



Community Redevelopment Agency Regular Meeting

January 27, 2020 at 2:00pm

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

Agenda Items

1. Minutes Approval

- A. Minutes from the July 22, 2019 meeting

2. Consent Agenda

- A. Florida Department of Transportation: Local Funding Agreement for increased design of lighting and landscaping as part of the Orlando Avenue (U.S. 17-92) project; \$179,934.
- B. City of Winter Park CRA: Allocation of funding to Winter Park for enhancements to the Library/Event Center project; \$750,000.

3. Discussion Items

- A. CRA Capital Improvement Discussion

4. Adjourn

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 Regular Meeting

January 27, 2020 at 2:00pm

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

Subject

CRA Minutes

Motion / recommendation

Approve the July 22, 2019 minutes as presented

background

N/A

alternatives / other considerations

Fiscal impact

COMMUNITY REDEVELOPMENT AGENCY
July 22, 2019

The meeting of the Community Redevelopment Agency was called to order by Chairman Steve Leary at 2:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Chairman Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Todd Weaver
Orange County Rep. Hal George

Also present:

City Manager Randy Knight
City Clerk Cynthia Bonham

Approval of minutes

Motion made by Commissioner Sprinkel to approve the minutes of July 8, 2019, seconded by Hal George. There were no public comments made.

Commissioner Cooper asked that the work session minutes be amended to add comments she made regarding the post office property. Those minutes will have the additional comments added. **The motion carried unanimously with a 6-0 vote to amend and approve the minutes.**

Assistant Division Director of Economic Development/CRA Kyle Dudgeon outlined the proposed CRA budget for the next year. He also addressed an additional request from Women's Club for a one-time contribution of \$20,000 to help with improvements.

Questions were asked concerning the one time ask of the Women's Club and the Housing Renovation Program budget. Commissioner Cooper asked about the consideration of using funds for the electrical drops to the houses on the Westside. There was a consensus that Mr. Moore further explore this for possible future funding. Commissioner Weaver asked about expanding the Comstock Avenue parking. Mr. Dudgeon clarified the addition of 65 spaces along Comstock. Mayor Leary addressed his support of the Women's Club allocation.

Motion made by Commissioner Seidel to approve the budget as presented on page 4 of the packet; seconded by Commissioner Sprinkel.

AMENDMENT #1 Motion amended by Commissioner Seidel to add \$20,000 for the one-time allocation to the Woman's Club to renovate the eastside doors going out to the patio; seconded by Commissioner Cooper.

AMENDMENT #2 Motion made by Mr. George to include a budget placeholder for affordable housing of \$100,000 in addition to the \$40,000 allocated to allow staff to investigate if there are areas needed for additional rehabilitation; seconded by Mayor Leary.

AMENDMENT #3 Motion amended by Commissioner Sprinkel to allocate \$150,000 in FY2020 to implement parking strategies but not necessarily from the Kimley Horn report and have the Transportation Advisory Board, the CRA Advisory Board and the Chamber provide comments and recommendations; seconded by Commissioner Seidel.

Motion amended by Commissioner Cooper to allocate \$75,000 to initiate a planning effort in the Planning Department to provide safe, convenient routes between neighborhoods and the Central Business District, schools, parks and other points of popular destinations (starting the effort to look at connectivity and putting it in the Planning Department). Planning Director Stephenson stated if the current budget is passed it will contain a Transportation Planner in the budget and also has a small amount of contractual services to help with traffic counts. He added that their end goal is to have a transportation master plan. Mayor Leary stated this is something that can come back in the future and he cannot support this now. **Motion failed for lack of a second.**

AMENDMENT #4 Motion amended by Commissioner Cooper to allocate \$1 million in FY 2020 to pursue acquisitions to facilitate stormwater and improve traffic flow at the intersection of Denning Avenue and West Fairbanks Avenue (northwest corner); it would facilitate park expansion, stormwater, environmental cleanup and getting turn lanes for Denning; seconded by Commissioner Weaver.

There was discussion by Commissioner Cooper to schedule a strategic planning session. There was a consensus to schedule this at the end of the year or the beginning of next year.

AMENDMENT #5 Motion amended by Mayor Leary to allocate \$1 million towards the parking lot they are renovating for the Canopy project and any other parking needed there and to also make it percolation greenspace type parking and also include landscaping in and around the area as well; seconded by Commissioner Sprinkel. For clarification, Mayor Leary commented this is to go towards the parking plan to make it pervious to make sure the area is more 'green' so water is not piling up on blacktop.

Commissioner Cooper asked about her request for \$100,000 to move forward with the post office property. Budget Manager Peter Moore explained the \$200,000 is to accommodate all studies that is part of the contractual services line item. Mayor Leary explained there is currently funds in the budget and that further information will be brought forward at a later time.

Upon a roll call vote on amendment #1, the motion carried unanimously with a 6-0 vote.

Upon a roll call vote on amendment #2, the motion carried unanimously with a 6-0 vote.

Upon a roll call vote on amendment #3, the motion carried unanimously with a 6-0 vote.

Upon a roll call vote on amendment #4, the motion carried with a 5-1 vote with Commissioner Sprinkel voting no.

Upon a roll call vote on amendment #5, the motion carried with a 5-1 vote with Commissioner Weaver voting no.

Upon a roll call vote on the main motion with the amendments previously voted on, the motion carried unanimously with a 6-0 vote.

The CRA Agency meeting adjourned at 3:28 p.m.

Chairman Steve Leary

ATTEST:

City Clerk Rene Cranis



Community Redevelopment Agency Regular Meeting

January 27, 2020 at 2:00pm

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

Subject

Local Funding Agreement between the City of Winter Park and Florida Department of Transportation

Motion / recommendation

Approval as the funding source of the agreement.

background

FDOT completed a PD&E study and executed an original Memorandum of Understanding (MOU) with Winter Park on June 2, 2004 that included the Lee Road Extension and Denning Drive. As part of the reconfirmation effort of the PD&E, the City expressed a desire to provide intersection improvements at Webster, Morse, and Fairbanks among other streetscape enhancements along U.S. 17-92 which were incorporated into an executed addendum of the MOU on March 13, 2019.

The City has further requested additional decorative lighting and landscaping design be considered throughout the corridor within the project boundaries. To meet this end, a locally funded agreement (LFA) between the City and FDOT has been drafted.

Improvements to 17-92 are within CRA Plan Addendum specifically relating to beautification of the corridor. The Winter Park CRA has been accumulating funds for 17-92 enhancements, and does have the opportunity to allocate a portion on the additional design.

A funding decision for construction can be made on these additional designs once the plans are developed enough to determine said costs.

alternatives / other considerations

Move forward as is without increased design

Fiscal impact

\$179,934

Agency: City of Winter Park Vendor No: F 596000454001	Fund: LF Contract Amount: \$ 179,934.00	Financial Management No.: 408429-2-32-01
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**LOCALLY FUNDED AGREEMENT
BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AND
the CITY OF WINTER PARK**

This **AGREEMENT**, made and entered into this ____ day of _____, 2020, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (hereinafter referred to as the “DEPARTMENT”) and the CITY OF WINTER PARK, a municipality incorporated under the laws of the State of Florida, (hereinafter referred to as the LOCAL GOVERNMENT),

WITNESSETH:

WHEREAS, the Parties have been granted specific legislative authority to enter into this Agreement pursuant to Section 339.12, Florida Statutes; and

WHEREAS, the LOCAL GOVERNMENT, by Resolution, a copy of which is attached hereto as Exhibit “C”, and made apart hereof, has authorized its officers to execute this Agreement on its behalf; and

WHEREAS, the DEPARTMENT is prepared, in accordance with its Adopted Five-Year Work Program, to undertake the project described as: “Design of the Extension of Lee Road from US 17-92 to Denning Drive and Design of the Improvements on US 17-92 from Norfolk Avenue to Monroe Street”, said project being known as Financial Management (FM) Number 408429-2-32-01, hereinafter referred to as the “Project”; and

WHEREAS, the Project is not revenue producing and is contained in the Adopted Work Program; and

WHEREAS, the implementation of the Project is in the interests of both the DEPARTMENT and the LOCAL GOVERNMENT and it would be most practical, expeditious, and economical for the LOCAL GOVERNMENT to provide the funds to enhance the Project for: “Additional Corridor-Wide Landscape and Streetscape Design in addition to the original scoped Landscape and Streetscape Design to be provided at the Intersections of Fairbanks Avenue, Morse Boulevard, and Webster Avenue, as well as at any proposed Pedestrian Refuge Island Locations”, (“Enhancements” or “Additional Improvements”) in Fiscal Year 2019/2020, said Project being

known as FM# 408429-2-32-01, and said improvements shall hereinafter be referred to as “Design of the Additional Improvements”; and

WHEREAS, in order to maintain uniformity throughout the Project and to provide for the Design of the Additional Improvements in a cost-effective manner, the LOCAL GOVERNMENT desires to have said Design of the Additional Improvements made a part of the Project and to provide funding to the DEPARTMENT to be used for the Design of the Additional Improvements as described in “Exhibit A” and reference hereinafter to the “Project” includes the Project with the Enhancements;

NOW, THEREFORE, in consideration of the mutual benefits to be derived from the joint participation of this Agreement, the parties agree as follows:

1. The term of this Agreement shall begin upon the date of signature of the last party to sign and shall remain in full force and effect through completion of all services required of the LOCAL GOVERNMENT. The DEPARTMENT may, at any time and at any stage, amend or terminate the Project in whole or in part if the DEPARTMENT determines that such action is in the best interests of the public.

