



Community Redevelopment Advisory Board Regular Meeting

Agenda

November 9, 2023 @ 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - 2. Consent Agenda**
 - a. Approve the minutes of the regular meeting, September 29, 2023 1 minute
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Action Items**
 - 5. Non-Action Items**
 - a. CRA Extension & Expansion 20 minutes
 - b. Central Park Area Improvements: Public Facility 10 minutes
 - 6. Staff Updates**
 - a. Staff Updates 10 minutes
 - 7. Board Comments**
 - 8. Upcoming Agenda Items**
 - 9. Adjournment**



Community Redevelopment Advisory Board

agenda item

item type

Consent Agenda

meeting date

November 9, 2023

prepared by

Tatia Ghviniashvili, Board Coordinator

approved by**subject**

Approve the minutes of the regular meeting, September 29, 2023

motion | recommendation**background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

1. Draft Minutes 092923



Community Redevelopment Advisory Board Meeting Minutes

September 29, 2023 at 5:30 p.m.

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

Present

Carlos Benitez, Lindsay Eriksson, Sherwin Sargeant, Anjali Vaya, Matthew Downs, and Maria Bryant.

Absent

Jay R. Trent

Staff Present

Assistant Director of Economic Development/CRA Kyle Dudgeon; Economic Development/CRA Coordinator Anne Sallee; Virtually: Board Coordinator Tatia Ghviniashvili.

1) Call to Order

The meeting was called to order at 5:40 p.m.

Staff commented on absenteeism on all city boards as it concerns the City Commission.

Sherwin Sargeant arrived at 5:42 p.m.

Anjali Vaya arrived at 5:45 p.m.

- a. Selection of Vice Chair

Motion made by Carlos Benitez to nominate Anjali Vaya as Vice Chair; seconded by Maria Bryant. Motion carried unanimously with a 6-0 vote.

2) Consent Agenda

- a. Approve minutes of the regular meeting July 28, 2023

Motion made by Maria Bryant to approve the minutes as presented; seconded by Lindsay Eriksson. Motion carried unanimously with a 6-0 vote.

3) Public Comments (for items not on the agenda):

Linda Walker, 794 Comstock Ave, asked questions about recent CRA initiatives and the involvement of staff in the community.

Staff briefly addressed the comments and will email Mr. Walker after the meeting to discuss her concerns/questions in further detail.

4) Action Items

There were none.

5) Non-Action Items

a. CRA Budget approval review

Staff spoke about the current status of the FY23-24 budget and noted the recommendations passed by the CRA Agency. Minor adjustments were made, such as moving post office acquisition funding in future years to stormwater. The new/updated Capital Improvement Project (CIP) list is included in the packet, and it address \$5 million of regional stormwater improvements over the next three years. Staff also spoke about Winter Park Library funding for elevated services, to serve as community development- which will begin October 1. Various other elements and adjustments were noted, and staff spoke further about the Central Park restrooms (as discussed in detail at a previous meeting).

The floor opened for discussion and the board asked questions.

b. CRA extension update

Staff provided the history and background information pertaining to the CRAB extension. The major elements brought forward for the extension are affordable housing, infrastructure resiliency & sustainability, and traffic safety. Number of community meetings, and various internal/external discussions were held. Staff had a call with the consultant and are optimistic that the county will approve the extension and potential expansion.

The board asked a few questions about the elements discussed above and of their importance for an extension.

c. Knowles Paving

Staff is coordinating with Public Works and Parks and Recreation on a repaving of Knowles Ave. The project still requires levels of design review, which includes stormwater improvements, but is being presented before the board for input. The floor opened for discussion and questions.

6) Staff Updates

a. Staff Updates

Staff opened the floor for board questions regarding ongoing improvements/projects (found in the agenda packet).

A brief discussion ensued about upcoming meeting dates, and it was decided to cancel the October 26 meeting because staff will be attending a conference, and hold it on November 9 instead. Along with combining the regularly scheduled November and December meetings to be held on December 14.

7) Board Comments

There were none.

8) Upcoming Agenda Items

None were discussed.

9) Adjournment

The meeting adjourned at 6:18 p.m.

Minutes approved by the board on _____.
/s/ Tatia Ghviniashvili, Board Coordinator



Community Redevelopment Advisory Board

agenda item

item type

Non-Action Items

meeting date

November 9, 2023

prepared by

Kyle Dudgeon, Assistant Director of Budget and Strategic Programs

approved by

Peter Moore, Director of Budget and Strategic Programs

subject

CRA Extension & Expansion

motion | recommendation

N/A

background

Beginning November 2022, staff has been working on the Agency directive to push forward with a CRA extension request. Since that time, staff has been working with residents, constituents, advisory boards, the Agency, and Orange County on an agreeable means to service that end. To date, staff has had several conversations with these groups including individual stakeholder meetings, publicly advertised community meetings, and monthly CRA advisory board updates. As a result of that scope, an in-depth analysis of potential CRA boundary modifications, and potential 10-year extension of the operational period of the CRA, beyond 2027 and to update the CRA plan was tasked to GAI/Community Solutions Group.

Process

Due to Orange County's 'charter-county- designation, the City of Winter Park must receive the Orange County Commission's authorization to establish a Community Redevelopment Agency, to extend the operational term of the Agency, and to expand the boundaries of the CRA. The mechanism to receive the County's approval is the granting of a Delegation of Authority Resolution by the Orange County Commission.

The process for the CRA Plan update is four (4) Phased. Due to Orange County's Charter County status and the requirements of a Delegation of Authority Resolution, phases of the project subsequent to Phase I will be influenced by the direction and guidance received from the discussions with Orange County. The phases of the Community Redevelopment Plan update are:

Phase I Establish Project Expectations-Discussions with City and Orange County (Completed)
Phase II Background Data Collection (Includes Finding of Necessity evaluations) (Completed)
Phase III Public Engagement and the Preparation of the Community Redevelopment Plan update (Ongoing)

Phase IV Review and Adoption of the Community Redevelopment Plan update (Not yet completed)

Activity to date

Since the board's last briefing on June 13, 2023, there have been two parallel tracks of activity. A technical data collecting and analysis track and a coordination with Orange County Government track. The technical track activities include public engagement and completion of the Finding of Necessity evaluations for three (3) distinct areas, see attached. The coordination with Orange County track activities include meetings and briefings with Orange County leadership and staff. The continuing coordination with Orange County will enable the City to better address shared City/County issues and opportunities through the updated CRA plan.

Technical Track Activities

Public Engagement

- Stakeholder Interviews: Stakeholder interviews with CRA business owners, service agencies and community leaders were held over two continuous days in July at the Community Center.
- On-Line Outreach: Since June, development and posting of a CRA Plan update website is available and linked from the City/CRA website. The website includes an interactive map page, an online survey and a CRA data library. Ongoing online outreach is maintained through continuing postings and updates through the City's website and social media activities.
- Community Workshop: A Community Workshop was held on August 7th at the Community Center to gather additional public input and perspective. Workshop participants were able to identify areas within the existing CRA that were of concern or had specific issues associated with them. Workshop participants were also able to complete questionnaires to identify priorities for future CRA programming and capital improvements. Priorities identified through the public engagement process include: development and maintenance of affordable housing stock; multi-modal transportation improvements connecting the areas within the CRA; and infrastructure improvements to address localized flooding and improve roadway safety. Other items receiving multiple comments included improved lighting in residential areas, neighborhood preservation, encouraging single-family-home development, and supporting small business development within the CRA.

Finding of Necessity Evaluations

A Finding of Necessity evaluation was completed for the Fairbanks Corridor; Lee Road Corridor and a portion of the Orlando Avenue Corridor for potential inclusion within the Winter Park CRA boundaries. Each area was evaluated for the presence of conditions of "slum" or "blight" in accordance with Florida Statutes Chapter 163.340, (7), (8). Each of the potential expansion areas evaluated demonstrated the presence of the requisite conditions for consideration of inclusion within the Winter Park Community Redevelopment Area. "Slum" and "Blight" conditions identified included: dilapidated and deteriorated structures, deteriorated site improvements, health and safety challenges, faulty lot layouts, and proportionally higher calls for emergency services.

Coordination with Orange County

The establishment and continued operations of the Winter Park CRA is authorized through an Interlocal Agreement with Orange County. The City and County have maintained a coordinated

partnership regarding the operation and achievements of the Winter Park CRA. Continued coordination with Orange County throughout the CRA Plan update process and its implementation will provide the optimal conditions to achieve the County's and City's shared redevelopment objectives.

Coordination with Orange County included the following activities and outcome.

-City Leadership Coordination (Part 1)

Mayor and City Manager meet with Orange County Administrator and CRAs Manager.

Outcome: Orange County open to consider City CRA requests if benefits to Orange County can be demonstrated.

-City Project Team Coordination (Part 1)

City Project Team meets with Orange County Administrator, Deputy County Administrator and CRAs Manager to discuss shared redevelopment.

Outcome: City Team and County discuss which County strategic objectives may be achieved and the County benefits that are anticipated from City's requests. Orange County Team recommends continued engagement with County's Winter Park District Commissioner (Commissioner Bonilla).

-City Leadership Coordination (Part 2)

Mayor and City Manager meets with Orange County District Commissioner Bonilla to discuss CRA accomplishments, ongoing challenges, CRA extension and expansion and future redevelopment opportunities.

Map showing existing Winter Park CRA and three (3) potential expansion areas.

Outcome: Commissioner Bonilla provides preliminary support for the City CRA efforts and asks to be included in the CRA Plan update development.

Formal Request Letter from City to Orange County

Based on the discussions held at this and previous meetings, the City of Winter Park sent a formal request letter to the Orange County Managers Offices notifying the County of the City's intent to seek a ten (10) year extension (2027-2037) to the CRA operational timeframe and to seek to expand the CRA boundaries in the three (3) potential expansion areas. Due to Orange County's Charter County status, all CRA extensions, expansions and operations must be authorized by the County.

-Orange County Manager and Staff Internal Briefing

Orange County leadership and staff met internally to discuss the City's CRA request. The CRA's previous accomplishments and the CRA's planned future activities were discussed with regard as to how these activities would benefit Orange County and advance several of the County's key initiatives.

Outcome: After discussions, it was determined that the County would consider the ten (10) year operational timeframe extension and would also consider expansion of the Winter Park CRA into one of the proposed expansion areas (Fairbanks Avenue Corridor). The Fairbanks Area Corridor was selected for consideration due to multiple jurisdictions in the area (Orlando, Winter Park, Orange County), gaps in infrastructure services, and the transitioning nature of the former industrial areas.

Next Steps

The next step in the Winter Park CRA Plan update is to prepare DRAFT CRA Plan update based on engagement and guidance provided by Orange County. These specific guidance points include:

- Expand CRA to include Fairbanks Avenue Corridor area.
- Address Affordable Housing-Infrastructure-Transportation Safety in CRA Plan
- Map showing Fairbanks Avenue Gateway corridor area to be considered for inclusion in Winter Park CRA.
- Redevelopment Strategies and Capital Projects
- Provide Plan drafts to County Staff for review during process.

