

# **COLEMAN COMMUNITY REDEVELOPMENT PLAN**

**Transmitted to Taxing Authorities**

**(06-27-03)**

**Adopted by the City of Coleman City Council and CRA**

**(08-11-03)**

**Prepared by the Coleman Community Redevelopment Agency (CRA)**

**With assistance provided by the Withlacoochee Regional Planning Council**

**Funding provided by the City of Coleman, City Council**

# **COMMUNITY REDEVELOPMENT AGENCY**

Lonnie Evans, Mayor

Mary Bigham

Virgie M. Everett

Billie Marie Winkles

Marilyn McCray

Linda Gwyn Elliot

Leland "Clay" Godwin, City Clerk

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**EXECUTIVE SUMMARY**

The City of Coleman is located in the north-central section of Sumter County. It is approximately 60 miles northeast of Tampa, 70 miles northwest of Orlando, and 30 miles south of Ocala. It is one of the five incorporated municipalities within the county, and comprises approximately 994 acres or 1.54 square miles of land area. Coleman is situated along U. S. Highway 301. The CSX Railroad operates railway lines which pass through the city. However, the city does not receive services present in prior years.

The citizens, property owners, business owners and city officials of the City of Coleman determined that a plan was needed to solve problems associated with blight, the lack of growth in population and the local economy, and the general decline of the downtown. Henceforth the Coleman Community Redevelopment Agency (CRA) was created, and the Redevelopment Plan (henceforth plan) was prepared. Data and information used in this Plan were obtained from City staff and traditional sources. **This Plan is to be used as a guideline for coordinating diverse interest groups and financial investment leading to revitalization of the Redevelopment Area. Strict adherence to this Plan is not required, however, where feasible, redevelopment implementation should be in accord with the Plan.**

This Plan includes projects and initiatives necessary for achieving redevelopment, some of which are simple and inexpensive, and those which are complex, expensive, and require significant coordination to implement. Many of the proposed projects and improvements involve downtown beautification and include landscaping, lighting, building façade upgrades, the creation of additional parking areas, and public facilities improvements. Considered collectively, the projects and initiatives identified in this Plan are ambitious, but realistic. The most fundamental and essential initiative that is necessary for achieving redevelopment is the desire and ability for both the public sector and private sector to work together. There are a variety of mechanisms available to communities to encourage redevelopment. Part of the object of this Plan is to identify those mechanisms which are most pertinent to and likely to stimulate reinvestment in the City of Coleman’s Redevelopment Area. Each chapter offers suggested strategies, projects, and policies for each given subject matter that would stimulate redevelopment if enacted.

**Chapter I: Community Redevelopment Act and Agency**

Within the counties and cities of Florida are areas that have deteriorated over time and cannot be revitalized or redeveloped solely by private interests or through public sector investments. The Florida State Legislature by enacting Part III, Chapter 163, Florida Statutes (F.S.) enabled local governments to establish Community Redevelopment Areas; areas that have stagnated or have declined economically due to slum and blight, and Community Redevelopment Areas; a public body established by the local government to prepare a redevelopment plan used to guide redevelopment, to detail the future use of tax increment finance revenues, and to oversee plan implementations over a thirty (30) year period. The Community Redevelopment Agency (CRA) is responsible for coordinating both private and public sector redevelopment activities and efforts. There are many programs and mechanisms available to local governments to encourage redevelopment that are not available to private sector interests. However, local governments cannot revitalize the community alone; it is the private sector through private investment and local involvement that will ultimately lead to plan implementation and redevelopment. This chapter includes a discussion on the required redevelopment plan content, enabling ordinances and resolutions of the Community Redevelopment Agency and Area.

**At the point of Plan adoption, the Community Redevelopment Area includes approximately nine-hundred ninety- four (994) acres and includes the entire city limits. (see figure 2.0)**

## **Chapter II: Land Use Element**

The planned concentration of businesses and residential living opportunities in the same geographic area can function as the critical mass of people and opportunities needed to create a socially and economically vibrant area. In Coleman, one of the ways to create this type of environment and encourage redevelopment is by promoting mixed-use infill development and greater pedestrian activity within the downtown. This chapter suggests modifications to the land development regulations and zoning requirements to encourage redevelopment. The chapter also includes a recommendation to create a Residential Business (RB) zoning classification to allow for mixed-use development.

However there are several requirements of this classification which could be modified to encourage further densification and creation of additional business and residential opportunities in the downtown. The major modification would be to allow principal structures and detached accessory structures within the downtown to be used for either residential or commercial purposes. These modifications would discourage urban sprawl and encourage the use of existing utilities and infrastructure. Further this modification would likely create additional jobs, increase property values, increase property ownership, create housing opportunities for the elderly, attract additional customers, and increase pedestrian activity, while maintaining the architectural character of the downtown.

## **Chapter III: Public Facilities, Utilities, and Capital Improvements Elements**

Redevelopment is neither the sole responsibility of the local government nor local businesses; however, both have a vested interest in redevelopment. Redevelopment will help to attract additional and more affluent consumers, will likely increase business revenues, will likely increase property values, and therefore likely increase local government revenues. In order for redevelopment to occur, local government representatives and local business and property owners must work together through the Plan. This chapter identifies planned improvements and proposed improvements along with associated estimates of cost. Many of the proposed projects and improvements involve downtown beautification and include landscaping, lighting, building façade upgrades, the creation of additional parking areas, and public facilities improvements. These projects are primarily within the public domain, and/or in large part would be the responsibility of the City of Coleman. Planned projects include approximately \$150,000 of improvements including park improvements and road resurfacing in select areas of the downtown. Proposed projects include approximately \$150,000 - \$250,000 of improvements including, but not limited to the following:

- **Demolition and Disposal of Dilapidated Buildings**
- **Streetscaping and Public Parking Improvements**
- **Construction of Affordable Housing**
- **Installation of Drainage Around Downtown Area**
- **Gateway Improvements**
- **Business Incubator**
- **Establishing Historical Building Registry**

- **Ingress/Egress Improvements over CSX Railway Lines**
- **Neighbor Improvements**

**Chapter IV: Population, Income and Housing Element**

As mentioned previously, redevelopment can be encouraged through densification and the attraction of additional residents and residential housing opportunities. Simply stated, the more people living in the downtown, the more likely it is that businesses in the area will be vibrant and economically healthy. This chapter examines the population and related housing trends over the thirty (30) year planning time frame. The current housing stock is in good condition, 70% of which is expected to be maintained in use during the planning time frame. Unfortunately, it appears the City of Coleman population is expected to slightly decrease during the planning time frame. Assuming the population of Coleman to maintain or slightly decline during the planning time frame, there will be a need for  $(318 * .30) = 95$  additional or refurbished units during the planning time frame.

In addition, Coleman’s population is ageing and the demand for affordable elderly housing is increasing. There is a need for rental housing in the downtown for all age groups and income levels, including units for elderly and low-income, units allocated as young/professional/multi-family, units allocated as single family. There are several options and architectural styles for accommodating these additional units including large multi- story/multi-tenant structures, however, the Coleman CRA is promoting mixed-use infill development and accessory structures as discussed in chapter II to maintain the downtown character.

**Chapter V: Transportation, Circulation, and Parking Element**

Based on WRPC staff survey results, planned initiatives and improvements, and especially in anticipation of increased vehicular traffic along U.S. Highway 301, the Coleman CRA has determined that approximately fifty (50) new parking spaces will be needed in the downtown by 2033. In addition, new parking spaces should include short term, long term, and employee parking areas financed by the City of Coleman and private business and property owners as indicated. This chapter identifies the benefits of improving vehicular circulation and parking in mixed-use areas and proposed Gateway improvements. In addition this chapter identifies the need for significant landscaping, median, and gateway improvements along U.S. Highway 301 as a means to beautify the downtown, to stimulate redevelopment, and attract additional visitors.

**Chapter VI: Marketing and Economic Restructuring Element**

A major challenge to downtown redevelopment is to change business and consumer patterns, to interest new consumers, and to reinvent the way downtown is used. This is especially difficult in that consumers have many more options today than in years past for satisfying their business and entertainment needs. The challenge is to attract additional consumers to frequent and purchase District goods and services. This chapter identifies several strategies and projects that could lead to positive economic restructuring and redevelopment in the downtown as follows:

- Improve Business Diversification (including evening activity)
- Encourage New Mixed-Use Businesses
- Encourage Franchise Businesses (where appropriate)
- Improve downtown Appearance and Functionality
- Develop Community Pride
- Market the Downtown as a Tourism and Events Destination
- Market the Downtown as a Regional Antique Shopping Destination
- Market the Downtown as a Retirement Residential Location
- Creation of a Gateway and Commercial Node at the Turnpike
- Creation of a New Industrial Park

**Chapter VII: Funding Element**

Many of the proposed projects, policies, and initiatives identified in this Plan will require financial support as well as human capital. As required by F.S. Chapter 163, this chapter includes a discussion of projected tax increment finance revenue for the planning time frame. Tax increment financing (TIF) has been used by local governments for over fifty (50) years. As property values increase due to redevelopment, an incremental increase in TIF revenues are created in the Redevelopment Area.

The increment created between the baseline and new assessed value is captured by local government and is used solely for improvements identified in the Plan. TIF revenue is revenue that would not otherwise be available to the local government if the tax increment finance district was not established. The expected TIF revenue over the planning time frame is approximately \$80,000 - \$150,000 or more. This chapter also associates proposed improvements with potential federal and state grant and loan programs, and includes a general implementation schedule and general activity implementation schedule with year, project/activity, priority, and funding source identified as applicable. While projects and activities may not necessarily be implemented according to schedule, effort should be made to follow the schedules and amend or revise the schedules as necessary.

**Appendices:**

**Appendix “A”** includes demographic data taken from the 2000 census to include information related to population, housing, income and educational attainment within the City of Coleman, Florida. Some of the tables involve statistical analysis and manipulations by WRPC staff as noted.

**NO MAPS**

# **COLEMAN COMMUNITY REDEVELOPMENT PLAN**

## **Chapter 1 Community Redevelopment Act and Agency**

**Chapter 1**

**COMMUNITY REDEVELOPMENT ACT AND AGENCY**

**Community Redevelopment Act**

In 1969, the Florida State Legislature enacted **Part III, Chapter 163, Florida Statutes (FS)**, enabling local units of government to set up a Community Redevelopment Agency (CRA). The overall goal of the legislature was to encourage local initiative in downtown and neighborhood revitalization and to provide maximum opportunity for private enterprises to participate in the redevelopment/revitalization of the designated areas. The five primary objectives of the redevelopment legislation are:

1. To address the physical, social and economic problems associated with slums and blighted areas.
2. To encourage local units of government to improve the physical environment (i.e. buildings, streets, utilities, parks, etc.) by means of rehabilitation, conservation, or clearance/redevelopment
3. To convey to local community redevelopment agencies the powers of eminent domain, expenditure of public funds, and all other general police powers as a means by which slums and blighted areas can be improved (THE CITY OF COLEMAN HAS RETAINED THESE POWERS UNTO ITSELF)
4. To enhance the tax base in the redevelopment areas by encouraging private reinvestment channeling of tax increment revenues into public improvements within the designated areas
5. To estimate substandard housing conditions and to provide adequate amounts of housing in good condition to residents of low or moderate income, particularly to the elderly

To be designated as a redevelopment area, the area must meet the criteria outlined in Chapter 163.340, Florida Statutes. Areas can be designated as blighted if:

- 1) There is a substantial number of slum, deteriorated, deteriorating structures and conditions that endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:
  - Predominance of defective or inadequate street layout
  - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
  - Unsanitary or unsafe conditions
  - Deterioration of site or other improvements
  - Tax or special delinquency exceeding the fair value of the land
  - Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area
- 2) There is faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction.

**Community Redevelopment Agency**

Upon a finding of necessity as set forth in F.S. 163.355, and upon a further finding that there is a need for an agency to carry out the community redevelopment purposes, a local unit of government may create by resolution a public body corporate and politic to be known as a “community redevelopment agency” The purpose to the community redevelopment agency is to prepare a cause to be prepared a “community redevelopment plan” used to guide redevelopment activities and detail use of “redevelopment trust fund” revenues.

Upon finding of necessity as discussed above, the Coleman CRA was established on May 12, 2003 as a public body under F.S. 163.356. The Coleman City Council by resolution established the Coleman city limits as the Community Redevelopment Area and appointed itself (the city council) as the Community Redevelopment Agency.

**Redevelopment Plan Content**

In accord with F.S. 163.360 and 163.362, 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 reason 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.
- The community redevelopment plan may provide for the development and implementation of community policing innovations.

In addition, the redevelopment plan shall contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries. Show by diagram and in general terms; the approximate amount of open space to be provided and the street layout; limitations on the type, size, height, number, and proposed use of buildings; the approximate number of dwelling units; such property as is intended for use of public parks, recreation areas, public utilities, and public improvements of any nature.

The redevelopment plan shall identify 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 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.

If the redevelopment area contains low or moderate income housing, the plan shall 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 effecting the physical and social quality of the neighborhood. 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.

The redevelopment plan shall 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 F.S. 163.361 (1).

Upon the approval by a local unit of government of a community redevelopment plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective community redevelopment area, and the county or municipality may then cause the community redevelopment agency to carry out such plan or modification in accordance with its terms.

### **Redevelopment Trust Fund**

There shall be established for each community redevelopment agency created under F.S. 163.356 a redevelopment trust fund F.S. 163.387. Funds allocated to and deposited into this fund shall be used by the agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community development plan. No community redevelopment agency may receive or spend any increment revenues unless or until the local unit of government has, by ordinance, provided for the funding of the redevelopment trust fund for the duration of a community redevelopment plan.

Such ordinance may be adopted only after the local unit of government has approved a community redevelopment plan. The annual funding of the redevelopment trust fund shall be in an account not less than that increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment under this part. Such increment shall be determined annually and shall be that amount equal to 95 percent of the difference between

- The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of a community redevelopment area; and
- The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the community redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance providing for the funding of the trust fund.

Redevelopment trust fund revenues may be expended from time to time for the following purposes, when directly related financing or refinancing of redevelopment in a community redevelopment area pursuant to an approved community redevelopment plan.

- Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.
- Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for each expense incurred before the redevelopment plan was approved and adopted.
- The acquisition of real property in the redevelopment area.
- The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants as approved in F.S. 163.370.
- The repayment of principal and interest of any redevelopment premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.
- All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of agency bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, or other form of indebtedness.
- The development of affordable housing and community policing innovations within the area.

Each community redevelopment agency shall provide for an independent financial audit of the trust fund each fiscal year and a report of such audit to each taxing authority. Such report shall describe the amount and source of deposits into, and the amount and purpose of withdraws from, the trust fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which is pledged increment revenues and the remaining amount of such indebtedness. The following section includes the set of enacting resolutions and ordinances for the creation of the Community Redevelopment Agency, and Redevelopment Trust Fund along with any document additions or modifications which may occur from time to time.

**RESOLUTION NO. 2003-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLEMAN, FLORIDA RELATING TO THE ESTABLISHMENT OF THE COLEMAN COMMUNITY REDEVELOPMENT AREA AND COLEMAN REDEVELOPMENT AGENCY; MAKING FINDINGS REGARDING CONDITIONS WITHIN THE REDEVELOPMENT AREA WITHIN THE CITY OF COLEMAN, FLORIDA; DECLARING THE NEED FOR A COMMUNITY REDEVELOPMENT AGENCY.**

WHEREAS, Chapter 163, Part III of the Florida Statutes authorizes the creation of a Community Redevelopment Area; and

WHEREAS, Chapter 163, Part III of the Florida Statutes authorizes the creation of a Community Redevelopment Agency; and

WHEREAS, pursuant to notice published on the 1<sup>st</sup> Day of May, 2003, the City Council has today conducted a public hearing and taken and received testimony and evidence relating to the matters recited in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLEMAN, FLORIDA, as follows:

SECTION 1. It is found, determined, and declared:

- A. The subject area of this resolution includes all of the City of Coleman, Florida, is referred to hereafter as the “Redevelopment Area” and is legally described in Exhibit “A” attached.
- B. The Redevelopment Area meets the definitions set forth in Florida Statutes 163.340(8) based on the following findings:
  - 1. Within the Redevelopment Area there exists the conditions set forth in Florida Statutes 163.340 (8) (a, d, e, and f) which substantially impair the sound growth of the municipality and are a menace to the public health, safety, and welfare: Predominance or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities; unsanitary or unsafe conditions; deterioration of site or other improvements; and inadequate and outdated building density patterns.
  - 2. The documentation of the above conditions are supported by data and analysis included in the Finding of Necessity which is hereby included in this resolution by reference and is found to be in accord with Florida Statutes 163.355.
  - 3. One or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exists in the Redevelopment Area.

4. The rehabilitation, conservation, or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Coleman.
5. The above conditions which exist within the Redevelopment Area are leading to economic distress or are endangering property within the Redevelopment Area.
6. The police power of the City of Coleman, Florida is inadequate to remove or eliminate conditions within the Redevelopment Area and the area has deteriorated so the mere conservation methods would not eliminate the conditions.
7. Private enterprise cannot accomplish the acquisition and redevelopment of the area to eliminate the conditions because of the diversity of ownership and the inability of one or more private persons or organizations to obtain all parcels without the power of eminent domain. The endeavor would not be profitable to private enterprises acting alone.
8. The rehabilitation, conservation, and redevelopment of the area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of Coleman, Florida.

SECTION 2. There is a need for a community redevelopment agency in the City of Coleman, Florida to carry out the community redevelopment purposes of Florida Statutes Chapter 163, Part III.

- A. In accord with Florida Statutes 163.357 the City of Coleman hereby declares itself to be the community development agency with all of the vested rights, powers, duties, privileges, and immunities granted by Florida Statutes, Chapter 163, Part III.

Passed by the City of Coleman, City Council in regular session, this 12<sup>th</sup> day of May, 2003.

