



Community Redevelopment Advisory Board Regular Meeting

Agenda

June 27, 2024 @ 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

- a. Board member introductions 10 minutes

2. Consent Agenda

- a. Approve the minutes of February 22, 2024 1 minute
- b. Approve the minutes of April 25, 2024 1 minute

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**4. Action Items**

- a. Vote for Chair and Vice-Chair 5 minutes

5. Non-Action Items

- a. CRA 101 30 minutes
- b. CRA Board Budgeting 20 minutes

6. Staff Updates

- a. Project Updates 5 minutes

7. Board Comments**8. Upcoming Agenda Items****9. Adjournment**



Community Redevelopment Advisory Board

agenda item 2.a

item type

Consent Agenda

meeting date

June 27, 2024

prepared by**approved by**

Peter Moore, Director of Office of
Management and Budget

subject

Approve the minutes of February 22, 2024

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

1. CRAB-min-2024-02-22



Community Redevelopment Advisory Board Regular Meeting Minutes

February 22, 2024 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Maria Bryant, Jay Trent, Lindsay Eriksson, and Carlos Benitez.

Absent

Matthew Downs, Anjali Vaya, Sherwin Sargeant.

Staff Present

Assistant Division Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee, and Deputy City Clerk Kim Breland.

1. Call to Order

Chair Bryant called the meeting to order at 5:36 p.m.

a. CRA Annual Report Board Photo

A photo of the board will be included in the annual CRA Report. effort to acknowledge the members for their time and hard work with the decision process on projects throughout the year.

2. Consent Agenda

a. Approve the minutes of January 25, 2024

Motion made by Maria Bryant to approve the regular meeting minutes of January 25, 2024, seconded by Lindsay Ericsson. Motion carried unanimously with a 4-0 vote.

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

4. Action Items

a. CRA Plan Modification & Update

Assistant Division Director of Economic Development/CRA Kyle Dudgeon thanked the board and consultants for their work in this process. He spoke about the timeline and Staff is requesting approval to continue the process and introduced John Jones and Tom Koehler of GAI Consultants who prepared the CRA Plan. Mr. Jones presented maps showing the existing CRA and proposed expansion areas: Fairbanks Avenue, Lee Road, and 17-92/Orange Avenue areas and outlined the basis for the inclusion of the Fairbanks Avenue area. He showed a map of the new CRA boundary and said the CRA increases by 760 acres with the inclusion of the Fairbanks Corridor.

Mr. Jones explained qualifying number of slum and blight conditions present to be considered for inclusion in the CRA. However, after lengthy discussions with Orange

County, it was determined that the Fairbanks Avenue corridor was the corridor that was, or the expansion area that was most in need of redevelopment, attention. It had the most conditions of slum and blight present.

Mr. Jones reviewed stakeholder and community engagement efforts and defined the redevelopment focus areas for affordable housing, environmental sustainability and transportation safety. He spoke about CRA Plan Elements identified that address the day-to-day operations of the CRA and items that may not have been directly mentioned in the redevelopment focus areas. These elements address, administration, housing, community development and culture, economic development, public space amenities, public health and safety and also the regulatory environment.

Mr. Jones outlined potential projects, proposed costs and timing and provided anticipated tax increment financing (TIF) revenue projections over the next 10 years. He reviewed the CRA Plan adoption schedule and noted adoption of the ordinance by the City Commission is scheduled for March 27th followed by adoption by Orange County and Orlando City Commission in April/May.

In response to questions, Mr. Jones explained the projects identified derive from the city's Transportation and Public Works Master Plans and public engagement meetings. Projects but are not limited to just those projects. He clarified that Lee Road was not included as part of the expansion area and explained the TIF process. Discussion followed on the decision by Orange County to include Fairbanks Avenue, but not Lee Road for expansion.

The board stressed the importance of making sure residents in the Hannibal Square area are included in this process. Mr. Dudgeon spoke about funding allocated for projects and programs for the area through the existing CRA and discussion followed.

The board heard public comment from:

Ruben Paige, 840 Carver Street, Winter Park, FL. Mr. Paige spoke about the need for residents to additional assistance for home repairs and flooding issues as well. He feels the city should find ways to improve the quality of living on west side to raise it to the same standard as the east side of Winter Park.

Discussion followed on existing grant programs offered through the CRA for home improvements. Mr. Dudgeon will discuss available grants with Mr. Paige.

Motion made by Maria Bryant, to approve CRA extension/expansion; seconded by Carlos Benitez. Motion carried unanimously with a 4-0 vote.

b. MLK Playground Scope of Services

Mr. Dudgeon said this items is part of the CRA budge and approved by the Community Redevelopment Agency in August 2023. The Commission has directed that the scope of requests are reviewed by the appropriate Advisory Board, which is In this case CRAB, as the project is being funded by the CRA. The scope of services for this project provides for a refinement of schematic design for the new version of the Martin Luther King (MLK) playground concept, design development, construction, quality assurance, quality control day to day management and community engagement. In addition, scope will be

presented to the Parks and Recreation Advisory Board in March. Staff is seeking approval to move forward with the scope as presented.

Motion made by Maria Bryant, to approve the scope as presented; seconded by Lindsay Eriksson. Motion carried unanimously with a 4-0 vote.

c. Downtown Gateway Scope of Services

Mr. Dudgeon said the scope of services for the Downtown Gateway Project was approved by the Community Development Agency in August 2023. He reviewed the project scope and said design development, fabrication including installation are going to be very important as the project is for management of traffic (MOT). In response to questions, Mr. Dudgeon identified the gateway entry locations for the project, including in the scope Fairbanks Avenue/Park Avenue and Park Avenue/Webster Avenue.

Public Comment: Ruben Paige, 840 Carver Street. Winter Park, FL. asked if there were any plans to represent the historic aspect of the west side of the city.

Chair Bryant responded that initiatives to include historic features on the west side include the new MLK Park design and the area of Shady Park called The Founders that includes historic statues. The signage for the statues is being enhanced to include history. She said additional efforts will be considered. Mr. Paige suggested a plaque be placed on the west side that reads, "Historic Hannibal Square".

Martha Bryant Hall commended the board for approving the gateway project. She noted that lights are being placed under The Founders' names with history in Shady Park.

Motion made by Maria Bryant to approve the scope of services as presented, seconded by Lindsay Eriksson. Motion carried with a 4-0 vote.

5. Non-Action Items

6. Staff Updates

Denning Drive improvements: Staff is working on the Denning/Fairbanks project, once complete improvements will begin on the north side at Denning/Webster.

