



Community Redevelopment Advisory Board Regular Meeting

Agenda

May 25, 2023 @ 5:30 pm

Winter Park City Commission Chambers

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.

"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. Consent Agenda | |
| a. Approve the minutes of regular meeting April 27, 2023 | 1 minute |
| 3. Public Comments (for items not on the agenda): three minutes allowed for each speaker. | |
| 4. Action Items | |
| a. Center Street Drainage Condensate Program | 15 minutes |
| b. Modification to Business Facade Program | 15 minutes |
| 5. Non-Action Items | |
| 6. Staff Updates | |
| a. Staff Updates | 5 minutes |
| 7. Board Comments | |
| 8. Upcoming Agenda Items | |
| a. CRA extension request update | 5 minutes |
| 9. Adjournment | |



Community
Redevelopment
Advisory Board

agenda item

item type	Consent Agenda	meeting date	May 25, 2023
prepared by	Tatia Ghviniashvili	approved by	
board approval			
strategic objective			

subject

Approve the minutes of regular meeting April 27, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Draft Minutes.pdf](#)



Community Redevelopment Advisory Board Meeting Minutes

April 27, 2023 at 5:30 p.m.

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

Present

Maria Bryant, Jay R. Trent, Sherwin Sargeant, and Matthew Downs; Board Coordinator Tatia Ghviniashvili.

Staff Present

Assistant Division Director of Economic Development/CRA Kyle Dudgeon; Economic Development/CRA Coordinator Anne Sallee.

1) Call to Order

Chair Maria Bryant called the meeting to order at 5:41 p.m.

A roll call was taken and new board members were introduced.

2) Consent Agenda

- a. Approve the minutes of regular meeting February 16, 2023

Motion made by Jay R. Trent to approve the minutes as presented; seconded by Maria Bryant. Motion carried unanimously with a 4-0 vote.

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

There were none.

4) Action Items

- a. MLK Community Playground Design

Staff gave a brief presentation about the ongoing MLK Jr. Community Playground design. Over the past year, staff from both the Parks and Recreation Advisory Board, and Community Redevelopment Board, in partnership with Dix-Hite, have conducted numerous community meetings, through various mediums, to bring forward a conceptual design of the playground. The design and map of the playground were presented to the board and the floor opened for discussion and questions.

Jessica Griggs, Dix-Hite, addressed board questions and concerns about the splashpad, sanitation, and accessibility of the proposed playground design.

A brief discussion followed about the positive community feedback.

Motion made by Maria Bryant to approve the concept presented so staff can continue moving forward with the project; seconded by Sherwin Sargeant.

Anjali Vaya, and Carlos Benitez (newly appointed board members who will begin in May) voiced their support for the playground.

Motion carried unanimously with a 4-0 vote.

5) Non-Action Items

a. Center Street Environment

Staff spoke on center street cleanup, which was discussed at length at a previous meeting, and ways to improve the facades of businesses. An additional CRA streetscape attendant has been hired to maximize the amount of time and assistance given to business owners and employees. During an evaluation process, staff found that storm drains at these businesses have become impaired due to various elements falling into the running water. After review, staff is looking to add an amendment to the CRA Business Façade Program focusing on, public-facing, small-scale utility improvements, such as mop sinks, condensate discharge connections, and others as may be provided for within the city code. Staff is also suggesting working with business owners on paying for a pervious drainage condensate using the CRA Small Scale Improvements Fund, which would cover 100% of the cost. A design was presented and it was explained that staff would work with business owners to provide a drainage condensate in their private right of way.

The floor opened for discussion and the board asked questions about the funding and specifics of who would qualify. There have been varying levels of feedback from businesses and most seem to be interested. A brief discussion followed and staff will incorporate the feedback from this meeting to make any needed modifications and will bring back to the board for further review.

b. CRA Annual Report 2022

Staff briefly shared the CRA Annual Report 2022, which highlights all projects in the works and completed. Hard copies will be provided to the board.

6) Staff Updates

a. Staff Updates

A few project updates were provided. Including three streetscape projects that are currently in progress.

7) Board Comments

There were no board comments.

8) Upcoming Agenda Items

- Center street work updates.
- MLK Community Playground updates.
- Budget updates.

9) Adjournment

The meeting adjourned at 6:24 p.m.

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



Community Redevelopment Advisory Board

agenda item

item type	Action Items	meeting date	May 25, 2023
prepared by	Anne Sallee	approved by	Kyle Dudgeon, Peter Moore
board approval	Completed		
strategic objective			

subject

Center Street Drainage Condensate Program

motion / recommendation

Approve as presented

background

Staff has been working to improve existing experience on Center Street for social, economic, and environmental purposes. A multi-pronged approach has been taken which includes efforts from several city departments; Public Works, Planning and the CRA/ED.

At the April meeting the board discussed the challenges commercial properties are having with the maintenance and upkeep of their rear facades. Staff suggested modifications with a new program incentivizing commercial properties to encourage investment into their rear facades.

The current condition of Center St, immediately behind, or to the east of the Park Avenue Commercial area has long been an area subject to accumulation of muck from HVAC condensate drainage and soiled water disposal. The moisture from HVAC discharge and mop water disposal, accumulates and combines with refuse spillover, creating an unsightly, malodorous, slippery area.

After discussions between the departments, a solution is proposed in conjunction with a new program.

