

winter park



agenda

February 11, 2013 at 2:00 p.m.

City Hall Commission Chambers
401 S. Park Ave. • Winter Park, Florida

CRA board

1 administrative items

- a. Approval of Minutes from November 26, 2012

2 action items

- a. Notice to Dispose 845 W. New England Ave. – Hannibal Square Community Land Trust
- b. Budget Reallocation Request

3 informational items

4 new business items

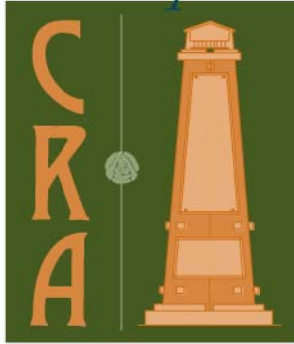
5 adjournment

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."

winter park



community
redevelopment
agency

agenda item

meeting date 2/11/2013	approved by <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Advisory Board
item type <input checked="" type="checkbox"/> Administrative <input type="checkbox"/> Action <input type="checkbox"/> Information	final vote

CRA board

Subject

Approval of Minutes from November 26, 2012

motion | recommendation

Recommend approval of minutes from the November 26, 2012 CRA Agency meeting.

background

alternatives | other considerations

fiscal impact

strategic objective

COMMUNITY REDEVELOPMENT AGENCY
November 26, 2012

The meeting of the Community Redevelopment Agency was called to order by Mayor Kenneth Bradley at 3:00 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Kenneth Bradley
Commissioner Steven Leary
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Tom McMacken
Orange County Representative Frank DeToma

Also present:

City Manager Randy Knight
Deputy City Clerk Michelle Bernstein
CRA Director Dori Stone
Assistant CRA Director Peter Moore
CRA Attorney Bill Reichmann
Finance Director Wes Hamil

1. Administrative Items

Motion made by Representative DeToma to approve the minutes of October 8, 2012; seconded by Commissioner McMacken and approved by acclamation with a 6-0 vote.

2. Action Items

A. Refunding of CRA Redevelopment Notes

Finance Director Wes Hamil explained that the City has an opportunity to refund the outstanding CRA Redevelopment Notes, Series 2003-1, 2003-2, 2005-1 and 2005-2 to reduce annual debt service costs for the CRA. The City's Financial Advisor Public Financial Management (PFM) had prepared a preliminary analysis using a refunding rate of 2.25%. At this rate, net present value savings were estimated at 8.60% of the refunded debt. The City's Debt Management Policy sets a minimum target net present value savings of at least 5% for an advance refunding (the 2005-1 and 2005-2 series notes are callable at par at 01/01/2014). The minimum savings target for a current refunding is lower at 3%. Refunding the 2003-1 and 2003-2 notes would be a current refunding since we have passed the call date for those notes (callable at par at and after 12/30/2009). This refunding would not extend the maturity of the debt.

PFM's preliminary analysis did not include refunding the 2005-1 series note as there did not initially appear to be adequate savings. PFM has solicited proposals from banks to refund this debt. Responses are being reviewed and preliminarily it appears rates will be favorable enough to include the Series 2005-1 note in the refunding transaction. Total annual debt service could be reduced by about \$60,000 per year by refunding these notes.

All proposals received required the City to provide a covenant to budget and appropriate non-ad valorem General Fund revenues as a backup pledge. This means that if tax increment revenue of the CRA were ever less than adequate to

cover the CRA's debt service, the City would have to cover the shortfall. Staff did not believe this provision to be unreasonable since the City would not allow the CRA to ever default on its debt.

Staff will be bringing a resolution to the Commission for approval on December 10. This resolution will incorporate the terms negotiated with the best proposal to finance the refunding. An analysis of the proposals received and calculation of debt service savings will be included with the agenda item.

Jay Glover with Public Financial Management answered questions and explained the cost savings advantages.

Motion made by Commissioner McMacken to approve as presented; seconded by Commissioner Sprinkel. No public comments were made. **Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, McMacken, Cooper and Representative DeToma voted yes. The motion carried unanimously with a 6-0 vote.**

The CRA Agency meeting adjourned at 3:23 p.m.

Chairman Kenneth W. Bradley

ATTEST:

City Clerk Cynthia S. Bonham



agenda item

meeting date	February 11, 2012	approved by	<input type="checkbox"/> City Manager
			<input type="checkbox"/> City Attorney
item type	<input type="checkbox"/> Administrative		<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Action		<input checked="" type="checkbox"/> Advisory Board
	<input type="checkbox"/> Information	final vote	6-0

CRA board

Subject

Notice to Dispose of Property located at 845 W. New England

motion | recommendation

Staff recommends approval of the disposal of 845 W. New England Avenue to the Hannibal Square Community Land Trust to develop five single-family homes that meet the affordable housing criteria set out by the City of Winter Park's Comprehensive Plan.

background

The Hannibal Square Community Land Trust (HSLCT) is the only agency that expressed interest and submitted a proposal to actively develop affordable housing on the property located at 845 New England Avenue. The property was purchased by the CRA and titled to the City in 2006. Following the process outlined in the 2006 Memorandum of Understanding, the staff has advertised a Notice to Dispose of the property and interested parties have had the opportunity to make proposals on the site. Both the CRA and the City Commission must review and approve the proposal before final transfer of the property can take place.

Proposals were due on November 12, 2012.

The HSLCT has proposed building five homes on the property with construction to commence on each home only when a buyer has been obtained.

The partnership of the HSLCT and the CRA has been a long one. A brief outline of major developments is outlined below.

2003

Business Plan - In carrying out the mission of the CRA Plan which calls for the preservation and promotion of affordable housing, the CRA initiated the goal of creating a Community Land Trust (CLT). CLTs had been in use around the country and provided an elegant way to provide perpetually affordable housing within a community. At the time Winter Park was experiencing rising housing values and there was concern about resident displacement and an inaccessibility of workforce housing. The CRA commissioned a 5 Year Business Plan that would include projects to help a prospective CLT be self-sustaining within 5 years.

Canton Park Redevelopment Committee – The CRA convened a committee of area stakeholders to begin looking at the possibility of creating a 10 home affordable housing development on city-owned property in Canton Park using the Community Land Trust (CLT) concept.

2004 - 2005

Canton Park Project – The 10 home project was built in partnership with 5 area developers and Art in Architecture. The project was forward funded by the CRA and further subsidy assistance was provided to the homeowners to assist with closing from the city's Affordable Housing Trust Fund.

HSCLT Incorporated – Concurrent with the Canton Park development the Hannibal Square Community Land Trust (HSCLT) was created and established as a non-profit served by an executive director and 9 member board. Once Canton Park was completed and sold the entire project was transferred to the HSCLT.

5-Year Business Plan – Commissioned by the City this Plan served as the basis for financial and technical partnership with the city and included recommendations for annual operating support (\$60K for 5 years) and land/funding grants (approx. \$2 million identified).

2006

\$1 Million Grant and Memorandum of Understanding – The CRA as part of the seeding process to create a self-sustaining CLT, provided \$1 million to the HSCLT to acquire and develop affordable housing. At the time an additional \$1.75 million was being contemplated but a state-wide legal battle on bond issuance delayed the ability to finance the additional amount. In addition to the cash grant the CRA entered an MOU detailing properties that the city had acquired for affordable housing needs that could be conveyed to the HSCLT as projects were brought forward and contemplated.

2007

West Comstock Development – As one of the parcels mentioned in the MOU the city conveyed lots for 4 homes to be built by the HSCLT in partnership with Palm Harbor Homes.