ATTEST:

CITY OF COLEMAN, FLORIDA

Signature of Leland Clay Godwin  
Leland Clay Godwin  
City Clerk

BY: Signature of Lonnie G Evans  
Lonnie G Evans  
Mayor, City Council

**Exhibit "A"**

That the corporate limits, community development area, and the territorial boundaries of the City of Coleman, Sumter County, Florida shall embrace, include and be comprised of the following properties lying in Sumter County, Florida, to wit:

Begin at the NW corner of the NW ¼ of Section 31 run North 89 degrees 49 minutes 32 second along the north lines of said NW ¼ 253.51 feet thence S 02 degrees 42 minutes 14 seconds E 306.18 feet south 87 degrees 02 minutes 52 seconds W 268.59 feet to west line of the aforesaid NW ¼ thence 00 degrees 01 minute 45 seconds W along said W line 318.88 feet to point of beginning less road right-of-way for US Highway 301 over and across the N side thereof and less road right-of-way over and across the W side thereof.

The West ½ of the West ½ of the South ½ of the NE ¼ of the SE ¼ of Section 25, Township 19 South, Range 22 East, Sumter County, Florida, subject to an easement for ingress and egress over and across the South 25 feet thereof.

Begin at the Northeast corner of the SW ¼ of the SW ¼ of the SW ¼ in Section 30, Township 19 South, Range 23 East, thence run South 0 degrees 07 minutes 33 seconds East along the East Line of Said SW ¼ of SW ¼ of SW ¼ 289.00 feet to the point of beginning, thence continue South 0 degrees 07 minutes 33 seconds East 375.1 feet, thence run North 89 degrees 59 minutes 34 seconds West 663.32 feet, thence run North 0 degrees 07 minutes 32 seconds West along said West line 375.48 feet, thence run North 89 degrees 59 minutes 15 seconds East 663.32 feet to point of beginning.

Begin at SE corner of NE ¼ of NE ¼ of Section 25, Township 19 South, Range 22 East; thence run West to SE corner of NW ¼ of SE ¼; thence North to SE corner of NE ¼ of NW ¼ of SE ¼; thence West to SE corner of NE ¼ of NE ¼ of SW ¼; thence run North to SE corner of NE ¼ of NW ¼; thence West to SE corner of NW ¼ of NE ¼ of Section 26 Township 19 South, Range 22 East; thence South to SE corner of SW ¼ of NE ¼ ; thence West to the SE corner of SE ¼ of the NW ¼; thence South to SE corner of NE ¼ of SW ¼; thence West to SE corner of SW ¼ of NE ¼ of SW ¼; thence South to SW ¼ of SE ¼ of NW ¼ of Section 35 Township 19 South, Range 22 East; thence East to SE corner of SW ¼ of SW ¼ of NW ¼ of Section 36 Township 19 South, Range 22 East; thence North to SE corner of NW ¼ of SW ¼ of NW ¼; thence East to SE corner of NE ¼ of SW ¼ of NW ¼; thence North to SE corner of NW ¼ of NW ¼; thence East to SE corner of NE ¼ of NW ¼; thence North to SE ¼ corner of NE ¼ of NE ¼ of NW ¼; thence East to SE corner of NE ¼ of NE ¼ of NE ¼; thence North along range line to point of beginning.

**ORDINANCE 2003-1**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLEMAN, FLORIDA RELATING TO THE ADOPTION OF THE COLEMAN COMMUNITY REDEVELOPMENT PLAN; AND CREATING A REDEVELOPMENT TRUST FUND PURSUANT TO F.S. CHAPTER 163, PART III; PROVIDING FOR THE DEPOSIT OF TAX INCREMENT FUNDS INTO THE REDEVELOPMENT TRUST FUND; ESTABLISHING THE AMOUNT OF TAX INCREMENT FUNDS TO BE DEPOSITED; SETTING FORTH THE BASE LEVEL OF AGGREGATE ASSESSED VALUES WITHIN THE REDEVELOPMENT AREA; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 163, Part III, Florida Statutes, authorizes the creation of a Community Redevelopment Agency, Community Redevelopment Area, Community Redevelopment Plan, and Redevelopment Trust Fund; and

**WHEREAS**, the City Council of the City of Coleman, Florida has previously established a Community Redevelopment Agency, and Community Redevelopment Area; and

**WHEREAS**, upon the recommendation of the Coleman Community Redevelopment Agency, the City Council of Coleman, Florida now wishes to adopt the proposed Coleman Community Redevelopment Plan and establish a Redevelopment Trust Fund; and

**WHEREAS**, the scope of the proposed Coleman Community Redevelopment Plan includes analysis and recommendations regarding land use, public facilities, utilities, capital improvements, housing, recreation and open spaces, transportation, circulation, and parking affecting a thirty (30) year period within the redevelopment area; and

**WHEREAS**, redevelopment would not occur in the Redevelopment Area without employing redevelopment assistance tools as described in the Community Redevelopment Plan, and the Community Redevelopment Plan could not be implemented without the establishment of the Redevelopment Trust Fund and tax increment financing; and

**WHEREAS**, Chapter 163, Part III, Florida Statutes requires that a Redevelopment Trust Fund be created for the deposit of tax increment funds derived from the Redevelopment Area defined by the Community Redevelopment Plan;

**WHEREAS**, pursuant to notice published May 29, 2003 and July 3, 2003 the City Council has today conducted a public hearing and taken and received testimony and evidence relating to the matters recited in this Ordinance.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLEMAN, FLORIDA, as follows:**

**SECTION 1.** It is found, determined, and declared:

- A. The subject area of this Ordinance is part of the City of Coleman, Florida, is referred to as “Redevelopment Area” and is legally described in Resolution No. 2003-1
- B. The Coleman Community Redevelopment Plan has been found to be in compliance with the Comprehensive Plan and Chapter 163, Part III of the Florida Statutes including 163.360 (7,8) based on the following findings:
  - 1. A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
  - 2. The community redevelopment plan conforms to the general plan of the municipality as a whole;
  - 3. The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvements, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plan;
  - 4. The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

**SECTION 2.** It is found, determined, and declared:

- A. There is hereby established and created, in accordance with the provisions of Section 163.387, Florida Statutes, a Community Redevelopment Trust Fund, to be separately administered and accounted for, hereafter referred to as the “Redevelopment Fund”
- II. The Redevelopment Fund shall be used for the deposit of all tax increment funds obtained by the Community Redevelopment Agency to finance or refinance community redevelopment projects within the Community Redevelopment Area and all such funds shall be used to carry out redevelopment activities included in the Community Redevelopment Plan.
- III. The Redevelopment Fund is to exist until all redevelopment projects included in the Community Redevelopment Plan are completed and paid for or until legally terminated by ordinance, but not to exceed thirty (30) years. The Redevelopment Fund shall receive the annual tax increment, as hereinafter defined, from all taxing authorities except the county school district and Southwest Florida Water Management District for the Redevelopment Area described in the Redevelopment Plan.

- IV. The amount allocated to the Redevelopment Fund shall be determined as set forth in Section 163.387, Florida Statutes.
- V. The “base Level” of aggregate assessed values within the Redevelopment Area for tax increments purposed shall be set at the level of the most recent assessment roll used for the taxation of real property in the Redevelopment Area prior to the effective date of this Ordinance.
- VI. The amount of tax increment is determined annually and is 95% of the difference between the future annual ad valorem millage rate applied to the future real property assessed values within the Redevelopment Area and the current rate applied to the “best level” of aggregate assessed values within the Redevelopment Area.
- VII All taxing authorities excluding the county school district and South West Florida Water Management District, will annually appropriate to the Redevelopment Fund the afore stated sum at the beginning of their fiscal year. The Redevelopment Fund shall receive the tax increment above described only as, if and when such taxes may be collected by the taxing authorities. The taxing authorities’ obligation to annually appropriate to the Redevelopment Fund shall commence immediately upon the effective date of the Ordinance and continue until all redevelopment projects included in the Community Redevelopment Plan are completed and paid for or until legally terminated by ordinance, but not to exceed thirty (30) years, and only to the extent that such tax increment recited above accrues.
- VIII The Redevelopment Agency shall provide for an independent financial audit of the Redevelopment Fund each fiscal year and a report of such audit. Such report shall describe the amount and source of deposits into, and the amount and purpose of withdraws from, the Redevelopment Fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which is pledged increment revenues and the remaining amount of such indebtedness. The Redevelopment Agency shall provide a copy of the report to each taxing authority.
  - A. If any portion of this Ordinance is declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining potions of this Ordinance. If any conflict occurs between the provisions of this Ordinance and the provisions of Chapter 163, Part III, Florida Statues, concerning tax increment financing, the statutory provisions shall control and supply to this Ordinance.

**SECTION 3.** The Coleman Community Redevelopment Plan is hereby adopted and shall be deemed to be in full force and effect for the respective Redevelopment Area, and the Coleman Community Redevelopment Agency shall carry out such plan or modification in accordance with its terms. The Redevelopment Fund is hereby established and shall be deemed to be in full force and effect for the respective Redevelopment Area.

Passed by the Coleman City Council in regular session, this **14** day of **July**, 2003

**City of Coleman, Florida**

By: Signature of Lonnie G. Evans  
Lonnie G. Evans  
Mayor, City Council

ATTEST:

Signature of Leland Clay Godwin  
Leland "Clay" Godwin

# **COLEMAN COMMUNITY REDEVELOPMENT PLAN**

## **Chapter II Land Use Element**

**NO MAPS**

**CHAPTER II**

**LAND USE ELEMENT**

Communities can utilize adopted standards and land use planning controls such as zoning and land development regulations to simulate land development. In some cases, use restrictions, lot development and set back standards, and nuisance protections measures can help to eliminate unsightly and non-conforming structures which may in-part prevent development. Likewise, in some cases, adopted standard can help to encourage and ensure orderly and compatible development of new structures that can stimulate redevelopment. Communities that are interested in redevelopment must carefully consider adopted standards to ensure that they are not a hindrance and counterproductive to redevelopment efforts.

**Inventory Section**

Of the approximate 994 acres within the city over one-half, or 59 percent, is recorded by the property appraiser as agriculture oriented use. Residential properties comprise another 22 percent of the existing land use, and in descending numerical order of land utilization, vacant residential occupies 7 percent, roadways and railways occupy 6 percent, and other vacant lands is 2.5 percent, industrial, public buildings and grounds, recreation, vacant commercial, and commercial are all less than 1 percent each.

The land use pattern of the city can most easily be described by the use of the physical parameters which essentially separate Coleman into three definable segments. These physical elements are the railroad lines which traverse the city in a northeast-southwest direction, and then Highway 301 which travels in an east-west direction and divides the city into north-south quadrants, prior to turning south to Bushnell. The area west of the railways is basically characterized by agricultural land use. However, nearer the center of the city there are some platted subdivisions consisting of a mixture of single family residential, commercial and public facilities uses. These old subdivisions are essentially located close to the intersection of the railway and Warm Springs Avenue in the south central portion of town. This area also contains the greatest percent of substandard housing in the city but has been addressed in part through several grants.

The second area of the city, north of Highway 301 and east of the railway, contains the bulk of the city's commercial, residential, public and industrial uses. The post office, library, volunteer fire department, community center, and principal recreation complex are located in this area. Approximately one-half of the commercial node and the majority of the industrial activities are situated along Highway 301 or adjacent to the rail lines. Agricultural designated land is predominate in the north portion of this area adjacent to the county boundary. Additionally, the greatest amount of acreage devoted to "established" residential land uses appears in this portion of the city.

The final area of the city for review is located south of Highway 301 and east of the railroad lines. This part of the city is again a complete mixture of agriculture, single family residential, commercial, public facilities and "vacant" residential properties. The city's two automobile salvage yards, the remainder of the commercial node, the city hall and recreation area are the principal features in this portion of the city. The agricultural area is located adjacent to the county boundary and constitutes about one-half of the land use.

**Residential Use**

There are ten recorded subdivisions which exist in the City of Coleman. These subdivisions are platted and recorded from 1891 to the last one being recorded in 1925. These subdivisions contain approximately 202 dwelling units of the total 326 dwellings units which exists within the entire city area. There are approximately 555 parcels within the 10 subdivisions. One home per parcel is not the scenario in the existing subdivisions; i.e., many home sites are an aggregation of two or more lots. The City of Coleman has ample amount of land for future development which will fall under modern requirements for on-site sewage disposal systems and even though the subdivision areas contain the majority of dwelling units additional areas have been designated for future development.

The city in an effort to provide safe, sanitary and affordable housing for all residents has been a recipient of several Community Development Block Grants (CDBG) since 1983. The activities funded by these programs included rehabilitation, demolition, and replacement of substandard housing. The first grant funded the rehabilitation of eight units, demolition of six units, and construction of 10 new units. The second grant funded the rehabilitation of two units, demolition of thirteen units, and the construction of twelve new units.

**Commercial Land Use**

This category by definition is to include offices, stores, and other shopping facilities, auto sales and auto service establishments, restaurants, grocery stores and other such commercial and service industries involved in the retail and/or wholesale business trade. Currently, there are eleven acres of land designated for commercial use. Some commercial development occurs indiscriminately along the arterial roadway (U.S. Highway 301) entering the city. However the existing hub of commercial activity is centered around the intersection of Warm Springs Avenue (U.S. Highway 301) and Commercial Street.

**Industrial Land Use**

According to acreage figures provided in the Comprehensive Plan, industrial use occupies only 6 acres of property within the city boundaries. This translates into less than one percent of the land use types. The largest single facility devoted to industrial use occurs adjacent to the intersection of Commercial Street and Central Avenue; this is the service facility and maintenance yard for Montgomery Bulk Express. Other quasi-industrial sites are the automobile salvage yards on U.S. Highway 301, both south and east of the traffic signal.

**Agricultural Land Use**

According to the Comprehensive Plan, there are 586 acres of agricultural lands currently within the city boundaries. Assuredly a significant portion of this land was once utilized for citrus production; however, the severe freezes of the past has rendered this land to other agricultural pursuits such as cattle ranching and truck gardening endeavors. The northeast and southwest sections of the city holds the largest amount of agricultural acreage.

**Recreational Land Use**

This Category includes all land used for recreation and neighborhood parks within the city boundaries. Typical recreational facilities provided include tennis courts, racquetball courts, shuffleboard courts, baseball diamonds, equipped play areas, and concession facilities. The city contains three neighborhood parks (Church Street, Oak Street and the Library/recreation facility) and the Coleman Community Center Site. In addition to these sites there are three other county facilities for picnicking, fishing and boating within a three to ten mile radius of the city. A potential fourth resource is located within 1 ¼ miles of the city, this is Coleman Landing which is located on the east shore of Lake Panasoffkee.

**Public Facilities Land Use**

This category has been subdivided into two basic subcategories; the first is public buildings and grounds and other public facilities. This subcategory includes all city administration buildings, public safety and protection facilities, public utilities and maintenance facilities, post offices, libraries, all educational institutions and churches, and other public facilities. The second subcategory includes all rail roads, highways and roads, and the associated right-of-ways of each.

The first subcategory of public buildings and grounds, educational institutions, churches and other public facilities encompass approximately nine acres of land. The Coleman City hall and Police and Volunteer Fire Facilities and adjacent Community Center occupy about 1 ½ acres near the center of town. The remaining acreage is spatially divided between the various churches which are located in the city.

The second subcategory, the CSX Railroad Company owns approximately 23 acres of land; this includes the six acres of abandoned right-of-way in the southwest part of the city. The State highway transportation system accounts for approximately nine acres of roads and right-of-ways; the remaining twenty six acres are the responsibility of the city.

**Historic Land Use Resources**

In 1998 the city conducted a housing survey as part of the Comprehensive Plan data assembly program. Included within the survey project was a requirement to identify buildings that may potentially qualify for State historical significance. By the conclusion of this preliminary survey the group had identified over forty one sites which appear to date before the 1930's and would merit further research for possible listing on the State of Florida Master Site Filing List. The actual acreage represented by these structures has not been determined.

**Vacant and Underdeveloped Lands**

This category has been subdivided into two basic vacancy types, vacant residential and vacant commercial, and other vacant property. The total for all types is one hundred four acres. This category constitutes approximately ten percent of all identified land use categories within the city. The parcels in this land use category appear to be scattered equally throughout the city. However, the pattern of location shows these sites as being routinely surrounded by previously developed residential properties which would indicate preferential future residential land use.

**Soil Suitability for Development**

Most of the soil conditions in and near the center of the city represent a moderate or slight constraint to construction, with sever constraint soils located at or near the city limit boundaries. However, all soils within the city limits exhibit moderate to severe limitations in suitability for septic tank absorption fields.

**Flood Hazard Areas**

The city has been subject to some periodic flooding in the lower elevations of the city. The most pronounced area of occurrence is at the intersection of Warm Springs Avenue (U.S. Highway 301) and Commercial Street in the downtown area. This is the point where gravitating storm water gravitates for higher elevations. With assistance of the Florida Department of Transportation in providing road and drainage improvements, combined with proposed Commercial Revitalization, Community Development Block Grant that includes drainage control measures, this situation should be resolved.

**Future Residential Land Use**

The presently available sites and acreage for residential land use is more than adequate for any future development. Assuming the maximum residential development density of four units per acre, twenty-nine additional acres are needed to meet future residential development demand.

**Future Commercial Land Use**

The few existing commercial businesses are located in the center of the city near the intersection of Warm Springs Avenue and Commercial Street. Future commercial development should remain as “nodal” at or near the intersection and should not stretch in “linear” fashion along U.S. Highway 301. Population projections indicate that less than one additional acre of commercial land is needed to satisfy demand at the existing per capita rates.

**Future Industrial Land Use**

There is only one area currently recommended for future industrial expansion. This area is adjacent to the active CSX railroad track located along Warnell Avenue. This location is highly suitable for future light industrial use due to the immediate proximity of both rail and highway modes of transportation.

**Future Agricultural Land Use**

When considering the rural character of the city and slow rate of growth in population projections, the city is likely to have agricultural activities remaining in the city.

**Substandard Housing Units**

According to the Comprehensive Plan, in 1988 there were approximately 238 total single family housing units of which 173 were determined to be standard and 65 substandard. There were two multi-family housing units of which both were considered to be standard. There were 86 mobile homes of which 73 were standards and 13 substandard. Therefore, of the 326 total residents, 248 were considered to be standard, and 78 substandard.

