



City Commission Work Session

Agenda

June 15, 2023 @ 1:00 pm

City Hall - Commission Chambers
401 S. Park Avenue

welcome

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assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. **Call to Order**
2. **Discussion Item(s)**
 - a. [CRA Extension and Expansion Update](#) 2 hours
3. **Adjournment**



City Commission **agenda item**

item type Discussion Item(s)	meeting date June 15, 2023
prepared by Peter Moore	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship	

subject

CRA Extension and Expansion Update

motion / recommendation

background

Consultants with GAI will present on their progress and analysis of the CRA extension and expansion initiative. The City has retained GAI/CSG to perform an in-depth analysis of potential Community Redevelopment Area (CRA) boundary modifications, and a potential 10-year extension of the operational period of the Community Redevelopment Agency, beyond 2027 and to update the Community Redevelopment Plan.

The potential maximum operational period of the Community Redevelopment Agency is sixty (60) years from 1994 to 2054, contingent upon authorization from Orange County Government. 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, extend the operational term of the Agency, and 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.

Process:

The process for the CRA Plan update is a four (4) Phase process. 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

Phase II Background Data Collection (May include Finding of Necessity evaluations)

Phase III Public Engagement and the Preparation of the Community Redevelopment Plan update

Phase IV Review and Adoption of the Community Redevelopment Plan update potential outcomes.

Potential outcomes:

The length and breadth of the CRA Plan update will be determined by the direction and guidance received from Orange County during Phase I. This enables the City to receive direction and guidance from Orange County regarding the potential extension of the operational period and expansion of the CRA boundaries before committing additional resources to the project. These up-front discussions with Orange County allow the City to avoid unnecessarily preparing Finding of Necessity evaluations and preparing a CRA Plan with a post 2027 period that would not be ultimately approved by the County. The potential direction from Orange County could be, but is not limited to the following outcomes:

1. Encourage the City to prepare the Findings of Necessity (FON) studies to fully examine the potential expansion of the CRA Area boundaries and the potential extension of the operational period (from 2027 to 2037 or beyond) of the Community Redevelopment Agency. In this outcome the project would include: Preparation of Finding of Necessity studies for potential expansion areas, and update of CRA Plan to reflect expanded boundaries and extended operational period.
2. Advise the City not to perform the FONs but to prepare an analysis of the potential extension of the operation period (from 2027 to 2037 or beyond). In this outcome the project would include: an update of CRA Plan, within current CRA boundaries, to reflect the extended operational period.
3. Advise the City not to perform the FONs and not to plan for an extension of the CRA operational period beyond 2027. In this outcome the project would include: an update of CRA Plan, within current CRA boundaries, to reflect the closeout of the CRA in 2027 and disposition of any unspent TIF trust fund revenue. The Winter Park CRA Plan will be updated whatever potential outcome is determined by Orange County.

The authorization of Orange County to extend the operational period or expand the CRA boundaries will require a formal action of the County through the adoption of a Delegation of Authority Resolution that will memorialize the extension and expansion. An update of the CRA Plan to the 2027 operational period sunset date does not require any amendment to the current Delegation of Authority Resolution.

Schedule:

The proposed schedule for the Winter Park CRA Plan update is shown below:

Phase I Establish Project Expectations - Discussions with City and Orange County Up to 12

weeks.

Phase II Background Data Collection - (may include FON's) Up to 12 weeks.

Phase III Public engagement and Prepare the Community Redevelopment Plan update - Up to 12 weeks.

Phase IV Review and Adoption of the Community Redevelopment Plan update activity to date - Up to 12 weeks.

Activity to date:

The following activities have been accomplished to date:

- Identification of potential CRA expansion areas.
- Preliminary identification of potential or suspected conditions of slum and blight in each potential expansion area and potential remedy actions.
- Identification of applicable supporting Comprehensive Plan citations.

These activities are to gather the requisite information needed to have productive discussions with Orange County regarding the potential expansion of the CRA's boundaries and potential extension of the CRA's operational period. The discussions with Orange County will occur during the next month.

Identification of potential CRA Boundary Expansion areas:

The City and the GAI/CSG team have identified three potential areas where the potential expansion of the Winter CRA could occur. These areas are located on primary commercial corridors, Lee Road, West Fairbanks Avenue and Orlando Avenue. These areas exhibit various qualifying conditions to be considered for inclusion within the Community Redevelopment Area and are consistent with City-wide planning and development objectives. These areas were considered for inclusion in the Winter Park Community Redevelopment Area based on the City's long-term redevelopment goals and to address transportation, public safety and infrastructure concerns. If adopted these additional areas would increase the size of the CRA from 618 acres to 1,016 acres. The potential CRA expansion areas are shown in **Figure 1-Potential CRA Expansion Areas**.

alternatives / other considerations

fiscal impact

The CRA is the primary source of funding for capital investment in the downtown core of Winter Park. It is currently slated to sunset in January of 2027 at which the City would lose about \$4+ Million annually in funding support to make improvements.

ATTACHMENTS:

[A_Expansion Area_revised3.pdf](#)

