



# Community Redevelopment Agency Regular Meeting Minutes

**November 8, 2023 at 2:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada, and Todd Weaver, Orange County Representative Hal George, City Manager Randy Knight; Assistant City Manager Michelle del Valle and City Clerk Rene Cranis.

### **1. Call to Order**

Mayor Anderson called the meeting to order at 2:04 p.m.

### **2. Public Comments (for items not on the agenda)**

### **3. Consent Agenda**

- a. Approve the minutes of August 23, 2023

**Motion made by Commissioner DeCiccio to approve the Consent Agenda; seconded by Mr. George.** There were no public comments. **Motion unanimously with a 6-0 vote.**

### **4. Non-Action Items**

- a. CRA Extension & Expansion

Assistant Division Director of Economic Development/CRA Kyle Dudgeon reported on the status of the city's request to Orange County to extend and/or expand the community redevelopment area. He introduced Tom Kohler, and John Jones of GAI Consultants, who are assisting the city in this effort. Mr. Jones gave a presentation on the CRA boundary expansion to add areas (Fairbanks Avenue, Lee Road and Orlando Avenue commercial corridors) and outlined existing conditions of the areas. He reviewed the CRA plan update process, activities and operational timeline with the outcome that Orange County would consider a ten-year extension to 2037 and also expansion in the Fairbanks Avenue corridor. He outlined the next steps to update the CRA plan to that addresses critical components, i.e. affordable housing, infrastructure, transportation safety, redevelopment strategies and capital projects. He responded to questions stating Orange County would only consider the Fairbanks Avenue area because they determined it have the greatest need due to failing infrastructure and also because of the multi-jurisdictional nature of the area.

Mayor Anderson asked about the possibility of the city taking control of the small retention pond. Mr. Kohler said that this will be part of future discussions of capital improvements in the plan. He said the next step is submittal of an expectation letter to the county, acknowledging what has been discussed, their commitments, the city's

expectations relative to those commitments and consideration. The city must draft the plan and coordinate the development of the plan with the County with final adoption in early 2024.

Mayor Anderson addressed the Orange County Housing for All program (Action Plan) and reviewed affordable, attainable and market-rate housing programs and guidelines. He asked how the Habitat for Humanity program works. Mr. George explained the financing and sale provisions. Mortgages have been modified to require the buyer to qualify under their guidelines, which perpetuates affordability. Discussion followed on different housing and CRA programs and opportunities for attainable housing. Mayor Anderson addressed the Development Preservation Strategy and the city's CRA programs to preserve moderate, missing middle-income housing and suggested the anticipated Federal funding secured through Congressman Frost be used for the same program outside the CRA

Mr. Dudgeon explained allowable uses of CRA funds as it relates to incentivizing affordable housing units. Commissioner Weaver and Mayor Anderson supported the use of CRA funds to incentivize developers to provide affordable housing. Commissioner Cruzada agreed provided it includes a component for neighborhood preservation particularly in historical areas within the CRA.

Mayor Anderson summarized the consensus to move forward including the Congressman Frost grant.

## **5. Action Items**

### **a. Central Park Area Improvements: Public Facility**

Mr. Dudgeon summarized the plans for the West Meadow restrooms based on prior discussions to include a public safety equipment storage area which also could be used for community outreach. John Cunningham, Zyscovich Architects, reviewed the proposed plans, designed similar to the train station, and images for the restroom with a covered pavilion with seating and the addition of a small medical service area.

Commissioner DeCiccio said she has received numerous requests to include a small, separate family restroom with a changing station. Mr. Cunningham said it is not in the proposed plans but it could take part of the storage, but it needs to be handicapped accessible. Commissioner Sullivan suggested it be labeled as unisex.

Commissioner Sullivan suggested moving the building closer to the existing pedestrian path to the south, since there is no pedestrian path to the north. Mr. Dudgeon said the location was moved slightly north to protect the trees with giant tree base.

Mayor Anderson noted the lack of crosswalk across the tracks (at Garfield). Mr. Knight said there was a crosswalk but was removed when Sunrail was added and the canopy was extended to the end. The city would have to discuss adding it back with FDOT and it would be expensive to re-add.

Commissioner Sullivan said a primary reason for this facility is to serve the Farmers' Market, which would be better served if the pavilion was rotated to face the southwest and the Farmers' Market.

Discussion returned to the family restroom and Mr. Cunningham said they would have to rework the plan. Also discussed were the building orientation relative to the Farmers Market and the crosswalk at the north end.

Commissioner Weaver suggested having accordion gates to close off the pavilion for security reasons. Mayor Anderson agreed that it should be considered.

Commissioner Sullivan stressed the need for assurances that the building will be constructed as conceptually proposed.

Mayor Anderson recapped general consensus for a family/unisex restroom, to look at location and orientation of the building and pedestrian pathways, and research the feasibility of re-adding the crosswalk at Garfield. He asked staff to coordinate another meeting to consider revisions and approve the plan.

## **6. Staff Updates**

## **7. Board Comments**

Mayor Anderson said he talked with Mr. Knight about the 2013 parking study and suggested that the city update the parking assessment before considering the line item budget for parking garages in the CRA. He invited Mr. George to participate in tomorrow's work session on parking. Commissioner DeCiccio added that she has received comments from commuters to Orlando that would like to use Sunrail but there is no available daily parking and suggested considering dedicated spaces for commuters using Sunrail.

## **8. Adjournment**

The meeting was adjourned at 3:24 p.m.

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Mayor Phillip M. Anderson

ATTEST:

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City Clerk Rene Cranis