

winter park



agenda

November 21,, 2013

City Commission Chambers

401 S. Park Ave. 2nd Floor

CRA advisory board

1 administrative items

- A. Approval of the Workshop Minutes from 09/24/13
- B. Approval of Meeting Minutes from 09/26/13

2 action items

- A. Review and approve Notice of Property Disposal for 300 N. Pennsylvania Avenue
- B. Review and approve Notice of Property Disposal 321 Hannibal Square West

3 informational items

4 new business items

5 adjournment items

appeals & assistance

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

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

winter park



community
redevelopment
agency

agenda item

meeting date November 21, 2013

item type ☒ Administrative
☐ Action
☐ Information

approved by ☐ City Manager
☐ City Attorney
☒ N/A

CRA advisory board

Subject: Item 1A, & 1B

Approval of the September 24, 2013 work session minutes.
Approval of the September 26, 2013 board meeting minutes.

motion | recommendation

Approval of the minutes as attached.

Background

N/A

alternatives | other considerations

N/A

fiscal impact

N/A

strategic objective

N/A

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

**Work Session
12:00 pm**

**September 24, 2013
Chapman Room**

MINUTES

Chairman, Hal George, called the meeting to order at 12:03 pm.

BOARD MEMBERS PRESENT: Hal George, John Dowd, Joe Terranova

BOARD MEMBERS ABSENT: Daniel Butts, Susan Lawrence, Alan Thompson

STAFF MEMBERS PRESENT: David Buchheit, Laura Neudorffer, Jeff Briggs, Caleena Shirley

Item A: Notice of Disposal:

Dori Stone, Planning & CRA Director, gave a brief overview of two properties that are being considered for Notice of Disposal. 300 N. Pennsylvania Ave and 321 Hannibal Square West. Mr. Terranova gave a background on the prior discussions that had taken place with former CRA employees pertaining to the said properties. Mrs. Stone is planning to present the Notice of Disposal to the City Commission at the October 14, 2013 Commission meeting. Denise Weathers with Community Land Trust also spoke on the properties and the interest of Community Land Trust to be considered for first priority on purchasing and developing the properties.

Item B: Strategic Plan Survey Update

David Buchheit, CRA Manager, provided the Board Members with an update on the progress of the Survey to review and explained the process for distributing as well as receiving responses.

Meeting adjourned at 12:44 p.m.

Chairperson, Hal George

CRA Coordinator, Laura Neudorffer

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

Meeting
5:30 pm

September 26, 2013
Commission Chambers

MINUTES

Chairman, Hal George, called the meeting to order at 5:33 pm.

BOARD MEMBERS PRESENT: Hal George, John Dowd, Joe Terranova

BOARD MEMBERS ABSENT: Susan Lawrence, Alan Thompson, Daniel Butts

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

APPROVAL OF MINUTES: Quorum was not secured

Item A: Strategic Plan Survey:

David Buchheit, CRA Manager, gave a brief summary of the progress of the survey and what measures the CRA is taking to ensure a successful level of response from all areas of the community.

Mr. George reminded staff to use the Business Tax Certificate listing to help ensure proper addressing to business owners as he is always disappointed in the rate of return on the surveys.

Mr. Buchheit assured the Board that Staff is planning "stations" throughout the City to assist and allow citizens from every area the opportunity to participate in the survey.

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

Mrs. Stone gave an overview and update on the process of presenting a Notice of Disposal to the Board. Action could not be taken as a quorum was not secured.

Mr. George opened the floor for Public comment informing those present that no action could be taken on the item due to the lack of a quorum.

Several members of the community voiced their concerns.

Meeting adjourned at 6:04 p.m.