**Zoning Classifications**

Currently in most cases, there is no transition or buffer type zoning between commercial C-1 and C-2 zoning areas and residential R-1, R-1M, R-2, R2M, R-3, and R-3M zoning areas (see Figure II. 1). This means that buildings are either used for business purposes or residential purposes, but not mixed-use purposes.

There are many benefits to encouraging the addition of an RB zoning classification and its use for mixed-use residential-business purposes and/or accessory structures for properties within one block of U.S. Highway 301:

- Increasing the downtown population is desirable. The use of accessory structures would allow for greater densification, pedestrian activity, and business activity in the downtown.
- The use of accessory structures which are clearly subordinate in appearance and use to the principal structure would preserve the character of the downtown by eliminating the need for multi-story, multi-family structures.
- The use of accessory structures for both residential and commercial use (mixed use) would allow for additional small business start-up opportunities in the downtown.
- The use of accessory structures for both residential and commercial use (mixed-use) would offer citizens the opportunity to live and work in the same place thereby, ensuring circulation of dollars in the local economy, reducing urban sprawl development and the need for extending public utilities, and increase the number of citizens in the downtown during business hours for security and self-policing.
- The use of accessory structures for rental residential use would increase the number of affordable housing units within the downtown.
- The use of accessory structure for residential use would allow fixed-income elderly to remain in the downtown rather than seeking affordable housing elsewhere.

Accessory structures have been used for years throughout the nation for both residential and business use, and are part of the traditional neighborhood design pattern. The most common use is above-garage type apartments often referred to as “granny flats” which have served as successful alternative to large scale apartment complexes and multi-family housing developments. The use of accessory structures can ensure that generations of families can remain within the downtown. For example, an elder parent could live in

the accessory unit while the working age family member could live in the principal structure. At some point in time, the accessory structure could be used by the family as a location for a start-up business opportunity, or as an affordable living alternative for a young adult who cannot yet afford to live away from home. Of course, the cycle can repeat over and over as long as the structures are properly maintained and properties remain affordable.

Assuming that the addition of mixed-use development in the downtown will increase infill development and encouraging redevelopment, it is recommended that a Residential Business (RB) zoning classification be created and permitted for properties within one block of U.S. Highway 301 (see figure II.2). It is proposed that the RB zoning classification requirements would include the following:

**Permitted Principal Uses and Structures**

1. Detached single family residential dwellings and business (home occupations)
2. Professional offices
3. Tourist home, bed and breakfast

**Permitted Accessory Uses and Structures**

1. Examples of permitted accessory uses and structures include:
  - a) Residence (apartment);
  - b) Business (home occupation);
  - c) Private garages;
  - d) Private swimming pools;
  - e) On-site signs

**Maximum Floor Area Ratio:**

1. Single family dwellings, including all their accessory buildings; 50%
2. Other permitted buildings in connection with permitted uses, including their accessory buildings; 50%

**Maximum Lot Coverage by all Impervious Surfaces:**

1. 50%

In addition the following conditions would be required to allow for the use of a detached accessory structure.

1. In order to allow a detached accessory structure, the property owner must live on-site in either the principal structure or accessory structure. Occupancy is to be verified annually through homestead exemption.

2. Both the principal structure and detached accessory structure can be used for residential purposes. Either the principal structure or accessory structure can be used for commercial purposes. However, under no circumstances can both be used for commercial purposes.
3. The detached accessory structure footprint shall not exceed 1,000 square feet.
4. Up to 50% of the principal structure gross floor area can be used for commercial purposes provided that the detached accessory structure is not used for commercial purposes and the other 50% is owner occupied.
5. Detached accessory structures used for commercial purposes must be verified annually through the occupational license process.
6. The RB zoning classification should allow for free standing and/or attached projecting signs not to exceed nine (9) sq. ft. total surface area simply illuminated. Projecting signs are to be securely mounted from the first floor. Under no circumstances are murals, portable, animated, or flashing signs allowed.
7. Home Occupations are permitted; retail is to be limited to on-site prepared goods.
8. Professional offices shall be in accord with Land Development Regulations. Parking requirements shall be satisfied in right-of-way areas or through transfer to public parking areas within five hundred (500) feet.
9. Both the principal structure and accessory shall be residential in character. The accessory structure must be located behind the principal structure and be subordinate to and consistent with the appearance of the principal structure.

# **COLEMAN COMMUNITY REDEVELOPMENT PLAN**

## **CHAPTER III**

### **Public Facilities, Utilities, and Capital Improvement Element**

**NO MAPS**



Planned Capital Improvement Projects: **(Dunklin/Riser Park)**

Fencing and other miscellaneous Phase III improvements

**Project Cost \$50,000**  
FRDAP Grant

Planned Capital Improvement Projects: **(Memorial Park)**

Playground equipment, court lighting, toddler equipment, and shelters

**Project Cost \$50,000**  
FRDAP Grant

This section identifies nine (9) **primary proposed public improvement projects** and associated costs that if implemented, would help to create an environment that encourages redevelopment (see figure III-2). The following information was provided by City staff. The associated estimate of cost is based on Withlacoochee Regional Planning Council (WRPC) staff research and includes labor and materials. A more thorough analysis of cost and feasibility of each project should be undertaken prior to formal action.

- **Demolition and Disposal of Dilapidated Buildings**
- **Streetscaping and Public Parking Improvements**
- **Construction of Affordable Housing**
- **Installation of Drainage Around Downtown Area**
- **Gateway Improvements**
- **Business Incubator**
- **Establish Historical Building Registry**
- **Ingress/Egress Improvements over CSX Railway Lines**
- **Neighborhood Improvements**

In addition, the City may embark on the following proposed secondary public improvement projects as may be permitted by Florida Statutes as follows:

- Extension of Water Lines to Expanded CRA Boundary Areas
- Policing Innovations
- Construction of Wastewater Treatment Facility Within CRA Boundary Area

Proposed Public Improvement Projects: **(Streetscaping and Public Parking Improvements)**

Park Benches

Assume commercial grade steel, decorative powder coated bench  
 \$1,500 each \*8 = **Project Cost \$12,000**

Decorative Outdoor Lighting

Assume commercial grade steel, 100 watt high pressure sodium vapor fixture post mounted  
 \$2,500 each \*15 = **Project Cost \$37,000**

Decorative Waste Receptacles

Assume commercial grade steel, 36 gallon containers w/ steel dome lid  
 \$500 each \*10 = **Project Cost \$5,000**

Landscaping

Assume native shade trees (species to be determined)  
 \$250 each \*20 = **Project Cost \$5,000**

Assume native decorative trees (species to be determined)  
 \$150 each \*40 = **Project Cost \$6,000**

Assume native bushes and ground cover (species to be determined)  
 \$500 per cluster \*20 = **Project Cost \$10,000**

Bicycle Racks

Assume commercial grade steel, powder coated bar  
 \$500 each \*4 = **Project Cost \$2,000**

Public Parking Area(s):

<u>Area</u>	<u>Location</u>	<u>Number of Spaces</u>
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Downtown	TBD	<u>50</u>
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Assume 2” asphalt over stable base material at \$500 per space  
 Therefore, 50 spaces \*\$500 = **Project Cost \$25,000**

*\*(does not include land acquisition costs if any)*

Proposed Public Improvement Projects: **(Gateway Improvements)**

To include (4) trees, numerous bushes, sod, lighting, and new welcome sign (as required)

Assume \$150 per tree *(4) each gateway	sub-total	\$600
Assume \$500 per gateway bush cluster		\$500
Assume \$1,500 for signs and partial labor		\$1,500
Assume \$200 for electrical (sign illumination)		\$200
Assume \$1,000 for sod		<u>\$1,000</u>
		\$3,800

Therefore, \$3,800 per gateway \*(2) = **Project Cost \$7,600**

In order to implement the proposed public improvement projects identified, several properties may need to be purchased prior to implementation. The properties may include the following:

**Properties for Acquisition/Improvements:**

Those properties identified in Figure III.2 may be considered for purchase for use as retention associated with US 301 improvements or for public parking.

**Total Estimated Project Cost: \$TBD**

**Sanitary Sewer Assessment**

There is no sanitary sewer facility within the city limits of Coleman. Individual septic tanks account for the total collection treatment of all sewage for all land uses.

**Potable Water Assessment**

Through funds provided in-part by the United States Department of Agriculture (USDA) the city established a city-wide municipal water system in 1996.

**Solid Waste Assessment**

Solid waste generated in the city is disposed at the Sumter County Landfill which is classified as a Class I landfill according to **FDER** standards. The landfill is located approximately one mile southeast of **I-75** on **SR 470**, or approximately 6 miles south and east of Coleman. For future development purposes the ability to meet solid waste needs is not perceived as a limited factor for the city.

# **COLEMAN COMMUNITY REDEVELOPMENT PLAN**

## **Chapter IV**

### **Population, Income and Housing Element**

**NO MAPS**

## CHAPTER IV

### POPULATION, INCOME AND HOUSING ELEMENT

#### Population

The year 2000 population of the City of Coleman was 647 which is .01 percent of the total 2000 Sumter County population of 53,345. Of the City's population, 671 persons reside within the 318 residential units in the redevelopment area for an average of  $\pm 2.1$  per unit.

**Table IV.1: Population Change in Sumter County and City of Coleman from 1970 – 2000**

	1970	1980	% change	1980	1990	% change	1990	2000	% change
Sumter Co.	14,839	24,272	63.6%	24,272	31,577	30.1%	31,577	53,345	68.9%
Coleman	614	1,022	66.5%	1,022	857	-16.1%	857	647	-24.5%

Source: Florida BEBR 1980, 1990, 2002

The rate of population growth/decline in the City of Coleman has shown a fluctuating trend as indicated in the table above. The fluctuations have not corresponded to the steady population growth of Sumter County. Taking into consideration these conflicting rates, it is difficult to accurately project the population of Coleman for the thirty year planning time frame. Hence two population projections have been made: I- based on the current rate of population decline as estimated by the Florida BEBR; and II- more optimistically based on the rapid growth of the surrounding areas and in Sumter County.

**Table IV.2: Estimates of Population Change in Sumter County and City of Coleman for 2002**

	2000	2002 (Est.)	Total Change	Percent Change
Sumter County	53,345	61,348	8,003	15%
Coleman	647	643	-4	-0.6%

Source: Florida BEBR Fl. Estimates of Population 2002

The year 2000 population of the City of Coleman was 647. The Florida BEBR's Population Estimate for the City of Coleman for the year 2002 was 643 at a declining rate of -0.6%. Based on this rate, a population projection has been made for the City of Coleman to the year 2030 as indicated in the table IV.3 below. It shows Coleman's population reducing to 590 by the year 2030. The noted rate of population decline does not assume any other conditions or events that would lead to an increase/decrease in population other than the mathematical calculations. Future redevelopment could possibly reverse the declining trend leading to population growth.

**Table IV.3: Population Projection I – Sumter County and City of Coleman**

	<b>2000</b>	<b>2005*</b>	<b>2010**</b>	<b>2020**</b>	<b>2030**</b>
<b>Sumter County</b>	53,345	67,700	80,100	102,400	123,700
<b>Coleman</b>	647	643	628	609	590
<b>% share of County in City</b>	1.2%	1%	0.8%	0.6%	0.5%

Source: Florida BEBR, Fl. Estimates of Population 2002

\*Florida BEBR, Fl. Estimates of Population 2002

\*\*Coleman Population Projected by WRPC

**Table IV .4: Historical Percentage of Sumter County Population Living in City of Coleman**

	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Sumter County</b>	11,869	14,839	24,272	31,577	53,345
<b>Coleman</b>	921	614	1,022	857	647
<b>% share of County in City</b>	7.7%	4.1%	4.22%	2.72%	1.2%

Source: Florida BEBR 1980, 1990, 2002

Florida Development Commission, Table A-3 of Total Population, by County and City 1960

The above table indicates that the share of Sumter County’s population attributed to the City of Coleman has a declining trend. This declining rate may be further affected by the exceptionally high rate of population growth in the Villages of Sumter County.

**Table IV.5: Population Projection II – Sumter County and City of Coleman**

	<b>2000</b>	<b>2005*</b>	<b>2010*</b>	<b>2015*</b>	<b>2020*</b>	<b>2025*</b>	<b>2030*</b>
<b>Sumter County</b>	<b>53,345</b>	<b>67,700</b>	<b>80,100</b>	<b>91,100</b>	<b>120,400</b>	<b>113,500</b>	<b>123,700</b>
<b>Coleman</b>	<b>647</b>	<b>812</b>	<b>961</b>	<b>1,093</b>	<b>1,229</b>	<b>1,362</b>	<b>1,484</b>
<b>% share of County in City</b>	<b>1.2%</b>	<b>1.2%</b>	<b>1.2%</b>	<b>1.2%</b>	<b>1.2%</b>	<b>1.2%</b>	<b>1.2%</b>

Source: Florida BEBR, Florida Population Studies, Vol. 36, Number 1, Bulletin 134, January 2003

\*Coleman Population Projected by WRPC

The year 2000 population of the City of Coleman was 647 which is 1.2 percent of the total 2000 Sumter County population. This current percentage of the Coleman population residing in Sumter County (refer table IV .5) was used as the factor to calculate the projected population growth in Coleman to 2030. The traditional ratio method of population projection would have reflected a disproportionately high rate of growth of The Villages of Sumter County, to show an unrealistically high projected population count in the City of Coleman. The above noted rate of population increase does not assume any other conditions or events that would lead to an increase or decrease in the population other than the mathematical calculations. The future redevelopment, it is possible that the population may increase at a higher rate than projected in the table above.

**Income****Table IV.6: Comparison of Per Capita Income**

<b>National Average*</b>	<b>Sumter County**</b>	<b>City of Coleman**</b>
<b>\$21,587</b>	<b>\$16,830</b>	<b>\$12,186</b>

Source: \*: US Census Bureau Per Capita Income in 1999

\*\* : 2000 Census of Population and Housing- Summary File 3, Per Capita Income in 1999, P76-P82

**Table IV.7: Source of Household Income In 1999**

<b>Source of Household Income</b>	<b>Households with Source</b>	<b>%of Total</b>	<b>Means of Source</b>
Earnings	193	100%	\$34,320
Wages or Salary	187		\$33,743
Self-Employment	19		\$16,516
Interest, Dividends or Net Rental	40		\$3,963
Social Security	108		\$9,444
Supplemental Security (SSI)	31	98%	\$5,297
Public Assistance	12		\$633
Retirement	39		\$9,236
Other Types	47		\$8,702

Source: 2000 Census of Population and Housing – Summary File 3, P58-P75

\*: Total % of Households receiving Transfer Payments

Table IV.8: Housing Summary

<b>Total Housing Units</b>	<b>318</b>
<b>100% Count Housing Units</b>	<b>301</b>
<b>Unweighted Sample</b>	
<b>Total Housing Units</b>	<b>138</b>
<b>Occupied Housing Units</b>	<b>120</b>
<b>Vacant Housing Units</b>	<b>18</b>
<b>Percent of Units in Sample</b>	
<b>Total Housing Units</b>	<b>45.8%</b>
<b>Occupied Housing Units</b>	<b>46.7%</b>
<b>Vacant Housing Units</b>	<b>40.9%</b>
<b>Total Housing Units</b>	
<b>Urban</b>	<b>212</b>
<b>Inside Urbanized Areas</b>	<b>0</b>
<b>Inside Urban Clusters</b>	<b>212</b>
<b>Rural</b>	<b>106</b>
<b>Farm</b>	<b>5</b>
<b>Nonfarm</b>	<b>101</b>
<b>Occupied Housing Units</b>	<b>270</b>
<b>Owner Occupied</b>	<b>203</b>
<b>Renter Occupied</b>	<b>67</b>
<b>Vacant Housing Units</b>	<b>48</b>
<b>For Rent</b>	<b>3</b>
<b>For Sale Only</b>	<b>8</b>
<b>Rented/Sold, not Occupied</b>	<b>13</b>
<b>For Seasonal, Recreational, or     Occasional Use</b>	<b>8</b>
<b>For Migrant Workers</b>	<b>0</b>
<b>Other Vacant</b>	<b>16</b>

Source: 2000 Census of Population and Housing – Summary File 3, H1/H2/H3/H4/H5/H6/H7/H8

**Table IV.9: Household Size by Tenure**  
(All Occupied Housing Units)

<b>Household Size</b>	<b>Occupied Units</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>
<b>Total Units:</b>	<b>270</b>	<b>203</b>	<b>67</b>
<b>1 Person</b>	62	41	21
<b>2 Persons</b>	74	64	10
<b>3 Persons</b>	70	63	7
<b>4 Persons</b>	30	21	9
<b>5 Persons</b>	17	13	4
<b>6 Persons</b>	11	1	10
<b>7 + Persons</b>	6	0	6
<b>Mean Household Size</b>	<b>2.58</b>	<b>2.49</b>	<b>2.85</b>

Source: 2000 Census of Population and Housing – Summary File 3, H16/H17/H18

Because the Coleman per capita income level is very low (\$12,186), emphasis needs to be placed on ensuring an adequate supply of affordable and available housing in the redevelopment area. As a rule of thumb, expenditures for housing should not exceed thirty percent of one's annual income. Therefore, Coleman residents should not expend more than \$600 per month toward housing payments associated with two or three bedroom residents. According to local real estate brokers, the 2003 average rental prices for a permanent two-three bedroom in the Coleman-Panasoffkee area is between \$450-\$650 month

**Table IV.10: Year Structure Built by Tenure**

Year Built	Total Housing Units	Occupied Housing Units	
		Owner Occupied	Renter Occupied
<b>Total Units</b>	<b>318</b>	<b>203</b>	<b>67</b>
<b>1999 to March 2000</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>1995 to 1998</b>	<b>8</b>	<b>6</b>	<b>2</b>
<b>1990 to 1994</b>	<b>45</b>	<b>28</b>	<b>10</b>
<b>1980 to 1989</b>	<b>58</b>	<b>36</b>	<b>16</b>
<b>1970 to 1979</b>	<b>52</b>	<b>31</b>	<b>7</b>
<b>1960 to 1969</b>	<b>52</b>	<b>37</b>	<b>10</b>
<b>1950 to 1959</b>	<b>37</b>	<b>18</b>	<b>14</b>
<b>1940 to 1949</b>	<b>14</b>	<b>9</b>	<b>5</b>
<b>1939 or earlier</b>	<b>50</b>	<b>36</b>	<b>3</b>
<b>Median Year Built</b>	<b>1971</b>	<b>1970</b>	<b>1972</b>

Source: 2000 Census of Population and Housing – Summary File 3, H34/H35/H36/H37

All discussed in the “Finding of Necessity”, there are approximately twenty-eight (28) structures located within the community redevelopment area which are unsanitary and unsafe. Structures identified as unsanitary or unsafe are either dilapidated, vacant, or abandoned, exhibit a general lack of care and overgrowth of vegetation, are subject to structural deflection in the roof or floor supports, or have an abundance of debris or yard waste posing a fire hazard. In addition, because many of the existing structures were prior to 1970, many of the structures will need to be replaced during the planning time frame if not properly maintained.

