
COMMUNITY REDEVELOPMENT AREA REVITALIZATION STRATEGY 2025

(CRA RS 2025)

City of Coleman, Florida



Adopted by the City Council on:

April 13, 2026

Prepared in accordance with Florida Statutes Chapter 163, Part III

RESOLUTION NO. 2026- 02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLEMAN, FLORIDA, MAKING A FINDING OF NECESSITY PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; CONFIRMING THAT BLIGHTED CONDITIONS CONTINUE TO EXIST WITHIN A REDUCED PORTION OF THE ORIGINAL COMMUNITY REDEVELOPMENT AREA; ESTABLISHING A NEW LEGAL BOUNDARY; AFFIRMING THE NEED FOR CONTINUED REDEVELOPMENT EFFORTS; RETAINING THE CITY COUNCIL AS THE COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE PREPARATION OF A COMMUNITY REDEVELOPMENT PLAN UPDATE; AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, in 2003, the City of Coleman adopted Ordinance No. 2003-1 creating the Coleman Community Redevelopment Agency (CCRA), establishing a Community Redevelopment Area (CRA) to address a range of blight-related conditions affecting the health, safety, and welfare of the community; and

WHEREAS, since that time, targeted improvements have occurred in parts of the CRA; however, several areas within the community still face longstanding challenges such as deteriorating infrastructure, aging buildings, and underperforming properties; and

WHEREAS, this composition of a 2025 Finding of Necessity Study showed that blighted conditions continue to exist within a refined and more focused portion of the original CRA. These conditions meet the criteria for blight outlined in Section 163.340(8), Florida Statutes; and

WHEREAS, these persistent conditions include:

- Inadequate or substandard street and drainage infrastructure;
- Unsafe or unsanitary building and site conditions;
- Deterioration of existing improvements; and
- A lack of sufficient private investment to stimulate growth; and

WHEREAS, the City Council believes that reducing the CRA boundary allows for more focused investment, strategic use of public resources, and stronger community outcomes within the areas most in need; and

WHEREAS, the City Council finds that these conditions cannot be remedied by private investment alone and that public support through a CRA remains essential to eliminating blight and improving quality of life; and

WHEREAS, the City Council wishes to continue its role as the governing body of the CRA, maintaining leadership and oversight of redevelopment activities within the updated area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Coleman, Florida, as follows:

SECTION 1: The City Council finds that blight, as defined by section 163.340(8) (a,d,e, and f) Florida Statutes, continues to exist in the reduced CRA area described in Exhibit A, and that action is needed to prevent further decline.

SECTION 2. The CRA boundary is hereby amended to reflect the legal description set forth in Exhibit A. This boundary replaces the previous CRA limits established in 2003.


SECTION 3. The City Council confirms that redevelopment within the revised area is necessary and in the best interest of the community.

SECTION 4. The City Council reaffirms its designation as the Community Redevelopment Agency for the City of Coleman and will continue to carry out all redevelopment activities under Chapter 163, Florida Statutes.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

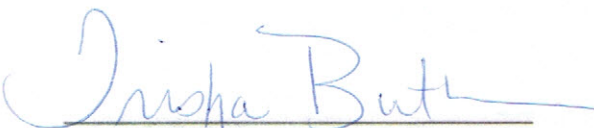
PASSED AND ENACTED this 9th day of March, 2026.

**CITY COUNCIL OF THE CITY OF
COLEMAN, FLORIDA**

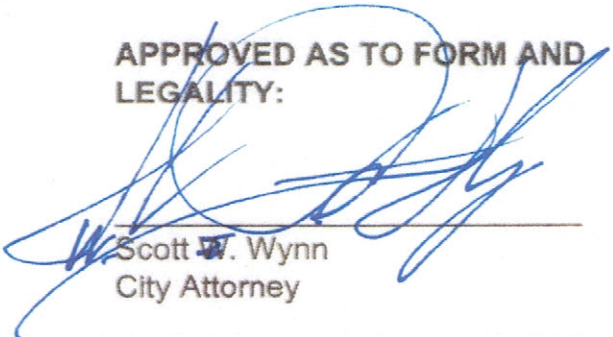


Charles Felton, Mayor Pro Tem

ATTEST:



Trisha Butler
Public Service Director

**APPROVED AS TO FORM AND
LEGALITY:**


Scott W. Wynn
City Attorney

EXHIBIT "A"

The Coleman Coleman Redevelopment Area, being described as follows:

From the center line of County Road 521, run thence South 0°00'0.4" East, a distance of 23.46 feet to the POINT OF BEGINNING.

Run thence South 0°00'00" East, 316.43 feet to a point of non-tangency;

THENCE North 90°00'00" East, 218.18 feet to a point of non-tangency;

THENCE North 0°00'00" East, 9.18 feet to a point of non-tangency;

THENCE North 89°59'59" East, 143.66 feet to a point of non-tangency;

THENCE South 0°00'00" East, 281.02 feet to a point of non-tangency;

THENCE South 0°15'00" East, 106.50 feet to a point of non-tangency;

THENCE South 82°41'16" West, 44.98 feet to a point of non-tangency;

THENCE North 89°45'58" West, 103.94 feet to a point of non-tangency;

THENCE South 0°00'00" East, 0.07 feet to a point of non-tangency;

THENCE North 89°49'34" West, 0.54 feet to a point of non-tangency;

THENCE South 0°05'40" East, 328.59 feet to a point of non-tangency;

THENCE South 0°00'00" East, 292.34 feet to a point of non-tangency;

THENCE South 89°59'59" West, 659.96 feet to a point;

THENCE South 89°59'59" West, 331.68 feet to a point of non-tangency;

THENCE South 89°48'32" West, 97.95 feet to a point of non-tangency;

THENCE North 0°01'58" West, 198.00 feet to a point of non-tangency;

THENCE South 89°48'33" West, 222.50 feet to a point;

THENCE South 89°45'58" West, 22.26 feet to a point of non-tangency;

THENCE South 0°08'28" West, 195.49 feet to a point;

THENCE South 0°08'28" West, 332.29 feet to a point of non-tangency;

THENCE North 89°44'01" West, 214.76 feet to a point;

THENCE North 89°44'01" West, 442.84 feet to a point;

THENCE North 89°44'01" West, 666.19 feet to a point;

THENCE North 89°44'00" West, 389.07 feet to a point of non-tangency;

THENCE North 0°20'21" East, 2.33 feet to a point of non-tangency;

THENCE North 89°58'07" West, 272.26 feet to a point of non-tangency;

THENCE South 0°04'36" West, 333.77 feet to a point of non-tangency;

THENCE South 89°57'46" West, 671.08 feet to a point of non-tangency;

THENCE North 89°48'35" West, 331.60 feet to a point of non-tangency;
THENCE North 0°17'30" East, 665.59 feet to a point of non-tangency;
THENCE North 89°49'11" West, 665.36 feet to a point of non-tangency;
THENCE North 0°14'40" East, 360.00 feet to a point of non-tangency;
THENCE North 89°49'11" West, 150.27 feet to a point of non-tangency;
THENCE North 89°56'04" West, 179.85 feet to a point of non-tangency;
THENCE South 0°13'34" West, 249.95 feet to a point;
THENCE South 0°14'28" West, 579.35 feet to a point;
THENCE South 0°14'40" West, 195.76 feet to a point of non-tangency;
THENCE North 89°48'35" West, 352.30 feet to a point;
THENCE North 89°48'35" West, 512.11 feet to a point of non-tangency;
THENCE South 0°10'53" West, 665.26 feet to a point of non-tangency;
THENCE North 89°47'59" West, 379.16 feet to a point of non-tangency;
THENCE South 3°48'11" East, 33.89 feet to a point of non-tangency;
THENCE South 4°07'11" East, 106.82 feet to a point of non-tangency;
THENCE South 16°51'21" East, 2.99 feet to a point of non-tangency;
THENCE South 25°25'43" East, 2.99 feet to a point of non-tangency;
THENCE South 34°00'08" East, 2.99 feet to a point of non-tangency;
THENCE South 42°34'17" East, 2.99 feet to a point of non-tangency;
THENCE South 51°08'23" East, 2.99 feet to a point of non-tangency;
THENCE South 59°42'53" East, 2.99 feet to a point of non-tangency;
THENCE South 4°00'00" East, 116.83 feet to a point of non-tangency;
THENCE South 7°00'00" East, 259.19 feet to a point of non-tangency;
THENCE South 82°00'00" West, 30.00 feet to a point of non-tangency;
THENCE South 69°27'43" West, 4.42 feet to a point of non-tangency;
THENCE South 7°05'09" East, 131.19 feet to a point of non-tangency;
THENCE North 89°42'10" West, 100.23 feet to a point of non-tangency;
THENCE North 89°48'27" West, 144.19 feet to a point;
THENCE North 89°50'00" West, 111.15 feet to a point;
THENCE North 89°49'59" West, 71.90 feet to a point;
THENCE North 89°50'00" West, 175.00 feet to a point;
THENCE North 89°48'25" West, 90.47 feet to a point;
THENCE North 89°50'19" West, 321.84 feet to a point;
THENCE North 89°50'11" West, 213.20 feet to a point;

THENCE North 89°49'59" West, 186.50 feet to a point;
THENCE North 89°49'26" West, 2.03 feet to a point of non-tangency;
THENCE North 89°12'53" West, 158.87 feet to a point of non-tangency;
THENCE North 22°16'36" East, 1,344.82 feet to a point of non-tangency;
THENCE North 22°27'56" East, 65.14 feet to a point of non-tangency;
THENCE North 89°55'11" West, 25.49 feet to a point;
THENCE North 89°55'11" West, 71.94 feet to a point;
THENCE North 89°55'11" West, 302.42 feet to a point of non-tangency;
THENCE South 89°57'29" West, 106.36 feet to a point;
THENCE South 89°57'29" West, 452.97 feet to a point;
THENCE South 89°58'02" West, 801.35 feet to a point of non-tangency;
THENCE North 0°01'23" East, 1,384.61 feet to a point of non-tangency;
THENCE South 89°46'28" East, 2,003.72 feet to a point of non-tangency;
THENCE North 89°59'24" East, 329.05 feet to a point of non-tangency;
THENCE North 22°35'28" East, 702.56 feet to a point of non-tangency;
THENCE North 69°27'14" West, 461.01 feet to a point of non-tangency;
THENCE North 19°25'20" East, 226.58 feet to a point of non-tangency;
THENCE South 89°05'47" East, 206.90 feet to a point of non-tangency;
THENCE North 1°41'00" East, 194.72 feet to a point of non-tangency;
THENCE North 89°59'27" East, 227.68 feet to a point of non-tangency;
THENCE North 0°09'20" East, 95.42 feet to a point of non-tangency;
THENCE North 89°32'26" East, 383.29 feet to a point of non-tangency;
THENCE North 22°36'57" East, 131.74 feet;
THENCE North 89°59'38" East, 163.10 feet to a point of non-tangency;
THENCE South 0°07'02" West, 121.76 feet to a point of non-tangency;
THENCE South 89°55'34" East, 173.63 feet to a point of non-tangency;
THENCE North 0°00'00" East, 171.06 feet to a point of non-tangency;
THENCE South 89°50'00" East, 150.00 feet to a point of non-tangency;
THENCE South 0°00'00" East, 170.85 feet to a point of non-tangency;
THENCE South 89°54'56" East, 393.08 feet to a point of non-tangency;
THENCE North 0°06'08" East, 583.04 feet to a point;
THENCE North 0°06'08" East, 516.05 feet to a point of non-tangency;
THENCE North 89°54'18" West, 195.28 feet to a point of non-tangency;
THENCE North 0°00'00" East, 210.00 feet to a point of non-tangency;