Chairperson, Hal George

CRA Coordinator/Board Liaison, Laura Neudorffer



meeting date November 21, 2013

item type ☐ Administrative☒ Action☐ Informationapproved by ☐ City Manager☐ City Attorney☒ N/A

CRA advisory board

Subject: Item 2A

Review and approve the disposal of property located at 300 N. Pennsylvania Avenue

motion | recommendation

Approve the disposal of property within the CRA boundaries pursuant to Chapter 163.380, Florida Statutes, on city-owned property located at 300 N. Pennsylvania Avenue, allowing the CRA Advisory Board to make a recommendation on any proposals to the CRA Agency and the City Commission.

Background

CRA staff has received a request to purchase the city-owned property located at 300 N. Pennsylvania Avenue. A developer is interested in building an office building similar to the one currently under construction at 271 N. Pennsylvania Avenue.

The process to advertise the disposal of this property is found under Chapter 163.380, Florida Statutes, which requires the city to advertise the parcel for redevelopment and consider the proposals prior to the disposal of the property. Since the property is located within the CRA boundaries, consideration of the CRA Advisory Board is the first step in this process.

This property was purchased by the City in 1994 and is indicated in the 1994 original CRA Plan as a business/commercial area. The Future Land Use is Commercial and the zoning on the property is C-3 and PL. The land is currently vacant. The office use proposed is compatible with the intent of the CRA Plan to expand the commercial development along Pennsylvania. The property is approximately .45 acre in size.

This parcel is also noted in the 2007 Memorandum of Understanding between the City and the Hannibal Square Community Land Trust as a parcel of interest. In the MOU, the HSCLT has the right to petition for a Notice of Disposal (NOD) to develop the site at a point of time that would be advantageous to their organization. In an evaluation from the CRA Agency attorney, the MOU does not prohibit the CRA or the City from advertising the property for

redevelopment.

Staff feels that new and continued development of vacant and underdeveloped parcels within the CRA is beneficial to the purpose and mission of the CRA and its residents and business owners. With the economy beginning to improve, the opportunity to create jobs and add to the tax base of the CRA is significant.

Staff intends to acquire an appraised value of the property during the advertised timeframe of the NOD.

A copy of the draft NOD is attached for the Advisory Board's review.

alternatives | other considerations

The CRA Advisory Board may choose to not pursue a NOD at this time .

fiscal impact

The Orange County Property Appraiser's currently has a market value of approximately \$395,000 on the site. Confirmation of the value would be done through an appraisal.

strategic objective

This redevelopment is consistent with the CRA Plan approved in 1994 and meets the intent of the Plan to expand the business/commercial district of the CRA.

**Notice of Intent to Dispose of Property at
300 N. Pennsylvania Avenue, Winter Park, Florida**

The City of Winter Park, Florida, intends to dispose of its property at 300 N. Pennsylvania Avenue, Winter Park, Florida, Tax Parcel Identification Number 05-22-30-9400-23-140, also described as Lots 14, 15 and 16, Block 23, Revised Map of the Town of Winter Park, according to the Plat thereof as recorded in Plat Book A, Pages 67 through 72, of the Public Records of Orange County, Florida. The property is zoned O-1 Office District. The City is interested in disposing of this property in return for a commitment to redevelop the site as a commercial use within the Community Redevelopment Area (CRA).

The CRA is obligated to devote such real property only to the uses specified in the Community Redevelopment Plan and demonstrate that the proposed activity will serve to prevent the reoccurrence of slum and blight.