2. The DEPARTMENT shall cause the Design of the Additional Improvements described in Exhibit “A” to be incorporated into the DEPARTMENT’S plans and to be constructed as a part of said Project.

3. The DEPARTMENT shall perform necessary preliminary engineering, prepare any and all design plans, acquire all necessary right-of-way, perform the construction, provide all necessary engineering supervision, and otherwise perform all other necessary work, all as may be applicable for the Project as previously defined. The Project as previously defined may include some or all of the foregoing activities. Nothing herein shall be construed as requiring the DEPARTMENT to perform any activity which is outside the scope of the Project as previously defined as the Enhancements are within the scope of the previously defined Project. Except as specifically stated otherwise in this Agreement, all such activities shall be performed by such entities, at such times, in such manner, under such conditions, and pursuant to such standards as the DEPARTMENT, in its sole discretion, deems appropriate. The LOCAL GOVERNMENT shall not have any jurisdiction or control over the DEPARTMENT’S activities, except as specifically stated in this Agreement. The LOCAL GOVERNMENT shall be entitled to be advised of the progress of the Project at reasonable intervals upon request.

4. After construction is complete, the LOCAL GOVERNMENT shall at all times be responsible, at their own cost and expense, for maintaining the Enhancements constructed as a part of the Project.

5. Participation by the LOCAL GOVERNMENT of the funds for the construction phase of the Project shall be made as follows:

(A) The DEPARTMENT'S current estimate of cost for the Design of the Additional Improvements is **\$179,934.00 (One Hundred Seventy-Nine Thousand Nine Hundred Thirty-Four Dollars and No/100)**. The DEPARTMENT'S performance and obligation to design the Project is contingent upon an annual appropriation by the Florida Legislature. The parties agree that in the event funds are not appropriated to the DEPARTMENT for the Project, this Agreement may be terminated, which shall be effective upon the DEPARTMENT giving written notice to the LOCAL GOVERNMENT to that effect. As soon as practicable thereafter said termination, DEPARTMENT shall return to the LOCAL GOVERNMENT, any funds submitted to the DEPARTMENT under this Agreement.

(B) The LOCAL GOVERNMENT agrees that it will, **within 45 (forty-five) days of the DEPARTMENT'S execution of the Agreement**, furnish the DEPARTMENT an advance deposit in the amount of **\$179,934.00 (One Hundred Seventy-Nine Thousand Nine Hundred Thirty-Four Dollars and No/100)** for full payment of the estimated cost of the Design of the Additional Improvements. The advance deposit shall be the total estimated cost for the Design of the Additional Improvements. The DEPARTMENT may utilize this deposit for payment of the cost of the Design of the Additional Improvements.

(C) Both parties further agree that in the event the Design of the Additional Improvements are not designed or this Agreement is terminated prior to commencement of design of the Project, the funds provided by the LOCAL GOVERNMENT for the Design of the Additional Improvements will be returned to the LOCAL GOVERNMENT. However, in the event the LOCAL GOVERNMENT decides not to participate in the Design of the Additional Improvements of the Project prior to design, the LOCAL GOVERNMENT agrees to furnish the DEPARTMENT 25% (twenty five percent) of the estimated Design of the Additional Improvements cost to cover the extra cost associated with design plan revisions. The LOCAL GOVERNMENT will provide the 25% charge to the DEPARTMENT within fourteen (14) calendar days of notification that the LOCAL

GOVERNMENT will not participate in this Agreement. If in the event the LOCAL GOVERNMENT has made the advance deposit required herein prior to their decision not to participate, the DEPARTMENT shall be entitled to retain 25% of the advance deposit amount and to remit the 75% balance to the LOCAL GOVERNMENT.

(D) If the negotiated amount for the Design of the Additional Improvements is in excess of the advance deposit amount, the LOCAL GOVERNMENT will provide an additional deposit within fourteen (14) calendar days of notification from the DEPARTMENT, so that the total deposit is equal to the negotiated amount for the Design of the Additional Improvements. The DEPARTMENT will notify the LOCAL GOVERNMENT as soon as it becomes apparent the accepted negotiated amount is in excess of the advance deposit amount; however, failure of the DEPARTMENT to so notify the LOCAL GOVERNMENT shall not relieve the LOCAL GOVERNMENT from its obligation to pay for its full participation. If the LOCAL GOVERNMENT cannot provide the additional deposit within fourteen (14) days, a letter must be submitted to the DEPARTMENT'S Project Manager indicating when the deposit will be made. The LOCAL GOVERNMENT understands the request and approval of the additional time could delay the Project, and additional costs may be incurred due to delay of the Project.

(E) If the negotiated amount for the Design of the Additional Improvements is less than the advance deposit amount, the DEPARTMENT will refund the amount that the advance deposit exceeds the negotiated amount if such refund is requested by the LOCAL GOVERNMENT in writing.

(F) Should Project modifications occur that increase the costs of the Design of the Additional Improvements, the LOCAL GOVERNMENT will be notified by the DEPARTMENT accordingly. The LOCAL GOVERNMENT agrees to provide, without delay, in advance of the additional work being performed, adequate funds to ensure that cash on deposit with the DEPARTMENT is sufficient to fully fund the Design of the Additional Improvements. The DEPARTMENT shall notify the LOCAL GOVERNMENT as soon as it becomes apparent the actual costs will overrun the award amount; however, failure of the DEPARTMENT to so notify the LOCAL GOVERNMENT shall not relieve the LOCAL GOVERNMENT from its obligation to pay for its full participation during the Project and on final accounting as provided herein below. Funds due from the LOCAL GOVERNMENT during the Project not paid within

forty (40) calendar days from the date of the invoice are subject to an interest charge at a rate established pursuant to *Section 55.03, Florida Statutes (F.S.)*.

(G) The DEPARTMENT intends to have its final and complete accounting of all costs incurred in connection with the work performed hereunder within three hundred sixty days (360) of final payment to the Consultant. The DEPARTMENT considers the Project complete when the final payment has been made to the Consultant, not when the design work is complete. All Project cost records and accounts shall be subject to audit by a representative of the LOCAL GOVERNMENT for a period of three (3) years after final close out of the Project. The LOCAL GOVERNMENT will be notified of the final cost of the Design of the Additional Improvements. Both parties agree that in the event the final accounting of total costs for the Design of the Additional Improvements pursuant to the terms of this Agreement is less than the total deposits to date, a refund of the excess plus accrued interest will be made by the DEPARTMENT to the LOCAL GOVERNMENT. If the final accounting is not performed within three hundred and sixty (360) days, the LOCAL GOVERNMENT is not relieved from its obligation to pay.

(H) In the event the final accounting of total Design of the Additional Improvements cost is greater than the total deposits plus accrued interest to date, the LOCAL GOVERNMENT will pay the additional amount within forty (40) calendar days from the date of the receipt of the invoice from the DEPARTMENT. The LOCAL GOVERNMENT agrees to pay interest at a rate as established pursuant to Florida Statutes, Section 55.03, on any invoice not paid within forty (40) calendar days until the invoice is paid.

(I) The payment of funds under this Locally Funded Agreement will be made directly to the DEPARTMENT for deposit and as provided in the attached Escrow Agreement between the LOCAL GOVERNMENT, the DEPARTMENT and the State of Florida, Department of Financial Services, Division of Treasury. All interest earned will remain in the account for purposes of the Project.

(J) The DEPARTMENT and the LOCAL GOVERNMENT agree that the payment shall be an asset of the DEPARTMENT for the cost of the work.

(K) Contact Persons:

Florida Department of Transportation

District 5 Local Programs

D5-LocalPrograms@dot.state.fl.us
719 South Woodland Boulevard, M.S. 4-520
DeLand, Florida 32720
PH: (386) 943-5486

Local Government

Steve Leary, Mayor
sleary@cityofwinterpark.org
Randy Knight, City Manager
citymanager@cityofwinterpark.org
City of Winter Park
401 South Park Avenue
Winter Park, Florida 32789
PH: (407) 599-3234

6. All tracings, plans, specifications, maps, models, reports, or other work product prepared or obtained under this Agreement shall be considered works made for hire for the DEPARTMENT and shall at all times be and remain the property of the DEPARTMENT without restriction or limitation on their use. The LOCAL GOVERNMENT may, however, inspect those materials upon providing reasonable advance notice to the DEPARTMENT.

7. In the event this Agreement is in excess of TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) or has a term for a period of more than one (1) year, the provisions of Chapter 339.135(6)(a), Florida Statutes, are hereby incorporated as follows:

“The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The DEPARTMENT shall require a statement from the Comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the DEPARTMENT which are for an amount in excess of \$25,000.00 and which have a term for a period of more than one (1) year.”

8. The DEPARTMENT may unilaterally cancel this Agreement for refusal by the LOCAL GOVERNMENT to allow public access to all documents, papers, letters, or other material

subject to the provisions of Chapter 119, Florida Statutes, and made or received by such party in conjunction with this Agreement.

