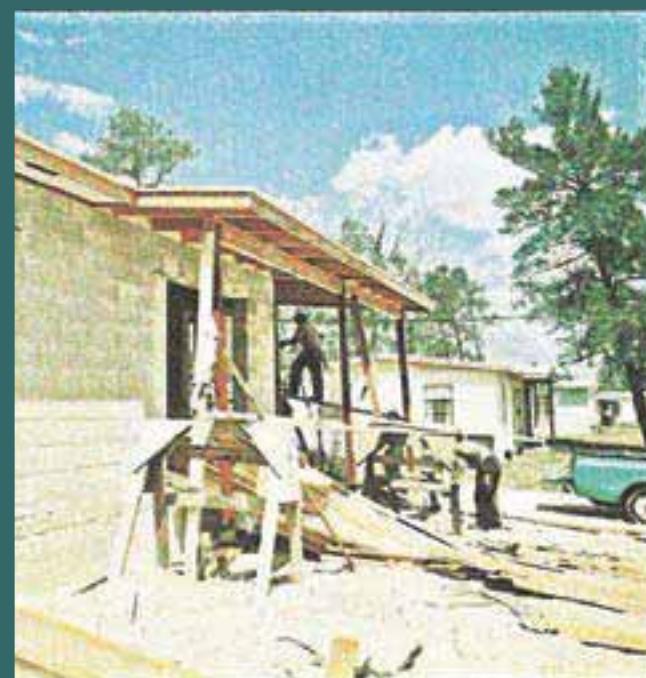
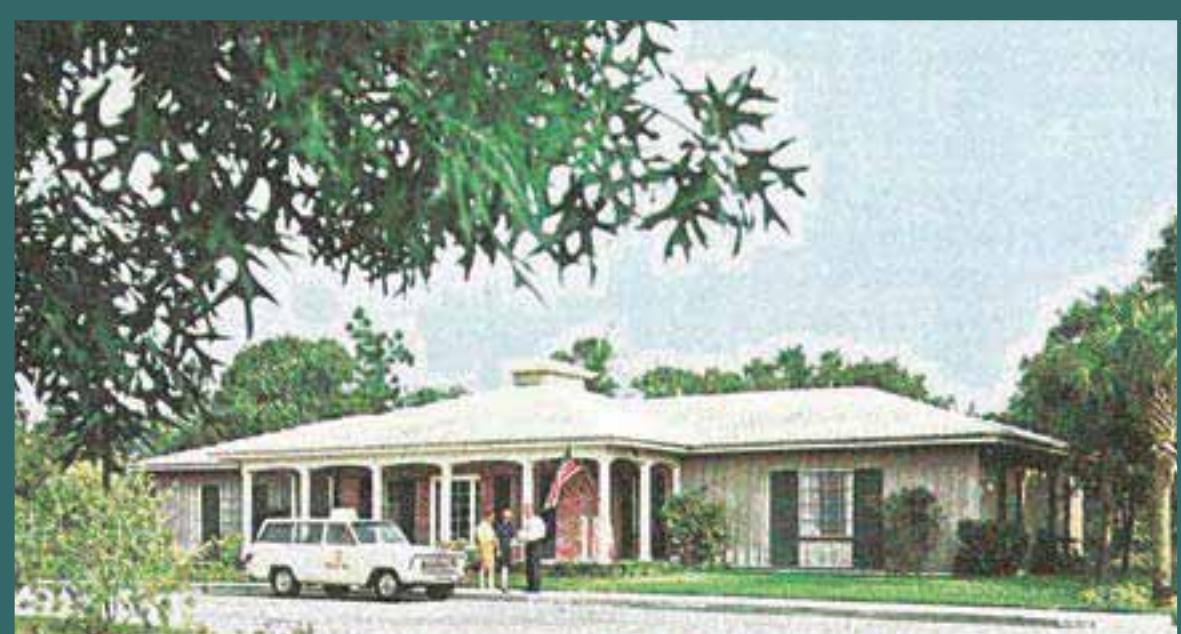
The sinkhole owned by Hernando County, located in the Kass Circle neighborhood, as identified in the Kass Sink Community Park capital improvement document.

Pinehurst Park:

the 6.5-acre park site dedicated to the public as a park site by the Deltona Corporation in the original Spring Hill Master Plan.

Tax Increment Financing:

A mechanism whereby the Kass Circle CRA can invest in infrastructure and other improvements and pay for them by capturing the increase in property taxes generated by the redevelopment in the area.





Plan Purpose

The Kass Circle Community Redevelopment Area Plan was developed under the unified vision to Celebrate and rediscover the past, present and future at Spring Hill's original town center.

The plan seeks to combine all previous planning efforts into one guiding document for the community, providing actionable goals, objectives and strategies for implementing a comprehensive redevelopment plan. The plan also documents the stakeholder involvement to date, including previous planning initiatives completed by the community. The Kass Circle CRA plan assists residents, business owners and community stakeholders in identifying the community's value and identifies tools and programs that can be used to improve the community. Most importantly, the plan allows Kass Circle to regain a sense of identity and restore community culture, which is a necessary foundation for community revitalization.

Safeguards and Retention of Control (Section 163.362(5), Florida Statutes)

This Plan is the guiding document for future development, redevelopment and ancillary programs, projects and activities in and for the Kass Circle Community Redevelopment Area. To assure that redevelopment will take place in conformance with the Community Concepts expressed in the plan, the Kass Circle Community Redevelopment Authority will utilize regulatory devices, instruments and systems including, but not limited to the Hernando County 2040 Comprehensive Plan, the Kass Circle Vision Plan, The Kass Circle Community Redevelopment Area Plan and Hernando County land development regulations. The Kass Circle Community Redevelopment Authority shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed shall contain restrictions and/or covenants to run with the land and its uses, or other provisions necessary to carry out the goals and objectives of this Plan.

Previous Planning Efforts



KASS CIRCLE VISION PLAN

- Community and Stakeholders Involvement. Focused on built environment.
- Approved by the BCC in 2014



FINDING OF NECESSITY

- Identified the area's need for redevelopment
- Resolution approved on March 22, 2016



MACKEE-BUILT

SPRING HILL

FLORIDA

Requirements of the Plan

Section 163.360 (2), F.S. The community redevelopment plan shall:

- Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Local Government Comprehensive Planning and Land Development Regulation Act.
- Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.
- Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

Section 163.360, F.S. Contents of the community redevelopment plan. Every community redevelopment plan shall:

- Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.
- Show by diagram and in general terms:
 - (a) The approximate amount of open space to be provided and the street layout.
 - (b) Limitations on the type, size, height, number, and proposed use of buildings.
 - (c) The approximate number of dwelling units.
 - (d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.
- If the redevelopment area contains low or moderate-income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.
- Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.
- Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.
- Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.
- Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.
- Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.
- Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.
- Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s.163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

Partner Organizations

Multiple organizations have been involved in the development of the Kass Circle Redevelopment Plan. These organizations include community-based groups, local not for profit partners and government organizations. These partners came together as a stakeholder committee to routinely discuss successes, pitfalls, data needs and availability and progress throughout the plan development.

-  **Historic Spring Hill Community Association**
-  **People Helping People of Hernando County**
-  **St Vincent de Paul**
-  **Premier Community Health Care Group**
-  **Florida Department of Health Hernando County**
-  **Habitat for Humanity of Hernando**
-  **ATA Career Education**
-  **Greater Hernando Chamber of Commerce**
-  **Catholic Charities**
-  **BayCare**
-  **Hernando County School Board**
-  **Hernando County Sheriffs Office**
-  **Mid-Florida Homeless Coalition**
-  **Hernando County Board of County Commissioners**
-  **Hernando County Housing Authority**
-  **Jericho Road Ministries**
-  **Hernando County School Board**
-  **United Way**
-  **The Dawn Center**
-  **Kass Circle Residents and Businesses**

Kass Circle Stakeholders

OCTOBER 2017

- Initial Stakeholder Meeting
- Business Survey



NOVEMBER 2017

- Steering Committee Meeting
- Community Identity Survey



JANUARY 2018

- Community Identity Meeting
- Homeless Agency Working Group
- Steering Committee
- Housing Working Group
- CHIPP Presentation



DECEMBER 2017

- Presentation to Rotary on Kass Circle
- Introduction of Kass Circle Plan to Hernando County Sheriff's Office
- Housing Working Group



FEBRUARY 2018

- Homeless Agency Working Group
- Business Association Homeless Coalition Presentation
- Community Identity
- Steering Committee



MARCH 2018

- People Helping People Partnership
- Housing and Homelessness
- Business Association
- Steering Committee



MAY 2018

- Community Redevelopment Agency Workshop



APRIL 2018

- Community Identity and Engagement



For a specific list of uses permitted in each zoning district, please visit https://library.municode.com/fl/hernando_county/codes/code_of_ordinances?nodeId=PTIIICOR_APXAZO_ARTIVZODIRE

PDP(GC) - General Commercial

All permitted uses in the C-1 zoning district. Any special exception uses allowed in the C-1 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-2 or O/P zoning districts specifically designated in the narrative or on the master plan.

PDP(MF) - Multifamily

All permitted uses in the R-3 zoning district. Any special exception uses allowed in the R-3 zoning district which have been specifically designated or specified in the narrative or on the master plan.

PDP(NC) - Neighborhood Commercial

All permitted uses in the C-3 zoning district. Any special exception uses allowed in the C-3 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-1 zoning district specifically designated in the narrative or on the master plan.

PDP(OP) - Office/Professional

All permitted uses in the O/P district. Any special exception uses allowed in the O/P zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-1 zoning district, which have been specifically designated in the narrative or on the master plan.

PDP(SF) - Single-Family

All permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, R-2 and R-1MH zoning districts which have been specifically designated or specified in the narrative or on the master plan.

PLANNING & ZONING APPROACH

KASS CIRCLE: Land Acquisition Policies

Zoning and Planning Approach

The Community Redevelopment Area Plan does not propose any changes to the zoning or future land use classifications for any parcel in the Kass Circle Redevelopment District. Hernando County has a Planned Development Project (PDP) zoning category that allows for specific design criteria based on unique project needs. If any development wishes to build in the Kass Circle Redevelopment District, it will be required to maintain consistency with the Kass Circle Community Redevelopment Plan, the Hernando County Comprehensive Plan and the Hernando County Code of Ordinances.

Proposed Land Acquisition and Management Policy

Surplus Lands Acquisition

Every property that has been declared as surplus in the Kass Circle community shall be evaluated to determine consistency with the Kass Circle Community Redevelopment Area Plan. If the property meets a need identified in the Kass Circle Community Redevelopment Area Plan (i.e. parks and recreation facilities, affordable housing), it will be evaluated for purchase by the County or an affiliated entity.

Expedited Demolition Process

Develop a process with the Hernando County building department to expedite the approval of all demolitions in the Kass Circle community.

Housing Rehabilitation Referral Process

Coordinate with the Hernando County Building Department, the Hernando County Housing Authority, and the Hernando County Health and Human Services Department to develop a backwards referral process to refer homeowners for housing rehabilitation assistance that may be in a vulnerable state due to no fault of their own. If funding is available through any of the programs and the homeowner is deemed eligible, housing rehabilitation services may be provided through existing available programs.

Land Uses, Maximum Densities and Building Requirements

Maximum densities and zoning requirements are governed by the Hernando County Land Development Regulations. There are no revisions planned for these regulations at this time. Building regulations are governed by the adopted version of the Florida Building Code. All development will be required to maintain consistency with the Kass Circle Community Redevelopment Plan, the Hernando County Comprehensive Plan and the Hernando County Code of Ordinances.





NEIGHBORHOOD IMPACT ASSESSMENT

The Kass Circle community is located within the unincorporated Spring Hill area of Hernando County. Spring Hill was largely designed and developed by the Deltona Corporation; it is a car-dependent suburban community that lacks a distinct community center. The Redevelopment Plan may have impacts on the Kass Circle neighborhood; potential impacts as they relate to traffic circulation, environmental quality, community facilities and services and school populations are listed below.

Existing Asset Analysis

Public Schools	No public schools located within Kass Circle
Promenades/Plazas/Places	Spring Hill Plaza
Cultural and Civic Institutions	Hernando County Sheriff's Office Substation
Parks and Open Space	None located within Kass Circle
Emergency Shelters	Deltona Elementary School (located .6 miles from Kass Circle center point)
Hospitals	The nearest hospital to the Kass Circle community is 3.4 miles (Bayfront Spring Hill)

Anticipated Neighborhood Impacts

Traffic Circulation

The redevelopment projects contained within this Plan are generally adjacent to major transportation corridors and are not anticipated to degrade traffic circulation within the Kass Circle Community Redevelopment Area. The transportation infrastructure in the Kass Circle community needs pedestrian safety improvements as well as routine maintenance/resurfacing. These projects have been incorporated into the Kass Circle plan to improve traffic circulation and safety in the community.

Environmental Quality

The redevelopment actions proposed for the Kass Circle Community Redevelopment Area are intended to improve the environmental quality within the Kass Circle neighborhood. Projects proposed in the Plan include elimination of substandard building and housing conditions that affect the physical environment. Additionally, enhanced code enforcement, community policing and public works involvement in the community reduce trash and pollutants. Lastly, the low-impact development improvements proposed for the Kass Sink improve water quality for residents in Kass Circle and the greater Spring Hill area.

Availability of Community Facilities and Services

The Kass Circle Community Redevelopment Area Plan is not proposing any redevelopment funds to provide community facilities or services; however, it recognizes the need for these services, and facilitates necessary partnerships with local community organizations to provide programs to residents.

Effect on School Population

The Kass Circle Community Redevelopment Area Plan does not propose any direct impacts to any of the public schools. The Kass Circle plan seeks to involve the School District, the Hernando County Library System, not for profit social service providers such as People Helping People in Hernando County and the Mid-Florida Homeless Coalition to address gaps in existing services in the community, improve educational outcomes, and provide resources for success for future generations.

Relocation of Displaced Residents and Businesses

Residential relocations are not proposed by this Plan. If existing or future Kass Circle redevelopment projects do require the relocation of residents, a relocation plan will be submitted as a component of the project package prior to official action on the project by the Community Redevelopment Agency (CRA).

COMPREHENSIVE PLAN CONSISTENCY

The Kass Circle Community Redevelopment Area Plan is consistent with the Hernando County 2040 Comprehensive Plan, adopted by the Board of County Commissioners on September 25, 2018 and made effective on November 15, 2018. The following Goals, Objectives and Strategies support the plan.

Future Land Use Element

GOAL 1.06 Centers and Corridors:

Hernando County will consider identifying Centers and Corridors of economic activity and/or transitioning neighborhoods and uses where increased planning focus and public investment may be prioritized. This planning effort seeks to provide place-making amenities attractive to the workforce, address the negative characteristics associated with aging neighborhoods, preserve community character in historic and unique neighborhoods and proactively manage land use along major transportation corridors. [F.S. 163.3177(6)(a)9. b]

DESIGNATED CORRIDORS: SPRING HILL DRIVE CORRIDOR

Objective 1.06B: The area along Spring Hill Drive extending from U.S. Highway 19 to Waterfall Drive is identified as the Spring Hill Drive Corridor.

Strategy 1.06B (1): The County should consider revitalization strategies for the Corridor to enhance the “sense of place” as the design entrance to the original Spring Hill master plan development. Public and private investment should be coordinated to provide the following corridor features:

- a. preservation of the existing entrance fountain and mature landscaping;
- b. roadway transition design features at entrance and exit points;
- c. traffic calming improvements where needed to enhance pedestrian safety;
- d. level of service and concurrency exceptions where needed;
- e. intersection, curb cut and median management;
- f. Enhanced service by public transit.

Strategy 1.06B (2): Development proposals along the Spring Hill Drive Corridor should consider:

- a. building placement that is integral to the street front with parking behind it;
- b. mixed commercial and residential uses including mixed-use buildings;
- c. shared and reduced parking, and flexible parking placement to enhance multi-modal connections, drainage and public space layouts;
- d. pedestrian and bicycle access enhancements to improve connectivity from the neighborhood to Spring Hill Drive;
- e. sidewalks, bicycle lanes and pedestrian connectivity along the Corridor;
- f. public areas and amenities such as furniture and lighting, coordinated with open space and public transit;
- g. transition at street intersections from residential to nonresidential land use character;
- h. appropriate architectural standards including building scale, building mass step-down, architectural compatibility and themes.

Strategy 1.06B (3): Existing uses along the Spring Hill Drive Corridor shall be protected from incompatible uses and activities. Uses such as office professional and low-intensity commercial that protect nearby residential character may be considered.

DESIGNATED CENTERS: KASS CIRCLE CENTER NEIGHBORHOOD

Objective 1.06C: The Kass Circle Center Neighborhood is identified by, and encompassed within the adopted Kass Circle Vision Plan.

Strategy 1.06C (1): The County has designated the Kass Circle Center Neighborhood as a Community Redevelopment District as part of a joint effort between the County and the community to implement the adopted Vision Plan.

Strategy 1.06C (2): The Hernando County Board of County Commissioners shall be the Community Redevelopment Agency (CRA) for the District.

Strategy 1.06C (3): The CRA shall consider adopting a redevelopment plan and tax increment finance district as mechanisms to enhance and improve the District.

Strategy 1.06C (4): The redevelopment plan for the Kass Circle District may consider a wide range of planning, partnership, regulatory, public/private partnerships, funding and other mechanisms that create an orderly plan for carrying out the long-term vision. The Kass Circle Vision Plan and any adopted redevelopment plan provide the basis for review of future development and redevelopment within the District.

Strategy 1.06C (5): The creation of a tax increment financing trust fund is the primary way to leverage outside funding to pay for needed improvements identified in the Vision Plan and any adopted redevelopment plan.

Economic Development

GOAL 3.01 Workforce:

Hernando County will support and implement programs, services, amenities and training opportunities that will attract a balanced workforce.

Objective 3.01A: The County will identify and implement land use, development, partnership and other initiatives to encourage a viable workforce supply for existing and targeted business sectors.

Strategy 3.01A (1): The convenient and efficient movement of workers to and from job sites should be prioritized through a multi-modal transportation network that includes transit and pedestrian/bicycle improvements and enhancements, and, an efficient roadway network.

Strategy 3.01A (2): The County will consider land use policies to attract and retain a balanced workforce through:

- a. provision of affordable housing choices;
- b. provision of quality-of-life amenities;
- c. provision of a multi-modal transportation network;
- d. investment in quality education and job training.

Strategy 3.01A(4) : The County will consider opportunities for training facilities, business incubators, and similar workforce advancement programs.