THENCE South 89°51'24" East, 109.85 feet to a point;
THENCE South 89°51'04" East, 70.49 feet to a point of non-tangency;
THENCE South 18°00'15" West, 0.08 feet to a point of non-tangency;
THENCE South 89°41'48" East, 14.69 feet to a point of non-tangency;
THENCE North 0°04'36" West, 9.79 feet to a point;
THENCE North 0°04'21" West, 0.26 feet to a point of non-tangency;
THENCE South 89°51'43" East, 331.58 feet to a point of non-tangency;
THENCE North 0°09'59" East, 727.23 feet to a point;
THENCE North 0°09'59" East, 584.94 feet to a point of non-tangency;
THENCE North 89°57'23" East, 351.60 feet to a point;
THENCE North 89°54'40" East, 436.22 feet to a point of non-tangency;
THENCE South 89°20'52" East, 211.51 feet to a point of non-tangency;
THENCE South 0°10'56" West, 14.96 feet to a point;
THENCE South 0°08'56" West, 160.00 feet to a point of non-tangency;
THENCE South 0°10'24" East, 135.61 feet to a point of non-tangency;
THENCE South 0°52'58" West, 149.71 feet to a point;
THENCE South 0°52'57" West, 20.00 feet to a point;
THENCE South 0°52'58" West, 163.12 feet to a point;
THENCE South 0°53'23" West, 105.00 feet to a point of non-tangency;
THENCE South 0°23'47" West, 19.78 feet to a point of non-tangency;
THENCE South 0°05'15" East, 223.29 feet to a point;
THENCE South 0°02'54" East, 100.00 feet to a point;
THENCE South 0°02'53" East, 222.12 feet to a point of non-tangency;
THENCE South 11°13'41" West, 30.31 feet to a point of non-tangency;
THENCE South 0°17'19" West, 165.89 feet to a point;
THENCE South 0°17'18" West, 19.11 feet to a point of non-tangency;
THENCE South 67°56'56" West, 1.01 feet to a point of non-tangency;
THENCE South 0°22'10" West, 194.62 feet to a point;
THENCE South 0°21'47" West, 266.27 feet to a point of non-tangency;
THENCE South 89°50'52" East, 36.55 feet to a point;
THENCE South 89°53'21" East, 671.15 feet to a point;
THENCE South 89°53'21" East, 650.88 feet to a point of non-tangency;
THENCE South 89°47'28" East, 337.71 feet to a point of non-tangency;
THENCE South 0°00'00" East, 479.20 feet to a point;

THENCE South 0°00'00" East, 177.60 feet to a point of non-tangency;
THENCE South 89°48'16" East, 100.29 feet to a point;
THENCE South 89°48'16" East, 94.71 feet to a point;
THENCE South 89°48'16" East, 126.19 feet to a point;
THENCE South 89°48'16" East, 227.33 feet to a point of non-tangency;
THENCE North 89°21'37" East, 119.44 feet to a point of non-tangency;
THENCE South 89°29'34" East, 319.98 feet to a point of non-tangency;
THENCE North 0°21'12" East, 303.80 feet to a point;
THENCE North 0°21'12" East, 246.53 feet to a point;
THENCE North 0°21'13" East, 109.22 feet to a point of non-tangency;
THENCE North 90°00'00" East, 433.86 feet to a point of non-tangency;
THENCE South 0°09'01" East, 113.77 feet to a point of non-tangency;
THENCE South 0°00'58" East, 218.90 feet to a point;
THENCE South 0°00'51" West, 331.66 feet to a point;
THENCE South 0°02'51" West, 334.64 feet to a point;
THENCE South 0°00'00" East, 288.26 feet to a point;
THENCE South 0°02'57" East, 51.93 feet to a point of non-tangency;
THENCE North 90°00'00" East, 73.85 feet to a point;
THENCE North 90°00'00" East, 150.00 feet to a point;
THENCE North 90°00'00" East, 166.05 feet to a point;
THENCE North 90°00'00" East, 276.82 feet,
to THE POINT OF BEGINNING.

Containing 579.305 Acres, more or less.

ORDINANCE 2026-06

AN ORDINANCE OF THE CITY COIUNCIL OF THE CITY OF COLEMAN, FLORIDA, AMENDING ORDINANCE NO. 2003-1; MODIFYING THE BOUNDARY OF THE COMMUNITY REDEVELOPMENT AREA; CONFIRMING COMPLIANCE WITH PART III, CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONTINUED USE OF TAX INCREMENT FINANCING; AFFIRMING THE REDEVELOPMENT TRUST FUND THROUGH THE SUNSET YEAR 2033; REQUIRING ANNUAL REPORTING AND AUDITS; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Coleman, Florida, adopted Resolution No. 2003-01 and Ordinance No. 2003-1 establishing a Community Redevelopment Agency, a Community Redevelopment Area (CRA), and a Redevelopment Trust Fund, pursuant to the provisions of Chapter 163, Part III, Florida Statutes; and

WHEREAS, the Community Redevelopment Agency and Redevelopment Plan were created to address conditions of blight, economic distress, and infrastructure deficiency throughout the municipality and were based on findings documented in the 2003 Finding of Necessity Report; and

WHEREAS, since adoption, the CRA has not undergone any modifications to its boundary area or statutory framework, despite contractions and additions of parcels, and continued oversight is necessary to ensure its compliance with updated State requirements and evolving local needs; and

WHEREAS, the Florida Legislature adopted CS/SB 110 (2024), amending §163.3755, Florida Statutes, and requiring all CRAs in existence prior to October 1, 2025 to demonstrate ongoing necessity, performance, and alignment with statutory requirements; and

WHEREAS, in 2025, the City conducted an updated Finding of Necessity Study and adopted a new resolution affirming that blight continues to exist in a more focused geographic area, consistent with §163.355 and §163.340(8), Florida Statutes; and

WHEREAS, The City has prepared an updated Community Redevelopment Plan and titled "Community Redevelopment Area Revitalization Strategy 2025 (CRA RS 2025)" to address current conditions, update redevelopment strategies, and redefine the CRA; and

WHEREAS, the revised CRA and CRA RS 2025 Plan complies with the requirements of §163.360 and §163.362, Florida Statutes, and will guide reinvestment efforts within the newly defined CRA area through the year 2033;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Coleman, Florida, as follows:

SECTION 1: LEGISLATIVE FINDINGS AND INTENT; PURPOSE.

The purpose of this Ordinance is to amend Ordinance No. 2003-1 by redefining the official boundary of the Community Redevelopment Area, affirming the updated Community Redevelopment Plan (CRA RS 2025), and confirming continued compliance with Chapter 163, Part III, Florida Statutes, including updated statutory provisions requiring performance reporting and boundary evaluation.

SECTION 2. AUTHORITY.

Pursuant to Article VIII, Section 2 of the Florida Constitution and Sections 166.021 and 163.360–163.387 of the Florida Statutes, the City Council of the City of Coleman has the authority to amend its ordinances, including those establishing or modifying a Community Redevelopment Area and associated policies.

SECTION 3. CONTINUED USE OF TAX INCREMENT FINANCING

The City of Coleman shall continue to use Tax Increment Financing (TIF) to support redevelopment activities within the revised CRA. Up to ninety-five percent (95%) of the increment revenue generated from participating taxing authorities shall be deposited annually into the Redevelopment Trust Fund, to be expected in accordance with the CRA RS 2025 Plan and Chapter 163, Florida Statutes.

SECTION 4. REPORTING AND PERFORMANCE REQUIREMENTS.

The City of Coleman continues to comply with annual reporting and audit requirements as prescribed in Sections 163.371, Florida Statute, including public disclosures, performance measurement, and audit compliance through the CRA's statutory sunset year of 2033.

SECTION 5. CONFLICTS AND REPEALER.

This Ordinance shall be cumulative of all provisions of the Ordinances of the City, except where the provisions of this Ordinance are in direct conflict with the provisions of another Ordinance, in which event all Ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity or effect of any other action or part of this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon enactment.

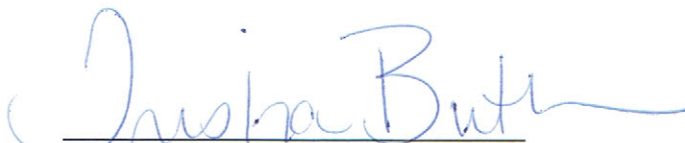
PASSED AND ENACTED this 13th day of April, 2026.

**CITY COUNCIL OF THE CITY OF
COLEMAN, FLORIDA**



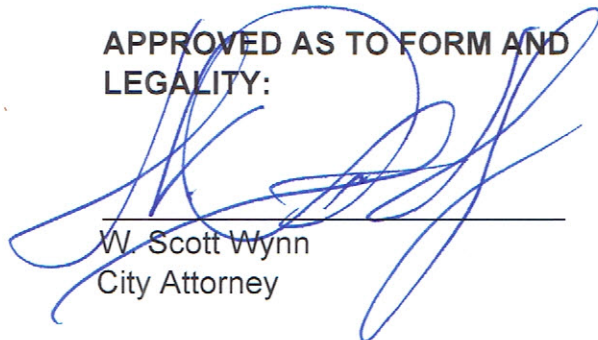
Charles Felton, Mayor Pro Tem

ATTEST:



Trisha Butler
Public Service Director

**APPROVED AS TO FORM AND
LEGALITY:**



W. Scott Wynn
City Attorney

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Executive Summary

The CRA RS 2025 outlines the focused and practical approach to revitalizing the City of Coleman’s Community Redevelopment Area (CRA). This strategy responds to persistent challenges such as economic stagnation, deteriorating infrastructure, and visible community blight that have hindered growth and investment. The plan prioritizes the elimination of underutilized and vacant properties, enhancement of public safety, and the promotion of property improvements. It aims to stimulate economic development by attracting private investment, supporting local businesses, and creating designated economic growth zones. Public infrastructure improvements such as road repairs, upgraded utilities, and improved stormwater systems are central to the plan, particularly in underserved residential neighborhoods. The strategy also emphasizes the development and rehabilitation of affordable and workforce housing to meet the needs of a growing and aging population. Sustainability plays key role, with initiatives promoting green infrastructure, energy efficiency, and improved public spaces. Historic and cultural preservation is also highlighted, encouraging the adaptive reuse of heritage buildings and supporting cultural tourism. To fund these efforts, the plan leverages Tax Increment Financing (TIF) along with state and federal grants and public-private partnerships. The CRA boundary has been refined to concentrate resources on areas with the most urgent needs and highest potential for visible, lasting change. Complementing this is a new Downtown Master Plan focused on urban design and community identity, ensuring are coordinated, community-derive vision for long-term growth.

Chapter 1 - Introduction

This document provides a comprehensive overview of the Community Redevelopment Plan and the designated CRA. It outlines the existing conditions and highlights the potential for future revitalization. It examines key aspects such as land use, public infrastructure, economic development, housing and transportation, establishing a foundation for informed decision-making. By assessing in the current state of the area, this document enables the development of strategic draft plans that guide redevelopment efforts, ensuring economic growth, community revitalization, and improved quality of life for residents and businesses.

1.1 What is Community Redevelopment Agency?

A Community Redevelopment Agency (Agency) is a public entity established under Florida Statutes, Chapter 163, and Part III, to revitalize areas experiencing blight, economic decline, or underdevelopment. This agency focuses on improving infrastructure, attracting new businesses, enhancing public spaces, and supporting affordable housing. The agency operates within a designated Community Redevelopment Area (CRA) and funds projects primarily through Tax increment Financing (TIF).

Florida's Community Redevelopment Act of 1969 (Sections 163.330 – 163.463, F.S.) provide the legal framework for CRAs. Under this law, local governments can establish a Community Redevelopment Agency by conducting a Finding of Necessity (F.S. 163.355) to demonstrate the presence of blighted conditions. Once a CRA is created, it must adopt a Community Redevelopment Plan (CRP) (F.S. 163.360) to guide redevelopment efforts. The CRP outlines strategies to address public infrastructure, affordable housing, business incentives, and property improvements.

The Primary funding mechanism for this agency in Tax Increment Financing (TIF) (F.S. 163.387). TIF allows the agency to capture the increase in property tax revenues within the redevelopment area and reinvest those funds into local projects. Additional funding sources may include state and federal grants, public-private partnerships, and special assessments.

This agency has three main components: Community Redevelopment Area (CRA), the Community Redevelopment Plan (CRP), and Tax Increment Financing (TIF). The CRA defines the boundaries where redevelopment efforts are focused. The CRP serves as the guiding document for revitalization projects. TIF funding ensures financial sustainability by allocating increased property tax revenues directly to redevelopment initiatives.

Community Redevelopment Agencies are governed by a Board, which is often composed of the local City Council or County Commission (F.S. 163.356). The board oversees project implementation and

ensures compliance with state regulations. The agency must also conduct annual financial audits of the Redevelopment Trust Funds (F.S. 163.387(8)) to maintain transparency and accountability.

1.2 Purpose

The agency for the City of Coleman was established to confront long-standing challenges such as economic stagnation, aging infrastructure, and visible signs of blight that have impeded growth and investment. This CRP outlines strategic approach to revitalization, guided by the following primary objectives:

1. Elimination of Blight and Deterioration:

- Identify and mitigate underutilized or vacant properties, abandoned buildings, and areas with outdated infrastructure.
- Implement façade improvement programs to encourage property owners to revitalize commercial and residential structures.
- Enhance public safety and security through improved street lighting, code enforcement, and crime prevention initiatives.

