



Community Redevelopment Agency Worksession

July 8, 2019 at 2:30pm

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

Worksession Items

1. Discussion of CRA Capital Plan

appeals & assistance

“If a person decides to appeal any decision made by the Board 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.”

Community Redevelopment Agency 10-Year Proforma

		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Total Revenues		5,668,245	6,337,834	6,526,355	6,527,812	6,657,768	6,826,222	7,098,106	7,451,022		
Total Expenditures		2,817,092	2,878,083	2,879,695	2,945,950	2,531,065	2,605,842	2,250,721	1,622,115		
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)		2,851,153	3,459,751	3,646,661	3,581,862	4,126,703	4,220,381	4,847,385	5,828,907		
Proposed Projects	Est. Totals	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027		
17/92 Streetscape	4,335,678	2,935,678	1,400,000								
Downtown Improvements	925,000	925,000									
Comstock Parking	150,000	150,000									
Harper & MLK Parking	500,000										
MLK Park Improvements	5,000,000										
MLK Regional Stormwater	350,000										
Parking Structures	8,000,000										
Post Office Purchase	9,000,000										
Hannibal Sq. Design Guideline Implementation											
Community Center/Shady Park Improvements											
Digital Inclusion/Community WiFi											
Project Total	28,260,678	4,010,678	1,400,000	-	-	-	-	-	-		
Fund Surplus/Deficit		(1,159,525)	2,059,751	3,646,661	3,581,862	4,126,703	4,220,381	4,847,385	5,828,907		
Cumulative Cash Balance (Remaining Project \$)	2,699,404	1,539,879	3,599,630	7,246,291	10,828,153	14,954,856	19,175,237	24,022,622	29,851,529		

Color Coding

In 5-Year CIP

Potential Additional Projects



Community Redevelopment Agency Worksession

July 8, 2019 at 2:30pm

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

CRA 10-Year Pro Forma

The pro forma includes revenue and expenditure estimates throughout the life of the CRA to FY2027-2028. The intent of the sheet is to provide context on existing project encumbrances as well as opportunities to discuss additional items at the Board's discretion in accordance with the CRA plan.

It is divided into two sections. The first of which identifies projects within the current scope of the CRA's Capital Improvement Plan. These are identified in green, and background information is provided as part of this title sheet. The second includes potential additional projects that have been discussed at various meetings by staff, boards, and the Agency. They are identified in orange.

Orlando Avenue (US 17-92) PD&E Improvements

Improvements account for the 2016 PD&E update as well as the 2019 Memorandum of Understanding (MOU). The 2016 update is the second of a three-year commitment consistent with the local match required by the Florida Department of Transportation (FDOT) of the original PD&E study. This will include intersection improvements of Orlando Avenue and Fairbanks, Morse, and Webster Avenue including mast arms, landscaping, pedestrian safety, and stormwater utility improvements (attached). In addition, the CRA's local contribution will provide for sidewalk improvements in excess of six feet where applicable. The CRA's total cost share in this fiscal year is approximately \$1.73 million.

Secondly, the 2019 MOU amendment was provided and approved by the City Commission on May 13, 2019 (attached). City costs within the amendment include decorative lighting throughout the corridor, mast arm improvements and Orange and Minnesota Avenue, and additional landscaping over and above the original PD&E. \$1.2 million has been accounted for within this year's budget for decorative lighting. Total costs for additional mast arms and landscaping improvements are currently being coordinated with FDOT. They are estimated to be included in next year's budget. Total cost between the MOU and the amendment for this fiscal year equals \$2.9 million.

Downtown Improvements Project

The CRA Advisory Board has spent several meetings discussing opportunities for improving the downtown including:

Streetlights, Garbage & Recycling Containers, and Central Park Irrigation:

Streetlights within the downtown area; while still functional, are in need of paint and cosmetic repair. According to city GIS data, there are 75 in the immediate Park Avenue area. Staff has determined in lieu of replacement, paint could provide a refreshed look to the existing inventory. A repaint of four poles on Comstock Avenue near City Hall earlier this year. Total cost under this item is approximately \$150,000.

Additionally, there are various styles of trash and recycling containers some of which need to be repainted, locks repaired, or replaced to provide a more updated look within the district. This sub-item will also be supported by a Parks Department request for updated to the Central Park irrigation system.