GOAL 4.01 Adequate and Safe Housing:

Hernando County shall provide sites for adequate housing of its residents and shall ensure that residents have access to safe, decent and sanitary housing that is affordable to all income levels. [F.S. 163.3177(6)(f)]

HOUSING PROVISION [F.S. 163.3177(6)(F)1 AND 3]

Objective 4.01A: Hernando County shall encourage the provision of adequate and affordable housing opportunities to accommodate the expected population.

AFFORDABLE AND GROUP HOUSING [F.S. 163.3177(6)(F)1. D AND G]

Objective 4.01B: Sites shall be provided for affordable workforce housing, low income, very low income and moderate-income families, mobile homes, group home facilities and foster care facilities, with supporting infrastructure and public facilities.

Strategy 4.01B (1): The County shall utilize a strategy to guide projects which accommodate very-low, low and moderate-income households. The strategy shall include accessibility to shopping, schools, services, transportation and employment and avoid concentration of such units in single areas or neighborhoods.

Strategy 4.01B (3): Hernando County should promote suitable locations for special needs populations with respect to proximity to services and compatibility of land uses. Housing for special needs populations will be regulated in the land development regulations as a permitted use or special exception in a variety of zoning districts throughout the County.

GOAL 4.02 Limination of Substandard Housing:

The County shall utilize local codes and regulations to provide for the elimination of substandard housing conditions to preserve and improve housing and neighborhood quality. [F.S. 163.3177(6)(f)1. b and c]

SUBSTANDARD HOUSING

Objective 4.02A: The County shall identify and eliminate substandard housing.

Strategy 4.02A (4): Hernando County shall work with non-profit organizations to pursue state and federal assistance to rehabilitate substandard housing, provide housing for special needs populations, and to implement needed infrastructure upgrades.

Strategy 4.02A(3): Hernando County should identify neighborhoods where substandard infrastructure, especially water service and wastewater service, may be contributing to neighborhood deterioration and appropriately prioritize and program infrastructure improvements.

GOAL 4.03 Housing Programs:

Hernando County shall implement a housing program that seeks to promote adequate housing for lower to moderate income and workforce residents. [F.S. 163.3177(6)(f)1. F1]

Objective 4.03A: Hernando County shall seek funding, implement programs, conduct studies and set priorities for a viable housing program that meets the needs of current and future residents.

Strategy 4.03A (1): The Hernando County Housing Authority in conjunction with Hernando County shall provide information, technical assistance and funding programs for housing programs that are available to the private sector.

Strategy 4.03A(3): Utilize programs that involve participation of the private sector in providing affordable housing opportunities.



GOAL 5.01 Transportation and Future Land Use:

Hernando County's transportation system is designed to encourage economic growth and quality development through staging and coordination of local and regional transportation infrastructure and amenities.

TRANSPORTATION NETWORK – DESIGN STANDARDS [F.S. 163.3177(6)(B)1 AND (6)(B)2]

Objective 5.01C: Hernando County shall establish and maintain standards for transportation related design and construction including roadways, bicycle and pedestrian facilities, transit accommodations and site parking/circulation.

BICYCLE AND PEDESTRIAN NETWORK [F.S. 163.3177(6)(B)2]

Objective 5.01E: Provide for safe bicycle and pedestrian facilities as an integral element of the planning and design for planned improvements and reconstruction of the roadway network where appropriate.

TRANSIT SYSTEM [F.S. 163.3177(6)(B)3]

Objective 5.01F: Incorporate a transit system component into the transportation network that provides for the immediate and long-term mobility needs of all segments of the County's population.

Recreation and Open Space Element

GOAL 7.01 Park System:

Hernando County will provide opportunities for recreation and enjoyment of natural and cultural areas for its citizens and visitors by ensuring a diverse parks system that is sufficient to meet the needs of the population served. [F.S. 163.3177(6)(e) and 163.3180(1)]

GOAL 7.02 Park Design:

Hernando County shall provide for park design and access standards that maximize use including opportunities for special needs populations of the County. [F.S. 163.3177(6)(e)]

Objective 7.02A: Hernando County should utilize design standards for parks that enhance them as community focal points and provide attractive and convenient accessibility and function.

Strategy 7.02A (1): The parks and open space standards for Hernando County should include the following design features:

- a. incorporation of low-impact development principles that maximize drainage efficiency, promote green space and incorporate valuable natural resources into the design including karst features, wetlands, forest units, shade trees and scenic views;
- b. incorporation of layouts, amenities and design themes that encourage direct bicycle and pedestrian connection to surrounding communities for convenient and safe alternatives to automobile access;
- c. incorporation of parking for daily use and additional low impact overflow parking for events;
- d. coordination of nearby transit access as part of a focal point;
- e. provision of convenient and safe vehicle, pedestrian and bicycle access to district and community parks;
- f. mitigation of noise, lighting and other potential encroachments on the peaceful enjoyment of adjacent property, especially residential.



Capital Improvement Element

GOAL 9.01 Public Facilities Provision:

Hernando County shall undertake actions necessary to adequately provide needed public facilities to all residents within its jurisdiction in a manner which protects public and private investments in existing facilities, maximizes the use and value of existing facilities and discourages urban sprawl. [F.S. 163.3177(3)]

Objective 9.01A: Capital improvements shall be provided to correct existing deficiencies, to accommodate anticipated future growth, and to replace worn-out or obsolete facilities.

Local Government Certification of Consistency

The Kass Circle Community Redevelopment Area Plan conforms to the Hernando County 2040 Comprehensive Plan (The Plan). Every effort has been made to prepare the Kass Circle Community Redevelopment Area plan consistently with the plan; other plans, studies and reports done by or for the Kass Circle community have also been extensively reviewed for consistency.

“Community design requires more than the chance encounter of good ideas.”



Kass Circle Business Survey

201 to 540%

businesses within the area responded to Kass Circle Survey

employees per business in Kass Circle

of business need access to funding

47%

of business owners interested in training

50%

of businesses in Kass Circle see themselves growing in 3 years.

75%

of businesses in surveyed have a business plan in place

SURVEY COMPONENTS

Business Size and Growth Potential

Length of time in Kass Circle

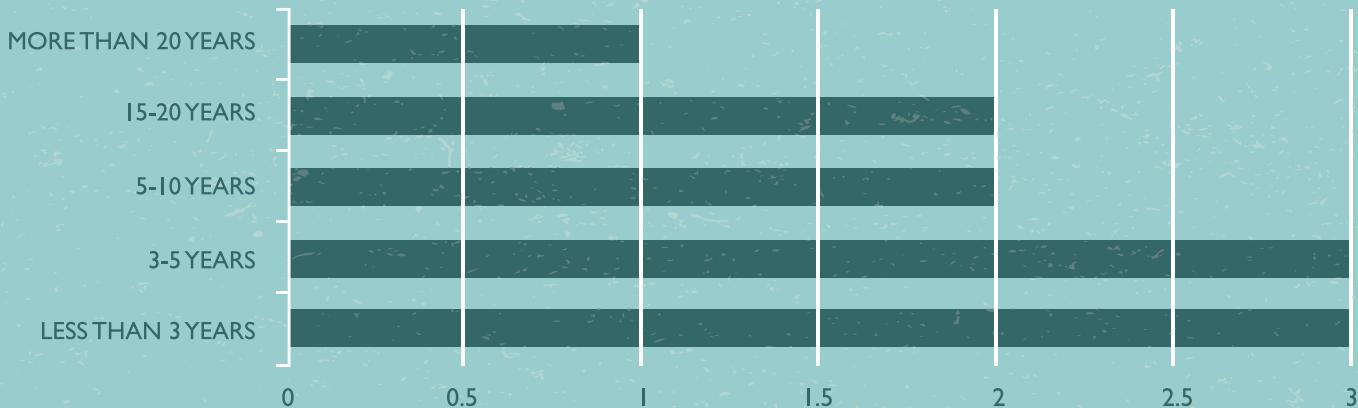
Funding and Training Needs

Ways Kass Circle Can Be Improved

BUSINESS TYPES



NUMBER OF YEARS LOCATED IN KASS CIRCLE



ECONOMIC DEVELOPMENT

Economic Development Concept: Engage Commercial Property Owners in the Kass Circle Community Redevelopment Agency Plan

Community Path Forward: Create marketing materials on the Community Redevelopment Area Plan to distribute to local businesses, property owners, and support agencies on Community Focus Areas, Concepts, and Paths to Success.

- Potential Funding Sources: Tax Increment Financing (TIF) District, Kass Circle Business Association

Community Path Forward: Utilize New Markets Tax Credits and Opportunity Funds as mechanism to increase property owner engagement in Kass Circle Community Redevelopment Area Plan and in property revitalization

- Potential Funding Sources: New Market Tax Credits, Opportunity Funds

Community Path Forward: Identify funding sources and partnerships to implement property improvement grant that will assist commercial property owners in addressing property repairs, including but not limited to roof, air conditioning, and electrical considerations.

- Potential Funding Sources: Local lending institutions, Kass Circle Business Association

Economic Development Concept: Increase capacity of small businesses through training and development opportunities

Community Path Forward: Utilize the Small Business Development Council to provide training opportunities on business growth, marketing, computer skills, sales/retail opportunities and volunteer and case management.

- Potential Funding Sources: While many of the resources through the Small Business Development Council are free of charge, some may have a small fee that would be paid through the individual business owners.

Community Path Forward: Coordinate with the Hernando County Library System to provide SCORE training to business owners in the Kass Circle community on business planning, finance and taxes, and other valuable business needs.

- Potential Funding Sources: Friends of the Library



Economic Development Concept: Create marketing plan that will attract residents to local businesses, increase multimodal traffic, and promote community festivals and events

Community Path Forward: Define marketing plan goals and build multi-level marketing plan for the community.

- Potential Funding Sources: Business Community to buy into marketing plan and pay fair share of marketing costs based on participation and marketing strategies.

Community Path Forward: Engage with local residential landlords, such as Housing Trust Group, to promote businesses in the Kass Circle community, offer promotions or incentives, and create partnership for increased patronage.

- Potential Funding Sources: Business Community to pay fair share of marketing costs based on participation and marketing strategies.

Community Path Forward: Develop Kass Circle Business Association to drive economic development initiatives in the Kass Circle Community.

- Potential Funding Sources: Business Community to determine the structure of the Kass Circle Business Association, working in collaboration with the Chamber of Commerce, to create financial and organizational structure. Funding to be provided through business partners choosing to be involved in the Kass Circle Business Association.

“There is no power for change greater than a community discovering what it cares about”

Margaret J. Wheatley





Economic Development Concept: Increase building values through removal or repair of substandard commercial structures

Community Path Forward: Develop Kass Circle Community Cares program to address minor code enforcement and repair needs for business owners in Kass Circle through partnerships with local churches and not for profit organizations.

- Potential Funding Sources: In-kind materials and volunteer hours to be donated through partnership organizations, Hernando County Building Department Unsafe Building Abatement Program.

Community Path Forward: Create partnership with Code Enforcement, Public Works, and the Hernando County Sheriff's Office to address blighted structures and code enforcement concerns to increase aesthetic appeal of community.

- Potential Funding Sources: Existing Code Enforcement funding, Tax Increment Financing (TIF) District, Hernando County Building Department Unsafe Building Abatement Program

NUTS AND BOLTS



- Identification of core businesses that will serve as lead agencies for the development of the Kass Circle Business Association and marketing tools
- Develop relationships with the Hernando County Ministerial Association, the Hernando County Builders Association, and other not for profit organizations to support Kass Circle Community Caring events.
- Identify specific courses and times for Kass Circle business owners to attend Identification of lead agency for Kass Circle Community Caring Program

KEYS TO SUCCESS



- Number of businesses attending courses available through Small Business Development Administration and Hernando County Library System

COMMUNITY PLAYERS



- Greater Hernando County Chamber of Commerce
- Hernando County Economic Development Department
- Small Business Development Center
- Local Business Owners and Property Owners
- United Way of Hernando County
- Hernando County Library System
- Friends of the Library

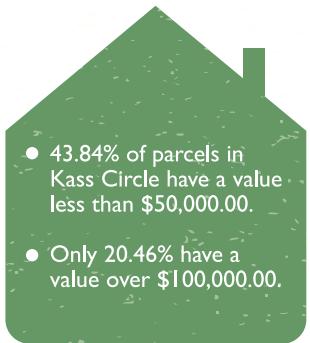
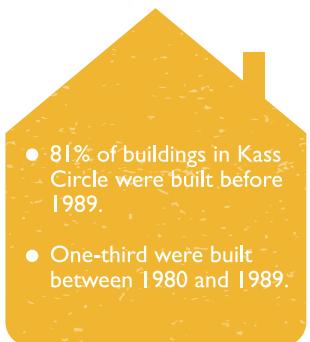
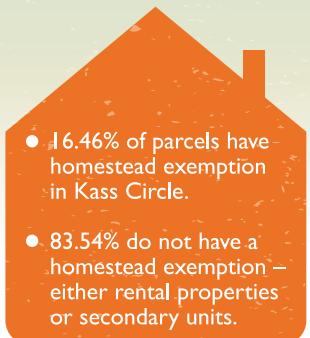
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption	Very Long Term
Engage Commercial Property Owners in the Kass Circle Community Redevelopment Agency Plan			
Create marketing materials on the Community Redevelopment Area Plan to distribute to local businesses, property owners, and support agencies on Community Focus Areas, Concepts, and Paths to Success		●	
Utilize new markets tax credits as mechanism to increase property owner engagement in the Kass Circle Community Redevelopment Area Plan and in property revitalization			
Identify funding sources and partnerships to implement property improvement grant that will assist commercial property owners in addressing property repairs, including but not limited to roof, air conditioning, and electrical considerations.			
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption	Very Long Term
Increase capacity of small businesses through training and development opportunities			
Utilize the Small Business Development Council to provide training opportunities on business growth, marketing, computer skills, sales/retail opportunities and volunteer and case management.			
Coordinate with the Hernando County Library System to provide SCORE training to business owners in the Kass Circle community on business planning, finance and taxes, and other valuable business needs.			
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption	Very Long Term
Create Kass Circle Marketing Plan that will attract new and existing residents to local businesses, increase multimodal traffic and promote community festivals and events			
Define marketing plan goals and build multi-level marketing plan for the community			
Engage with local residential landlords, such as Housing Trust Group, to promote businesses in the Kass Circle community, offer promotions or incentives, and create partnership for increased.			
Develop Kass Circle Business Association to drive economic development initiatives in the Kass Circle Community		●	
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption	Very Long Term
Increase building values through removal or repair of substandard commercial structures			
Develop Kass Circle Community Cares program to address minor code enforcement and repair needs for business owners in Kass Circle through partnerships with local churches and not for profit organizations			
Create partnership with Code Enforcement, Public Works, and the Hernando County Sheriff's Office to address blighted structures and code enforcement concerns to increase aesthetic appeal of community			

DEVELOPMENT

Schedule

Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
			Tax Increment Financing, Kass Circle Business Association	Community Organizations and Business Owners
●			New Markets Tax Credits, Opportunity Funds	Business Owners working in partnership with Hernando County
●			Local Lending Institutions, Kass Circle Business Association	
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
●			Individual Property/Business Owners	Small Business Development Council
●			Friends of the Library	Hernando County Library System
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
●			Business Owners	Community Organizations and Business Owners
●			Business Owners	Community Organizations and Business Owners
●			Business Owners	Community Organizations and Business Owners
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
		●	In-Kind, Hernando County Building Department Unsafe Building Abatement Fund	Community Organizations in Partnership with Hernando County
		●	Code Enforcement, Building Department Unsafe Building Abatement Fund, Tax Increment Financing	Hernando County Sheriff's Office

Existing Residential & Commercial Conditions

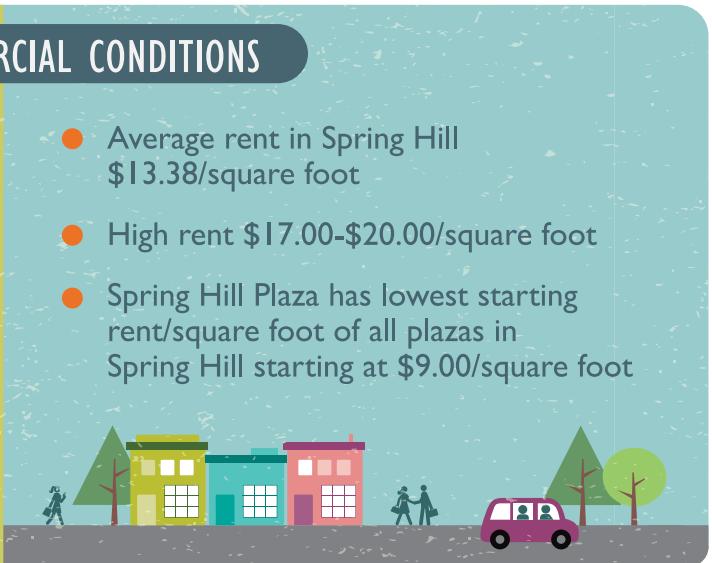


EXISTING COMMERCIAL CONDITIONS

1/4 Approximately **one-quarter** of commercial parcels have a valuation of less than \$60,000

1/3 **One-third** of commercial parcels have a valuation of less than \$100,000

- Average rent in Spring Hill \$13.38/square foot
- High rent \$17.00-\$20.00/square foot
- Spring Hill Plaza has lowest starting rent/square foot of all plazas in Spring Hill starting at \$9.00/square foot



ADDRESSING HOMELESSNESS AND HOUSING

Homelessness and Housing Concept: Increase awareness of homeless individuals and programs available to assist them

Community Path Forward: Coordinate with the Hernando County Sheriff's Office to identify individuals that are homeless through shared information, collaborative outreach programs, and education to business owners and residents.

- Potential Funding Sources: Community Oriented Policing and Problem-Solving Unit and the Mid-Florida Homeless Coalition

Community Path Forward: Identify individuals that are homeless through the collection and analysis of relevant data from partner organizations serving the Kass Circle community.

- Potential Funding Sources: No Funding required to collect the data from organizations. In-kind contributions may be necessary to evaluate data for trends and conclusions.

Community Path Forward: Develop homeless agency roundtable with the Chamber of Commerce and other business groups to discuss needs for individuals being served by homeless agencies.

- Potential Funding Sources: In-kind contributions.

Community Path Forward: Coordinate with the District School Board of Hernando County, Students in Transition team, to identify those students that are homeless in the Kass Circle needing additional services

- Potential Funding Sources: Existing funding for families in transition.



Homelessness and Housing Concept: Engage Landlords in the Kass Circle Community Redevelopment Agency Plan and Develop Accountability Mechanisms for Landlord Owned Properties

Community Path Forward: Identify funding sources to create landlord registry that will be used in events there is a code compliance violation and contact information is necessary to reach landlord and/or property management company.

- Potential Funding Sources: Potential Funding through payment of landlord registration fees

Community Path Forward: Develop “Fact sheets” for landlords and tenants as to their rights and responsibilities for maintaining their residential properties.