Table IV.11: Value of Housing Units (All Races)

<b>Value of Housing Units (\$)</b>	<b>All Owner Occupied</b>
<b>Total Units:</b>	<b>203</b>
<b>Under \$10,000</b>	<b>9</b>
<b>10,000 - 14,999</b>	<b>2</b>
<b>15,000 - 19,999</b>	<b>16</b>
<b>20,000 - 24,999</b>	<b>9</b>
<b>25,000 - 29,999</b>	<b>20</b>
<b>30,000 - 34,999</b>	<b>11</b>
<b>35,000 - \$9,999</b>	<b>8</b>
<b>40,000 - 49,999</b>	<b>30</b>
<b>50,000 - 59,999</b>	<b>9</b>
<b>60,000 - 69,999</b>	<b>17</b>
<b>70,000 - 79,999</b>	<b>24</b>
<b>80,000 - 89,999</b>	<b>3</b>
<b>90,000 – 99,000</b>	<b>4</b>
<b>100,000 – 124,999</b>	<b>17</b>
<b>125,000 – 149,999</b>	<b>11</b>
<b>150,000 – 174,999</b>	<b>5</b>
<b>175,000 – 199,999</b>	<b>0</b>
<b>200,000 – 249,999</b>	<b>0</b>
<b>250,000 – 299,999</b>	<b>4</b>
<b>300,000 – 399,999</b>	<b>4</b>
<b>400,000 – 499,999</b>	<b>0</b>
<b>500,000 – 749,999</b>	<b>0</b>
<b>750,000 – 999,999</b>	<b>0</b>
<b>1,000,000 +</b>	<b>0</b>
<b>Median Value</b>	<b>\$48,800</b>
<b>Mean Value</b>	<b>\$68,387</b>

Source: 2000 Census of Population and Housing – Summary File 3, H74/H76/H78/H84-H86

Redevelopment can be encouraged through densification and the attraction of additional residents and residential housing opportunities. Simply stated, the more people living in the downtown, the more likely it is that business in the area will be vibrant and economically healthy. This chapter examines the population and related housing trends over the thirty (30) year time frame. The current housing stock is in good condition, 70% of which is expected to be maintained in use during the planning time frame. Unfortunately, it appears the City of Coleman population is expected to slightly decrease during the planning time frame. Assuming the population of Coleman to maintain or slightly decline during the planning time frame, there will be a need for  $(318 \times .30 =) \pm 95$  additional or refurbished units during the planning time frame.

In addition, Coleman's population is aging and the demand for affordable elderly housing is increasing. There is a need for rental housing in the downtown for all age groups and income levels, including units for elderly and low-income, units allocated young/professional/multi-family, units allocated as single family. There are several options and architectural styles for accommodating these additional units including large multi-story/multi-tenant structures, however, the Coleman CRA is promoting mixed-use infill development and accessory structures as discussed in Chapter II to maintain the downtown character.

# **COLEMAN COMMUNITY REDEVELOPMENT PLAN**

## **Chapter V**

### **Transportation, Circulation, and Parking Element**

**NO MAPS**

## Chapter V

### TRANSPORTION, CIRCULATION, AND PARKING ELEMENT

It appears that additional public parking spaces are required in the downtown. It also appears that some existing parking areas could be made more useful if they were properly surfaced, striped, lighted and maintained. In addition, new parking spaces should include short term, long term, and employee parking areas financed in-part by the City of Coleman and private business and property owners. Also, effort should be made to locate public parking in convenient locations adjacent to commercial destinations. **But upon initial WRPC staff survey results, approximately 50 additional parking spaces are required in the downtown.**

#### Cost and Benefits of Potential Improvements

There are a number of potential costs and benefits to implementing the transportation, circulation, parking and corridor landscaping improvements recommended in this section. There are three primary projects to consider. The first would include gateway landscaping and signage improvements. The second includes the addition of Streetscaping improvements along US Highway 301. The third project would allow for the development of parallel or diagonal on-street parking in mixed-use areas. Implementation of any or all three of these projects will require significant state and local financial investment and, therefore, will require the complete understanding and agreement among all affected and interested parties before implementation (see figure V.1).

#### U.S. Highway 301 Gateway Improvements

##### Benefits:

- Addition of landscaping Streetscaping will improve pedestrian safety in the downtown and make it easier for pedestrians to cross U.S. Highway 301.
- Addition of landscaping will help to slow vehicular traffic through the downtown
- Addition of landscaping and Streetscaping will help to beautify the downtown and encourage passerby traffic to stop and patronize businesses.
- Public parking areas will allow businesses to transfer and therefore satisfy their parking requirements.
- Gateway improvements help to mark the City's entrance and exit points, noted to passerby traffic that Coleman is a destination and different than much of U.S. Highway 301.
- Identified improvements and maintenance of improvements can in large-part be paid for from federal and state funding sources.
- Identified improvements can be easily modified or removed if determined to be problematic.

##### Costs:

- Any improvements that are not approved by the state for funding would either need to be eliminated from consideration or paid for by the City.
- The City would have to enter into a maintenance agreement for the improvements, would have to utilize its own department personnel, but would receive a portion of state funds allocated for maintenance.

**Parallel or Diagonal Parking in Mixed-Use Areas**

**Benefits:**

- Addition of on street parking in mixed-use areas would create additional public parking spaces and would allow businesses to transfer and therefore satisfy their parking requirements.
- Addition of on street parking would encourage mixed-use development, and would provide additional and coordinated areas for street landscaping to beautify the area.
- Addition of on street parking in mixed-use areas could help to improve drainage systems.

**Costs:**

- Addition of on street parking in mixed-use areas would be the financial responsibility of the City.
- Addition of on street parking in mixed-use areas would likely increase the vehicular traffic flow through side street areas which may include adjacent dedicated residential areas.

**Traffic Assessment**

The main roadway in the City of Coleman is U.S. Highway 301 which is classified as a two-lane principal arterial according to the Florida Department of Transportation (FDOT) roadway functional classification system. The level of service for this roadway has been designated at better than “C” and sufficient. There has been some discussion about re-routing U.S. Highway 301 around the downtown area to remove the current ninety-degree turn requirement; however, those discussions have been put on hold indefinitely. In the near future, FDOT is planning on improving the ninety-degree turn requirement by adding a right-turn lane at the south side of the intersection. This project is scheduled to be completed by 2008. There are currently no planned drainage improvements associated with the planned roadway improvements at this intersection.

All other roadways are the responsibility of the city and appear to be functioning at a sufficient level of service other than those roads which are not paved or exhibit significant wear and tear. The Comprehensive Plan identifies locations for future sidewalk and roadway improvements including paving, some of which have not yet been completed.

# **COLEMAN COMMUNITY REDEVELOPMENT PLAN**

## **Chapter VI**

### **Marketing and Economic Restructuring Element**

**NO MAPS**

**CHAPTER VI**

**MARKETING AND ECONOMIC RESTRUCTURING ELEMENT**

The City of Coleman was first established in 1882 by settlers desiring to live near the Warm Springs Hammock lands and Lake Panasoffkee where their farming operations were taking place. Initially farmers in the area were engaged in the cultivation of staple crops, such as corn, peanuts, sugar cane and sweet potatoes. A few of the larger land owners planted cotton and a few were recorded as tobacco growers. Cattle and hogs roamed the open range until 1947, when the No-Fence law was enacted.

Another principal crop of the area was citrus production. Many of the groves were planted around Lake Panasoffkee and along the shores of the Withlacoochee River. When the citrus industry was evolving, the fruit was picked and transported to Panasoffkee, where it was packaged and shipped to northern markets. The severe freezes of the 1880's and 1890's practically wiped out the citrus industry. After the freezes of 1894 and 1895 the remaining residents of Coleman turned to other sources of income such as raising livestock and cotton, and by 1923 cabbage farming became an important economic factor. For many years Coleman was regarded as the cabbage center of the United States, and Center Hill was known as the string bean capital. Bushnell and Webster was known for their production of watermelons. During the period buyers would crowd the hotel, rooming and boarding houses in Coleman in order to purchase the available crops.

Essentially, cattle-raising, truck farming and mining related industries are now providing the underlying economic base for the city. In addition, a significant number of citizens that reside in Coleman commute to other larger employment centers, such as Ocala, Leesburg, Wildwood, and Bushnell on a daily basis. This trend is expected to continue.

Similar to other small rural cities throughout the nation, downtown Coleman and its business owners have struggled over the years to maintain economic vitality. The effect of age on structures, reduction in the number of visitors related to agriculture sales, the dwelling population of residents, and competition from scattered shopping centers and discount chain stores continue to pose real and serious challenges for downtown merchants. The following societal and cultural changes have impacted downtown's across the state.

- Many consumer needs can be taken care of by phone, fax, or in locations closer to home rather than in the downtown, and entertainment needs are increasingly satisfied at home or in other locations rather than in the downtown. Therefore, the role of downtown as the focus of business and/or civic activity has diminished over time.
- Consumers are more mobile than in the past decades. With more comfortable automobiles, convenient roadways, and widely scattered shopping centers and discount chain stores, many consumers no longer feel loyal to downtown merchants due to a limited selection of goods and non-competitive prices.

Apart from societal and cultural changes, there are other factors which continue to contribute to the general decline of the downtown including the following:

- Many downtown merchants have traditionally seen other downtown store owners as competitors; however, in today's larger marketplace their primary competition is not the store across the street, but the scattered shopping centers and discount chain stores or regional shopping malls. There is a need for cooperation among downtown merchants and property owners; there is a need to relinquish some independence for more coordinated activities to attract consumers.
- Many downtown merchants and property owners are apathetic toward revitalization and have been lulled into complacency because of low overhead costs, low taxes, and minimal cost associated with maintenance and renovation. In many cases, business orientation is toward lower cost products and services rather than increased sales and value added to products and services.
- Many downtown merchants do not own the property associated with their business and/or are not residents of the downtown and have not committed ample time or financial resources to improving their properties, businesses, or the downtown.

Given their obstacles, what course of action should be taken to improve and ensure downtown economic vitality? Should downtown merchants compete directly against scattered shopping centers and discount chain stores in an attempt to recapture their former retail dominance? Should the downtown evolve into a new kind of business center that does not compete directly with discount chain stores, but is complementary to them? Should merchants abandon their traditional retail role and create a service oriented downtown, relying increasingly on office and financial functions for economic vitality? Is the downtown now obsolete, and should be allowed to further deteriorate until abandonment?

The Coleman City Council and Community Redevelopment Agency are committed to ensuring that the downtown does not further deteriorate and is not abandoned. Recognizing that there are limited resources available to encourage development, effort must be taken to ensure that the overall downtown environment can offer consumers a unique and pleasurable experience not easily found in other locations.

**The challenge is to attract additional consumers to frequent and purchase downtown goods and services, and to attract new jobs to the downtown.**

- While the number of persons living around the City of Coleman appears to be increasing it is uncertain as to whether average income and educational attainment levels will increase, and those commuting outside Coleman for employment will decrease. **Therefore, there needs to be an emphasis on creating additional job opportunities in the downtown.**
- **There needs to be an effort in attracting a greater percentage of those living within fifteen miles of the downtown to move into Coleman. Likewise, there needs to be an effort to ensure that basic necessities will be provided for those consumers that choose to live in Coleman.**
- There is an obvious lack of night life and entertainment activity in the downtown. **Therefore, there needs to be an effort to encourage select existing businesses and new businesses to hold coordinated weekend and evening hours in the downtown.**

- U.S. Highway 301 average traffic volume in the downtown is expected to increase during the planning time frame. **In order to increase the number of consumers in the downtown, there needs to be an emphasis on attracting a greater percentage of U. S. Highway 301 passerby trips.**

### **Business Franchise Opportunities**

One option for the creation of additional jobs can be provided through franchise opportunities. The word “franchise” in this case means the purchased right to sell another manufacturer's product or services. The chain restaurant is one of the most common business franchise opportunities, however, there are numerous franchise opportunities, including those where only the name, marketing materials, and proven methodologies are purchased to increase the likelihood of business success. On an international basis, franchise accounts for more than one third of all retail sales. Currently there are no known franchise type businesses in Coleman. The following includes a discussion on the potential benefits and problems associated with attracting franchise businesses.

### **Potential Benefits**

- Franchise businesses can often attract consumers based on name recognition due to adopted level of service and product quality standards.
- Potential for increase in **TIF** revenues and encouragement of redevelopment activities due to franchise level of financial investment.
- Franchise businesses can offer time tested products, services, and method of marketing and delivery to increase the likelihood of business success.
- Franchise businesses can help to quickly improve Downtown business diversification.
- Franchise businesses offer job creation opportunities due to corporate staffing requirements.

### **Potential Problems**

- A portion of profits often go back to the franchise corporate office rather than being expended locally.
- High franchise startup, royalty, and marketing costs may increase likelihood that franchises are financially unaccessible to local investors.
- Franchise businesses are subject to corporate decision making, therefore ultimate control may be outside local decision making.
- Franchise businesses often have adopted stringent location criteria.
- Franchises often exude a corporate identity rather than a small town personal identity.
- Services oriented franchise businesses often pay low wages.

**While there are potential benefits to franchise opportunities, greater emphasis should be placed on supporting local based businesses, especially those that provide more personalized products and services. It is the locally based businesses that will help to continue the small town character that Coleman citizens enjoy and visitors will remember.**

**Business Start-up Opportunities**

In addition to franchise opportunities and those desirable businesses listed, through the inclusion of mixed-use zoning and the permitting of home based occupations, the following business start-up opportunities would be ideal as a buffer use between dedicated commercial and residential structures.

**Table VI.1 Business Start-up Opportunities**

<b>Business</b>	<b>Initial Start-up Cost</b>	<b>First Year Earnings</b>	<b>Break Even Period</b>	<b>Home Based</b>	<b>Comments</b>
<b>Career Counselor</b>	\$2,000	\$60,000	6weeks to 2 years	Ideal	Excellent for the disabled. <i>No staffing required</i>
<b>Mailing List Broker</b>	Low if home Based	N/A	Rapid if Home Based	Yes	No initial staffing required. Compiling & selling mailing lists for Businesses
<b>Computer Software</b>	\$3,000	\$25,000	6 months to one year	Ideal	Excellent for disabled. <i>No staffing required.</i> Teaches human interaction skills
<b>Indoor Play Gym</b>	\$18,000	\$35,000	6 months to several Years	Not Usually	
<b>Supplementary Education &amp; Tutoring</b>	\$20,000	\$25,000	6 months to several Years	Yes	<i>No staffing required</i> Helping students with their studies
<b>Desktop Publisher</b>	\$10,000	\$20,000	Rapid, 1 year or less	Ideal	Excellent for the disabled <i>No staffing required</i>
<b>Computer Consultant</b>	\$3,000	\$40,000	Very rapid Immediate To 1 year	Ideal	Excellent for disabled <i>No staffing required</i>
<b>Computer Repair</b>	\$12,000	N/A	Rapid 6 Months To 1 year	N/A	

Table VI.1: Business Start-Up Opportunities

Business	Initial Start-Up Cost	First Year Earnings	Break Even Period	Home Based	Comments
Computer Trainer	\$4,200	\$40,000	Very Rapid 1 Month to 1 Year	Ideal	<i>No staffing required</i>
Web Services	Very Low	N/A	Rapid	Ideal	<i>No Staffing Required</i> High Future Growth Pot.
Recycler	\$2,000	\$10,000	Rapid, as Little as 6 Months	Ideal	<i>No Staffing Required</i>
Gourmet Food Products Producer	\$5,000	\$30,000	Rapid 6 months to 1 Year	Ideal	Excellent for the disabled <i>No Staffing Required</i>
Aerobic/ Exercise Instructor	\$2,500	\$10,000	1 Month to 3 years	No	<i>No Staffing Required</i>
Medical Transcriptionist	Low	N/A	Rapid, 1 Year	Ideal	<i>No Staffing Required</i> Transcribes medical Records dictated by a healthcare pro.
Carpet Cleaner	If Leasing Equip. \$1,000	\$35,000	Very Rapid 1 month to 1 year	Ideal	<i>No Staffing Required</i>
Landscaper	\$15,000	\$30,000	Rapid less Than 1 year	Potential	<i>No Staffing Required</i>
Maid Service	\$500	\$15,000	Very Rapid 1 week to Several months	Ideal	<i>No Staffing Required</i> (initially)

Table VI-1: Business Start-Up Opportunities

Business	Initial Start-Up Cost	First Year Earnings	Break Even Period	Home Based	Comments
<b>Water Conditioning</b>	\$5,000	\$25,000	1 Year	N/A	Sells Water purification to households. High Growth potential.
<b>Auto Detailer</b>	\$5,000	\$30,000	Rapid, 6 Months to 1 Year	Ideal	<i>No Staffing Required</i>
<b>Beauty Salon Provider</b>	\$2,500	\$20,000	Several Months to several years	No	<i>No Staffing Required (initially)</i>
<b>Financial Planner</b>	\$5,000	\$40,000	Rapid, less than 1 year	Ideal	Excellent for disabled <i>No Staffing Required</i>
<b>Personal Fiduciary</b>	\$1,500	\$20,000	Very Rapid Several Months	Ideal	Excellent for disabled <i>No Staffing Required</i>
<b>Home Inspector</b>	\$25,000	\$50,000	1 year or longer	Ideal	<i>No Staffing Required</i>
<b>Real Estate Agent</b>	\$4,000	\$20,000	6 Mo. To 1 Year	Ideal	<i>No Staffing Required</i>
<b>Real Estate Appraiser</b>	\$7,000	\$75,000	Rapid 2 months to 1 year	Ideal	<i>No Staffing Required</i>
<b>Florist</b>	\$15,000	Monthly \$1,000 to \$5,000	Several Years	No	Locate only along major highways
<b>Craft Wholesaler</b>	\$500	\$100,000	Very Rapid 1 To 6 months	Potential	<i>No Staffing Required</i>

**Table VI-1: Business Start-Up Opportunities**

<b>Business</b>	<b>Initial Start-Up Cost</b>	<b>First Year Earnings</b>	<b>Break Even Period</b>	<b>Home Based</b>	<b>Comments</b>
<b>Direct Sales Operator</b>	\$1,000	\$20,000	A few months to 1 Year	Ideal	<i>No Staffing Required</i> Sells goods directly, Door to door or Phone
<b>Rubber Stamp Designer</b>	\$10,000	\$30,000	N/A	Potential	<i>No Staffing Required</i> High Future growth Potential Creative Ent.
<b>Telemarketer</b>	\$6,000	\$40,000	6 Months to 2 Years	Ideal	Excellent for disabled <i>No Staffing Required</i>
<b>Bed and Breakfast Innkeeper</b>	\$250,000	\$60,000	2 to 4 Years	Ideal	
<b>Miniature Golf Operator</b>	\$75,000	\$50,000	Several Years	No	Locate only along Major Highways
<b>Videographer</b>	\$1,500	\$25,000	1 Month to 2 Yrs.	Ideal	<i>No Staffing Required</i>

In addition to improving downtown business diversification, there are a number of other opportunities and/or projects that could be capitalized on to improve and ensure downtown economic vitality including the following:

**Improving the Overall Downtown Appearance**

- The provision of new amenities and beautification improvements in the downtown is another vital element to ensuring economic vitality. Improvements such as building façade upgrades, decorative lighting, park benches, signage, landscaping, parking area, and decorative waste receptacles among others are held to minimum standards to ensure health and safety, but should go further to improve the overall appearance and attractiveness to visitors. It will be less difficult to attract additional businesses to Coleman if there are a variety of housing and housing opportunities in an attractive downtown.
- There needs to be a **Community Pride** campaign and effort to develop civic awareness in Coleman youth, special recognition to those who have stayed and/or those who have gone off to college and returned, an appeal to those “old-family” siblings to become active once again in Coleman related activities. There needs to be an encouragement of existing civic organizations to include efforts to fix up, paint, pick up garbage, plant flowers, and add new improvements in the downtown to their list of philanthropies.