2008

Updated 5-Year Plan – Commissioned by the HSCLT as a requirement of the grant funding this Plan outlined their goals through 2012 and the former Executive Director of the nation's largest land trust (Burlington now called Champlain) was brought in to consult. The end result was a change in leadership of the HSCLT.

2009 – 2012

Virginia Ave. Project – HSCLT bought and renovated a property for affordable housing.

Habitat/HSCLT Joint Venture – The HSCLT partnered with Habitat to construct a home. HSCLT provided land and Habitat constructed a single family home.

Symonds Avenue – The HSCLT built a home and sold it at a market rate in an attempt to generate revenue for the organization.

New England 5-home Community Plan – HSCLT worked with city staff to develop a site plan for a property mentioned in the MOU and located at New England Ave.

alternatives | other considerations

N/A

fiscal impact

The City/CRA has contributed substantial resources to the HSCLT over the years. Throughout the history of the partnership the issue of self-sustainability for the HSLCT has long been the primary objective of CRA and city funding. Below is a summary of financial support:

Affordable Housing Trust Fund: \$600,000. Consisted primarily of 5 years of \$60K per year operational support for the organization and down payment and closing costs associated with the Canton Park development.

CRA Grant: \$1,000,000. Provided for capital construction projects. Funds primarily used for the West Comstock development and other land acquisition.

Est. Legal Costs from the CRA: \$57,000. Related to document preparation.

Value of Land Provided: \$1,450,000. This is based on a \$100K per lot for Canton Park and \$150K per lot for West Comstock properties. Today those values are likely less however at the time of transfer that was an estimate of market value.

Total Land and Cash Investment: Approx. \$3.1 million.

strategic objective

Promotes affordable housing as required in the CRA Plan and the Comprehensive Plan and fulfills the 2006 MOU crafted by the CRA Agency with the HSCLT.

CLT Finance History

Affordable Housing Trust Fund

<i>Fiscal Year</i>	<i>Amount</i>	<i>Description</i>
2005	\$ 60,000.00	Operational Costs
2006	\$ 60,000.00	Operational Costs
	\$ 250,000.00	Down Pmt Assistance for 10 Home Owners (25K each)
	\$ 50,000.00	Insurance and Closing Costs
2007	\$ 30,000.00	Operational Costs
2008	\$ 90,000.00	Operational Costs
2009	\$ 60,000.00	Operational Costs
	\$ 600,000.00	Total From AHT

Canton Park Construction

Promissory Note	\$ 1,260,000.00	
Was paid back with sales	\$ (1,260,000.00)	
	\$ -	(City covered all fees and permits, additional cost not included)

Cash Transfers from CRA

<i>Fiscal Year</i>	<i>Amount</i>	<i>Description</i>
2006	\$ 1,000,000	Development funds for HSCLT was 6 months late in transfer

Additional Contracting Fees and Legal Expenses

<i>Fiscal Year</i>	<i>Amount</i>	<i>Description</i>
1999-2006	\$ 6,552.00	Misc Exps
1999-present	\$ 50,000.00	Est. Legal fees, part of contract City has with legal, not easy to break out separately
	\$ 56,552.00	

Total Cash	\$ 1,656,552.00
-------------------	------------------------

<i>Land</i>	<i># lots</i>	<i>Cost Per</i>	<i>Total</i>
Canton Park 10 lots	10	\$ 100,000	\$ 1,000,000.00
Comstock 3 lots	3	\$ 150,000	\$ 450,000.00

Total Land	\$ 1,450,000.00
-------------------	------------------------

Total Cash and Land investment in CLT	\$ 3,106,552.00
--	------------------------

Note that total cost does not include staff time as well as ancillary costs associated with public meetings, committee meetings, etc.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made and entered into this ^{18th} day of ~~November~~^{December}, 2006, by and between the Hannibal Square Community Land Trust, INC., a Florida not for profit corporation (the "CLT"), the Winter Park Community Redevelopment Agency, a body corporate and politic created pursuant to Part III of Chapter 163 of the Florida Statutes (the "CRA"), and the City Of Winter Park, a Florida municipal corporation (the "City").

PREAMBLE

WHEREAS, the City and the CRA entered into that certain Grant Agreement with the CLT dated 12/18, 2006 (the "Grant Agreement") for, among other reasons, the purchase and acquisition of real property within the Winter Park Community Redevelopment Area (the "Area") for purposes of providing affordable housing to very low, low, and moderate income families; and

WHEREAS, among the goals of the CRA are to increase housing opportunities by diversifying the available housing stock and providing more opportunities for home ownership; and improving housing conditions and appearances to achieve more stable and secure residential neighborhoods which create higher values for the owners; and

WHEREAS, it is an objective of the CRA to increase public participation and community leadership of the residents to foster solutions to neighborhood problems, including issues of housing affordability; and

WHEREAS, it is also an objective of the CRA to increase the opportunities for its citizens to purchase or rent affordable, decent, safe, and sanitary housing by encouraging the rehabilitation, revitalization, and redevelopment of the existing housing stock; and

WHEREAS, it is a policy of the CRA to encourage innovative housing development which result in lower costs and to also continue to work with non-profit organizations to provide home building programs for families who do not qualify through conventional lending institutions; and

WHEREAS, it is also a policy of the CRA to provide for the acquisition of lots within the Area as a way to lower the cost for the construction of affordable housing; and

WHEREAS, the CRA Plan contemplates the use of tax increment revenue and bonds as a funding source for affordable housing property acquisition and miscellaneous residential programs; and

WHEREAS, it is a policy of the CRA to encourage innovative housing development which result in lower costs and to also continue to work with non-profit organizations, such as the CLT, to provide home building programs for families who do not qualify through conventional lending institutions; and

WHEREAS, the CLT is desirous of acquiring, developing and rehabilitating certain real property within the Area owned by the City consistent with the goals and objectives of the CRA Plan and as part of a community land trust model, and further desires to partner with the CRA in order to address the affordable housing needs of the Area; and

WHEREAS, the City and CRA are desirous of encouraging, supporting and facilitating partnership opportunities with tax-exempt non-profit or governmental organizations in addressing the affordable housing needs of the City within the CRA Area; and

WHEREAS, on February 7, 2005, the CRA approved staff policy recommendation to consider for redevelopment the hereafter defined properties for the economic benefit of the CLT in an effort to promote the economic stability and self-sustainability of the CLT; and

WHEREAS, in furtherance of the City's and CRA's aforementioned desires, the CRA is contemplative of making future grants to the CLT, whether it be in the form of money or real property, to facilitate the acquisition, development, and rehabilitation of real property, for purposes of providing affordable housing to very low, low, and moderate income families, consistent with the goals and objectives of the CRA Plan and as part of a community land trust model and to further the expansion, economic stability and self-sustainability of the CLT; and

WHEREAS, the CLT is desirous of acquiring, developing and rehabilitating real property within the CRA Area consistent with the foregoing intentions and as part of a community land trust model and further desires to partner with the CRA in order to address the housing needs of the Area; and

WHEREAS, the parties agree to enter into this MOU for the purpose of memorializing the parties' understanding as it pertains to foregoing intentions and for the purpose of establishing general principles and guidelines to be utilized as a framework prior to entering into future agreements; and

WHEREAS, this MOU and any future agreement entered into between the parties is subject to the provisions of Chapter 163 of the Florida Statutes, the Winter Park City Code, and all other applicable laws and shall, to the extent CRA funds are utilized, be consistent with the CRA Plan.