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 6:40 p.m.

Respectfully,
Kim Breland
Recording Secretary



Community Redevelopment Advisory Board

agenda item 2.b

item type

Consent Agenda

meeting date

June 27, 2024

prepared by**approved by**

Peter Moore, Director of Office of
Management and Budget

subject

Approve the minutes of April 25, 2024

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

1. CRAB-mins-2024-04-25 DRAFT



Community Redevelopment Advisory Board Regular Meeting Minutes

April 25, 2024 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Maria Bryant, Jay Trent

Absent

Carlos Benitez, Anjali Vaya, Lindsay Eriksson, Matthew Downs, Sherwin Sargeant

Staff Present

Assistant Director of Economic Development and CRA Kyle Dudgeon, Director of Office of Management & Budget Peter Moore

1. Call to Order

Maria Bryant called the meeting to order at 5:38 p.m. It was noted that due to lack of quorum only non-action items were addressed.

2. Consent Agenda

- a. Approve the minutes of February 22, 2024

Due to lack of quorum, no action was taken.

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

4. Action Items

5. Non-Action Items

- a. Review of Program/Project Marketing

Mr. Dudgeon informed the Board of the various mediums used to communicate information to residents and businesses: print and digital media, partner utilization, success stories and word of mouth.

Ms. Bryant suggested mass telephone broadcasts for the CRA district. Mr. Moore stated that City policy may indicate broadcasts are for emergency purposes, but he will confirm with the Department of Communications.

Mr. Dudgeon stated that when CRA projects are completed, plaques are installed that state CRA dollars were used for the project.

A discussion on the need for videos explaining the functions of CRA led to a recommendation of retaining videographer like Miles Ray from Orange County Government TV to create videos.

Mr. Trent spoke with resident Ruben Paige regarding how to keep his home affordable. Mr. Trent asked about the possibility of an additional tax exemption incentive if home repairs were funded through the CRA program. Mr. Moore advised that Mr. Paige is a recipient of the CRA program and has a current application for home rehab. An additional tax exemption would have to go through State legislature.

Mr. Dudgeon said staff will look into hosting community education for homeowners.

6. Staff Updates

a. CRAAB Board Appointments

Mr. Dudgeon reviewed the terms of board members and advised the board to notify the City Clerk's office if they wish to be reappointed. Mr. Trent would like to continue on the Board.

Ms. Bryant announced that next month will be her last month as Chairman and member.

b. Project Updates

Mr. Dudgeon stated there are currently nine large scale projects. The CRA extension was unanimously approved by the city and is awaiting approval by Orange County.

7. Board Comments

Ms. Bryant stated that personal friends made the comment, Winter Park should be called the City Beautiful as opposed to Orlando.

8. Upcoming Agenda Items

a. CRA 101 (Program, Projects, Partnerships)

Mr. Dudgeon reminded that it is good practice for new board members to complete the CRA 101 training, currently scheduled for June 2024.

9. Adjournment

The meeting adjourned at 6:10 p.m.

Approved by the board on
/s/ Bahiyyah Layton, Board Coordinator



Community Redevelopment Advisory Board

agenda item 4.a

item type

Action Items

meeting date

June 27, 2024

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Peter Moore, Director of Office of
Management and Budget

subject

Vote for Chair and Vice-Chair

motion | recommendation

Motion is at the pleasure of the board.

background

Every June/July, the board considers a new board chair and vice chair. Given the CRA advisory board's chair has since termed off, this is an opportune time for selection.

alternatives | other considerations**fiscal impact****attachments**

None



Community Redevelopment Advisory Board

agenda item 5.a

item type

Non-Action Items

meeting date

June 27, 2024

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Peter Moore, Director of Office of
Management and Budget

subject

CRA 101

motion | recommendation

N/A

background

As June is typically the first month of a new board, staff has prepared some high level detail on CRA basics including purpose, mission, programming, projects, funding sources, and accomplishments of the CRA.

CRA Purpose: Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but local governments. Examples of conditions that can support the creation and reinvestment of a Community Redevelopment Area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of the targeted area. Winter Park's CRA's were initiated in 1994 and 1999 respectively. There are currently over 220 Community Redevelopment Areas in the State of Florida.

The Winter Park CRA Mission: To preserve and improve the residential viability and livability of the neighborhoods within the Community Redevelopment Agency (CRA) district by encouraging and initiating activities which empower residents to effect change and to enhance and improve the commercial areas of the CRA by encouraging and implementing activities that promote economic growth.

Capital Projects: The CRA divides its efforts among capital projects, programming, and partnerships. As noted in the purpose section, CRA's are able to engage in a number of reinvestment projects as long as it conforms to its redevelopment plan. As noted in the attached accomplishments list, the Winter Park CRA has had a legacy of successful projects from streetscapes, to residential and institutional building development, to park improvements, to housing rehabilitation, and business and community support.

Programming: The CRA supports its residential and commercial constituency not only through capital investment, but programming grants and support. These include for example the housing rehabilitation program, business facade program, paint and driveway programs, Summer Youth Enrichment Program, and the state's Qualified Target Industry program yielding a maximum of just over 300 jobs to the district.

Funding Sources: Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote investment activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the "frozen value." Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as "increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area. In Winter Park's case, the City of Winter Park and Orange County both contribute to the trust fund.

Budget & Pro Forma: The Winter Park CRA judiciously shepard funds to projects annually through an annual budget and work plan (also called a pro forma by staff). These documents help guide investment policy for projects and programming for the next fiscal year and beyond. It is typical for the CRA advisory board to provide commentary to the CRA Agency prior to their approval in any given year. CRA's also have the added benefit of being able to change their budget within a fiscal year should a project be amended, redesigned, or delayed.