**Increasing Downtown Densification Through the Addition of Mixed-Use Businesses**

- The impact of pedestrians and their activities forms a critical ingredient to a successful mix of downtown functions. There is a need to allow for mixed-use development as a means to increase residential density and the creation of new businesses. The ability to have either a rental residence or business on the same property in a detached structure will help to encourage the critical mass of pedestrian activity necessary to ensure economic vitality while preserving the existing downtown character.
- Effort should be taken to retain existing businesses and to assist local entrepreneurs in the creation of new businesses especially in select mixed-use areas. This is important because existing businesses contribute more to the local economy than business relocations of equal size. Existing businesses are established in the community, most employees live in the area, and profits are often spent locally. Business relocations from other areas are typically not locally owned and profits escape from the local economy. Also, business relocations have not established patterns of local employment, and may rely more on commuting employees, who are not as closely tied to the local economy.

**Marketing the Downtown as a Tourism and Event Destination**

- In addition to beautifying the downtown as a means to attract visitors, the city along with local business and property owners should sponsor several major festivals in the downtown. The events should be related to arts and crafts, agriculture, or a recognized holiday such as a fourth of July celebration. Regardless of the event, the goal is to attract tourist to Coleman in the hope that they will spend monies locally and consider moving to Coleman to enjoy its small town character.
- There should also be effort to encourage the establishment of a Farmers Market in the downtown, which could showcase locally grown fruits and vegetables.

**Marketing the Downtown as a Regional Antique Shopping Destination**

- Unlike other businesses, antique dealers are generally in direct competition with each other. Rather, because each dealer offers unique collectible goods, they can benefit by working together to attract customers. Likewise, communities that have a number of antique dealers can work together to create brochures to market their downtown’s collectively as a regional antique shopping destination to other areas of the State and elsewhere. For example, Coleman unique business owners may want to share advertising and marketing expenses with others from destinations such as Leesburg, Wildwood, and Bushnell.

**Marketing the Downtown as a Retirement Residential Location**

- The City should work with local property owners and realtors in marketing Coleman as a residential alternative to those that want to retire and live near “The Villages” to enjoy the amenities, but do not want to live in “The Villages” and pay the required user fees.

**Creation of New Gateway and Commercial Node at the Turnpike**

- The City should consider the opportunity to annex additional land along CR 468 at the proposed interchange area with the Florida Turnpike. This expansion would create a new interstate commercial node and gateway to complement the existing historical downtown commercial node. If the Community Redevelopment Area was expanded to include this area, and commercial development was to occur, there could be a dramatic increase in tax increment finance revenues generated and water and sewer related revenues (see Figure VI-1).

**Creation of New Industrial Park**

- The City should consider the opportunity to annex land to the south of those areas zoned by the County as industrial for the creation of a new industrial park. If the Community Redevelopment Area was expanded to include this area, and industrial development was to occur, there could be dramatic increase in tax increment finance revenues generated and water and sewer related revenues.

**Financial Strategies**

- **Small Business loan assistance**  
Small business owners often are not familiar with how to obtain financial assistance. To help obtain business related goals, assistance with business planning and information on accessing affordable financing should be provided.
- **Rehabilitation loans and grants**  
Subsidized loans or grants for both interior and exterior improvements should be given to assist businesses not able to obtain funds from conventional sources. Tax increment revenues in-part could be used for this purpose.
- **Revolving loan fund**  
Revolving loan fund is an account set aside and made available to businesses for approved revitalization projects. As loans are paid off, they are returned to fund for continued redistribution to other businesses.
- **Tax abatements**  
Abatements from local taxes or fees can be made available for business owners who either rehabilitate their structures or build new within the downtown.

**Physical Improvements Strategies**

- **Design assistance**  
The City or CRA could provide design assistance, using staff members, to businesses intending to improve their properties.
- **Streetscape improvements**  
Leisurely shopping and interaction can be enhanced with the construction and installation of sidewalk benches, trees, and flower beds, as well as mini parks in shaded and protected areas.
- **Historic downtown**  
Shoppers are attracted to areas which retain their historic character. Preservation is a viable tool of promotion, and protection of historic structures can most effectively be done through establishment of a regulated historic downtown.

**Functional Strategies**

- **Coordinated downtown promotions**  
Downtown businesses can benefit by coordinating the promotion of their individual businesses. This can be done through a common logo, promotional flyers and brochures, and common sales.
- **Coordinate store hours**  
Retail businesses in a downtown should consciously coordinate their hours so shoppers can easily identify when all downtown businesses will be open. As much as possible, these hours should match competing retail areas (local shopping centers and malls).
- **Awards program**  
Awards are an excellent (and inexpensive) way to provide the “carrot” to business owners, and encourage them to invest in their businesses in ways that will serve the interests of the entire downtown community.
- **Training for business owners and merchants**  
Many small business owners and merchants do not have training or skills in how to run a business. Expertise can be made available through city agencies or private volunteer groups, such as the Service Corps of Retired Executives (SCORE).
- **Regular Survey of businesses**  
Through a regular survey of business owners and merchants, and also shoppers, local officials and downtown leaders can monitor how people feel about the downtown area. If the survey follows a similar format from one time to the next, changes in attitudes over time can be observed.
- **Conduct market studies**  
As part of an overall technical assistance program, market studies can be used to determine shifts in the types of shoppers attached to the downtown, as well as business types that are needed.

# **COLEMAN COMMUNITY REDEVELOPMENT PLAN**

## **Chapter VII Funding Element**

**CHAPTER VII**

**FUNDING ELEMENT**

Downtown redevelopment is a joint effort between local government and local business and property owners. In large part, the Redevelopment Plan is implemented through private sector investment in property upgrades, business expansion, shared maintenance, agreement to volunteer for community related events and the provision of partial financial assistance towards public works type projects. However, the cost of implementing the redevelopment projects and activities exceeds the financial capabilities of local government and district business and property owners. Therefore this section identifies potential funding and technical assistance sources available to assist with the plan implementation. Further, this section includes an implementation schedule for completing all redevelopment related projects and activities.

The primary recipients of potential funding and technical assistance for implementing the Redevelopment Plan are the City of Coleman and the Community Redevelopment Agency (CRA). The CRA could utilize funds derived through fund raising events, festivals, promotional campaigns, donations, and could serve as the recipient of foundation grant funds. The CRA could also help to establish a local matching grants program or low interest loan program with local banking institutions to benefit district business and property owners as a means to implementing the Redevelopment Plan.

**Existing Revenue Sources and Funding Mechanisms for Capital Improvement Financing:**

The city obtains most of its revenues and funds for its operations and capital improvements from taxation, redistributed revenue sharing, user fees, license and permit fees, and fines and forfeitures. Also some State grants have been received for specific projects. Some revenue that is raised by taxes or licenses is collected by the State and/or county is redistributed to the city as intergovernmental shared revenue.

**(1)**

**Local Revenue Sources**

**(1)**

Ad Valorem Taxes

The city does not levy ad valorem taxes although Sumter County does levy ad valorem taxes on the non-exempted taxable values of property in the city. In 1989 the total taxable value (or base tax) was \$3,547,623 which by state law is assessed at 100 percent of full market value. If the city did levy ad valorem taxes, which may be levied up to the amount of 10 mills, the city could expect to collect approximately \$3,547.60 per mill which could yield from \$3,547.60 to \$35,476.20 annually. Ad valorem revenues may increase by either increasing the taxable value for property, or by increasing the assessment ratio, or millage rate. The potential value of ad valorem taxes is closely related to the valuation of property in the city. Much of the property in the city are residents that are exempt from ad valorem levies since the taxable value of many of these residences is less than or equal to \$25,000 (Florida Homestead Exemption Limit).

**(2) Franchise Fees, Communication Tax, and Utility Service Tax**

Franchise fees are paid to the city by providers of electricity, telephone, and cable television service, as payment of the easements that these companies use to provide service, and also for the right to be exclusive providers of a particular service. Revenues from these fees are part of the city's general fund. These fees amounted to \$25,748 in 2002. Franchise fees increase with the number of connections to each service, so they will increase in proportion to the increase in population and development in the city.

Communications taxes are also collected by the city, these fees amount to \$22,360 in 2002. Utility service taxes are also collected by the city on these same services, electricity, telephone, and cable television. Utility service taxes may be levied on electricity, metered or bottled gas, water services, fuel oil, and cable television in varying maximum percentages according to Florida Statutes. In 2002 the amount of revenue collected by the city from utility service taxes amounted to \$34,309.

**(3) Licenses and Permits**

The city requires that all businesses and professionals obtain a permit for operation. The city also issues zoning certifications. These various license and permits generated approximately \$1,200 in 1990 and are included in the city's general fund.

**(4) User Fees**

The city collects fees from its residents for solid waste collection services. User fee revenues can increase either through services rate increases or by the addition of users of the service. In 1989 user fees amounted to \$35,000 for collection service; these charges represent the sole source of operating revenues for the enterprise fund.

**(5) Fines and Forfeitures**

Fines, forfeitures, and penalties provide a source of revenue to the city's general fund. The majority of revenue in this category is from court fines for violations of law. In 1990 the combined revenues generated by these sources totaled \$13,025.

**(2) Shared Revenues – State and County**

Some revenue sources are from various taxes or licenses collected by the State of Florida or Sumter County which are then redistributed back to the city through apportioned distributions.

**(1) State Revenue Sharing**

State revenue sharing monies of distributions from the Municipal Assistance Trust Fund, Revenue Sharing Trust Fund, ½ cent on the tax on sales, cigarette tax, alcoholic beverage license fees, mobile home license fees, and motor fuel tax rebate. These revenues amounted to \$69,162 in 1990 and are revenues of the city's general fund.

**(2) County Shared Revenue**

The revenue the city receives from Sumter County includes a municipal share of the County Occupational License Fees, a fee for fire protection in the unincorporated area around the city, a 3.157 percent share of the Local Option Gas Tax. Total revenue from these sources in 1990 amounted to \$135,458; all are part of the city's general fund.

The City of Coleman could utilize general revenue funds, tax increment financing, special purpose local option sales tax, gas tax, special assessment, or the issuance of revenue bonds and a bond validation lawsuit process to cover partial costs associated with redevelopment. The City of Coleman could also serve as the recipient of both federal and state grant awards and could help downtown property owners establish a voluntary business improvement district. However, the primary mechanism used to implement the Redevelopment Plan will likely be the establishment of a Tax Increment Finance district and related trust fund, the description and potential earnings of which follow.

**Tax Increment Financing:**

Tax Increment Financing (TIF) F.S. 163.387 has been used throughout the United States since the 1950's to finance redevelopment projects and to provide necessary federal and state grant program matching funds. TIF utilizes the incremental increase in ad valorem tax revenue within the Community Redevelopment Area to finance redevelopment projects and activities within the area. A local government establishes the TIF by ordinance after Redevelopment Plan adoption. The amount of tax the TIF area generates is set as a "baseline". The taxing authorities which receive tax revenue generated in the area continue to receive that same amount during the life of the TIF. As vacant and dilapidated properties are redeveloped with TIF revenues property values increase, creating an incremental increase in revenue generated within the TIF district.

The increment created between the baseline and the new assessed value is captured and used solely for improvements within the district. This increment revenue can be used to pay back bonds, saved, or used to pay for implementing individual projects as they come up. Once the TIF expires, property tax revenues are again shared by all the different taxing authorities, but now based on a much higher property value due to redevelopment that would not have been possible otherwise. In other words, TIF is an investment for both the local government and affected taxing authorities. The local government temporarily retains an additional portion of those ad valorem revenues that would normally be retained by some other. The use of the TIF revenues will be in strict accord with the Redevelopment Plan, and cannot be used to construct or expand local government administrative buildings, police, or fire buildings unless each taxing authority agrees to such a method of financing.

The following section projects potential Primary and Secondary District TIF revenues. The following assumptions apply:

1. The City, County, and School Board total millage rate has remained constant for several years at approximately 18.5000. Therefore, for the purposes of the TIF schedule, the 2002 millage rate of 9.25 applies for all years considered. The Water Management District and School Board millage rates are exempt.

2. Figures used are approximate taxable values (including exemptions), are not the total assessed values. Property values include “real property” meaning land and improvements less tangible items such as furnishings and fixtures. The baseline values include the 2002 District Taxable Value at \$6,746,711.
3. The range of increase in taxable values considered ranges between 3% and 6%. While it is possible that property values could decline and therefore not increase the TIF revenues it is also possible that values could increase at a level greater than 6%. Consider that the total Citywide taxable values increase from \$3,547,623 in 1989 to \$6,746,711 in 2002, or about 4% per year without any redevelopment activities.

The methodology for determining TIF fund generation begins with applying the millage rate 9.25 on the 2002 taxable values which is \$6,746,711 (.00925) or \$62,407.07. The next step is to assume an increase in both taxable values at 3% per year, \$6,746,711 (.03) or a \$202,401.33 first year increase. Assuming the millage rate (9.25) on the new taxable value (\$6,746,711 + \$202,401) = \$6,949,112.33 which is \$6,949,112.33(.00925) or \$64,279.28. The final step is to determine the difference between new and previous ad valorem revenues (64,279.28-62,407.07) = \$1,872.21 of which 95% or \$1,778.59 first year funds to be deposited in the trust fund.