9. This Agreement constitutes the complete and final expression of the parties with respect to the subject matter hereof, and incorporates and includes all proper negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein. The parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written.

10. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida. Any provision herein determined by a court of competent jurisdiction, or any other legally constituted body having jurisdiction, to be invalid or unenforceable shall be severable and the remainder of this Agreement shall remain in full force and effect, provided that the invalidated or unenforceable provision is not material to the intended operation of this Agreement.

11. The DEPARTMENT and the LOCAL GOVERNMENT acknowledge and agree to the following:

- (A) The LOCAL GOVERNMENT shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the LOCAL GOVERNMENT during the term of the contract; and
- (B) The LOCAL GOVERNMENT shall expressly require any contractors and subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the contractor/subcontractor during the contract term.

Remainder of this page intentionally left blank.

IN WITNESS WHEREOF, the LOCAL GOVERNMENT has executed this Agreement this _____ day of _____, 2020, and the DEPARTMENT has executed this Agreement this _____ day of _____, 2020.

CITY OF WINTER PARK

**STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION**

By: _____

By:

Name: _____

Name: Loreen C. Bobo,

P.E.

Title: _____

Title: Director of Transportation Development

Attest:

Attest:

Executive Secretary

Local Government Legal Review:

Department Legal Review:

Financial Provisions Approval by
Department of Comptroller on:

Exhibit “A”
SCOPE OF SERVICES
Design of the Additional Improvements
FM# 408429-2-32-01

The LOCAL GOVERNMENT has requested additional landscape and streetscape design be provided beyond the identified and agreed upon landscape/streetscape design efforts at the intersections of Fairbanks Avenue, Morse Boulevard, and Webster Avenue, as well as at any proposed pedestrian refuge island locations. Additional landscape and streetscape design effort shall include investigating and evaluating providing landscape/streetscape design to be provided within the corridor at regular spaced intervals. Additional landscape limits shall include tree plantings with tree wells to be constructed at internment regular intervals along the corridor. The DEPARTMENT’S design consultant shall determine the appropriate frequency of these intervals and will evaluate landscape and streetscape requirements against potential conflicts with existing utilities, as well as potential conflicts with proposed signal pole locations, signage requirements, street lighting and meeting American Disability Act (ADA) requirements for the project.

The LOCAL GOVERNMENT also has requested additional street lighting along the corridor beyond the original scope to provide lighting at the signalized intersections and at pedestrian refuge island locations. The additional street lighting shall meet all DEPARTMENT design criteria. The DEPARTMENT and the LOCAL GOVERNMENT agree to the funding responsibilities of street lighting during the final design aspects of the Project. Original scoped roadway lighting requirements includes decorative street lighting to be provided at signalized intersections and at four potential pedestrian refuge island locations. Additional decorative roadway lighting will be provided along US 17-92 on both sides of the roadway. Funding for additional street lighting beyond those identified and agreed upon as part of the original project scope and Memorandum of Understanding dated June 2, 2004 and Addendum to Memorandum of Understanding dated June 13, 2019 will be provided by the LOCAL GOVERNMENT. Project street lighting beyond standard conventional type lighting fixtures shall be funded by the LOCAL GOVERNMENT.

**Exhibit “B”
ESTIMATE
FM# 408429-2-32-01**

**SUMMARY OF ESTIMATED BID PRICES DESIGN OF THE ADDITIONAL
IMPROVEMENTS**

The estimate for the following engineering design tasks are based on 2018 FDOT Road and Bridge Guidelines for Standard Scope and Staff-Hour Estimation purposes. Engineering design fees for those services are provided below..

	COST	TASK
FDOT Task 23 – Lighting Analysis	\$46,844.57	
FDOT Task 24 – Lighting Plans	\$18,920.66	
FDOT Task 25 - Landscape Architecture Analysis	\$37,310.35	
FDOT Task 26 – Landscape Architectural Plans	\$76,858.42	
LFA Estimate:	\$179,934.00	

Exhibit "C"
RESOLUTION
FM# 408429-2-32-01

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA APPROVING A LOCALLY FUNDED AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR DESIGN OF ADDITIONAL LANDSCAPE AND STREETScape IMPROVEMENTS TO U.S. 17-92 FROM NORFOLK AVENUE TO MONROE STREET.

WHEREAS, the City of Winter Park has coordinated with the Florida Department of Transportation (FDOT) on a PD&E study for improvements to U.S. 17-92, and

WHEREAS, the resulting study led to a scope of enhancements executed through a memorandum of understanding (MOU) in 2004, and addendum in 2019, and

WHEREAS, the City of Winter Park has requested additional enhancements to the project concerning the design of the Extension of Lee Road from US 17-92 to Denning Drive and Design of the Improvements on US 17-92 from Norfolk Avenue to Monroe Street, said project being known as Financial Management (FM) Number 408429-2-32-01 ("Project");

WHEREAS, through a Locally Funded Agreement (LFA), FDOT and the City will partner to incorporate these requests into the Project, and

WHEREAS, the LFA accurately describes the additional improvements requested by the City.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

Section 1. The City Commission hereby approves and authorizes the execution and delivery of the Locally Funded Agreement (LFA) with the Florida Department of Transportation FM# 408429-2-32-01 concerning the Project.

Section 2. This Resolution shall become effective immediately upon its adoption.

Adopted at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the ____ day of _____ 2020.

City of Winter Park

Mayor Steve Leary

ATTEST:

Rene S. Cranis, City Clerk



Community Redevelopment Agency Regular Meeting

January 27, 2020 at 2:00pm

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

Subject

City of Winter Park CRA support for enhancements to the Library/Event Center

Motion / recommendation

Approve a budget adjustment from the 17-92 line item

background

At the January 13, 2020 City Commission meeting, a request was placed to the Winter Park Community Redevelopment Agency to review a proposed contribution of \$750,000 for enhancements to the Library and Events Center site.

The CRA plan amendment from 1999 states makes several references to MLK Park including, “Lake Island Park is a huge hidden asset.” It further discusses the needs for improvements to the area such as lake edge enhancements, landscaping enhancements, signage, street trees, plantings, parking, and stormwater improvements.

The 17-92 Orlando Avenue project currently has over \$4 million dollars with an additional \$1.4 scheduled for FY2021. With construction not anticipated in the near term, it is possible to reallocate a portion of this funding to this project, and refund the balance of the 17-92 project in a future budget year.

alternatives / other considerations

Consider a funding allocation in the FY2021 budget
Consider partial payments over time across multiple budgets
Do not consider the funding adjustment

Fiscal impact

\$750,000



Community Redevelopment Agency Regular Meeting

January 27, 2020 at 2:00pm

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401 S. Park Ave. | Winter Park, Florida

Subject

CRA Capital Improvements Discussion

Motion / recommendation

background

At the July 22, 2019 budget meeting, it was requested that staff schedule a capital improvement plan (CIP) meeting to consider future CRA funding. In concert with discussions by the CRA Advisory Board, the attached document provides a general framework for items that could be considered for capital funding. In addition, a memorandum outlining discussions by the advisory board on January 9th, 2020 is provided as backup.

The request by the Agency is to review projects and provide direction prior to the upcoming budget season.

alternatives / other considerations

Fiscal impact

Several projects within the CIP document outlined under “Future Projects” could be considered during the upcoming budget period with future increment revenue.

Items under the designation “Existing Capital Improvement Projects” have funding allocations within the budget.



401 South Park Avenue • Winter Park, Florida 32789

407-599-3217 • 407-599-3448 fax

**CRA/Economic
Development**

MEMORANDUM

TO: Winter Park Community Redevelopment Agency Members
Randy Knight, City Manager
Michelle Neuner, Assistant City Manager
Peter Moore, Division Director

FROM: Kyle Dudgeon, FRA-RA, AICP, Economic Development/CRA Assistant Division Director

DATE: January 27, 2020

SUBJECT: CRA Advisory Board Meeting & Capital Improvement Funding

The purpose of this memo is to provide a summary of the Community Redevelopment Agency (CRA) Advisory Board discussion held on January 9th, 2020 related to future potential capital improvement funding. Over the past year, staff has met with the Advisory Board on several projects. This effort concluded with a "CRA Capital Improvements FY2020" document to assist in decision making and evaluating overall impact to the district. The document is available as part of the board's agenda packets and on the city website.

Staff facilitated the conversation and the various options available to the CRA. It encapsulated projected funding, obligations, opportunity cost, and a review of each item listed. The board also reviewed the potential relationships between each item and the timing requirements for each tasks. They further acknowledged that lesser capital-intensive projects (estimated at \$500,000 and under) such as the Community Center/Shady Park/splash pad, a Hannibal Square design guidelines pilot program, Central Park stage/restroom design, and a transportation line item should be addressed in the near term. Items that received consensus are as follows:

Community Center/Shady Park/splash pad: Improvements to a central node of the Hannibal Square district and refurbish/replacement of the existing splash pad area, which has been in disrepair for some time. Staff has hired a consultant to review enhancement concepts that would be unique to the area.