UNDERSTANDING OF THE PARTIES

The following represents the understanding of the parties as of the date of this MOU:

1. **Incorporation of Preamble.** The parties to this MOU warrant to one another that the Preamble to this MOU is true and correct and is incorporated herein by this reference as if fully set forth below and made a part hereof.
2. **Redevelopment of Specific Real Property.** The CRA is considering requesting the conveyance of the following City owned properties located within the Area to the CLT for redevelopment to the economic benefit of the CLT in accordance with the above-stated intentions, purposes and goals:

- (a) Pennsylvania / Garfield Property
Block 23, Parcel #140
 - (b) 845, 851 and 859 West New England Avenue.
Block 45, Parcel #41, 51, 52
 - (c) 634, 642 and 644 West Comstock Avenue
Block 73, Parcel #22, 30
3. **Proposals by the CLT.** In order to be considered as a recipient of the conveyance of any of the above-described properties, the CLT shall be required to submit a written proposal to the CRA detailing the proposed use and development of said property. Any conveyance of the above-described properties to the CLT shall be made in the sole discretion of the City and the CRA and shall be subject to the CRA's approval of the proposal submitted by the CLT in accordance with the requirements of Section 163.380, Florida Statutes.
 4. **Notice of Disposal.** Should the City decide to convey any or all of the above-described properties to the CLT, a Notice of Disposal shall be made in accordance with Section 163.380, Florida Statutes.
 5. **Impact on Present Grant Agreements.** It is the understanding of the parties to this MOU that any conveyance of the above-described properties from the City to the CLT shall not affect the grant monies given by the CRA to the CLT in the Grant Agreement.
 6. **Additional Property.** Subject to the provisions of Paragraphs 3 and 4 above, the CRA will consider requesting the City to convey the property located at 321 Hannibal Square West (Block 50, Parcel 160) to the CLT.
 7. **Purpose and Intent.** The parties to this MOU understand and acknowledge that this MOU is a good faith understanding of the intentions of the parties as of the date of its execution. The parties specifically acknowledge that this MOU is not a contract. None of the parties hereto have given or received consideration in or in connection with or as a result of this MOU. All parties specifically acknowledge that no meeting of the minds has occurred.
 8. **No Joint Venture.** Notwithstanding anything in this MOU to the contrary, the parties to this MOU agree that they are performing the actions outlined in this MOU as independent agencies and not as joint venturers.
 9. **Appropriations.** This instrument is neither a fiscal nor a funds obligation document. Nothing contained herein shall be construed as binding the City or the CRA to expend in any one fiscal year any sum in excess of appropriations made by the City Commission or the CRA Agency, respectively, or as involving the City or the CRA in any contract or other obligation for the further expenditure of money in excess of or in advance of receipt of appropriation or other funds. Any endeavor or transfer of anything of value involving reimbursement or contribution of funds between the parties to this instrument will be handled in accordance with applicable laws,

regulations and procedures. Such endeavors will be outlined in separate agreements that shall be made in writing by representatives of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this instrument for the purpose herein expressed, the day and year first above written.

**HANNIBAL SQUARE
COMMUNITY LAND TRUST, INC.,**
a Florida non-profit corporation

By: Mary Daniels, President
MARY DANIELS, President

**CITY OF WINTER PARK, a Florida
municipal corporation**

By: David Strong, Mayor
DAVID STRONG, Mayor

ATTEST:

Cindy Bonham
CINDY BONHAM, City Clerk

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT
AGENCY, a body corporate and politic
created pursuant to Part III of Chapter 163,
Florida Statutes**

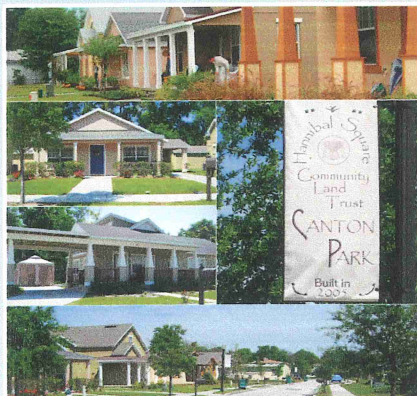
By: David Strong, Chairman
DAVID STRONG, Chairman

ATTEST:

Cindy Bonham
CINDY BONHAM, CRA Clerk



Welcome to Hannibal Square Community Land Trust Inc.



CANTON PARK DEVELOPMENT

Ten (10) homes developed by HSCLT and built in the craftsman architectural style and include the following amenities includes:

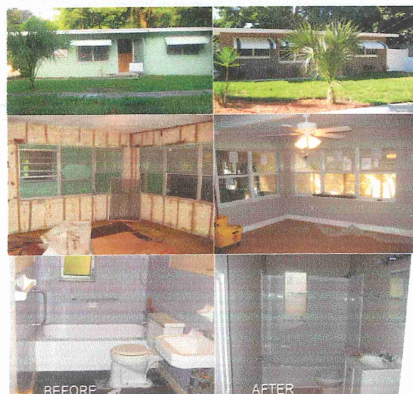
- Three bedrooms & two bathrooms
- Floor coverings
- Major appliances (refrigerator, oven, dishwasher, and microwave)
- Landscaping with sprinkler system
- Front or side covered porch
- Garage or carport



WEST COMSTOCK DEVELOPMENT

Four (4) modular homes built to "Green building" standards that are energy efficient & cost effective for its homeowners to maintain. Each home consists of:

- Approximately 1200 square feet
- Three (3) bedrooms & two (2) bathrooms
- Tiled & carpeted floors
- Ceiling fans
- Detached storage units
- Sod with sprinkler system
- Energy efficient appliances (oven, microwave, refrigerator, and dishwasher)



VIRGINIA AVE. RENOVATION

What is Hannibal Square Community Land Trust?

The Hannibal Square Community Land Trust was established as a 501(c) 3 not for profit member based corporation in Winter Park, Florida in November, 2004. Dedicated to preserving the quality and affordability of housing within the Winter Park Community Redevelopment Area, the Land Trust provides opportunities for low, very low and moderate income families to secure housing that is controlled by the residents on a long term basis. To achieve its goals, the Land Trust obtains real property which it then leased to qualified buyers on a 99 year ground lease. The buyer is able to build a home, removing the often prohibitive cost of the land from the equation. This creative approach to home ownership is modeled on the nationally successful land trust movement, an increasingly popular way to insure that communities like Winter Park maintain a diverse mix of housing opportunities.

How the Land Trust works

The Land Trust obtains real property which it then leases to qualified buyers on a 99 year ground lease. The buyer is able to build a home, removing the often prohibitive cost of the land from the equation. This creative approach to home ownership is modeled on the nationally successful land trust movement, an increasingly popular way to insure that communities like Winter Park maintain a diverse mix of housing opportunities.

Benefits of the Land Trust:

- Long term stewardship of housing
- Long term preservation of subsidies
- Perpetual affordability
- Reduced taxes

Homebuyer Selection Process & Qualifications

Priority is given to residents & employees in the Winter Park that are:

- First time home buyers
- Former residents
- Renters currently living in West Winter Park
- Orange, Seminole, or Osceola County residents

Qualified buyer must:

- Not have owned a home in the past 3 years
- Qualify for a conforming home loan
- Live in the home as your primary residence
- Attend a Free Home Buyer Educational Seminar
- Contribute the greater of \$1,000.00 or 1% of the sales price of the home
- Qualify based on family size and annual household income*

Household Size	Very Low (50% of Median)	Low (80% of Median)	Moderate (120% of Median)
1	\$20,400	\$32,600	\$48,960
2	\$23,300	\$37,250	\$55,920
3	\$26,200	\$41,900	\$62,880
4	\$29,100	\$46,550	\$69,840
5	\$31,450	\$50,300	\$75,480
6	\$33,800	\$54,000	\$81,120
7	\$36,100	\$57,750	\$86,640
8	\$38,450	\$61,450	\$92,280



• The homebuyer will own the buildings, structures, fixtures and improvements



• CLT owns and leases the land to a eligible home buyer

• Lenders finance the home purchase with leasehold mortgages



HSCLT / HABITAT WINTER PARK

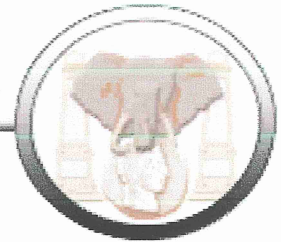
2011 Joint Venture Project



2011 SYMOND AVENUE

www.hannibalsquareclt.org

Hannibal Square Community Land Trust Inc.