strategic objectives

Investment in Public Assets & Infrastructure

Fiscal Stewardship

Quality of Life

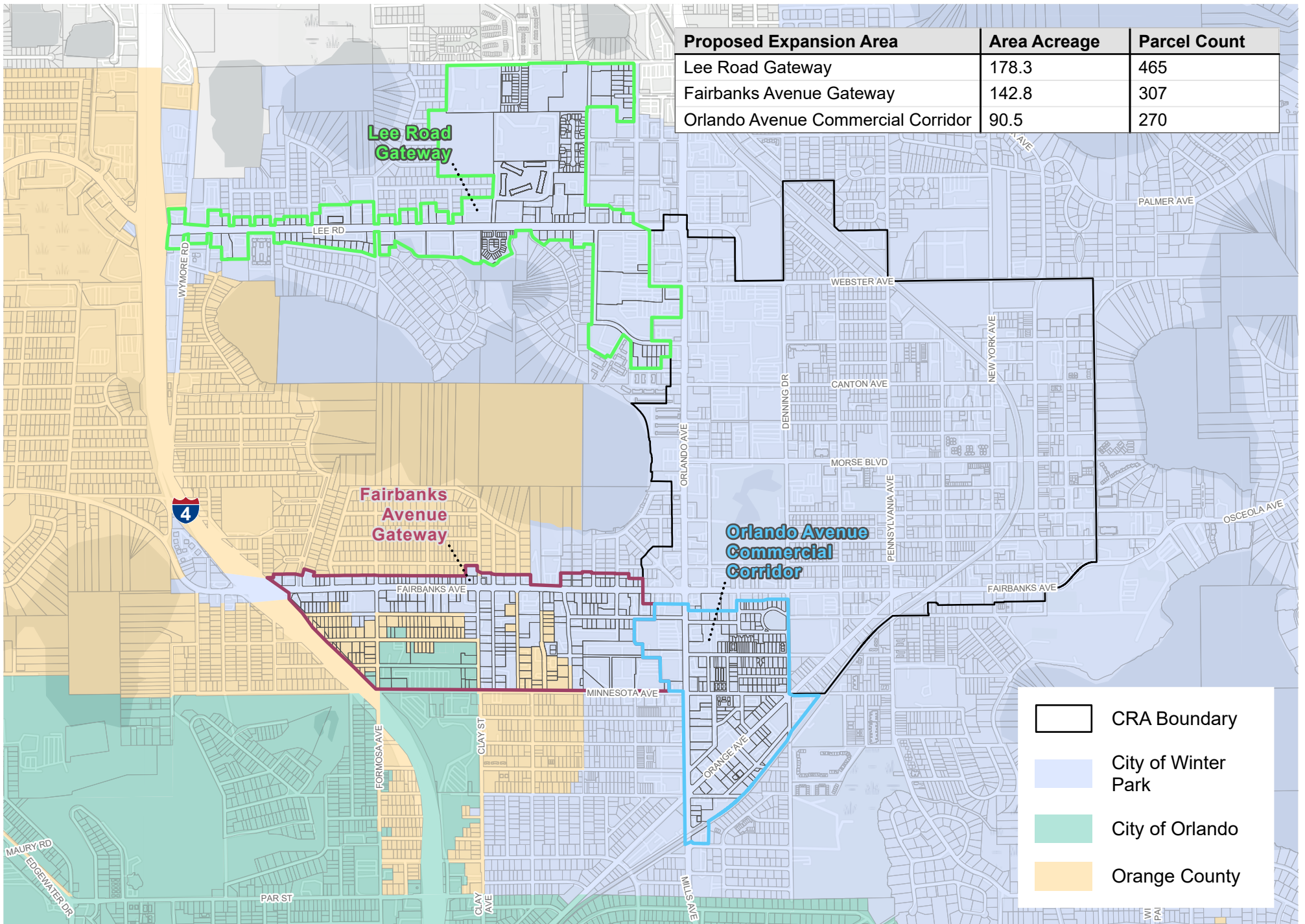
alternatives | other considerations

fiscal impact

Estimated impact would be calculated and included as part of an agreed upon update to the CRA plan

attachments

1. CRA_Expansion Area_Considerations
2. CRA Agency Presentation 11-9-2023 CRA Status Report GAI.CSG



WINTER PARK CRA COMMUNITY REDEVELOPMENT PLAN MODIFICATION

Project Status Report | November 8, 2023



AGENDA

- Project Recap
- Process/Completion
- Activities to Date
 - * Technical Track
 - * Orange County Coordination Track
- Direction from County
- Next Steps





CRA Plan Update



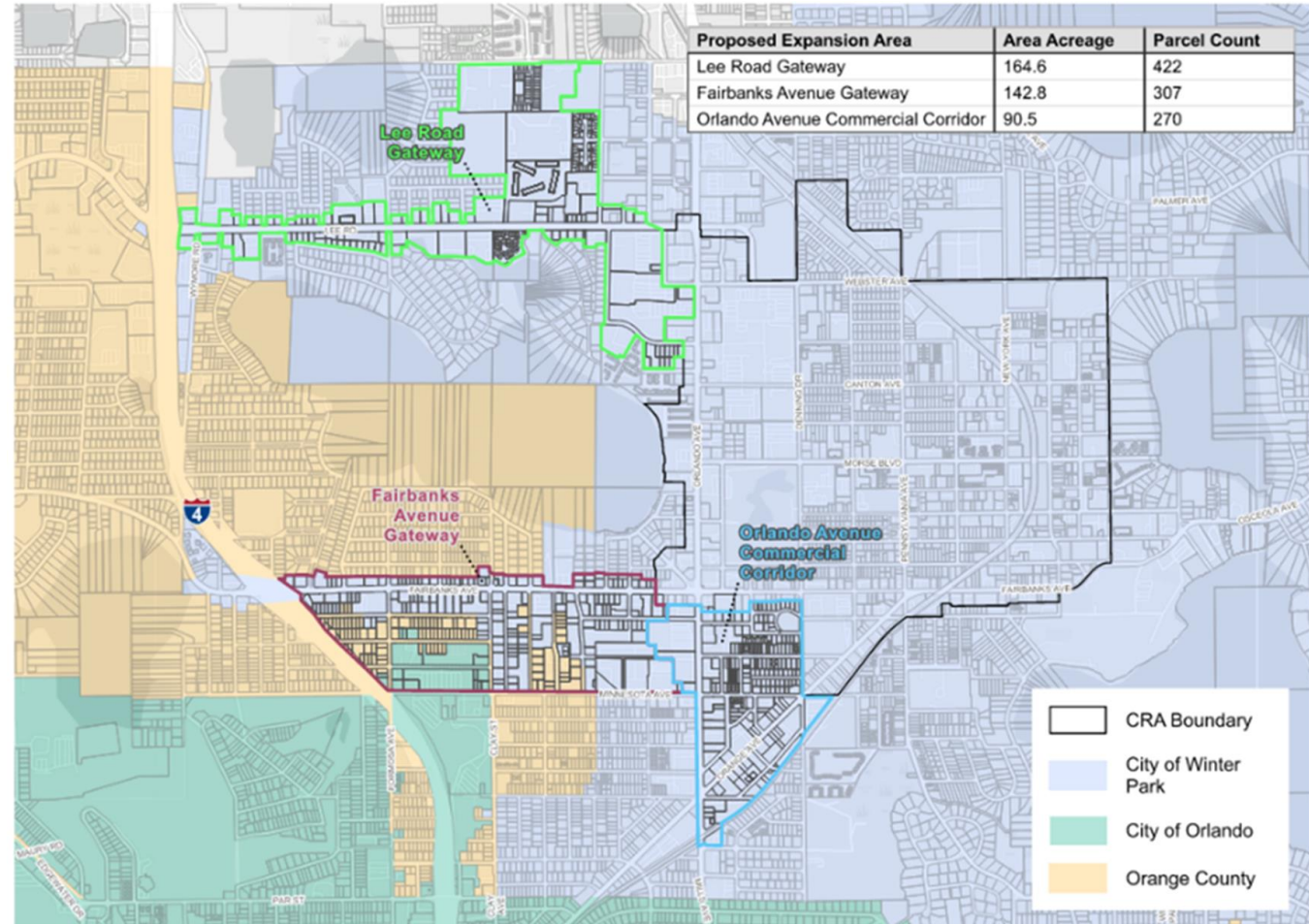
CRA Boundary Amendment

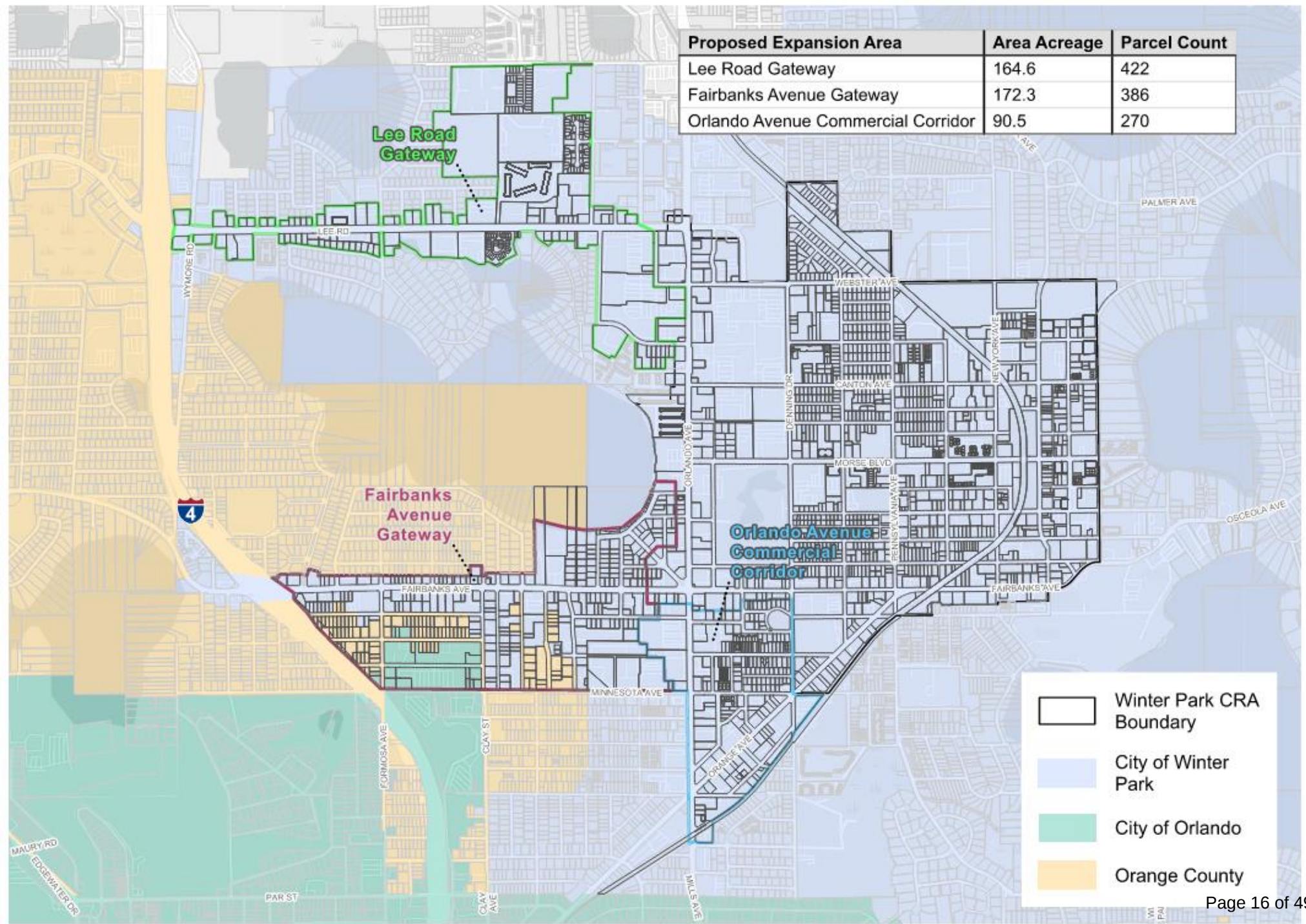
Evaluate adding areas on Gateway/Commercial Corridors

Lee Road
Fairbanks Avenue
Orlando Avenue

Observed Blight and Slum Conditions Include

Dilapidated and deteriorating structures
Flooding and other unsafe conditions
Faulty lot layouts
Defective or inefficient roadway designs
Deteriorating site improvements





CRA Operational Timeframe Extension

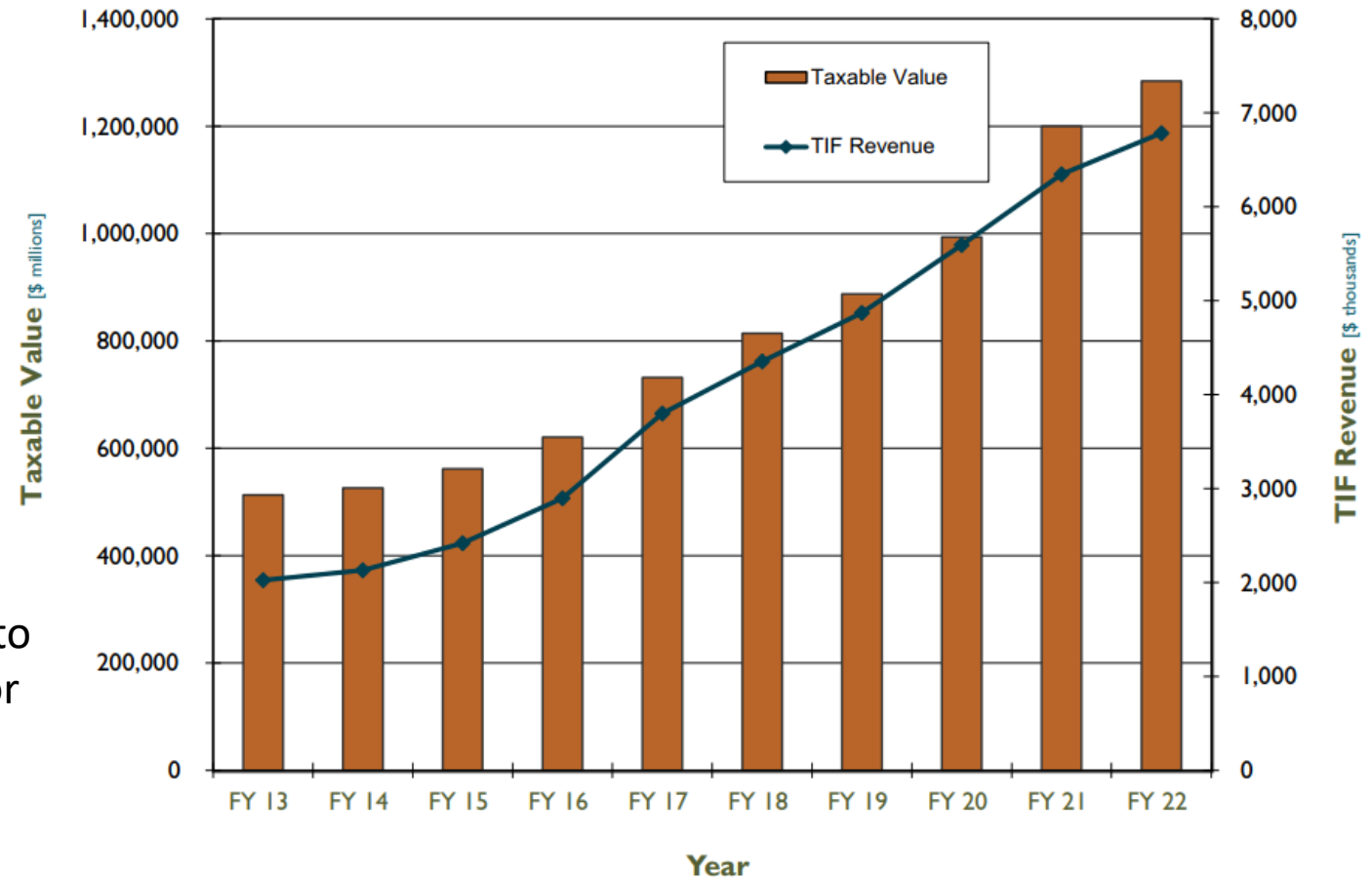
Propose requesting additional 10-20 years (Beyond 2027) of CRA operations from Orange County

WHY 10 more years?