- Potential Funding Sources: Community Legal Services of Mid-Florida

Homelessness and Housing Concept: Increase building values and affordable housing through elimination of blighted housing stock

Community Path Forward: Develop Kass Circle Community Caring program partnerships to address minor code enforcement and repair needs for individuals living in Kass Circle through partnerships with local churches and not for profit organizations

- Potential Funding Sources: In-kind materials and volunteer hours to be donated through partnership organizations

Community Path Forward: Create partnership with Code Enforcement, Public Works, Building Department and the Hernando County Sheriff's Office to identify and address blighted structures and code enforcement concerns to increase aesthetic appeal of community

- Potential Funding Sources: Existing Hernando County Board of County Commissioners Resources; Tax Increment Financing District (TIF) Funds

Community Path Forward: Identify blighted homes through referrals from Code Enforcement and the Hernando County Sheriff's Office for potential acquisition and rehabilitation.

- Potential Funding Sources: State Housing Initiatives Partnership (SHIP), capital funding from local not for profit organizations

Community Path Forward: Develop marketing tool for homeowners to educate them on Community Development Block Grant (CDBG) homeowner rehabilitation program.

- Potential Funding Sources: Existing Community Development Block Grant

Community Path Forward: Evaluate any property that comes available as surplus for the potential to develop into affordable housing.

- Potential Funding Sources: State Housing Initiatives Partnership (SHIP)

Homelessness and Housing Concept: Address Cost Burden Issues for Individuals in Kass Circle, especially those on the brink of homelessness

Community Path Forward: Develop comprehensive informational materials for residents, businesses, and agency partners on available programs to avoid eviction or foreclosure and shelter information if displacement is imminent

- Potential Funding Sources: Tax Increment Financing District Funding, SunTrust, Investopedia, Community Legal Services of Mid-Florida, State Housing Initiatives Partnerships

Community Path Forward: Utilize emergency rental assistance program for individuals needing assistance to maintain their existing housing, and to fund rapid rehousing initiatives.

- Potential Funding Sources: Mid Florida Community Services Block Grant, United Way of Hernando County, St.Vi

Community Path Forward: Coordinate with local housing counseling agencies to provide foreclosure prevention counseling, homeless prevention or household expenditure counseling management courses in the Kass Circle community

- Potential Funding Sources: SunTrust Foundation, Investopedia, Habitat for Humanity of Hernando County, Hernando County Cooperative Extension, Community Legal Services of Mid-Florida

Community Path Forward: Develop foreclosure prevention strategy to assist homesteaded homeowners with property taxes and other assessment that may be burdensome

- Potential Funding Sources: United Way of Hernando County, Florida Hardest Hit

Community Path Forward: Encourage the development of affordable rental housing for individuals and families including those with special needs through collaborative partnerships with the Hernando County Housing Authority and not for profit housing agencies

- Potential Funding Sources: State Housing Initiatives Partnership (SHIP), Habitat

*“We make a living by what we get,
but we make a life by what we give”*

Winston Churchill



Homelessness and Housing Concept: Increase homeownership opportunities

Community Path Forward: Develop marketing materials on homeownership assistance programs available to residents

- Potential Funding Sources: State Housing Initiatives Partnership (SHIP), Tax Increment Financing District (TIF) funds.

Community Path Forward: Coordinate with local housing not for profit agencies to develop affordable homeownership opportunities in Kass Circle.

- Potential Funding Sources: State Housing Initiatives Partnership, Florida Bond Program, Federal Home Loan Bank Atlanta, Neighborhood Stabilization Program 3, Hernando County Housing Finance Authority (via Escambia County Housing Finance Authority)

Community Path Forward: Identify Kass Circle as a target area for homeownership assistance, offering additional down payment assistance for eligible homebuyers.

- Potential Funding Sources: State Housing Initiatives Partnership, Florida Bond Program, Federal Home Loan Bank Atlanta, Neighborhood Stabilization Program 3, Hernando County Housing Finance Authority (via Escambia County Housing Finance Authority), not-for-profit agency partners

Homelessness and Housing Concept: Increase Housing Mobility Opportunities

Community Path Forward: Develop mixed income housing in the the Kass Circle neighborhood through development of new housing stock

- Potential Funding Sources: Hernando County Housing Authority bond financing, Florida Housing Finance Corporation, Federal Home Loan Bank Atlanta Affordable Housing Program, State Housing Initiatives Partnership, not-for-profit agency partners

Community Path Forward: Encourage the development of mixed-income housing through partnerships with local developers, Hernando County Housing Authority, and the Florida Housing Finance Corporation

- Potential Funding Sources: Florida Housing Finance Corporation Low-Income Housing Tax Credits, State Housing Initiatives Partnership (SHIP), Hernando County Housing Authority bonds, not-for-profit agency partners





NUTS AND BOLTS

- To develop information sharing process between Hernando County Sheriff Office and Mid Florida Homeless Coalition
- Apply for funding to increase financial literacy of residents in the Kass Circle Community
- Develop Code Enforcement registration program
- Identify those on the brink of homeless through information sharing and referrals
- Develop relationships with partner agencies to support Kass Circle Community Caring Events



KEYS TO SUCCESS

- Number and percentage of individuals identified as homeless placed in housing
- Identification of unmet needs or waiting lists to evaluate future construction opportunities
- Number of referrals received from partner agencies
- Percentage income increase of assisted individuals
- Number of landlords registered in system within 3 years
- Assessment of Code Enforcement cases (reduction, increase, no change)
- Measure number of applications received, number approved, and longevity of tenancy.
- Number of homes rehabilitated through grant funds
- Increase in property value because of improvements
- Leveraged funds used to complete rehabilitation
- Number of homes Habitat for Humanity constructs in per year



COMMUNITY PLAYERS

- Habitat for Humanity of Hernando County
- Hernando County Housing Authority
- Hernando County Code Enforcement Division
- Hernando County Planning Department
- Hernando County Health and Human Services Department
- Mid-Florida Homeless Coalition
- Neighborhood Lending Partners of West Central Florida
- Jericho Road Ministries
- Catholic Charities
- United Way of Hernando Count



HOMELESSNESS

Implementation

Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption
Increase awareness of homeless individuals and programs available to assist them		
Coordinate with the Hernando County Sheriff's Office to identify individuals that are homeless through shared information, collaborative outreach programs, and education to business owners and residents.		
Identify individuals that are homeless through the collection and analysis of relevant data from partner organizations serving the Kass Circle community.		
Develop homeless agency roundtable with the Chamber of Commerce and other business groups to discuss needs for individuals being served by homeless agencies.		
Coordinate with Hernando County School Board, Students in Transition team, to identify those students that are homeless in the Kass Circle needing additional services		
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption
Address cost burden issues for individuals in Kass Circle, especially those on the brink of homelessness		
Develop comprehensive informational materials for residents, businesses, and agency partners on available programs to avoid eviction or foreclosure and shelter information if displacement is imminent		●
Utilize emergency rental assistance program for individuals needing assistance to maintain their existing housing, and to fund rapid rehousing initiatives.		●
Coordinate with local housing counseling agencies to provide foreclosure prevention counseling, homeless prevention or household expenditure counseling management courses in the Kass Circle community		
Develop foreclosure prevention strategy to assist homesteaded homeowners with property taxes and other assessment that may be burdensome		
Encourage the development of affordable rental housing for individuals and families including those with special needs through collaborative partnerships with the Hernando County Housing Authority and not for profit housing agencies		
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption
Engage landlords in the Kass Circle Community Redevelopment Area Plan and Develop Accountability Mechanisms for Landlord Owned Properties		
Identify funding sources to create landlord registry that will be used in events there is a code compliance violation and contact information is necessary to reach landlord and/or property management company.		
Develop "Fact sheets" for landlords and tenants as to their rights and responsibilities for maintaining their residential properties.		●
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption
Increase building values and affordable housing through the elimination of blighted housing stock		
Develop Kass Circle Community Caring program partnerships to address minor code enforcement and repair needs for individuals living in Kass Circle through partnerships with local churches and not for profit organizations		
Create partnership with Code Enforcement, Public Works, and the Hernando County Sheriff's Office to identify and address blighted structures and code enforcement concerns to increase aesthetic appeal of community		●
Identify blighted homes through referrals from Code Enforcement and the Hernando County Sheriff's Office for potential acquisition and rehabilitation.		●
Develop marketing tool for homeowners to educate them on Community Development Block Grant (CDBG) homeowner rehabilitation program.		●
Evaluate any property that comes available as surplus for the potential to develop into affordable housing.		●
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption
Increase homeownership opportunities in Kass Circle		
Develop marketing materials on homeownership assistance programs available to residents		●
Coordinate with local housing not for profit agencies to develop affordable homeownership opportunities in Kass Circle.		●
Identify Kass Circle as a target area for homeownership assistance, offering additional down payment assistance for eligible homebuyers.		●
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption
Increase housing mobility opportunities in Kass Circle		
Develop mixed-income housing development in the Kass Circle neighborhood through development of new housing stock		
Encourage the development of mixed-income housing through partnerships with local developers, Hernando County Housing Authority, and the Florida Housing Finance Corporation		

AND HOUSING

tion Schedule

Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
		●	Existing HCSO and MFHC Funding	Mid-Florida Homeless Coalition
		●	In-Kind	Mid-Florida Homeless Coalition
●		●	In-Kind	Mid-Florida Homeless Coalition
		●	Existing HCSB Funding	Mid-Florida Homeless Coalition
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
			Tax Increment Financing; Community Legal Services of Mid-Florida; Financial Services funding such as Investopedia or SunTrust, SHIP	Health and Human Services
			Mid-Florida Community Services Block Grant, United Way of Hernando County, St. Vincent de Paul, Corporate Foundations	Mid-Florida Homeless Coalition
●			SunTrust, Investopedia, Habitat for Humanity of Hernando County, Community Legal Services of Mid-Florida	Health and Human Services
●			United Way of Hernando County, Florida Hardest Hit	Housing Authority
●			State Housing Initiatives Partnership, Habitat for Humanity Capital Funds	Housing Authority
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
			Landlord registration fees	Code Enforcement
			Community Legal Services of Mid-Florida	Planning Department, Code Enforcement
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
●		●	In-Kind	Planning Department
		●	Hernando County BOCC Resources, Tax Increment Financing	Code Enforcement
		●	State Housing Initiatives Partnership, capital funding from local not for profits	Housing Authority
			Community Development Block Grant	Health and Human Services
			State Housing Initiatives Partnership	Planning Department, Housing Authority
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
		●	State Housing Initiatives Partnership (SHIP), Tax Increment Financing District (TIF) funds.	Housing Authority
		●	State Housing Initiatives Partnership, Florida Bond Program, Federal Home Loan Bank Atlanta, Neighborhood Stabilization Program 3, Hernando County Housing Finance Authority (via Escambia County Housing Finance Authority), not for profit agency partners	Housing Authority
		●	State Housing Initiatives Partnership, Florida Bond Program, Federal Home Loan Bank Atlanta, Neighborhood Stabilization Program 3, Hernando County Housing Finance Authority (via Escambia County Housing Finance Authority), not for profit agency partners	Housing Authority
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
	●		Hernando County Housing Authority bond financing, Florida Housing Finance Corporation, Federal Home Loan Bank Atlanta Affordable Housing Program, State Housing Initiatives Partnership, not for profit agency partners	Housing Authority, Planning Department
	●		Florida Housing Finance Corporation Low-Income Housing Tax Credits, State Housing Initiatives Partnership (SHIP), Hernando County Housing Authority bonds, not for profit agency partners	Housing Authority, Planning Department

COMMUNITY IDENTITY

Community Focus: Parks & Recreation

Parks and Recreation Concept: Develop a pedestrian system by which residents of Kass Circle can enjoy trails, boardwalks, and other community amenities

Community Path Forward: Develop pedestrian boardwalk along Greenbriar Lake, connecting to Spring Hill Drive and other roadways through existing easements dedicated to the public.

- Potential Funding Sources: Florida Department of Environmental Protection trail funding

Community Path Forward: Evaluate options for a trailhead in Kass Circle, creating a natural point of entry to the Greenbriar Trail and enhanced park amenities.

- Potential Funding Sources: Tax Increment Financing District funds, Florida Recreation Development Assistance Program (FRDAP), Impact Fees

Develop Parks and Recreation Facilities in Kass Circle

Community Path Forward: Evaluate any property that comes available as surplus for the potential to develop into tot lots and other community amenities.

- Potential Funding Sources: Tax Increment Financing District Funds and Impact Fees

Community Path Forward: Develop Pinehurst Community Park for community residents to enjoy, including amenities such as a playground, large pavilion, walking trails, and an open field space.

- Potential Funding Sources: Kaboom, local organizations such as Kiwanis and Rotary, Community Development Block Grant

*** Note: This project is not located within the Kass Circle Community Redevelopment Area; therefore, no Tax Increment Funds are being proposed for its development. It is, however, located within the greater Kass Circle community and will contribute significantly to the greater community culture if developed.*





NUTS AND BOLTS

- Identify easements and rights of way to use for pedestrian walkways, crosswalks, and pathways to create pedestrian network throughout Kass Circle
- Coordinate with Hernando County Sheriff's Office Community Oriented Policing and Problem-Solving Unit to address any public safety concerns in developing pedestrian trail and boardwalk
- Identify specific funding sources for the construction of the park facility, including a phasing plan if multiple sources and years are necessary.



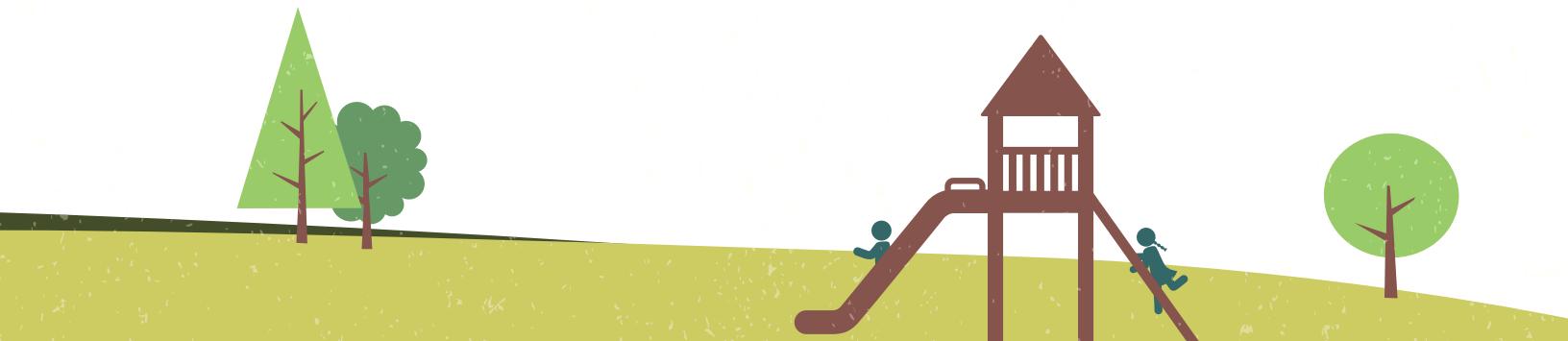
KEYS TO SUCCESS

- Community identity survey (longitudinal) to identify increased utilization and satisfaction



COMMUNITY PLAYERS

- Hernando County Parks and Recreation
- Local organizations such as Kiwanis and Rotary Club
- Hernando County Planning Department



Community Focus: Libraries

Library Concept: Establish a library presence in the Kass Circle Community

Community Path Forward: Coordinate with People Helping People in Hernando County to create a library twig site, offering books and community programming.

- Potential Funding Sources: No funding needed. Existing library resources will be utilized.

Library Concept: Provide community activities and programs that will benefit the Kass Circle Community

Community Path Forward: Offer e-government resources to residents in Kass Circle, including access to public assistance programs.

- Potential Funding Sources: E-Government Funding

Community Path Forward: Develop makerspace programs in conjunction with the People Helping People Community Resource Center to provide activities that meet the needs of the Kass Circle community.

- Potential Funding Sources: Library endowment funds, Library Services and Technology Act (LSTA) funding, local service organizations (Kiwanis, Rotary), Friends of the Library.

Library Concept: Develop a community relations strategy that informs the public about library events and involvement

Community Path Forward: Develop media campaign that includes social media, local television, website updates, and other electronic resources to share the message about library programs.

- Potential Funding Sources: Services available through Tampa Bay Library Consortium (no additional fee required), Nature Coast Television, Hernando County Public Information Office.





NUTS AND BOLTS

- Determine location of twig site within community resource center
- Determine potential dates and times of classes, space allocation and available resources
- Complete library survey to identify the needs of the community and the types of classes they would like to see offered in a library makerspace
- Utilize Hernando County Library Community Outreach personnel to recruit teachers for subjects as identified in the community survey
- Coordinate with the Hernando County UF/IFAS Cooperative Extension office to assist with cooking, food preparation, food growth, and other nutrition oriented classes for the community
- Coordinate with the District School Board of Hernando County to meet needs of children receiving free and reduced lunch by introducing families to free classes



KEYS TO SUCCESS

- Book Census, tracking number of books delivered to twig location and community use
- Space utilization and library classes available
- Number of participants in library program survey
- Number of classes offered per month, and number of attendees per class



COMMUNITY PLAYERS

- Hernando County Library System
- District School Board of Hernando County
- Local Organizations such as Kiwanis and Rotary
- People Helping People of Hernando County



Community Focus: Signage and Wayfinding

Signage and Wayfinding Concept: Create master signage and wayfinding plan that identifies Kass Circle as a community of historic significance and addresses issues of visual noise that detract from the community's appeal.

Community Path Forward: Identify the neighborhood assets that need to be showcased in a master signage plan, and develop a plan that identifies those assets and fits within the community theme.

- Potential Funding Sources: No funding is necessary for asset identification and signage planning. Funding for sign construction and installation will be determined once the plan is complete.

NUTS AND BOLTS



- Hold community engagement discussions to identify specific community assets and design concepts for signage plan
- Complete requests for proposals for signage development, considering community themes and design concepts
- Hold community meetings with local business owners, residents and stakeholders on potential zoning overlay requirements for signage and wayfinding

KEYS TO SUCCESS



- Community identity survey (longitudinal) to identify increased utilization and satisfaction

COMMUNITY PLAYERS



- Kass Circle Residents
- Community Based Organizations
- Kass Circle Business Owners
- Hernando County Chamber of Commerce



Community Focus: Festivals and Events

Festival and Event Concept: Create events and activities that will increase visibility of Kass Circle Community, develop community pride, and restore community culture

Community Path Forward: Coordinate with Chamber of Commerce, local farmers and art vendors to develop Kass Circle farmers market and/or art show in the community

- Potential Funding Sources: Marketing funds for promotion of the event will be provided by sponsoring organizations to be determined. Vendors can pay small fee to organizing entity or property owner for facilitation of event

Community Path Forward: Develop back to school bash event to prepare students for school and enhance community engagement

- Potential Funding Sources: Marketing funds for the promotion of the event will be provided by sponsoring organizations to be determined. Supplies will be donated and distributed with no additional cost to the community.

