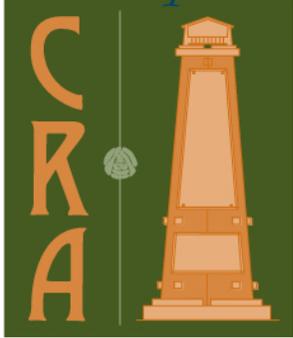


winter park



community
redevelopment
agency

agenda

December 3, 2015

Room 200

401 S. Park Ave. 2nd Floor

CRA advisory board

1 Administrative items

- A. Approval of the Workshop and Meeting Minutes from 10-29-15

2 Action items

- A.

3 Informational items

- A. Library Discussion
- B. Denning Drive Update
- C. 2016 CRA AB Calendar

4 Public Comment

5 New business items

- A. Women's Club update

6 Adjournment

- A. CRA AB meeting – January 28th
- B. CRA Agency meeting – December 14th

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**

**Work Session
12:00 pm**

**October 29, 2015
Chapman Room**

MINUTES

Chairman Daniel Butts called the meeting to order at 12:06 pm

BOARD MEMBERS PRESENT: Lance Decuir, Daniel Butts, Woody Woodall, Jeff Stephens, Joe Terranova, and Alex Trauger

BOARD MEMBERS ABSENT: John Dowd

STAFF MEMBERS PRESENT: Dori Stone, Laura Neudorffer, Kyle Dudgeon, Terry Hotard, Dan D'Alessandro, Jason Seeley

ADMINISTRATIVE ITEMS:

Item A: Approval of Minutes

Approval of the August 27, 2015 Work Session and Regular Meeting Minutes.

ACTION ITEMS:

Item A: Community Center Request – Audio/Visual Upgrades

Staff briefed the Board on the limitations and issues with the current system. Current system was current in the late 90's and is now outdated and difficult to maintain and/or repair. The building was designed with serving the CRA and staff feel the request should be approved.

INFORMATIONAL ITEMS:

Item A: Electric Undergrounding Discussion

Staff gave clarification on the involvement of the CRA in the undergrounding efforts. Staff also gave detailed information outlining how this process is completed and what the estimated costs are for the different aspects of the project. Discussion ensued regarding the cost effectiveness and timeline of the project.

Item B: Denning Drive and New York Avenue Update

There being no further business to discuss, the work session adjourned at 1:06 p.m.

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer

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

Regular Meeting
1:00 pm

October 29, 2015
Chapman Room

MINUTES

Chairman Daniel Butts called the meeting to order at 1:06 pm

BOARD MEMBERS PRESENT: Lance Decuir, Daniel Butts, Woody Woodall, Joe Terranova, Jeff Stephens, and Alex Trauger

BOARD MEMBERS ABSENT: John Dowd

STAFF MEMBERS PRESENT: Dori Stone, Laura Neudorffer, Kyle Dudgeon, Terry Hotard, Dan D'Alessandro

ADMINISTRATIVE ITEMS:

Item A: Approval of Minutes

Approval of the August 27, 2015 Work Session and Regular Meeting Minutes.

Motion made by Joe Terranova, seconded by Woody Woodall, to approve the August 27, 2015 Work Shop and Regular Meeting Minutes. Motion approved.

ACTION ITEMS:

Item A: Community Center Request – Audio Visual Upgrades

Staff presented a brief overview of the request and the need to support the upgrade. Discussion ensued including costs, timeline, lifespan, etc. of the equipment upgrade.

Motion made by Joe Terranova, seconded by Lance Decuir, to approve the request with the caveat that it does not set a precedent for future capital project expenditures to be offset by CRA funds. The motion was approved 6-0.

INFORMATIONAL ITEMS:

Item A: Electric Undergrounding Discussion

Staff presented a brief overview and discussion ensued including costs, timeline, difficulty, purpose, etc. of the request to assist residents and business owners in undergrounding along with the benefits of doing so. Schedule and location of project zones were discussed and covered with the Board.

Item B: Denning Drive and New York Avenue Update

Staff informed the Board that Lance Decuir and Alex Trauger have been asked to sit on the board for both projects due to their transportation backgrounds. Staff will also include the community and start a dialogue to gain feedback and provide information.