2. Economic Growth and Investment Protection:

- Attract private investment by offering financial incentives, such as increment financing (TIF), grants, and low-interest development loans.
- Develop a business retention and expansion strategy to support local businesses and attract new commercial and industrial enterprises.
- Create designated economic development zones that align with the county’s long-term growth strategy.

3. Public Infrastructure and Streetscape Improvements:

- Upgrade road networks, sidewalks, and pedestrian pathways to improve connectivity and mobility.
- Expand water and sewer services, particularly in areas that rely on outdated and insufficient systems.
- Implement stormwater management improvements to reduce flooding and enhance sustainability.

4. Housing redevelopment and Affordability initiatives:

- Support the development of affordable and workforce housing to accommodate a growing population.
- Collaborate with developers and housing agencies to revitalize aging residential neighborhoods.
- Introduce programs to rehabilitate and modernize existing housing stock.

5. Sustainable Development and Green Infrastructure:

- Promote the use of energy-efficient building materials and renewable energy solutions in redevelopment projects.
- Enhance public parks, open spaces, and recreational facilities to improve the quality of life.
- Implement urban tree planting and landscaping projects to create a more aesthetically pleasing and environmentally friendly urban environment.

6. Historic and Cultural Resource Preservation:

- Conduct Historic structures survey to identify and preserve culturally significant buildings and landmarks.
- Encourage adaptive reuse of historic buildings by providing incentives for conversions into modern uses while maintaining historical integrity.
- Work with local historical societies and community groups to promote cultural heritage tourism.

7. Leveraging Public and Private Funding Sources:

- Utilize tax increment financing (TIF) to generate revenue for infrastructure and development projects.
- Secure grants from state and federal agencies, such as the Florida Department of Commerce and the U.S. Department of Housing and Urban Development (HUD).
- Encourage public-private partnerships (P3s) to maximize investment in key redevelopment initiatives.

1.3 Coleman Community Redevelopment Plan (CCRP) History

The City of Coleman established its CCRP in 2003 through Resolution 2003-1, intending to reverse visible blight, stagnating growth, and declining property values across the city’s 994 acre municipal boundary. Created under the authority of Florida Statutes Chapter 163, the CRA was charged with facilitating long-term economic and physical revitalization. With Ordinance 2003-1, the city adopted its first Redevelopment Plan and established a Redevelopment Trust Fund (RTF) to utilize Tax Increment Financing (TIF) to support these efforts.

CCRP was the original document identified a broad set of goals: reinvigorate the downtown core, improve aging infrastructure, promote affordable housing, and position the city as a competitive location for commerce and community life. It envisioned Coleman as a walkable, mixed-use community with a distinctive identity, public realm improvements, and a diverse economic base. However, in the two decades since its adoption, the implementation of the CCRP has been limited. Of the many proposed improvements, only local park upgrades have been completed.

Community Redevelopment Area Revitalization Strategy 2025 (CRA RS 2025)

Recognizing these implementation gaps and shifting local conditions, the City of Coleman is currently undertaking a formal update to the CCRP and called it as Community Redevelopment Area Revitalization Strategy (CRA RS). A key refinement of this update is the adoption of a dual-track redevelopment framework:

- The CRA RS Plan will now focus solely on strategic investments, such as small-scale infrastructure, property improvements, and targeted funding mechanisms.
- The newly developed Downtown Master Plan will guide urban design, spatial organization, and character-defining improvements for the city’s historic and commercial core.

This bifurcation allows the agency to concentrate its financial and administrative capacity on high-impact public investments while ensuring that long-range design and land use decisions are guided by a community-based vision rooted in best practices. Together, the CRA RS Plan and Downtown Master Plan work in concert to revitalize Coleman, reconnect its civic fabric, and position it for sustainable growth as it approaches the CRA sunset year in 2033.

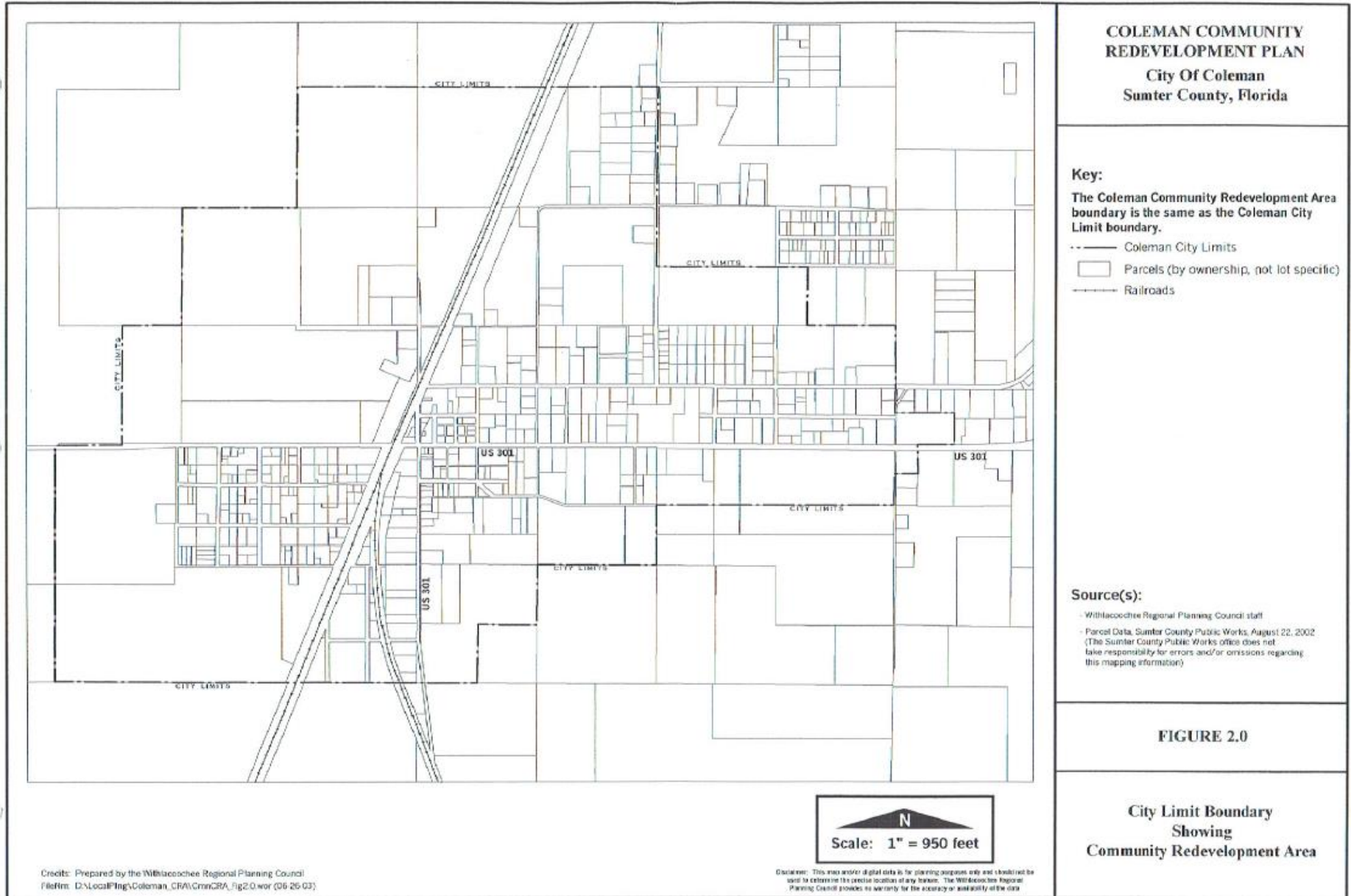
Community Redevelopment Area (CRA) 2003:

When it was established in 2003, the CRA was drawn to match the entire municipal boundary of the city approximately 994 acres in total. This decision, based on the recognition of widespread signs of economic and physical decline across the city, has proven successful. By adopting a citywide CRA, the City Council ensured that all areas showing signs of distress could benefit from tax increment revenues and eligible redevelopment programs.

Much of Coleman, particularly surrounding U.S. 301, had deteriorating infrastructure, aging housing stock, limited public amenities, and underutilized commercial sites. The 2003 Redevelopment Plan now referred to as the CRA RS Plan was written with a broad vision for revising decline, attracting investment, and resorting vitality throughout the city.

However, the circumstances surrounding the CRA have changed. Over the years, the City of Coleman has undergone annexation and de-annexation of specific parcels, changing the official city limits. As a result, the existing CRA no longer aligns perfectly with the current municipal boundaries. This necessitates a more targeted approach, focused on areas with clear and enhanced potential for meaningful, visible reinvestment in the community.

This revitalization underscores the critical need for a formal blight assessment study to help define a right-sized CRA. A streamlined redevelopment area that concentrates efforts within the most impacted zones, particularly the downtown core and key residential blocks, will ensure that Agency resources are used effectively and equitably.



Map 1- Community Redevelopment Area 2003

1.4 Defining the Area

In 2025, the City of Coleman reevaluated its existing CRA to update its redevelopment strategy. Established in 2003, the original CRA was intentionally broad, encompassing the entire city limits at that time. This approach aimed to facilitate reinvestment across the whole city. However, after two decades, it became evident that a citywide strategy was too expansive to be effective given the limited resources available.

While a few improvements, particularly in public parks, were completed, many of the goals laid out in the original plan went unrealized. Housing conditions remained unchanged, infrastructure gaps persisted, and the downtown area struggled. This reality, coupled with changes in the city's footprint, development patterns, led the city to revisit where, and how CRA efforts should be concentrated.

To facilitate this process, the City completed a blight assessment study in accordance with Florida Statutes 163.340(8). The study included on-the-ground field evaluations, parcel-level data analysis, and alignment with broader community goals from the Comprehensive Plan. This was not merely a legal requirement; it provided an opportunity to thoroughly examine areas still exhibiting signs of blight and identify where Agency investment could have a positive impact.

The updated CRA was drawn with this evidence in mind. Instead of spreading resources thinly across the city, the new boundary focuses on areas where needs are most significant, and reinvestment can create real momentum. These include:

- Longstanding residential neighborhoods where homes are aging and property conditions are visibly declining.
- Commercial corridors are dotted with vacancies, aging storefronts, and uneven infrastructure.
- Civic spaces and public buildings anchor the heart of the community and are central to Coleman's future vision.

Simultaneously, the new CRA intentionally omits areas that no longer fulfill statutory criteria or align with strategic priorities. For instance:

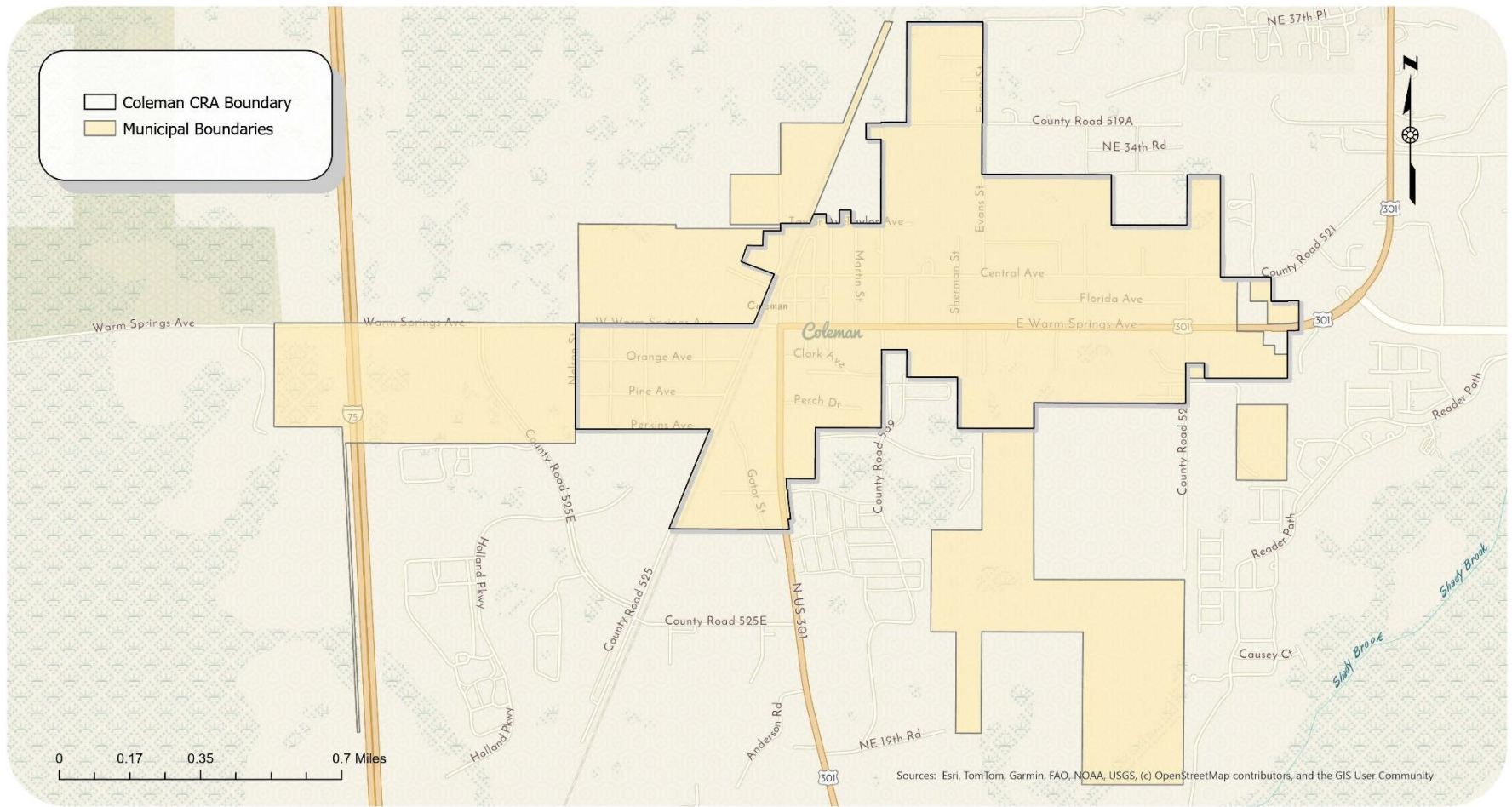
- A large vacant parcel in the southern part of the city, originally part of the CRA, was removed. It no longer shows conditions of slum or blight and is now being positioned for future mixed-use development. Its revitalization will come through private investment and other planning tools, not the CRA framework.
- The industrial zone west of I-75, although partially developed and designated for future industrial use, was also excluded. The area is physically removed from the city's core, and the blight assessment did