2012-2013 Proposed New England Ave Development Summary

The Hannibal Square Community Land Trust (HSCLT) is proposing to build in accordance to the Notice of Intend to Dispose/MOU with the City of Winter Park/CRA the following project:

Building & Project Description

New England Avenue Development to be located at 845 W. New England Ave, Winter Park, 32789

Parcel ID #05-22-30-9400-45-041, described at TOWN OF WINTER PARK A/67 & B/86 & MISC

Book 3/220 The S 75 ft of Lot 4 5 & 6 & W 5ft of S 75 ft of Lot 3 Blk 45

- \$372,360 OCPA land value; Zoned R-2;
- Approximate lot size 24,824
- Maximum of 5 single family modular/green Energy efficient homes
- \$548,277 –Total construction cost
- **Phase I** - New construction to include
 - 2 Workforce Affordable single family
- **Phase II** – 3 PRESOLD units
- Monet & Monet II floor plans (attached)
- Full size front porches
- Variation exterior finish (stucco/hardy board)
- 1173-1320 Living Square Feet

Target Marketing Plan

- **Income**- at or less than 120% of Orange County Housing & Community Development income guidelines(attached)
- **Sales Price** – NOT to exceed 120% of median home sale price for Metro Orlando Area
- **1st Time homebuyers** (haven't owned a home in the last 3 years) ; Veterans (Wounded Warrior program participants); Rollins College/Valencia Administrative, CWP essential city workers/employees, Nurses/1st yr. residents & administrative staff at Florida Hospital, Teachers & other qualified individuals
- Social Media outlets to include Website, Facebook, print & other links
- English/Spanish Homebuyer workshops – 1st Saturday of every month at the Winter Park CC facilitated by HUD certified counselors from HANDS & CFUL
- Winter Park & Orlando Housing Authority – Voucher recipients(moderate income families)
- HSCLT database of interested buyers

Construction & Mortgage Financing

Construction financing by Bank First & HSCLT. The construction financing to be paid off as the homes are sold to individual buyers. Projected funding sources for construction could include:

- Land Conveyance-CWP(CRA) Affordable housing
- HSCLT(amount of capital available towards financing based final construction cost)
- Bank FIRST lender for pre-approved home buyers 80% LTV; 30 yr fixed; 99 yr ground lease; portfolio mtg
- Construction financing by BankFIRST
- Down payment -OCDPA/HSCLT subsidies
- Corporate sponsorship

Proposed 2012-2013 Project Timeline

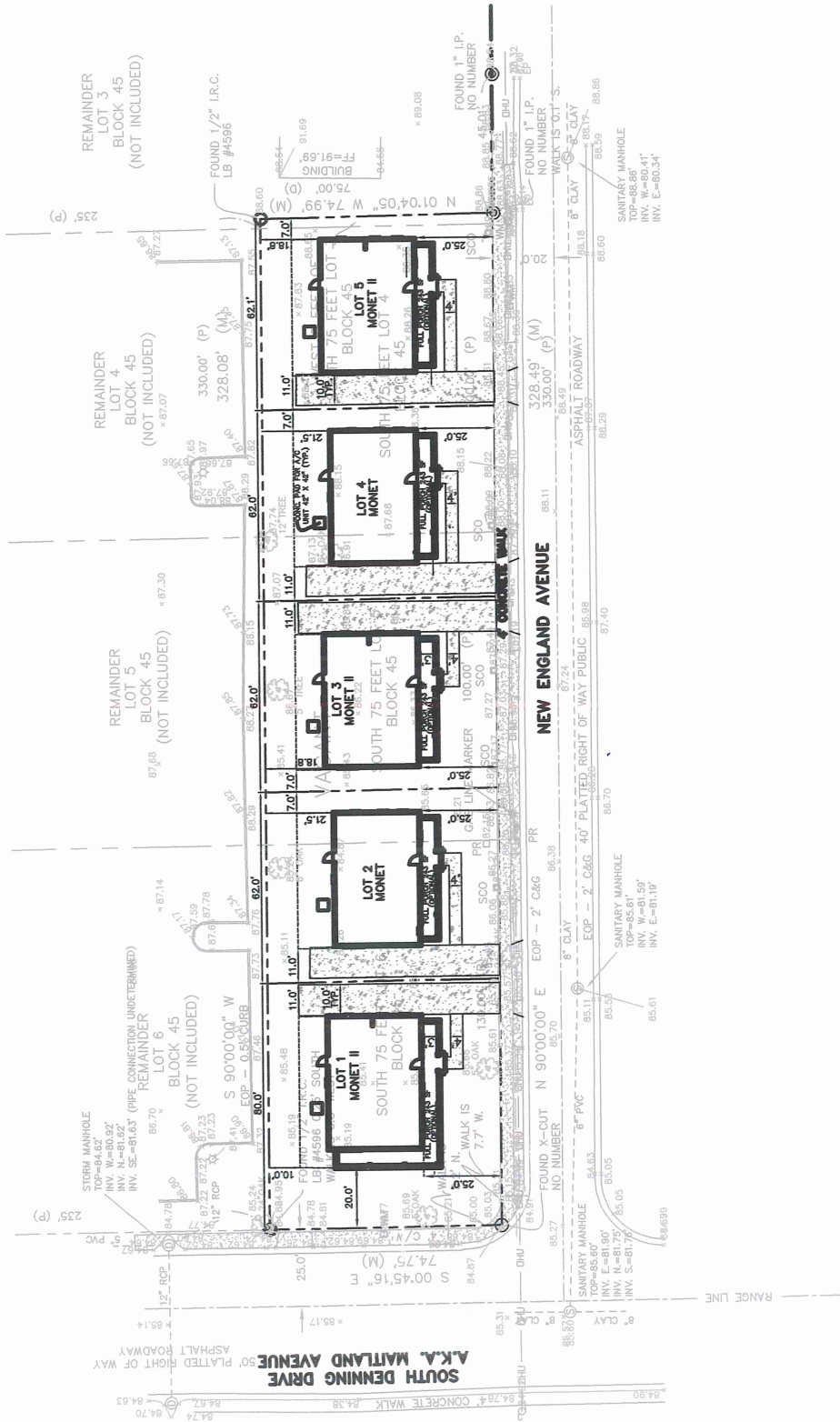
- June – Submitted concept & site plans for CWP Planning & CRA review
- Oct – 30 day Notice of Disposal
- Nov- Commission review
- Dec. – Permitting subject to CWP approval
- Dec - GROUND BREAKING
- Jan -Phase 1 (2 Models)
- Mar- GRAND OPENING –Phase I
- Apr – Phase II
- July - COMPLETION

LEGAL DESCRIPTION

THE WEST 5 FEET OF THE SOUTH 75 FEET OF LOT 3, AND THE SOUTH 75 FEET OF LOTS 4, 5, AND 6, BLOCK 45, WATER PARK AS RECORDED IN PLAT BOOK 12357 THROUGH 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

SITE DATA

LOCATION ADDRESS:
845 WEST NEW ENGLAND AVENUE
WINTER PARK, FLORIDA
CURRENT ZONING: R-2;
PARCEL SIZE: 24,632 SF = 0.565 ± ACRES
EXISTING USE: VACANT LOT
PROPOSED USE: SINGLE FAMILY RESIDENCE
MAX. BUILDING HEIGHT : 30 FT