Community Path Forward: Develop community safety festival through coordination with Hernando County Sheriff's Office

- Potential Funding Sources: Marketing funds for the promotion of the event will be provided through the Hernando County Sheriff's Office

Community Path Forward: Coordinate with local property owners to allow for pop up sidewalk cafes, allowing for incubator businesses to showcase their food offerings.

- Potential Funding Sources: Marketing funds for promotion of the event will be provided by sponsoring organizations to be determined. Vendors can pay small fee to organizing entity or property owner for facilitation of event.



NUTS AND BOLTS

- Identify properties best suited for farmers' market
- Coordinate with local back to school events to avoid duplication of efforts/services
- Develop design standards for pop up sidewalk retail to meet Hernando County Code and the Kass Circle Community Redevelopment Area Plan



KEYS TO SUCCESS

- Number of markets and/or festivals held annually
- Total participation (vendor, attendance)
- Increase in revenue for local businesses



COMMUNITY PLAYERS

- Landlords and property owners
- Community based organizations
- Hernando County Chamber of Commerce

Community Focus: Public Art and Culture

Public Art and Culture Concept: Develop arts programming and displays in the Kass Circle Community, strengthening its desire to celebrate the past, present and future at Spring Hill's Original Town Center

Community Path Forward: Create multiple design concepts for public art, allowing community to buy in to specific designs that showcase the historic significance of Kass Circle and celebrate its future potential.

- Potential Funding Sources: Through coordination with the Hernando County School Board, high school students can donate their time to develop art design concepts.

Community Path Forward: Develop community art festival for the Kass Circle community, including performing arts, murals and sculptures, and other art elements that showcase Kass Circle's unique historic significance and cultural presence in Hernando County.

- Potential Funding Sources: State of Florida, Department of Cultural Affairs, Hernando County Fine Arts Council

NUTS AND BOLTS



- Identify property owners and public easements for art to be displayed
- Develop "art adoption" program, whereby local partners will be responsible for the maintenance of the art displays
- Identify partner property owners to allow art festival to be held on site

KEYS TO SUCCESS



- Number of public art displays located in Kass Circle
- Number of art festivals held annually
- Total participation in art festivals
- Increase in revenue for local businesses
- Community identity survey to identify increased utilization and satisfaction

COMMUNITY PLAYERS



- Landlords and property owners
- Community based organizations
- Hernando County Chamber of Commerce
- Kass Circle Residents



Kass Circle Community Identity Survey



Kass Circle Community Focus Area: Parks and Recreation		Immediate Within 1 year of plan adoption
Community Concepts and Paths Forward		
Develop a pedestrian system by which residents of Kass Circle can enjoy trails, boardwalks, and other community amenities		
Develop pedestrian boardwalk along Greenbriar Lake, connecting to Spring Hill Drive and other roadways through existing easements dedicated to the public		
Evaluate options for a trailhead in Kass Circle, creating a natural point of entry to the Greenbriar Trail and enhanced park amenities		
Develop parks and recreation facility in Kass Circle		
Evaluate any property that comes available as surplus for the potential to develop into tot lots and other community amenities		
Develop Pinehurst Community Park for community residents to enjoy, including amenities such as a playground, large pavilion, walking trails and an open field space		
Kass Circle Community Focus Area: Libraries		
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption
Establish a library presence in the Kass Circle community		
Coordinate with People Helping People in Hernando County to create a library twig site, offering books and community programming		●
Provide community activities and programs that will benefit the Kass Circle Community		
Offer e-government resources to residents in Kass Circle, including access to public assistance programs		●
Develop makerspace programs in conjunction with the People Helping People Community Resource Center to provide activities that meet the needs of the Kass Circle community		
Develop a community relations strategy that informs the public about library events and involvement		
Develop media campaign that includes social media, local television, website updates, and other electronic resources to share the message about library programs and services		
Kass Circle Community Focus Area: Festivals and Events		
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption
Create events and activities that will increase viability of Kass Circle Community, develop community pride, and restore community culture		
Coordinate with the Chamber of Commerce, local farms and art vendors to develop Kass Circle farmers market and/or art show in the community		
Develop back to school bash event to prepare students for school and enhance community engagement		
Develop community safety festival through coordination with the Hernando County Sheriff's Office		
Coordinate with local property owners to allow for pop up sidewalk cafes, allowing for incubator businesses to showcase their food offerings		
Kass Circle Community Focus Area: Public Art and Culture		
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption
Develop arts programming and displays in the Kass Circle community, strengthening the community's desire to celebrate the past, present and future at Spring Hill's Original Town Center		
Create multiple design concepts for public art, allowing the community to buy in to specific designs that showcase the historic significance of Kass Circle and celebrate its future potential		
Develop community art festival for the Kass Circle Community, including performing arts, murals and sculptures, and other art elements that showcase Kass Circle's unique historic significance and cultural presence in Hernando County		
Kass Circle Community Focus Area: Signage and Wayfinding		
Community Concepts and Paths Forward		Immediate Within 1 year of plan adoption
Create master signage and wayfinding plan that identifies Kass Circle as a community of historic significance and address issues of visual noise that detract from the community's visual appeal		
Identify the neighborhood assets that need to be showcased in a master signage plan, and develop a plan that identifies those assets and fits within the community theme		●

Y IDENTITY

Implementation Schedule

Implementation Timeframe				
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
	●		Florida Department of Environmental Protection	Hernando County
	●		Tax Increment Financing District, FRDAP, Impact Fees	Hernando County
		●	Tax Increment Financing, Impact Fees	Hernando County
	●		Kaboom, local civic organizations, CDBG	Hernando County
Implementation Timeframe				
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
			Existing Library Resources	Hernando County Libraries
			E-Government Funding through LSTA	Hernando County Libraries
●			Library Endowment Funds, LSTA, local civic organizations, friends of the library	Hernando County Libraries
●			Existing Library Resources	Hernando County Libraries
Implementation Timeframe				
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
●			Sponsoring Organizations	Business Owners and Community Partners
●			Sponsoring Organizations	Business Owners and Community Partners
●			Hernando County Sheriff's Office	Hernando County Sheriff's Office
	●		Sponsoring Organizations	Business Owners and Community Partners
Implementation Timeframe				
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
●			Existing funding of the Nature Coast Technical High School Arts Program, Hernando Fine Arts Council	Business Owners and Community Partners
●			Department of Cultural Affairs, Hernando County Fine Arts Council, local businesses and community service organizations	Business Owners and Community Partners
Implementation Timeframe				
Short Term Within 1-5 year of plan adoption	Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
			Business Owners to contribute fair share of sign printing and installation	Community Partnerships in coordination with Hernando County

COMMUNITY ORIENTED POLICING

Community Oriented Policing Concept: Assist in the enhancement of the quality of life for all businesses and residents in the Kass Circle community

Community Path Forward: Develop an active relationship with businesses and homeowners in the area to address ongoing issues. Use a business survey to allow businesses to identify specific public safety concerns that are impacting their success.

- Potential Funding Sources: Existing Community Oriented Policing and Problem-Solving Unit funds will cover this initiative.

Community Path Forward: Create special operations plan for the Kass Circle area to address related areas of concern identified by businesses and residents.

- Potential Funding Sources: Existing Community Oriented Policing and Problem-Solving Unit funds will cover this initiative.

Community Path Forward: Attend and assist in the Kass Circle CRA initiatives related to the revitalization of the community.

- Potential Funding Sources: Existing Community Oriented Policing and Problem-Solving Unit funds will cover this initiative.

Community Oriented Policing Concept: Focus on community aesthetics
Shape the Kass Circle community's vision of itself

Community Path Forward: Develop a team with Hernando County Code Enforcement and Department of Public Works to address code violations and areas of public safety and create mechanisms for tracking success

- Potential Funding Sources: Existing Hernando County's Sheriffs and Hernando County Board of County Commissioners funds will cover this initiative.



Community Oriented Policing Concept: Focus on prevention and proactivity in the Kass Circle Community

Community Path Forward: Develop a more significant presence in the Kass Circle community through bike and foot patrols and routine security checks.

- Potential Funding Sources: Existing Community Oriented Policing and Problem-Solving Unit funds will cover this initiative.

Community Oriented Policing Concept: Develop a cohesive team with community members to assist in the maintenance of public safety and problem-solving initiatives

Community Path Forward: Assist in the development of an area crime watch to include businesses, residents, and agency partners.

- Potential Funding Sources: Existing Community Oriented Policing and Problem-Solving Unit funds will cover this initiative.



NUTS AND BOLTS

- Create area crime watch survey, signage, and project plan
- Create business survey to gauge needs and specific issues
- Develop tracking mechanism for code and public works initiatives
- Inventory number and names of businesses in Kass Circle



KEYS TO SUCCESS

- Number of code enforcement cases opened (updated monthly)
- Number of initiatives and projects completed with Department of Public Works (updated monthly)
- Number of businesses engaged in the Kass Circle Community Redevelopment Plan
- Number of participants in the Kass Circle area crime watch



COMMUNITY PLAYERS

- Hernando County Code Enforcement
- Hernando County Department of Public Works
- Hernando County Planning Department
- Kass Circle Action Team
- Kass Circle Businesses and Business Association



COMMUNITY OR

Implementation

Community Concepts and Paths Forward	Immediate Within 1 year of plan adoption	Short Term Within 1-5 year of plan adoption
Assist in the enhancement of the quality of life for all businesses and residents in the Kass Circle community		
Develop an active relationship with businesses and homeowners in the area to address ongoing issues, specifically focusing on a business survey to allow businesses to identify specific public safety concerns that are impacting their success.		
Create special operations plan for the Kass Circle area to address related areas of concern identified by businesses and residents		
Attend and assist in the Kass Circle CRA meetings related to the revitalization of the community		
Community Concepts and Paths Forward	Immediate Within 1 year of plan adoption	Short Term Within 1-5 year of plan adoption
Focus on Community Aesthetics - Shape the Kass Circle Community's Vision of Itself		
Develop a team with Hernando County Code Enforcement and Department of Public Works to address code violations and areas of public safety and create mechanisms for tracking success		
Community Concepts and Paths Forward	Immediate Within 1 year of plan adoption	Short Term Within 1-5 year of plan adoption
Focus on Prevention and Proactivity in the Kass Circle Community		
Develop a more significant presence in the Kass Circle community through bike and foot patrols and routine security checks		
Community Concepts and Paths Forward	Immediate Within 1 year of plan adoption	Short Term Within 1-5 year of plan adoption
Develop a cohesive team with the Kass Circle community members to assist in the maintenance of public safety and problem-solving initiatives		
Assist in the development of an area crime watch to include businesses, residents, and agency partners		●

COMMUNITY ORIENTED POLICING

Implementation Schedule

Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
	●	Current HCSO Funds	HCSO
●		Current HCSO Funds	HCSO
	●	Current HCSO Funds	HCSO
Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
	●	Current HCSO and Funds HCBOCC	HCSO and HCBOCC
Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
	●	Current HCSO Funds	HCSO
Long Term More than 5 years after plan adoption	Ongoing Continuous programming	Potential Funding Source	Responsible Party
		Current HCSO Funds	HCSO

SPRING HILL DRIVE PEDESTRIAN IMPROVEMENTS AND ESTIMATED COSTS

Pedestrian Improvements	Estimated Cost
Short-Term Improvements	
Project Engineering (Contingency)	\$50,000.00
Spring Hill Drive Safety Improvements	\$215,000.00
Long-Term Improvements	
Concrete Pad for New Bus Pull Out	\$4,000.00
Anticipated Cost for Bus Pull Out Construction	\$100,000.00
Shelter and Amenities	\$28,000.00
Total	\$397,000.00



SPRING HILL DRIVE PEDESTRIAN SAFETY IMPROVEMENTS

➤ Kass Circle Community Concept: Infrastructure and Utilities

Plan Schedule: 2028

Estimated Cost: \$397,000

Background Information

Spring Hill Drive, between Pinehurst Drive and Deltona Boulevard, is one of the most heavily traversed roads in western Hernando County. It averages 28,086 daily trips (total eastbound and westbound), with the peak traffic occurring at school dismissal and afternoon rush hour.

Kass Circle Vision Plan

The Kass Circle Vision Plan recognized the hazards that exist along Spring Hill Drive. The road has a posted speed limit of 40 miles per hour; however most of the traffic moves at a higher rate of speed. It cannot be widened because it is designated as a constrained roadway. With only two marked crosswalks, Spring Hill Drive presents challenges for pedestrians and individuals with disabilities. Residents working and living in this area consider Spring Hill Drive a major public safety hazard.

Stakeholder Feedback

Residents and business owners alike recognize the need for additional safety improvements along Spring Hill Drive. The addition of Hammock Ridge Apartments (Phases 1 and 2) off Omaha Circle generates approximately 400 new residents needing to access the goods and services in the Kass Circle community. All current bus stops are along Spring Hill Drive, with residents crossing Spring Hill Drive from the commercial center to take the eastbound Green Route.

Project Specifics

Short-Term Improvements

- Traffic Channelization – Eliminate dangerous left-hand turn crossings to and from the Spring Hill Plaza and create a channelized intersection into the plaza to channel traffic from and onto Spring Hill Drive.
- Pedestrian Safety – Lit and/or graphically designed pedestrian crossings at Kass Circle (east) and main entryway to Spring Hill Plaza.
- Spring Hill Drive as a Gateway – Reduce speed limit on Spring Hill Drive between Pinehurst Drive (western boundary) and Deltona Boulevard (eastern boundary) to increase interest in Kass Circle and create a town center feel for the community.

Long-Term Improvements

- The Bus Pull Out Bay and Shelter Improvements - If the Spring Hill Plaza Shopping Center chooses to redevelop at any time during the Kass Circle Community Redevelopment Area Planning Horizon, it will be required to incorporate a bus pull out bay and construct a bus shelter for Kass Circle residents.

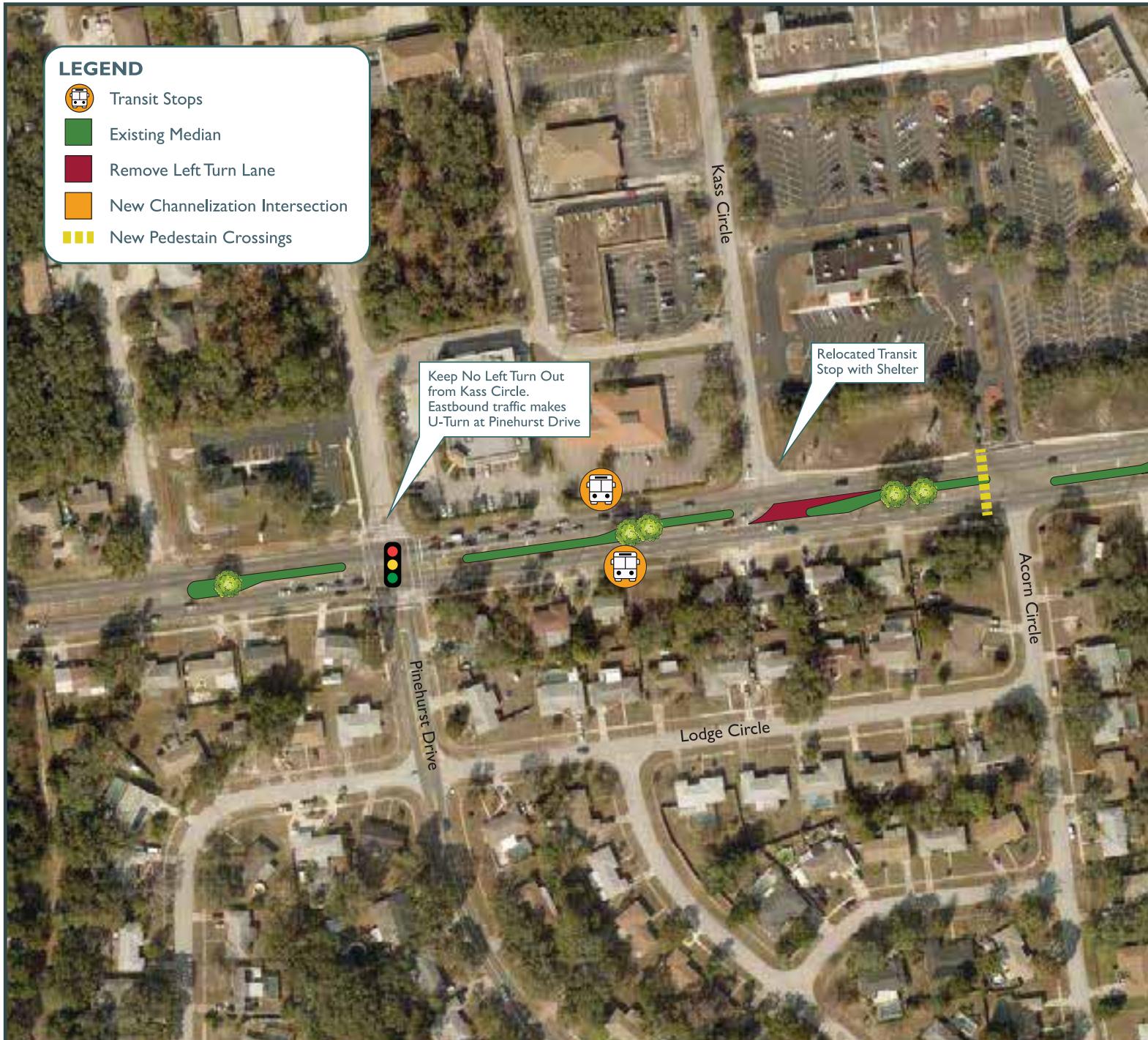
Anticipated Revenue Sources

- Tax Increment Financing District (Kass Circle Redevelopment Fund)



SPRING HILL DRIVE PEDESTRIAN

➤ Kass Circle Community Concept



IAN SAFETY IMPROVEMENTS

Part: Infrastructure and Utilities





LANDSCAPE PLAN AND IMPLEMENTATION

Kass Circle Community Concept: Community Identity

Plan Schedule: 2020-2022; 2036

Estimated Cost: To Be Determined

Kass Circle Vision Plan

The Kass Circle Vision Plan recognized the lack of visual appeal in the community, and therefore identified multiple improvements to enhance the community aesthetics and reinforce its sense of place.