Audits: CRA's are required to provide both a separate audit of its finances and an annual report every year. This ensures funds are accounted for and provides forward facing documentation on how increment revenue is spent.

alternatives | other considerations

fiscal impact

attachments

1. CRA Select Accomplishments List

2. CRA Annual Report 23



City of Winter Park Community Redevelopment Agency Select Accomplishments

Community Program and Enhancement Support

- 200 graduates of the summer youth employment program (paid summer internships for CRA youth)
- Annual inclusion of CRA partners to execute community programs and projects including:
 - Welbourne Nursery (64 students per year)
 - Winter Park Heritage Center (over 130,000 attendees since 2008)
 - Depugh Nursing Home (40 residents)
 - Winter Park Playhouse (over 30,000 patrons per year)
 - Winter Park Community Center (52,000 youth to senior interactions annually)
 - Winter Park Library (over 158,000 patrons annually)

Business Programs

- Overwhelming participation in the business façade program
 - 14:1 private to public ratio of funds invested
 - Over 70 businesses participated
- Lease deals for 208 public parking spaces in the downtown area
- Significant role in the generation of the Park Avenue District as a Main Street America participant
- Leveraged Community Development Block Grant dollars for free public Wi-Fi during the pandemic in open air public spaces
- Routine cleanliness efforts including pressure washing, refuse pick-up, re-painting, and recycling efforts, in the downtown core.

Economic Growth

- Overall growth in tax base of over 400% since inception
- National relocation of corporate headquarters of up to 300 jobs, with average wages from \$80 – \$100k+

Affordable Housing

- Over 190 single family homes invested in the housing rehabilitation program
- 35 single family homes in the paint and driveway improvement programs
- 30 units supported by the CRA's investment in the Housing Authority Railroad Apartment project
- 20 single family homes ran by the CRA generated Winter Park Hannibal Square Community Land Trust

Streetscape Improvements

- Webster Avenue
- Denning Drive
- New York Avenue
- Morse Boulevard
- Orange Avenue
- Park Avenue
- Pennsylvania Avenue
- Center Street
- Over 200 decorative lights installed
- Pedestrian safety enhancements including crosswalks, rapid rectangular flashing beacons, wider sidewalks, and ADA compliant intersections

Capital Projects

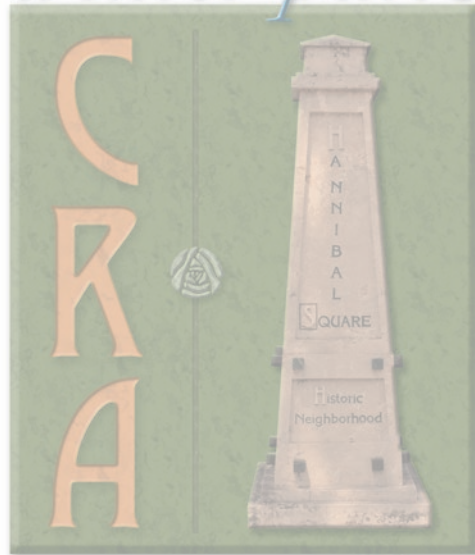
- Facility construction:
 - Winter Park Heritage Center Facility
 - Winter Park Community Center
 - Winter Park Welcome Center
- Parks and Recreation enhancements:
 - Shady Park
 - Martin Luther King Jr Park
 - Central Park Pavilion (Main Stage)
- Parking enhancements:
 - Bank of America Garage
 - Park Place Garage
 - Hannibal Square surface lot
- Investment in CRA and citywide stormwater enhancement plans



ANNUAL REPORT

fiscal year 2023

winter park



community
redevelopment
agency



contents

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mission

To preserve and improve the residential viability and livability of the neighborhoods within the Community Redevelopment Agency (CRA) district by encouraging and initiating activities which empower residents to effect change and to enhance and improve the commercial areas of the CRA by encouraging and implementing activities that promote economic growth.

The Winter Park CRA is guided by a CRA Plan. The CRA Plan is designed to explore the critical factors that have shaped Winter Park and to identify opportunities to create a quality environment for residents and businesses. The CRA Plan has been the foundation for establishing and defining the vision and mission for revitalizing the Winter Park CRA district. The CRA Plan and the CRA Plan Amendment were adopted in August 1994 and February 1999, respectively.

ict



history



Since 1994, the Community Redevelopment Agency (CRA) has played an integral role in the removal of blight and adding value to the downtown area and surrounding community. Established initially in the central business district and historic Westside neighborhood of Winter Park, the CRA expanded its boundaries to include the U.S. Highway 17-92 corridor in 1999. Today, the CRA encompasses 15% of the city's land area, has approximately 8% of the residential population, and contains over 50% of all businesses in the City of Winter Park. The CRA fulfills its goals by investing tax increment financing (TIF) revenues into capital improvements, incentive programs, and offering numerous initiatives to meet the needs of the community it serves. The CRA receives increment revenue from both the city and county for the area it encompasses.

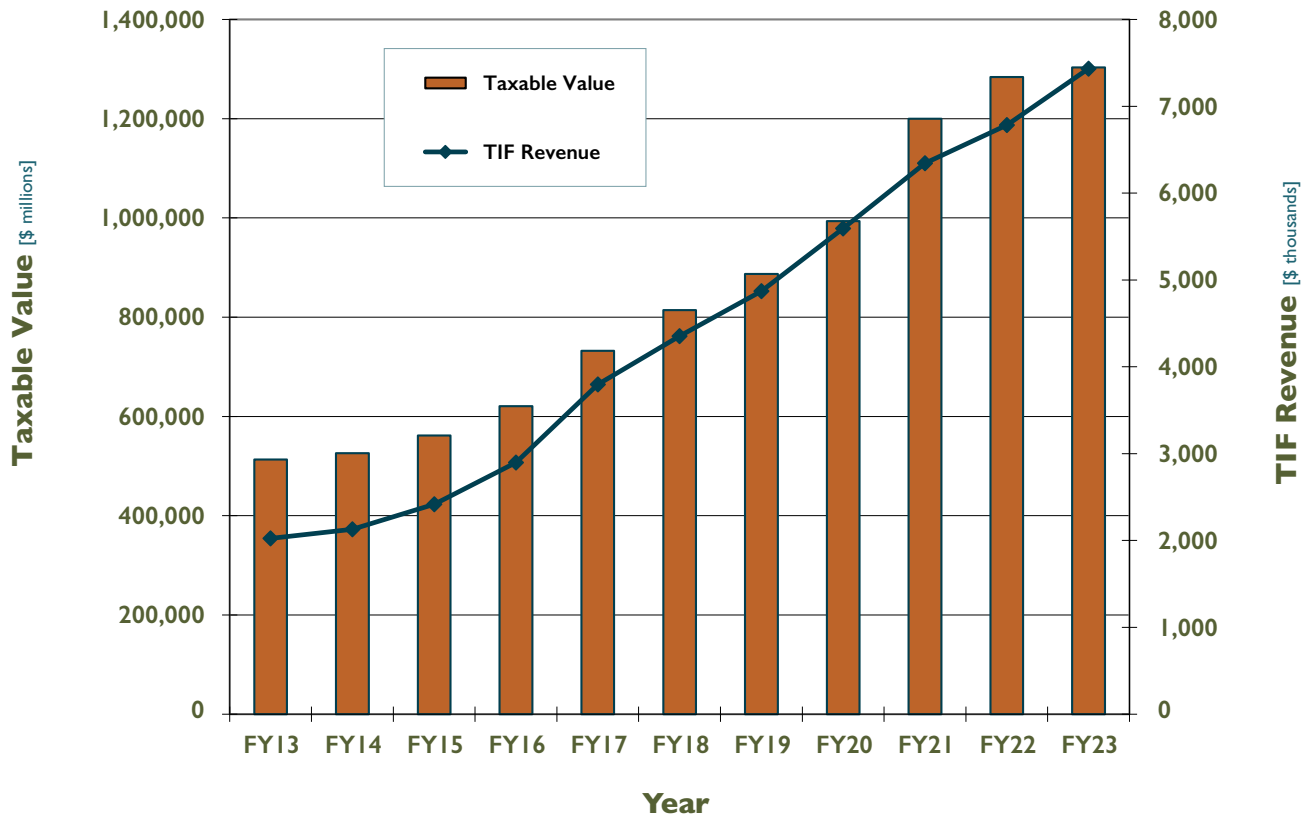
In 1994, the CRA's taxable value of all properties was \$194 million. In 2023, that value has increased to over \$1.3 billion. This represents a 9.6% increase from the prior year. Taxable valuations for CRA properties have shown positive growth over the past year. This has allowed the CRA to further leverage TIF revenue to execute successful projects and programming for overall improvements in the district.