LOT SUMMARY AREA

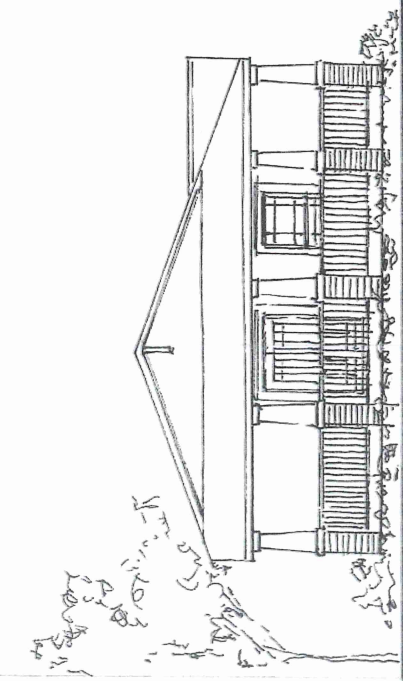
LOT #	TOTAL AREA (SF)	GROSS BUILDING AREA (SF)	FULL PORCH AREA (SF)*	TOTAL BUILDING COVERAGE (GROSS BUILDING + PORCH)	OTHER IMPERVIOUS AREA (DRIVEWAYS/SIDEWALKS) (SF)	TOTAL IMPERVIOUS AREA (SF)
1	6,000	1,320	524	1,844	716	2,560
2	4,641	1,247	243	1,490	742	2,232
3	4,647	1,320	243	1,563	792	2,355
4	4,648	1,247	243	1,490	745	2,235
5	4,683	1,320	243	1,563	818	2,381

* FULL PORCH AREAS USED IN SETBACK/COVERAGE WORKSHEETS

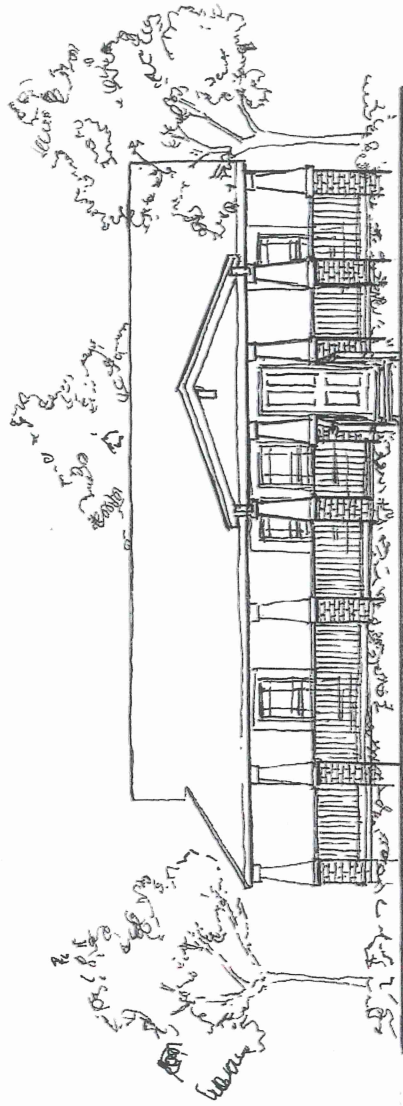
SETBACK TABLE

	LOTS OVER 65' (LOT)	LOTS UNDER 65' (LOT 2-5)
FRONT (NEW ENGLAND AVE)	25'	25'
SIDE	10'	7' (11' W/ DRIVEWAY)
REAR (VACANT LOT)	10'	10'
SOUTH DENNING DRIVE	20'	N/A