There being no further business to discuss, the work session adjourned at 1:56 p.m.

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer

winter park



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agenda item

meeting date December 3, 2015

item type Administrative
 Action
 Information

approved by City Manager
 City Attorney
 N/A

CRA advisory board

Subject: Item 3A

Library updates

motion | recommendation

N/A

background

The Winter Park Public Library has requested an opportunity to speak with the board regarding the latest updates. If a bond referendum is approved, it could have a significant impact dependent upon its location within the CRA district.

alternatives | other considerations

N/A

fiscal impact

N/A



agenda item

meeting date December 3, 2015	approved by <input type="checkbox"/> City Manager
item type <input type="checkbox"/> Administrative	<input type="checkbox"/> City Attorney
<input type="checkbox"/> Action	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Information	

CRA advisory board

Subject: Item 3B

Denning Drive updates

motion | recommendation

N/A

background

Staff is presenting information relative to the latest work that has been done on Denning Drive.

Staff met with members of the CRA Advisory Board and Bicycle and Pedestrian Advisory Board (the Denning Drive Subcommittee) to review a potential rightsizing of Denning Drive. Through a study provided by Comprehensive Engineering Services, it was determined that based on several factors including traffic counts, Denning Drive had excess capacity and there is potential to reallocate certain sections of the Right-of-Way for other uses. Although this was agreed upon at the August CRA Agency meeting, no final cross-section or design was approved.

On November 4th, staff met with the subcommittee to review current conditions and potential for the road. Based on the meeting, the subcommittee was able to determine the following:

- Traffic counts on average are less than 10,000 cars a day. Roads needing to be evaluated for a road diet must be less than 20,000.
- With the current zoning and FLU, it is unlikely that significant development will occur and therefore greatly increase the number of vehicle demand for Denning.
- Paseo apartments are currently at 92% occupancy, suggesting the road is accommodating new vehicular demand.
- On a typical weekday, there are 269 bus trips on Denning.
- Private property lines on the west side of Denning Drive limit ROW redesign potential.
- Multimodal designs are attractive from a social and economic perspective.
- Rightsizing on Edgewater Drive in Orlando and Nebraska Avenue in Tampa are appropriate, and successful, case studies for best practices and evaluation.

The subcommittee also generated a list of features that should be considered for a reconstruction of Denning Drive:

- Enough ROW for trees
- A connection to trails/bike paths
- Protected left turn lanes, where appropriate
- The level of service, by FDOT standards, must stay the same
- Light signalization to accommodate the new design
- Accommodation for bus bays that would not impact traffic lanes
- If possible, coordinate with undergrounding electric utility

Subcommittee members and staff have determined the following for next steps:

- Coordination and collaboration from the public and stakeholders
- CAD analysis and renderings for design concepts
- Further meetings with the subcommittee, Agency and City Commission

alternatives | other considerations

N/A

fiscal impact

N/A

winter park



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agenda item

meeting date December 3, 2015

item type Administrative
 Action
 Information

approved by City Manager
 City Attorney
 N/A

CRA advisory board

Subject: Item 3C

2016 CRA AB Calendar

motion | recommendation

N/A

background

Staff has provided a calendar of dates for 2016 CRA Advisory Board meetings. Of note are the dates marked with an asterisk. The purpose of marking these dates in July, November and December are to make board members aware of probable changes in the times and or dates of these meetings. In July, staff is requesting an evening during budget season. November and December dates fall near or on a holiday. While changes are not certain at this time, meeting dates are not likely to be on these dates.

alternatives | other considerations

N/A

fiscal impact

N/A



CRA AGENCY & ADVISORY BOARD Work Session & Meeting Schedule 2016

The Community Redevelopment Agency's Advisory Board has been established to advise the CRA on activities within the District as they relate to the implementation of the CRA Plan. The CRA Advisory Board typically meets for the regularly scheduled Work Session and Meeting on the fourth Thursday of each month. During months when there are no agenda items for CRA Board action, the CRA Board may not meet. Please contact Kyle Dudgeon, CRA Manager, for more details regarding CRA Advisory Board Agenda items at 407-599-3217. Work Sessions begin at 12 noon, and all regular meetings begin immediately following the Work Session. Meetings will be held at Winter Park City Hall, 401 Park Avenue South, or may be changed by the CRA Advisory Board. The CRA Agency meetings begin at 2 p.m. *All meetings are tentatively scheduled. Please check the city's calendar to confirm dates and times. All dates marked with a "*" are subject to change from the above referenced date and/or time.*

