

winter park



community
redevelopment
agency

agenda

January 30, 2014 @ 5:30 p.m.

City Commission Chambers

401 S. Park Ave. 2nd Floor

CRA advisory board

1 administrative items

- A. Approval of the Formal Meeting Minutes from 11-21-13
- B. East Welbourne Streetscape Budget Adjustment

2 action items

- A. Baseball Discussion

3 informational items

4 new business items

5 adjournment items

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

**Meeting
5:30 pm**

**November 21, 2013
Commission Chambers**

MINUTES

Chairman, Hal George, called the meeting to order at 5:40 pm.

BOARD MEMBERS PRESENT: Hal George, John Dowd, Joe Terranova, Susan Lawrence, Daniel Butts, Alan Thompson, and Paul St. Pierre

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT: Dori Stone, David Buchheit, Laura Neudorffer

APPROVAL OF MINUTES:

Motion made by Alan Thompson, seconded by Daniel Butts, approving the September 24, 2013 and the September 26, 2013 minutes with the amendment of adding Paul St. Pierre to the Board Members Absent section of each set of minutes. Motion approved 6-0.

Paul St. Pierre arrived after the motion to approve said minutes.

Item A & Item B: Notice of Disposal for 300 N Pennsylvania & 321 Hannibal Square West:

Mrs. Stone gave an overview and update on the process of presenting a Notice of Disposal to the Board.

Mr. George opened the floor for Public comment

Denise Weathers, Hannibal Square CLT, 2265 Lee Rd, #117, Winter Park, FL 32789 spoke on the NOD as a neutral party. She would just like the HSCLT to be considered during the process.

Linda Walker, 794 W. Comstock Ave, Winter Park, FL 32789, stated her opposition to the NOD. She would like to have someone from her community present on the Board.

Marketa Hollingsworth, 646 W. Comstock Ave., Winter Park, FL 32789, stated her opposition to the NOD.

Chairman George closed the public portion of the meeting and discussion ensued amongst Staff & Board Members.

Meeting adjourned at 6:04 p.m.

Chairperson, Hal George

CRA Coordinator/Board Liaison, Laura Neudorffer



agenda item

meeting date January 30, 2014	approved by <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input checked="" type="checkbox"/> N/A
item type <input checked="" type="checkbox"/> Administrative <input type="checkbox"/> Action <input type="checkbox"/> Information	

CRA advisory board

Subject: Item 1B

E. Welbourne Streetscape Budget Adjustment

motion | recommendation

Approve \$38,794.87 adjustment to account for private contributions to the E. Welbourne Streetscape project.

Background

The E. Welbourne Streetscape project is a public/private partnership to improve the portion of E. Welbourne Ave from Center St. to Knowles. The project includes landscaping, street bricking, underground electric, sidewalk and amenity improvements and is currently under construction. The adopted ordinance for the FY14 budget indicates that any action that increases the appropriation of a fund requires Board approval.

alternatives | other considerations

N/A

fiscal impact

Funding for this project is coming from Public Works, Parks, the Electric Utility, and the CRA. The private contributions received will be placed in a CRA revenue account to equally offset the expenditures that will come out of the CRA project account. If approved Misc Revenue will increase by \$38,794.87 and the project budget will increase by the same amount. This has no effect on CRA reserves.



agenda item

meeting date January 30, 2014	approved by <input type="checkbox"/> City Manager
item type <input type="checkbox"/> Administrative	<input type="checkbox"/> City Attorney
<input checked="" type="checkbox"/> Action	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Information	

CRA advisory board

Subject: Item 2A

Evaluation of the potential for a Minor League baseball stadium and operation in Winter Park

motion | recommendation

Review and consideration of alternatives for a possible Minor League baseball facility and team in Winter Park

Background

At the January 13, 2014 City Commission meeting, the City Manager requested a 45 day evaluation period to consider the opportunities of pursuing a minor league baseball team and the construction of a stadium within the City. Highlights of the City Manager's request are included below:

"Over the past several months staff has been exploring various options of building a baseball stadium along with Rollins that would facilitate bringing minor league baseball to the community. For the last few months the focus has been on the Harper Shepherd Field site (current Rollins baseball stadium) and Rollins was leading the effort. Recently, the Rollins executive board voted to discontinue being the lead on this effort. They have said that if a stadium is built they would be interested in being a tenant.

The cost of a stadium construction is in the \$15 to \$22 million range. Land acquisition cost, if any, would be in addition that that cost.

Staff is currently studying four possible sites; Martin Luther King, Jr. Park; Ravaudage; the UP Development/Votech area; and the former tree farm.

Staff is proposing that the next 45 days be used to further explore the possibilities of each of the above sites. During that period staff would also meet with the Economic Development Advisory Board, the Parks and Recreation Advisory Board and the Community Redevelopment Advisory Board for additional input and advice. Staff will also begin preliminary negotiations with the team owner.

At the end of the 45 day period staff would bring a report back to the Commission as to whether or not continuing the process makes sense for the community."

The Commission did approve this process. The City Manager and the Mayor will be in attendance to discuss the options. A preliminary evaluation of the four alternatives and a feasibility study on Minor League Baseball is included in the background materials.

alternatives | other considerations

N/A

fiscal impact

To be determined

Site Evaluation

MLK:

Pros:

- City owns the land
- Is in the CRA
- Opportunity to expand park to Fairbanks and widen Fairbanks with additional land acquisition
- Project could start more quickly than other sites

Cons:

- Loss of multi-purpose field(s)
- Loss of Lake Island Rec Center
- Parking constraints
- Rollins would need to move Softball Stadium
- Restrained access



Site Evaluation

Ravaudage:

Pros:

- Would help kick start development
- Would be addition of parkland
- Better traffic flow/access
- Few neighborhood impacts
- Better parking opportunities

Cons:

- Not in CRA
- More complicated deal terms
- Developer does not own all parcels
- Timing could be more difficult as TDT funds will likely be needed



Site Evaluation

UP Development:

Pros:

- Would help kick start development
- Would be addition of parkland
- Better traffic flow/access
- Few neighborhood impacts
- Better parking opportunities
- Adjacent to CRA (potential expansion opportunity)

Cons:

- Not in CRA
- More complicated deal terms
- Parking constraints
- Developer does not yet own all properties



Site Evaluation

Former Tree Farm:

Pros:

- City owns land
- Parking could fit on site

Cons:

- Not in CRA
- Access is limited
- Visibility is limited
- Impact to neighbors is greater
- Lose site for future youth sports