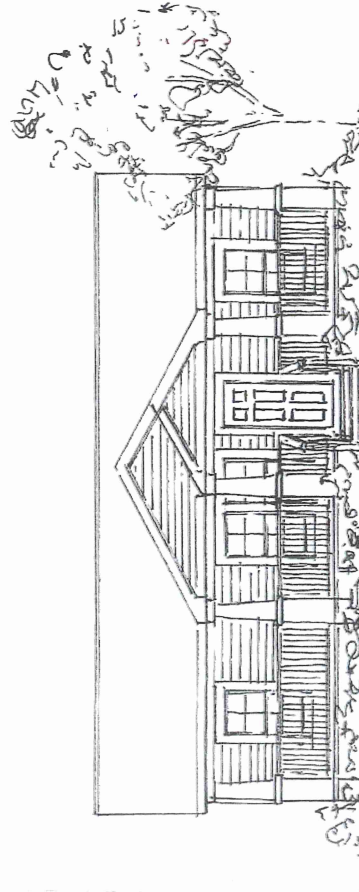
* FRONT PORCHES WITHIN FRONT SETBACK



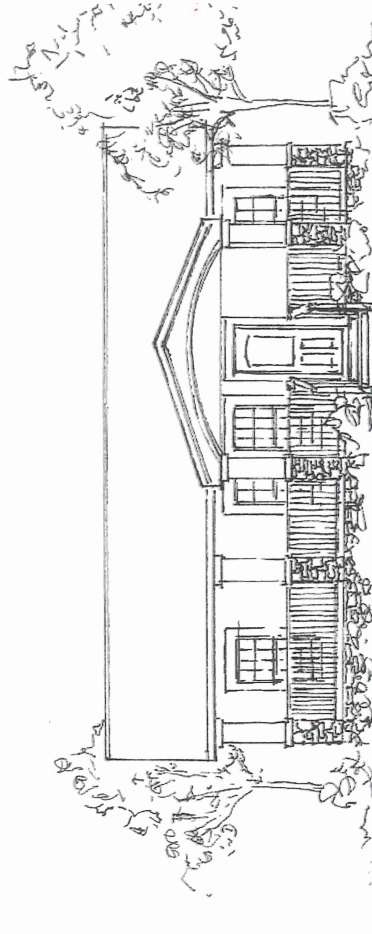
Lot 1 side



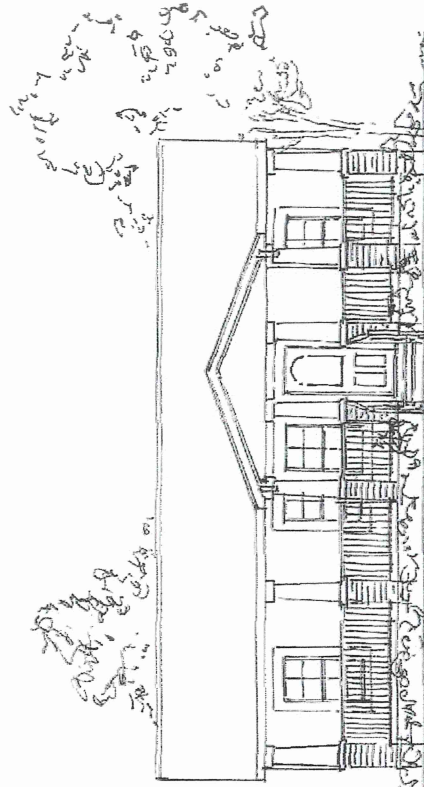
Lot 1 front



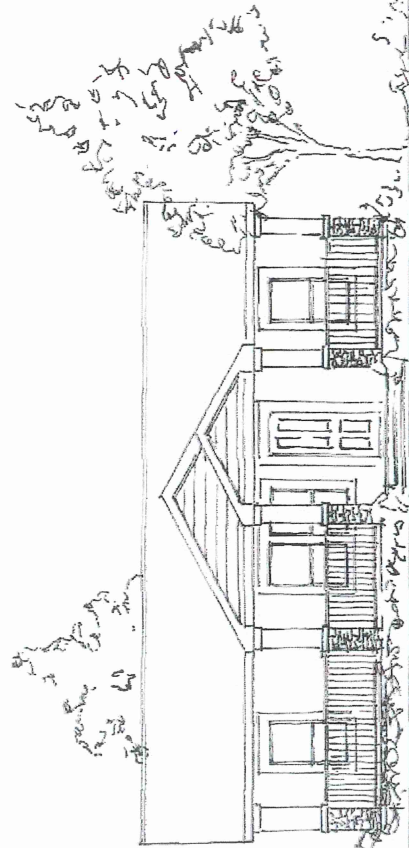
Lot 2



Lot 3

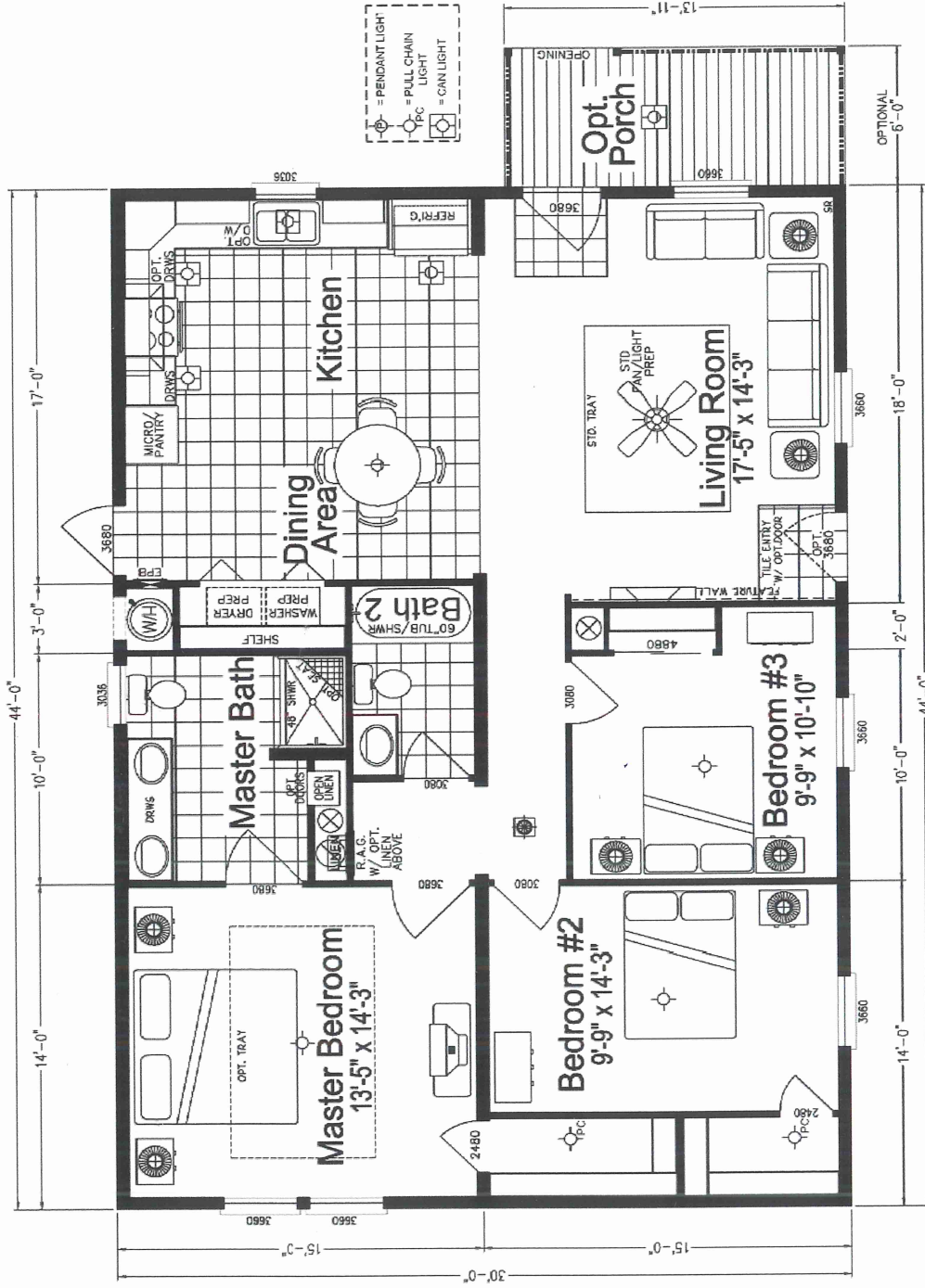


Lot 5



Lot 4

©Copyright Palm Harbor Homes, Inc. All Rights Reserved
 Because Palm Harbor Homes has a continuous product updating and improvement process, specifications are subject to change without notice or obligation. Likewise, the floor plan shown is representative only and may vary from the actual home. Square footage calculations are based on nominal widths and all room dimensions are approximate subject to industry standards. R-values may vary in compressed areas

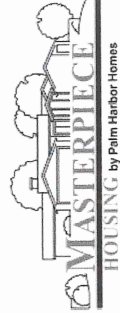


The "Monet II"

Model # MST3446J – Masterpiece Series

Approx. Sq Ft. A/C 1320; Gross 1320

Size 30' x 44'

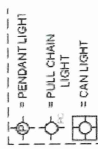


Widths shown are actual floor size. Does not include overhangs.
 Plant City, Florida 1-800-729-4363

www.palmharbor.com

Revised: 08/19/10

Because Palm Harbor Homes has a continuous product updating and improvement process, specifications are subject to change without notice or obligation. Likewise, the floor plan shown is representative only and may vary from the actual home. Square footage calculations are based on nominal widths and all room dimensions are approximate subject to industry standards. R-values may vary in compressed areas and may vary from the actual home.



Widths shown are actual floor size. Does not include overhangs.
Plant City, Florida 1-800-729-4363

www.palmharbor.com

Revised: 08/06/10



Orange County, Florida

2012

Income Limits Chart

Household Size	Income Category		
	Very Low (50% of Median)	Low (80% of Median)	Moderate (120% of Median)
1	\$20,400	\$32,600	\$48,960
2	\$23,300	\$37,250	\$55,920
3	\$26,200	\$41,900	\$62,880
4	\$29,100	\$46,550	\$69,840
5	\$31,450	\$50,300	\$75,480
6	\$33,800	\$54,000	\$81,120
7	\$36,100	\$57,750	\$86,640
8	\$38,450	\$61,450	\$92,280

Median Income: \$58,200

Prepared December 2011 (effective December 1, 2011)
by the

Orange County Housing and Community Development Division



agenda item

meeting date February 11, 2013	approved by <input type="checkbox"/> City Manager
	<input type="checkbox"/> City Attorney
item type <input type="checkbox"/> Administrative	<input type="checkbox"/> N/A
<input checked="" type="checkbox"/> Action	<input checked="" type="checkbox"/> Advisory Board
<input type="checkbox"/> Information	final vote 5-0 & 6-0

CRA board

Subject

Reallocation of funds budgeted for Bus Shelter improvements to E. Welbourne Ave. Streetscape match and Welbourne Nursery and Kindergarten.

motion | recommendation

Reallocate \$13,000 from the bus shelter improvement project account to restore the annual grant to the Welbourne Nursery and provide a \$10,000 match toward a streetscape improvement of E. Welbourne Ave.

Background

(On January 31st the CRA Advisory Board voted 5-0 (one member recused due to conflict) to reallocate \$10,000 toward the E. Welbourne Streetscape, and voted 6-0 to reallocate \$3,000 to the Welbourne Ave Nursery.)