Central Park Stage Area:

Installed in the mid-1980's the Central Park stage serves as a congregating space for city, nonprofit, partnership, and public events.

City staff has observed several limitations at the site including:

- Tears in the canvas
- Foundational cracking on the stage
- Audio
- Faded aesthetics
- Limited outlet functionality
- Mechanisms for raising banners

The stage was originally constructed in 1982. Staff has identified a refitting of the canopy after the hurricanes in 2004 as the last known significant improvement to the structure. Through meetings and public process, staff has identified a need to re-tool the stage and provide discussion on upgrading the site given existing demand and normal wear and tear. Outreach on the project to date has included the Parks and CRA Advisory Board, nonprofit partners including the Rotary, Morse Genius Foundation, the Bach Festival, and local merchants and Chamber of Commerce.

Staff has additionally utilized the 2002 Central Park Master Plan as a guide for improvements. Section 2.1.2 states that the concert stage area "provide a permanent and "not heavy" park concert pavilion with a traditionally designed, primarily metal structure, possibly with partial masonry on the back wall for acoustical sound projection. The pavilion structure should not block the views to the stage from the east south and west and should not overwhelm the lawn, maintaining the same scale or smaller than the 1984 stage." Additionally, the 2009 Parks Strategic Plan states "upgrade existing concert stage with CRA funding including electrical, sound, and lighting updates and structural appearance enhancements". Dependent upon final design, total cost is estimated at \$600,000.

Public Restrooms:

This option is a reflection of comments received by staff regarding the absence of public restrooms in the Central Park area. It remains the last significant park within the city to not provide this service. Staff recommendation is to consider this opportunity within the context of the Central Park stage improvements. Special events that require public restrooms are traditionally located in the same relative space as the stage. Per the city's special events team, there are 45 events that file for a rental of Central Park. In addition, there are a significant number of events that file through the special event process per year. Should the board wish to consider alternatives, two other areas have been identified as potential locations (see attached). Estimated cost is \$175,000.

Both the Central Park Stage and restroom concept would need to be considered in concert with the 2002 Central Park Master Plan and Ordinance 2327 signed in 1999. The Master Plan also states, "no changing rooms or other structures are to be added nearby, with performers relying on temporary tents for those needs." Ordinance 2327 refers to Central Park and the construction of; but not limited to, office or commercial use, on city owned lands in or adjacent to Central Park. It states that any improvement must first be submitted to the electors of the City of Winter Park for approval or rejection."

Based on board direction, staff recommends continuing the public process on the development of this item, and return with a final concept. Total cost of all improvements are estimated at \$925,000.

Capital Parking Improvements

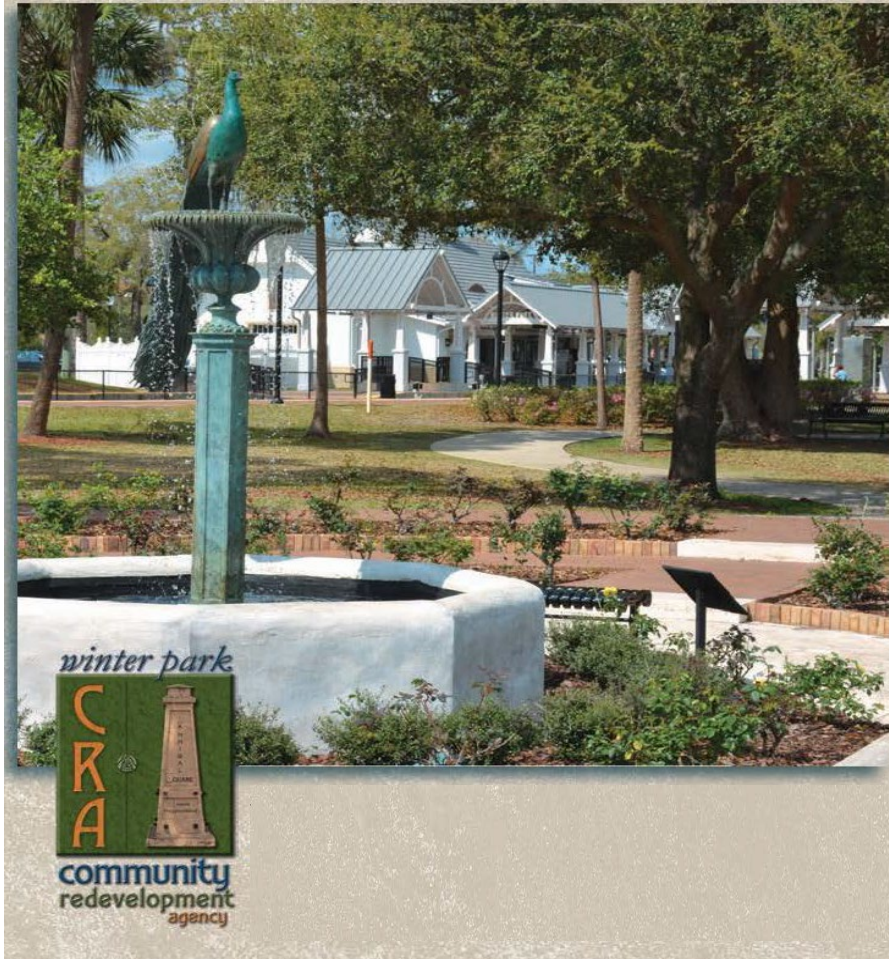
West Comstock Parking:

