



Community Redevelopment Advisory Board Regular Meeting

Agenda

November 11, 2021 @ 5:30 pm

Virtual

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

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

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please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of minutes from August 26, 2021](#) 1 minute
 3. **Action Items**
 - a. [Shady Park - Presentation of proposed park improvements](#) 40 minutes
 4. **Staff Updates**
 - a. [Project updates](#) 10 minutes
 5. **Public Comments (for items not on the agenda): three minutes allowed for each speaker.**
 6. **Non-Action Items**
 7. **Board Comments**
 8. **Adjournment**



Community
Redevelopment
Advisory Board

agenda item

item type	Consent Agenda	meeting date	November 11, 2021
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective	N/A		

subject

Approval of minutes from August 26, 2021

motion / recommendation

Approve as presented

background

Approval of the minutes from August 26, 2021 is requested.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS:

[082621 CRA AB Minutes ADA.pdf](#)



Community Redevelopment Advisory Board Minutes

August 26, 2021 at 05:30 pm

Virtual Meeting

Present

Board Members: Christine Girand, Linda Washington, Carol Rosenfelt, Maria Bryant, Matthew Hurst, Anjali Vaya

Staff Members: Peter Moore, Kyle Dudgeon

Absent

Murray Wilton

Meeting called to order

Staff called the meeting to order at 5:31 pm.

Consent Agenda

A. Approval of Minutes - June 24, 2021

Motion made by Carol Rosenfelt, seconded by Linda Washington, to approve the June 24, 2021 minutes.

Motions passes 6-0

Action Items

A. Clock Installation—New England Ave

CRA Assistant Division Director, Kyle Dudgeon, introduced the item. Mr. Dudgeon was approached by Principal Planner, Mr. Jeff Briggs to utilize the city as a minority partner in enhancing the Hannibal Square neighborhood. Mr. Dudgeon provided background on the CRA Plan as it pertains to funding miscellaneous enhancement projects. Mr. Dudgeon introduced Mr. Briggs to provide a brief overview of the project. Mr. Briggs discussed how the city wants to celebrate its heritage and do a better job of educating residents of historical background, ideally through historical markers in the Hannibal Square community. Mr. Briggs introduced commercial broker, Michael Winn to delve into the costs and background of developing a clock as a way to recognize the history of Hannibal Square. In previous years, Mr. Winn commissioned a mural on the side of one of his buildings to memorialize the community's history. In an effort to further cement the historical context of Hannibal Square, Mr. Winn seeks to purchase a clock (cheapest cost being \$25,000) and donate it to the city, and is asking a financial contribution by the CRA. Mr. Dudgeon shared a rendering of the clock to present the proposed location for the clock (northwestern corner of New England and Pennsylvania Avenue). While the board appreciates Mr. Briggs and Mr. Winn's dedication, passion, and interest in the project, they expressed concerns with the clock's proximity to the existing obelisk and how it might obstruct city traffic views. In addition, the board also commented that the clock may not accurately represent the African American heritage

of Hannibal Square. Discussion ensued regarding moving the clock location to New York Ave and/or installing a different historical marker.

Prior to approval, the board opened the floor to public comment.

Mary Daniels, 650 W Canton Avenue, is concerned with the clock's location. Ms. Daniels believes that the clock is too close to the obelisk; however, she would consider it across the street from the proposed location. She believes that the proposed location might be distracting to what is already there.

Martha Bryant-Hall, 331 W Lyman Ave, thanked Mr. Winn for clock proposal. Ms. Bryant-Hall is concerned with proposed location and suggests a different site for the clock. She suggested somewhere near New York Ave since that is where Hannibal Square began.

Forest Michael, 358 West Comstock Ave, thanked Mr. Winn for proposal; however, Mr. Michael is concerned that city staff has not discussed this project with the community. He believes the clock does not represent the African American culture or identity. Mr. Michael suggested moving this project to New York Ave and/or donating to the Founders Monument that is currently in progress. Mr. Michael also wants staff and the board to consider how this clock speaks to the African American cultural as a statement.