A few years ago the CRA allocated funds to promote the building of new bus shelters in partnership with Lynx. To-date approximately 25 shelters have been completed throughout the city. Staff has reached out to Lynx and has determined that there is no short term need for funding from the CRA for new shelters. During the FY 2012-13 budget process and approval, \$6,000 was allocated from bus shelters to support the match for Popcorn Flicks leaving approximately \$13,000 in available funds. Staff is proposing to take \$3,000 and restore Welbourne Nursery's grant funding for this fiscal year to \$5,000 (\$2,000 already provided for in approved budget). The remaining \$10,000 will go toward a match to private funding for improvements to E. Welbourne Ave.

In March of 2012, at the request of the owners of the restaurant Cocina 214, the Morse Genius Foundation, the Edyth Bush Foundation, and Battaglia Group, staff met to discuss the possibilities of making a street improvement to E. Welbourne Ave. from Park to Knowles. Staff explained that this project was not currently being contemplated and that funding for new streetscapes was extremely limited and not available for new projects. Representatives of the organizations asked staff to see what a potential streetscape would cost and then determine if some sort of assessment could be split amongst the parties to complete the work.

Public Works designed a streetscape plan that included undergrounding the electric lines,

installing decorative lighting with flower pots, replacing the sidewalks, adding landscaping, and contemplating street bricking verses resurfacing with asphalt. Public Works indicated that there was money allocated to resurface the road anyway so that they would be willing to cover the expense of that work or provide the city's anticipated cost as a credit toward street bricking. Additionally Public Works also agreed to cover approximately \$11,000 in sidewalk replacement as many of the panels are in need of replacement. The cost of improving the street under the asphalt scenario is approximately \$30,000 whereas the cost with bricking is approximately \$60,000. Due to limited funds staff is suggesting treating the improvement like a business façade improvement and complete the project through partnership with the CRA contributing \$10,000 to either scenario and allowing the property owners to contribute the remainder.

Scenario	Cost	Sidewalk Credit	CRA Contribution	Property Owner Share	Paid Public %
Asphalt	\$ 29,665	\$ (11,350)	\$ (10,000)	\$ 8,315	72%
Brick	\$ 60,145	\$ (11,350)	\$ (10,000)	\$ 38,795	35%

The public contribution to the project under either scenario would not be outside the realm of past participation by the CRA or City in streetscape improvements. Orange Ave. was completed at 33% public, while Park Ave was completed at 66%, Morse Blvd at 100% and Pennsylvania at 100%. Due to limited funds staff is not suggesting contributing more than \$10,000 to this project.

Staff's recommendation of this project is based on several factors. First, private participation in streetscaping projects expands the look of downtown Winter Park to areas that encourage pedestrian traffic without the CRA funding the entire project. Secondly, redevelopment within the downtown area, specifically of projects like the Alford Inn will push visitors and customers to the Park Avenue area. Streetscaping along E. Welbourne will encourage customers to park and walk, especially if the street is inviting.

To-date the property owners have agreed to fund the project with the CRA contribution under the asphalt scenario but are still discussing whether they would consider bricking. If approved this project would be planned to be underway sometime near August of this year. At the January 31st meeting representatives of the property owners and restaurant on E. Welbourne requested that the CRA contribute an additional \$15,000 for a total of \$25,000 to complete the bricking. The CRA Advisory Board stated that they are using a reallocation of funds to contribute the \$10,000 and that it has not been their practice to dip into reserves to fund projects especially after the last few years of having to cut and cancel programs. The Board did leave open the door for further consideration if CRA TIF revenues in June come back favorably they could reconsider an additional contribution.

alternatives | other considerations

Choose to not contribute to the project or consider additional funding for bricking.

fiscal impact

The only impact to the budget reallocation would potentially be the future need to allocate funds to bus shelter improvements. As staff sees no short term need for funding there is limited risk that reallocation of these funds would cause an issue.

strategic objective

Promotes streetscape improvements and social mandate of the CRA.

Project Name: East Welbourne Streetscape - Asphalt
Date: 6/4/12 New Sidewalk North & South Sides

L. Petersen

Roadway length: 180
Roadway width: 28
Total square feet: 5040

Demolition	SY	\$	6.50	\$	-	Site Contractor
Brick (sq.ft. x 4.5 plus 8% waste)	0	\$	0.55	\$	-	*
Brick Install labor	SF	\$	0.85	\$	-	
Laticrete mortar	EA	\$	14.96	\$	-	*
Laticrete admix	EA	\$	89.81	\$	-	*
Sand	LOADS	\$	320.00	\$	-	
Base (6" thick shell soil cement)	TONS	\$	22.50	\$	-	
Subgrade preparation (compaction)	SY	\$	4.00	\$	-	
Soil cement base installation	SY	\$	6.00	\$	-	
Curb demolition	180 LF	\$	4.50	\$	810.00	
New curb labor	180 LF	\$	6.50	\$	1,170.00	
New curb concrete (6" x 16" extruded verical curb)	12 CY	\$	125.00	\$	1,500.00	*
Apron demolition	0 SY	\$	7.50	\$	-	
Driveway apron labor	0 EA	\$	250.00	\$	-	
Driveway apron concrete	0 CY	\$	125.00	\$	-	*
Aspalt driveway	EA	\$	100.00	\$	-	
Dumpster	1 DUMPS	\$	390.00	\$	390.00	*
Port O Let	0.75 MTHS	\$	70.00	\$	52.50	*
Sod (400 sf pallets, 4-foot curb to sidewalk)	3.6 PALLETS	\$	125.00	\$	450.00	*
Sidewalk demolition	300 SY	\$	7.50	\$	2,250.00	
4" Sidewalk labor (10' wide, south side onl7)	1800 SF	\$	0.90	\$	1,620.00	
Sidewalk concrete	50 CY	\$	125.00	\$	6,250.00	*
4" Sidewalk labor (5' wide, north side only)	900 SF	\$	0.90	\$	810.00	
Asphalt (tie-ins)	TONS	\$	32.07	\$	-	
Inlet tops type 1	EA	\$	900.00	\$	-	
Inlet top type 2	EA	\$	1,000.00	\$	-	
Inlet tops type 3	EA	\$	750.00	\$	-	
Inlet top type 4	EA	\$	950.00	\$	-	
Inlet tops type 5	EA	\$	800.00	\$	-	
inlet top type 6	EA	\$	1,000.00	\$	-	

Concrete inlet tops	CY	\$	125.00	\$	-	*
Rebar #5	0 EA	\$	8.00	\$	-	
Surveying	3.829787234 HR	\$	130.00	\$	497.87	
Compaction testing	0.3 EA	\$	200.00	\$	60.00	
Equipment rental -forklift	MTH	\$	1,950.00	\$	-	*
Temp Personnel	DAY 4TP	\$	330.00	\$	-	
Decorative lighting	WP Elec Absorbing EA	\$	1,350.00			
Conduit Install	WP Elec Absorbing LF	\$	26.95			
Irrigation	180 LF	\$	6.69	\$	1,204.20	
Oak Trees	1 EA	\$	450.00	\$	450.00	
Landscape planters	1 EA	\$	300.00	\$	300.00	
Decorative Pots	6 EA	\$	125.00	\$	750.00	
Benches	2 EA	\$	1,200.00	\$	2,400.00	
Contingency 10%					1700	
TOTAL				\$	22,664.57	
Concrete Work Credit (sidewalk/curb)				\$	(11,350.00)	
TOTAL				\$	11,314.57	
Underground electric west of Center St.					\$7,000.00	
GRAND TOTAL				\$	18,314.57	
CRA Contribution				\$	(10,000.00)	
Total Price to Property Owners				\$	8,314.57	