- Address long-term, unfinished projects
- Make up for lost years of economic growth:
 - COVID-19 2020-2022
 - Great Recession 2007-2010
- Address current conditions of 'slum' and 'blight'
- Enables additional infrastructure improvements to encourage economic development, private-sector investment and housing development

Potential extension of operational timeframe will be based on direction received from Orange County

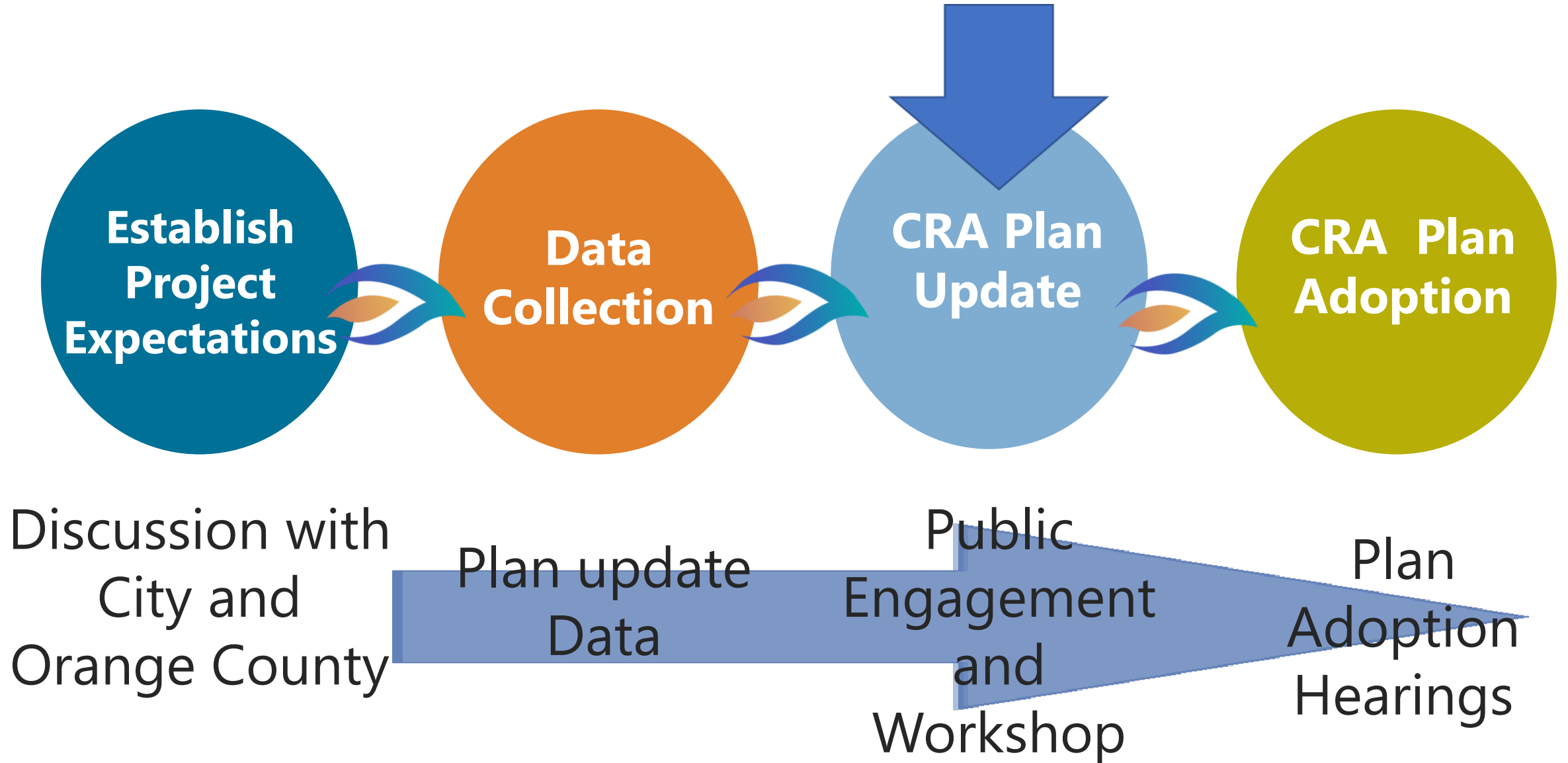
10-YEAR HISTORICAL CRA TAX BASE & REVENUES





Winter Park CRA Plan Update Process Completion

CRA PLAN UPDATE PROCESS





CRA Plan Update Activities to Date

Technical Track

Public Engagement

- Stakeholder Interviews
- On-line presence/website/survey
- Community Workshop

Community Priorities

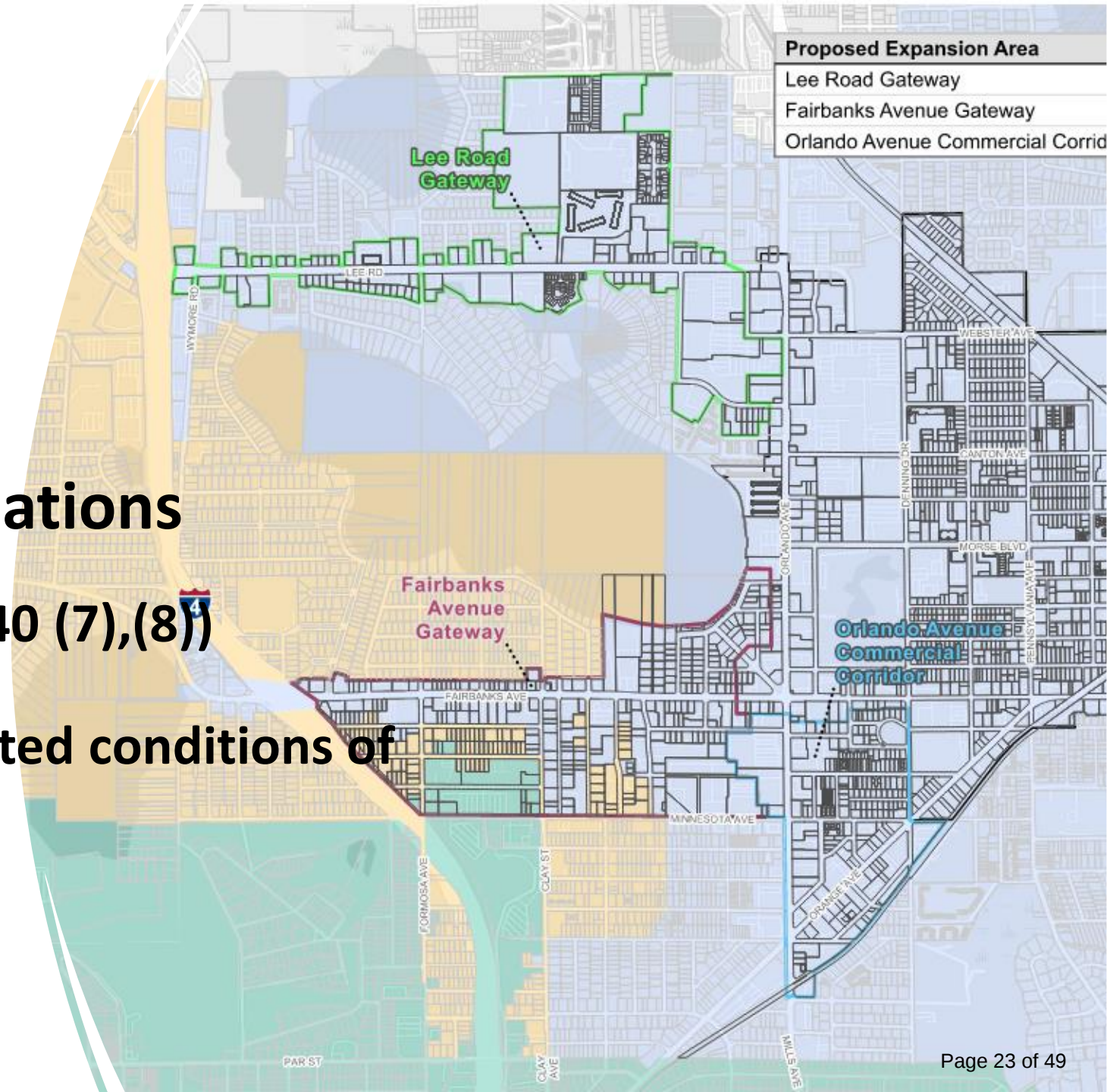
- Affordable Housing
- Multi-modal transportation improvements
- Infrastructure improvements (flooding-lighting-safety)



Technical Track

Finding of Necessity Evaluations

- Slum and Blight (FS 163.340 (7),(8))
- All three areas demonstrated conditions of slum and blight



Proposed Expansion Area
Lee Road Gateway
Fairbanks Avenue Gateway
Orlando Avenue Commercial Corridor

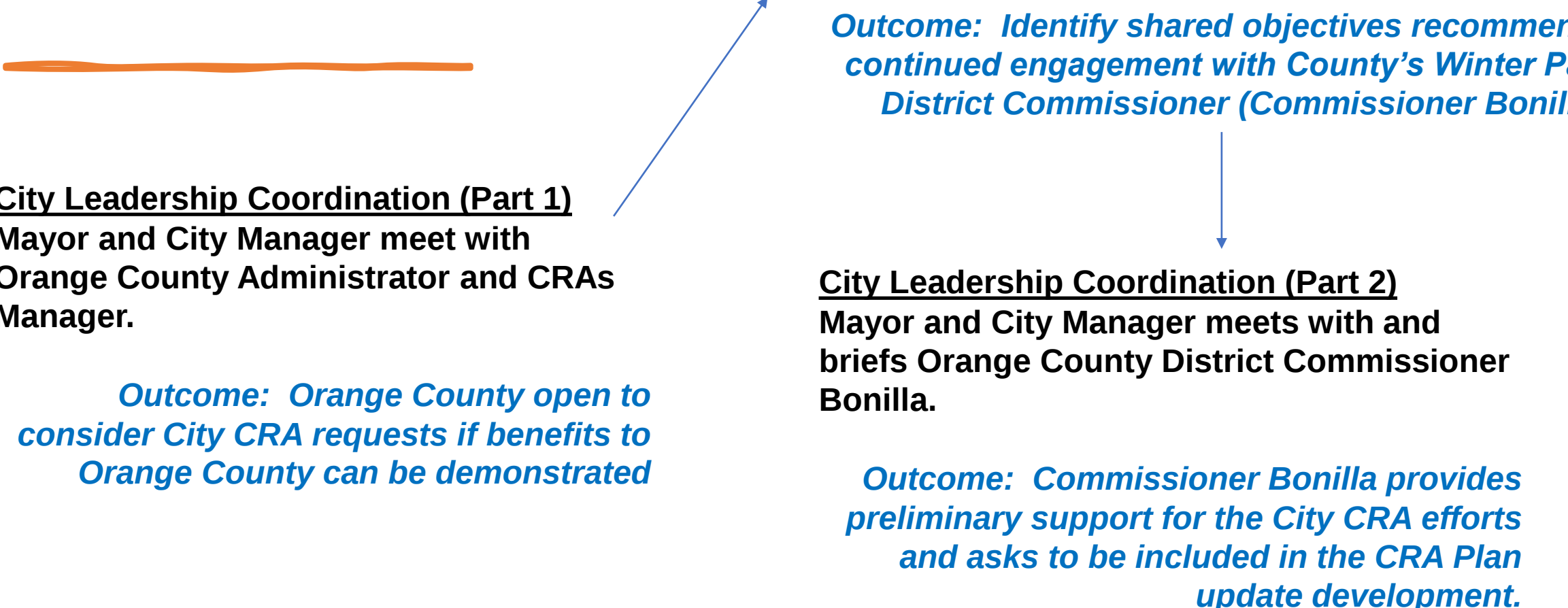
Orange County Coordination Track

Recognize County/City partnership and shared accomplishments

- **Identify shared challenges**
- **Identify shared benefits**
- **Interlocal Agreement**



Orange County Coordination Track



The diagram illustrates the 'Orange County Coordination Track' process. It begins with a horizontal orange line. From the right end of this line, a blue arrow points diagonally upwards to the 'City Project Team Coordination (Part 1)' section. From the left end of the orange line, a blue arrow points diagonally downwards to the 'City Leadership Coordination (Part 1)' section. From the bottom of the 'City Project Team Coordination (Part 1)' section, a blue arrow points diagonally downwards to the 'City Leadership Coordination (Part 2)' section.