Barbara Chandler, 3405 Sutton Drive, thanked the board and Mr. Winn for the project. Ms. Chandler spoke to the term clock "obstruction." Ms. Chandler stated that the clock could be more of a distraction as opposed to an obstruction to drivers. She continued by discussing the existing obelisk. She suggested improving the lettering of the obelisk and making it more ADA compliant. Ms. Chandler suggests moving the clock to a different location because it does not bring prominence to what currently exists.

Lee Rambeau, 1359 Chapman Circle, loves the idea of a community member providing a large donation to Hannibal Square. She suggested hosting a sub-committee meeting to develop a master plan for a historical walking trail, starting with the clock, to address concerns more effectively.

After hearing public comment, the board expressed concerns with approving financial support for the clock installation in the proposed location. As a result, the board asked Mr. Winn to consider a different location for the clock.

After lengthy discussion, the board suggested a motion to table. **Motion made by Matt Hurst, seconded by Carol Rosenfelt to table discussion of clock installation to allow staff to meet with Mr. Winn to address concerns. Motion passes 6-0.**

Staff Updates

A. Staff Updates

CRA Assistant Division Director, Kyle Dudgeon, discussed the City Commission and CRA Agency meetings from August 25, 2021. Staff brought forward the CRA budget for Fiscal Year 21-22. Staff proposed the budget based on the CRA Advisory Board recommendations as they pertained to operations, administration, support, programs, and projects. The CRA budget included line items as they related to funding the post office, additional funding for New York Avenue, and a proposed option to forward fund CRA dollars for the Central Park stage in tandem with American Rescue Plan Act (ARPA) funding. During the meeting, discussions regarding future CRA funding capacity, the post office purchase, the scope of the MLK project (e.g., possibly reducing this budget item in future year capital improvement plans), and buying additional land along Fairbanks were held. The CRA Agency's final vote on the budget was 3-3. Staff will go back to reflect and consider different projects with the goal of considering the CRA's interests in a more precise way. Staff will need to schedule a special meeting to approve the budget before the fiscal year starts on October 1.

Staff also clarified a Notice of Disposal of a property within CRA district. Staff stated this item is informational in nature and in concert with protocol under Florida Statute 163.

At Mr. Dudgeon's behest, board approved to cancel September meeting.

Citizen Comment

Forest Michael, 358 West Comstock Avenue, suggested a meeting minutes alteration from the previous meeting. Mr. Michael did not mean to imply that the redesign of MLK park, on corner of Morse and Denning, needs to be accomplished in the master plan. The corner redesign needs to be determined by the Hannibal Community Group, which meets regularly in the Heritage Center. **Motion made by Carol Rosenfelt, seconded by Linda Washington to amend June 24, 2021 meeting minutes to reflect Mr. Michael's comment. Motion passes by 6-0.**

Board Comment

The board discussed amending budget proposal to the CRA board to change the line item for additional monies necessary to purchase the Post Office property. There is currently \$8.5 million allotted in the budget. The board inquired to committing an additional \$6.5 million of future budget toward the Post Office. Discussion ensued regarding an additional commitment of \$6.5 million of the future budget toward the Post Office might prevent adequate support for future projects and budgetary needs as flexibility is subject to future growth rates, the board ultimately agreed to hold off on the request.

Adjournment

There being no further business to discuss, the meeting adjourned at 7:19 pm.

Christine Girand, Chairperson

Board Liaison, Kyle Dudgeon



Community Redevelopment Advisory Board

agenda item

item type	Action Items	meeting date	November 11, 2021
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective	N/A		

subject

Shady Park - Presentation of proposed park improvements

motion / recommendation

Motion is at the pleasure of the board

background

At the October 20 Parks and Recreation Advisory Board meeting, a review of concept was provided on enhancing Shady Park. Staff stated during the summer months, input was collected by residents, children, seniors, board members, and community center program participants through several mediums including NextDoor, Survey Monkey, written surveys, board and community meetings, door hangers, and signage on the future use of the park. Staff has worked to integrate these thoughts with several key improvement features. These include increase green/event space, elevated landscape, ADA accessibility improvements, updated seating areas, kids features, and highlighting the history and heritage of the neighborhood.