Community Redevelopment Area Revitalization Strategy 2025 (CRA RS 2025)

not find enough evidence to justify keeping it within the CRA. Its land use, scale, and context make it a better candidate for standalone economic development strategies outside the CRA framework.

By narrowing the boundary to focus on the most challenged and promising areas, the City of Coleman is creating a CRA that is not only legally compliant but also more effective, more focused, and better aligned with local priorities. The updated boundary allows CRA resources – like Tax Increment Financing (TIF) – to be used where they are genuinely needed and where they can support visible, lasting change in the community.

Community Redevelopment Area Coleman, FL



NAD 1983 State Plane Florida West FIPS 0902 (US Feet)

Sumter County GIS, 16 Apr 2025, v1.2

Map 2 - CRA 2025 Boundary

1.5 Vision for Redevelopment (2025-2033)

The goal of the CRA RS is to transform the City of Coleman into a thriving, economically diverse, and well-connected community that balances growth with sustainability. Through targeted investments, strategic planning, and strong public-private partnerships, the CRA will:

- Stimulate local economic activity by attracting businesses and job opportunities.
- Improve the built environment by modernizing public infrastructure and residential neighborhoods.
- Preserve the city’s unique character while preparing for future growth.
- Foster a high quality of life for residents, making Coleman an attractive place to live, work, and invest

By aligning with the Unified Comprehensive Plan, the City of Coleman’s CRA RS Plan will catalyze transformation, ensuring that growth is inclusive, sustainable, and beneficial for current and future generations.

1.6 Preliminary Redevelopment Strategies

The CRA RS sets a new direction for the City of Coleman. It recognizes the full extent of challenges across the community while focusing efforts where they can deliver the most visible and lasting change. While the updated CRA is more targeted than the original 2003 citywide district, it still covers most of the municipality. It excludes certain parcels already designated for development, such as specific industrial and mixed-use properties. This allows the strategy to address widespread needs across residential neighborhoods, commercial corridors, civic spaces, and aging public infrastructure.

This updated strategy draws from lessons learned over the past two decades. The 2003 Plan offered bold ideas, but Implementation was limited. Now, with the support of community input, updated assessments, and guidance from the Unified Comprehensive Plan and Downtown Master Plan, City of Coleman is better positioned to focus on what works-small, meaningful interventions that spark larger transformations.

The following preliminary strategies form the core of the CRA’s revitalization efforts:

1. Neighborhood – Level Investment Across the City

Rather than concentrating solely on downtown, this plan focuses on older residential areas, side streets, and underserved neighborhoods throughout the CRA. Many of these areas face aging homes, underused lots, and poor infrastructure. The strategy supports housing rehabilitation, vacant lot clean-up, and code enforcement programs to restore livability and community pride across the city, not just in the core.

2. Targeted Infrastructure Upgrades

In many parts of Coleman, infrastructure hasn't kept up with the community's needs. The CRA RS Plan will prioritize improvements such as roadway resurfacing, drainage upgrades, pedestrian pathways, lighting, and signage. Particular attention will be given to streets and intersections with safety concerns, gaps in connectivity, or access issues affecting schools, parks, and residential zones.

3. Support for Local Businesses and Commercial Corridors

Commercial nodes scattered across the CRA, including Warm Springs Avenue, Commercial Street, and segments near U.S. 301, show signs of decline. This strategy will focus on strengthening these corridors by encouraging local entrepreneurship, offering storefront improvement incentives, and activating vacant or outdated properties. Temporary events, food vendors, and branding efforts can bring life back to underused spaces.

4. Affordable and Workforce Housing

With much of Coleman's housing stock aging or becoming unaffordable for young families, the CRA RS Plan will support initiatives to stabilize and diversify housing options. Programs may include assistance for home repairs, partnership with Habitat for Humanity to develop infill housing that meets the needs of seniors, renters, and first-time homeowners across all eligible areas.

5. Civic Assets and Public Space Activation

The city's schools, parks, and community buildings are not just services—they are anchors for revitalization. The agency will invest in public spaces such as JL Rowe Park, Dunklin Risner Park, and neighborhood gathering areas throughout the community. Improvements may include shade structures, trails, seating, ADA access, and programming that brings residents together.

6. Preservation and Pride in Coleman's Identity

Historic buildings, legacy businesses, and cultural traditions help define Coleman's character. This strategy calls for documenting and preserving the city's heritage, not just downtown, but citywide. From churches to homes to former trading posts, historic preservation and adaptive reuse will be supported through technical assistance, signage, and potential funding partnerships.

7. Incremental, flexible Implementation

Not every project will require large-scale development. The CRA RS Plan will encourage "lighter, quicker, cheaper" improvements across various parts of the city, like pop-up markets, murals, pocket parks, or temporary improvements to vacant properties. These small wins will help build trust, generate momentum, and invite more community involvement over time.

8. Leveraging partnerships and Funding Opportunities

Tax Increment Financing (TIF) will remain the core funding mechanism, but the agency will aggressively pursue additional support. This includes state and federal grants, partnerships with Sumter County, and engagement with private-sector partners to co-invest in strategic redevelopment projects throughout the CRA.

Chapter 2 - Tax Increment Financing

2.1 Introduction

Tax Increment Financing (TIF) is the financial engine that drives the Coleman Community Redevelopment Plan. As authorized under Section 163.387, Florida Statutes, TIF enables municipalities to reinvest in designated areas using a portion of the increase in ad valorem property taxes resulting from rising property values within the CRA. These funds are critical for addressing slum and blight, improving infrastructure, promoting housing and economic development, and achieving the long-term revitalization goals set forth in this Plan.

2.2 Legal Basis and Structure

The City of Coleman formally established its CRA in 2003 and set the base year taxable value at \$6,258,735. A Redevelopment Trust Fund (RTF) was also created under Ordinance 2003-1, ensuring that future revenues generated from the incremental growth in property values within the CRA are captured and reinvested locally.

Under Florida law, up to 95% of the tax increment from each participating taxing authority, excluding entities like the School Board and the Southwest Florida Water Management District is deposited into the fund each year. These revenues are used solely for redevelopment projects and programs identified in the CRA RS Plan, ensuring reinvestment remains focused on the local area.

2.3 TIF FY 2024-25 Calculation

The Sumter County Budget Office provided the following certified values for FY2024–25:

- 2024 Certified Taxable Value: \$19,399,084
- Base Year Value (2002): \$6,258,735
- Increment Value: \$13,140,349
- 95% Increment Value: \$12,483,332
- Sumter County Millage Rate: 4.8900 mills

TIF Revenue= $\$12,483,332 \times 0.00489 = \$61,043$

This amount represents Sumter County’s contribution to the RTF for FY2024–25. It is a notable increase from earlier years and reflects rising redevelopment activity within the CRA boundary.

2.4 10-Year TIF Revenue Projections

To guide financial planning, four scenarios were developed based on annual taxable value growth rates of 3%, 4%, 5%, and 6% from the FY2024–25 base value of \$19,399,084. These projections assume consistent millage rates and no changes to the participation agreement.

Community Redevelopment Area Revitalization Strategy 2025 (CRA RS 2025)

2.4.1 3% Growth rate

Fiscal Year	Tax Year	Projected Taxable Value (\$)	Increment Value (\$)	95% Increment (\$)	TIF Revenue(\$)
FY2024-2025	2024	36,481,573	30,222,838	28,711,696	140,400.19
FY2025-2026	2025	37,576,020	31,317,285	29,751,421	145,484.45
FY2026-2027	2026	38,703,301	32,444,566	30,822,338	150,721.23
FY2027-2028	2027	39,864,400	33,605,665	31,925,382	156,115.12
FY2028-2029	2028	41,060,332	34,801,597	33,061,517	161,670.82
FY2029-2030	2029	42,292,142	36,033,407	34,231,736	167,393.19
FY2030-2031	2030	43,560,906	37,302,171	35,437,062	173,287.24
FY2031-2032	2031	44,867,733	38,608,998	36,678,548	179,358.10
FY2032-2033	2032	46,213,765	39,955,030	37,957,279	185,611.09
FY2033-2034	2033	47,600,178	41,341,443	39,274,371	192,051.67
				10 Year Total	1,652,093.10

2.4.2 4% Growth rate

Fiscal Year	Tax Year	Projected Taxable Value (\$)	Increment Value (\$)	95% Increment (\$)	TIF Revenue(\$)
FY2024-2025	2024	36,481,573	30,222,838	28,711,696	140,400.19
FY2025-2026	2025	37,940,836	31,682,101	30,097,996	147,179.20
FY2026-2027	2026	39,458,469	33,199,734	31,539,748	154,229.37
FY2027-2028	2027	41,036,808	34,778,073	33,039,169	161,561.54
FY2028-2029	2028	42,678,280	36,419,545	34,598,568	169,187.00
FY2029-2030	2029	44,385,412	38,126,677	36,220,343	177,117.48
FY2030-2031	2030	46,160,828	39,902,093	37,906,988	185,365.17
FY2031-2032	2031	48,007,261	41,748,526	39,661,100	193,942.78
FY2032-2033	2032	49,927,552	43,668,817	41,485,376	202,863.49
FY2033-2034	2033	51,924,654	45,665,919	43,382,623	212,141.03
				10 Year Total	1,743,987.24

2.4.3 5% Growth Rate

Fiscal Year	Tax Year	Projected Taxable Value (\$)	Increment Value (\$)	95% Increment (\$)	TIF Revenue(\$)
FY2024-2025	2024	36,481,573	30,222,838	28,711,696	140,400.19
FY2025-2026	2025	38,305,652	32,046,917	30,444,571	148,873.95
FY2026-2027	2026	40,220,934	33,962,199	32,264,089	157,771.40
FY2027-2028	2027	42,231,981	35,973,246	34,174,584	167,113.71
FY2028-2029	2028	44,343,580	38,084,845	36,180,603	176,923.15
FY2029-2030	2029	46,560,759	40,302,024	38,286,923	187,223.05
FY2030-2031	2030	48,888,797	42,630,062	40,498,559	198,037.95
FY2031-2032	2031	51,333,237	45,074,502	42,820,777	209,393.60

Community Redevelopment Area Revitalization Strategy 2025 (CRA RS 2025)

FY2032-2033	2032	53,899,899	47,641,164	45,259,105	221,317.03
FY2033-2034	2033	56,594,894	50,336,159	47,819,351	233,836.62
10 Year Total					1,840,890.66

2.4.4 6% Growth Rate

Fiscal Year	Tax Year	Projected Taxable Value (\$)	Increment Value (\$)	95% Increment (\$)	TIF Revenue (\$)
FY2024-2025	2024	36,481,573	30,222,838	28,711,696	140,400.19
FY2025-2026	2025	38,670,467	32,411,732	30,791,146	150,568.70
FY2026-2027	2026	40,990,695	34,731,960	32,995,362	161,347.32
FY2027-2028	2027	43,450,137	37,191,402	35,331,832	172,772.66
FY2028-2029	2028	46,057,145	39,798,410	37,808,490	184,883.52
FY2029-2030	2029	48,820,574	42,561,839	40,433,747	197,721.02
FY2030-2031	2030	51,749,809	45,491,074	43,216,520	211,328.78
FY2031-2032	2031	54,854,797	48,596,062	46,166,259	225,753.01
FY2032-2033	2032	58,146,085	51,887,350	49,292,982	241,042.68
FY2033-2034	2033	61,634,850	55,376,115	52,607,309	257,249.74
10 Year Total					1,943,067.63

Chapter 3 - Finding Necessity

3.1 Introduction

Pursuant to Section 163.355, Florida Statutes, the City of Coleman must adopt a legislative Finding of Necessity prior to establishing or modifying the boundaries of a Community Redevelopment Area (CRA). This chapter presents the formal justification for reducing and redefining the CRA boundary based on updated data, improved conditions in parts of the city, and a focused strategy to target areas where redevelopment remains essential to public health, safety, and welfare.