City Project Team Coordination (Part 1)

City Project Team meets with Orange County Administrator, Deputy County Administrator and CRAs Manager.

Outcome: Identify shared objectives recommends continued engagement with County's Winter Park District Commissioner (Commissioner Bonilla).

City Leadership Coordination (Part 1)

Mayor and City Manager meet with Orange County Administrator and CRAs Manager.

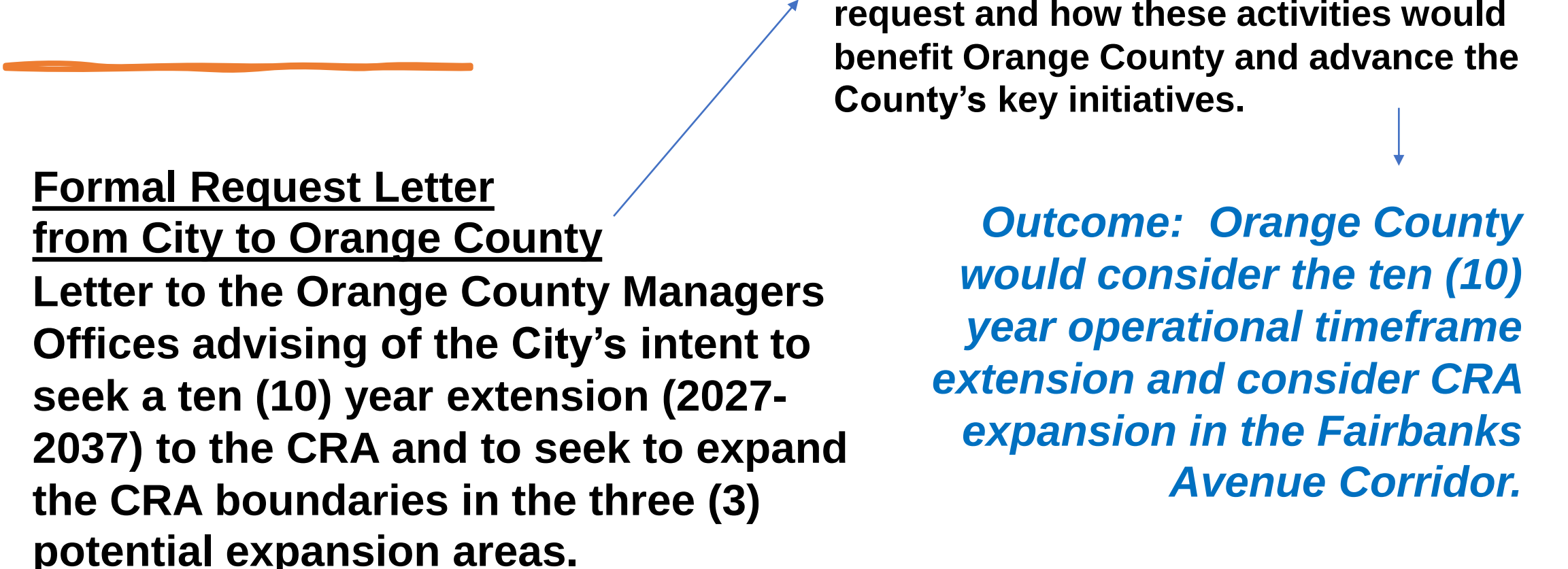
Outcome: Orange County open to consider City CRA requests if benefits to Orange County can be demonstrated

City Leadership Coordination (Part 2)

Mayor and City Manager meets with and briefs Orange County District Commissioner Bonilla.

Outcome: Commissioner Bonilla provides preliminary support for the City CRA efforts and asks to be included in the CRA Plan update development.

Orange County Coordination Track

A diagram showing the flow of information in the Orange County Coordination Track. It starts with a title 'Orange County Coordination Track' at the top left. Below it is a horizontal orange line. To the right of this line is a blue arrow pointing diagonally up and to the right towards the 'Orange County Manager and Staff Internal Briefing' section. Below the orange line is the 'Formal Request Letter from City to Orange County' section. To the right of this section is a blue arrow pointing diagonally down and to the right towards the 'Outcome' section. The 'Outcome' section is written in blue italicized text.

Orange County Manager and Staff Internal Briefing

Orange County leadership and staff met internally to discuss the City's CRA request and how these activities would benefit Orange County and advance the County's key initiatives.

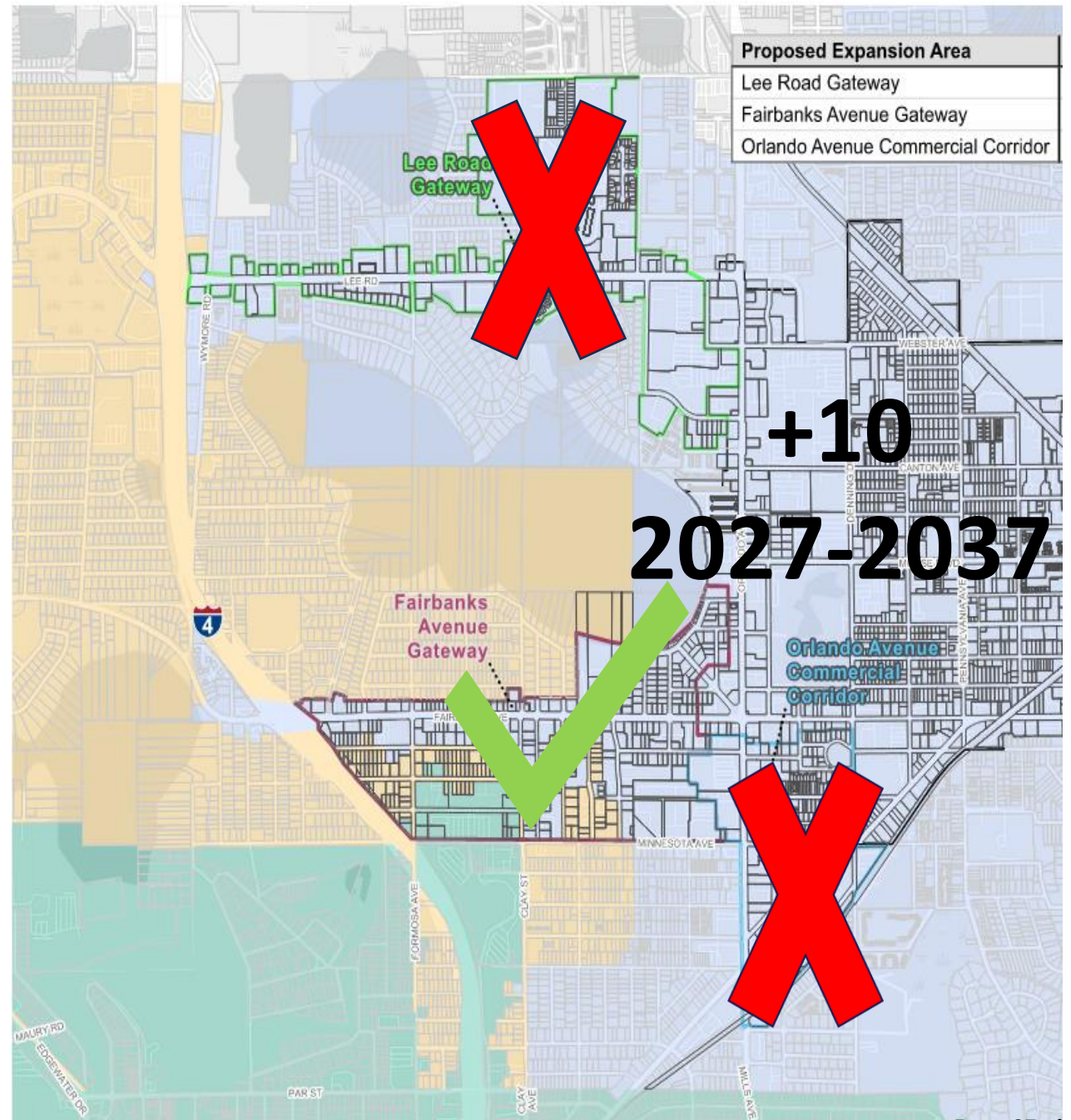
Formal Request Letter from City to Orange County

Letter to the Orange County Managers Offices advising of the City's intent to seek a ten (10) year extension (2027-2037) to the CRA and to seek to expand the CRA boundaries in the three (3) potential expansion areas.

Outcome: Orange County would consider the ten (10) year operational timeframe extension and consider CRA expansion in the Fairbanks Avenue Corridor.

Orange County Coordination Track

Outcome: Orange County would consider the ten (10) year operational timeframe extension and consider CRA expansion in the Fairbanks Avenue Corridor.



An aerial architectural rendering of a city neighborhood, showing a mix of residential and commercial buildings, streets, and green spaces. A large, stylized logo is overlaid on the left side of the image. The logo consists of a large blue leaf-like shape with a smaller orange leaf-like shape inside it, and a series of blue and orange leaf-like shapes arranged in a circular pattern below it.

Next Steps

Winter Park CRA Plan Update Next Steps

Planning Horizon 2037

**Expand CRA to include
Fairbanks Avenue Gateway
area**

**Address Affordable Housing-
Infrastructure-Transportation
Safety in CRA Plan
Redevelopment Strategies
and Capital Projects**

**Provide Plan Drafts to County
Staff for review during process**

Anticipated adoption February-March 2024



QUESTIONS / ANSWERS

Project Status Report | November 8, 2023





Community Redevelopment Advisory Board

agenda item

item type

Non-Action Items

meeting date

November 9, 2023

prepared by

Kyle Dudgeon, Assistant Director of Budget and Strategic Programs

approved by

Peter Moore, Director of Budget and Strategic Programs

subject

Central Park Area Improvements: Public Facility

motion | recommendation

At the discretion of the board

background

The CRA plan Policy 7.3A, directs where possible, the Agency shall enhance public spaces and facilities with land purchases, park improvements, and facility upgrades. In addition, Policy 8.6D states open spaces shall be coordinated to provide a cohesive neighborhood. Further, table 6-1 of the 1994 plan illustrates Central Park as an eligible funding area for increment financing.

Staff has engaged with a consultant on a concept for facility improvements in the West Meadow. The intent is to combine a public need for everyday restroom facilities, consolidation of Parks Department equipment/storage, and a more sound covered 'third-space' for events and operations. Since the August 23rd meeting where it was initially reviewed, staff has worked on providing adjustments to style, size, height, and location per Agency direction. With review by city departments, the style is consistent with the Winter Park Train Station and Central Park Stage noting the same latticework, detail, and charm. The floorplate shows an adjoined small pavilion space and restroom/storage area, the total height of the project has been reduced six (6') feet from the old proposal and now sits eleven (11') feet shorter than the Central Park Stage showcasing a pedestrian and resident-themed scale conducive to the space in both passive and active uses. Staff is also proposing an additional option to intertwine the needs of both the Parks and public safety teams. On the southeast side of the building, the elevation shows a rollup window to serve as a space for Parks Department handouts, but also doubles as a space for medical storage where, for example, public safety can provide education, training, service, and interaction with the public.

The Agency also directed staff to 'stake out' where the location of the facility would be to better understand its footprint. That has also been executed and currently available for review

in the field.