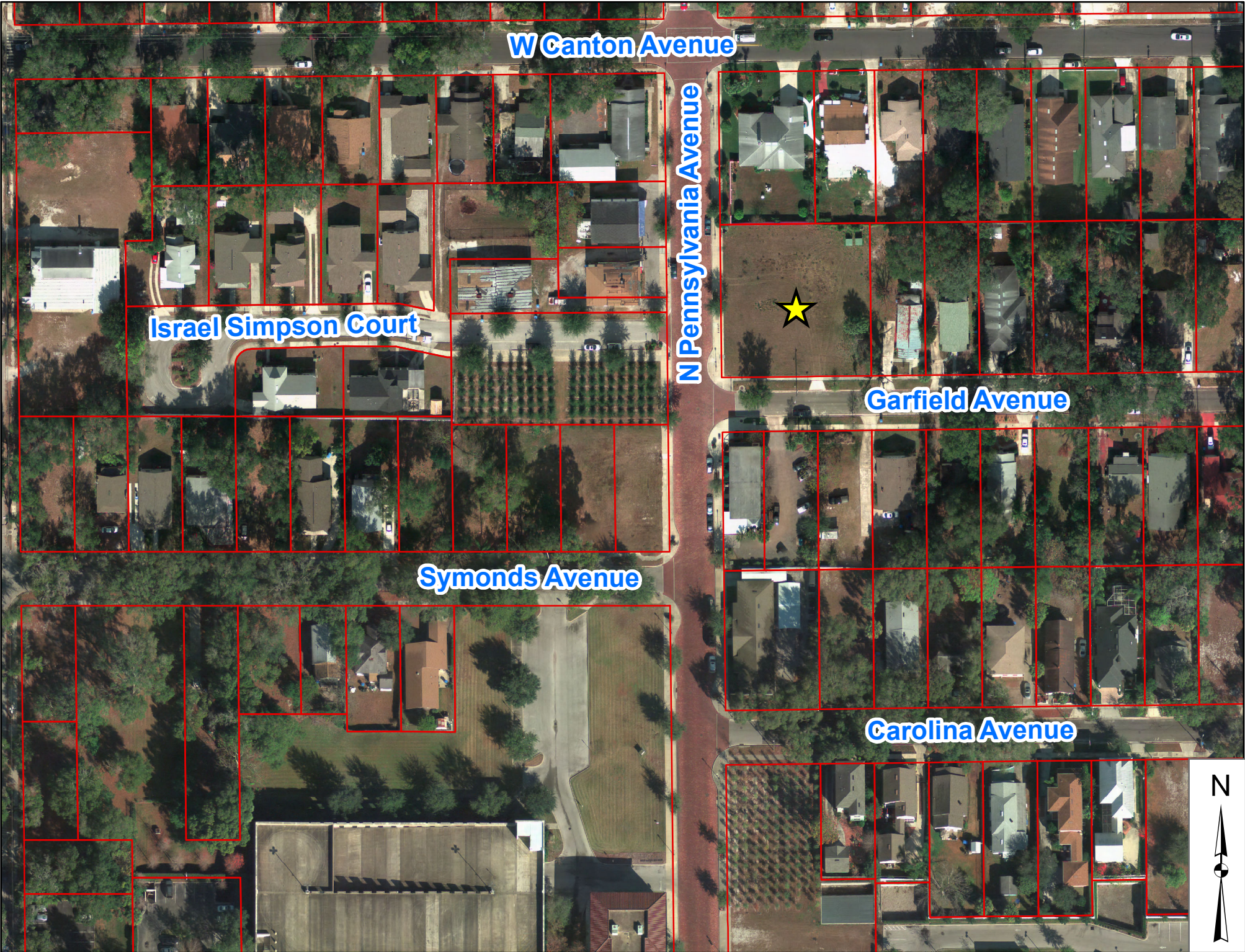
Sealed proposals, 1 original and 5 copies, shall be delivered to the Office of the City Clerk, in City Hall, 401 Park Avenue South, Winter Park, Florida 32789 on or before Monday, November 18, 2013 at 10:00 A.M. or they will not be considered. It is the sole responsibility of the respondent to see that the company or individual's proposal is in the hands of the City, stamped and dated by personnel in the Clerk's office before the due date and time indicated herein.