history

Once again, the Community Redevelopment Agency (CRA) has been effective in achieving its goals set out by the CRA Plan. The 1994 and 1999 plan articulate several overarching goals relating to economic vitality, transportation, social development, public safety, business, property value, communication and housing.

After the success of the 2015 Capital Improvement Plan (CIP) resulting in a highly visible Denning Drive complete street project as well as the designs for the improvements for Orlando and New York Avenues, staff was able to continue that momentum into new capital projects for the future. This includes a continuation of the CRA's buildout of a CIP through 2027, updated annually. The intent was to provide guidance on the remaining years of the CRA as well as plan strategically for the future.

10-YEAR HISTORICAL CRA TAX BASE & REVENUES



capital improvement plan



With the taxable value in the district increasing this past year, more dollars from tax increment financing are needed to be allocated. After an initial Capital Improvement Plan (CIP) in 2015, staff has updated annually when projects are completed, new priorities are identified, providing the Community Redevelopment Agency (CRA) a 'one stop shop' view of capital investment on the horizon. The CRA has taken several steps towards implementation including design and execution of streetscape improvements, social and residential enhancements, and working in partnership with the initiatives of the city and county. This included several projects for 2023, including remaining work on the Central Park main stage, parks improvements, streetscape designs, improvements to history and culture, as well as others. All these items will be discussed in greater detail within this report.

Fiscal Year (FY) 2022 began with the completion of the Central Park Main Stage Renovation Project. With this project completed and being greatly enjoyed by the community, the efforts have moved toward setting the stage for future plans and installations. The Central Park Main Stage Project was also reported in the FY22 annual report.

Designs were completed for a new playground at Martin Luther King, Jr. (MLK) Park with several productive community meetings resulting in valuable input to the design. In addition to the new playground design, there will be a memorial corner for the MLK Park, including a larger-than-life bronze likeness of Dr. Martin Luther King, Jr., in an installation named *Ripples*. This installation has been the result of significant community input.

capital improvement plan



In the heart of Hannibal Square, work also began on the Art and History Installation in Shady Park to tell the story of the important role the Black community played in the incorporation of Winter Park.

In addition to the playground improvements, work began on some much-needed traffic improvements on Orlando and New York avenues. Support was also provided to the community in several forms including guidance for community groups and coordination for entrepreneurship and business mentoring. Support was started in FY23 and will continue to carry through the next fiscal year.

As part of this CIP, there are several projects highlighted in the 'Projects' and 'Programs' section of the report. During FY23, CRA staff identified a total of six projects begun or completed, including downtown enhancements, MLK Park improvements, etc. There were also 11 categorized programs managed along with an additional four significant initiatives in development, working with stakeholder groups, or already in capital project design or contracting for execution. Projects, programs and initiatives are ongoing and can sometimes take several years (includes enough money to execute a project). This means funds for projects may carry over to ensure (1) total expenditure of CRA fund dollars (2) develop a fully collaborated project, or (3) be redesigned or reconsidered. To that end, total expenditure of the trust fund may not equal the total value of the projects described. Total expenditure from the redevelopment trust fund on these projects is estimated at \$1,314,735. Total value of all projects and programs at full implementation is valued at \$8,210,552.

capital improvement plan



The Community Redevelopment Agency (CRA) is committed to maintaining and creating programs that will accomplish both the continued implementation of the redevelopment plans, as well as address some of the immediate needs of our businesses, property owners and residents. Copies of the CRA Plan, previous annual reports, and recent updates can all be found on the city's official website at **cityofwinterpark.org/cra**.

The projects and programs highlighted in this report are outlined in adopted redevelopment plans and are guided by a volunteer advisory board that make recommendations to the Community Redevelopment Agency Board. This board is comprised of the Winter Park City Commission and an appointed representative from Orange County. Redevelopment initiatives are coordinated by CRA staff and implemented in partnership with city departments, the Florida Department of Transportation, local non-profits, community groups, city boards, private sector vendors, and the public at-large. As part of additional steps taken in Fiscal Year 20, staff followed appropriate guidelines to ensure safety protocols as a part of the pandemic moving forward.

board

The Board consists of the Mayor and City Commissioners, as well as an appointed Orange County Commissioner Representative. They are the decision-making body.



left to right ~ Commissioner Marty Sullivan, Vice Mayor Sheila DeCiccio, Mayor Phil Anderson, Commissioner Kris Cruzada and Commissioner Todd Weaver

not pictured ~ Orange County Representative Hal George

advisory board

The Advisory Board is an up-to seven-member volunteer committee made up of residents and business owners appointed by the Mayor and City Commission. City staff works with the CRA Board and Community Redevelopment Advisory Board to carry out the CRA Plan.



board members ~ Jay R. Trent, Maria Bryant, Lindsay Eriksson and Carlos M. Benitez

not pictured ~ Matthew Downs, Sherwin Sargeant and Anjali Vaya

city staff



city staff ~ Assistant Division Director Kyle Dudgeon; CRA/ED Coordinator Anne Sallee and Director Peter Moore

not pictured ~ Streetscape Attendants Barry Carson, Conor Schudel and Mike Stiff

projects

NEW YORK AVENUE

Community Redevelopment Agency (CRA) staff continued to follow the Capital Improvement Plan by finalizing design plans on New York Avenue. Running parallel to Park Avenue, the right of way has great potential at its intersections for enhanced pedestrian connectivity and beautification. The road is also unique as it has railroad crossings at two points providing for larger than normal intersections. Staff went through several iterations of proposed improvements ultimately leading to an efficient and fiscally responsible scope of work. This includes bump outs, midblock crossings, intersection improvements for bus and pedestrian travel, and an increase to the total number of on street parking spaces.