The concept has been coordinated and communicated among staff, the CRA/Parks advisory board, Park Avenue merchants, and users of the park (Farmer's Market patrons and vendors, and stakeholders). If there is consensus to move forward, the board may move to design, or design and build as part of its currently allocated budget.

strategic objectives

Investment in Public Assets & Infrastructure

alternatives | other considerations

Modify the concept

Do not consider the concept

fiscal impact

\$750,000 has been provided for and approved for this project by the CRA.

attachments

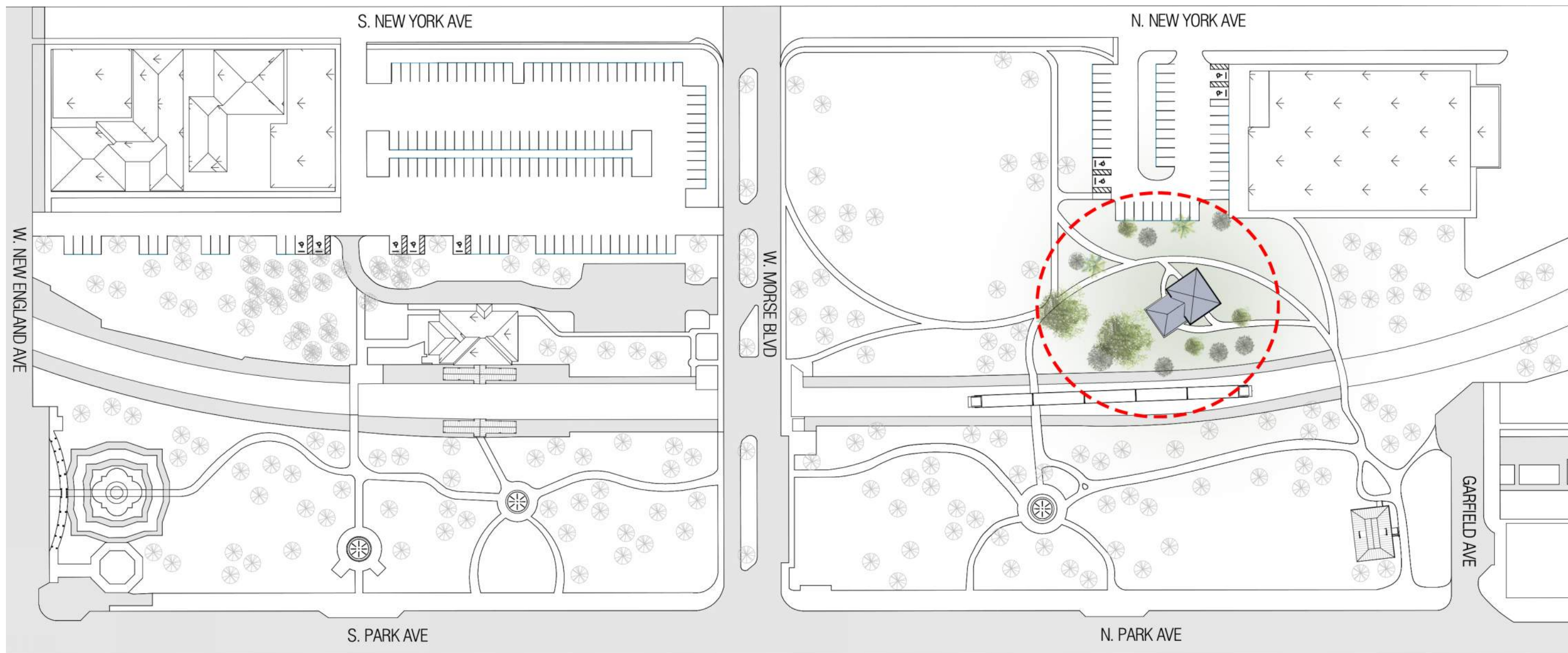
1. 2023.11.01 - WEST MEADOW RR - Package for Review



WEST MEADOW RESTROOMS

2023/11/08

ZYSCOVICH
ARCHITECTS



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WEST MEADOW RESTROOMS

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SITE PLAN

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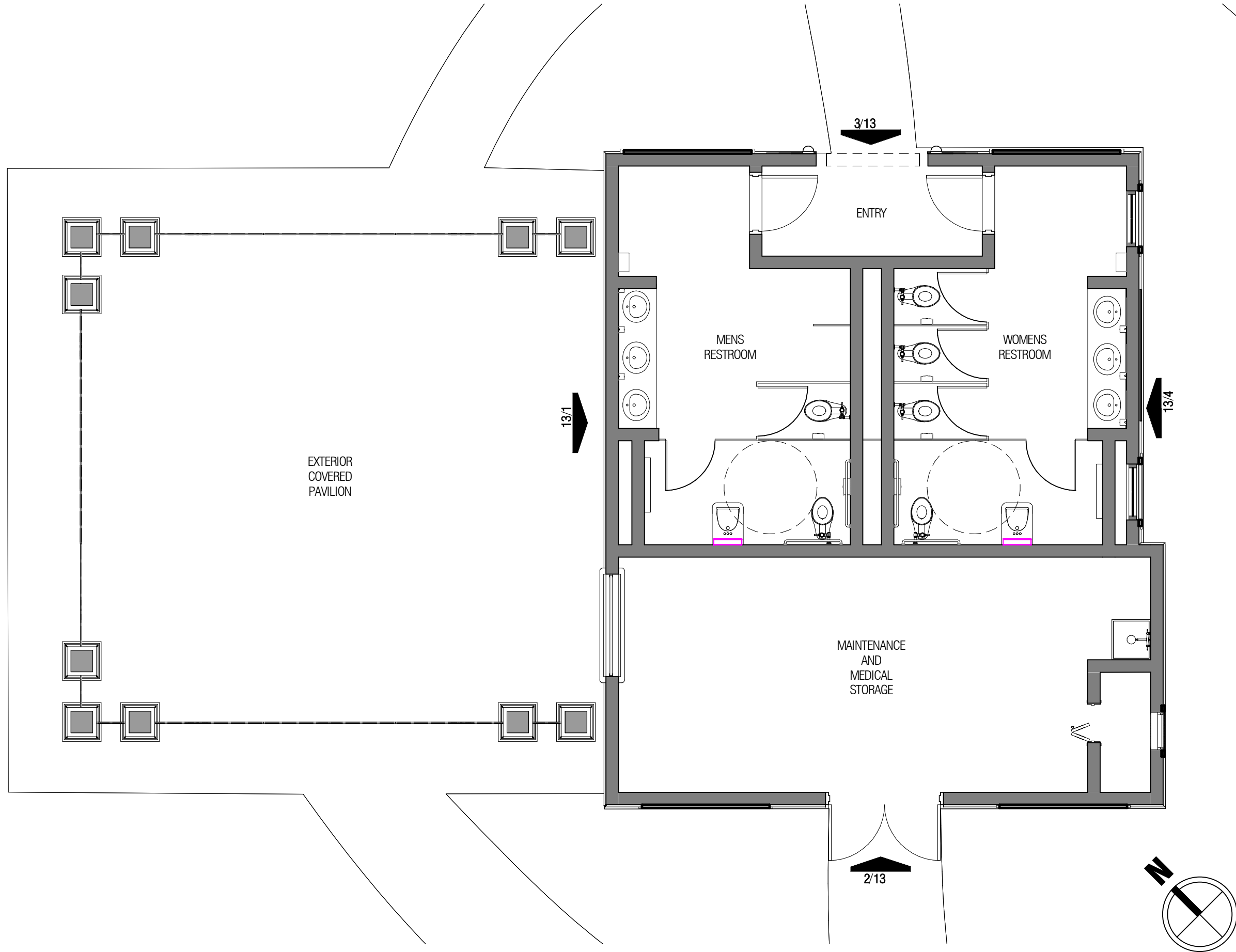
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November 8th, 2023

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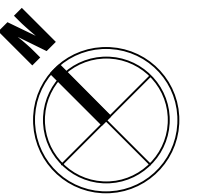
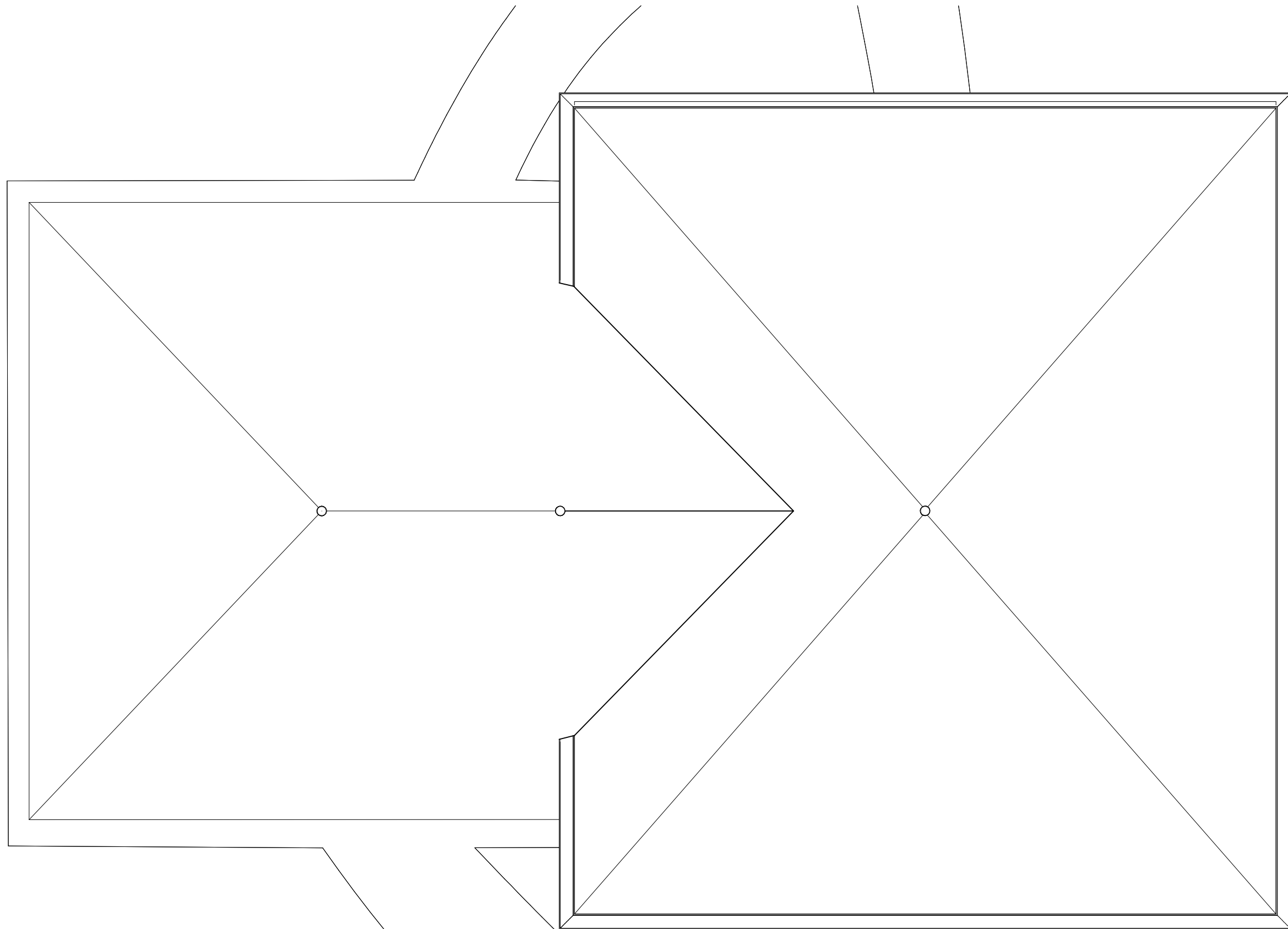
03

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FLOOR PLAN

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ROOF PLAN

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OVERALL CONCEPTUAL VIEWS - PASSIVE USE



APPROACH FROM WEST MEADOW



AERIAL LOOKING TOWARDS CENTRAL STAGE



PAVILION OCCUPANY DURING LUNCH

WEST MEADOW RESTROOMS

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PASSIVE RENDERINGS

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OVERALL CONCEPTUAL VIEWS - ACTIVE USE



AERIAL FROM POST OFFICE DURING FARMERS MARKET



PAVILION DURING FARMERS MARKET



SIDE VIEW APPROACHING FARMERS MARKET

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ACTIVE RENDERINGS

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CURVED PATHWAY APPROACHING RESTROOMS