One local community group has suggested the use of an art feature to articulate the history and heritage of the neighborhood. This would be displayed on the north portion of the park.

Financially, funding for enhancements totals \$250,000. This includes dollars already spent to remove the spray play. Monument pieces vary in cost, but early input from artists suggest this type of monument to cost \$150,000-\$200,000. It is possible staff would be able to work within the budget to accommodate park enhancements and the art feature. Staff is requesting direction from the board on whether to provide this as part of the final design enhancement menu for the park.

alternatives / other considerations

Consider amending the proposal

Do not consider the proposal

fiscal impact

Unencumbered funds for Shady Park are currently \$250,000.

ATTACHMENTS:

[Final_Presentation_Shady.pdf](#)

Shady Park Community Input Meeting

September 24, 2021



Community Input and Survey Results

Nice Grass Spaces

Arts and Culture

**History and
Heritage**

Interactive Kids Features

**Flowers, Roses, better
landscape**

**Updated Benches
and Additional
Seating Areas**



Shady Park Update Park Site Overview

Key Highlights:

- Heritage and History Memorial
- Increased greenspace and event space
- Elevated landscape in key areas
- Replacement of sod and trees
- Hardscape and site amenity improvements
- ADA accessibility improvements
- Addition of interactive gaming spaces
- Rehabilitation and Highlighting of current historic markers

Increased Green/Event Space



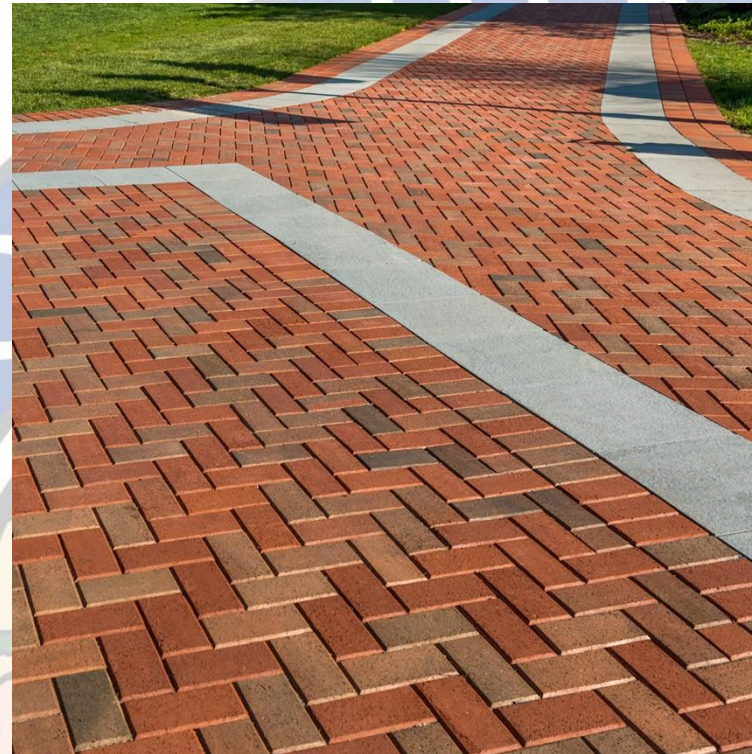
Elevated Landscape



Improved Hardscape and Gathering Space



- Increased size
- Added decorative pavers
- New benches, trash cans, and picnic tables



ADA Accessibility and Site Amenities



- Replacement and repositioning of benches, picnic tables, trash cans
- Addition of bollard lighting throughout park

Addition of Interactive Gaming Tables and Yard Games



Hannibal Square Shady Park



Discovering the Hidden Treasure by empowering and preserving arts, culture and history of West Winter Park

Maria Bryant

What's behind the name?

August 1990 Miss Stephanie Moore named Shady Park in honor of the tall trees.



Committee's Objective:

- Preserving African-American Historic places and people.
- To educate city leadership, residents and visitors of the impact and contributions of Hannibal Square west side residents & pillars of the community.
- To enhance the existing Historical Hannibal Square markers that have been strategically placed throughout the Hannibal Square community.
- To empower the community with historical visuals arts and accurate history of west Winter Park.
- Restore current markers and art that is currently in Shady Park.
- Provide the public with accurate information of Hannibal Square past, present and future.