Hannibal Square Design Guidelines: As a streetscape program, the intent is to review and adapt the existing right of way for additional street trees and curb improvements. The board addressed further evaluation of New England Avenue as a potential starting location.

Central Park Stage/Restroom Design: A review of the existing Central Park stage enhancements and addition of public restrooms. Staff provided a concept to the CRA Agency on July 22, 2019. Direction back was to rethink the idea with a priority on maximizing simplicity, openness, and context within the Park Avenue/Central Park area. Outreach on this project has included the Rotary, Morse Genius Foundation, the Bach Festival, local merchants, and Chamber

of Commerce. Design is currently allocated in this year's budget and would require no new funding this fiscal year to continue evaluation.

Transportation: The board agreed a transportation line item should be included to study transportation issues. This item takes into consideration the proposed one-cent sales tax by Orange County, and could be reallocated should it pass by referendum.

Larger capital projects, ones requiring multiple years of savings for implementation, were also reviewed. A brief description of each project is as follows:

Parking: The board wished to continue studying supply additions within the downtown. They clarified this should be addressed on a single site rather than multiple locations. The primary location was studying a parking deck on the City Hall site. This may be considered as part of other larger scale discussions such as the Post Office acquisition or Old Library Site Task Force.

Post Office: At their October 24th meeting, the board motioned "to move forward with the post office acquisition inquiry but that more detailed information is required before making a final decision." That additional information is currently being gathered by staff.

MLK Park: Board consensus was to explore the pending results of the Library/Event Center project to determined connectivity and return on investment. Meanwhile, city staff has hired a consultant to review previous plans and determine a prioritized list.

The Board is interested in continuing the dialogue regarding opportunities for capital expenditure with direction from the CRA Agency.

winter park



community
redevelopment
agency

CRA Capital Improvements FY2020

Winter Park Community Redevelopment Agency



Community Redevelopment Agency
401 Park Avenue South
www.cityofwinterpark.org



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EXECUTIVE SUMMARY

Strategic Highlights

This Capital Improvement Plan document (CIP) is in essence a continuation of earlier plans that funded projects such as the Denning Drive Complete Street, Residential Decorative Lighting Plan, and Orlando Avenue (US 17-92) intersection improvements. Tax Increment Revenue (TIF) that is provided to the CRA must be allocated to a specific project, debt service, or be returned to the taxing entity that contributed to the trust fund. Therefore, working with City departments, the CRA Advisory Board, Agency, private consultants and the public, CRA staff has compiled a CIP for large-scale projects to be considered for those funds in the short-medium term while pinpointing a financing and project execution schedule. These projects address several key areas in the district and will provide high character infrastructure improvements for the foreseeable future.

There are two sections of projects within this scope. The first includes **FUTURE** projects for consideration with CRA dollars. The term does not necessarily imply action, but provides consideration for upcoming increment revenue. These items may require additional due diligence to identify unknowns such as exact costs, scope, timing, and prioritization. Within this document's scope are the following:

- Post Office Purchase
- Parking Structures
- MLK Park Improvements
- Community Center/Shady Park/Splash Pad
- Residential Electric Drop Program
- Hannibal Square Design Guidelines
- Digital Inclusion & Education
- Transportation

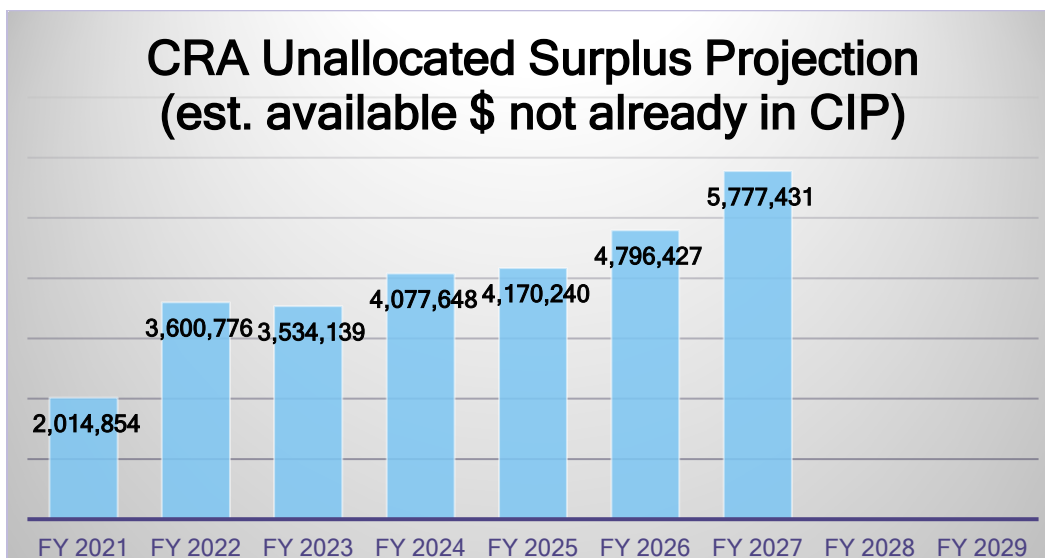
The second identifies **EXISTING** projects that are funded partially or in full:

- 17-92 Streetscape
- MLK Parking and Landscaping
- Denning/Fairbanks Improvements

- Harper Parking
- MLK Regional Stormwater
- CRA Stormwater Master Plan
- Downtown Improvements
- W. Comstock Parking
- Parking Strategies
- Affordable Housing Additional Funding

What Can We Pay For?

Assuming continued growth from FY2019 to FY2027, tax increment values are estimated to exceed \$27 million assuming no changes to debt service spending, programming and economic conditions. For estimating purposes, most projects within the Discussion section of this document have an estimated value. The total of those values are consistent with the estimated revenue expected to the CRA before sunset. In essence, it may be possible to account for most, if not all projects currently listed in this report.



The chart above identifies a yearly breakdown of potential increment revenue not currently allocated to a specific budget item. FY2026 and FY2027 show additional growth in this area as debt service is scheduled to be paid in at the end of FY2025 allowing for more unallocated funding in the CRA's final two years.

Financial Foresight

While projects may be dependent upon priority, financial availability, and opportunity, the current CIP does not project expenditure beyond FY2021. As earlier stated in this report, TIF revenue must be spent in some way. Therefore, funds must be allocated (subject to budget amendments) and spent. It should a primary purpose of this report to help guide future funding allocations in

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
ESTIMATED REVENUES											
Total Revenues		5,692,221	6,364,688	6,554,014	6,555,471	6,685,980	6,855,281	7,128,327	7,482,753		
Total Expenditures		2,887,092	2,949,833	2,953,238	3,021,332	2,608,332	2,685,040	2,331,900	1,705,323		
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)		2,805,129	3,414,854	3,600,776	3,534,139	4,077,648	4,170,240	4,796,427	5,777,431		
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								
MLK Parking & Landscaping	1,000,000	1,000,000									
Denning/Fairbanks Improvements	1,000,000	1,000,000									
Harper Parking	382,775	382,775									
MLK Regional Stormwater	350,000	350,000									
Stormwater Master Plan	350,000	350,000									
Downtown Improvements	250,000	250,000									
W. Comstock Parking	175,000	175,000									
Parking Strategies	150,000	150,000									
Affordable Housing Adl. Funds	100,000	100,000									
MLK Park South Area Parking Improvements	124,000										
MLK Park Improvements	5,000,000										
Post Office Purchase	6,500,000										
Parking Structures	8,000,000										
Hannibal Sq. Design Guideline Implementation											
Community Center/Shady Park/ Splash pad											
Digital Inclusion/Community WiFi											
Project Total	27,717,453	6,693,453	1,400,000	-	-	-	-	-	-		
Fund Surplus/Deficit		(3,888,324)	2,014,854	3,600,776	3,534,139	4,077,648	4,170,240	4,796,427	5,777,431		
Cumulative Cash Balance (Remaining Project \$)	3,888,324	-	2,014,854	5,615,630	9,149,769	13,227,417	17,397,657	22,194,084	27,971,515		

Unallocated

Color Coding

In 5-Year CIP

Potential Additional Projects

coordination with Florida Statute and the CRA plan. The chart above illustrates the latest CRA proforma for projected future increment. It highlights the empty cells indicating an opportunity for scheduling of funds in future years.

INTRODUCTION

The City of Winter Park Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission in June 1991 in accordance with the provisions of Florida Statutes. The CRA is set up as a sub-unit of and operates within the Winter Park City Government, and is charged with undertaking redevelopment functions in the specified community redevelopment district.

The CRA area is the heart of Winter Park, extending from U.S. Highway 17-92 to Interlachen Avenue and from the Fairbanks and Orange Avenues area to Lee Road. It includes downtown Winter Park and Winter Park Village. One out of eight residents of Winter Park lives in the CRA area, and half of all businesses in Winter Park are in the CRA area.

A CRA Plan guides the Winter Park CRA. The plan and its amendment were adopted in August 1994 and February 1999 respectively. It was designed to explore the critical factors that have shaped Winter Park and to identify opportunities to create a quality environment for residents and businesses. It has been the foundation for establishing and defining the vision and mission for revitalizing the Winter Park CRA area. Within this scope, capital improvement projects are an essential component to elevating the district for its residents, businesses and visitors.