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ADDITIONAL RENDERINGS

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November 8th, 2023

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VIEW FROM PARKING LOT

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November 8th, 2023

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OVERALL CONCEPTUAL VIEWS



BACKSIDE OF PAVILION FROM SHADE TREE



BACK SIDEWALK PERSPECTIVE



VIEW FROM RAILROAD TRACKS

WEST MEADOW RESTROOMS

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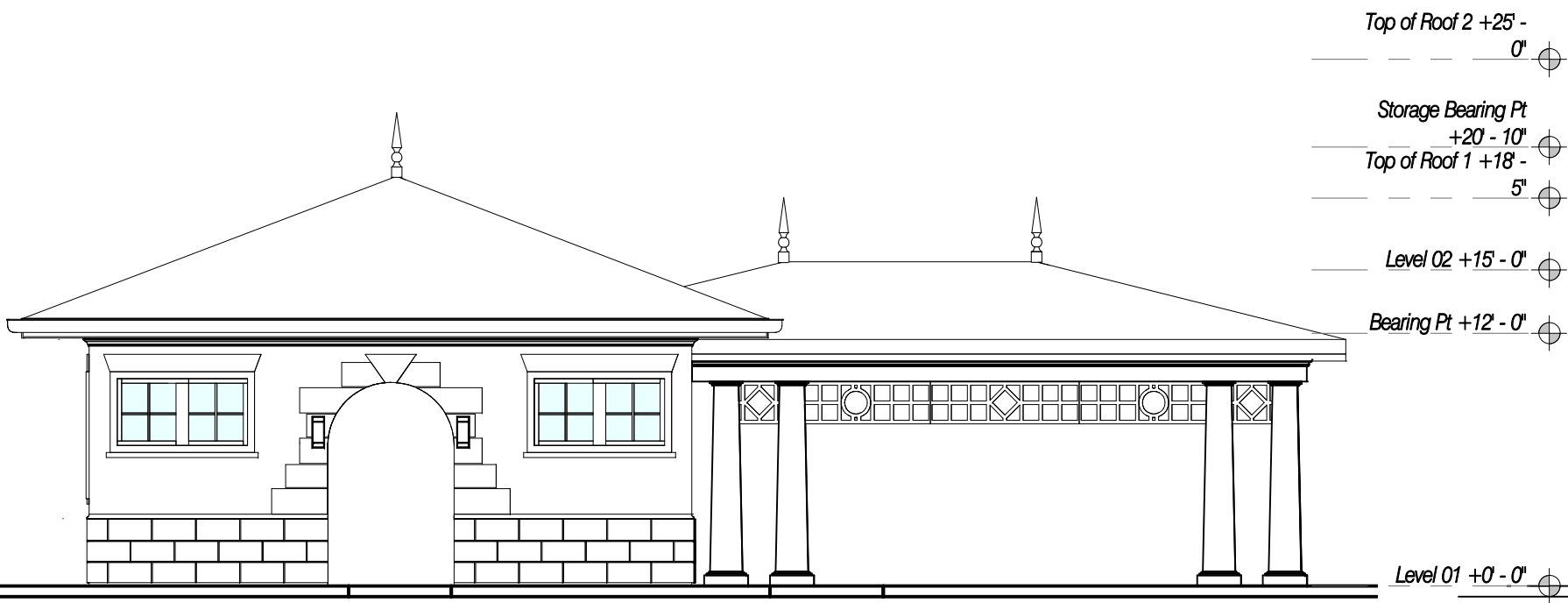
ADDITIONAL RENDERINGS

ZYSCOVICH
ARCHITECTS

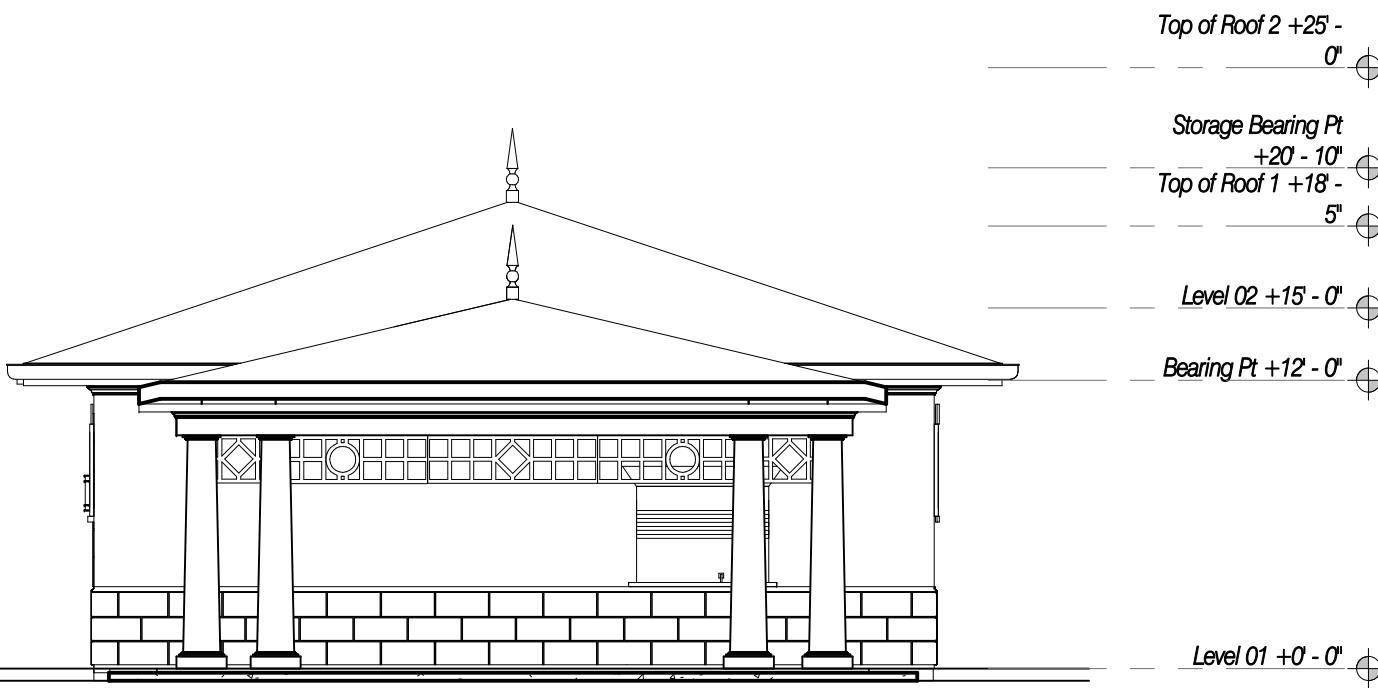
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November 8th, 2023

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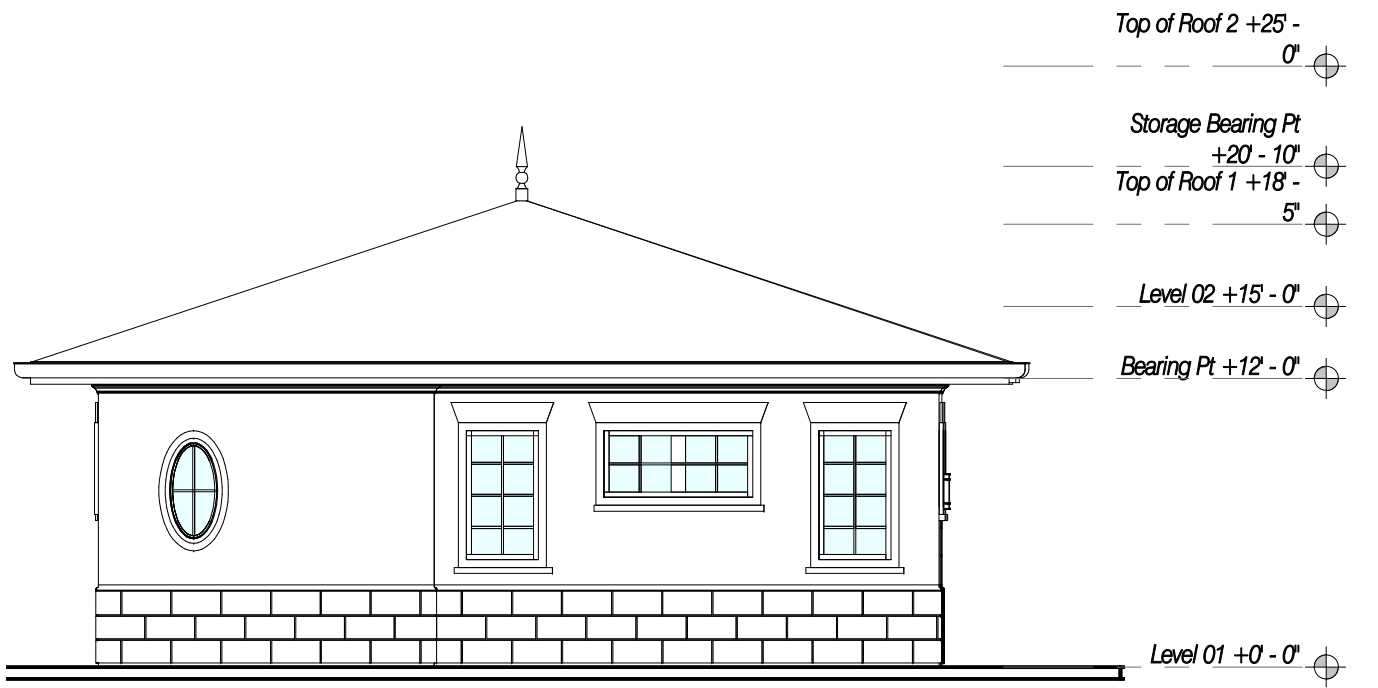
SOUTHWEST ELEVATION
 Scale: 1/8" = 1'-0"



SOUTHEAST ELEVATION
 Scale: 1/8" = 1'-0"



NORTHEAST ELEVATION
 Scale: 1/8" = 1'-0"



NORTHWEST ELEVATION
 Scale: 1/8" = 1'-0"

WEST MEADOW RESTROOMS

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ELEVATIONS

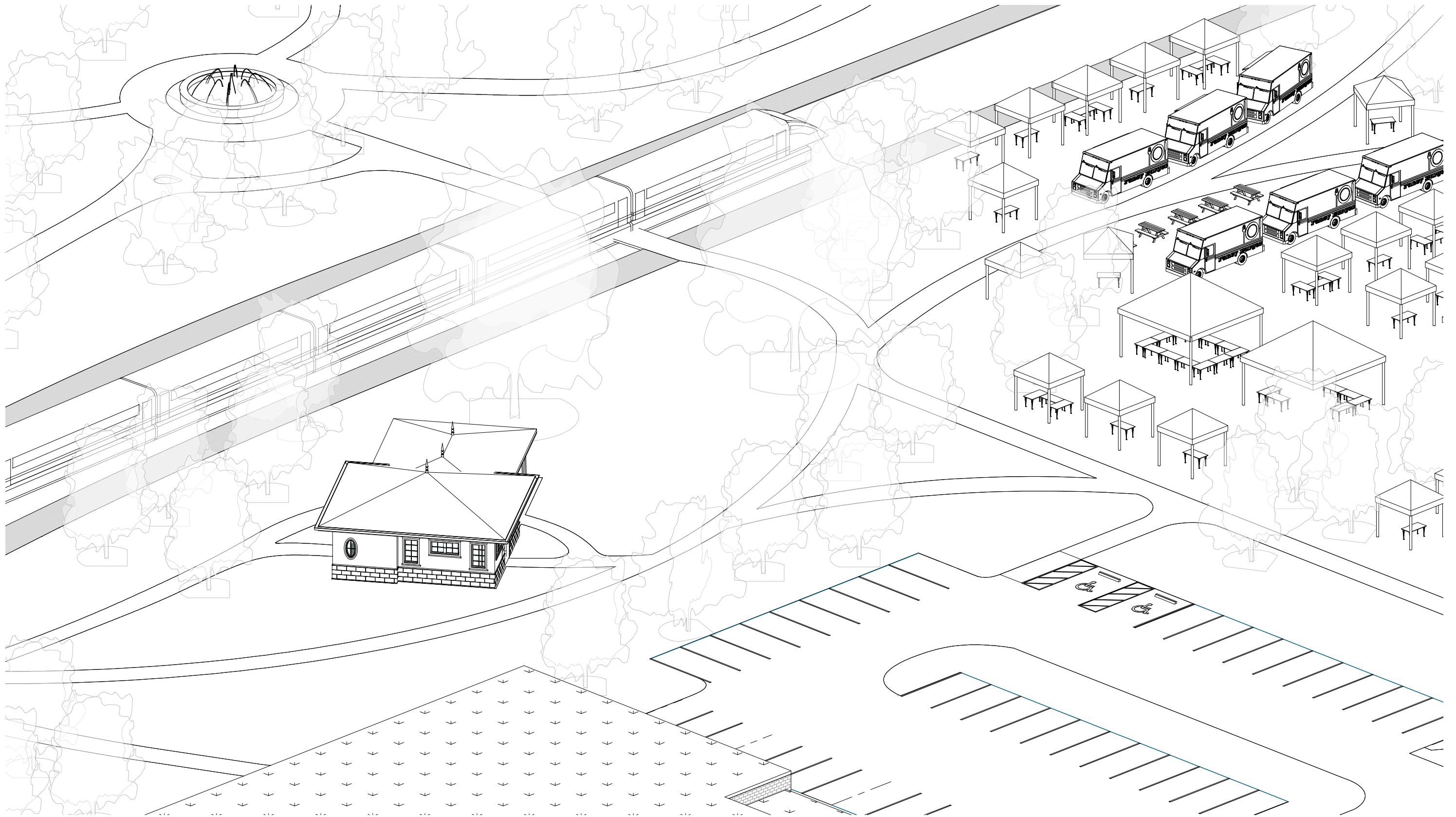
1/8" = 1'-0"

November 8th, 2023

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All measurements are subject to change. Not for construction.