**Table VII-1: Coleman Tax Increment Finance (TIF) Schedule**  
 (Based on 3% Annual Increase in Assessed Values)

<b>Year</b>	<b>City Limits Taxable Values</b>	<b>Estimated Annual Funds Deposited</b>
1	\$6,746,711	\$1,788
2	\$6,949,112	\$1,831
3	\$7,157,586	\$1,886
4	\$7,372,313	\$1,943
5	\$7,593,483	\$2,001
6	\$7,821,287	\$2,061
7	\$8,055,926	\$2,123
8	\$8,297,604	\$2,187
9	\$8,546,532	\$2,252
10	\$8,802,928	\$2,320
11	\$9,067,105	\$2,389
12	\$9,339,026	\$2,461
13	\$9,619,197	\$2,535
14	\$9,907,773	\$2,611
15	\$10,205,006	\$2,289
16	\$10,511,156	\$2,770
17	\$10,826,491	\$2,853
18	\$11,151,285	\$2,939
19	\$11,485,824	\$3,027
20	\$11,830,399	\$3,118
21	\$12,185,311	\$3,211
22	\$12,550,870	\$3,308
23	\$12,927,396	\$3,407
24	\$13,315,218	\$3,509
25	\$13,714,674	\$3,614
26	\$14,126,115	\$3,723
27	\$14,549,898	\$3,834
28	\$14,986,395	\$3,949
29	\$15,435,987	\$4,068
30	\$15,899,066	\$4,190
<b>TOTAL</b>	<b>\$320,977,580.48</b>	<b>\$80,399.12</b>

**Table VII.2: Coleman Tax Increment Finance (TIF) Schedule**  
 (Based on 4% Annual Increase in Assessed Values)

<b>Year</b>	<b>City Limits Taxable Value</b>	<b>Estimated Annual Funds Deposited</b>
1	\$6,746,711	\$1,778
2	\$7,016,579	\$1,849
3	\$7,297,243	\$1,923
4	\$7,589,132	\$2,000
5	\$7,892,698	\$2,080
6	\$8,208,406	\$2,163
7	\$8,536,742	\$2,250
8	\$8,878,211	\$2,340
9	\$9,233,340	\$2,433
10	\$9,602,673	\$2,531
11	\$9,986,780	\$2,632
12	\$10,386,252	\$2,737
13	\$10,801,702	\$2,847
14	\$11,233,770	\$2,961
15	\$11,683,121	\$3,079
16	\$12,150,445	\$3,202
17	\$12,636,463	\$3,330
18	\$31,141,922	\$3,463
19	\$13,667,599	\$3,602
20	\$14,214,303	\$3,746
21	\$14,782,875	\$3,896
22	\$15,374,190	\$4,052
23	\$15,989,157	\$4,214
24	\$16,628,723	\$4,382
25	\$17,293,872	\$4,558
26	\$17,985,627	\$4,740
27	\$18,705,052	\$4,929
28	\$19,453,254	\$5,127
29	\$20,231,385	\$5,332
30	\$21,040,640	\$5,545
<b>TOTAL</b>	<b>\$378,388,866.46</b>	<b>\$99,719.02</b>

**Table VII.3: Coleman Tax Increment Finance (TIF) Schedule**  
 (Based on 5% Annual Increase in Assessed Value)

<b>Year</b>	<b>City Limits Taxable Value</b>	<b>Estimated Annual Funds Deposited</b>
1	\$6,746,711	\$1,778
2	\$7,084,047	\$1,867
3	\$7,438,249	\$1,960
4	\$7,810,161	\$2,058
5	\$8,200,669	\$2,161
6	\$8,610,703	\$2,269
7	\$9,041,238	\$2,383
8	\$9,493,300	\$2,502
9	\$9,967,965	\$2,627
10	\$10,466,363	\$2,758
11	\$10,989,681	\$2,896
12	\$11,539,165	\$3,041
13	\$12,116,124	\$3,193
14	\$12,721,930	\$3,353
15	\$13,358,026	\$3,520
16	\$14,025,928	\$3,696
17	\$14,727,224	\$3,881
18	\$15,463,585	\$4,075
19	\$16,236,764	\$4,279
20	\$17,048,603	\$4,493
21	\$17,901,033	\$4,718
22	\$18,796,084	\$4,953
23	\$19,735,889	\$5,201
24	\$20,722,683	\$5,461
25	\$21,758,817	\$5,734
26	\$22,846,758	\$6,021
27	\$23,989,096	\$6,322
28	\$25,188,551	\$6,638
29	\$26,447,978	\$6,970
30	\$27,770,377	\$7,318
<b>TOTAL</b>	<b>\$448,243,703.28</b>	<b>\$118,128.27</b>

**Table VII.4: Coleman Tax Increment Finance (TIF) Schedule**  
 (Based on 6% Annual Increase in Assessed Value)

<b>Year</b>	<b>City Limits Taxable Value</b>	<b>Estimated Annual Funds Deposited</b>
1	\$6,746,711	\$1,178
2	\$7,151,514	\$1,885
3	\$7,580,604	\$1,998
4	\$8,035,441	\$2,118
5	\$8,517,567	\$2,245
6	\$9,028,621	\$2,379
7	\$9,570,338	\$2,522
8	\$10,144,559	\$2,673
9	\$10,753,232	\$2,834
10	\$11,398,426	\$3,004
11	\$12,082,332	\$3,184
12	\$12,807,272	\$3,375
13	\$13,575,708	\$3,578
14	\$14,390,251	\$3,792
15	\$15,253,666	\$4,020
16	\$16,168,886	\$4,261
17	\$17,139,019	\$4,517
18	\$18,167,360	\$4,788
19	\$19,257,401	\$5,075
20	\$20,412,845	\$5,380
21	\$21,637,616	\$5,702
22	\$22,935,873	\$6,044
23	\$24,312,026	\$6,407
24	\$25,770,747	\$6,792
25	\$27,316,992	\$7,199
26	\$28,956,011	\$7,631
27	\$30,693,372	\$8,089
28	\$32,534,974	\$8,574
29	\$34,487,073	\$9,089
30	\$36,556,297	\$9,634
<b>TOTAL</b>	<b>\$533,382,734.58</b>	<b>\$140,565.46</b>

The following section identifies potential federal, state, and local grant, loan, and technical assistance programs available to the City of Coleman as applicant, to assist with Redevelopment Plan implementation. In most cases, these programs are made available to communities having under 10,000 population, low to moderate income (LMI) households, and having county-wide household per capita income at 80% the national average or a county-wide unemployment rate at one percentage point above the national average. The funding schedule provides general program information, addition research into program specific criteria is recommended prior to formal action.

**Coleman Funding Schedule**  
(Public Improvement Projects, Infrastructure)

<b>Program</b>	<b>Agency</b>	<b>Amount</b>	<b>Match Required</b>	<b>Eligibility Criteria</b>	<b>Application Due Date</b>	<b>Contact</b>
<b>PWEDA</b> Section 201	EDA	Grant ±850,000	50/50	Job Creation	Open Cycle	(404) 730- 3032
<b>CDBG</b> Commercial Revitalization	HUD/ DCA	Grant ±600,000	N/A	LMI	Varies	(850) 922- 1892
<b>CDBG</b> Neighborhood Revitalization	HUD/ DCA	Grant ±600,000	N/A	LMI	Varies	(850) 922- 1892
<b>CDBG</b> Economic Development	HUD/ DCA	Grant ±600,000	N/A	Job Creation	Open Cycle	(850) 922- 1892
<b>Rural Development</b>	USDA	Grant/ Loan Varies	N/A	Public Health	Open Cycle	(352) 338- 3400
<b>Community Facilities</b>	USDA	Grant/ Loan Varies	N/A	Public Health	Open Cycle	(352) 338- 3400
<b>SRF</b> Drinking Water	Florida (DEP)	Loan Varies	N/A	Public Health	Enrollment 1/1 – 3/15	(850) 488- 8163
<b>RBEG</b>	USDA	Grant ±200,000	N/A	<50,000 Population	Open Cycle	(352) 338- 3482
<b>Rural Infrastructure</b>	Enterprise Florida	Grant Varies	50/50	Job Creation	Open Cycle	(850) 922- 8655

Acronyms:

Public Works and Economic Development Act (PWEDA), Community Development Block Grant (CDBG), State Revolving Loan Fund (SRF), Rural Business Enterprise Grant Program (RBEG)

**Coleman Funding Schedule**  
(Public Improvement Projects, Landscaping and Acquisition)

<b>Program</b>	<b>Agency</b>	<b>Amount</b>	<b>Match Required</b>	<b>Eligibility Criteria</b>	<b>Application Due Date</b>	<b>Contact</b>
<b>Urban Forestry</b>	DACS	Grant ±25,000	50/50	Tree Planting	September	(850) 488-7552
<b>Urban Park Recovery</b>	Department of Interior	Grant Varies	50/50	Public Park	Varies	(202) 343-3700
<b>FRDAP</b>	FDEP	Grant ±200,000	Varies 50/50	Recreation	September	(850) 488-7896
<b>LWCF</b>	FDEP	Grant ±150,000	50/50	Recreation Trails	July	(850) 488-7896
<b>FCT</b>	Florida Forever	Grants Varies	25/75	Acquisition	August	(850) 922-1701
<b>Recreational Trails</b>	Greenways and Trails	Grants ±100,000	Varies 50/50	Recreation Trails	January	(850) 488-3701

Acronyms:

Florida Recreation Development Assistance Program (FRDAP), Land and Water Conservation Fund Program (LWCF), Department of Agriculture and Consumer Services (DACS), and Florida Department of Environmental Protection (FDEP).

**Coleman Funding Schedule**  
(Public Improvement Projects, Historic Preservation)

<b>Program</b>	<b>Agency</b>	<b>Amount</b>	<b>Match Required</b>	<b>Eligibility Criteria</b>	<b>Application Due Date</b>	<b>Contact</b>
<b>Grant In-aid</b>	Department of State	Grant ±50,000	50/50	Historic District	December	(850)-487-2333
<b>Special Category</b>	Department of State	Grant ±50,000	50/50	Historic District	May	(850)-245-6333
<b>Museum Program</b>	Department of State	Grant ±35,000	50/50	Operating Support	December	(850)-487-1902
<b>Main Street Program</b>	Department of State	Grant ±10,000	±30,000	Main Street Manager	July	(850)-245-6333

**Coleman Funding Schedule**  
(Public Improvement Projects, Transportation and Tourism)

<b>Program</b>	<b>Agency</b>	<b>Amount</b>	<b>Match Required</b>	<b>Eligibility Criteria</b>	<b>Application Due Date</b>	<b>Contract</b>
<b>Enhance Program</b>	FDOT	Grant ±50,000	Varies 25/75	Landscape	Refer to County	(850)-487- 3982
<b>Wildflower Program</b>	FDOT	Grant Varies	N/A	Landscape	Open Cycle	(850)-933- 7210
<b>Advertising Program</b>	Visit Florida	Grant \$2,500	50/50	Marketing	April	(850)-488- 5607
<b>Community Tourism</b>	Visit Florida	Grant \$3,000	N/A	ECO- Tourism	March	(850)-488- 5607

Acronyms:

Florida Department of Transportation (FDOT)

**Coleman Funding Schedule**  
(Public Improvement Projects, Miscellaneous and Technical Assistance)

<b>Program</b>	<b>Agency</b>	<b>Amount</b>	<b>Match Required</b>	<b>Eligibility Criteria</b>	<b>Application Due Date</b>	<b>Contact</b>
<b>Front Porch Program</b>	DCA	Technical Assistance	Varies	Action Plan	Varies	(850)-487- 9556
<b>Challenge Grant</b>	Department of State	Grant ±\$75,000	N/A	Cultural Facilities	November	(850)-487- 2980
<b>Advertising Program</b>	Visit Florida	Grant \$2,500	50/50	Marketing	April	(850)-488- 5607
<b>Brownfields Program</b>	FDEP	Grants \$250,000	N/A	Site Recovery	Varies	(850)-488- 0190

Acronyms:

Department of Community Affairs (DCA) and Florida Department of Environmental Protection (FDEP).

**Special Assessments:**

Local governments can levy a special assessment on property owners within a specific geographic area as a source of revenue for funding public improvement projects within that same area. Eligible projects include but not limited to street paving, sidewalk and gutter construction, parking areas, and street lighting. Local governments typically work with property owners to establish the terms of the assessment which can include a one-time assessment or payment over a number of years. A special assessment must be enacted by ordinance, can be added to the tax rolls, and can be pledged as a revenue stream for bonding purposes.

**Revenue Bonds:**

In accord with F.S. 163.385 local governments can issue revenue bonds for financing public improvement projects. A local government can pledge anticipated tax increment finance funds as a revenue stream against the bond issuance. One of the benefits of revenue bond is that projects can be started and completed before waiting for tax increment finance funds to accumulate. Revenue bonds are one form of financing available, and must be enacted by resolution or ordinance and include the terms of maturation and interest due. In the event revenue bonds are issued, a successful bond validation lawsuit process will aid in legally validating that projects have been financed, planned, located, and carried out in accordance with the provisions of F.S. Chapter 163, Part III.

There are approximately \$150,000 worth of known public improvement projects identified in the plan. Approximately \$80,000 to \$150,000 or more is expected to be available for implementation through the Tax Increment Finance (TIF) mechanism. Approximately \$2,000,000 may be available to the City of Coleman through grant and loan program sources. The question is how best to utilize or leverage available funding sources to implement the Redevelopment Plan? In general, the TIF should be allowed to grow through the first ten years after inception so that adequate funds can be accrued. Federal and state grant programs should be utilized at first, as it is better to utilize grant monies rather than borrowing funds or solely utilizing general revenue funds. However, grant programs are not guaranteed, and applications and grant administration requires significant effort. Therefore, careful consideration should be taken in establishing a detailed implementation schedule and in determining which programs are to be pursued first so that they can be used as matching funds towards other grant programs. As a starting point, the following general project and activity implementation schedules should be followed.

**General Project Implementation Schedule**

<b><u>Year</u></b>	<b><u>Project</u></b>	<b><u>Funding Source</u></b>
1-3	Demolition of Dilapidated Structures	General Revenue
4-6	Code Enforcement	General Revenue
7-9	Street Lighting/Decorative Lighting	General Revenue/ DOT
10-12	Decorative/Directional Street Signs	General Revenue/Donations
	Farmers Market	General Revenue/Donations
13-15	Public Parking	General Revenue/Special Assessment
	Drainage Improvements	CDBG-Commercial Revitalization
16-18	Streetscaping	CDBG-Commercial Revitalization
	Commercial Façade Improvements	CDBG-Commercial Revitalization
19-21	Gateway Improvements	TIF Revenues
	U.S. Highway 301 Improvement	DOT Enhancement Program
22-24	Business Incubator	TIF Revenue
	Construction of Affordable Housing	CDBG-Housing Rehabilitation
25-27	Neighborhood Improvements	CDBG-Neighborhood Revitalization
	Establishing Historic Building Registry	Grant-in-aid
28-30	Ingress/Egress Improvements at CSX	General Revenue/DOT
	Mixed-Use Improvements	TIF Revenue

**General Activity Implementation Schedule**

<b><u>Priority</u></b>	<b><u>Project</u></b>	<b><u>Funding Source</u></b>
1	Establish TIF	General Revenue
2	Establish Low Interest Loan Fund	Local Banking Institutions
3	Implement Policing Innovations	General Revenue
4	District Marketing	Cooperative Advertising Program
5	Establish Community Pride Campaign	Volunteer
6	Establish Not-for-Profit Status	Donations
7	Main Street Manager (if needed)	Main Street Program
8	Market Residential Opportunities	Visit Florida/Florida Communities Trust
9	Establish Elder Ready Standards	Department of Community Affairs
10	Establish Historic District and Board	General Revenue

END OF PLAN

## SOURCES

Information used in preparation of this document was obtained through various means and from various sources including public meetings, discussions with city personnel, and review of publications including newspapers and the City of Coleman Comprehensive Plan and Land Development Regulations. The primary source for each chapter is Florida Statutes 163, Part III.

Additional general sources are identified as follows:

- Wohlforth, Gary: Measuring Redevelopment's Economic Benefits, prepared for the Florida Redevelopment Association, (publication date not available).
- Corbett, Michael & Judy: Designing Sustainable Communities, Island Press, Washington D.C. 2000.
- Ewing, Reid: Best Development Practices, prepared for the Florida Department of Community Affairs, April 1996.

### **Chapter I                      Community Redevelopment Act and Agency**

This chapter is based on meeting minutes and comments received from city personnel. The primary source used in the preparation of this chapter is Florida Statutes, Chapter 163, Part III.

### **Chapter II                      Land Use Element**

The primary source used in the preparation of this chapter includes the following:

- City of Coleman Comprehensive Plan, prepared by the City of Coleman with assistance provided by the Withlacoochee Regional Planning Council, October 24, 1991.

### **Chapter III                      Public Facilities, Utilities, and Capital Improvement Element**

This chapter is based on field surveys and information provided by city personnel.

In addition, other sources used in the preparation of this chapter include:

- Building Quick-Cost Calculator, RS Means.com and used to estimate costs associated with downtown improvements.
- Other cost information regarding roadway improvements was provided by the Florida Department of Transportation.

### **Chapter IV                      Population, Income and Housing Element**

This chapter is based on field survey and information obtained from the 2000 Census of Population and housing, and the Shimberg Center for Affordable Housing at the University of Florida, 1998.

## **Chapter V                    Transportation, Circulation, and Parking Element**

The primary source used in the preparation of this chapter includes the following:

- Burden, Dan: Street Design Guidelines for Healthy Neighborhoods, prepared for the Center for Livable Communities, January 1999.
- Edwards, John D.: The Parking Handbook for Small Communities, National Trust for Historic Preservation and the Institute for Transportation Engineers, 1994.
- Ewing, Reid: Pedestrian and Transit Friendly Design, prepared for the Public Transit Office, Florida Department of Transportation, March 1996.
- The Median Handbook, prepared by the District Median Task Team for the Florida Department of Transportation, January 1997.
- Procedure for the Development of the Florida Interstate Highway System, prepared by the Systems Planning Office for the Florida Department of Transportation, September 1998.
- Florida Interstate Highway System: FHS Model Plan, prepared by the Systems Planning Office for the Florida Department of Transportation, January 2001.
- Florida Highway Landscape Guide, prepared for the Florida Department of Transportation, Environmental Management Office, April 1995.

## **Chapter VI                    Marketing and Economic Restructuring Element**

This chapter is based on field surveys and discussions with city personnel.

In addition, other sources used in preparation of this chapter include:

- Sears, David W and Reid, Norman J: Rural Development Strategies, Nelson-Hall Publishers, Chicago 1995.
- Rhipil Lief Group and Roberts, Russel, 101 Best Businesses to Start, Broadway Books, New York, NY 2000.
- Rhipil Leif Group and Roberts, Russel, 220 Best Franchises to Buy, Broadway Books, New York, NY 2000.

## **Chapter VII            Funding Element**

The primary source used in the preparation of this chapter includes the review of numerous Federal and State grant and loan programs. Federal programs were identified using the Catalog of Federal Domestic Assistance.

In addition, other sources used in the preparation of this chapter include:

- Municipal Finance Research Report, “Tax Increment Financing in Florida” prepared by Raymond James & associates, Inc. September 6, 1988.
- Cardwell, David E. (Holland & Knight) Redevelopment & Tax Increment Financing in Florida, October 7, 1998.
- City of Apopka, Community Redevelopment Plan prepared by Glenn Acomb Associates, Inc. Landscape Architecture and Urban Planning, June, 1993.
- City of Alachua, Community Redevelopment Plan prepared by Redevelopment Trust Board with assistance by the North Central Florida Regional Planning Council, January, 2000.

**APPENDICES**

**Appendix “A”** includes demographic data taken from the 2000 census to include information related to population, housing, income and educational attainment within the City of Coleman, Florida. Some of the tables involve statistical analysis and manipulations by **WRPC** staff as noted.