The 2025 CRA Plan marks a shift from the broad-based boundary adopted in 2003 to a more focused CRA boundary that addresses the most persistent blighted conditions and aligns with current redevelopment goals, consistent with statewide legislative reforms introduced under Senate Bill 110 (2025).

3.2 Blight Criteria Assessment

The following table details how the revised CRA area satisfies Section 163.340(8), Florida Statutes, with a focus on the statutory indicators that remain active in the 2025 reduced boundary:

Indicator	Description	Applicability	Supporting Facts
(a) Inadequate Infrastructure	Poor street layout, lack of sidewalks, and inadequate parking or transit access	✓	Streets unpaved, lack of sidewalks, drainage issues
(b) Stagnant Property Values	No appreciable increase in assessed values over 5 years		
(c) Faulty Lot Layout	Small, irregularly shaped, or inaccessible lots		
(d) Unsanitary or Unsafe Conditions	Public health or safety risks	✓	Open ditches, illegal dumping, poor lighting
(e) Site Deterioration	Worn or degraded physical improvements	✓	Boarded-up buildings, deteriorated facades
(f) Outdated Density Patterns	Obsolete or inefficient development form.	✓	Low-density corridor limits walkability, mixed-use growth, and reinvestment.
(g) Declining lease Rates	Falling lease rates for office, commercial, or industrial space.		
(h) Tax Delinquency	Delinquent taxes exceed land value		
(i) High Vacancy Rates	More vacant homes or businesses than county average		
(j) High Crime Rate	High number of crimes compared to County and State average		

Community Redevelopment Area Revitalization Strategy 2025 (CRA RS 2025)

(k) Excess Emergency Calls	Disproportionate fire and EMS calls in the area.		
(l) Code Violations	Higher number of Florida Building Code violations.		
(m) Title/Ownership Issues	Title defects prevent free transfer of land		
(n) Environmental Conditions	Government-owned property with environmental damage caused by public/private entities.		
(o) Sinkhole Damage	Properties affected by unrepaired or unstable sinkhole activity.		
Total Factors Present		4	

Chapter 4 - Existing Conditions

Understanding where we are today being the first step toward shaping where we want to go. As part of the CRA Revitalization Strategy Plan update, a comprehensive existing condition analysis was conducted to assess the current state of Coleman's physical environment, infrastructure, land use, housing, public realm, and economic landscape. This analysis provides a critical foundation for all future planning decisions. It identifies not only the challenges facing the community but also the strengths and opportunities that can be leveraged for revitalization.

4.1 Land Use and Development Patterns

Land use and development patterns shape Coleman's physical and economic character, making them a critical foundation for informed community redevelopment planning. A thorough understanding of current land uses, proposed future land use designations, zoning classifications, and the distribution of city-owned parcels will help identify areas of opportunity, highlight gaps in development, and guide strategic investment within the CRA.

4.1.1 Existing Land Use

The following analysis provides a breakdown of land use within the CRA based on parcel-level data and a corresponding land use map. By categorizing land parcels according to their designated use and calculating their proportional share of the total area, this assessment offers insights into the current spatial organization of the CRA. The analysis highlights dominant land use types, identifies underutilized spaces, and helps inform planning priorities for redevelopment, investment, and community enhancement.

The CRA totals approximately 579.305 acres, and the land use types are distributed as follows

Table 1 - Existing Land Use

Land Use Type	Area (acres)	Area Coverage
Residential	266.77	46.05
Vacant	197.43	34.08
Commercial	43.88	7.57
Public/ Institutional	20.85	3.60
Recreational	5.87	1.01
Industrial	5.83	1.01
Mixed Use	5.71	0.99

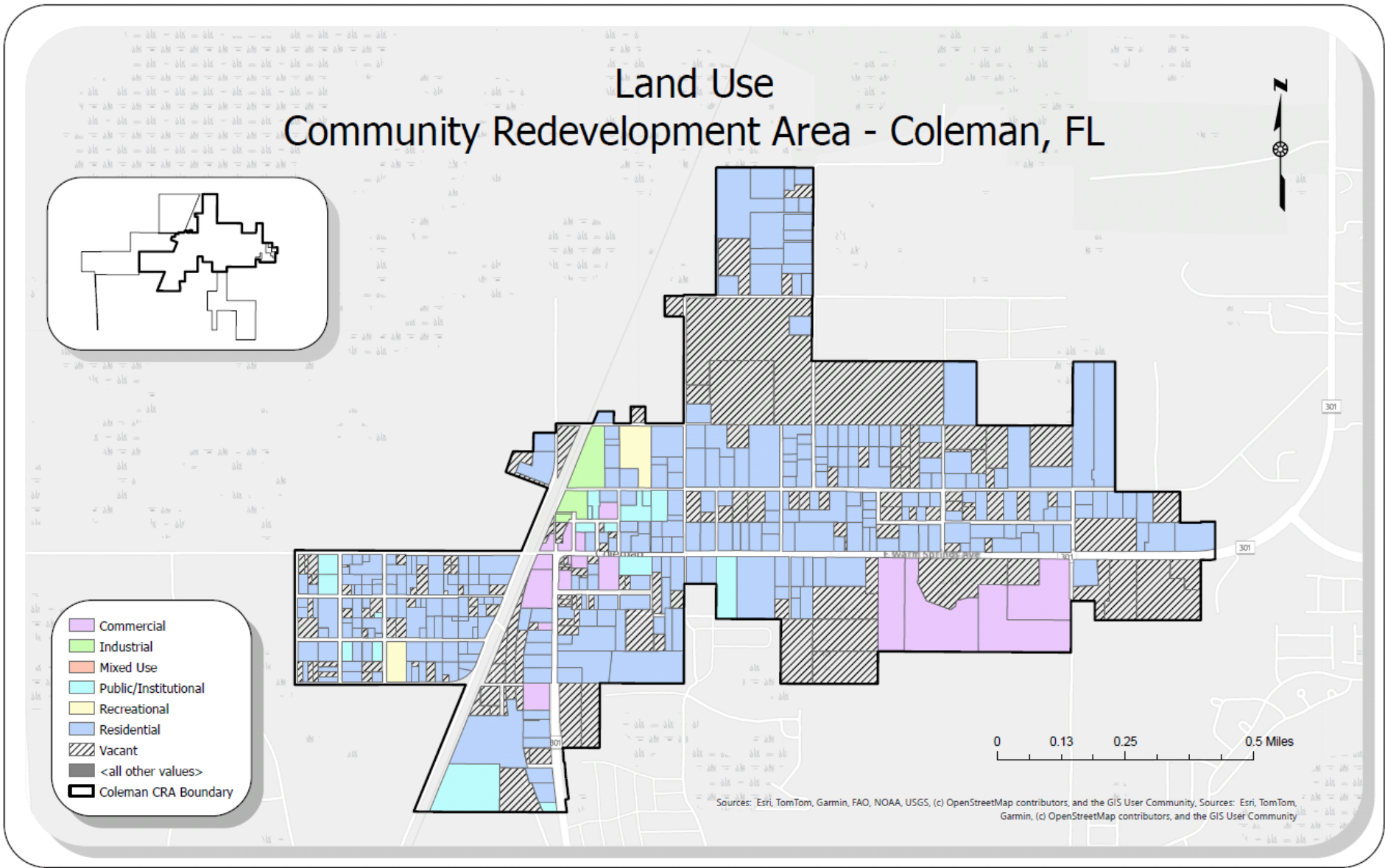
Source: Sumter County Property Appraiser

Residential land represents 46.05% of the CRA, shaping much of Coleman's built character and reflects as a neighborhood based community. These areas feature a mix of housing types and are arranged in neighborhood clusters, with internal connectivity and proximity to commercial and civic

activities. In contrast, approximately 34.08% of the CRA remains vacant, representing significant redevelopment opportunities. These vacant parcels offer strong potential for infill housing, green space, or neighborhood-scale commercial uses that support revitalization goals.

Commercial land represents 7.57% of the area and is primarily concentrated along major corridor such as US 301 and Commercial Street. These locations support small businesses, retail services, and local employment, while benefiting from proximity to both residential areas and undeveloped sites. Industrial land, covering just 1.01% of the CRA, plays a limited yet strategic role. These sites are typically located near transportation routes or along the edges of the CRA, offering potential for light manufacturing, warehousing, or service-based uses that complement the city's economic base.

Mixed use represents just over 0.99% of the CRA and integrate residential and commercial uses within the same parcels—encouraging walkability and supporting the development of more connected, vibrant neighborhoods. Public and institutional lands comprise 3.60% of the areas and include essential community assets such as churches, and municipal buildings that anchor daily life for local residents. Recreational land, currently limited to 1.01%, highlights a clear opportunity to expand parks, open spaces, and outdoor amenities that contributes to health, community identity, and long-term visibility.



NAD 1983 State Plane Florida West FIPS 0902 (US Feet)

Sumter County GIS, 15 May 2025, v1.2

Map 3 - Existing Land Use

4.1.2 Existing Future Land Use

The existing Future Land Use (FLU) designation within the City of Coleman reflects the long-range development strategy adopted through the Unified Comprehensive Plan 2023. These designations are intended to guide where and how different types of land uses—such as residential, commercial, industrial, and institutional—should occur overtime.

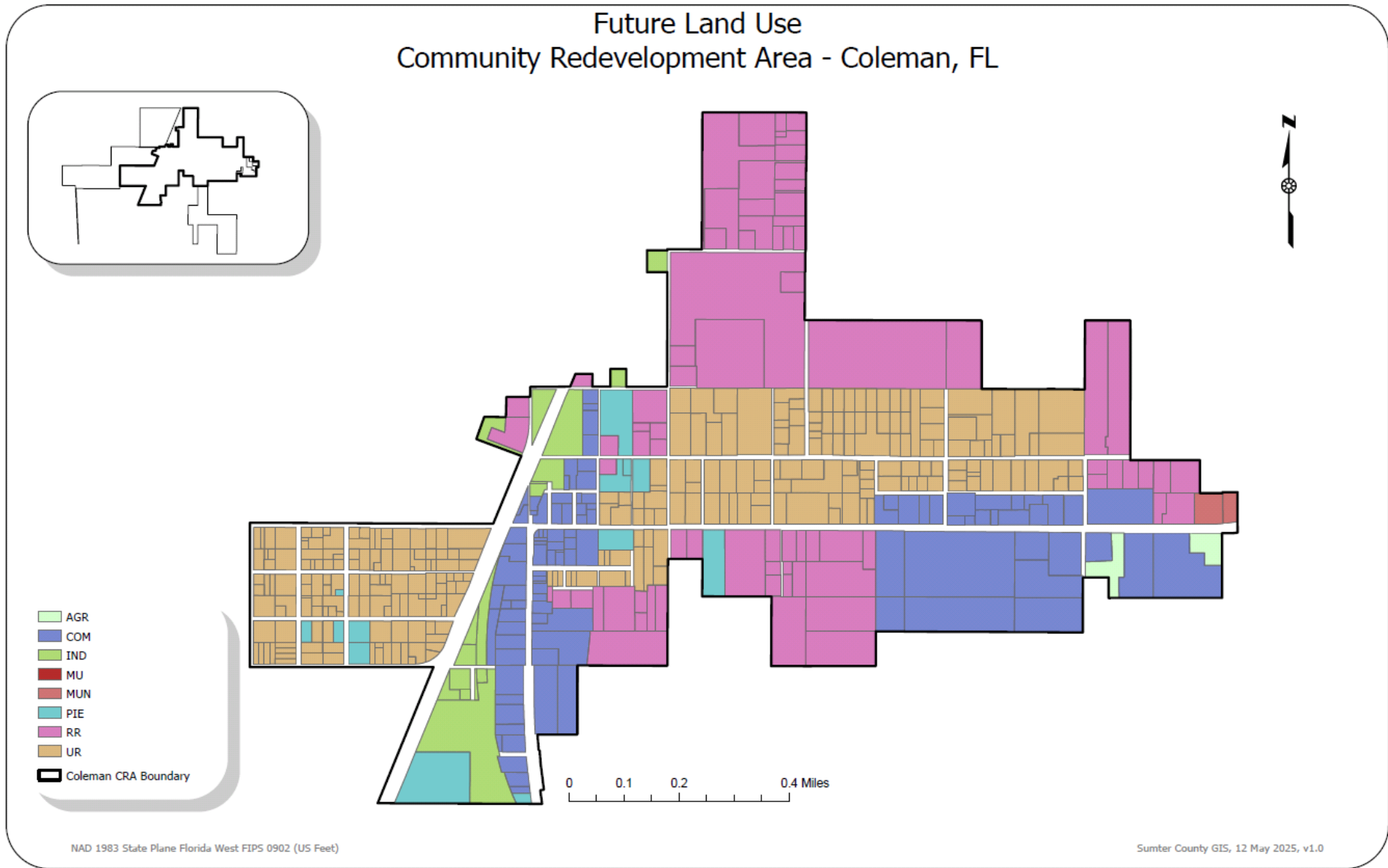
This FLU map serves as a regulatory and planning framework that helps manage growth, preserve community character, and ensure the coordinated provision of infrastructure and services. It does not necessarily reflect existing on-the-ground conditions but rather represents a policy-based projection of desired land use outcomes as determined by the City.