WEST MEADOW RESTROOMS

SITE PERSPECTIVE

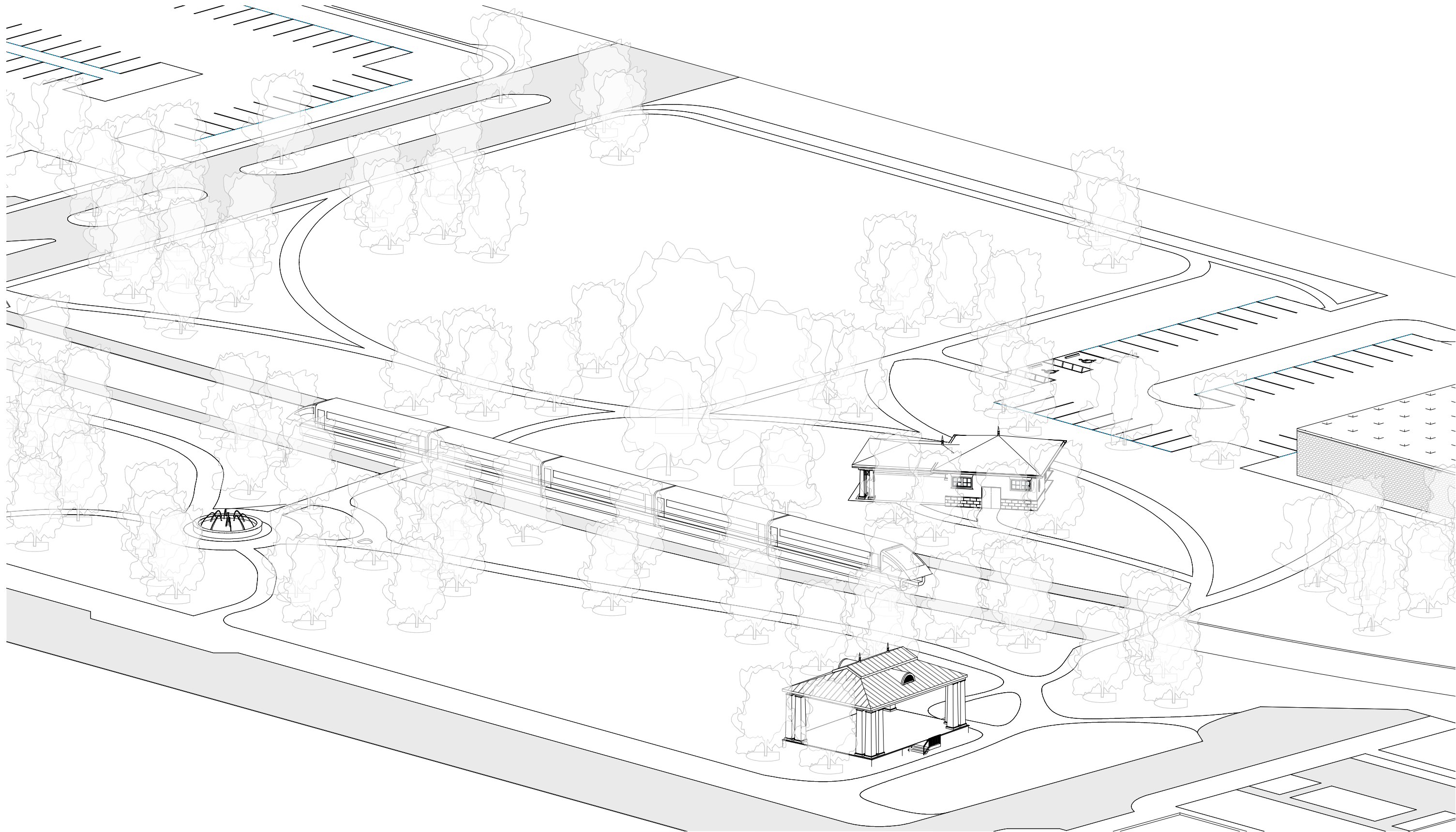
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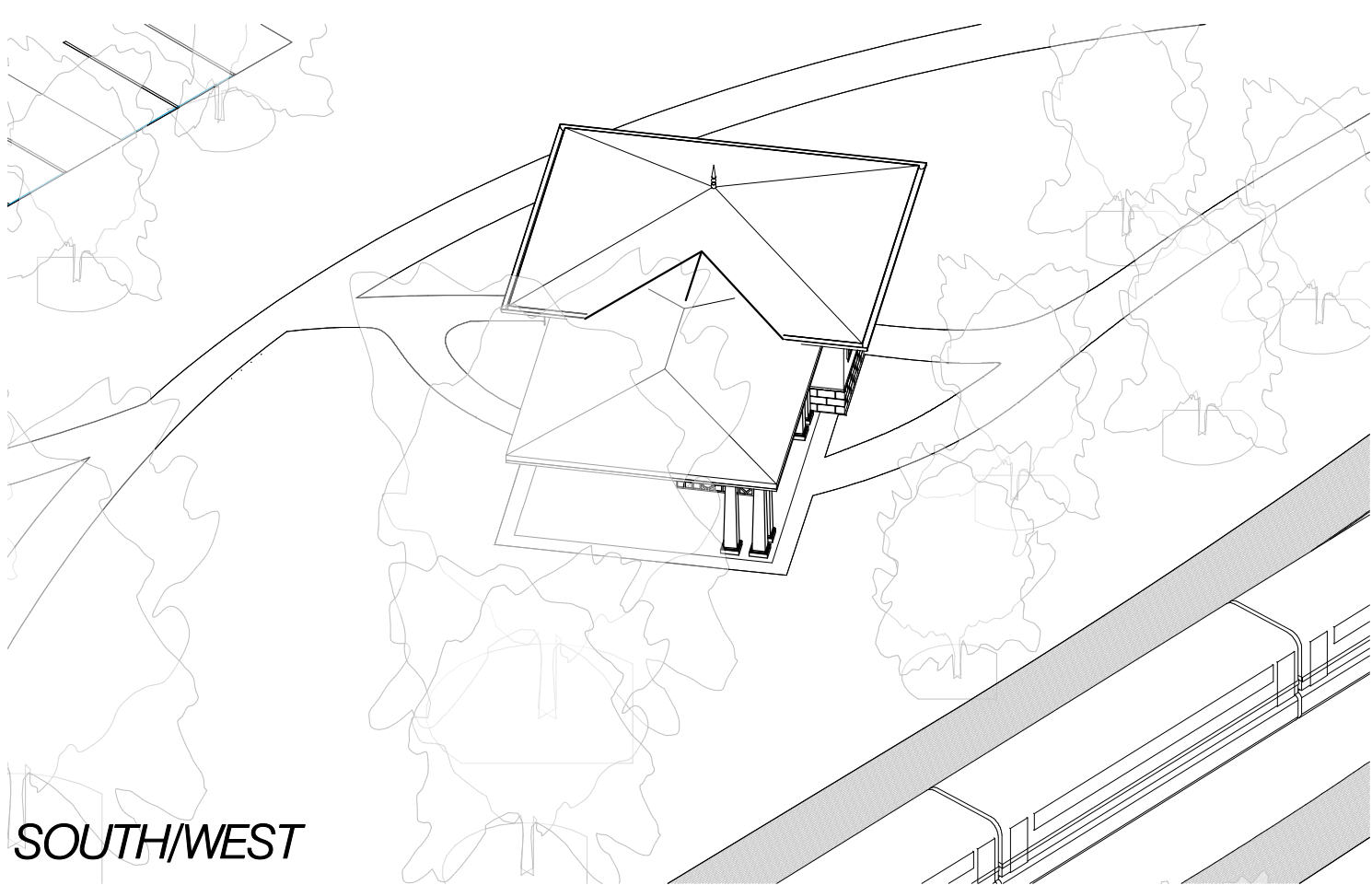
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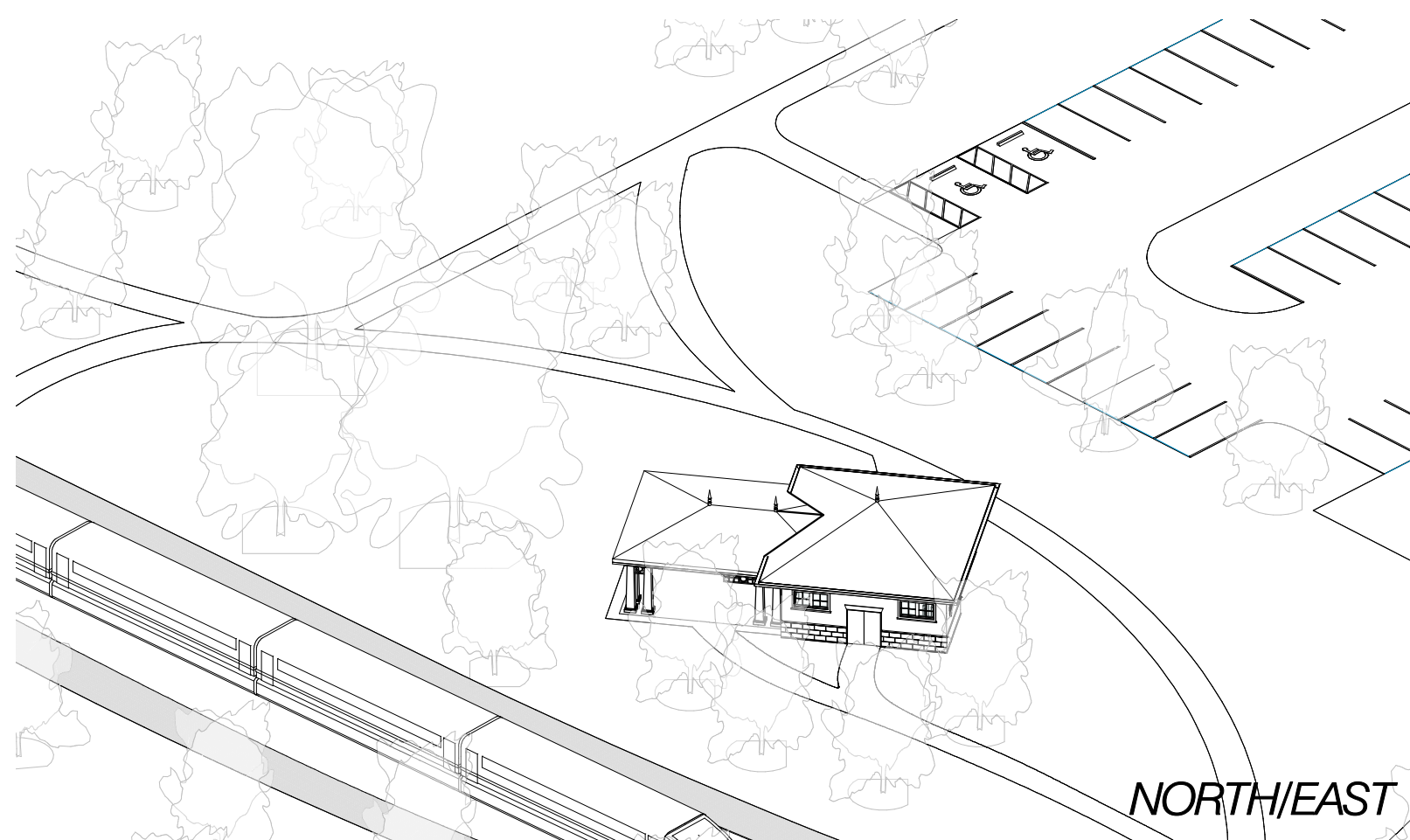
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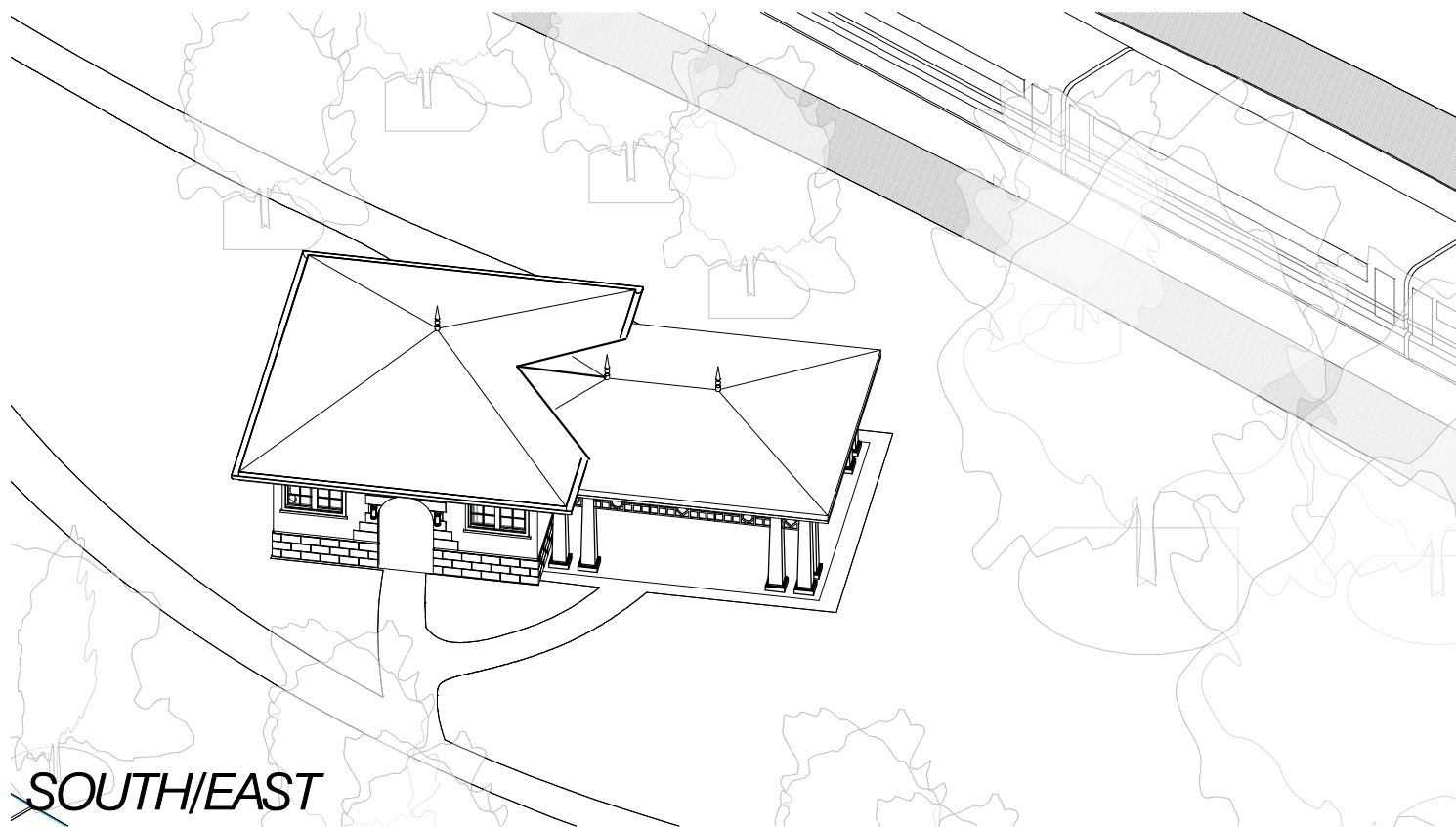
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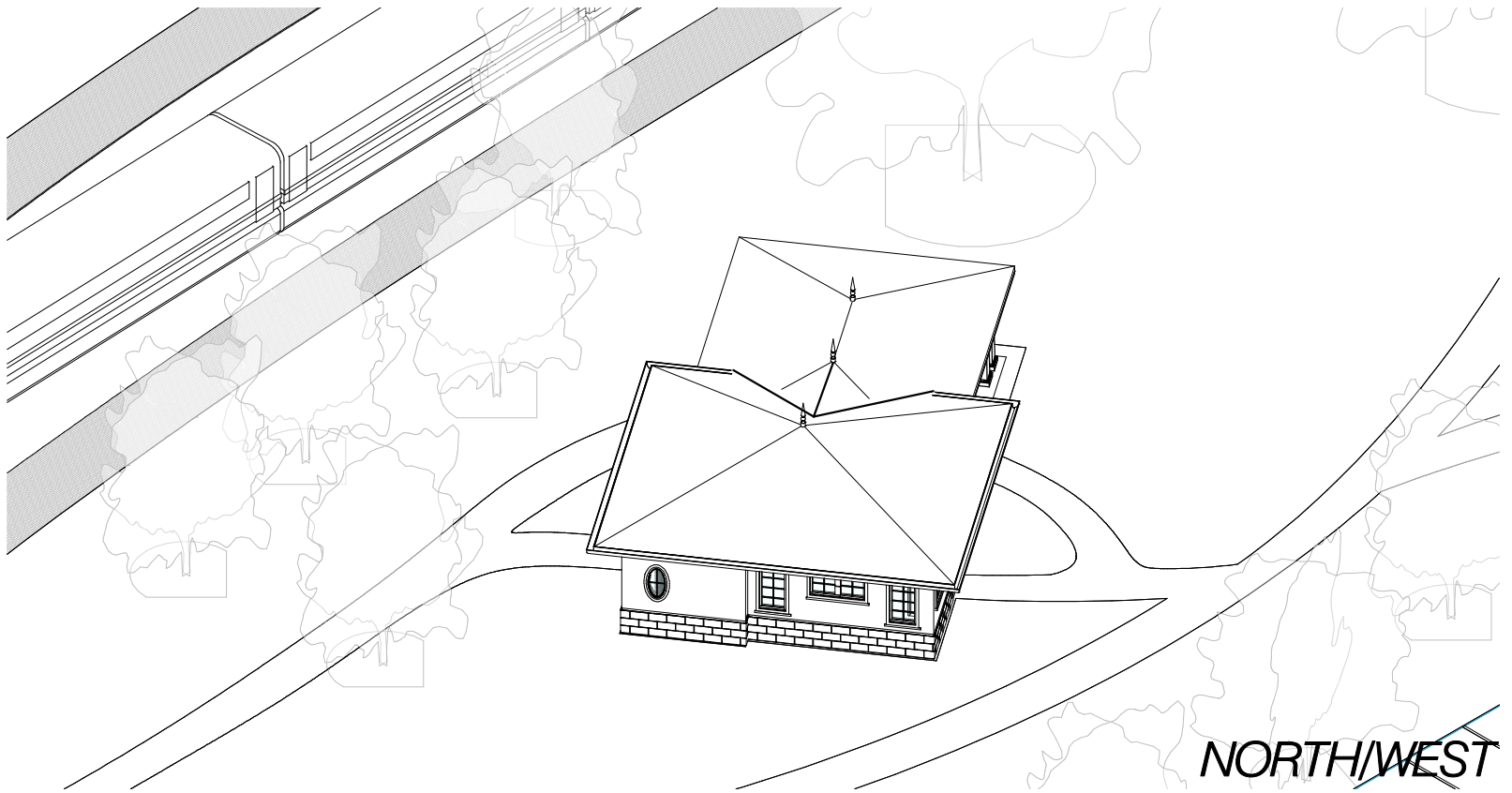
SOUTH/WEST