CRA Advisory Meeting Dates

January	28 – Work Session/Meeting	*July	28 – Work Session/Meeting *6:00pm meeting
February	25 – Work Session/Meeting	August	25 – Work Session/Meeting
March	24 – Work Session/Meeting	September	22 – Work Session/Meeting
April	28 – Work Session/Meeting	October	27 – Work Session/Meeting
May	26 – Work Session/Meeting	*November	24 – Work Session/Meeting
June	23 – Work Session/Meeting	*December	22 – Work Session/Meeting

CRA Agency Meeting Dates

February 8	August 8
May 9	November 14

The Woman's Club of Winter Park, Inc.

November 10, 2015
Sandra Blossey, Past President

The members of the Woman's Club of Winter Park, Inc. had a year of celebrations for their Centennial Year. Their club was founded in 1915 by Mrs. Helen Morse and 16 of her friends at what is now referred to as Osceola Lodge on Interlachen Avenue. Mr. Charles H. Morse, Helen's husband, gave 5 lots of prime real estate in the middle of Winter Park for the construction of the clubhouse, which was completed in 1921. The design of the house is considered neo-classical, the most notable example of which is George's Washington's Mt. Vernon. The house on the corner of Interlachen Ave. and Lyman St. cost \$40,000 and was paid for in 7 years through donations and fundraisers provided by the members. Since the beginning, beautiful house has been the venue for such community events as flower shows, art shows, plays, concerts, public meetings, classes, cotillions, fundraisers, graduations, worship services, weddings, funerals, and, of course, club meetings. This is just one way that the club serves the community. The house was named to the National Register of Historic Places in 1995 and after that, to the Winter Park Historic Register.

As the clubhouse has aged, almost 95 years now, repair and replacement costs have outrun the operating budget and therefore, required part of the club's revenue from fundraising events. In other words, house costs diminished their purpose to provide for the community and local charities. The board of the Woman's Club recognized that our Centennial or 99th birthday was the perfect time to call for a \$300,000 capital campaign for the restoration of the historic house.

The plan required that they complete an application for the 501c3 tax status so donations would be tax deductible. The Scholarship arm of

the club has held this designation for at least 7 decades. In the early days, other activities of the club were considered more civic at the time to help our small community grow and support such things as the war efforts in WW I and women's suffrage in Tallahassee. Therefore, the club was registered by the IRS as 501c4. Today, IRS still distinguishes between civic and charitable endeavors, and has agreed that our current activities qualify for the charitable status. The club received a \$150,000 matching grant from a Winter Park foundation and other grants from local foundations, as well as two grants from the City of Winter Park (CRA). Although members thought it would take several years to accomplish the fundraising goal, they actually reached it 13 months after their certification.

As the money was coming in, the club's board saw the need to begin restoration projects right away. The damaged roof and the crumbling terrace were the biggest concerns and both were replaced during the winter of 2014-2015. Next, concerns were focused on safety and several members donated money for an Automated Electronic Defibrillator, as well as a Security System for outside doors. Other members donated money to complete the Wish List project to outfit the club with the latest technology for weekly programs, as well as for rental events. In the spring, the landscape chair, worked with a designer to create a more beautiful and environmentally friendly yard with garden areas. Watch for different blooming plants throughout the year.

For our weddings, parties and meetings; the club freshened up their venue to attract more renters. Late spring and summer are typically a slower time for these activities, so the club took advantage of this window of time to renovate the interior, including the kitchen, the restrooms, the bride's room, the administrative office, hardwood floors, large ballroom and elegant boardroom. Amazingly, Frank Roark and Ivy Crowder, the contractors, were able to get several crews to work at the same time to accomplish those tasks by the opening of fall meetings.

This restoration was possible because of the timely, generous and enthusiastic response of members, local foundations and The City of Winter Park, so that the members of The Woman's Club can continue to serve the needs of Winter Park and surrounding areas. All of the proceeds from their fundraisers can now go toward charitable projects.