The table below summarizes the total areas of each future land use category within Coleman’s CRA:

Land Use Type	Area (Acres)	Percentage of Total Area
Rural Residential (RR)	177.17	30.58%
Urban Residential (UR)	161.05	27.08%
Commercial (COM)	146.52	25.29%
Industrial (ID)	27.91	4.82%
Public/Institutional/Educational (PIE)	19.98	3.45%

Approximately two-thirds of the land area within the City of Coleman is designated for residential use under the adopted FLU Map. Rural Residential accounts for 33.3% of the total, reflecting the city’s agricultural heritage and its policy direction to maintain large-lot residential development in the periphery of the urban core. Urban Residential comprises 30.2%, covering denser housing areas primarily located near downtown and within established platted subdivisions. These areas offer opportunities for infill development, workforce housing, and aging-in-place residential options.

Commercial land use represents 27.5% of the total land area. These parcels are concentrated along U.S. Highway 301 and major crossroads, serving as critical locations for economic activity, business retention and expansion, and potential mixed-use redevelopment. This commercial framework supports the city’s goal of creating a vibrant business corridor with improved walkability and streetscape enhancements.



Map 4 – Unified Comprehensive Plan Proposed Future Land Use

4.1.3 Gap Analysis

Gap Analysis comparing the Existing Land Use with the Proposed Future Land Use (FLU) for the CRA, highlighting differences and potential areas of focus for redevelopment:

Land Use Type	Existing LULC	Proposed FLU	Gap / Change	Remarks
Residential	46.05%	58.38%	12.33% increase	Indicates strong push to increase housing capacity.
Vacant	27.08	0%	27.08% reduction	Vacant lands are being re-designated for active use—especially residential and commercial.
Commercial	8.39%	23.11%	15.54% increase	Suggests a major shift toward economic development and local employment zones.
Industrial	1.11%	5.41%	4.40% increase	Industrial base will grow modestly—likely light industrial or warehousing.
PIE	4.87%	4.20%	-0.41% net change	Small increase; helps support growth in population and services.
Mixed Use	1.09%	<i>Integrated</i>	-	Mixed use is likely embedded in urban residential and commercial designations.

The sharp reduction in vacant land from 27.08% to 0% reflects a deliberate and strategic approach by planners to repurpose underutilized parcels for active development. This dramatic shift signals a prioritization of land efficiency, aligning with broader urban planning goals focused on compact growth and reducing urban sprawl. By eliminating vacant land as a designated category, the city demonstrates a clear intent to activate all available space to meet evolving housing and economic needs.

A significant outcome of this shift is the 12% increase in residential land use, which indicates a focused effort to accommodate population growth through residential intensification. This suggests that infill development, higher-density housing, and compact neighborhood design are now key tools in addressing housing demand. The reallocation of land toward residential uses is likely to support more walkable communities, increased access to amenities, and more efficient infrastructure networks. However, it also introduces potential pressure on public services and green space availability elements critical to long-term livability.

Commercial land use has more than tripled, reinforcing the city’s commitment to economic revitalization and the creation of vibrant mixed-use hubs. This change is likely tied to initiatives that support local entrepreneurship, activate key corridors, and promote a balanced land use mix. As commercial and residential zones begin to overlap, mixed-use development becomes an essential planning tool that not only supports local business activity but also fosters inclusive, service-rich neighborhoods. The rapid growth of commercial zones also raises questions about parking, traffic circulation, and service access that must be addressed through proactive design and zoning.

Meanwhile, the slight decrease in PIE land suggests a subtle reclassification of public areas into other land use category of commercial. This does not necessarily signal a reduction in public infrastructure or recreational space, but rather a shift in how these elements is integrated within the built environment. To close any emerging gaps, planning frameworks such as FLU maps and overlay districts should ensure that parks, civic amenities, and open space remain explicitly accounted for. Establishing dedicated community design standards or green space preservation zones will be crucial to safeguarding livability, promoting health, and ensuring that Coleman’s growth remains balanced and sustainable.

4.1.4 City Owned Parcels

Publicly owned parcels within the Coleman CRA represent a powerful opportunity for the City to guide meaningful and community-driven redevelopment. These properties currently under municipal control are positioned to directly support revitalization priorities, from expanding parks and public services to enabling affordable housing and small business development.

As of 2025, the City of Coleman owns 14 parcels located within the boundaries of the CRA. These parcels total approximately 19.62 acres. These properties form a quiet but powerful foundation for future redevelopment, public service expansion, and community investment.

The parcels vary in character and are classified into three primary land use types:

Classification	Number of Parcels	Area (In aces)	Percentage
Public/Institutional	7	12.83	4.6%
Recreational	2	5.87	2.1%

Community Redevelopment Area Revitalization Strategy 2025 (CRA RS 2025)

Vacant	5	0.92	0.3%
Total	14	19.62	

Source: Sumter County GIS, 2025

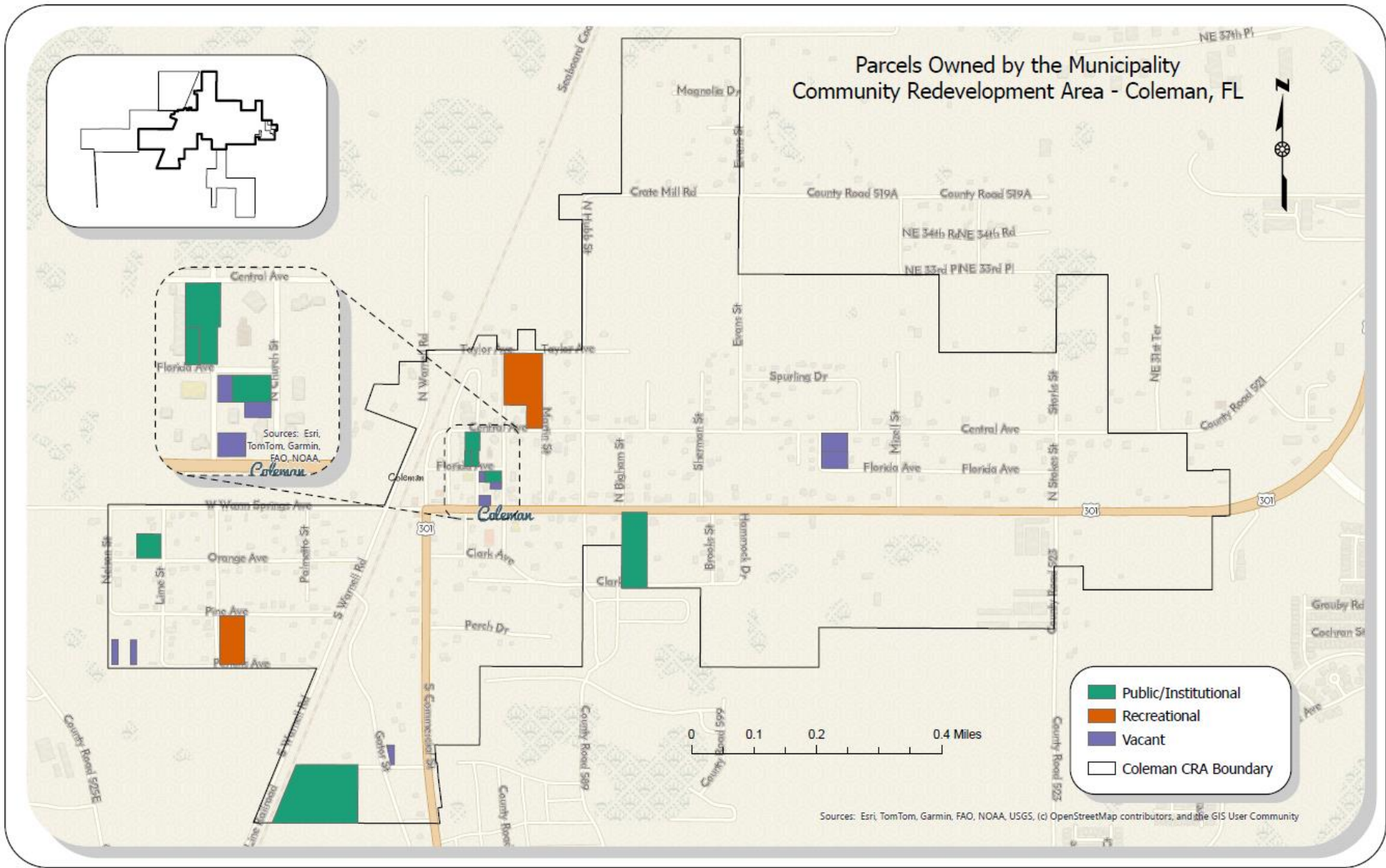
A majority of the land owned by the city is used for public and institutional functions, including the Sheriff’s Office, City Maintenance Department, Community Hall, City Hall, stormwater retention facilities, and the City’s main water utility plant. These sites support core services and infrastructure, and their continued use and maintenance are essential to long-term public operations.

Approximately 2% of the total CRA is dedicated to parks and open space, located within residential neighborhoods and adjacent to key community areas. These parks serve as vital green space for residents, offering recreation, gathering, and wellness opportunities.

A cluster of small, undeveloped parcels directly surrounding the Community Hall presents an immediate opportunity to expand the downtown civic commons. One of these parcels, located along the E Warm Springs, is well suited for a public parking lot to support Community Hall events, visiting tourists and future commercial activity, while the remaining parcels can be enhanced with landscaping, and shaded seating.

Two additional City-owned residential lots located within established neighborhoods are currently vacant and infill-ready. These parcels are ideal candidates for private residential development and may be considered for sale or lease to generate City revenue. Proceeds can be reinvested into CRA infrastructure projects, while development of these lots would contribute to local housing supply and neighborhood reinvestment.

Community Redevelopment Area Revitalization Strategy 2025 (CRA RS 2025)



NAD 1983 State Plane Florida West FIPS 0902 (US Feet)

Sumter County GIS, 15 May 2025, v1.0

Map 5 - City Owned Parcels

4.2 Housing and Affordability

The homes and neighborhood within the CRA tell an essential story about the City of Coleman's past and future. Many residential areas comprise older homes, mobile units, and vacant lots. While some homes are well cared for, others show signs of age and disrepair. These housing conditions and issues like affordability and vacancy significantly shape the city's revitalization efforts. By looking closely at where housing is strong and where it's struggling, this section helps to identify what kind of support and improvements are most needed.

4.2.1 Current Housing Conditions

As of the 2020 census, Coleman, Florida, had a population of 642 residents. The city's housing stock includes a mix of structures, many of which are older and may require maintenance or rehabilitation. According to the city's Comprehensive Plan, in 1988, there were approximately 238 single-family housing units, with 173 considered standard and 65 identified as substandard or in need of repair. While more recent detailed data on housing conditions is limited, the presence of older homes suggests that maintenance and modernization efforts could be beneficial.