NORTH/EAST



SOUTH/EAST



NORTH/WEST

WEST MEADOW RESTROOMS

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BUILDING AXON VIEWS

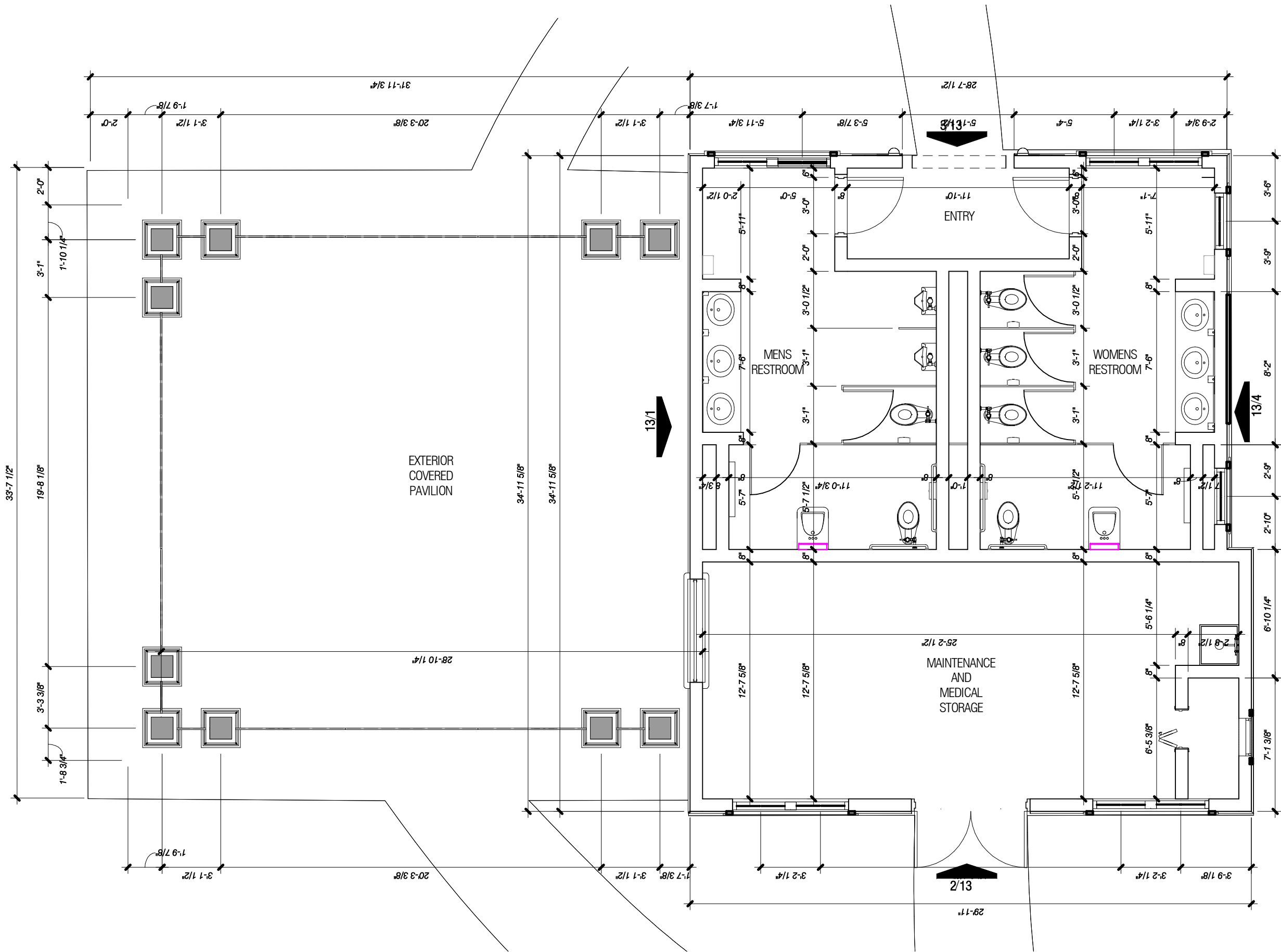
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Community Redevelopment Advisory Board

agenda item

item type

Staff Updates

meeting date

November 9, 2023

prepared by

Kyle Dudgeon, Assistant Director of Budget and Strategic Programs

approved by

Peter Moore, Director of Budget and Strategic Programs

subject

Staff Updates

motion | recommendation

N/A

background

Staff is providing an update relative to the following topics. In general, these do not necessitate action by the board, but are included to provide the public the most up-to-date information regarding the status of various issues. The board may use this time to address discussion or viewpoints on these items.

New York Avenue Streetscape - Phase II intersection of New York at Comstock is complete. Morse is at 50% including removal of mast arm on the northeast corner. Remaining intersections at Welbourne (50%) and New England (50%).

W. Park Avenue Streetscape - Approved as part of the FY24 budget, the scope of the project included moving the curb on West Park Avenue to allow for an additional parking space and enclosure of the dumpster located at the end of the road. To date, the curb has been moved and parking added. The contractor for the enclosure is currently slated to be on site November 17th.

Denning/Webster North Enhancements - Extension of mixed-use path north of Webster approved by CRA Agency on August 24 with a value of 500k. Design concept at 100% construction documents. Staff has reached out to OCPS as a courtesy. Work to begin after the new year.

Denning/Fairbanks Improvements - FDOT permit acquired and solicitation complete with vendor contracted. Coordination on public and private utilities are nearly complete. Awaiting material delivery to begin work which is expected shortly.

Shady Park Enhancements - Staff has met with the artist and stakeholders regarding concept designs for the art piece. Next includes the artist procuring materials and expertise to begin the next phase of detailed work. This phase and construction is estimated at 7 months. Additional improvements to Shady Park (fixture, hardscape, landscape) will be coordinated within this timeline.

MLK Park & Memorial Corner - Artist selection for the memorial corner is completed and approved by Commission. Artist currently coordinating with staff on development and official licensure of the sculpture. Community Playground concept was approved by Agency in August. Staff is developing the scope of services for the playground, to be reviewed by the board. Working with stakeholders, and alternative concept to the unity corner is being vetted for consideration. The adjusted version incorporates the same primary elements previously approved by the board, but blends the hardscape improvements with the environment to more cohesively endorse passive space and the existing grades of the corner see attached. Copies of the latest information on MLK Park can be found at:
<https://cityofwinterpark.org/government/projects/mlk-jrpark-renovations-project/>

strategic objectives

alternatives | other considerations

N/A

fiscal impact

Impacts have been provided for in the budget.

attachments

1. New York Avenue.W.Park Images

New York Avenue & Morse Blvd
(North) – Mast Arm Removal



W. Park Ave Streetscape
(curb movement)