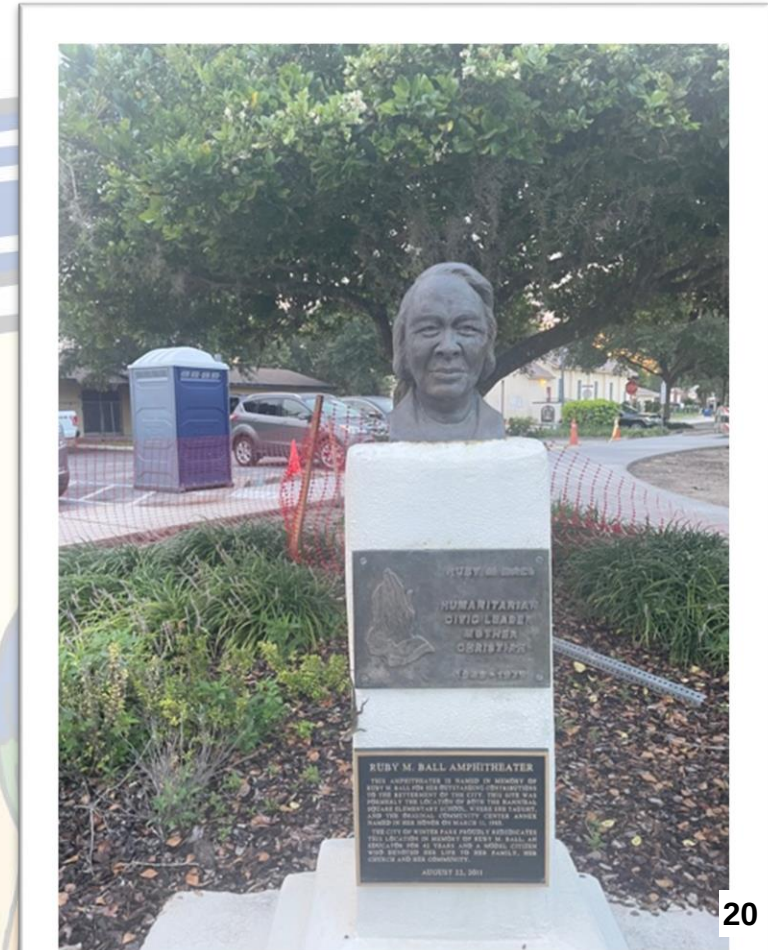


The Vision-What we would like to see....

The Shady Park committee with the help of The Heritage Center has identified several local artist as well as sculptors that are highly qualified and world renowned artist that captures authenticated historical figures such as **Mary Lee Depugh, Gus Henderson, Frank R. Israel and Walter B. Simpson Copeland Hurly Davis and Dr. Barbara Jenkins.**

These are just a few names mentioned however, the partnership with Hannibal Square Heritage Center is a vital resource to add more names and history if and when needed.