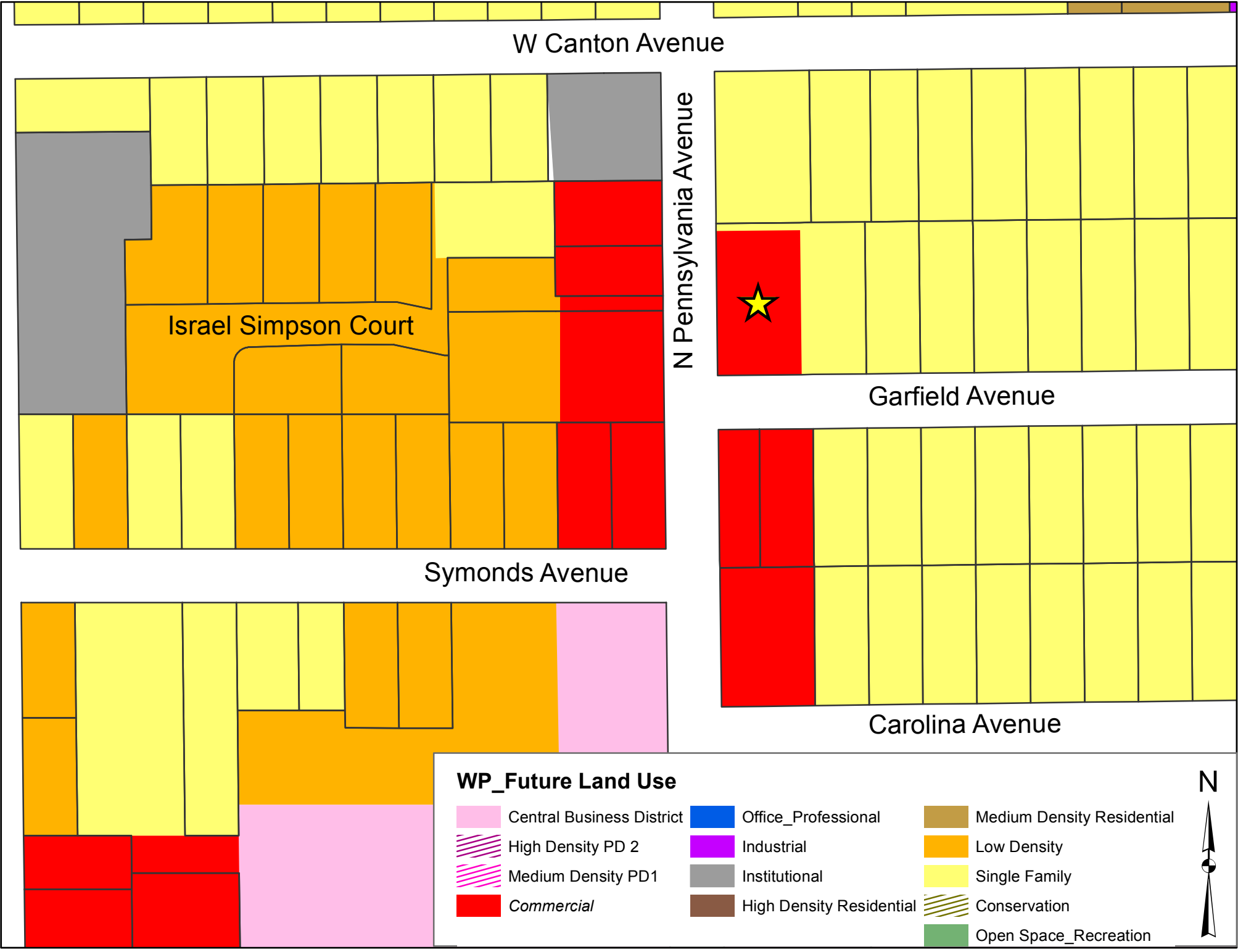
It is the respondent's responsibility to be sure that all information submitted is correct and complete and that the requirements for the proposal have been met. Failure to do so may cause the proposal to be rejected from consideration. The City reserves the right to accept or reject any or all proposals, in part or in total, as deemed in the best interests of the City. The City accepts no responsibility for any costs incurred during the preparing or presenting of the proposals. All proposals must be submitted in writing; no FAX or telephone proposals will be accepted. **ALL PROPOSALS MUST BE MARKED ON THE OUTSIDE OF THE ENVELOPE WITH THE PROPOSAL NAME AND THE TIME AND DATE OF THE OPENING.**