PURPOSE AND OBJECTIVE

The goal of this CRA Capital Improvement document is to provide support for prioritizing and evaluating future projects. CRA Strategic Plan that was completed in August of 2007 and the CIP document in 2015 acted as a roadmap for improvements to be completed and initiatives to be continued during the last half of the CRA life cycle. This capital improvement plan is designed to continue that operation, complete projects, and ensure the success of the Winter Park CRA area. The capital improvements planning process outline eight overarching goals:

COMMUNICATION

Develop neighborhood, business and governmental communication networks that foster understanding and bring about change.

HOUSING

Increase housing opportunities by diversifying the available housing stock and providing more opportunities for home ownership.

PROPERTY VALUE

Improve housing conditions and appearances to achieve a more stable and secure residential neighborhood, which create higher values for owners.

BUSINESS

Create opportunities to attract new and expanding businesses to the CRA area and support the existing business community.

PUBLIC SAFETY

Promote public safety through police and resident communication to reduce the crime and make the CRA's area a safe and desirable place to live and work.

SOCIAL DEVELOPMENT

Develop/improve social programs for recreation and cultural enhancement for all residents, with particular emphasis on youth, to create an environment for social enrichment.

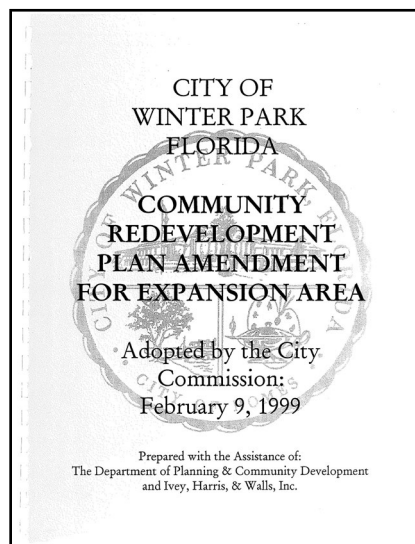
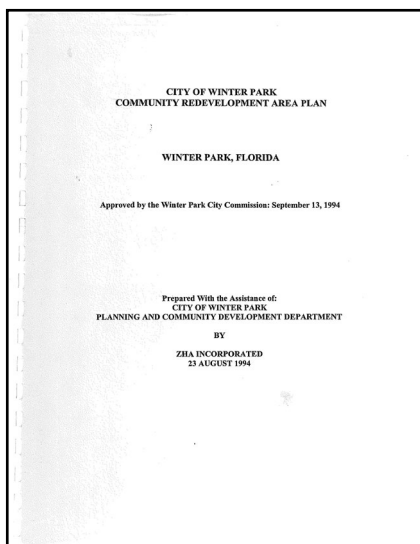
ECONOMIC VITALITY

Enhance the economic vitality of the resident and business population to attract private investment in the CRA area.

TRANSPORTATION

Improve the public infrastructure of roads, streetscapes and parking to support the resident and business community and utilize alternative modes of transportation.

It is also in coordinating with existing documents such as the CRA plan, CRA expansion amendment, and City of Winter Park Comprehensive Plan.



PLANNING PROCESS

Public Meetings

The Winter Park CRA capital improvement planning process was designed to be participatory in nature involving stakeholders within the City of Winter Park and CRA including but not limited to elected officials, the CRA Agency, CRA Advisory Board members, residents, city staff, and the public.

Plans of this nature require several meetings to discuss, prioritize, and evaluate capital intensive projects. While some have been in discussion for a number of meetings; even prior to 2019, the following is a reference list of public meeting dates where projects were discussed: February 28, 2019; April 25, 2019; June 27, 2019; July 8, 2019, July 22, 2019, July 25, 2019; August 22, 2019; September 26, 2019; October 24, 2019; December 12, 2019. Minutes from these meetings are made available to the public.

Staff also enlisted consultants to assist staff in the development of conceptual renderings and cost estimates. Because a portion of the design or construction work may be completed with city resources, it is anticipated costs estimates could change.

Process was participatory in nature...projects have been in discussion for some time.

Project List Discussions

In addition to deliberating individual projects, the CRA Advisory Board participated in project list discussions on June 28, 2018, December 6, 2018, and December 12, 2019. Board members were asked to consider several projects simultaneously in order to clarify questions, priority, and impact. As a result several items were evaluated, and are included as part of the 'current' and 'discussed' project lists.

Moving Forward

At the July 8 and 22 2019 CRA Agency meetings, direction was to budget for a selected number of projects that have been allocated as part of the FY19-20 budget. These are included as part of the Current Capital Improvements Projects section of this document. Since that time, staff has been moving forward to provide new information on 'discussed projects' to determine opportunities for direct impact to the district.

Future meeting dates are currently scheduled for: January 9, 2020, January 23, 2020 and January 27, 2020 (CRA Agency). It is possible; if not likely, that after the CRA Agency meeting additional research and due diligence will be needed to address any Agency direction. Staff will use this document to help guide that direction and provide additional information as needed.

FINANCIAL CONSIDERATIONS

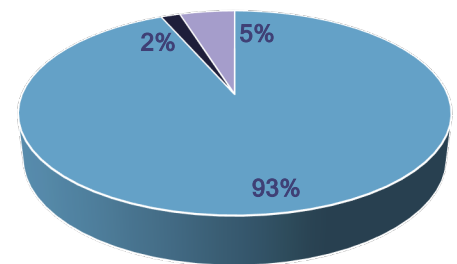
Revenue

Given current market conditions, revenues are estimated to continue to grow conservatively at 4% on average. Total future unallocated revenue through FY2027 is estimated at \$27 million.

Expenses

A significant majority of expenses are geared towards capital projects. Per the July 22, 2019 CRA Agency meeting, 93% of project funding was geared towards capital expenditures. Administrative and operational costs continue to be below 10% ensuring project funding is largely allocated to capital improvement projects, grants, and support of the district.

FY19-20 Budget Highlights



- Capital Project Funding
- Grant Funding
- Social & Event Programming

Debt

The CRA is obligated to continue to pay off bonds through FY2025.

Assumptions

Continued growth in the economy, operational and administrative costs remain relatively low. Capital maintenance remains with inflation and average revenue growth at conservatively 4% per year.

Future Considerations

Projects not considered as part of this scope, economic changes, and/or political priorities.

Takeaways

Projects considered within the scope of this CIP, based on existing conditions and estimates, suggest most projects may be paid for before CRA sunset in September 2027.

FUTURE PROJECTS

Projects under this category have been examined at a variety of levels including staff, City boards, City Commission, and CRA Agency. They currently have a number of identified characteristics including project costs, but do not have future funding considerations with them.

Post Office

SCOPE:

Post Office acquisition for inclusion into Central Park

Discussion of the Post Office has led to several discussions, resolutions, and plans for its inclusion into Central Park. The property itself is 1.98 acres according to the Orange County Property Appraiser and encompasses both retail and distribution space. Based on conversations with the Post Office, both uses would need to be accounted for in a new operations space.

The CRA Advisory Board motioned to move forward with post office acquisition inquiry, but that more detailed information is required before making a final decision.

Estimated costs currently site at \$6.5 million. Should this become a priority for the advisory board or Agency, the City may also be a financial partner with general revenue funds or parks acquisition dollars. Final costs would be determined based on negotiation with post office.



Parking (Structure)

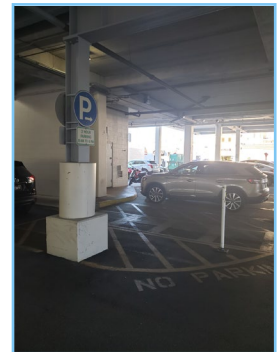
SCOPE:

Funding for parking capacity additions within the downtown

Parking is identified as a significant opportunity for CRA expenditure. Objective 8.5 of the 1994 CRA plan states the CRA can develop parking approaches with Policy 8.5C specifically calling for the need to develop structured parking. Through the years, the CRA has identified partnerships with third party stakeholders to add to parking including church, private, and nonprofit land owners accounting for 208 spaces within the district as indicated by the images below.

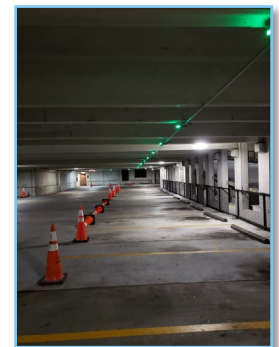


Historically, the CRA Agency has determined parking as an opportunity for expenditure within the CRA. However; timing considerations generally remain unknown as priority, partnerships, and land availability have led discussions in this matter. As an option, it may prove helpful to consider allocating funding to this item over time as opportunities arise in order to remain flexible.



The CRA Advisory Board additionally discussed potential parking opportunities at the City Hall site. As indicated by the recent conclusions by the Old Library Site Task Force, the City Hall site may serve as a potential location for a parking deck or structured parking. This may be additionally considered with a retail/office component to offset potential costs.

Costs for parking range by type. Surface parking spaces typically account for \$3,000-\$5,000 per space with structured parking at \$15,000-\$25,000 per space. Cost does not include purchase of land, premiums, maintenance or other negotiation considerations.