City staff has explored an additional possibility of parking on West Comstock Avenue. Parking would be located along Comstock Avenue within the City right-of-way corresponding to the existing parking lot on the north side of Comstock adjacent to the Rollins softball stadium and to the proposed parking lot of the approved Verax medical site currently under development. The concept yields approximately 65 parking spaces of perpendicular parking for \$150,000.

The concept would also raise Comstock Avenue an additional two feet in order to soften the slopes to the north and the south since the existing parking lot to the north and the proposed grade of the Verax parking lot are substantially higher than the existing road. This necessitates modifying the drainage inlet locations and the cost for this work is included in the estimate.

PROJECT	LOCATION	DISCUSSION	COST	NOTES
<i>SR 15 (17/92) Orlando Avenue Improvements</i>	<i>Orlando Avenue within City limits</i>	2016 PD&E Scope: Approved as part of the 2017 Capital Improvement Plan. Cost includes CRA concepts for Webster, Morse and Fairbanks Avenues. Provides for roadway, signing and pavement markings, expanded sidewalks in areas in excess of six feet, and mast arms at signalized locations. MOU Amendment: Approved by the City Commission on May 13, 2019. Provides for greater scope improvements including decorative lighting, two additional mast arms locations, and landscaping improvements. Costs identified for decorative lighting. Staff is still working with FDOT to identify cost of additional mast arms and landscaping.	\$2,935,678 in FY19-20 \$1,400,000 in FY20-21	Proposed improvements includes mast arm traffic signals, wider sidewalks, reduce lane width, midblock crossings, crosswalk improvements at intersections, stormwater/drainage improvements.
<i>Downtown Improvements</i>	<i>Central Business District</i>	Streetlights, Garbage & Recycling Containers, and Central Park Irrigation: Cosmetic repair of streetlights in the downtown area, garbage can repair and replacement, and partnership with Parks Department on irrigation improvements for Central Park. Central Park Stage Area: Existing stage area has tears in canvas, cosmetic foundational cracking, audio and electric outlet limitations, and limited operational functionality. Central Park Restroom: Response to comments received by staff regarding the absence of public restrooms in the Central Park area. Staff has considered this feature in at least three different locations.	\$925,000	Proposed improvements to the downtown area are consistent with the CRA plan and would be developed with guidance from the Central Park Master and Strategic Plans.
<i>W. Comstock Improvements</i>	<i>West Comstock Avenue</i>	Approved as part of the CRA Advisory Board February 28 meeting. Parking would be located along W. Comstock Avenue within the City right-of-way corresponding to the existing parking lot on the north side of Comstock adjacent to the Rollins softball stadium and to the proposed parking lot of the approved Verax medical site currently under development. The concept yields approximately 65 spaces of perpendicular parking.	\$150,000	Design has been completed by staff.
<i>Harper & MLK Parking</i>	<i>MLK Park/Harper street</i>	Harper Streetscape: Improvements include Harper streetscape for additional on-street parking, milling, and landscaping. Total yield of additional parking is 24 spaces. MLK Parking: Improvements include additional parking located at the Lake Hall area. Total yield is 36 additional spaces.	\$500,000	Parking concepts are alternatives for consideration. The CRA plan acknowledges that parking may be an additional need to the area in response to demand for events.
<i>MLK Park Improvements</i>	<i>MLK Park</i>	Includes new improvements to MLK Park at the direction of Parks Staff and the Agency. Previous studies have discussed artificial turf versus sod, paving, landscaping, playground equipment, a splash pad, and picnic shelters.	\$5,000,000	Project values reflected are a general estimate. Costs can be considered by the Agency at a future meeting.
<i>MLK Pregional Stormwater</i>	<i>MLK Park</i>	Stormwater improvements at Lake Island are identified as part of the CRA Plan amendment in 1999.	\$350,000	
<i>Parking Capacity Additions</i>	<i>CRA District</i>	Parking capacity discussions are consistent with the CRA plan. Direction is at the Agency level.	\$8,000,000	Value is a placeholder for discussion purposes.
<i>Post Office Purchase</i>	<i>300 N New York Avenue</i>	Land acquisition is in accordance for CRAs under F.S. 163. Direction is at Agency level.	\$9,000,000	Value is a placeholder for discussion purposes.
<i>Hannibal Square Design Guideline Implementation</i>	<i>Hannibal Square</i>	An idea discussed by the CRA Advisory Board. The intent is to provide additional improvements to the Hannibal Square area with an emphasis on tree canopy and sidewalks. Project scope could also consider existing city projects such as undergrounding electric distribution lines to residential homes.	TBD	Subject to additional direction.
<i>Community Center/Shady Park Improvements</i>	<i>Hannibal Square</i>	Financed by the CRA, the Community Center and Shady Park area may be reaching a time where additional enhancements are required for their continued use. Should this be a consideration by the Agency, staff would develop a scope.	TBD	Subject to additional direction.
<i>Digital Inclusion/Community WiFi</i>	<i>CRA District</i>	Communication and education are identified in the CRA plan as opportunities for improvement. CRA could investigate opportunities for inclusion and partnership on this topic.	TBD	Subject to additional direction.