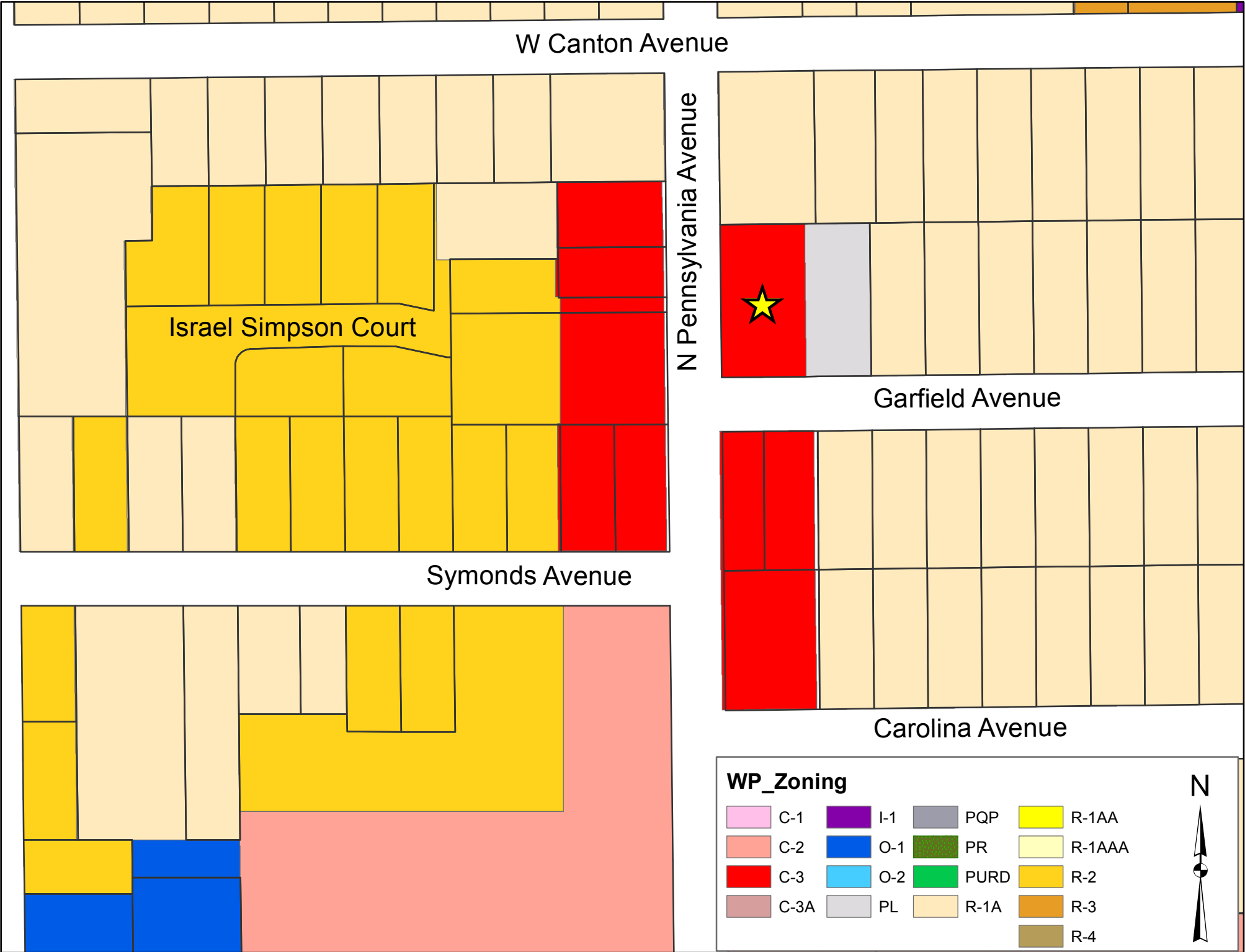
This public notice complies with Florida Statutes Section 163.380. Further information is available in the Planning and Community Development Office at City Hall and by calling the Director at 407-599-3665. The notice of the CRA's ultimate disposition of the subject real property to a specific party, and the terms and conditions of the disposition will be made at a duly noticed public meeting.