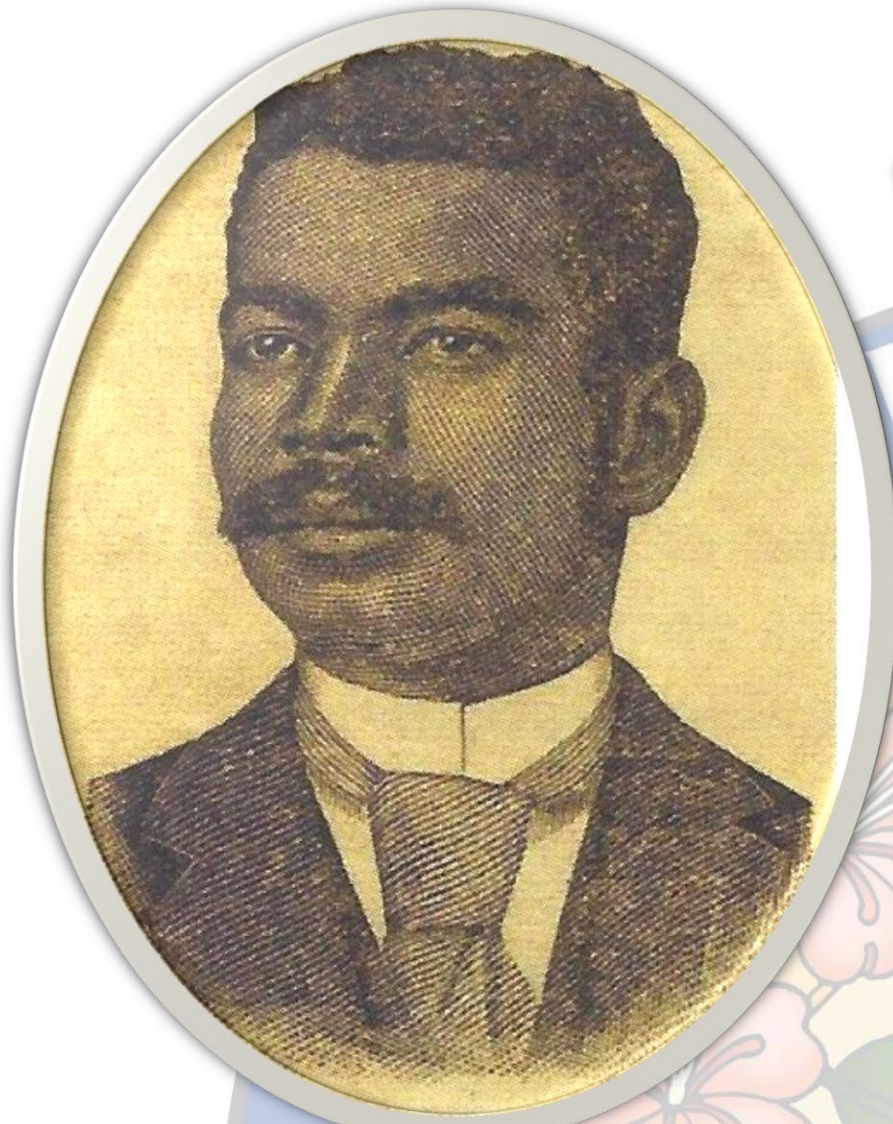
Existing Art/Sculptor



Existing Art/Sculptor



Historical Figures



Mary Lee Depugh



Depugh, a domestic worker, and her husband, Baker, moved to Winter Park from Evanston, Illinois, in 1937 to join her newly widowed former employer Maud Kraft (for whom Kraft Azalea Gardens would be named). The Depugh's settled in a home the Kraft family bought for them on Fairbanks Avenue. Mary Lee, an active clubwoman in Illinois, quickly recognized the need for a local organization of "ambitious community women" of color.

she established the Ideal Woman's Club and was elected its first president. The club became a vehicle through which African-American women could socialize and initiate west side civic improvement projects. An offshoot, the Benevolent Club held fundraisers to assist the elderly at a time when medical facilities were segregated, and professional healthcare was unavailable or unaffordable for many African-Americans.

Depugh began what is now known as The Garden as a neighborhood mission. It officially became a nursing home in 1956, as Florida's first state-approved facility serving the African-American community.