As of 2025, the housing conditions in Coleman, Florida, reflect a community with a predominantly aging housing stock, a notable vacancy rate, and a strong inclination toward homeownership.

Age of Housing Stock: The median year of construction for homes in Coleman is 1977, indicating that many residences are over four decades old. Specifically, 10.8% of homes were built before 1940, and 11.1% between 1950 and 1959. Only a small fraction, about 4.4%, were constructed between 2010 and 2019, highlighting limited recent development.

Vacancy and Abandonment: Approximately 34.8% of housing units in Coleman are vacant, a rate significantly higher than the national average of 11.2%. This elevated vacancy rate may encompass a mix of seasonal homes, properties for sale or rent, and potentially abandoned or dilapidated structures. However, specific data distinguishing abandoned or deliberately uninhabitable homes is not readily available.

Homeownership and Rental Market: Homeownership is prevalent in Coleman, with 80.1% of occupied housing units being owner-occupied. The remaining 19.9% are renter occupied. The median property value stands at \$120,300, and the average monthly housing cost is approximately \$619.

Coleman's housing landscape is characterized by older homes and a high vacancy rate, suggesting potential opportunities for redevelopment and investment. The strong rate of homeownership indicates community stability, but the aging housing stock may require attention to maintenance and modernization to meet current living standards.



Map 6 - Current Housing Conditions

4.2.2 Affordable Housing

Affordable housing remains a pressing need in the City of Coleman, where household incomes are modest and income-restricted housing options are scarce. According to 2023 American Community Survey (ACS) estimates, Coleman had 286 occupied housing units and a median household income of \$51,389.

The U.S. Department of Housing and Urban Development (HUD) defines 120% of the Area Median Income (AMI) for Sumter County in 2023 as \$95,640 for a four-person household. This threshold is commonly used to determine eligibility for affordable housing programs such as Habitat for Humanity.

Using this benchmark and Coleman’s household income distribution, approximately 231 out of 286 households (81%) fall below the \$95,640 limit. This confirms that the vast majority of Coleman residents are eligible for income-restricted housing opportunities.

Despite this high level of eligibility, Coleman has:

- No LIHTC (Low-Income Housing Tax Credit) rental developments
- No project-based Section 8 housing

- No known voucher-accepting rental complexes

Homeownership options for income-qualified residents are also limited. Habitat for Humanity of Lake-Sumter has constructed a small number of single-family homes on Winkles Street.

With limited rental supply, rising regional housing costs, and the absence of lower-income households face significant barriers to housing stability in Coleman. Renters earning below the 120% AMI threshold can typically afford no more than \$2,391/month in total housing costs (30% of \$95,640 annual income), but market availability of quality units at or below this level is extremely limited within city limits.

This imbalance between demand and supply underscores the importance of expanding affordable housing options in Coleman as part of the Community Redevelopment Area (CRA) strategy. Solutions may include SHIP-funded new construction, infill housing, rehabilitation of aging homes, and coordinated efforts with nonprofit builders and local incentives.

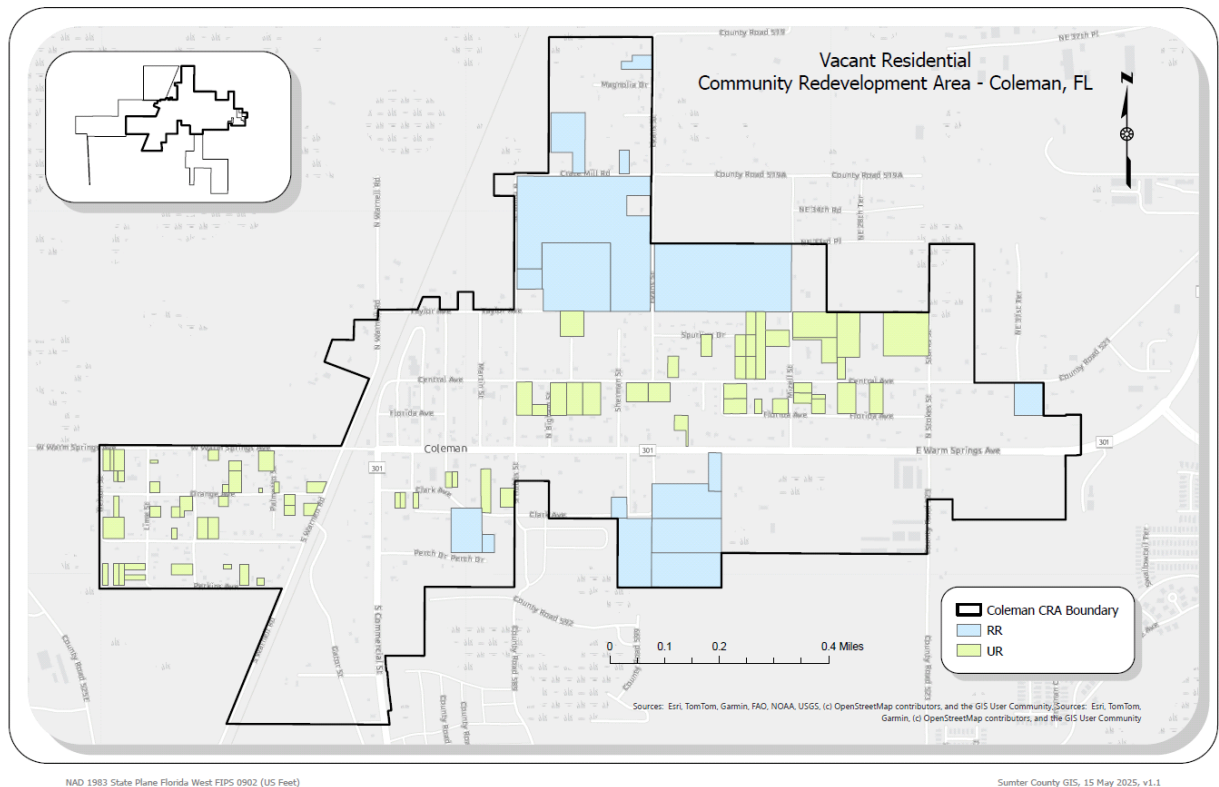
4.2.3 Vacant Residential

Within the 579.31 acre CRA, approximately 122.94 acres, or 21.22%, are designated for residential use under the City’s Future Land Use (FLU) Map yet currently remain vacant or undeveloped. This vacant residential land is further categorized as follows:

CRA Area – 579.31 acres		
Classification	Area (in acres)	Percentage
Total Vacant Residential	122.94	21.22%
Rural Residential	87.37	15.08%
Urban Residential	35.53	6.13%

The majority of vacant residential land lies within the Rural Residential category, reflecting larger parcel sizes typically intended for low-density development. The urban residential vacancies are located closer to the city core; represent near-term opportunities for infill housing and affordable development. These parcels are critical for accommodating future population growth and implementing targeted housing strategies under the CRA RS Plan.

By aligning redevelopment incentives with infrastructure upgrades and zoning flexibility, the CRA RS Plan aims to activate these vacant residential areas. Strategies may include support for affordable housing projects, small-lot development incentives, and streamlining site plan approvals, especially in areas that complement the Downtown Master Plan and public investment corridors.



Map 7 - Vacant Residential

4.3 Economic Activity and Commercial Corridors

The CRA shows a mix of active local businesses and several vacant commercial parcels, mainly along key corridors. These areas, especially in the central and southern parts of the CRA, offer strong potential for commercial revitalization. Vacant parcels highlighted in map are well-positioned along major roads, providing opportunities for infill development, business expansion, and new investment. Strengthening these commercial corridors can boost local economic activity, support job creation, and enhance the overall character of the community.

4.3.1 Local Businesses

The local business landscape within the CRA is shaped by a mix of small-scale enterprises, essential services, and limited retail options concentrated along major corridors such as U.S. Highway 301 and Commercial Street. These corridors serve as the city’s economic backbone, hosting businesses that cater to the daily needs of residents while also drawing in customers from nearby rural communities.

Notable local businesses include Dollar General, convenience stores, auto repair shops, small restaurants, and a few family-owned retail outlets. These establishments are not only important for local employment but also play a critical role in providing accessible goods and services in a city with relatively limited commercial diversity. Despite their importance, many of these businesses face challenges such as aging infrastructure, limited foot traffic, and competition from larger retail centers

in neighboring cities. There is also a noticeable lack of specialized services, entertainment venues, and dining options, which restricts local consumer choice and economic growth.

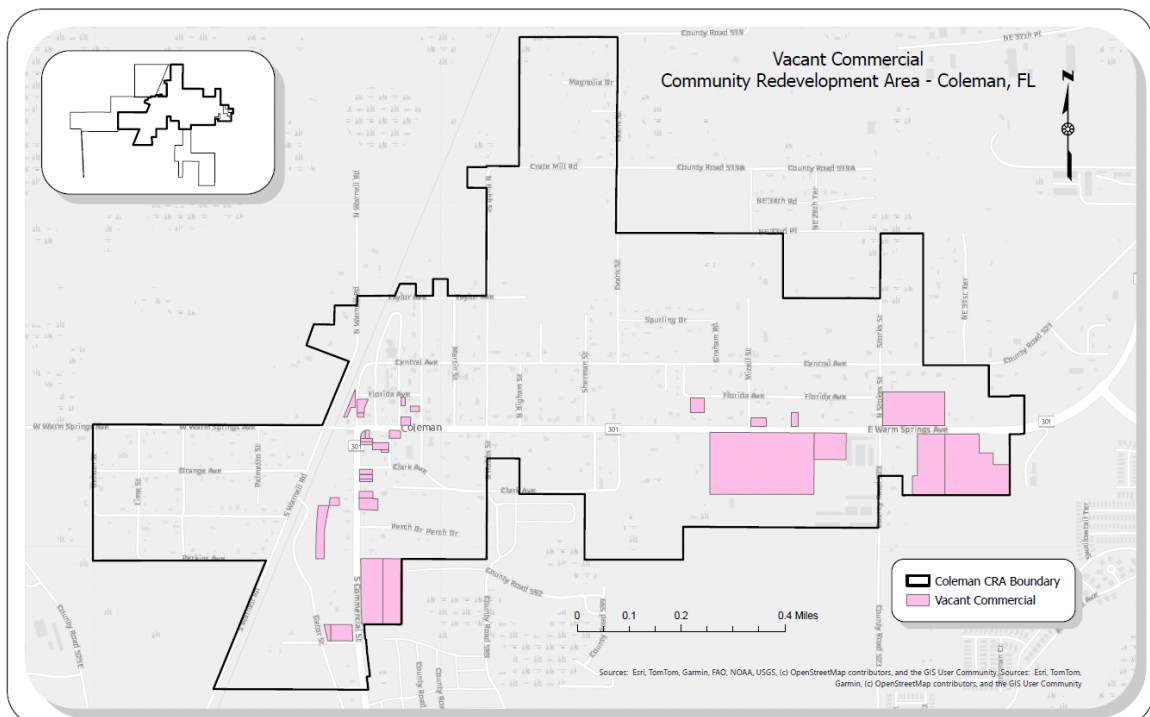
4.3.2 Vacant Commercial

Approximately 35.35 acres, or 6.10% of the total CRA, are designated for commercial use under the City’s FLU Map but currently remain undeveloped. These parcels reflect a gap between planned land use and actual market absorption, indicating either infrastructure deficits, limited development interest, or misalignment with market demand.

These vacant FLU-designated commercial lands are primarily concentrated along key corridors such as U.S. 301 and CR 514, where visibility and access are high but development has stalled. While the FLU envisions these areas supporting retail, office, and mixed-use activities, a combination of factors such as insufficient utilities, parcel fragmentation, and regulatory barriers have inhibited build-out.

This disconnect represents both a challenge and an opportunity: a challenge in terms of stagnant land value and diminished commercial vitality, and an opportunity for strategic infill development through the CRA RS Plan. The redevelopment strategy aims to facilitate infrastructure investment, incentivize private-sector partnerships, and consider future FLU amendments or overlays that support market-feasible development typologies.

Bringing these sites into productive use will be a central objective of the CRA’s revitalization efforts, contributing to a more robust and economically diverse community core.



Map 8 - Vacant Commercial Parcels

4.4 Infrastructure and Utilities

The City of Coleman’s infrastructure tells the story of a small, rural community that has grown with limited resources. While that history brings a strong sense of character, it also presents challenges, especially regarding aging roads, outdated utilities, and the absence of a sewer system. As Coleman looks to the future, targeted upgrades and smart investments will be essential to improve the quality of life, attract new development, and support downtown revitalization. This section looks closer at the current state of the city’s roads, water systems, and wastewater needs, and where the most significant gaps still exist.