/s/: Cynthia Bonham, MMC, City Clerk

PUBLISH: _____, 2013 (Orlando Sentinel)









agenda item

meeting date November 21, 2013

item type ☐ Administrative
☒ Action
☐ Information

approved by ☐ City Manager
☐ City Attorney
☒ N/A

CRA advisory board

Subject: Item 2B

Review and approve the disposal of property located at 321 Hannibal Square W.

motion | recommendation

Approve the disposal of property within the CRA boundaries pursuant to Chapter 163.380, Florida Statutes, on city owned property located at 321 Hannibal Square W., allowing the CRA Advisory Board to make a recommendation on any proposals to the CRA Agency and the City Commission.

Background

CRA staff has received a request to purchase the city-owned property located at 321 Hannibal Square West. Property located within the CRA must go through a defined disposal process. The first step of this process is to advertise a notice of disposal for the property and solicit interested developers to submit proposals for consideration.

This property was purchased by the City in 1991 for \$6,250. The 1994 CRA Plan highlights this area as residential but also within the Hannibal Square corridor. A portion of this parcel was incorporated into the development of the Heritage Center, leaving a lot that does not conform with city zoning requirements. The Future Land Use is residential and the zoning is R-1A.

This parcel is also noted in the 2007 Memorandum of Understanding between the City and the Hannibal Square Community Land Trust as a parcel of interest. In the MOU, the HSCLT has the right to petition for a Notice of Disposal (NOD) to develop the site at a point of time that would be advantageous to their organization. In an evaluation from the CRA Agency attorney, the MOU does not prohibit the CRA or the City from advertising the property for redevelopment.

As with Agenda Item 2A, Staff feels that new and continued development of vacant and underdeveloped parcels within the CRA is beneficial to the purpose and mission of the CRA and its residents and business owners. This parcel is challenging based on its current configuration and the overlap of the Heritage Center onto the northern boundary.

Staff intends to acquire an appraised value of the property during the advertised timeframe of the NOD.

A copy of the draft NOD is attached for the Advisory Board's review.

alternatives | other considerations

The CRA Advisory Board may choose to not pursue a NOD at this time.

fiscal impact

The Orange County Property Appraiser's currently has a market value of approximately \$40,000 on the site. Confirmation of the value would be done through an appraisal.

**Notice of Intent to Dispose of Property at
321 Hannibal Square W., Winter Park, Florida**

The City of Winter Park, Florida, on behalf of the City of Winter Park CRA Agency, intends to dispose of its property at 321 Hannibal Square West, Winter Park, Florida, Tax Parcel Identification Number, 05-22-30-9400-50-160, also described as Town of Winter Park A/67 & B/86 & Misc Book 3/220, Lot 16, Block 50 of the Public Records of Orange County, Florida. The property is zoned R-1A. The City is interested in disposing of this property in return for a commitment to redevelop the site within the Community Redevelopment Area (CRA).

The CRA is obligated to devote such real property only to the uses specified in the Community Redevelopment Plan and demonstrate that the proposed activity will serve to prevent the reoccurrence of slum and blight.

Sealed proposals, 1 original and 5 copies, shall be delivered to the Office of the City Clerk, in City Hall, 401 Park Avenue South, Winter Park, Florida 32789 on or before Monday, November 18, 2013 at 10:00 A.M. or they will not be considered. It is the sole responsibility of the respondent to see that the company or individual's proposal is in the hands of the City, stamped and dated by personnel in the Clerk's office before the due date and time indicated herein.

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/s/: Cynthia Bonham, MMC, City Clerk

PUBLISH: _____, 2013 (Orlando Sentinel)