The project is split into two phases. The first phase was at the intersection of New York and Fairbanks avenues, with a large amount of funding dedicated to street light mast arms. This stage of the project is complete with substantial completion concluding in Fiscal Year 2023. The next phase included the intersections of New York and New England avenues as well as Welbourne Avenue and Morse Boulevard. This project is near completion, with only milling and paving remaining. The estimated total cost of both phases is \$1 million.

projects



projects

MARTIN LUTHER KING, JR. PARK IMPROVEMENTS

The Community Redevelopment Agency (CRA) Plan amendment from 1999 makes several references to Martin Luther King, Jr. Park including “Lake Island Park is a huge hidden asset.” It further discusses the need for improvements to the area such as lake edge enhancements, landscaping, signage, street trees, plantings, parking and stormwater improvements.

Included as part of its Capital Improvement Plan (CIP), the CRA identified the park as an area for reinvestment. In 2021, staff met with the Parks & Recreation Advisory Board and Community Redevelopment Advisory Board regarding new improvements to the park. Financially, the CRA is anticipating a multi-year allocation within its current CIP towards MLK Park enhancements through Fiscal Year 2023. Currently, that is set at \$4.2 million. In 2021, the Agency approved \$625,000 for some of these improvements including fields, hardscape around the fields for future shade structure, sidewalks, sod, landscaping, and a memorial corner. The future \$2.4 million would be allocated to fund enhancements including but not limited to, restrooms and picnic pavilion, playground, connectivity and pedestrian pathways, fencing, gates, entry gateways, signage, stormwater and lighting. As the project progresses, staff anticipates a new estimate would be needed in order to determine updated costs.

Final design was completed for an upgraded playground, to add additional accessibility and safety features as well as improve the overall appeal and value of the playground while

projects

retaining the Community Playground affectionately called “Castle Park” in response to community input. A ground level water feature will be added to the existing playground.



Another addition to the park as the result of a great amount of community involvement will be a bronze likeness of Martin Luther King, Jr., in an installation named *Ripples*. The project has been in planning for some time and when a committee was tasked with identifying naming opportunities to honor the memory and accomplishments of renowned 1964 Nobel Peace Prize winner Martin Luther King, Jr., Lake Island Park was renamed Martin Luther King, Jr. Park by the City Commission.

projects

SHADY PARK ENHANCEMENTS

In coordination with improvements to park space, Policy 7.3A of the 1994 CRA Plan states the Community Redevelopment Agency (CRA) shall enhance public spaces. In addition, Policy 8.6D states open spaces shall be coordinated to provide a cohesive neighborhood. Shady Park fills this role in the Hannibal Square neighborhood.

Public process for the project included input by the residents, children, seniors, board members and community center program participants through several mediums including Nextdoor, online and written surveys, board and community meetings, door hangers and signage. Staff worked to integrate these thoughts into several key features. These include increased green/event space, elevated landscape, accessibility improvements, updated seating areas, kids' features, and highlighting the history and heritage of the neighborhood. To that end, the installation of a historical art feature was proposed for display on the north end of the park.

The art installation, which will tell the story of the Hannibal Square community members who were key players in the incorporation of the city, has been designed and is in the final stages of creation. With much communication between the artist and committee, construction is slated for spring 2024. The CRA has budgeted \$300,000 for this project.

projects



- Heritage & History Memorial
- Increased greenspace & event space
- Addition of interactive gaming spaces
- Rehabilitation & highlighting of current historic markers
- ADA accessibility improvements, elevated landscape in key areas, hardscape & site amenity improvements, along with replacement of sod & trees as needed, will be done throughout the exhibit.

projects

DOWNTOWN ENHANCEMENTS

During this fiscal year, the Community Redevelopment Advisory Board and staff continue work to improve downtown.

STREETLIGHTS, GARBAGE & RECYCLING CONTAINERS, COMMUNITY POLICING AND SIDEWALK IMPROVEMENTS

Every year, the Community Redevelopment Agency (CRA) works with several departments including Parks & Recreation, Electric Utility, Public Works & Transportation, and the Facilities Management Division, to identify opportunities to further improve downtown. This includes the rehabilitation and refurbishment of trash cans, street lights and sidewalks, to provide a more updated aesthetic. CRA staff is committed to maximizing the unique, but consistent look for the downtown area that is consistent with the district's charm and style. The CRA also supported elevated levels of community policing within the CRA district including weekly additional security details at key points in downtown. Total cost was \$104,017.



projects

DENNING DRIVE & WEBSTER AVENUE ROAD IMPROVEMENTS

Continuing the work provided in Fiscal Year 2016, the Denning Drive rightsizing project has seen several benefits. The promotion of multi-mobility within the corridor with the creation of buffer space between residential and commercial properties, has sewn a closer pedestrian connection between Martin Luther King, Jr. Park and Mead Botanical Garden with safety enhancements including the installation of Rapid Rectangular Flashing Beacons (RRFB) for pedestrians to safely reach adjacent partnered parking facilities.

This improvement builds on this critical infrastructure, extending multi-mobility north of Denning Drive and Webster Avenue by providing a mixed-use path to Solana Avenue and the northern boundary of the CRA. As it exists today, this section of road is in dire need of repair. The concept showcases a 10-foot mixed-use path, 10-foot buffer space for shade trees, and two 10.5-foot vehicle lanes for traffic. The plan also contemplates a 6-foot pedestrian crossing with RRFBs north of Carver Street, which is in close proximity to the existing driveway aprons and parking area for the Orange County Public School's site.

projects

DENNING DRIVE & FAIRBANKS AVENUE INTERSECTION IMPROVEMENTS

With the purchase of the now demolished dry cleaner and spa properties near the Denning Drive and Fairbanks Avenue intersection, staff has moved forward with the design and construction of an extended southbound right turn lane at that location. Proposed improvements have been designed by a private consulting firm. The intention of the design is to provide relief for this traffic movement by installing a 120' turn lane and alleviating backed up congestion on Denning Drive. The project is slated for completion in Fiscal Year 2024.



projects



programs



The CRA supports a number of initiatives devoted to improving the health, education and environment of the people and businesses it serves.