Winter Park ED/CRA CRA Agency Worksession



CRA
community
redevelopment

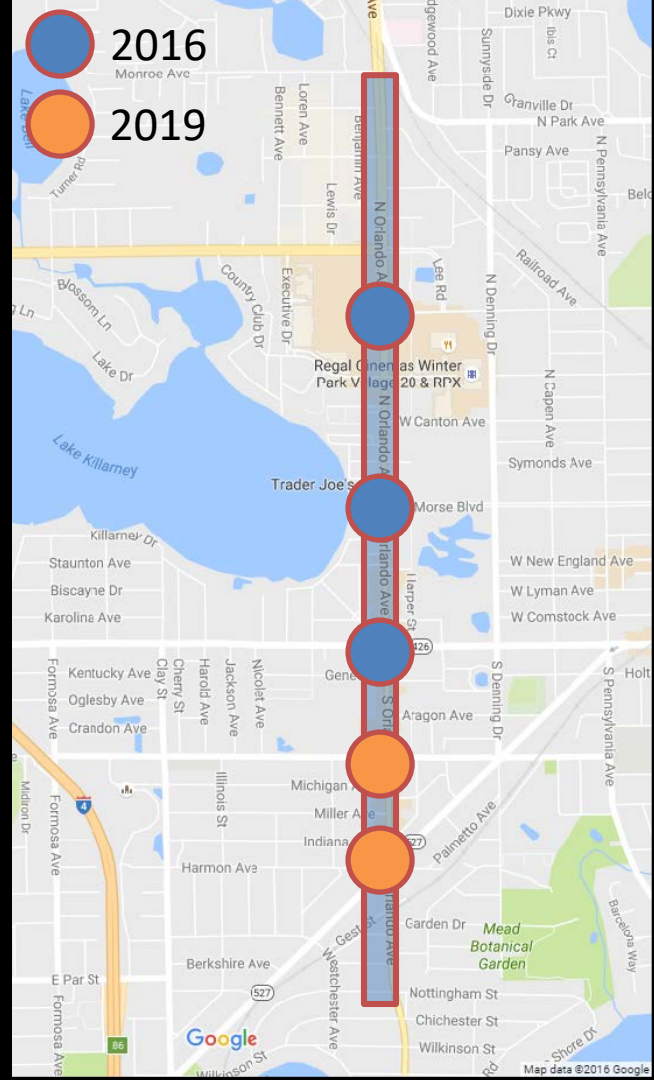


July 8, 2019

CRA Agency

Orlando Avenue (US 17-92)