Community Center/Shady Park/Splash Pad

SCOPE:

Consideration of potential improvements/repairs
Shady Park Splash Pad replacement

In coordination with improvements to park space; Policy 7.3A of the 1994 CRA plan states the Agency shall enhance public spaces and facilities in addition to Policy 8.6D stating open spaces shall be coordinated to provide a cohesive neighborhood. Public spaces are often defined as having particular nodes associated with them. The Community Center, Shady Park, and splash pad area all act as these in the Hannibal Square neighborhood. The splash pad itself has had limited functionality for some time. Staff received an estimate suggesting \$300,000 would be needed to bring the pad to working order. Instead, staff has asked a consultant for potential alternatives to improve the park and surrounding splash pad area.



Residential Electric Drop Program

SCOPE:

Evaluate support for undergrounding primary electric lines within the CRA

As part of the July CRA Agency meetings, several items were discussed including the evaluation of residential service line drops throughout the CRA.

Currently, the majority of the CRA district is projected to be completed in the near term under projects G and K. Others within the boundary include projects U and X. Project F is somewhat included, but was completed last year. A GIS map can be found for project updates here: <https://cityofwinterpark.org/departments/electric-utility/undergrounding/>

The map outlines a residential service line undergrounding summary within the CRA district. Per the map, there are a total of 578 single and two family parcels. The maps separates these parcels in two ways. The first delineates between homesteaded (39%) versus non-homesteaded (61%) properties. The second shows color of which properties are undergrounded (green), remain overhead (yellow), and are either generally described as vacant or a residential requiring additional information (blue).

For any residential underground project, there are two cost considerations. The undergrounding of the service line and the connection to the breaker box. These have generally been split into two payments with the service line installation provided by the city and the box connection provided by a private general contractor. Early estimates are valued at a total of approximately \$550,000 for all homestead and non-homestead units. Overall, the CRA Advisory Board found this to be a low priority and other resources such as the Electric Utility and advisory board may be better suited to address this issue.



SINGLE AND TWO FAMILY PARCELS WITHIN CRA BY ELECTRIC UNDERGROUND STATUS

City of Winter Park Florida

- Legend**
- CRA Boundary
 - Homesteaded
 - Underground Status**
 - Overhead
 - Underground
 - Vacant or Unknown

Parcels - Homesteaded:

Overhead	91
Underground	123
Vacant/Unknown	9

Parcels - Not Homesteaded:

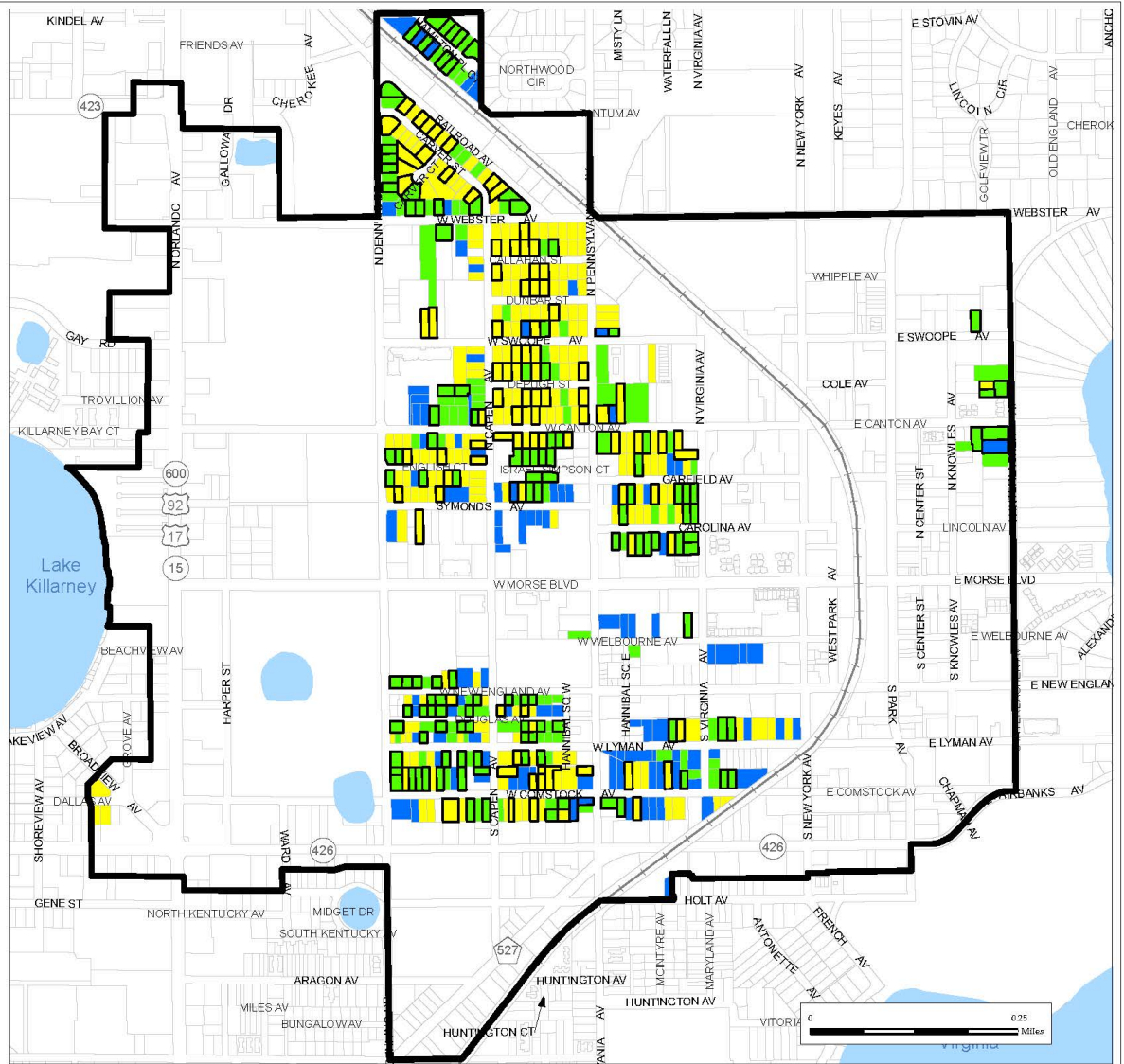
Overhead	181
Underground	82
Vacant/Unknown	92

Parcels - All:

Overhead	272
Underground	205
Vacant/Unknown	101



Date: 8/21/2019
 Project: CRA20190821
 Source: Winter Park Electric



Hannibal Square Design Guidelines

SCOPE:

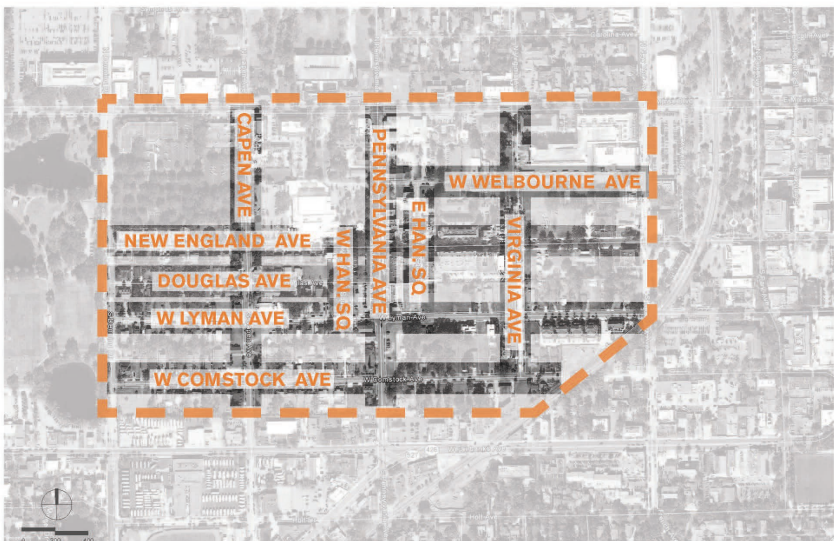
Streetscape enhancements within Public Right-of-Way
 Bumpouts
 Landscaping/Tree Canopy

Policy 3.4E states a set of landscape design guidelines shall be developed for all public open spaces to integrate them with each other and strengthen an overall image of the CRA. Objective 8.6 calls for the encouragement of pedestrian circulation systems among and between activity nodes.