AFFORDABLE HOUSING

Programs under this designation are designed to ensure safety and maintain the character of residential neighborhoods by completing necessary rehabilitation work to distressed single-family homes. In Fiscal Year 2023, the Community Redevelopment Agency (CRA) spent \$120,230.87 on total affordable housing projects. To date, approximately 148 homes have been improved through the Home Rehabilitation Program with over \$1.9 million since its inception. Given the nature of pandemic related inflation, the CRA also discovered the need to reevaluate total project costs for each project and its ability to make an impact. Through work with the Community Redevelopment Advisory Board, staff raised the total amount for each successful applicant by 50%, from \$20,000 to \$30,000. Coupled with other affordable housing initiatives, that total rose to \$3.9 million.

During the administration of the program, the priorities of expenditures started with safety improvements, which left a void in improving the aesthetic value of the home. Because of this, the Residential Driveway & Paint Programs were created. These programs focus on elevating the cosmetic, yet important aesthetics, by providing funds for driveway construction/rehabilitation as well as new paint for existing structures. Since inception, 37 homes have been supported with the upkeep and preservation of residential neighborhoods within the district.

programs



Project Cost \$13,426
Improvements: New roof, screens and paint



Project Cost \$19,263
Improvements: General Cleaning, Painting, Exterior/Pressure Wash/Prime/Paint, Repair Walls, Repair Soffit on Multiple Sides, Repair Downspouts, Electrical Repairs, Replace 15 Windows, and Minor Landscaping in Back Yard



Project Cost \$13,426
Improvements: New Patio Slab, New Fence, Exterior Paint, and Pest Control

programs

BUSINESS FAÇADE IMPROVEMENT PROGRAM

This program provides matching grant funds up to \$20,000 toward exterior improvements to businesses within the Community Redevelopment Agency (CRA) District, supporting economic stability and maintaining the character and quality of commercial districts. To date, the program has successfully leveraged 71 projects with a 13:1 ratio of private to public funds. Total funds spent during Fiscal Year (FY) 2023 were \$88,780.





programs

QUALIFIED TARGETED INDUSTRY INCENTIVE PROGRAM

The CRA promotes the expansion, growth and development of high-wage jobs to maintain the City of Winter Park's competitiveness as a location for major employers; incentivizing continued long-term investment and involvement in the community. The city and CRA have been successful with this incentive program by committing to adding up to 237 new jobs over the next six years – all of which come with an average annual wage over 200% of the average in Orange County. Total local support for FY23 was \$44,245.90.



program support

The Community Redevelopment Agency (CRA) provides funding to a selection of community partners that promote community leadership, healthy lifestyles and learning activities.

COMMUNITY CENTER PROGRAMMING

Program selection is managed by a CRA partner – the city's Parks & Recreation Department. It includes participation by over 52,000 resident and visitor interactions per year from senior to after-school programs.

SUMMER YOUTH ENRICHMENT PROGRAM

The CRA, in partnership with numerous local nonprofit organizations, provides paid internships and local summer camp opportunities to CRA high school students. The internships focus on providing real-world work experience while developing business etiquette skills to aid in future career success.

The program has been accountable for 220 students during its lifetime, and several have found full-time employment with the nonprofit for which they interned. The summer 2023 cohort had two students continue into a job following the program – one part-time at the Community Center and one full-time at one of the city's golf courses.

program support

PARK AVENUE DISTRICT

In December 2022, the Park Avenue Merchants were authorized by the State of Florida to become the city's first Main Street Program, the Park Avenue District. A Main Street District is often formed to create, preserve and add value to downtown community cores to help them thrive. The CRA helped foster this idea through their first year with a matching grant in the amount of \$50,000. The District was successful in surpassing its goals for first year fundraising and has provided a great benefit to the city, its merchants and guests.



community support

The Community Redevelopment Agency (CRA) works in partnership with several community organizations also devoted to improving the health, education and environment of the people and businesses it serves.

ORGANIZATIONAL SUPPORT GRANT

With the understanding that partnerships can emerge between budget cycles, the organizational support grant was created to financially assist organizations with programming and events that produce direct benefit to the district. In the past, the grant has partnered with several organizations including the Center for Independent Living and Winter Park Chamber of Commerce to improve the lives of residents and draw guests to downtown providing a direct benefit to the district and local merchants.

The Hannibal Square Heritage Center also partnered with the merchants in Hannibal Square to host two events to attract visitors to the area for a street festival with art, music and food from the area restaurants. The CRA provided \$2,500 in funds to support community policing and dissemination of information.

The Winter Park Woman's Club is housed in a beautiful and historic building within the CRA. They provide a large number of scholarships for Winter Park High School students headed to college, and have regularly scheduled programming, open to the public, that is informative and entertaining. One of their primary missions is the preservation of the historic building that is their home. When they needed help with that task due to the discovery of dry wood termites, the CRA provided \$5,000 to help with the job estimated at \$21,000.

community support



community support



ENZIAN THEATER'S POPCORN FLICKS IN THE PARK

The Community Redevelopment Agency (CRA) provides monthly films in Central Park. The free, family-friendly event showcases films that are appropriate for all ages and include holiday classics. Popcorn Flicks in the Park encourages families and friends to gather and build community. It also helps promote economic viability by bringing foot traffic to shopping and dining areas.

WINTER PARK PLAYHOUSE

The CRA provides funding for programming to the Winter Park Playhouse located on Orange Avenue. The purpose of the funds is to assist with the Playhouse's programming for youth and elderly in the district as well as provide for free or reduced-price plays.

CREALDÉ SCHOOL OF ART

The CRA provides funding for programming and exhibits at the Hannibal Square Heritage Center, managed by Crealdé School of Art. This year marks the 13th year of the Heritage Center including an acknowledgement by neighborhood residents providing recognition for those that understand the importance of this community asset. The CRA also supports the Annual Unity Heritage Festival.

community support



WELBOURNE AVENUE NURSERY & KINDERGARTEN

Continuing to carry out the social side of the CRA Plan, funding is provided to the Welbourne Avenue Nursery & Kindergarten for physical building improvements and assistance in social programming for the district.