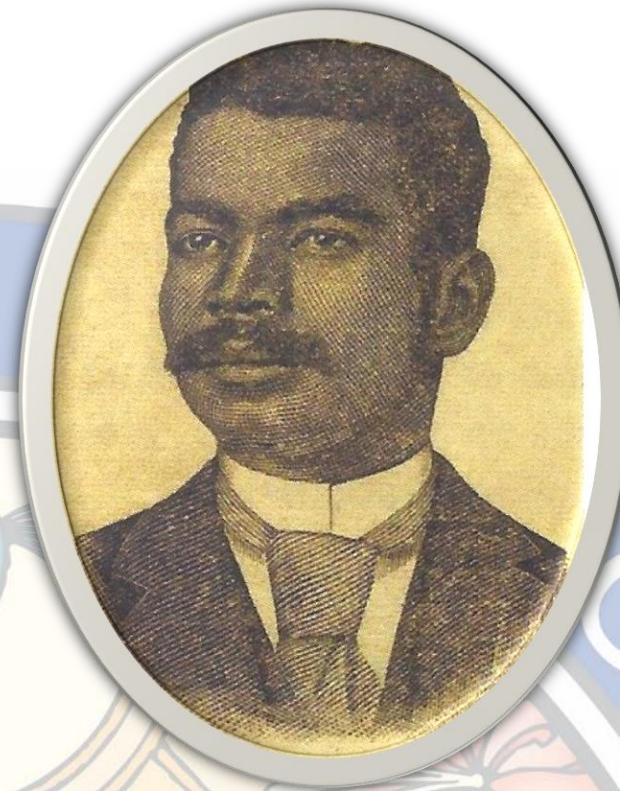
Mary Daniels

Gus Henderson

GUS HENDERSON - Gustavus C. Henderson (1862-1917)

supported the efforts of Winter Park founders, Loring Chase and Oliver Chapman. Henderson led 64 registered black voters to the meeting to cast their ballots. In addition to the 47 white voters, they passed the legislation incorporating Winter Park and ensuring that Hannibal Square was included.

created a new path as an entrepreneur, printer, publisher and editor what is now know as Hannibal Square. A vigorous community activist and writer, he was crucial in advocating for education and voting rights among African-Americans.