- 2016 PD&E Update
 - Webster, Morse, Fairbanks Intersection Enhancements
 - Sidewalk improvements
- 2019 Amendment
 - Decorative lighting, mast arms, landscaping



CRA Agency

Downtown Enhancement Project



CRA
Community
Development
Agency

CRA Agency Downtown Enhancement Project





A
ity
ent
ncy





A
nity
ment
ency

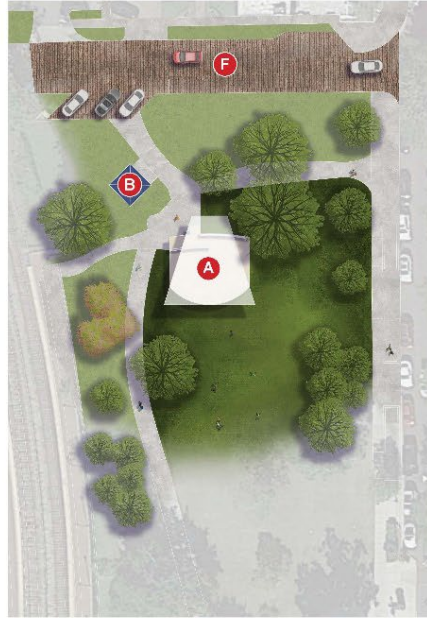
Central Stage Area Enhancements

- 2002 Central Park Master Plan
 - “Provide a permanent and “not heavy” park concert pavilion with a traditionally designed, primarily metal structure, possibly with partial masonry on the back wall for acoustical sound projection. The pavilion structure should not block the views to the stage from the east, south and west, and should not overwhelm the lawn, maintaining the same scale or smaller than the 1984 stage. No changing rooms or other structures are to be added nearby, with performers relying on temporary tents for those needs.”
- 2009 Parks Strategic Plan
 - “Upgrade existing concert stage with CRA funding including electrical, sound, and lighting upgrades and structural appearance enhancements.”
- Ordinance 2327
 - “The proposed construction of any permanent structure or building, including but not limited to office or commercial use, on city owned lands in Central park located in the Central Business District of Winter Park, which includes all city owned land bounded by Canton Avenue on the north, Park Avenue on the east, new England Avenue on the south, and New York Avenue on the west, shall be first submitted to the electors of the City of Winter Park for approval or rejection”.