4.4.1 Road Conditions

In many parts of Coleman, local road conditions present significant challenges that impact daily life, safety, and redevelopment potential. Roads such as Magnolia Drive serve as a clear example of the broader issues facing local infrastructure.



Magnolia Drive



NE 31 Terrace



Sumter County Rd 515

The surface here is unimproved, consisting of compacted dirt and loose gravel. With no formal paving, drainage system, or edge stabilization, rain events often lead to erosion, pooling water, and muddy, unsafe conditions. There are no curbs, sidewalks, or streetlights, which makes the road difficult and dangerous to use especially at night or during storms.

The lack of defined roadway boundaries, combined with encroaching vegetation, further complicates visibility and access. This creates risks for residents, delivery and emergency services, and city maintenance crews.

Existing Issues Observed:

- Dirt and gravel surface with poor durability
- Lack of stormwater drainage causing seasonal damage
- Absence of sidewalks, curbs, or lighting
- Encroachment from overgrown vegetation

These conditions are not isolated. Several streets in and near Coleman’s residential core reflect similar problems, some may be traversable during dry weather but are prone to flooding or becoming

impassable in wet conditions. Streets with high residential importance but minimal structural investment represent a missed opportunity for long-term livability and growth.

4.4.2 Walkability and Pedestrian Access

The pedestrian network within the Coleman CRA is fragmented and underdeveloped, limiting safe and accessible non-vehicular movement. A spatial inventory of existing sidewalks reveals a total of approximately 1.2 miles of sidewalk segments, representing only 12.3% of the estimated roadway network (9.8 miles) within the CRA.

The majority of existing sidewalks are concentrated along Warm Springs Avenue (US 301) and Commercial Street, which serve as the city's primary commercial spine. Warm Springs Avenue contains intermittent sidewalks on both sides, while Commercial Street features limited coverage, often only one side, reducing overall connectivity and safety for pedestrians.

In contrast, residential streets north and south of US 301 lack pedestrian infrastructure almost entirely. An estimated 85% of local residential streets have no sidewalks, creating significant mobility gaps for residents, especially the elderly, youth, and those without access to personal vehicles.

Additionally, four community-serving facilities including parks, the community center, City Hall, and churches lack direct or continuous sidewalk access. Residential areas are located more than 1,000 feet from the nearest sidewalk, further compounding safety and access issues.

This lack of pedestrian infrastructure is not only a barrier to everyday mobility but also undermines efforts to foster walkable infill development, encourage downtown reinvestment, and ensure equitable access to civic and recreational spaces.



Map 9 - Sidewalk Inventory

4.4.3 Water Supply System

The City of Coleman relies on two active wells, each approximately 200 feet deep, drawing from the Floridan Aquifer—an essential groundwater source in the southeastern U.S. The city’s water is treated through sand filtration to remove iron and chlorinated for safe consumption.

A 100,000-gallon ground-level tank provides storage at the water treatment facility. Recognizing the aging condition of this infrastructure, the City initiated a tank replacement process in 2021 to ensure continued service reliability and compliance with operational standards.

Additionally, an interlocal agreement with the City of Wildwood establishes emergency interconnectivity between systems, providing mutual support and backup capacity during service disruptions.

4.4.3.1 Water Demand and Development Planning

The City of Coleman has grown gradually over the years, with approximately 700 residents. The existing water infrastructure meets current needs, but the City recognizes the importance of planning for future development. The Comprehensive Plan outlines policies to expand water service in response to market trends and development interest, especially in areas identified for residential or commercial growth. These efforts position Coleman to support reinvestment and maintain a high quality of life for current and future residents.

To ensure proposed development is adequately served, the City adheres to Sumter County’s potable water level-of-service standards. These standards offer a consistent framework for evaluating system capacity and determining when upgrades or extensions are needed. Aligning infrastructure planning with land use helps protect water quality, improves service delivery, and supports Coleman’s long-term redevelopment goals.

4.4.4 Gap Analysis

Gap Area	Current Status	Desired Future State	Gap Description
Water Capacity	Adequate for current demand	Scalable to future demand	No current scalability plan or capacity buffer
Storage Facilities	Aging infrastructure	Modern, resilient storage	Tank replacement in progress; capacity may be low
Treatment Plant	Basic chloramine and filtration	Advanced treatment with redundancy	May not handle future higher flow rates
Distribution Network	Limited coverage	Extended to new developments	Network expansion needed

Coleman’s current water infrastructure meets existing demand, but future scalability remains a concern. There is no defined plan or reserve capacity to accommodate substantial growth. While a tank replacement is underway, aging storage infrastructure and limited treatment capabilities may restrict the city’s ability to support new development without proactive investment.

The distribution network covers only a portion of the city, limiting service to future development areas. Strategic expansion will be necessary to extend water service to key growth corridors. Enhancing infrastructure will support economic development, ensure regulatory compliance, and maintain service reliability as Coleman grows gradually.

4.5 Public Realm and Civic Assets

The City of Coleman's public realm and civic assets include essential facilities such as City Hall, Community Hall and Sherriff’s Office, which serve as key hubs for community life and services. Though the city has limited parks and open spaces, there is potential to transform vacant lots within the Community Redevelopment Area into green spaces or civic amenities. Sidewalk infrastructure is partially mapped, highlighting opportunities for improved pedestrian connectivity. Strengthening these civic assets and enhancing streetscapes will play a vital role in fostering community identity, accessibility, and future development

4.5.1 Public Spaces

Public spaces within the CRA provide vital places for community interaction, recreation, and civic identity but they remain underutilized, unevenly distributed, and in need of reinvestment. The

CRA includes several key public spaces, such as Dunklin-Riser Park, the Coleman Community Hall, and smaller city-owned parcels adjacent to churches and public buildings. Collectively, these sites offer potential for greater community programming and placemaking.

Dunklin-Riser Park is the largest active-use park, located near the central part of the city. It includes open green space and has received phased improvements in the past. However, the park lacks modern amenities such as ADA-accessible play equipment, shaded seating, and defined pedestrian access from nearby neighborhoods. The small public lots behind the Community Hall and adjacent to civic buildings remain unprogrammed and underdeveloped.

Beyond parks, public realm infrastructure like benches, lighting, trash receptacles, and signage is sparse across the CRA. Gateway signage is missing, and City do not offer shaded rest areas or gathering points for events, markets, or casual interaction.

Chapter 5 - SWOT Analysis

	<p>Strengths</p> <ul style="list-style-type: none"> • 80.1% homeownership rate reflects strong community roots. • 12.83 acres of city-owned civic/public space • Strategic corridor access vis US301 and CR 514 • Multiple infill-ready city-owned parcels 	<p>Weaknesses</p> <ul style="list-style-type: none"> • 22% of homes built before 1960 (aging stock) • 34.8% housing vacancy rate • 85% of residential streets lac sidewalks • Limited affordable housing or income-restricted units.
<p>Opportunities</p> <ul style="list-style-type: none"> • 122.94 acres of vacant residential land under FLU • 15.54% increase in FLU-designated commercial land. • TIF revenue projections: \$1.6M - \$1.94M over 10 years. • Underused parcels near community hall and parks. 	<p>Opportunity – Strength (OS) Strategies Use the strengths to take advantage of opportunities</p> <ul style="list-style-type: none"> • Leverage strong homeownership and corridors to attract mixed-use development 	<p>Opportunity-Weakness (OW) Strategies Overcome weaknesses by taking advantage of opportunities</p> <ul style="list-style-type: none"> • Encourage affordable housing on vacant residential land
<p>Threats</p> <ul style="list-style-type: none"> • Roads and drainage infrastructure in poor condition • Commercial leakage to nearby towns • Limited private investment despite zoning 	<p>Threat-Strength (TS) Strategies Use Strengths to avoid threats</p> <ul style="list-style-type: none"> • Direct Infill and redevelopment to high-visibility corridors • Use public land to build cost-effective civic infrastructure. 	<p>Threat-Weakness (TW) Strategies Minimize weaknesses and avoid threats</p> <ul style="list-style-type: none"> • Incentivize investment on improved lots to reduce vacancy.

Chapter 6 - Redevelopment Project Proposals

6.1 Introduction

This chapter identifies the key redevelopment projects proposed under the CRA RS 2025 for the City of Coleman. These projects represent a coordinated program of public and private investment designed to eliminate blight, strengthen neighborhoods, and stimulate economic activity.

Each proposal has been shaped by data-driven analysis, community engagement, and alignment with City's adopted Downtown Master Plan and Unified Comprehensive Plan. Together, these projects will guide capital improvements and redevelopment activities within the CRA through the 2033 sunset year, ensuring that investments are strategic, equitable, and visible to the public.

6.2 Downtown Master Plan Implementation Project

The Draft Downtown Master Plan (DDMP) represents a major redevelopment initiative within the CRA and serves as the design and implementation framework for revitalizing Coleman's historic and civic core.

Adopted as a companion document to this Plan, the DDMP outlines the spatial organization, streetscape design, and land-use strategy, and architectural guidance necessary to restore downtown's vitality.

Funding DDMP through CRA ensures that the community's long-term vision for a walkable, mixed-use, and economically active downtown is realized in a coordinated and financially sustainable manner.

Key Actions:

- Upgrade sidewalks, crosswalks, and lighting consistent with complete street principles.
- Implement façade and signage improvement programs for historic and commercial structures.
- Redevelop the City Hall block into a civic plaza and public-event space.
- Introduce coordinated wayfinding, landscaping, and street-tree programs.
- Encourage adaptive reuse and mixed-use infill development through targeted incentives.

Primary Objective: Transform downtown Coleman into a vibrant, connected, and economically resilient core consistent with the adopted Draft Downtown Master Plan.

Funding Sources: CRA TIF, Community Development Block Grant (CDBG), Florida Department of Commerce Grants, and public-private partnerships (PPP).

6.3 Community Mini Golf Recreational Facility

A nine-hole-mini-golf course can be proposed near the Community Hall and park area as a family-oriented recreational amenity. The facility will strengthen downtown's role as a leisure

destination, stimulate foot traffic for nearby businesses, and offer residents a year-round outdoor activity.

Primary Objective: Provide an affordable, family-friendly recreation option that complements downtown revitalization efforts.

Funding Sources: CRA TIF, Florida Recreation Development Assistance Program (FRDAP), and private sponsorships.

6.4 Multi-Use Fitness and Wellness Center

To promote community health and year-round recreation, a modern fitness and wellness facility will be developed through a public-private partnership. Located within or adjacent to the civic core, the center will include multipurpose rooms, gym amenities, and space for youth and senior programs.

Primary Objective: Enhance community well-being while activating the downtown area with daily users.

Funding Sources: CRA TIF, CDBG, and private investment.

6.5 Neighborhood Grocery and Fresh Food store

Partnering with private investors, the CRA will facilitate a small grocery store offering fresh produce and daily necessities. Strategically located along Warm Springs Ave., the store will reduce travel for residents, support local jobs, and anchor future neighborhood-scale development.

Primary Objective: Improve local food access and stimulated small-business growth.

Funding Sources: CRA TIF, USDA Rural Development Grants, and private financing.

6.6 Affordable Housing Initiative

A city-administered grant and loan program will assist homeowners with roof replacement. Façade repair, and code-compliance upgrades.

Priority will be given to low- and moderate-income households and properties showing signs of decline

Primary Objective: Preserve existing housing, reduce blight, and stabilize established neighborhoods.

Funding Sources: CRA TIF, Habitat for Humanity, and CDBG.

6.7 Stormwater and Drainage Improvements

Targeted drainage improvements will address localized flooding. Upgrades will include culvert replacement, grading, and new stormwater retention facilities.

Primary Objective: Protect Property and infrastructure by improving stormwater capacity and resilience.

Funding Sources: CRA TIF, FEMA Hazard Mitigation Grant program, and FDEP Infrastructure Assistance.

6.8 Coleman Gateway Beautification Project

Enhanced signage, lighting, and landscaping at city entry points will strengthen first impressions and express Coleman’s civic pride. Design elements will reflect the City’s rural character and coordinated branding.

Primary Objective: Create welcoming, visually unified gateways that define the community’s identity.

Funding Sources: CRA TIF, and Private Sponsorships.

Appendix A: List of Abbreviations

Abbreviations	Full Term
Agency	Community Redevelopment Agency
CRA	Community Redevelopment Area
CCRP	Coleman Community Redevelopment Plan
TIF	Tax Increment Financing
CRA RS	Community Redevelopment Area Revitalization Strategy