Spring Hill Drive

Spring Hill Drive, as the center boulevard through the Kass Circle community, was identified as a focal point for not only safety but character-definition for the community. The vision plan recommended that the median be landscaped and that trees are planted along the sidewalks across both sides of the street.

Neighborhood Public Realm

The Kass Circle neighborhood has limited visual character throughout its residential areas. Through the planting of shade trees along newly installed sidewalks, the neighborhood will evolve and look more inviting, also increasing the sense of place in the community.

Project Specifics

Landscape Plan Development

- Plans will be developed for resilient landscaping along Spring Hill Drive Median, and within county-maintained rights of way including Spring Hill Drive, Deltona Boulevard, Pinehurst Drive and Omaha Circle
- Plans will be developed for vegetative enhancement along Greenbriar Lake boardwalk and pedestrian amenities
 - The plan will evaluate the viability of various kinds of plant materials in the space available and provide a plan for where plants would be installed
 - A maintenance plan will be developed, including types of irrigation and fertilization necessary
- Plant recommendations will be considered Florida Friendly, in accordance with the Florida-Friendly Landscaping™ program plant database¹ and approved by the Florida-Friendly Landscaping Program Coordinator.

Short-Term Landscape Improvements Include:

- Landscaping along Spring Hill Drive to enhance the visual aesthetics of the neighborhood
- Vegetation planting within county-maintained rights of way along Spring Hill Drive, Deltona Boulevard, Pinehurst Drive and Omaha Circle, including the planting of trees and other enhancements along multimodal pathways.

Long-Term Landscape Improvements Include:

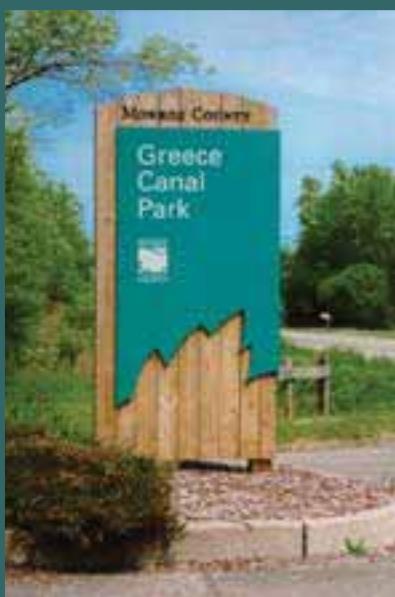
- Natural vegetation and plants to enhance Greenbriar Lake and contribute to visual appeal of boardwalk and other pedestrian amenities

Anticipated Cost Of Landscape Improvements:

- Cost of the landscaping purchase and planting will be determined upon completion of the landscaping plan.

Anticipated Revenue Sources - Landscape Enhancement Fund

- Re-establishes landscaping, or enhances existing landscaping and trees on park lands, conservation lands, or enhances public rights of way and public properties.



SIGNAGE AND WAYFINDING PLAN

Kass Circle Community Concept: Community Identity

Plan Schedule: Plan Beginning in 2020

Estimated Cost: To be Determined upon Completion of Plan

Background Information

The signage and wayfinding plan will assist in creating a culture for the Kass Circle community that reinforces its importance as a town center for the Spring Hill area. Additionally, it will greet residents and patrons with an attractive signage design that makes a good first impression. It will help motorists, cyclists and pedestrians navigate the Kass Circle community, reducing driver frustration and increase pedestrian and cyclist safety. It will increase the quality of life by highlighting key destinations, including parks, community resource centers and shopping destinations.

Project Specifics

The Kass Circle signage and wayfinding plan will be designed to be suitable on neighborhood streets, Spring Hill Drive and Deltona Boulevard. Additionally, signs will be used along the Greenbriar Lake Boardwalk, Pinehurst Neighborhood Park and Kass Sink Community Park, along with other pedestrian and bicycle paths. The plan will provide a cohesive look for the Kass Circle community, providing continuity in color scheme, fonts, and sign design.

- Signage: All signs will be reflective of a 1960s town center square look and feel, utilizing appropriate fonts, materials, and design concepts, and integrating a Kass Circle logo designed by the community.
- Wayfinding: Wayfinding designs will be developed for the Kass Circle community to assist in developing a community brand. These designs shall include bus shelters, utilizing the town square look and feel, and integrating the Kass Circle logo; park benches for walking trails and neighborhood parks, gateway features for the Kass Circle community, and park entrance features for Pinehurst Neighborhood Park, Greenbriar Lake Boardwalk, and Kass Sink community park.
- Social Media: Social media is becoming more integral to community identity. Suggestions will be developed for the graphic representation of the Kass Circle community on social media sites (including a potential future app) to incorporate the signage and wayfinding elements and assist with community marketing.

Project Design Plan

The Kass Circle signage and wayfinding plan will be developed through a collaborative partnership of the community, Hernando County (County), and the Hernando County School District (School District).

The Kass Circle community will work with Hernando County to identify the community elements to be included in the signage and wayfinding plan. These community elements, in addition to the major and residential roads; and pedestrian and bike trails, will be presented to the School District, through one of the high school graphic arts programs, to develop the plan. The design concept will be presented to the Kass Circle community and the County, and will include such design elements such as shape, size, layout, type styles, letter sizes, colors, mounting and materials.

Project Implementation

Upon completion of the signage and wayfinding plan, the signs can be created and installed through funding received by the Kass Circle Business Association, or a similar entity once created.

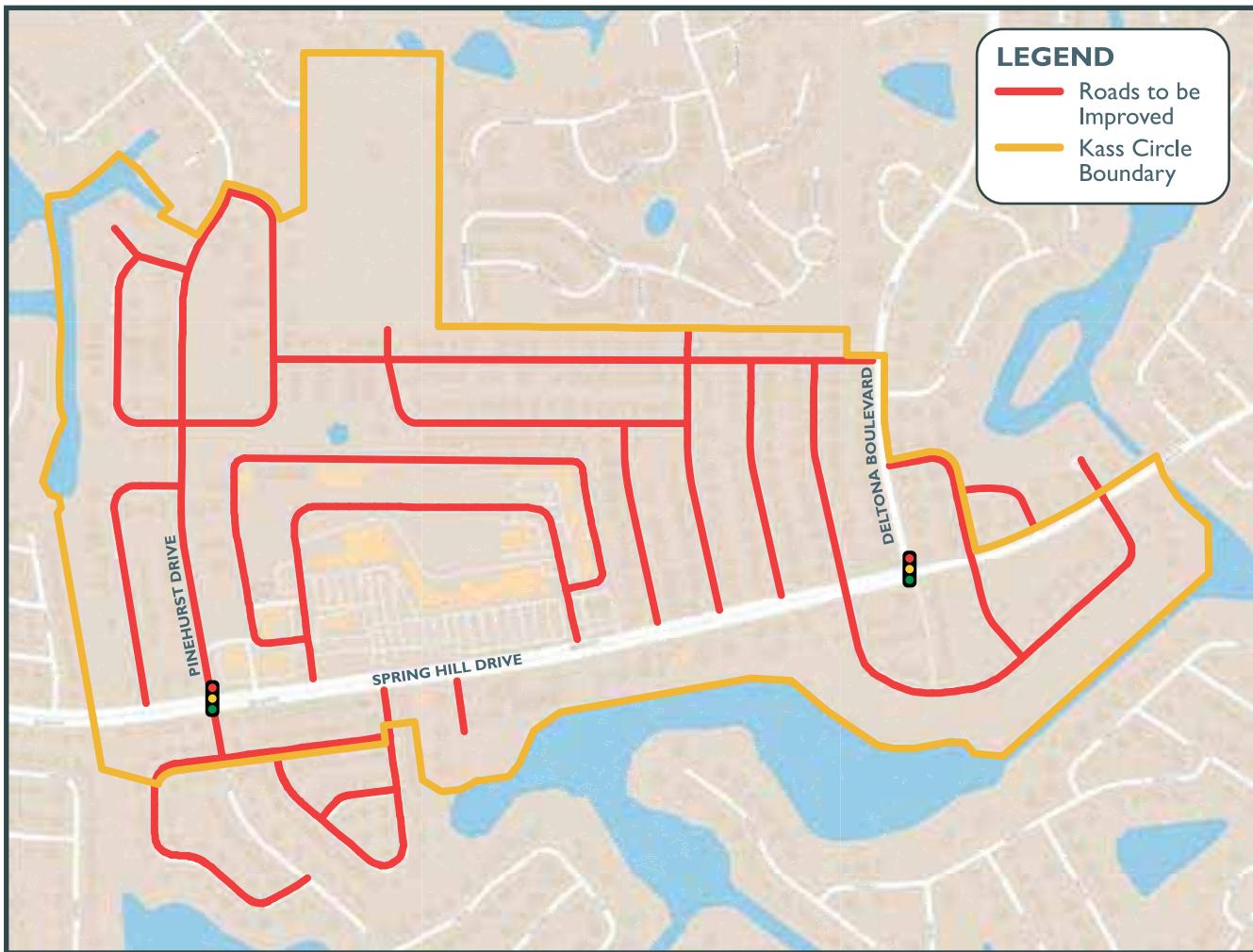
Potential Funding Sources

- Tax Increment Financing District
- Local Business Contributions

RESIDENTIAL ROAD IMPROVEMENT COST ESTIMATES

Road Name	From	To	PCI	Cost
Mead Drive	N of Canterbury Street	London Avenue	48	\$ 50,034.44
Kass Circle	Spring Hill Drive	Spring Hill Drive	64	\$ 90,911.33
Pinehurst Drive	Spring Hill Drive (E)	N of Lagoon Road	54	\$ 121,247.78
Skylar Drive	NE of Lagoon Road	SW of Pinehurst Drive	51	\$ 83,545.00
Markham Avenue	Spring Hill Drive	Canterbury Street	51	\$ 32,612.22
Pond Circle	Pinehurst Drive	Pinehurst Drive	51	\$ 76,058.89
Sands Court	W Dead End	Pinehurst Drive	48	\$ 6,941.67
Port Court	S Dead End	Spring Hill Drive	53	\$ 12,005.00
Antilles Lane	Omaha Circle	Deltona Boulevard	50	\$ 37,022.22
Acorn Circle	Lodge Circle	Spring Hill Drive	54	\$ 5,785.67
Sylvia Avenue	Spring Hill Drive	Pinehurst Drive	53	\$ 38,029.44
Malone Avenue	Spring Hill Drive	Mead Drive	52	\$ 28,011.67
Giffen Lane	Deltona Boulevard	Meadow Lark Road	48	\$ 12,576.67
Lodge Circle	Pinehurst Drive	Acorn Circle	55	\$ 77,583.33
Clipper Court	W Dead End	Deltona Boulevard	49	\$ 21,396.67
Sky Court	Pinehurst Drive	NW Dead End	52	\$ 15,026.67
Omaha Circle	Canterbury Street	North of Spring Hill Drive	53	\$ 101,647.78
Price Street	Acorn Circle	Acorn Circle	57	\$ 13,752.67
Amy Circle	Deltona Boulevard	Meadow Lark Road	50	\$ 36,260.00
Canterbury Street	Pond Circle	Deltona Boulevard	53	\$ 80,768.33
Apple Lane	Spring Hill Drive	Antilles Lane	54	\$ 14,128.33
London Avenue	Spring Hill Drive	N of Canterbury Street	51	\$ 38,764.44
Alley 57400		Kass Circle	54	\$ 63,434.58

Note: These estimates are subject to change based on road condition at the time of resurfacing, labor and material costs.



RESIDENTIAL ROAD REPAVING

Kass Circle Community Concept: Infrastructure and Utilities

Plan Schedule: As needed, roads will be re-evaluated in 2020 and every three years thereafter. Roads to be resurfaced based on pavement condition.

Estimated Cost: \$1,057,544.80

Background Information

Kass Circle is a community initially constructed in the 1960s, designed to be car-dependent, focusing access to and from Spring Hill Drive and Deltona Boulevard. As the community has aged, the residential roads have also aged, many of which will need resurfacing and/or re-pavement in the next few years.

Kass Circle Finding of Necessity

According to the Finding of Necessity, 56% of public roadways were in poor or failed condition. The road system in the direct vicinity of the Spring Hill Plaza was considered fair, and several roads were classified as poor, very poor, and failed. These pavement conditions, in addition to the inadequate roadway access, dated parking areas and lack of alternative transportation facilities contributed to the finding of necessity for redevelopment in the community.

Project Specifics

The Residential Road Improvements listed will address those roads located within the Kass Circle Community Redevelopment Area boundary. Other residential roads initially identified in the finding of necessity will not be identified as a part of this project due to being located outside the CRA boundary.

Project Timeframe

All Hernando County maintained roads are evaluated triennially to review their pavement condition and maintenance needs. The roads located in Kass Circle are scheduled for re-evaluation in 2020. At that time, maintenance needs will be scheduled during the next capital improvement programming cycle, based on condition, priority and funding availability.

Project Map

Anticipated Revenue Sources

- Tax Increment Financing District funds - To be used for repaving costs or as supportive funding for paving assessment to pay local contribution toward assessment costs
- Community Development Block Grant - Competitive funding through the Department of Economic Opportunity for residential road paving

RESIDENTIAL SIDEWALK CONSTRUCTION COST ESTIMATES

Segment	From	To	Miles	LF	Cost
Phase 1 Sidewalk Improvements					
Omaha Circle	Spring Hill Drive	Canterbury Street	0.214	1,128.00	\$51,888.15
Omaha Circle	Spring Hill Drive	Spring Hill Drive	0.431	2,273.15	\$104,564.70
Pinehurst Drive	Spring Hill Drive	N of Sky Court	0.427	2,255.24	\$103,740.85
Phase 2 Sidewalk Improvements					
Canterbury Street	Pond Circle	Deltona Blvd.	0.562	2,966.65	\$136,466.01
Sky Court	Pinehurst Drive	Cul-De-Sac	0.107	563.38	\$25,915.54
Pond Circle	Pinehurst Drive	Sky Court	0.202	1,065.09	\$48,994.24
Pond Circle	Pinehurst Drive	Pinehurst Drive	0.319	1,683.13	\$77,423.83
Phase 3 Sidewalk Improvements					
Malone Avenue	Spring Hill Drive	Mead Drive	0.195	1,029.31	\$47,348.24
London Avenue	Spring Hill Drive	Canterbury Street	0.240	1,268.88	\$58,368.44
Markham Avenue	Spring Hill Drive	Canterbury Street	0.227	1,198.43	\$55,127.93
Sylvia Avenue	Spring Hill Drive	Pinehurst Drive	0.265	1,396.91	\$64,257.79
Mead Drive	N of Canterbury	London Avenue	0.349	1,841.05	\$84,688.13
Antilles Lane	Spring Hill Drive	Deltona Blvd.	0.154	811.79	\$37,342.56
Antilles Lane	Spring Hill Drive	Omaha Circle	0.104	548.24	\$25,218.96
Total Proposed Cost					\$921,345.36

Note: These estimates are subject to change based on road condition, labor and material costs.



SIDEWALK CONSTRUCTION

Kass Circle Community Concept: Infrastructure & Utilities

Plan Schedule: 2022-2028

Estimated Cost: \$921,345.36

Background Information

Kass Circle was constructed to be a car-dependent community. As the Spring Hill community has evolved, residents are becoming more multi-modal, wanting to bike, walk, and/or ride public transit to get to various places throughout the area. Additionally, as the total population in the community has grown, sidewalks are a necessity to ensure public safety in the Kass Circle community.

Kass Circle Vision Plan

The Kass Circle Vision Plan recognized the need for sidewalks as part of the redevelopment of the Kass Circle community. The community identified public safety and a more complete sense of place as two of their priorities in the initial visioning workshops, and the vision plan echoed the need for sidewalks as part of a shared mobility approach to the roadway network.

Stakeholders Input

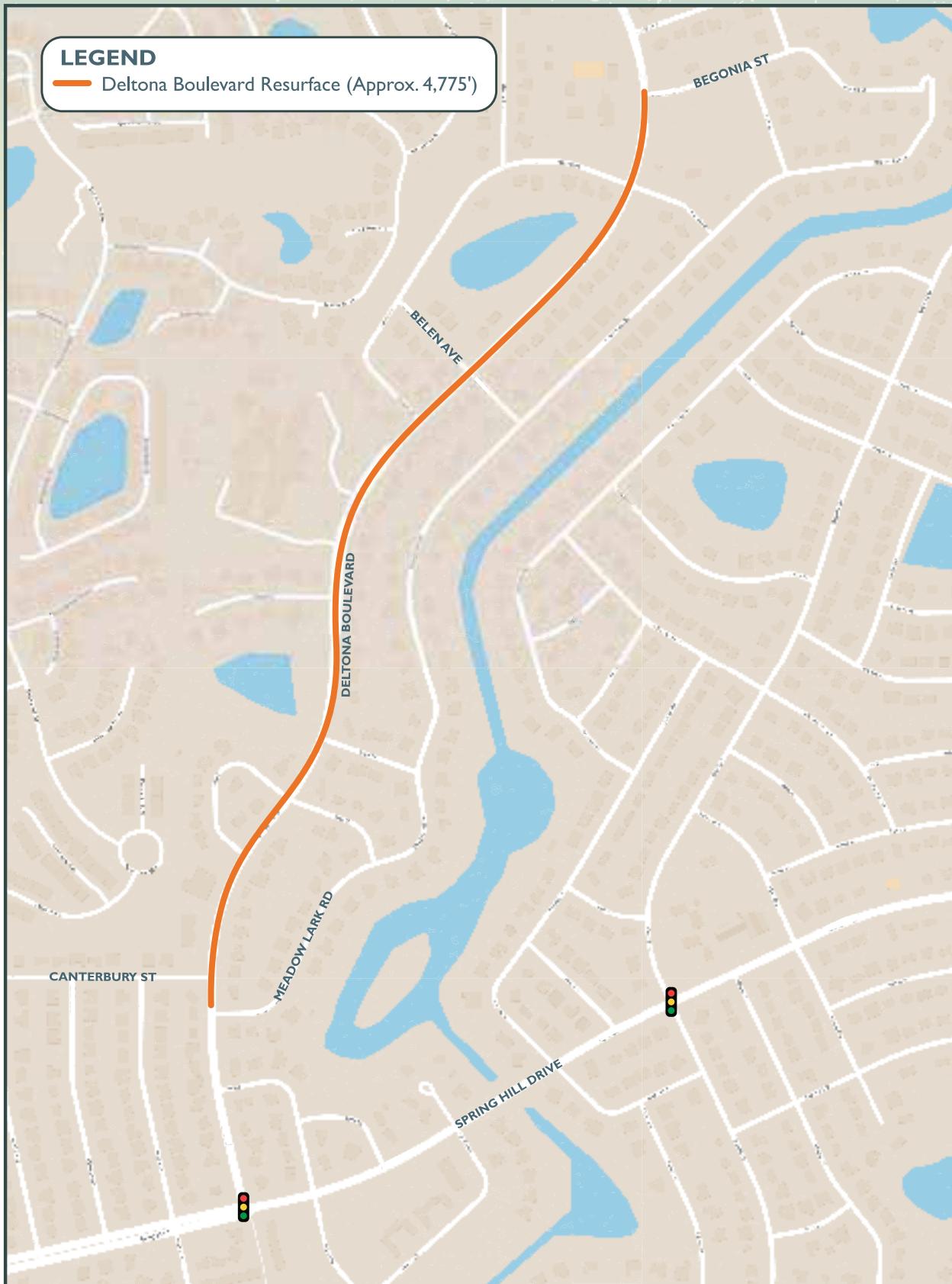
Residents and businesses in the Kass Circle community identified pedestrian safety as a significant cause of concern in the community. With the construction of the Hammock Ridge Apartments off Omaha Circle, approximately 200 new multifamily units (generating an approximate total of 400 residents) need access to the commercial establishments located along Kass Circle. Existing residents need access to public transportation and other services provided in the community. Additionally, the Kass Circle Community Identity Survey indicated walking trails and pedestrian accessibility as priorities for increased community identity.