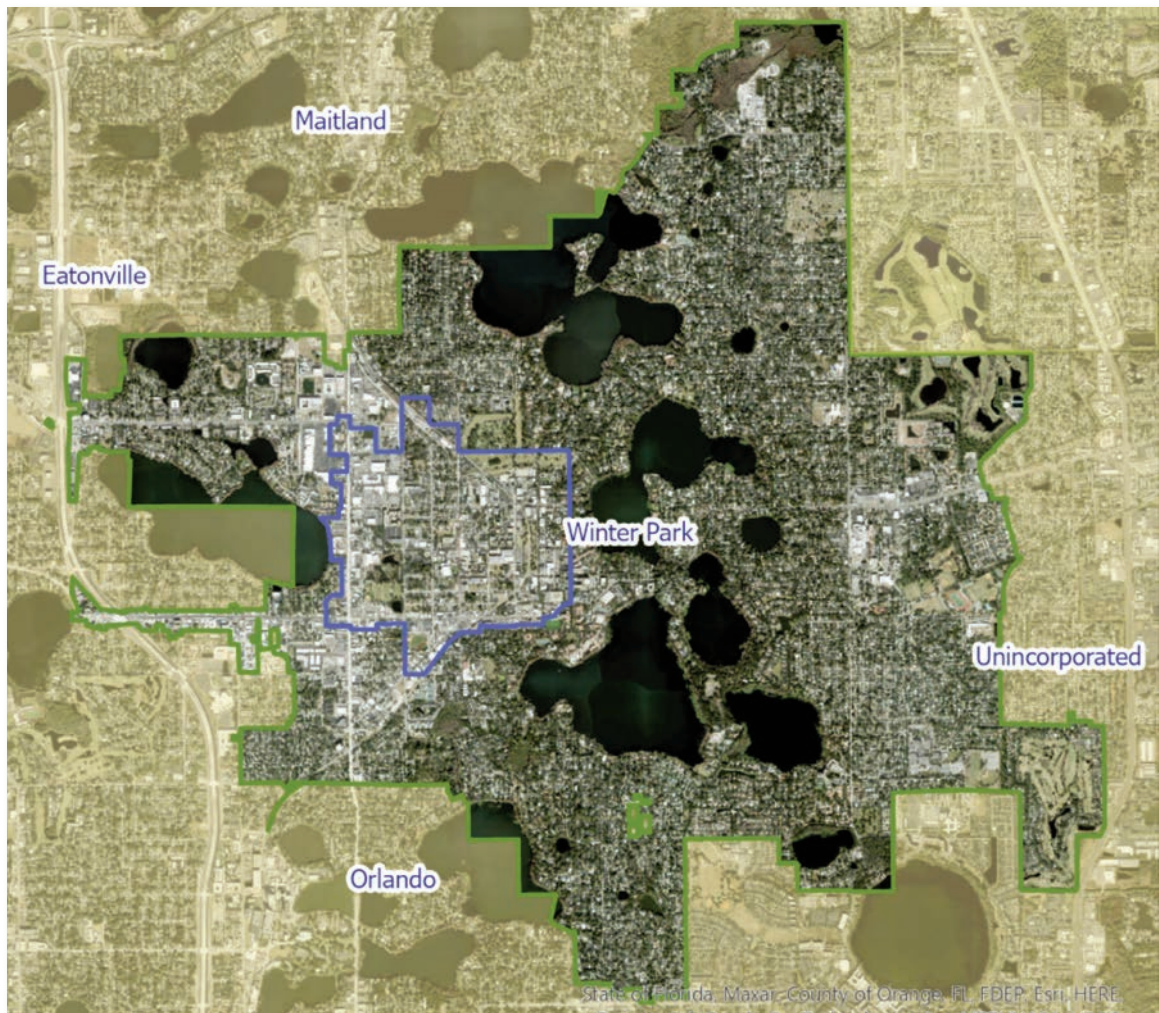
THE GARDENS AT DEPUGH NURSING CENTER

Support for the social side of the CRA Plan is also carried out by The Gardens at Depugh Nursing Center. Funds are invested in the improvement of the building in order to provide additional capacity for social assistance.

financials

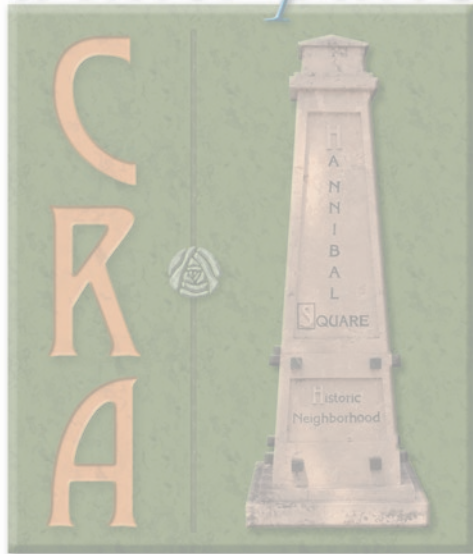
REVENUES	Adopted FY 2022	Adopted FY 2023
Intergovernmental Revenues	3,173,086	3,390,920
Charges for Services	—	—
Miscellaneous	50,000	—
Transfers	3,641,491	4,043,522
Fund Balance	271,814	—
TOTAL REVENUES	\$ 7,136,391	\$ 7,434,442
EXPENDITURES		
Operating Expenses	582,920	1,132,386
Capital Projects	4,065,000	3,721,765
Debt Service	1,496,097	1,484,485
Organizational Support/ Community Initiatives	439,000	327,000
Reimbursement to Other Funds	123,974	62,759
Transfers to Other Funds	—	—
Contingency Reserve	—	706,047
TOTAL EXPENDITURES	\$ 7,136,391	\$ 7,434,442
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 0	\$ 0

The most recent complete audit report of the Redevelopment Trust Fund as required in F.S. 163.387(8) may be accessed at cityofwinterpark.org/finance.





winter park



community
redevelopment
agency

DIRECTOR

Peter Moore @ 407.599.3567
pmoore@cityofwinterpark.org

ASSISTANT DIVISION DIRECTOR

Kyle Dudgeon @ 407.599.3217
kdudgeon@cityofwinterpark.org

CRA/ED COORDINATOR

Anne Sallee @ 407.599.3225
asallee@cityofwinterpark.org



Community Redevelopment Advisory Board

agenda item 5.b

item type

Non-Action Items

meeting date

June 27, 2024

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Peter Moore, Director of Office of
Management and Budget

subject

CRA Board Budgeting

motion | recommendation

N/A

background

The purpose of this item is twofold. It includes a general overview of the budget as a whole and secondarily the CRA miscellaneous enhancement fund. A general overview of the budget will be provided as part of a powerpoint presentation.