● Concept 1

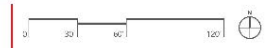


● Concept 2



- A** Stage
- B** Restroom
- C** Screen wall with planting
- D** Parking

- E** Vehicle drop off
- F** Existing roadway



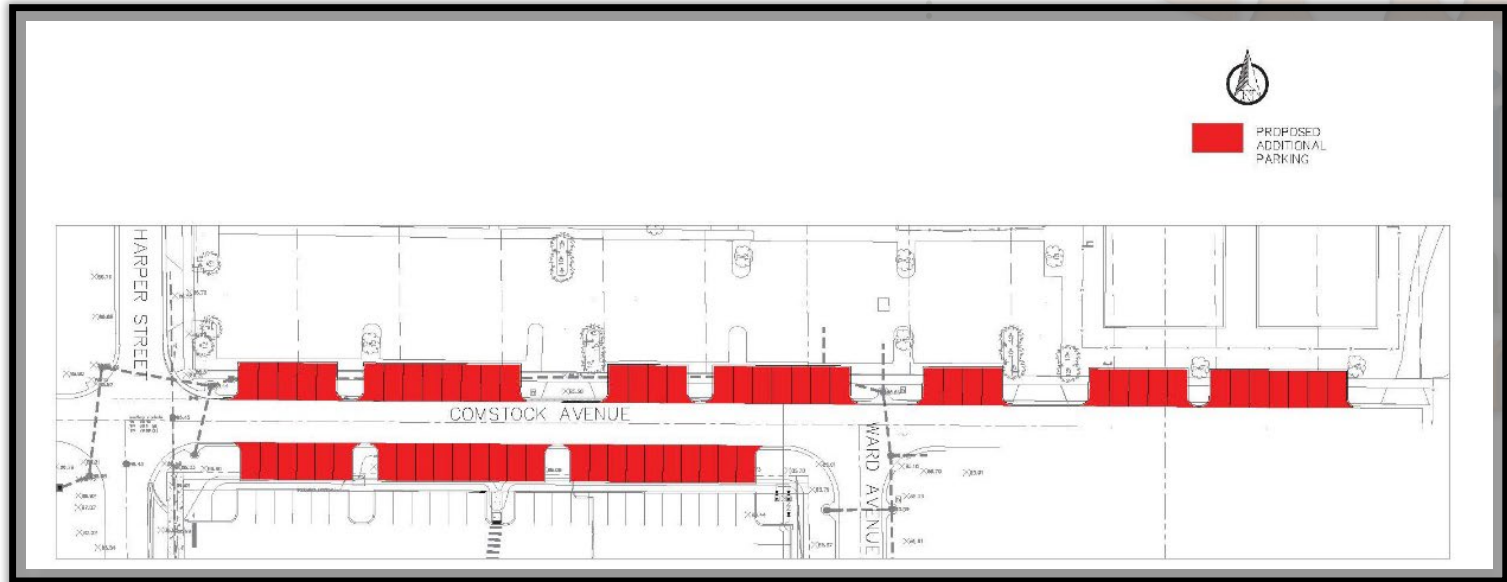
Downtown Enhancement Project

Restroom Alternative Study Sites



West Comstock Parking

- 65 additional spaces

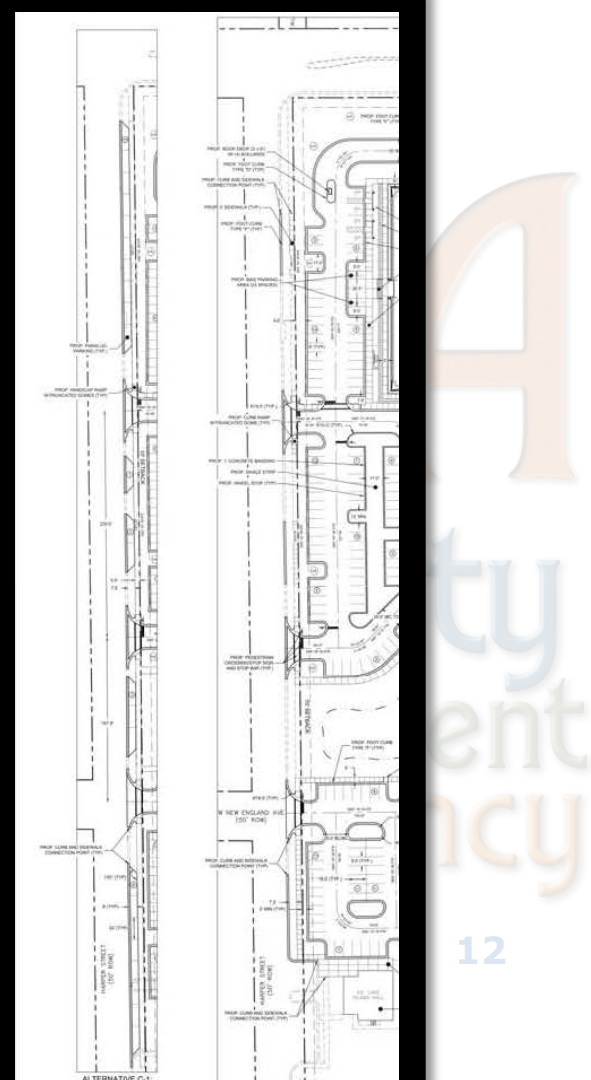
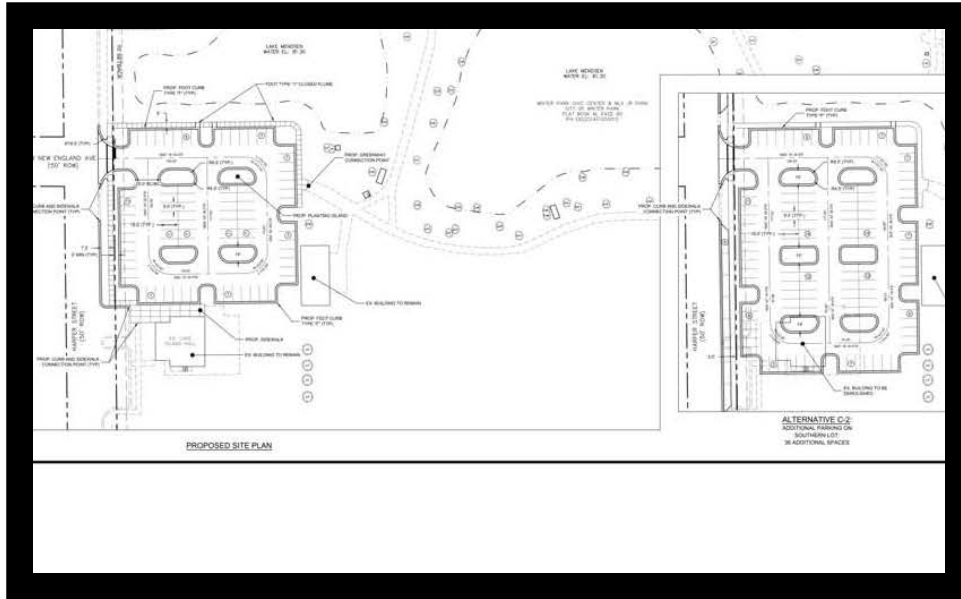