Project Specific

The sidewalk project covers 20,029.25 linear feet along 11 roadways for an approximate total cost of \$921,345.36. These sidewalks have been prioritized based on public safety and accessibility to the community's commercial center, proposed parks and recreation opportunities, and public transportation.

Anticipated Revenue Sources

- Transportation Alternatives Funding (Hernando-Citrus Metropolitan Planning Organization)
- Tax Increment Financing District



DELTONA BOULEVARD RESURFACING

Kass Circle Community Concept: Infrastructure & Utilities

Plan Schedule: As needed. Road to be re-evaluated in 2024, and to be resurfaced based on pavement condition.

Estimated Cost: \$251,752.00

Background Information

Kass Circle is a community initially constructed in the 1960s, designed to be car-dependent, focusing access to and from Spring Hill Drive and Deltona Boulevard. Deltona Boulevard is a major collector road that identifies the easternmost boundary of the Kass Circle Community Redevelopment Area. As Deltona Boulevard is one of the primary gateways into the Kass Circle neighborhood, resurfacing the roadway will enhance the overall physical appeal of the community as well as contribute to the community character and aesthetics.

Project Specifics

The total square yardage included in the Kass Circle CRA is 14,624, with an anticipated cost of \$251,752 for resurfacing. The current pavement condition index (PCI), according to the Hernando County Department of Public Works, classifies the road as “good” quality. However, due to the traffic on the road and anticipated increases in estimated daily trips due to increased development in the community, it is anticipated that the road may need resurfacing by 2024.

Project Timeframe

Deltona Boulevard is scheduled for re-evaluation in 2024. At that time, if the PCI warrants a resurfacing, maintenance needs will be scheduled during the next capital improvement programming schedule, based on condition, priority and funding availability. However, if the PCI does not warrant a resurfacing at that time, it will be reviewed more closely at the time the index decreases to below 60.

Deltona Boulevard Resurfacing Cost Estimate

Road Name	Deltona Boulevard
From/To	Spring Hill Drive to 184' south of Clipper Court
PCI	82
Cost	\$251,752.00

Anticipated Revenue Sources

- Hernando County Gas Tax
- Tax Increment Financing District





UTILITIES IMPROVEMENTS - ANTICIPATED COSTS

Project	Estimated Cost
Manhole Coating	\$40,000.00
Clay Gravity Sewer Main Lining	\$750,000.00
Force Main Sewer Replacement	\$130,000.00



UTILITIES IMPROVEMENTS

Kass Circle Community Concept: Infrastructure & Utilities

Plan Schedule: 2025-2023

Estimated Cost: \$920,000.00

Background Information

The utility infrastructure in this section of Spring Hill was installed in the early 1970's. The gravity sewer main material type is VCP (clay) pipe. The manhole structures are constructed of precast concrete. The identified manholes receive flow from sewer force mains and are exposed to higher levels of corrosive gas. The existing 6-inch sewer force main has experienced breakage in numerous locations due to age and material type (schedule 40 PVC).

Project Specifics

- Manhole Coating: Adding a protective coating inside the manholes will greatly extend their service life and prevent further deterioration. Additionally, manhole ring and covers also require replacement. There are 7 gravity manholes to coat and seven rings and covers to replace.
- Clay Gravity Sewer Main Lining: Lining existing gravity sewer mains will assist in preventing existing and future root infiltration, thus reducing service interruptions and backups. It will also prevent ground water infiltration into the gravity mains, which should reduce pumping and sewer treatment costs. There is a total of 5,800 linear feet of gravity main to line.
- Force Main Sewer Replacement: Replacement of the force main sewer will reduce system breakages. There is a total of 3,200 linear feet of 6-inch sewer force main to replace.

Potential Funding Sources

- Utilities Capital Funds
- Community Development Block Grant – Competitive application; subject to award from
- Department of Economic Opportunity





Pinehurst Neighborhood Park Amenities and Estimated Costs

Park Amenity	Estimated Cost
Playground	\$100,000.00
Swings (Sunset Outlook Area)	\$4,000.00
Music Sculpture/Play Area	\$5,000.00
Large Pavilion	\$30,000.00
Small Pavilions (4)	\$24,000.00
Nature Trail	In-Kind
Fitness Equipment	To Be Determined Based on Funding Availability
Born Learning Trail	To Be Determined Based on Funding Availability
Grills (6)	\$1,200.00
Wastebaskets	\$468.00
Bathrooms	\$80,000.00
Parking Lot, Paved Walking Paths, Etc.	To Be Determined Based on Engineering
Security Lighting	Installed by Withlacoochee River Electric Cooperative; monthly maintenance fees paid by Hernando County

PINEHURST NEIGHBORHOOD PARK

Kass Circle Community Concept: Community Identity

Plan Schedule: 2025-2035

Estimated Cost: \$245,000.00 known costs, with additional costs determined at engineering

Background Information

The Pinehurst Community Park site is approximately 6 acres and was granted to the public as a park site. While this park is not located in the Kass Circle Community Redevelopment Area, it is within walking distance from most residents in the community and is near its commercial core.

Existing Community Assets

An asset inventory was completed for the Kass Circle community. The only park facility located within one mile is the Pioneer Park and Skate Park. This park provides specialized recreational opportunities for residents interested in skateboarding; it is not a traditional community park.

Delta Woods District Park is located off Deltona Boulevard, located three miles from Kass Circle. This park offers playground and sports equipment, trails, and pavilions.

Community Identity Survey

As part of the plan development, a community identity survey was compiled for Kass Circle. Two-thirds of the respondents stated that they would visit a park more often if one was in Kass Circle. They identified that paved walking and biking trails, picnic areas and playgrounds were needed in the community. Additionally, almost half of the respondents were interested in sculptures to assist in defining the community's character.

Project Specifics

The Pinehurst Neighborhood Park is a 6-acre park that will be designed to benefit the Kass Circle neighborhood residents and their families. Park amenities will include a playground with swing set and music area. There will be a small sunset lookout area with swings, and a nature trail with fitness equipment and educational activities. In addition to the recreational activities on the site, the park will have a large pavilion for gatherings, and four small pavilions for families to enjoy.

Project Limitations

The Pinehurst Neighborhood Park is located just outside of the Community Redevelopment Area boundary; therefore, no redevelopment funds will be used for its development. Its creation will serve to provide necessary recreational opportunities for the Kass Circle residents.

Anticipated Revenue Sources

- Kaboom Funding
- Sponsorship Opportunities by Local Businesses
- Hernando County Fine Arts Council
- Local Service Organizations
- Florida Recreation Development Assistance Program
- Youth Service Organizations such as Boy Scouts of America and Girl Scouts
- United Way of Hernando County
- Florida Department of Health in Hernando County
- PRIDE Program, Florida Department of Corrections
- Park Impact Fees

Ongoing Maintenance and Repair

The park will be fully designed and engineered, and a comprehensive operations and maintenance plan will be approved, prior to its construction.



Site Background Information

Kass Sink is a naturally occurring karst feature located in the heart of Kass Circle, in the commercial core just north of the Kass Circle Alleyway and south of the multifamily residential neighborhoods along Pond Circle and Pinehurst Drive. It is part of the larger Hernando County stormwater management system for the Weeki Wachee Watershed and is also a special protection area under the Groundwater Protection Ordinance. There is an existing vegetative buffer; however, there is no stormwater pre-treatment prior to entering the sink.

Kass Sink Community Park Amenities and Estimated Costs

Park Amenity	Estimated Cost
Small Pavilions (4)	\$24,000.00 (total)
Nature Trail	In Kind
Landscape Improvements	To Be Determined Based on Engineering
Trash Receptacles	\$468.00
Signage	To Be Determined Based on Signage and Wayfinding Plan



KASS SINK COMMUNITY PARK

Kass Circle Community Concept: Infrastructure, Utilities and Community Identity

Plan Schedule: 2025-2036

Estimated Cost: \$25,000.00 known costs, with additional costs to be determined.

Spring Hill Plat

Kass Sink is identified in the Spring Hill Phase 3 Plat as Drainage Facility. It is essential to stormwater drainage and groundwater in the Kass Circle community.

Vision Plan

The Kass Circle vision plan recognized the Kass Sink as a critical feature to the community's revitalization efforts. It identified the Sink as a potential location for a community garden, connecting it to unique features that increase the community's sense of place.

Project Specifics

The Kass Sink Community Park will be designed to enhance the commercial core of the Kass Circle community, providing passive recreational opportunities for residents to enjoy its natural features. The park will contain four small pavilions and a nature trail. Additionally, the community park will incorporate low-impact development techniques for stormwater treatment to provide the greatest benefit for Kass Circle and greater Hernando County residents. Existing vegetative buffering will be incorporated into the overall park design.

The park will be fully designed and engineered, and a comprehensive operations and maintenance plan will be approved, prior to its construction.

Project Limitations

There are limitations to the types of activities that can occur on site and materials that can be used on the property. The nature trail will be developed using Florida Friendly naturally occurring pervious materials. Additionally, only passive recreational activities will be allowed on the site; no playgrounds nor sports equipment will be installed.

Gopher Tortoise burrows are located throughout the Kass Circle community, so particular care must be taken to avoid or relocate them during the project development and construction.

Anticipated Revenue Sources

- Landscape Enhancement Fund: Re-establishes landscaping, or enhances existing landscaping and trees on park lands, conservation lands, or enhances public rights of way and public properties.
- Park Impact Fees
- Tax Increment Financing District Funds
- PRIDE Program, Florida Department of Corrections
- Local Service Organizations
Youth Service Organizations such as Boy Scouts of America and Girl Scouts

Ongoing Maintenance and Repair

The park will be fully designed and engineered, and a comprehensive operations and maintenance plan will be approved, prior to its construction.

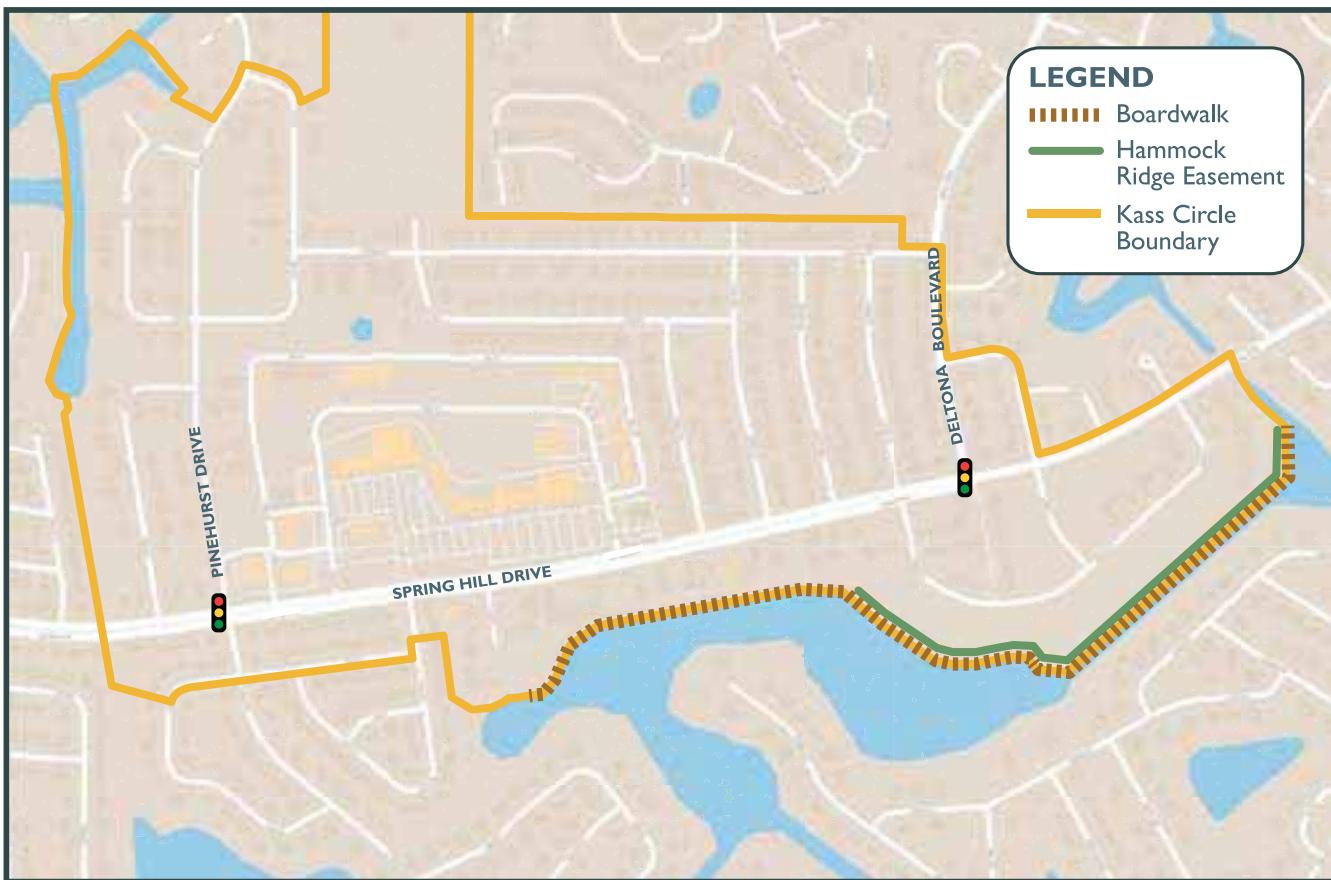


Site Background Information

The Greenbriar Lake Community Boardwalk has been a concept envisioned for the community throughout the redevelopment planning process. It was initially identified in the Kass Circle Vision plan and, through coordination with HTG Trust Group, a pedestrian easement was granted. The need and desire for the boardwalk was further confirmed through the Community Identity Survey completed in 2017.

Hammock Ridge Pedestrian Easement

The Housing Trust Group, owner of Hammock Ridge Phases I and II along Omaha Circle in the Kass Circle Community Redevelopment Area, has worked with the County to grant a pedestrian easement along the back of each of the phases to allow for the construction of the Greenbriar Lake Community Boardwalk. This easement will allow public access to the Boardwalk from the HTG properties, as well as connecting to additional pedestrian easements stemming from Spring Hill Drive.



GREENBRIAR LAKE COMMUNITY BOARDWALK

Kass Circle Community Concept: Community Identity

Plan Schedule: 2035-2040

Estimated Cost: To Be Determined

Kass Circle Vision Plan

The Kass Circle Vision Plan identified Greenbriar Lake as one of the primary locations for improving community identity and the visual appeal of the Kass Circle neighborhood. It discusses utilizing Greenbriar Lake and the drainage easements in and around the Kass Circle community to provide nature trails, mini-parks, and other recreational opportunities to increase the community's ownership of itself, and to establish public spaces for individual usage, community gatherings and public events

Community Identity Survey

Parks and Recreation facilities have been identified as valuable and necessary by the Kass Circle Community. Seventy percent of respondents to the Kass Circle Community Survey have visited a park in the past year. Almost two-thirds would visit a park more frequently if one was closer to Kass Circle. Residents identified that a walking/nature trail was one of the most important parks and recreation amenities necessary in the community. Additionally, 88% of respondents were interested in community festivals in Kass Circle. The Greenbriar Lake Community Boardwalk will serve as an enhancement to the Kass Circle community, allowing greater opportunity for events like murals and art festivals, food festivals, and music.

Project Specifics

The Greenbriar Lake Boardwalk will be a fully designed boardwalk that will connect to the other pedestrian amenities in the Kass Circle community, including sidewalks, trails, and crosswalks. The Boardwalk will begin at the Hammock Ridge properties and will extend through the waterway easement located immediately adjacent to Greenbriar Lake. The boardwalk will end at a pedestrian easement owned by Hernando County, which will allow it to connect to Spring Hill Drive, the sidewalk system and The Bus. The Boardwalk will be fully designed and engineered, and a comprehensive operations and maintenance plan will be approved, prior to its construction.

Project Limitations

Currently, the boardwalk is not anticipated to have a trailhead due to lack of property in public ownership in Kass Circle. Signage will be developed consistent with the Kass Circle signage and wayfinding plan that will notify users of the boardwalk's location.

Anticipated Revenue Sources

- Department of Environmental Protection, Recreational Trails Program. Competitive Funding; eligible to apply annually.
- Parks and Recreation Impact Fees. Local funding; available with capital improvement programming

Ongoing Maintenance and Repair

To be determined. A comprehensive operations and maintenance plan will be developed prior to construction.