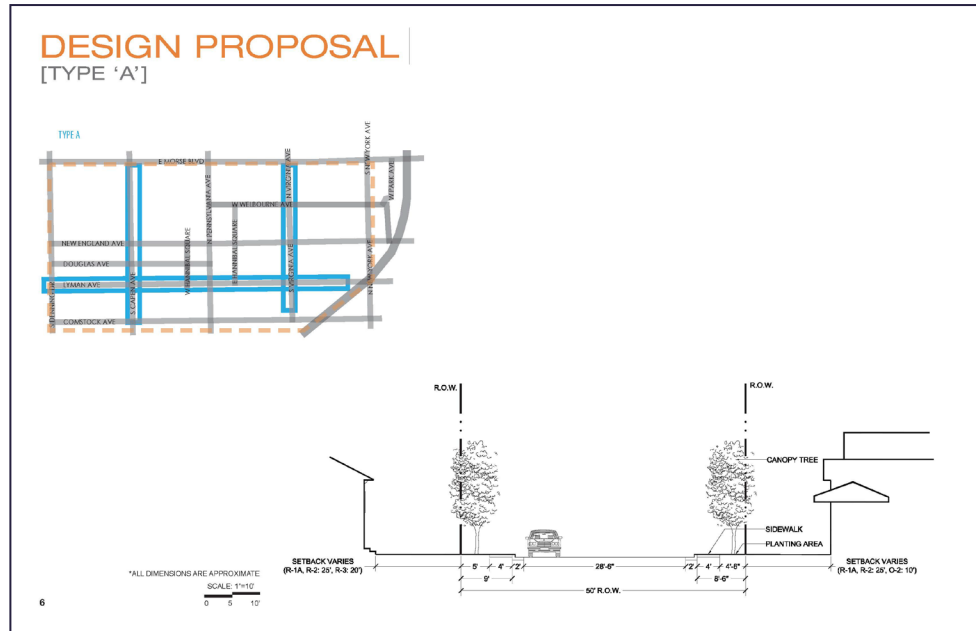
Discussed by the CRA Advisory Board in early 2019, the intent was born out of discussions on the next potential streetscape improvement project by the CRA. After Denning Drive (2017), New York Avenue (2020), and Orlando Avenue (mid-2020's), a question resided if there were additional streetscape opportunities within the district. A comprehensive approach was taken to residential streets within the CRA with a specific focus on the west side. There are several examples of this type of study within the CRA area including the 1997 Duany Plater-Zyberk & Company plan which evaluated scale, traffic movement, landscaping, pedestrian access, and housing.

HANNIBAL SQUARE DISTRICT STUDY AREA

The study provided by Dix-Hite outlines concepts for consideration and provides a potential cost estimate per lineal foot of potential improvements. The board additionally



discussed how to approach these types of improvements as they could be incorporated by policy, incentive, or capital improvement project. Should that reach consensus,



the additional question remained on a starting point. The CRA Advisory Board suggested considering New England Avenue and evaluating a “fill the gaps” approach. CRA advisory board direction was to consider New England Avenue as a potential starting point for this project. Staff’s intent is to bring back a concept for consideration prior to the budget season in Spring 2020.

The CRA investment into Hannibal Square has dated back to its earliest days. From streetscape and design improvements, parking, residential rehabilitation, to the Community and Heritage Center a major focus continues to be placed on improvements to the area.

Digital Inclusion and Education Opportunities

SCOPE:

Evaluate technology initiatives in context of the CRA plan

This item is aspirational in nature. The language of the CRA plan states the Agency will work in several aspects to identify areas for that will lead to better leaning opportunities for the CRA. This includes cooperation with the community, schools, community and civic facilities. Conversely, given the inception dates of the CRA plan, technology driven initiatives are rarely touched upon in either document. This means a reliance on the intent of the CRA plan given current conditions. Elements of this includes current programming such as the Teen Chef program provided by the Community Center and Summer Youth Enrichment Program.

Transportation

SCOPE:

Transportation budget item for design & capital improvements

Transportation is addressed within several locations of the CRA plan, specifically in Objective 8.1 of the 1994 plan that states the need to develop a balanced transportation system which accommodates through traffic and facilities movement within the CRA. In the past, CRA funds have been used for study and analysis as well as capital enhancements such as streetscape and mobility improvements. As the city enters FY2020, how citizens and guests get around the community has become an important discussion to ensure the city maintains its convenience and level of service. The CRA advisory board discussed several considerations that all fall within the umbrella of transportation. These include conversations on the relationship between Morse Boulevard traffic and right-sizing, roundabouts, and alternative transportation modes. Many of these items require additional study and cost estimating, but for the purposes of planning for the latter years of the CRA, the introduction of a transportation improvement line item in the budget may address several of these considerations. Costs would ultimately be determined based on goals, scope, and direction provided by the board.

EXISTING CAPITAL IMPROVEMENT PROJECTS

17-92 Streetscape

BUDGETED SCOPE:

Intersection improvements at Webster, Morse, Fairbanks, Minnesota, Orange Avenue
Decorative lighting on the corridor
Sidewalk improvements
Landscaping (To be additionally considered by the City/CRA)

Dating back to the mid-2000s, this project's origin coincide with the development of a Project Development and Environment (PD&E) study. The project is a partnership between the Florida Department of Transportation (FDOT), the City of Winter Park and the Winter Park CRA. Improvements account for the 2016 PD&E update as well as the 2019 Memorandum of Understanding (MOU). This will include intersection improvements of Orlando Avenue and Fairbanks, Morse, and Webster Avenue including mast arms, landscaping, pedestrian safety, and stormwater utility improvements. In addition, the CRA's local contribution will provide for sidewalk improvements in excess of six feet where applicable.

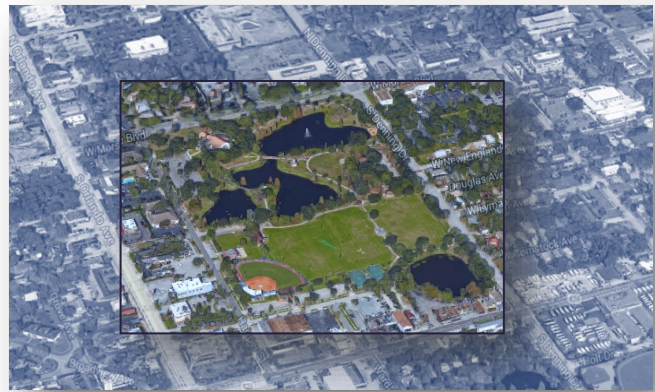
Secondly, the 2019 MOU amendment was provided and approved by the City Commission on May 13, 2019. Costs within the amendment include decorative lighting throughout the corridor, mast arm improvements at Orange and Minnesota Avenue, and additional landscaping over and above the original PD&E. Total costs for additional mast arms and landscaping improvements are currently being coordinated with FDOT. They are estimated to be included in budget year FY2020-2021.

MLK Parking and Landscaping

BUDGETED SCOPE:

Parking, landscaping, percolated greenspace improvements for stormwater

The 1999 CRA Plan amendment outlines improvements to Lake Island (MLK Park) including lake edge and landscaping enhancements, parking, plantings, and stormwater improvements. This items budget allocation of \$1,000,000 is consistent with the objectives above and is in coordination with City departments and the improvements to the area.



Martin Luther King Jr. Park

Denning/Fairbanks Improvements

BUDGETED SCOPE:

Pursue acquisitions to facilitate stormwater and improve traffic flow

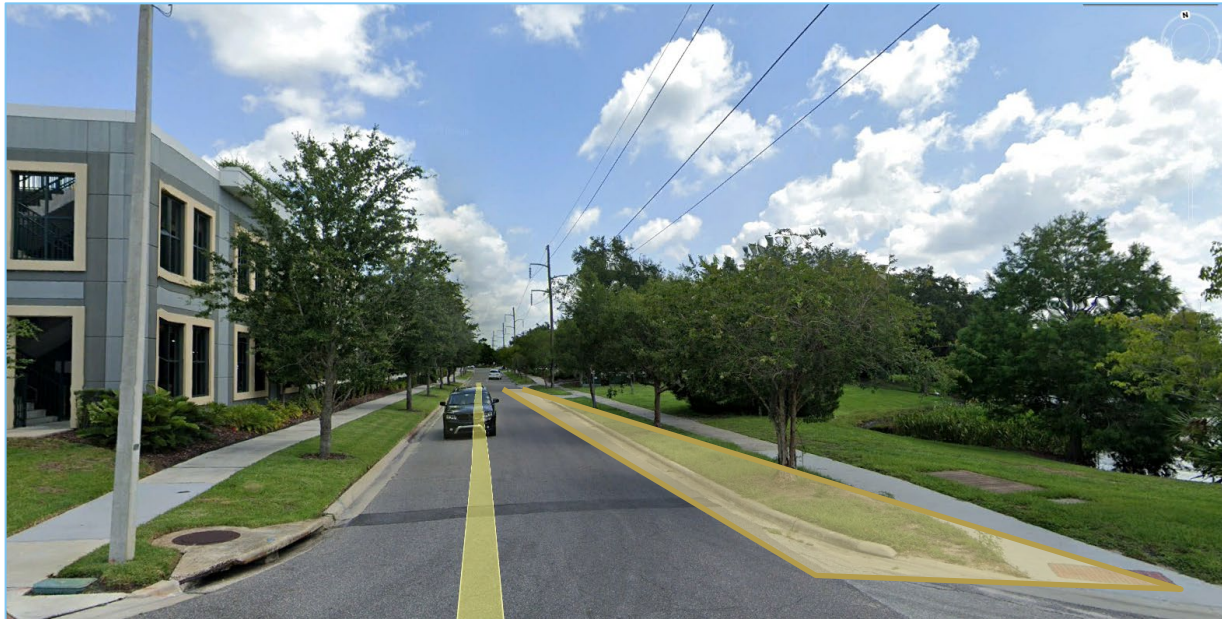
In coordination to the item above, the southeast corner of MLK park is an area for evaluation of stormwater and traffic enhancements. The \$1,000,000 allocated towards this item is in pursuit of these objectives.