Harper Streetscape Alt.

- 24 additional spaces

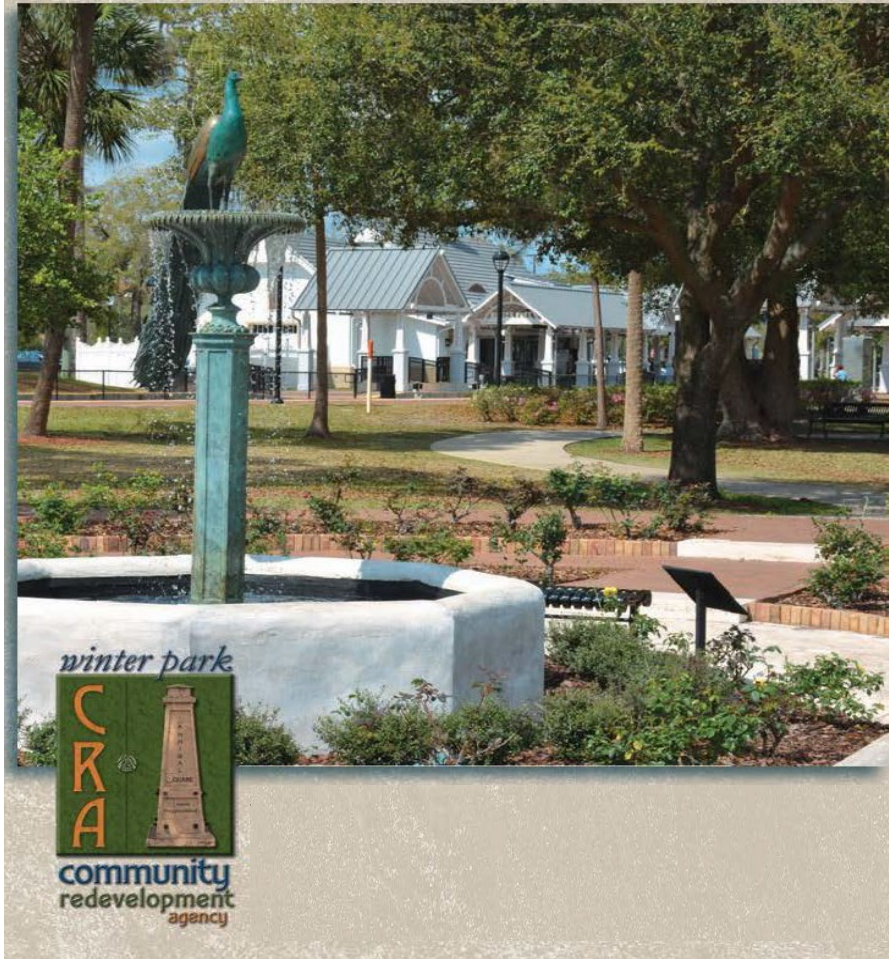
South Area Impr. Alt.

- 36 additional spaces



A
ty
ent
ncy

Winter Park ED/CRA CRA Agency Worksession



July 8, 2019