Redevelopment Project	Short-Term Fiscal Years 2020-2025				
Deltona Boulevard Resurfacing					
Residential Road Repaving					
Sidewalk Improvements					
Utilities Improvements					
Spring Hill Drive Safety Improvements					
Kass Sink Passive Park					
Signage and Wayfinding					
Greenbriar Lake Community Boardwalk					
Landscape Improvements					
Pinehurst Neighborhood Park					



PLANNED DATES FOR COMPLETION



TENTATIVE BASED ON ROAD ANALYSIS

PROVEMENT

Implementation Schedule

Implementation Timeframe

TAX INCREMENT FINANCING

The Kass Circle Community Redevelopment Agency has three primary functions for which it is proposing Tax Increment Financing (TIF):

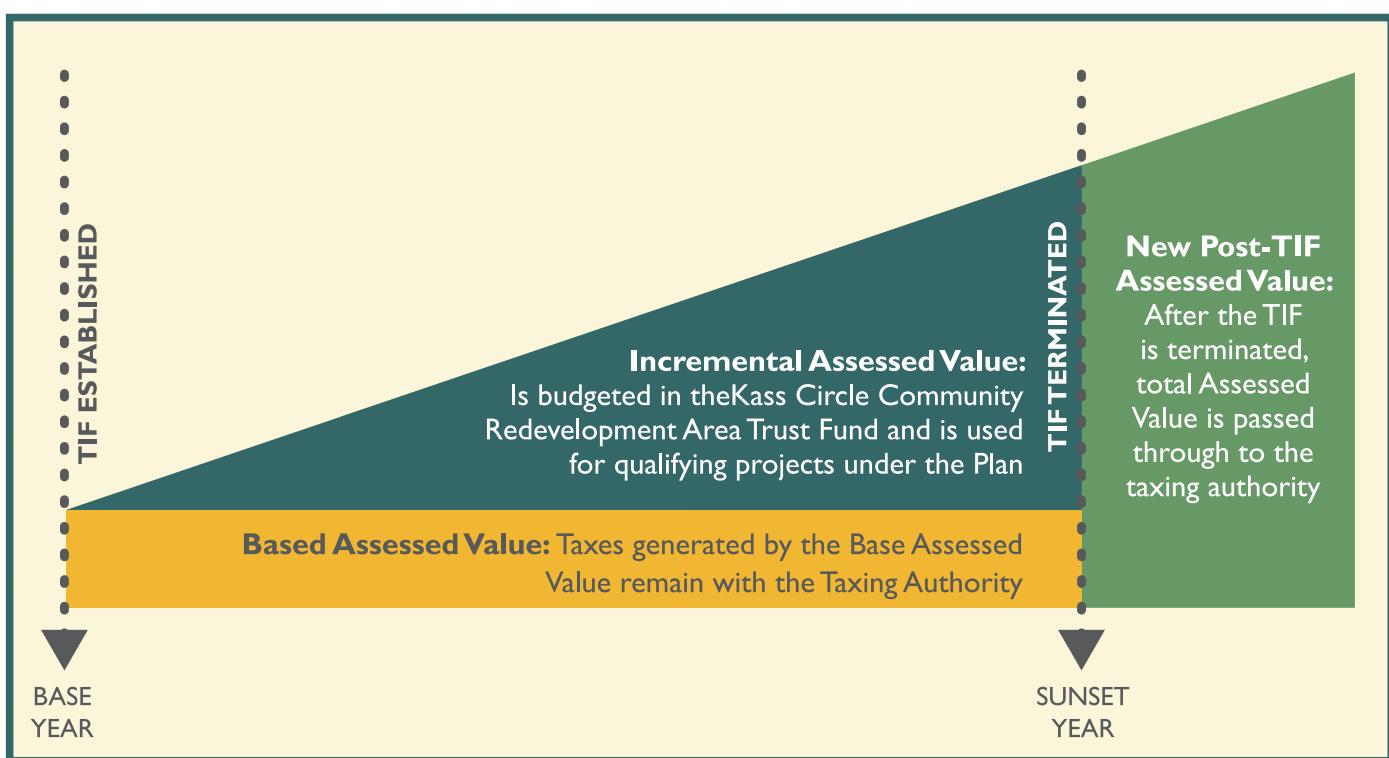
- The construction of public capital improvements such as improving parks, landscaping and streets;
- Promotion and marketing materials for Kass Circle; and
- Leveraging grants, tax credits, and private investments into the community.

Utilizing Tax Increment Financing Revenues

The ability of the Kass Circle Community Redevelopment Agency to utilize TIF revenues requires two key actions:

- The establishment of redevelopment trust funds as required by Section 163.387, Florida Statutes as the repository for incremental tax funds; and
- The provision, by ordinance of the Hernando County Board of County Commissioners, for the funding of the redevelopment trust funds for the duration of the Community Redevelopment Area Plan.

TIF revenue is used to leverage public funds to promote redevelopment activities in community redevelopment areas. A TIF captures the future tax benefits of real estate improvements in a CRA to pay the current cost of making improvements as part of the Community Redevelopment Area Plan. A Redevelopment Trust Fund is established for the tax increment revenue generated and dedicated to redevelopment.



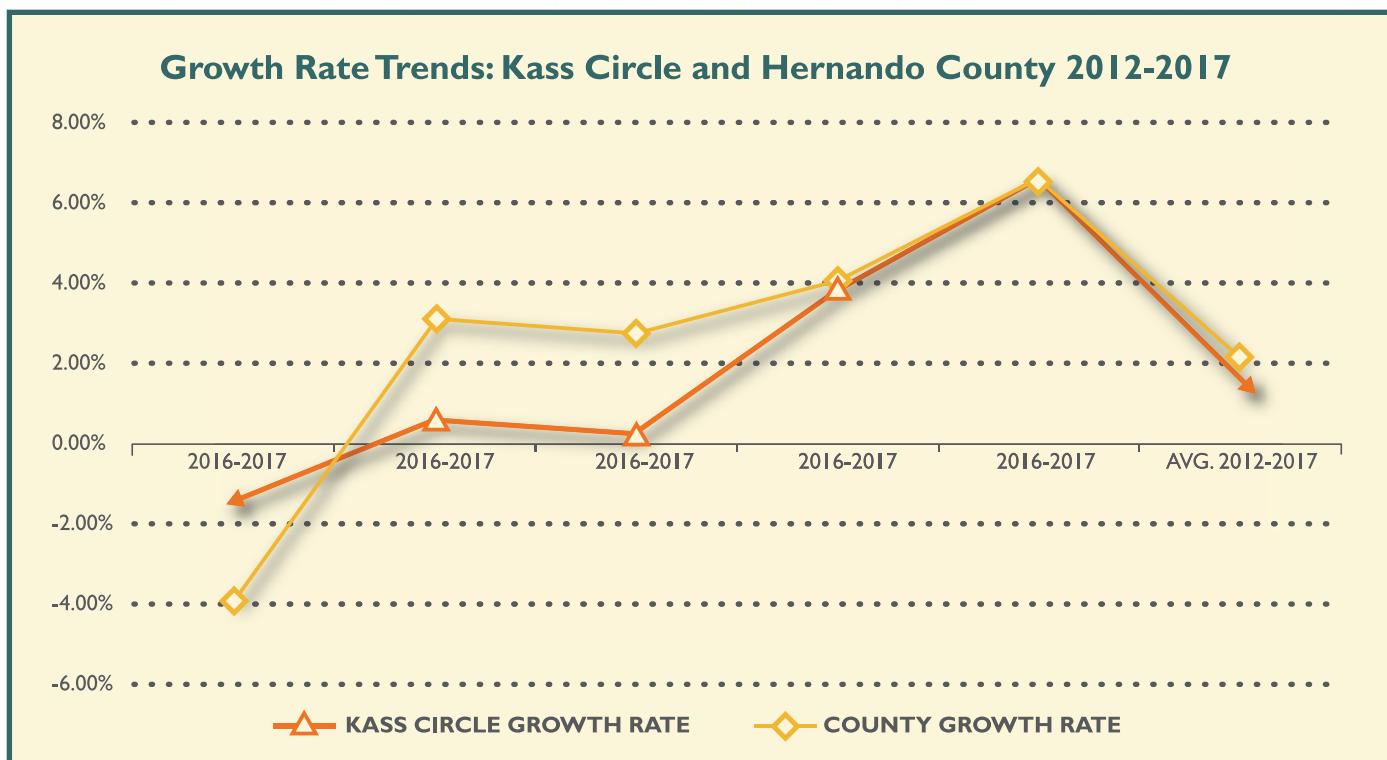
The tax increment revenues can be used immediately, saved for specific projects, or can be bonded to provide upfront financing to maximize funds available. Any funds received from a Tax Increment Financing district, however, must be used for redevelopment as specified in the Plan and not for general governmental purposes. These funds are to be used only for projects, improvements and programs within the Kass Circle Community Redevelopment Area's geographical boundary as well as for approved Community Redevelopment Area Agency administrative expenses.

Establishing a Redevelopment Trust Fund

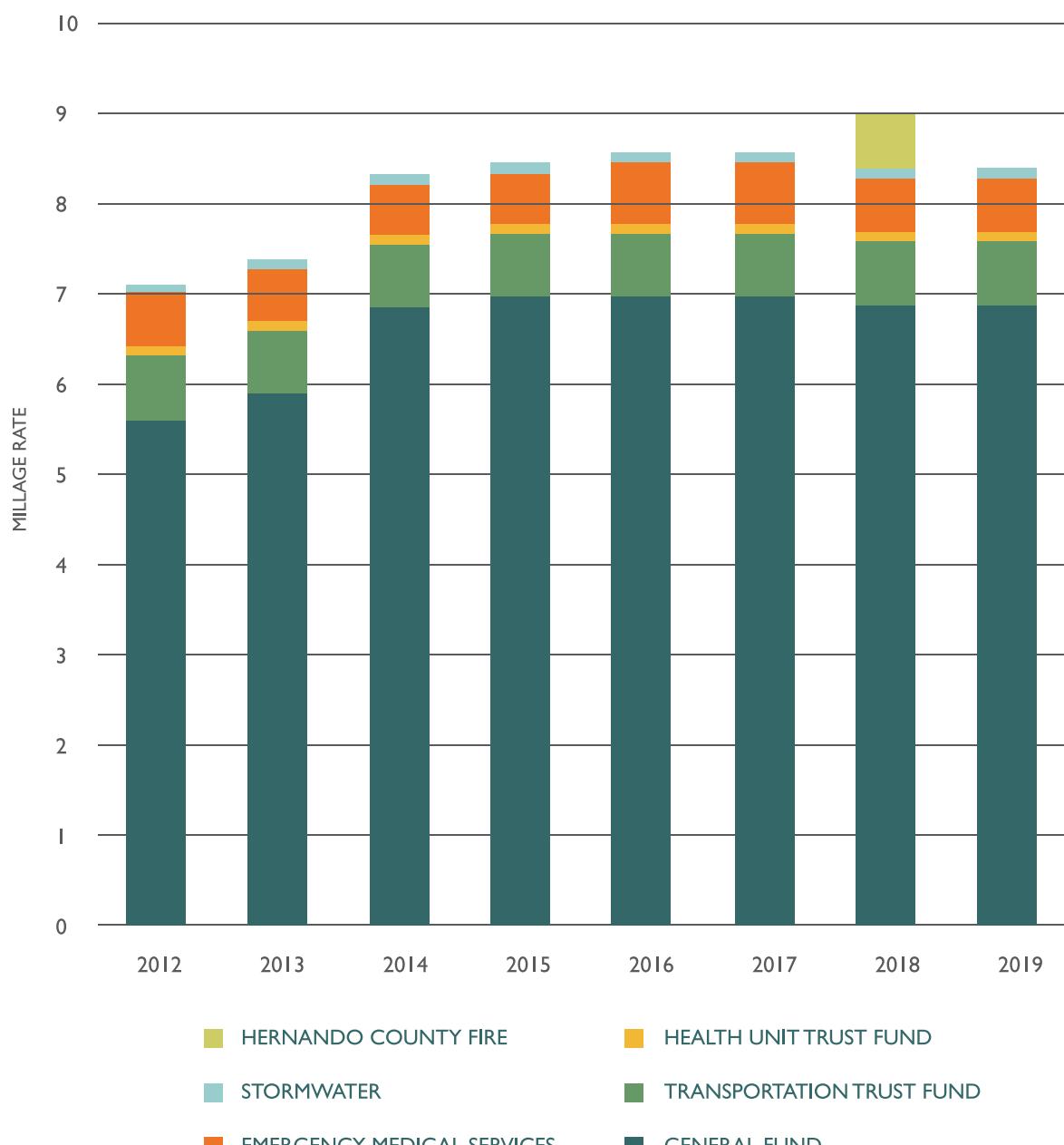
Upon adoption, the Redevelopment Trust Fund ordinance specifies the base valuation of the property located within the boundaries of the CRA and between 50% and 95% of the total taxable value is collected annually. The Redevelopment Trust Fund is established to collect a portion of the revenues collected in the Kass Circle community on the increase in revenue from the base year to the taxable fiscal year. Between 50% and 95% of assessed by qualified taxing authorities on future increases in the value of properties contained in the Kass Circle community redevelopment area may be retained by the CRA and reinvested into a Tax Increment Financing District through the corresponding Redevelopment Trust Fund.

Growth Rate Trends

Growth Rates in Kass Circle, and in Hernando County as a whole, have fluctuated greatly due to the Great Recession and the economic comeback thereafter. To identify an appropriate growth rate for the Kass Circle Community Redevelopment Area Plan, an average growth rate from 2012-2017 was used. This time frame includes the negative growth rate still occurring from 2012-2013 but considered the robust growth that occurred immediately after through 2017 (the most current data available.) The Kass Circle Growth rate during this time was 1.67% in comparison to the Hernando County growth rate of 2.16%.



Hernando County Millage Rate Trends - FY2012-19



Millage Rate Trends in Hernando County

Millage rates in Hernando have been adjusted over time to account for changes in the local economy, property values, and other budgetary considerations. As such, the millage rate used to forecast revenue for Kass Circle was an average of the millage rates assessed for the General Fund from FY12-19 as well as the current rates for all other eligible funds, including the Emergency Services MSTU.

The stormwater millage rate has remained constant since 2012, as well as the Health Unit Trust Fund and the Transportation Trust Fund. The most recent Emergency Medical Services millage rate of .91 was used as the millage rate for the growth projections, as the rate was modified in fiscal year 2019 when the Emergency Services municipal services business unit was eliminated. It can be reasonably anticipated that the .91 rate will continue for the period established for the redevelopment fund.

To calculate the total projected millage rate for the Kass Circle Community Redevelopment Trust Fund, the average of the millage rates for the general fund from 2012-2019 and the current millage rates for emergency medical services, stormwater, health, and transportation funds were used. The Hernando County Fire fund was not used as it was only utilized for one year (2018). The total projected millage rate utilized for the growth projections through 2048 is 8.4892.

Fund	2012	2013	2014	2015	2016	2017	2018	2019
Hernando County Fire	0	0	0	0	0	0	.5	0
Stormwater	.1139	.1139	.1139	.1139	.1139	.1139	.1139	.1139
Emergency Medical Services	.5598	.5598	.5534	.5534	.67	.67	.67	.91
Health Unit Trust Fund	.1102	.1102	.1102	.1102	.1102	.1102	.1102	.1102
Transportation Trust Fund	.7091	.7091	.7091	.7091	.7091	.7091	.7091	.7091
General Fund	5.6279	5.9169	6.8669	6.9912	6.9912	6.9912	6.8912	6.8912
Total	7.1209	7.4099	8.3535	8.4778	8.5944	8.5944	8.9944	8.7344

Revenue Forecasting for Kass Circle Redevelopment Trust Fund

Base Year: 2018

Assumptions for 30-Year TIF Projections (2018-2048):

- Average annual increase (appreciation) of existing taxable real estate: 1.67%
- Total ad valorem tax millage rates utilized is 8.4892; one revenue forecast scenario is presented for financial planning purposes: collecting 95% of the increase in tax revenue for Kass Circle community to the Kass Circle Redevelopment Trust Fund.
- The revenue forecast for each of the funds by year is shown on the following pages.



Health Revenue Forecast

Year	Taxable Value	Change in Value from Base Year	Health Millage Rate	Total Revenue (Over Base Year)	95% Increment to Redevelopment Fund with 5-Year Deferral
Short-Term (1- 6 Years)					
BASE YEAR: 2020	\$55,278,240.00		0.1102		
2021	\$56,201,386.61	\$923,146.61	0.1102	\$96.65	
2022	\$57,139,949.76	\$1,861,709.76	0.1102	\$194.90	
2023	\$58,094,186.93	\$2,815,946.93	0.1102	\$294.80	
2024	\$59,064,359.85	\$3,786,119.85	0.1102	\$396.37	
2025	\$60,050,734.66	\$4,772,494.66	0.1102	\$499.63	
2026	\$61,053,581.93	\$5,775,341.93	0.1102	\$604.62	\$574.39
2027	\$62,073,176.74	\$6,794,936.74	0.1102	\$711.36	\$675.79
Short-Term Subtotal				\$2,798.34	\$1,250.18
Mid-Term (6-15 Years)					
2028	\$63,109,798.80	\$7,831,558.80	0.1102	\$819.89	\$778.89
2029	\$64,163,732.43	\$8,885,492.43	0.1102	\$930.22	\$883.71
2030	\$65,235,266.77	\$9,957,026.77	0.1102	\$1,042.41	\$990.29
2031	\$66,324,695.72	\$11,046,455.72	0.1102	\$1,156.45	\$1,098.63
2032	\$67,432,318.14	\$12,154,078.14	0.1102	\$1,272.41	\$1,208.79
2033	\$68,558,437.85	\$13,280,197.85	0.1102	\$1,390.30	\$1,320.78
2034	\$69,703,363.77	\$14,425,123.77	0.1102	\$1,510.17	\$1,434.66
2035	\$70,867,409.94	\$15,589,169.94	0.1102	\$1,632.03	\$1,550.43
2036	\$72,050,895.69	\$16,772,655.69	0.1102	\$1,755.93	\$1,668.14
2037	\$73,254,145.64	\$17,975,905.64	0.1102	\$1,881.90	\$1,787.81
Mid-Term Subtotal				\$13,391.71	\$12,722.13
Long-Term (15-30 Years)					
2038	\$74,477,489.88	\$19,199,249.88	0.1102	\$2,009.97	\$1,909.47
2039	\$75,721,263.96	\$20,443,023.96	0.1102	\$2,140.19	\$2,033.18
2040	\$76,985,809.07	\$21,707,569.07	0.1102	\$2,272.56	\$2,158.93
2041	\$78,271,472.08	\$22,993,232.08	0.1102	\$2,407.16	\$2,286.80
2042	\$79,578,605.66	\$24,300,365.66	0.1102	\$2,544.01	\$2,416.80
2043	\$80,907,568.37	\$25,629,328.37	0.1102	\$2,683.14	\$2,548.98
2044	\$82,258,724.77	\$26,980,484.77	0.1102	\$2,824.58	\$2,683.35
2045	\$83,632,445.47	\$28,354,205.47	0.1102	\$2,968.41	\$2,819.99
2046	\$85,029,107.31	\$29,750,867.31	0.1102	\$3,114.62	\$2,958.89
2047	\$86,449,093.40	\$31,170,853.40	0.1102	\$3,263.28	\$3,100.11
2048	\$87,892,793.26	\$32,614,553.26	0.1102	\$3,414.41	\$3,243.69
2049	\$89,360,602.91	\$34,082,362.91	0.1102	\$3,568.09	\$3,389.68
2050	90,852,924.98	\$35,574,684.98	0.1102	\$3,724.31	\$3,538.10
Long-Term Subtotal				\$36,934.73	\$35,087.99
Total				\$53,124.78	\$49,060.30