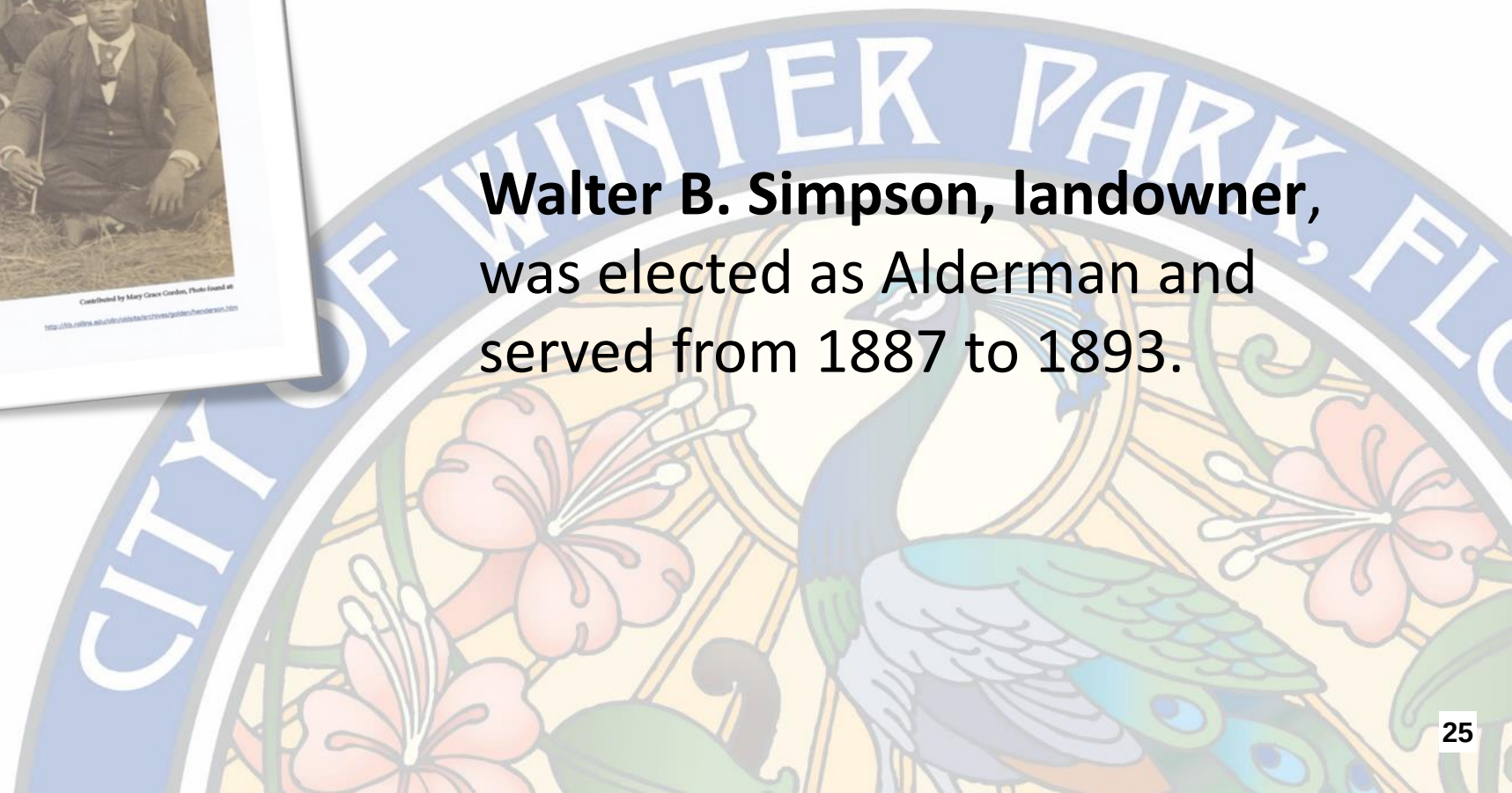


Historian Fairolyn Livingston

Frank R. Israel, landowner, was elected as Alderman and served from 1887 to 1893.



Walter B. Simpson, landowner, was elected as Alderman and served from 1887 to 1893.