Harper Parking

BUDGETED SCOPE:

24 additional spaces on east side of Harper Street
Street grading to complement MLK Park

Streetscape improvements are fairly common for the Winter Park CRA. The CRA Expansion Amendment identifies Lake Island Park as a huge hidden asset, and future development shall be patterned in a fashion that takes advantage of this resource. The plan further acknowledges that parking may be an additional need to respond to demand for events. The budgeted value of this improvement is totaled at \$382,000.



BUDGETED SCOPE:

MASTER PLAN: Enlist third party consultant to develop list of potential stormwater improvements to potentially be funded later

MLK REGIONAL STORMWATER: Funding allocated to physical improvements at the site

CRA Stormwater Master Plan

The CRA Plan and Amendment addresses improvements related to stormwater enhancements. Staff has partnered with the Public Works department in seeking out a private consultant on the development of a CRA stormwater master plan to uncover potential improvements through planning and capital investment. The development of a scope of work by the consultant is underway. \$350,000 is currently budgeted for this item.



MLK Regional Stormwater

The CRA plan identifies stormwater management as a consideration including improvements to the drainage basin near MLK Park. This CRA budget allocation will look to provide support from a construction perspective. This item may work in concert with the development of a CRA stormwater plan. Total budget for this item is currently \$350,000.



Downtown Improvements

BUDGETED SCOPE:

Street lights repainted
garbage/recycling cans repaired and/or replaced
Central Park Irrigation improvements
Central Park Stage improvements/public restrooms (design)

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 that, in lieu of replacement, paint could provide a refreshed look to the existing inventory. Commencement of this item is slated for January 2020.

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. The locks were replaced in December 2019. Thirdly, the CRA will partner with the Parks department on irrigation improvements to Central Park and lastly designing potential improvements to the Central Park stage area. The total budgeted amount for this item is \$250,000.

Central Park Stage Area:

The stage was originally constructed in the early 1980's. 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. City staff has observed several limitations at the site including: tears in the canvas, foundational cracking on the stage, audio limitations, faded aesthetics, limited electric outlet functionality, eroded mechanisms for raising banners, and lack of restroom facilities.

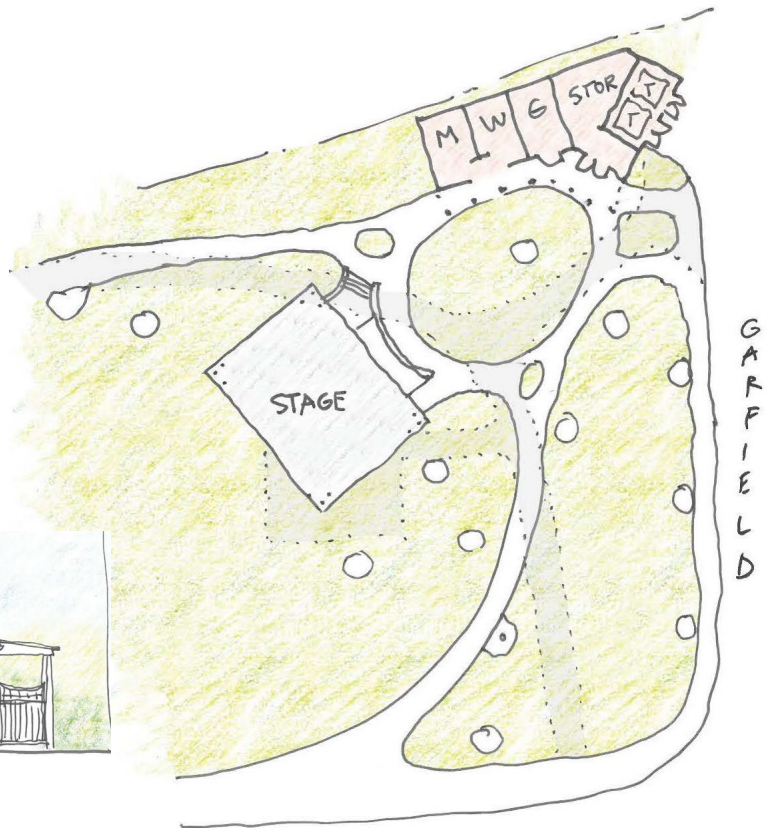
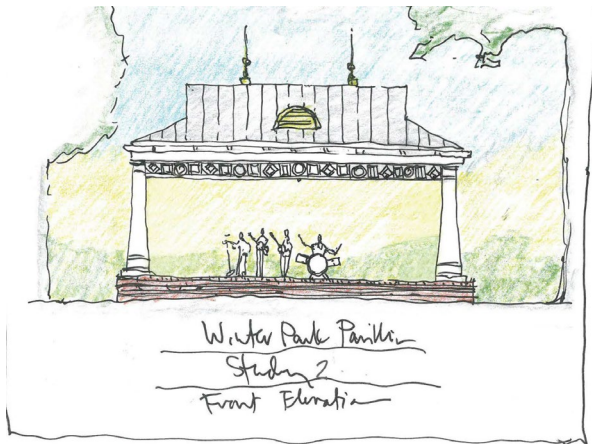
Outreach on the project to date has included the Parks and CRA Advisory Board, nonprofit partners including the Rotary, Morse Genius Foundation, the Bach Festival, and local merchants and Chamber of Commerce.

Ordinance 2327 remains an outstanding issue on this item. It states that a referendum must be called for any improvements on city owned lands in or adjacent to Central Park. The CRA Advisory Board as asked for this to be considered as part of the evaluation of this project.



The images below outline a concept for consideration of a new stage and bathroom. They do not indicate any consensus other than due diligence of the concept and may be amended moving forward.

Design Concepts provided by Zyscovich Architects



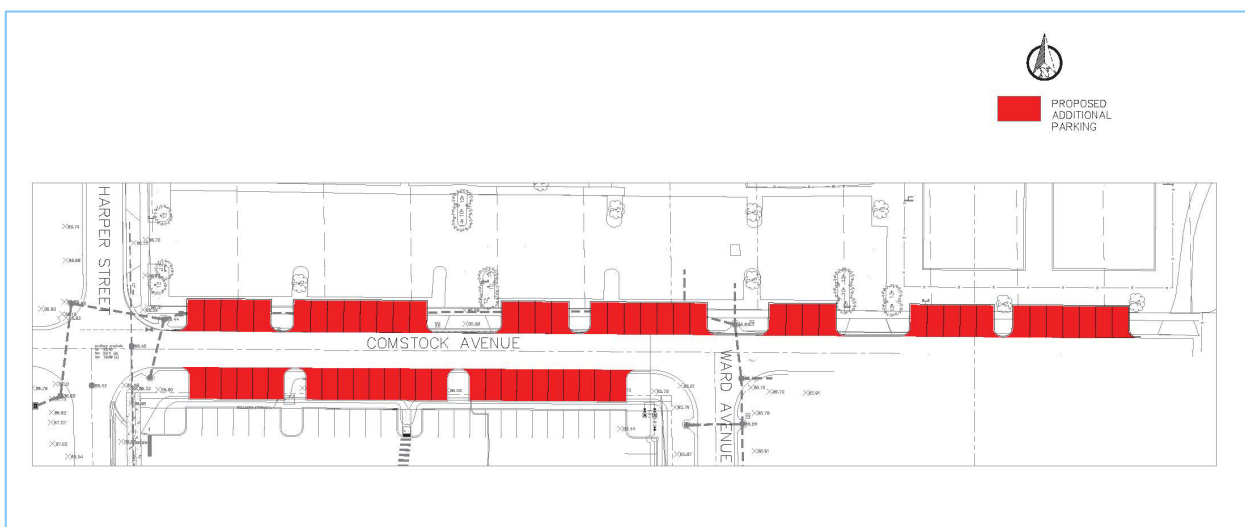
West Comstock Parking

BUDGETED SCOPE:

65 parking spaces on the south end of MLK Park with pervious pavers

The Agency has approved additional 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. The improvement also considers pervious pavers at the site.

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. The project is funded in coordination with other improvements located near MLK Park at a cost of \$175,000.



Parking Strategies

BUDGETED SCOPE:

Funding for 2017 Parking Strategies report
(yet to be determined)

In 2017-18, the Planning and CRA departments reviewed existing parking conditions to determine better opportunities for management of the downtown parking supply. Upon completion of a parking strategy update, the city was successful in implementing modernizations to the parking code, improving enforcement practices, and upgrading technology in public parking areas.

The funding moving forward looks to continue those achievements by evaluating the potential for any additional programs/projects associated with the strategy update. \$150,000 has been allocated for this item.



Affordable Housing Additional Funds

BUDGETED SCOPE:

Funding for future affordable housing programs/project
(yet to be determined)

The CRA has a history of providing affordable housing opportunities within the district. As of 2018, the CRA has been involved in 185 rehabilitated and new homes accounting for its partnerships with single-family homeowners and organizations such as the Hannibal Square Community Land Trust and Winter Park Housing Authority.



Staff is seeking additional input from the advisory board and Agency on how the budgeted \$100,000 additional funding may be applied.

APPENDIX

CRA Map