EMS Revenue Forecast

Year	Taxable Value	Change in Value from Base Year	EMS Millage Rate	Total Revenue (Over Base Year)	95% Increment to Redevelopment Fund with 5-Year Deferral
Short-Term (1-6 Years)					
BASE YEAR: 2020	\$55,278,240.00				
2021	\$56,201,386.61	\$923,146.61	0.91	\$798.06	
2022	\$57,139,949.76	\$1,861,709.76	0.91	\$1,609.45	
2023	\$58,094,186.93	\$2,815,946.93	0.91	\$2,434.38	
2024	\$59,064,359.85	\$3,786,119.85	0.91	\$3,273.10	
2025	\$60,050,734.66	\$4,772,494.66	0.91	\$4,125.82	
2026	\$61,053,581.93	\$5,775,341.93	0.91	\$4,992.78	\$4,743.14
2027	\$62,073,176.74	\$6,794,936.74	0.91	\$5,874.22	\$5,580.51
Short-Term Subtotal				\$23,107.82	\$10,323.65
Mid-Term (6-15 Years)					
2028	\$63,109,798.80	\$7,831,558.80	0.91	\$6,770.38	\$6,431.86
2029	\$64,163,732.43	\$8,885,492.43	0.91	\$7,681.51	\$7,297.43
2030	\$65,235,266.77	\$9,957,026.77	0.91	\$8,607.86	\$8,177.46
2031	\$66,324,695.72	\$11,046,455.72	0.91	\$9,549.67	\$9,072.18
2032	\$67,432,318.14	\$12,154,078.14	0.91	\$10,507.20	\$9,981.84
2033	\$68,558,437.85	\$13,280,197.85	0.91	\$11,480.73	\$10,906.69
2034	\$69,703,363.77	\$14,425,123.77	0.91	\$12,470.52	\$11,846.99
2035	\$70,867,409.94	\$15,589,169.94	0.91	\$13,476.83	\$12,802.99
2036	\$72,050,895.69	\$16,772,655.69	0.91	\$14,499.96	\$13,774.97
2037	\$73,254,145.64	\$17,975,905.64	0.91	\$15,540.17	\$14,763.16
Mid-Term Subtotal				\$110,584.83	\$105,055.58
Long-Term (15-30 Years)					
2038	\$74,477,489.88	\$19,199,249.88	0.91	\$16,597.75	\$15,767.87
2039	\$75,721,263.96	\$20,443,023.96	0.91	\$17,672.99	\$16,789.34
2040	\$76,985,809.07	\$21,707,569.07	0.91	\$18,766.20	\$17,827.89
2041	\$78,271,472.08	\$22,993,232.08	0.91	\$19,877.65	\$18,883.77
2042	\$79,578,605.66	\$24,300,365.66	0.91	\$21,007.66	\$19,957.28
2043	\$80,907,568.37	\$25,629,328.37	0.91	\$22,156.56	\$21,048.73
2044	\$82,258,724.77	\$26,980,484.77	0.91	\$23,324.63	\$22,158.40
2045	\$83,632,445.47	\$28,354,205.47	0.91	\$24,512.20	\$23,286.59
2046	\$85,029,107.31	\$29,750,867.31	0.91	\$25,719.63	\$24,433.64
2047	\$86,449,093.40	\$31,170,853.40	0.91	\$26,947.21	\$25,599.85
2048	\$87,892,793.26	\$32,614,553.26	0.91	\$28,195.28	\$26,785.51
2049	\$89,360,602.91	\$34,082,362.91	0.91	\$29,464.20	\$27,990.99
2050	90,852,924.98	\$35,574,684.98	0.91	\$30,754.32	\$29,216.61
Long-Term Subtotal				\$304,996.27	\$289,746.46
Total				\$438,688.92	\$405,125.70

GR Revenue Forecast

Year	Taxable Value	Change in Value from Base Year	GR Millage Rate	Total Revenue (Over Base Year)	95% Increment to Redevelopment Fund with 5-Year Deferral
Short-Term (1-6 Years)					
BASE YEAR: 2020	\$55,278,240.00		6.646		
2021	\$56,201,386.61	\$923,146.61	6.646	\$5,900.77	
2022	\$57,139,949.76	\$1,861,709.76	6.646	\$11,900.09	
2023	\$58,094,186.93	\$2,815,946.93	6.646	\$17,999.58	
2024	\$59,064,359.85	\$3,786,119.85	6.646	\$24,200.96	
2025	\$60,050,734.66	\$4,772,494.66	6.646	\$30,505.89	
2026	\$61,053,581.93	\$5,775,341.93	6.646	\$36,916.10	\$35,070.29
2027	\$62,073,176.74	\$6,794,936.74	6.646	\$43,433.38	\$41,261.71
Short-Term Subtotal				\$170,856.77	\$76,332.01
Mid-Term (6-15 Years)					
2028	\$63,109,798.80	\$7,831,558.80	6.646	\$50,059.48	\$47,556.51
2029	\$64,163,732.43	\$8,885,492.43	6.646	\$56,796.25	\$53,956.44
2030	\$65,235,266.77	\$9,957,026.77	6.646	\$63,645.53	\$60,463.25
2031	\$66,324,695.72	\$11,046,455.72	6.646	\$70,609.18	\$67,078.72
2032	\$67,432,318.14	\$12,154,078.14	6.646	\$77,689.12	\$73,804.66
2033	\$68,558,437.85	\$13,280,197.85	6.646	\$84,887.31	\$80,642.94
2034	\$69,703,363.77	\$14,425,123.77	6.646	\$92,205.69	\$87,595.40
2035	\$70,867,409.94	\$15,589,169.94	6.646	\$99,646.30	\$94,663.98
2036	\$72,050,895.69	\$16,772,655.69	6.646	\$107,211.16	\$101,850.60
2037	\$73,254,145.64	\$17,975,905.64	6.646	\$114,902.36	\$109,157.24
Mid-Term Subtotal				\$817,652.37	\$776,769.75
Long-Term (15-30 Years)					
2038	\$74,477,489.88	\$19,199,249.88	6.646	\$122,722.00	\$116,585.90
2039	\$75,721,263.96	\$20,443,023.96	6.646	\$130,672.23	\$124,138.62
2040	\$76,985,809.07	\$21,707,569.07	6.646	\$138,755.23	\$131,817.47
2041	\$78,271,472.08	\$22,993,232.08	6.646	\$146,973.22	\$139,624.56
2042	\$79,578,605.66	\$24,300,365.66	6.646	\$155,328.44	\$147,562.02
2043	\$80,907,568.37	\$25,629,328.37	6.646	\$163,823.20	\$155,632.04
2044	\$82,258,724.77	\$26,980,484.77	6.646	\$172,459.82	\$163,836.83
2045	\$83,632,445.47	\$28,354,205.47	6.646	\$181,240.68	\$172,178.64
2046	\$85,029,107.31	\$29,750,867.31	6.646	\$190,168.16	\$180,659.75
2047	\$86,449,093.40	\$31,170,853.40	6.646	\$199,244.74	\$189,282.51
2048	\$87,892,793.26	\$32,614,553.26	6.646	\$208,472.90	\$198,049.26
2049	\$89,360,602.91	\$34,082,362.91	6.646	\$217,855.17	\$206,962.41
2050	90,852,924.98	\$35,574,684.98	6.646	\$227,394.12	\$216,024.41
Long-Term Subtotal				\$2,027,715.79	\$2,142,354.41
Total				\$3,016,224.92	\$2,995,456.16

Transportation Revenue Forecast

Year	Taxable Value	Change in Value from Base Year	Transportation Millage Rate	Total Revenue (Over Base Year)	95% Increment to Redevelopment Fund with 5-Year Deferral
Short-Term (1-6 Years)					
BASE YEAR: 2020	\$55,278,240.00		0.7091		
2021	\$56,201,386.61	\$923,146.61	0.7091		
2022	\$57,139,949.76	\$1,861,709.76	0.7091		
2023	\$58,094,186.93	\$2,815,946.93	0.7091		
2024	\$59,064,359.85	\$3,786,119.85	0.7091		
2025	\$60,050,734.66	\$4,772,494.66	0.7091		
2026	\$61,053,581.93	\$5,775,341.93	0.7091	\$3,890.53	\$3,696.00
2027	\$62,073,176.74	\$6,794,936.74	0.7091	\$4,577.38	\$4,348.51
Short-Term Subtotal				\$8,467.90	\$8,044.51
Mid-Term (6-15 Years)					
2028	\$63,109,798.80	\$7,831,558.80	0.7091	\$5,275.69	\$5,011.91
2029	\$64,163,732.43	\$8,885,492.43	0.7091	\$5,985.67	\$5,686.38
2030	\$65,235,266.77	\$9,957,026.77	0.7091	\$6,707.50	\$6,372.13
2031	\$66,324,695.72	\$11,046,455.72	0.7091	\$7,441.39	\$7,069.32
2032	\$67,432,318.14	\$12,154,078.14	0.7091	\$8,187.54	\$7,778.16
2033	\$68,558,437.85	\$13,280,197.85	0.7091	\$8,946.14	\$8,498.83
2034	\$69,703,363.77	\$14,425,123.77	0.7091	\$9,717.42	\$9,231.55
2035	\$70,867,409.94	\$15,589,169.94	0.7091	\$10,501.57	\$9,976.49
2036	\$72,050,895.69	\$16,772,655.69	0.7091	\$11,298.82	\$10,733.87
2037	\$73,254,145.64	\$17,975,905.64	0.7091	\$12,109.37	\$11,503.91
Mid-Term Subtotal				\$86,171.10	\$81,862.54
Long-Term (15-30 Years)					
2038	\$74,477,489.88	\$19,199,249.88	0.7091	\$12,933.48	\$12,286.81
2039	\$75,721,263.96	\$20,443,023.96	0.7091	\$13,771.34	\$13,082.78
2040	\$76,985,809.07	\$21,707,569.07	0.7091	\$14,623.20	\$13,892.04
2041	\$78,271,472.08	\$22,993,232.08	0.7091	\$15,489.28	\$14,714.81
2042	\$79,578,605.66	\$24,300,365.66	0.7091	\$16,369.82	\$15,551.33
2043	\$80,907,568.37	\$25,629,328.37	0.7091	\$17,265.07	\$16,401.82
2044	\$82,258,724.77	\$26,980,484.77	0.7091	\$18,175.27	\$17,266.50
2045	\$83,632,445.47	\$28,354,205.47	0.7091	\$19,100.67	\$18,145.64
2046	\$85,029,107.31	\$29,750,867.31	0.7091	\$20,041.52	\$19,039.45
2047	\$86,449,093.40	\$31,170,853.40	0.7091	\$20,998.09	\$19,948.18
2048	\$87,892,793.26	\$32,614,553.26	0.7091	\$21,970.63	\$20,872.10
2049	\$89,360,602.91	\$34,082,362.91	0.7091	\$22,959.42	\$21,811.45
2050	90,852,924.98	\$35,574,684.98	0.7091	\$23,964.71	\$22,766.47
Long-Term Subtotal				\$237,662.50	\$225,779.37
Total				\$332,301.50	\$315,686.42

Total Revenue Forecast

Year	Emergency Medical Services Contribution	Transportation Trust Contribution	Health Unit Trust Fund Contribution	Stormwater Fund Contribution	General Fund Contribution	Total 95% Increment
Short-Term (1-6 Years)						
BASE YEAR: 2020						
2021						
2022						
2023						
2024						
2025						
2026	\$4,743.14	\$3,696.00	\$574.39	\$593.67	\$35,070.29	\$44,677.50
2027	\$5,580.51	\$4,348.51	\$675.79	\$698.48	\$41,261.71	\$52,565.00
Short-Term Subtotal	\$10,323.65	\$8,044.51	\$1,250.18	\$1,292.15	\$76,332.01	\$97,242.50
Mid-Term (6-15 Years)						
2028	\$6,431.86	\$5,011.91	\$778.89	\$805.05	\$47,556.51	\$60,584.22
2029	\$7,297.43	\$5,686.38	\$883.71	\$913.38	\$53,956.44	\$68,737.35
2030	\$8,177.46	\$6,372.13	\$990.29	\$1,023.53	\$60,463.25	\$77,026.66
2031	\$9,072.18	\$7,069.32	\$1,098.63	\$1,135.52	\$67,078.72	\$85,454.37
2032	\$9,981.84	\$7,778.16	\$1,208.79	\$1,249.38	\$73,804.66	\$94,022.83
2033	\$10,906.69	\$8,498.83	\$1,320.78	\$1,365.14	\$80,642.94	\$102,734.39
2034	\$11,846.99	\$9,231.55	\$1,434.66	\$1,482.83	\$87,595.40	\$111,591.43
2035	\$12,802.99	\$9,976.49	\$1,550.43	\$1,602.49	\$94,663.98	\$120,596.38
2036	\$13,774.97	\$10,733.87	\$1,668.14	\$1,724.15	\$101,850.60	\$129,751.72
2037	\$14,763.16	\$11,503.91	\$1,787.81	\$1,847.83	\$109,157.24	\$139,059.94
Mid-Term Subtotal	\$105,055.58	\$81,862.54	\$12,722.13	\$13,149.29	\$776,769.75	\$989,559.29
Long-Term (15-30 Years)						
2038	\$15,767.87	\$12,286.81	\$1,909.47	\$1,973.58	\$116,585.90	\$148,523.62
2039	\$16,789.34	\$13,082.78	\$2,033.18	\$2,101.44	\$124,138.62	\$158,145.35
2040	\$17,827.89	\$13,892.04	\$2,158.93	\$2,231.42	\$131,817.47	\$167,927.75
2041	\$18,883.77	\$14,714.81	\$2,286.80	\$2,363.58	\$139,624.56	\$177,873.52
2042	\$19,957.28	\$15,551.33	\$2,416.80	\$2,497.95	\$147,562.02	\$187,985.38
2043	\$21,048.73	\$16,401.82	\$2,548.98	\$2,634.56	\$155,632.04	\$198,266.13
2044	\$22,158.40	\$17,266.50	\$2,683.35	\$2,773.45	\$163,836.83	\$208,718.52
2045	\$23,286.59	\$18,145.64	\$2,819.99	\$2,914.66	\$172,178.64	\$219,345.52
2046	\$24,433.64	\$19,039.45	\$2,958.89	\$3,058.24	\$180,659.75	\$230,149.97
2047	\$25,599.85	\$19,948.18	\$3,100.11	\$3,204.20	\$189,282.51	\$241,134.85
2048	\$26,785.51	\$20,872.10	\$3,243.69	\$3,352.61	\$198,049.26	\$252,303.17
2049	\$27,990.99	\$21,811.45	\$3,389.68	\$3,503.49	\$206,962.41	\$263,658.02
2050	\$29,216.61	\$22,766.47	\$3,538.10	\$3,656.88	\$216,024.41	\$275,202.47
Long-Term Subtotal	\$289,746.46	\$225,779.37	\$35,087.99	\$36,266.05	\$2,142,354.41	\$2,729,234.28
Total	\$405,125.70	\$315,686.42	\$49,060.30	\$50,707.49	\$2,995,456.16	\$3,816,036.08

Stormwater Revenue Forecast

Year	Taxable Value	Change in Value from Base Year	Stormwater Millage Rate	Total Revenue (Over Base Year)	95% Increment to Redevelopment
Short-Term (1-6 Years)					
BASE YEAR: 2020	\$55,278,240.00		0.1139		
2021	\$56,201,386.61	\$923,146.61	0.1139	\$99.88	
2022	\$57,139,949.76	\$1,861,709.76	0.1139	\$201.45	
2023	\$58,094,186.93	\$2,815,946.93	0.1139	\$304.70	
2024	\$59,064,359.85	\$3,786,119.85	0.1139	\$409.68	
2025	\$60,050,734.66	\$4,772,494.66	0.1139	\$516.41	
2026	\$61,053,581.93	\$5,775,341.93	0.1139	\$624.92	\$593.67
2027	\$62,073,176.74	\$6,794,936.74	0.1139	\$735.24	\$698.48
Short-Term Subtotal				\$2,892.28	\$1,292.15
Mid-Term (6-15 Years)					
2028	\$63,109,798.80	\$7,831,558.80	0.1139	\$847.42	\$805.05
2029	\$64,163,732.43	\$8,885,492.43	0.1139	\$961.46	\$913.38
2030	\$65,235,266.77	\$9,957,026.77	0.1139	\$1,077.40	\$1,023.53
2031	\$66,324,695.72	\$11,046,455.72	0.1139	\$1,195.28	\$1,135.52
2032	\$67,432,318.14	\$12,154,078.14	0.1139	\$1,315.13	\$1,249.38
2033	\$68,558,437.85	\$13,280,197.85	0.1139	\$1,436.99	\$1,365.14
2034	\$69,703,363.77	\$14,425,123.77	0.1139	\$1,560.87	\$1,482.83
2035	\$70,867,409.94	\$15,589,169.94	0.1139	\$1,686.83	\$1,602.49
2036	\$72,050,895.69	\$16,772,655.69	0.1139	\$1,814.89	\$1,724.15
2037	\$73,254,145.64	\$17,975,905.64	0.1139	\$1,945.09	\$1,847.83
Mid-Term Subtotal				\$13,841.36	\$13,149.29
Long-Term (15-30 Years)					
2038	\$74,477,489.88	\$19,199,249.88	0.1139	\$2,077.45	\$1,973.58
2039	\$75,721,263.96	\$20,443,023.96	0.1139	\$2,212.04	\$2,101.44
2040	\$76,985,809.07	\$21,707,569.07	0.1139	\$2,348.87	\$2,231.42
2041	\$78,271,472.08	\$22,993,232.08	0.1139	\$2,487.98	\$2,363.58
2042	\$79,578,605.66	\$24,300,365.66	0.1139	\$2,629.42	\$2,497.95
2043	\$80,907,568.37	\$25,629,328.37	0.1139	\$2,773.22	\$2,634.56
2044	\$82,258,724.77	\$26,980,484.77	0.1139	\$2,919.42	\$2,773.45
2045	\$83,632,445.47	\$28,354,205.47	0.1139	\$3,068.06	\$2,914.66
2046	\$85,029,107.31	\$29,750,867.31	0.1139	\$3,219.20	\$3,058.24
2047	\$86,449,093.40	\$31,170,853.40	0.1139	\$3,372.84	\$3,204.20
2048	\$87,892,793.26	\$32,614,553.26	0.1139	\$3,529.06	\$3,352.61
2049	\$89,360,602.91	\$34,082,362.91	0.1139	\$3,687.88	\$3,503.49
2050	90,852,924.98	\$35,574,684.98	0.1139	\$3,849.35	\$3,656.88
Long-Term Subtotal				\$38,174.79	\$36,266.05
Total				\$54,908.43	\$50,707.49