**Table A1: Population Change in Sumter County and City of Coleman from 1970-2000**

	1970	1980	% Change	1980	1990	% Change	1990	2000	% Change
<b>Sumter County</b>	14,839	24,272	63.6%	24,272	31,577	30.1%	31,577	53,345	68.9%
<b>Coleman</b>	614	1,022	66.5%	1,022	857	-16.1%	857	647	-24.5%

Source: Florida BEBR 1980, 1990, 2002

**Table A2: Estimates of Population Change in Sumter County and City of Coleman for 2002**

	2000	2002 (Est)	Total Change	Percent Change
<b>Sumter County</b>	53,345	61,348	8,003	15%
<b>Coleman</b>	647	643	-4	-0.6%

Source: Florida BERB, Fl. Estimates of Population 2002

**Table A3: Population Projection I – Sumter County and City of Coleman**

	2000	2005*	2010**	2020**	2030**
<b>Sumter County</b>	53,345	67,700	80,100	102,400	123,700
<b>Coleman</b>	647	643	628	609	590
<b>% Share of County in City</b>	1.2%	1%	0.8%	0.6%	0.5%

Source: Florida BEBR, Fl. Estimates of Population 2002

\*: Florida BEBR, Fl. Estimates of Population 2002

\*\* : Coleman Population projected by WRPC

**Table A4: Historical Percentage of Sumter County Population Living in Coleman**

	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Sumter County</b>	11,869	14,839	24,272	31,577	53,345
<b>City of Coleman</b>	921	614	1,022	857	647
<b>% share of County in City</b>	7.7%	4.1%	4.22%	2.72%	1.2%

Source: Florida BEBR 1980, 1990, 2002

Florida Development Commission, Table A-3 of Total Population, by County and City 1960.

**Table A5: Population Projection II – Sumter County and City of Coleman**

	<b>2000</b>	<b>2005*</b>	<b>2010*</b>	<b>2015*</b>	<b>2020*</b>	<b>2025*</b>	<b>2030*</b>
<b>Sumter County</b>	53,345	67,700	80,100	91,100	102,400	113,500	123,700
<b>City of Coleman</b>	647	812	961	1,093	1,229	1,362	1,484
<b>% Share of County in City</b>	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%

Source: Florida BEBR, Florida Population Studies, Vol. 36, Number 1, Bulletin 134, January 2003.

\*Coleman Population projected by WRPC

### City of Coleman Population by Race

	<b>Total Population</b>	<b>White</b>	<b>Black</b>	<b>Other</b>
<b>Total Population</b>	697	394	279	24
<b>% of Total</b>	100%	56.5%	40.0%	3.5%

Source: 2000 Census of Population and Housing – Summary File 3, P6/P7

**Table A7: City of Coleman Population by age (Male and Female)**

<b>Age</b>	<b>Population</b>	<b>% of Total</b>
<b>All Ages</b>	697	100%
<b>0-15</b>	182	26.1%
<b>*16 – 64</b>	395	56.7%
<b>65 Years and Above</b>	120	17.2

Source: 2000 Census of Population and Housing – Summary File 3, P8

\*Working Age Persons

**Table A8: City of Coleman Population: School Enrollment**

(For Population 3 years and Over = 671)

<b>School Enrollment Level (3 years and over)</b>	<b>Number Enrolled (Both Sexes)</b>	<b>% of Total</b>	<b>% of Total In Grade School</b>
<b>Total Population (3 years and over)</b>	671	100%	
<b>Nursery/ Preschool</b>	12	1.8%	
<b>Kindergarten</b>	12	1.8%	
<b>Grade 1 – Grade 4</b>	58	8.6%	
<b>Grade 5 – Grade 8</b>	48	7.2%	*22.4%
<b>Grade 9 – Grade 12</b>	44	6.6%	
<b>Undergraduate/ Graduate</b>	7	1.0%	
<b>Not Enrolled in School</b>	490	73.0%	

Source: 2000 Census of Population and Housing – Summary File 3, P36

\*Combined % of Grade 1 – Grade 12 – Primary School Age Population

**Table A9: City of Coleman: Household Type by age of Householder**

Age	Family	% of Total (Family)	Non-Family	% of Total (Non-Family)
<b>Total</b>	191	100%	67	100%
<b>15 – 24 years</b>	0	0%	0	0%
<b>25 – 34 years</b>	36	19%	6	9%
<b>35 – 44 years</b>	42	22%	14	21%
<b>45 – 54 years</b>	44	23%	0	0%
<b>55 – 64 years</b>	26	14%	14	21%
<b>65 – 74 years</b>	23	12%	6	9%
<b>75 – 84 years</b>	14	7%	21	31%
<b>85 yrs &amp; Above</b>	6	3%	6	9%

Source: 2000 Census of Population and Housing – Summary File 3, P13

**Table A10: City of Coleman Population by Sex and Marital Status**

Status	Total	Male	% Total of Male	Female	% Total of Female
<b>Total Population (15 and Over)</b>	523	236	100%	287	100%
<b>Never Married</b>	122	68	19%	54	19%
<b>Now Married</b>	235	99	42%	136	47%
- Spouse Present	216	94	40%	122	43%
- Spouse Absent	19	5	2%	14	5%
- Separated	12	3	1%	9	3%
- Other	7	2	1%	5	2%
<b>Widowed</b>	68	12	5%	56	20%
<b>Divorced</b>	98	57	24%	41	14%

Source: 2000 Census of Population and Housing – Summary File 3, P18

**Table A 11: City of Coleman Population, Educational Attainment by Sex and Race**  
 (For Population 25 years and Over = 461)

<b>Education Level</b>	<b>White</b>	<b>% of all Whites</b>	<b>Black</b>	<b>% of all Blacks</b>	<b>Other</b>	<b>% of all Other</b>
<b>Total Population 25 &amp; Over (Male &amp; Female)</b>	267	58%	177	38%	17	4%
<b>MALE</b>	121	126%	72	15%	4	1%
<b>-Up to 12<sup>th</sup> Grade No Diploma</b>	55	12%	28	6%	0	0%
<b>-GED/ some College No Degree</b>	50	11%	34	7%	4	1%
<b>Assoc./Bachelors Degree Graduate/Professional Degree</b>	16	3%	10	2%	0	0%
<b>FEMALE</b>	146	32%	105	23%	13	3%
<b>-Up to 12<sup>th</sup> Grade No Diploma</b>	30	7%	49	10.5%	4	1%
<b>-GED/Some College No Degree</b>	102	22%	49	10.5%	5	1%
<b>Assoc./Bachelors Degree Graduate/Professional Degree</b>	14	3%	7	2%	4	1%

Source: 2000 Census of Population and Housing – Summary File 3, P148A-1

**Table A12: City of Coleman Population: Family Type by Employment Status**

<b>Family Type and Employment Status</b>	<b>Number of Families</b>	<b>% of Total</b>	<b>% of 2 Income Families</b>
<b>Total Families</b>	191	100%	
<b>Married Couple Families</b>	102	53.4%	
<b>-Husband in Labor Force</b>	65	34%	
<b>-Husband Employed or in Armed Forces</b>	65	34%	
<b>-Wife in Labor Force</b>	51	26.7%	
<b>-Wife Employed or in Armed Forces</b>	51	26.7%	*61%
<b>-Wife Unemployed</b>	0	0%	
<b>-Wife not in Labor Force</b>	14	7.3%	
<b>-Husband Unemployed</b>	0	0%	
<b>-Wife in Labor Force</b>	0	0%	
<b>-Wife Employed or in Armed Forces</b>	0	0%	
<b>-Wife Unemployed</b>	0	0%	
<b>-Wife not in Labor Force</b>	0	0%	

Source: 2000 Census of Population and Housing – Summary File 3, P44

\*Combined % Husband + Wife in Labor Force

**Table A13: City of Coleman Population: Employment Status for Population (16 yrs. and older)**

<b>Employment Status (Age 16 years and Over)</b>	<b>Total Number</b>	<b>% of Total</b>
<b>Total (16yrs. And Over)</b>	515	100%
<b>Total in Labor Force</b>	280	54.4%
<b>-In Armed Forces</b>	0	0%
<b>-Civilian</b>	280	54.4%
<b>-Employed</b>	273	53.0%
<b>-Unemployed</b>	7	1.4%
<b>Not in Labor Force</b>	235	45.4%

Source: 2000 Census of Population and Housing – Summary File 3, P43/P150-I

**Table 14A: City of Coleman Population: Occupation**  
(Unemployed Civilians 16 Yrs. And Over)

<b>Occupation (Employed Civilians 16 yrs. &amp; Over)</b>	<b>Total Number</b>	<b>% of Total</b>
<b>Total</b>	<b>273</b>	<b>100%</b>
<b>Management, Professional &amp; Related Occupations</b>	<b>52</b>	<b>19%</b>
<b>Service Occupations</b>	<b>78</b>	<b>29%</b>
<b>Sales and Office Occupations</b>	<b>63</b>	<b>23%</b>
<b>Farming, Fishing &amp; Forestry</b>	<b>3</b>	<b>1%</b>
<b>Construction, Extraction, &amp; Maintenance Occupation</b>	<b>27</b>	<b>10%</b>
<b>Production, Transportation &amp; Material Moving Occ.</b>	<b>50</b>	<b>18%</b>

Source: 2000 Census of Population and Housing – Summary File 3, P50

**Table A15: Industry by Class of Worker: City of Coleman**  
(Employed Civilians 16 yrs. and Over)

<b>Class of Worker (Employed Civilians 16 yrs. and Over)</b>	<b>Total Number</b>	<b>% of Total</b>	
<b>Total</b>	273	100%	
<b>All Industries *</b>	268	98%	
<b>-Private For-Profit Wage and Salary Worker</b>	187	68%	
<b>-Employee of Private Company</b>	175	64%	
<b>-Self Employed in Own Incorporated Business</b>	12	4%	
<b>-Private Not-For-Profit Wage and Salary Workers</b>	12	4%	
<b>-Local Government Workers</b>	41	15%	9%**
<b>-State Government Workers</b>	12	4%	
<b>-Federal Government Workers</b>	2	<1%	
<b>-Self Employed in Own Not Incorporated Business</b>	14	5%	
<b>-Unpaid Family Workers</b>	0	0%	

Source: 2000 Census of Population and Housing – Summary File 3, P51

\*: All Industries except Agriculture, Forestry, Fishing, Hunting, and Mining.

\*\*: Combined % all Self-Employed persons having own business.

**Table A16: Travel Time to Work: City of Coleman**  
(Workers 16 years and Over)

<b>Travel Time to Work (Workers 16 years and Over)</b>	<b>Total Number</b>	<b>% of Total</b>	
<b>Total</b>	267	100%	
<b>-Did Not Work at Home</b>	256	96%	
<b>-Less than 5 Minutes</b>	6	2%	
<b>-5 – 9 Minutes</b>	26	10%	<b>12% *</b>
<b>-10 – 14 Minutes</b>	44	17%	
<b>-15 – 19 Minutes</b>	56	21%	<b>55% **</b>
<b>-20 – 24 Minutes</b>	35	13%	
<b>-25 – 29 Minutes</b>	11	4%	
<b>-30 – 34 Minutes</b>	25	9%	
<b>-35 – 39 Minutes</b>	9	3%	
<b>-40 – 44 Minutes</b>	4	2%	<b>29% ***</b>
<b>-45 – 59 Minutes</b>	23	9%	
<b>-60 – 89 Minutes</b>	8	3%	
<b>-90 Minutes or More</b>	9	3%	
<b>Worked at Home</b>	11	4%	<b>4%</b>
<b>Mean Travel Time: 27 Minutes</b>			

Source: 2000 Census of Population and Housing – Summary File3, P31/P32/P33.

\*: Total % of persons traveling within Coleman city limits.

\*\*: Total % of persons traveling within Sumter County limits.

\*\*\*: Total % of persons traveling outside of Sumter County.

**Table A17: Household Income in 1999: City of Coleman**

<b>Income Group</b>	<b>No. of Households</b>	<b>% of Total</b>	
<b>Total Households</b>	258	100%	
<b>Less than \$10,000</b>	47	18%	
<b>\$10,000 - \$14,999</b>	32	12%	<b>30%*</b>
<b>\$15,000 - \$19,999</b>	25	10%	
<b>\$20,000 - \$24,999</b>	24	9%	
<b>\$25,000 - \$29,999</b>	12	4%	
<b>\$30,000 - \$34,999</b>	20	8%	
<b>\$35,000 - \$39,999</b>	25	10%	
<b>\$40,000 - \$44,999</b>	13	5%	
<b>\$45,000 - \$49,999</b>	10	4%	
<b>\$50,000 - \$59,999</b>	12	4%	
<b>\$60,000 - \$74,999</b>	8	3%	
<b>\$75,000 - \$99,000</b>	20	8%	
<b>\$100,000 - \$124,999</b>	6	2%	
<b>\$125,000 - \$149,999</b>	3	1%	
<b>\$150,000 - 199,000</b>	0	0%	
<b>\$200,000 or More</b>	1	<1%	
<b>Median Income: \$25,500</b>			
<b>Mean Income: \$33,888</b>			

Source: 2000 Census of Population and Housing – Summary File 3, P52/P53/P54

\*: Total % of households below Poverty Level.

**Table A18: Family and Nonfamily Income in 1999: City of Coleman**

<b>Income Group</b>	<b>No. of Families (All Races)</b>	<b>% of Total</b>	
<b>Total Families</b>	191	100%	
<b>Less than \$10,000</b>	18	9%	
<b>\$10,000 - \$14,999</b>	23	12%	<b>32%</b>
<b>\$15,000 - \$19,999</b>	20	11%	
<b>\$20,000 - \$24,999</b>	30	16%	
<b>\$25,000 - \$29,999</b>	11	6%	
<b>\$30,000 - \$34,999</b>	16	8%	
<b>\$35,000 - \$39,999</b>	19	10%	
<b>\$40,000 - \$44,999</b>	5	3%	
<b>\$45,000 - \$49,999</b>	10	5%	
<b>\$50,000 - \$59,999</b>	14	7%	
<b>\$60,000 - \$74,999</b>	4	2%	
<b>\$75,000 - \$99,000</b>	14	7%	
<b>\$100,000 - \$124,000</b>	3	2%	
<b>\$125,000 - \$149,999</b>	3	2%	
<b>\$150,000 - \$199,000</b>	0	0%	
<b>\$200,000 or more</b>	1	<1%	
<b>Median Income: \$25,500</b>		<b>NonFamily Median Income: N/A</b>	
<b>Mean Income: \$33,888</b>		<b>NonFamily Mean Income: N/A</b>	
<b>PER CAPITA – ALL PERSONS: \$12,186</b>			

Source: 2000 Census of Population and Housing: Summary File 3, P76 – P82

\*: Total % of Households below Poverty Level.

**Table A19: Comparison of Per Capita Income: City of Coleman**

<b>National Average*</b>	<b>Sumter County**</b>	<b>City of Coleman**</b>
<b>\$21,587</b>	<b>\$16,830</b>	<b>\$12,186</b>

Source: US Census Bureau Per Capita Income in 1999

\*\* : 2000 Census of Population and Housing – Summary File 3, Per Capita Income in 1999, P76-P82

**Table A20: Source of Household Income In 1999: City of Coleman**

<b>Source of Household Income</b>	<b>Households with Source</b>	<b>% of Total</b>	<b>Means from Source</b>
<b>Earnings</b>	193	<b>100%</b>	\$34,320
<b>Wages or Salary</b>	187		\$33,743
<b>Self-Employment</b>	19		\$16,516
<b>Interest, Dividends, or Net Rental</b>	40		\$3,963
<b>Social Security</b>	108		\$9,444
<b>Supplemental Security (SSI)</b>	31	<b>98%</b>	\$5,297
<b>Public Assistance</b>	12		\$633
<b>Retirement</b>	39		\$9,236
<b>Other Types</b>	47		\$8,702

Source: 2000 Census of Population and Housing – Summary File 3, P58 – P75

\*: Total % of Households receiving Transfer Payments.

**Table A21: Ratio of Income in 1999 to Poverty Level: City of Coleman**  
(Universe: Population for whom poverty status is determined)

<b>Ratio</b>	<b>Persons</b>	<b>% of Total</b>	<b>Cumulative %</b>
<b>Total Poverty Universe</b>	697	100%	100%
<b>Under 0.50</b>	35	5%	5%
<b>0.50 – 0.74</b>	42	6%	11%
<b>0.75 – 0.99</b>	81	12%	22.7%
<b>1.00 – 1.24</b>	59	8%	<b>31.1%*</b>
<b>1.25 – 1.49</b>	85	12%	43.3%
<b>1.50 – 1.74</b>	77	11%	54.4%
<b>1.75 – 1.84</b>	6	1%	55.2%
<b>1.85 – 1.99</b>	11	2%	56.8%
<b>2.00 &amp; Over</b>	301	43%	100%

Source: 2000 Census of Population and Housing – Summary File 3, P88

\*: Total % of Coleman Population at or below Poverty Level.

**Table A22: Ratio of Income in 1999 to Poverty Level by Age: City of Coleman**  
(Population for whom poverty status is determined)

<b>Ratio</b>	<b>Under 5</b>	<b>Cumulative %</b>	<b>5 to 11</b>	<b>% of Total</b>	<b>12 to 17</b>	<b>% of Total</b>
<b>Under 0.50</b>	4	8%	2	2%	4	7%
<b>0.50 – 0.74</b>	2	12%	8	11%	9	22%
<b>0.75 – 0.99</b>	10	31%	11	24%	12	43%
<b>1.00 – 1.24</b>	6	<b>43%*</b>	19	<b>45%*</b>	5	<b>52%*</b>
<b>1.25 – 1.29</b>	0	43%	0	45%	0	52%
<b>1.30 – 1.49</b>	4	51%	21	69%	8	66%
<b>1.50 – 1.7</b>	8	67%	11	81%	3	71%
<b>1.75 – 1.84</b>	0	67%	0	81%	0	71%
<b>1.85 – 1.99</b>	0	67%	5	87%	0	71%
<b>2.00 &amp; Over</b>	17	100%	12	100%	17	100%
<b>Ratio</b>	<b>18 to 44</b>	<b>Cumulative %</b>	<b>45 to 64</b>	<b>Cumulative %</b>	<b>65 &amp; Over</b>	<b>Cumulative %</b>
<b>Under 0.50</b>	11	4%	13	10%	1	1%
<b>0.50 – 0.74</b>	9	8%	7	8%	7	8%
<b>0.75 – 0.99</b>	17	15%	19	30%	12	19%
<b>1.00 – 1.24</b>	15	<b>21%*</b>	0	<b>30%*</b>	14	<b>32%*</b>
<b>1.25 – 1.29</b>	0	21%	0	30%	0	32%
<b>1.30 – 1.49</b>	26	31%	19	45%	7	35%
<b>1.50 – 1.74</b>	29	43%	2	47%	24	48%
<b>1.75 – 1.84</b>	3	44%	1	48%	2	50%
<b>1.85 – 1.99</b>	6	46%	0	48%	0	50%
<b>2.00 &amp; Over</b>	135	100%	67	100%	53	100%

Source: 2000 Census of Population and Housing – Summary File 3, PCT 50

\*: Total % of Coleman Population at or Below Poverty Level for Specified Age Group.