CRA misc. fund - As part of their annual budget, the CRA Agency has approved in the past a CRA miscellaneous enhancements fund. The purpose of this line item is to be responsive to needs and concerns not considered as part of the CRA's budget within a given year. Put differently, it provides a financial opportunity to elevate the city's level of service not considered in either the city's or CRA's budget. Past funding has been consistently set at \$140,000.

The following are examples of uses funded under this line item:

- Sidewalk grinding to prevent trip hazards
- Refuse enclosures
- Buying of new trash and recycling cans
- Center Street condensate drainage improvements program
- Park Avenue archway
- Historical markers
- Small scale improvements to Shady Park amphitheater
- Smart parking sensor pilot program

Staff currently has three projects for further review for the upcoming year:

- Park Avenue kiosks
- Knowles Avenue parking lot improvements
- Expansion of condensate drainage improvement program

Through the course of the budgeting process, and beyond, the board is requested to consider uses for this fund that are consistent with the CRA mission and CRA plan.

alternatives | other considerations

fiscal impact

Impacts are provided for as part of the budget

attachments

None



Community Redevelopment Advisory Board

agenda item 6.a

item type

Staff Updates

meeting date

June 27, 2024

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Peter Moore, Director of Office of
Management and Budget

subject

Project 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.

(1) 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%). Completion of the project is expected to begin again once the Denning/Webster project nears completion.

(2) Denning/Webster North Enhancements - Extension of mixed-use path north of Webster approved by CRA Agency at a value of 500k. Project adds a 10-foot wide path, 10 foot landscape buffer space for shade trees, and two 10-foot wide vehicle traffic lanes. Project is slated to begin on Tuesday, June 25th.

(3) Denning/Fairbanks Improvements - Project completion occurred in March 2024 and is currently operational.

(4) Shady Park Enhancements - Design of monuments and hardscape housing bust have been completed. Monuments are in production with an expectation of being ready for installation by end of June. Staff has communicated with community stakeholders throughout the project. CRA and Parks have engaged one of the city's extension of services for general contracting(GC) for construction of the hardscape space. GC has pulled the permit for the

project and has begun work. Staff expects installation of both the monuments and hardscape by July 27th.

(5) MLK Park Unity Corner - City staff has been coordinating with artist, landscape architect (Dix Hite), and general contractor regarding construction and installation plan. Complete construction documents were received from Dix Hite on 4/10/24 and expect to solidify cost and construction schedule before end of June. Artist is expecting completion of statue and other elements within their scope to be ready for installation by late summer/early fall. Site preparation and construction are expected to begin late Summer 2024 with completion Fall 2024 as portions of surrounding hardscape cannot be completed until after installation of the statue and memorial wall by artist. Copies of the latest information on MLK Park can be found at: <https://cityofwinterpark.org/government/projects/mlk-jrpark-renovations-project/>

(6) MLK Park Community Playground - Upon approval by the CRA and Parks & Recreation Advisory Board, staff released a request for proposal (RFP) on April 8, 2024 and received responses on May 29, 2024. A selection committee is currently reviewing.

(7) Park Avenue Gateway Arches - Upon approval by the CRA Advisory Board, staff released a request for proposal (RFP) on April 4, 2024. Staff received responses on May 21, 2024. The selection committee has recommended approval of a design firm to the Agency/City Commission for confirmation on June 26th. Construction of the project is expected by the end of December 2024.

Details for each of the RFPs can be found at: <https://cityofwinterpark.org/departments/management-budget/procurement/>

(8) West Meadow Public Facility - Staff is currently finalizing a request for proposal to be considered by a construction team. The RFP process is expected to last throughout the summer with a tentative construction timeline of September 2024 - March 2025.

(9) CRA Extension - Staff has participated in numerous approvals including the CRA Advisory Board, Planning and Zoning, CRA Agency, and City Commission. Through it, the CRA received unanimous approvals at all levels. To date, staff is working with Orange County staff on a date to push the CRA plan amendment forward for consideration by the County Commission. It is anticipated this will occur during the summer months.

alternatives | other considerations

fiscal impact

Impacts have been provided for as part of the budget.

attachments

1. new-mixed-use-path-pedestrian-&-vehicular-improvements-for-north-denning-drive-2024-06-18



401 South Park Avenue • Winter Park, Florida 32789

Communications

Media Inquiries: Craig O'Neil
407-599-3506 • 321-303-2653 cell

CONSTRUCTION NOTICE

New mixed-use path, pedestrian & vehicular improvements for North Denning Drive

WINTER PARK, FL, (June 18, 2024) Improvements to Denning Drive, which have occurred in several phases between 2017 and 2022, will continue from West Webster Avenue heading north to Solana Avenue. Construction will begin **Tuesday, June 25**, and is expected to be completed by Friday, August 9, weather permitting. The improvement project, which is funded by the city's [Community Redevelopment Agency](#) (CRA), will take place on the west side of North Denning Drive near Orange Technical College. It will include a 10-foot-wide mixed-use path, 10 feet of landscape buffer space for shade trees, and two 10-foot-wide vehicle traffic lanes. The new mixed-use path will connect with existing mixed-use paths on Denning Drive. Additional future improvements will include the following:

- Continued promotion of multi-mobility within the corridor.
- Buffer space between residential and commercial properties.
- Enhanced pedestrian connection to [Martin Luther King, Jr. Park](#) and [Mead Botanical Garden](#).
- Installation of rapid rectangular flashing beacons (RRFBs) for pedestrian safety.

Previous Denning Drive improvements focused on pedestrian and bicycle safety, traffic flow and local connection between neighborhoods, businesses and city amenities such as Mead Botanical Garden and Martin Luther King, Jr. Park. A right-turn lane from South Denning Drive to West Fairbanks Avenue was also added to help improve traffic flow.

Please expect delays, obey signs, and use caution when driving in this area during the construction phase. For more information regarding the continuation of the Denning Drive Improvement Project, please contact [407-599-3521](tel:407-599-3521).

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