Foot Soldier Statue-by Brian Owens

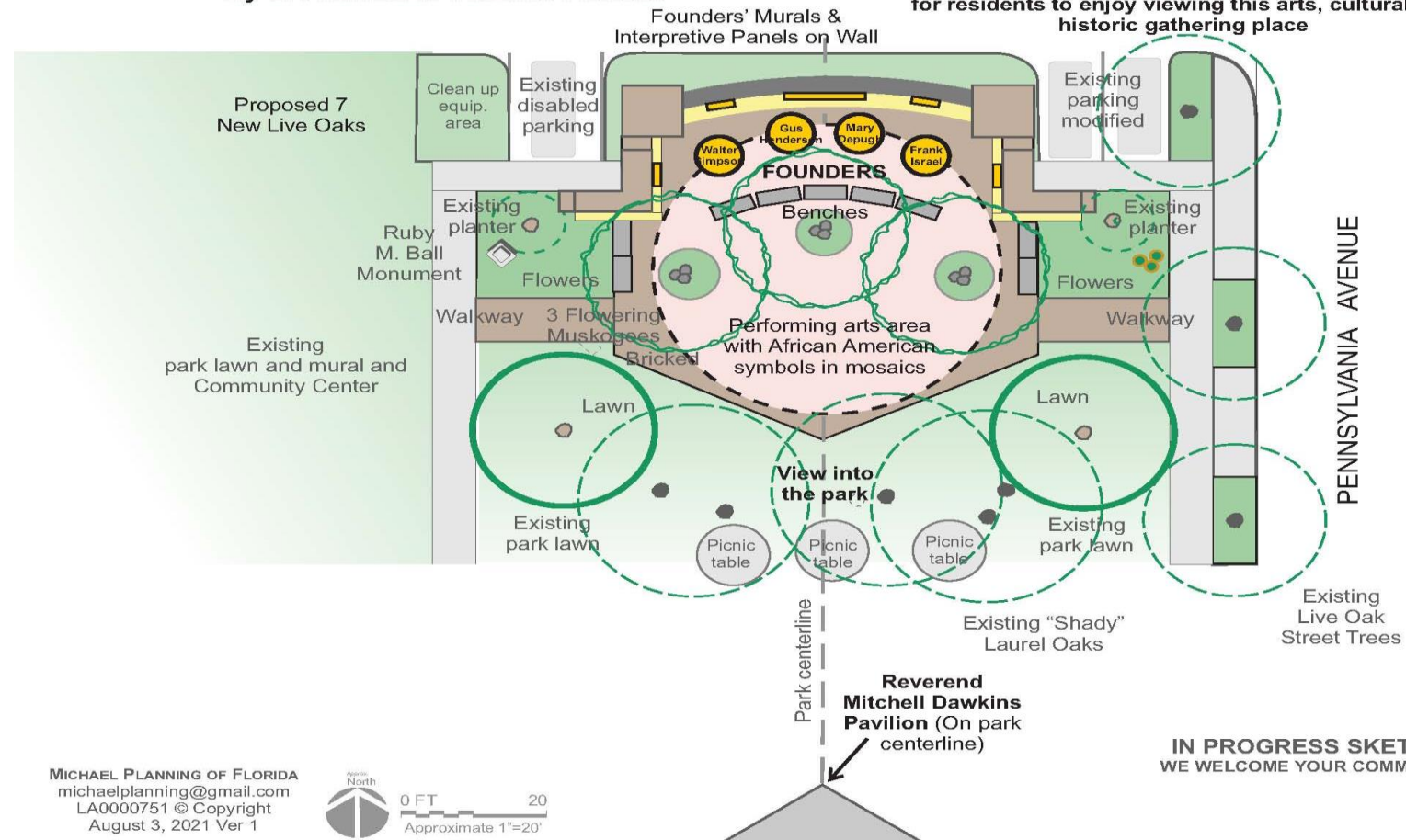


Michael Planning of Florida Proposed Design

Hannibal Square Founders
1881 Hannibal Square Community,
Shady Park, Winter Park, Florida
By the Hannibal Citizens Friends

**Founders: Gus Henderson, Walter B Simpson,
Frank R Israel and Mary Lee Depugh**

Concept: portray the Hannibal Square Founders
at the town's Shady Park, for the interpretation and
education of its citizens and visitors. Provide ample seating
for residents to enjoy viewing this arts, cultural and
historic gathering place



Conclusion

- Local artists have been very instrumental in guiding our efforts we strategize to preserve historical preservation of Hannibal Square through art & interpretive presentation.
- Discover the Hidden Treasure by empowering and preserving arts, culture and history of West Winter Park.
- Pertinent information of history and facts to be placed in a brochure inside the community center.





Community Redevelopment Advisory Board

agenda item

item type	Staff Updates	meeting date	November 11, 2021
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective	N/A		

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.

New York Avenue Streetscape - Construction underway at the intersection of New York and Fairbanks. Using off-peak hours to mitigate impact to residents, business owners, and guests. Project completion is estimated at 4-6 months.

Central Park Stage - Construction drawings underway. RFP solicitation planned for after the first of the year.

Rectangular Rapid Flash Beacon (RRFBs) - Approved on Denning and Morse Blvd. Electric and conduit have been pulled. Awaiting manufacturing of signals for installation.

Parking Sensors - 4th and 5th floors complete. Staff is working with IT to sort and categorize data for monitoring including availability and duration of parking.

Community Development Block Grant (CDBG) application - To come before the board tentatively in December. Approved by Orange County, this agreement provides for free Wi-Fi on Denning Drive. The project does require an agreement with the County and is claimed as a project rebate. Staff will be bringing forward this item for consideration by the board on being the funding source for that initial cost.

Hometown Holiday Window Showcase - Included as part of the backup, the showcase encourages merchants to participate in the holidays, and elevate the district from November 14 - December 31. In lieu of the former holiday window contest, this program is put on annually by CRA staff and Electric Utility.

alternatives / other considerations

N/A

fiscal impact

Impacts have been included and approved as part of the budget

ATTACHMENTS:

[Project Update Imagery.pdf](#)

ATTACHMENTS:

[HHWS Merchant InEvite.pdf](#)

New York Avenue Streetscape (Phase I)



Smart Parking Sensors (Park Place Garage)





your invitation **TO PARTICIPATE**

HOMETOWN
Holidays
WINDOW SHOWCASE

sunday **11.14.2021** *thru*
friday **12.31.2021**

register from now to the end of the showcase
any time cityofwinterpark.org/HHWS

To be eligible, merchants *must* include:

soft, warm white lights

[awnings | canopies | windows | doors | columns]

and an array of the following:

ornaments, wreaths and/or poinsettias

holiday card-themed items,

Decor must not interfere with rights of way or sidewalk
and needs to be located within each business storefront

EVERY *participating*
merchant **receives \$100 credit**
credit will be applied to commercial utility bill

questions HHWS@cityofwinterpark.org

rules apply | contest sponsored by the City of Winter Park
Community Redevelopment Agency & Electric Utility Department