Project Name: East Welbourne Streetscape - Bricking
Date: 6/4/2012 New Sidewalk North & South Sides

L. Petersen

Roadway length: 180
Roadway width: 28
Total square feet: 5040

Demolition	560 SY	\$ 6.50	\$ 3,640.00	
Brick (sq.ft. x 4.5 plus 8% waste)	22680 1814.4	\$ 0.55	\$ 13,471.92	*
Brick Install labor	5040 SF	\$ 0.85	\$ 4,284.00	
Laticrete mortar	18 EA	\$ 14.96	\$ 269.28	*
Laticrete admix	1.8 EA	\$ 89.81	\$ 161.66	*
Sand	0.857142857 LOADS	\$ 320.00	\$ 274.29	
Base (6" thick shell soil cement)	167.58 TONS	\$ 22.50	\$ 3,770.55	
Subgrade preparation (compaction)	560 SY	\$ 4.00	\$ 2,240.00	
Soil cement base installation	560 SY	\$ 6.00	\$ 3,360.00	
Curb demolition	180 LF	\$ 4.50	\$ 810.00	
New curb labor	180 LF	\$ 6.50	\$ 1,170.00	
New curb (6" X 16" vertical curb)	12 CY	\$ 125.00	\$ 1,500.00	*
Apron demolition	0 SY	\$ 7.50	\$ -	
Driveway apron labor	0 EA	\$ 250.00	\$ -	
Driveway apron concrete	0 CY	\$125.00	\$ -	*
Asphalt driveway	EA	\$ 100.00	\$ -	
Dumpster	1 DUMPS	\$ 390.00	\$ 390.00	*
Port O Let	0.75 MTHS	\$ 70.00	\$ 52.50	*
Sod (400 sf pallets, 4-foot curb to sidewalk)	PALLETS	\$ 125.00	\$ -	*
Sidewalk demolition	300 SY	\$ 7.50	\$ 2,250.00	
4" Sidewalk labor (10' wide, south side only)	1800 SF	\$ 0.90	\$ 1,620.00	
Sidewalk concrete	50 CY	\$ 125.00	\$ 6,250.00	*
4" Sidewalk labor (5' wide, north side only)	900 SF	\$ 0.90	\$ 810.00	
Asphalt (tie-ins)	TONS	\$ 32.07	\$ -	
Inlet tops type 1	EA	\$ 900.00	\$ -	
Inlet top type 2	EA	\$ 1,000.00	\$ -	
Inlet tops type 3	EA	\$ 750.00	\$ -	
Inlet top type 4	EA	\$ 950.00	\$ -	
Inlet tops type 5	EA	\$ 800.00	\$ -	
inlet top type 6	EA	\$ 1,000.00	\$ -	
Concrete inlet tops	CY	\$ 125.00	\$ -	*

Rebar #5	0 EA	\$ 8.00	\$ -
Surveying	3.829787234 HR	\$ 130.00	\$ 497.87
Compaction testing	0.3 EA	\$ 200.00	\$ 60.00
Equipment rental -forklift	MTH	\$ 1,950.00	\$ -
Temp Personnel	DAY 4TP	\$ 330.00	\$ -
Decorative lighting	WP Electric Absorbing EA	\$ 1,350.00	
Conduit Install	WP Electric Absorbing LF	\$ 26.95	
Irrigation (includes \$3	180 LF	\$ 6.69	\$ 1,510.00
Oak Trees	1 EA	\$ 450.00	\$ 450.00
Landscape planters	1 EA	\$ 300.00	\$ 300.00
Decorative Pots	6 EA	\$ 200.00	\$ 1,200.00
Benches	2 EA	\$ 1,200.00	\$ 2,400.00
Contingency 10%			4838

Asphalt Resurfacing

Credit labor, Equip,

Materials 5040 SF \$ 0.88 \$ (4,435.20)

TOTAL \$ 53,144.87

Concrete Work

Credit

(sidewalk/curb) \$ (11,350.00)

TOTAL \$ 41,794.87

Electric

Undergrounding

West of Center St \$7,000.00

GRAND TOTAL **\$48,794.87**

CRA Contribution \$ (10,000.00)

Total Price to Property Owners \$ 38,794.87

From: David Odahowski [mailto:dodahowski@edythbush.org]
Sent: Friday, January 18, 2013 10:01 AM
To: Dori Stone; Troy R Attaway; Peter Moore
Cc: Dick@geniusfoundation.org; Lambrine Macejewski
Subject: RE: CRA Staff recommendation on E. Welbourne
Importance: High

Dear Dori, Peter and Troy,

I am renewing my request for the bricking of East Welbourne. I have asked Cocina 214 for some additional information that I have included below:

From our standpoint we are thankful to get the asphalt and the improvements, even though bricking would be better. Since we have been here, we have made many improvements and continue to bring people to the area. Last year alone we had 72,000 people come to the restaurant. People come from many places just to eat Tex-Mex. (Texans are very loyal!) We have customers that come from Kissimmee, Palm Coast and when they come to us they stay on the avenue. It is not only good for us but good for Winter Park in general. We plan to continue to grow and bring more people to the area.

We have won many awards and strive to be better next year. Here is what we have won so far:

#1 for Tex/Mex and Mexican in Orlando Magazine 2012

#2 for Best new restaurant in Orlando Magazine 2012

#1 Appetizer (Guacamole) in Orlando Home and Leisure's Silver Spoon Reader's Choice Awards (Nov 2012)

#1 Cocktail (Pop Rocks Margarita) in Orlando Home and Leisure's Silver Spoon Reader's Choice Awards (Nov 2012)

#1 Take-Out in Orlando Home and Leisure's Silver Spoon Reader's Choice Awards (Nov 2012)

#1 Happy Hour in Orlando Home and Leisure's Silver Spoon Reader's Choice Awards (Nov 2012)

#1 Date place in Orlando Home and Leisure's Silver Spoon Reader's Choice Awards (Nov 2012)

#1 Family place in Orlando Home and Leisure's Silver Spoon Reader's Choice Awards (Nov 2012)

*#1 Mexican in Orlando Home and Leisure's Silver Spoon Reader's Choice Awards (Nov 2012)**

Best Place to Have Dinner with a Client – Orlando Business Journal Reader's Choice Awards (Dec 2011)

3 Upscale Casual in Orlando Home and Leisure's Silver Spoon Awards (Nov 2011)

****In 2011 Orlando Home and Leisure Silver Spoon Awards did not have a Mexican category. They added it in 2012.***

So although we are a newcomer we are a part of this community and want our street to look like our neighboring streets. We will continue to make an impact and want the city to support us on-going.

In addition to the above I want to remind everyone that the Edyth Bush Charitable Foundation has been a 40 year good corporate citizen and downtown neighbor. We have granted tens of millions of dollars that have benefited the vibrancy of the city. We were supportive of The Landmark, and at no cost agreed to move the transformer to accommodate the electrical needs and safety of the project and the utility itself (not to mention the entire construction process with the crane and helicopter). We were supportive of the Canadian owner of the property behind us. We were supportive of the proposed Enzian Theater project that

My request is for the CRA or the City to look for the remaining \$15,000 somewhere in the budget. The bricking of East Welbourne will complete the look that downtown Winter Park deserves. With the Alford Inn coming on line, East Welbourne will be a walkway to downtown and it should not look like it is an alley. IT will also cost less now than it will in the future.

David A. Odahowski
President and CEO
Edyth Bush Charitable Foundation, Inc.
199 East Welbourne Avenue, Suite 100
Winter Park, Florida 32789
dodahowski@edythbush.org
www.edythbush.org
407.647.4322 ex.13 (O)
407.222.2080 (C)
407.647.7716 (Fax)