**Table A23: Educational Attainment: City of Coleman**  
(Population 25 years and Older)

<b>Educational Attainment</b>	<b>Total</b>	<b>% of Total</b>
<b>Total Population 25 years and older</b>	461	100%
<b>No Schooling Completed</b>	3	<1%
<b>Nursery to 4<sup>th</sup> Grade</b>	10	2%
<b>5<sup>th</sup> and 6<sup>th</sup> Grade</b>	5	1%
<b>7<sup>th</sup> and 8<sup>th</sup> Grade</b>	28	6%
<b>9<sup>th</sup> Grade</b>	36	8%
<b>10<sup>th</sup> Grade</b>	24	5%
<b>11<sup>th</sup> Grade</b>	32	7%
<b>12<sup>th</sup> Grade, no diploma</b>	28	6%
<b>High School graduate (includes equivalency)</b>	178	39%
<b>Some College, less than 1 year</b>	36	8%
<b>Some College, 1 or more years, no degree</b>	30	7%
<b>Associates Degree</b>	17	4%
<b>Bachelor's Degree</b>	22	5%
<b>Master's Degree</b>	7	2%
<b>Professional school degree</b>	5	1%
<b>Doctorate degree</b>	0	0%

Source: 2000 Census of Population and Housing – Summary File 3, P37

**Table A24: Household Income in 1999 by Age and Househoulded: City of Coleman**

<b>Household Income</b>	<b>All Ages</b>	<b>Under 25</b>	<b>25 to 34</b>	<b>35 to 44</b>	<b>45 to 54</b>	<b>55 to 64</b>	<b>65 to 74</b>	<b>75 &amp; over</b>
<b>Less than \$10,000</b>	47	0	2	5	9	5	3	23
<b>\$10,000 to \$14,999</b>	32	0	6	3	8	8	0	7
<b>\$15,000 to \$19,999</b>	25	0	8	2	3	3	7	2
<b>\$20,000 to \$24,999</b>	24	0	3	4	3	3	6	5
<b>\$25,000 to \$29,999</b>	12	0	1	6	0	3	1	1
<b>\$30,000 to \$34,999</b>	20	0	4	4	3	2	5	2
<b>\$35,000 to \$39,999</b>	25	0	6	14	2	3	0	0
<b>\$40,000 to \$44,999</b>	13	0	8	0	0	2	0	3
<b>\$45,000 to \$49,999</b>	10	0	0	6	3	1	0	0
<b>\$50,000 to \$59,999</b>	12	0	0	5	0	5	0	2
<b>\$60,000 to \$74,999</b>	8	0	4	0	3	0	1	0
<b>\$75,000 to \$99,999</b>	20	0	0	4	7	2	5	2
<b>\$100,000 to \$124,999</b>	6	0	0	0	3	3	0	0
<b>\$125,000 to \$149,999</b>	3	0	0	3	0	0	0	0
<b>\$150,000 to \$199,999</b>	0	0	0	0	0	0	0	0
<b>\$200,000 and more</b>	1	0	0	0	0	0	1	0
<b>Total Households</b>	258	0	42	56	44	40	29	47

Source: 2000 Census of Population and Housing – Summary File 3, P55

**Table A25: Household Income by Income Type: City of Coleman**

<b>Type of Household Income</b>	<b>Mean Income</b>
<b>P58/P67 Mean Household Earnings in 1999</b> Universe: Households with earnings (193)	\$34,320
<b>P59/P68 Mean Household Wage or Salary Income 1999</b> Universe: Households with wage or salary income (187)	\$33,743
<b>P60/P69 Mean Household Self-Employment Income in 1999</b> Universe: Households with self-employment income (19)	\$16,516
<b>P61/P70. Mean Household Interest, Dividends or Net Rental Income in 1999</b> Universe: Households with interest, dividends or rental income (40)	\$3,963
<b>P62/P71 Mean Household Social Security Income in 1999</b> Universe: Households with Social Security Income (108)	\$9,444
<b>P63/P72 Mean Household Supplemental Security Income in 1999</b> Universe: Households with SSI Income (31)	\$5,297
<b>P64/P73 Mean Household Public Assistance Income in 1999</b> Universe: Households with public assistance income (12)	\$633
<b>P65/P74 Mean Household Retirement Income in 1999</b> Universe: Households with retirement income (39)	\$9,236
<b>P66/P75 Mean Household with Other types of Income in 1999</b> Universe: Households with other types of income	\$8,702

Source: Census of Population and Housing – Summary File 3, P58-P75

**Table A26: Earnings in 1999 for Population 16 Years and Over: City of Coleman**  
(Population 16 years and over with earnings)

<b>Household Income</b> (Population 16 years and over with earnings)	<b>Total</b> (all ages)	<b>% of Total</b>
<b>\$1 to \$2,499 or less</b>	46	14%
<b>\$2,500 to \$4,999</b>	15	5%
<b>\$5,000 to \$7,499</b>	24	7%
<b>\$7,500 to \$9,999</b>	33	10%
<b>\$10,000 to \$12,499</b>	23	7%
<b>\$12,500 to \$14,999</b>	32	10%
<b>\$15,000 to \$17,499</b>	15	5%
<b>\$17,500 to \$19,999</b>	14	4%
<b>\$20,000 to \$22,499</b>	23	7%
<b>\$22,500 to \$24,999</b>	15	5%
<b>\$25,000 to \$29,999</b>	29	9%
<b>\$30,000 to \$34,999</b>	11	3%
<b>\$35,000 to \$39,999</b>	12	4%
<b>\$40,000 to \$44,999</b>	15	5%
<b>\$45,000 to \$49,999</b>	1	<1%
<b>\$50,000 to \$54,999</b>	0	0%
<b>\$55,000 to \$59,999</b>	8	2%
<b>\$60,000 to \$74,999</b>	6	2%
<b>\$75,000 to \$99,999</b>	2	<1%
<b>\$100,000 or more</b>	4	<1%

<b>Total Population 16 + with earnings</b>	328	100%
<b>MEDIAN INCOME</b>	-	<b>\$14,297</b>
<b>MEAN INCOME</b>	-	<b>\$19,295</b>

Source: 2000 Census of Population and Housing – Summary File 3, P84/P85/P86

**Table A27: Families and Mean Family Income in 1999: City of Coleman**

<b>Number of Workers in Family</b>	<b>No. of Families</b>	<b>% of Total</b>	<b>Mean Income</b>
<b>No Workers</b>	<b>32</b>	<b>17%</b>	<b>\$22,588</b>
<b>1 Worker</b>	<b>67</b>	<b>35%</b>	<b>\$24,482</b>
<b>2 workers, husband and wife worked</b>	<b>57</b>	<b>30%</b>	<b>\$51,072</b>
<b>2 workers, other</b>	<b>22</b>	<b>11%</b>	<b>\$33,014</b>
<b>3 or more, workers, husband &amp; wife worked</b>	<b>9</b>	<b>5%</b>	<b>\$46,822</b>
<b>3 or more workers, other</b>	<b>4</b>	<b>2%</b>	<b>\$91,300</b>

Source: 2000 Census of Population and Housing – Summary File 3, P48/PCT36

**Table A28: Poverty Status in 1999 by Age by Household Type: City of Coleman**  
(Population to whom poverty status is determined)

**Table A29: Income Deficit in 1999 for Families by Family Type and Unrelated Individuals**  
(Families and unrelated individuals with income in 1999 below the poverty level)

<b>POPULATION WITH INCOME IN 1999 BELOW THE POVERTY LEVEL</b>							
	<b>Total</b>	<b>All Ages No.</b>	<b>All Ages %</b>	<b>Under 65</b>	<b>65 to 74</b>	<b>75 &amp; Over</b>	<b>Mean Income Deficit</b>
<b>Total in Poverty Universe</b>	697	158	23%	138	3	17	\$2,115
<b>In Married Couple Families</b>	343	39	11%	39	0	0	\$838
<b>In Other Families</b>	276	87	32%	82	1	4	\$1,999
<b>Male Householders, no Wife</b>	51	0	0%	0	0	0	-
<b>Female Householders, No Husband</b>	225	87	39%	82	1	4	\$1,999
<b>Unrelated Individuals</b>	78	32	41%	17	2	13	\$3,984
<b>POPULATION WITH INCOME IN 1999 AT OR ABOVE POVERTY LEVEL</b>							

	<b>Total</b>	<b>All Ages No.</b>	<b>All Ages %</b>	<b>Under 65</b>	<b>65 to 74</b>	<b>75 &amp; over</b>	
<b>Total in Poverty Universe</b>	697	539	77%	439	56	44	
<b>In Married Couple Families</b>	343	304	87%	248	31	25	
<b>In Other Families</b>	276	189	68%	163	21	5	
<b>Male Householder, No Wife</b>	51	51	100%	43	4	4	
<b>Female Householder, No Husband</b>	225	138	61%	120	17	1	
<b>Unrelated Individuals</b>	78	46	59%	28	4	14	

Source: 2000 Census of Population and Housing – Summary File 3, P89 & P91/PCT54

**Table A30: Housing Summary: City of Coleman**

<b>Total Housing Units</b>	318
<b>100% Count Housing Units</b>	301
<b>Unweighted Sample</b>	
<b>Total Housing Units</b>	138
<b>Occupied Housing Units</b>	120
<b>Vacant Housing Units</b>	18
<b>Percent of Units in Sample</b>	
<b>Total Housing Units</b>	45.8%
<b>Occupied Housing Units</b>	46.7%
<b>Vacant Housing Units</b>	40.9%
<b>Total Housing Units:</b>	
<b>Urban:</b>	212
<b>Inside Urbanized Areas</b>	0
<b>Inside Urban Clusters</b>	212
<b>Rural:</b>	106
<b>Farm</b>	5
<b>Nonfarm</b>	101
<b>Occupied Housing Units:</b>	270
<b>Owner Occupied</b>	203
<b>Renter Occupied</b>	67
<b>Vacant Housing Units:</b>	48
<b>For Rent</b>	3
<b>For Sale Only</b>	8
<b>Rented/Sold, Not Occupied</b>	13

<b>For Seasonal, Recreational, or Occasional Use</b>	8
<b>For Migrant Workers</b>	0
<b>Other Vacant</b>	16

Source: 2000 Census of Population and Housing – Summary File 3, H1/H2/H3/H4/H5/H6/H7/H8

**Table A31: Household Size by Tenure: City of Coleman**  
(All Occupied Housing Units)

<b>Household Size</b>	<b>Occupied Units</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>
<b>Total Units</b>	<b>270</b>	<b>203</b>	<b>67</b>
<b>1 Person</b>	62	41	21
<b>2 Persons</b>	74	64	10
<b>3 Persons</b>	70	63	7
<b>4 Persons</b>	30	21	9
<b>5 Persons</b>	17	13	4
<b>6 Persons</b>	11	1	10
<b>7 + Persons</b>	6	0	6
<b>Mean Household Size</b>	<b>2.58</b>	<b>2.49</b>	<b>2.85</b>

Source: 2000 Census of Population and Housing – Summary File 3, H16/H17/H18

**Table A32: Year Structure Built by Tenure: City of Coleman**

<b>Year Build</b>	<b>Total Housing Units</b>	<b>Occupied Housing Units Owner Occupied</b>	<b>Occupied Housing Units Renter Occupied</b>
<b>Total Units</b>	<b>318</b>	<b>203</b>	<b>67</b>
<b>1999 to March 2000</b>	2	2	0
<b>1995 to 1998</b>	8	6	2
<b>1990 to 1994</b>	45	28	10
<b>1980 to 1989</b>	58	36	16
<b>1970 to 1979</b>	52	31	7
<b>1960 to 1969</b>	52	37	10
<b>1950 to 1959</b>	37	18	14
<b>1940 to 1949</b>	14	9	5
<b>1939 or earlier</b>	50	36	3
<b>Median Year Build</b>	<b>1971</b>	<b>1970</b>	<b>1972</b>

Source: 2000 Census of Population and Housing – Summary File 3, H34/H35/H36/H37

**Table A33: Units in Structure by Tenure / Vacancy Status: City of Coleman**

	<b>Housing Units</b>	<b>Occupied Housing Units Total</b>	<b>Occupied Housing Units Owner</b>	<b>Occupied Housing Units Renter</b>	<b>Vacant Housing Units</b>
<b>Total Units</b>	<b>318</b>	<b>270</b>	<b>203</b>	<b>67</b>	<b>48</b>
<b>1, Detached</b>	221	181	144	37	40
<b>1, Attached</b>	0	0	0	0	0
<b>2</b>	0	0	0	0	0
<b>3 or 4</b>	2	2	2	0	0
<b>5 to 9</b>	0	0	0	0	0
<b>10 to 19</b>	0	0	0	0	0
<b>20 to 49</b>	0	0	0	0	0
<b>50 or more</b>	0	0	0	0	0
<b>Mobile Home</b>	95	87	57	30	8
<b>Boat, RV, Van</b>	0	0	0	0	0

Source: 2000 Census of Population and Housing – Summary File 3, H30/H31/H32

**Table A34: Population by Units In Structure by Tenure: City of Coleman**  
(Population in Occupied Housing Units)

	<b>Persons Total</b>	<b>Persons Per Household</b>	<b>Persons Owner</b>	<b>Persons Renter</b>
<b>Total Persons</b>	<b>697</b>	<b>2.58</b>	<b>506</b>	<b>191</b>
<b>1, Detached</b>	494	2.73	360	134
<b>1, Attached</b>	0	.00	0	0
<b>2</b>	0	.00	0	0
<b>3 or 4</b>	3	1.50	3	0
<b>5 to 9</b>	0	.00	0	0
<b>10 to 19</b>	0	.00	0	0
<b>20 to 49</b>	0	.00	0	0
<b>50 or more</b>	0	.00	0	0
<b>Mobile Home</b>	200	2.30	143	57
<b>Boat, RV, Van</b>	0	.00	0	0

Source: 2000 Census of Population and Housing – Summary File 3, H33

**Table A35: Year Householder Moved into Unit: City of Coleman**  
(Occupied Housing Units)

<b>Year Moved Into Unit</b>	<b>Occupied Units</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>
<b>Total Units:</b>	<b>270</b>	<b>203</b>	<b>67</b>
<b>1999 – March 00</b>	30	20	10
<b>1995 – 1998</b>	70	32	38
<b>1990 - 1994</b>	43	36	7
<b>1980 – 1989</b>	39	32	7
<b>1970 – 1979</b>	30	30	0
<b>Before 1970</b>	58	53	5
<b>Median Year</b>	1991	1986	1997

Source: 2000 Census of Population and Housing – Summary File 3, H38/H39

**Table A36: Real Estate Taxes: City of Coleman**  
(For Specified Owner – Occupied Housing Units)

<b>Specified Owner-Occupied Units</b>	<b>140</b>
Less Than \$200	43
\$200 to \$299	14
\$300 to \$399	11
\$400 to \$599	24
\$600 to \$799	22
\$800 to \$999	7
\$1,000 to \$1,499	11
\$1,500 to \$1,999	2
\$2,000 to 2,999	4
\$3,000 to \$3,999	0
\$4,000 to \$4,999	0
\$5,000 to \$7,499	0
\$7,500 to \$9,999	0
\$10,000 or More	0
No Taxes Paid	2
<b>Median Real Estate Taxes</b>	<b>\$408</b>
<b>Mean Real Estate Taxes</b>	<b>\$496</b>

Source: 2000 Census of Population and Housing- Summary File3, HCT19/HCT20/HCT21

**Table A37: Value of Housing Units (All Races): City of Coleman**  
 (For All/Specified Owner-Occupied Housing Units)

<b>Value of Housing Unit (\$)</b>	<b>All Owner-Occupied</b>
<b>Total Units:</b>	<b>203</b>
Under 10,000	9
10,000 – 14,999	2
15,000 – 19,999	16
20,000 – 24,999	9
25,000 – 29,999	20
30,000 – 34,999	11
35,000 – 39,999	8
40,000 – 49,999	30
50,000 – 59,999	9
60,000 – 69,999	17
70,000 – 79,999	24
80,000 – 89,999	3
90,000 – 99,000	4
100,000 – 124,999	17
125,000 – 149,999	11
150,000 – 174,999	5
175,000 – 199,999	0
200,000 – 249,999	0
250,000 – 299,999	4
300,000 – 399,999	4
400,000 – 499,999	0
500,000 – 749,999	0

750,000 – 999,999	0
1,000,000 +	0
<b>Median Value</b>	<b>\$48,800</b>
<b>Mean Value</b>	<b>\$68,387</b>

Source: 2000 Census of Population and Housing – Summary File 3, H74/H76/H78/H84-H86

**Table A38: Household Income in 1999 by Tenure: City of Coleman**  
(For Occupied Housing Units)

	<b>Total</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>
<b>Total Units</b>	<b>270</b>	<b>203</b>	<b>67</b>
Less Than \$5,000	13	11	2
\$5,000 - \$9,999	36	28	8
\$10,000 - \$14,999	37	22	15
\$15,000 - \$19,999	31	25	6
\$20,000 - \$24,999	29	18	11
\$25,000 - \$34,999	29	24	5
\$35,000 - \$49,999	43	29	14
\$50,000 - \$74,999	23	20	3
\$75,000 - \$99,999	19	16	3
\$100,000 - \$149,999	8	8	0
\$150,000 or More	2	2	0
<b>Median Household Income</b>	<b>\$22,708</b>	<b>\$23,958</b>	<b>\$21,250</b>
<b>Mean Household Income</b>	<b>\$33,114</b>	<b>\$35,489</b>	<b>\$25,921</b>

Source: 2000 Census of Population and Housing – Summary File 3, HCT11/HCT12/HCT13