Condensate drainage program: Proposed is a City/CRA driven program to create infrastructure that mitigates the detriment of stormwater quality by condensate and other liquids reaching storm drains. Existing conditions create unwanted nuisances. 100%

contribution from CRA per rock bed area.

The present CRA Plan speaks to improvements that provide business support and programs consistent with this project. The CRA specifically addresses the creation of changes to the development code, design standards and regulations to address problems and opportunities within the district.

{CRA Plan Amendment p. 51 and CRA Plan p. 208, Policy 1.2C}

Objective 1.2 - Business Organizational Development - To increase participation and community leadership of the business owners and land owners to foster solutions to downtown and other commercial district problems through organizations such as the Park Avenue Merchants Association (PAMA)

Policy 1.2C: The Agency shall coordinate with business/land owner organizations such as the PAMA to develop more specific urban design, streetscape, and parking solutions.

Staff has reached out to both the Chamber and Park Avenue District regarding the program.

alternatives / other considerations

Do not consider approval

Amend approval

fiscal impact

New program language can be absorbed as part of the existing FY23 budget

ATTACHMENTS:

[COWP.CRA Center Street Initiatives.pdf](#)

ATTACHMENTS:

[Rock Bed for HVAC Condensate .pdf](#)

ATTACHMENTS:

[CONDENSATE DRAINAGE DETAIL-8x11.pdf](#)

ATTACHMENTS:

[CRA Business Condensate Drainage Application 2023.pdf](#)



401 South Park Avenue • Winter Park, Florida 32789

407-599-3695 • 407-599-3448 fax

**CRA/Economic
Development**

May 18, 2023

Dear Winter Park Merchants and Neighbors,

Center Street plays an important role in the economic success of your individual business and the downtown as a whole. It serves as the spine for your commerce, logistics and waste collection. Acknowledging the importance of this corridor, the City of Winter Park and the Community Redevelopment Agency (CRA) are providing new initiatives to address cleanliness and accountability of Center Street.

- **ADDITIONAL PERSONNEL**
 - The CRA has added a new streetscape attendant to assist with day to day issues regarding trash, debris and general maintenance. If you haven't seen the team in action, please access a short video highlighting their work at vimeo.com/730130830. They are scheduled seven days a week to help keep Center Street clean and tidy.
- **DRAINAGE ASSISTANCE & INCENTIVE PROGRAM** (*beginning June 2023*)
 - The CRA will be offering new programs/incentives to assist with drainage and rear property improvements.
 - **CRA Business Façade Program:** Historically a dollar for dollar matching grant program for physical property improvements, additional language will include support for small scale utility enhancements such as mop sink upgrades and small-scale utility enhancements for rear property investments. Total match is up to \$20,000.
 - **Condensate Drainage Improvements:** A small scale capital improvement program created to invest in infrastructure that mitigates the detriment of stormwater quality by condensate and other liquids reaching storm drains at the rear of the property. As a private property enhancement, the program requires involvement from the building owner, but will offer a 100% paid for contribution by CRA up to \$3,000.

All CRA programs can be accessed at cityofwinterpark.org/CRA.

- **ORDINANCE UPDATE:** Over time, the following code updates will preserve the investments made by merchants, the City, and the public to ensure proper mitigation strategies moving forward.

"Within the Center Street Service Area, unpolluted cooling water must be discharged to a retention basin with the capacity to capture and retain all HVAC condensate discharge. This basin must be constructed from a permeable material with sufficient void space to retain the discharge, must allow for the evaporation of unpolluted cooling water, and must be serviceable at any time. The design of this retention basin may meet the standards provided in the standard detail below." CRA programs are expected to assist with this change.

As merchants that use Center Street, you are expected to properly dispose of pollutants, grease and other waste materials to comply with the National Pollutant Discharge Elimination System (NPDES) program and Clean Water Act at all times.

- **COMPOST PILOT:** The city will begin piloting a composting program with volunteer select Park Avenue restaurants to divert food waste from the downtown area.

- COMPACTORS & CARDBOARD CONTAINERS UPGRADES

- Current cardboard containers will be replaced with slotted lids to preserve the quality of recyclable materials, encourage cleanliness, and ensure that businesses are properly breaking down their boxes.
- City will incorporate screening around compactor to improve the overall aesthetics of the Center Street enhancement efforts.

Because the city cannot do this alone, we are relying on each of you to also do your part. As merchants that use Center Street, you are expected to properly dispose of pollutants, trash, garbage, waste collection, grease, and other waste materials to comply with the National Pollutant Discharge Elimination System (NPDES) program and Clean Water Act at all times. This includes the detection and mitigation of non-stormwater discharges to the city's system. Elimination of these discharges nurtures the vibrant atmosphere of downtown foot traffic, resident attention, and guest patronage.

As a stakeholder, these steps can have a lasting impact with your help. Please encourage your teams, neighbors, and friends to be a community partner.

Quick tips:

- All cardboard boxes must be flattened.
- Cardboard dumpster lids need to remain closed.
- All plastic wrap and bags go in trash dumpsters.
- All waste, including glass bottles must be secured in bags prior to placing in trash dumpsters or compactor.

The front of dumpsters and surrounding area must be free of debris (items left around dumpsters will not be picked up by the city's vendor.)

REMINDER: As we continue to beautify Center Street, please be aware our code team is here to address questions, respond to concerns, and ensure compliance.

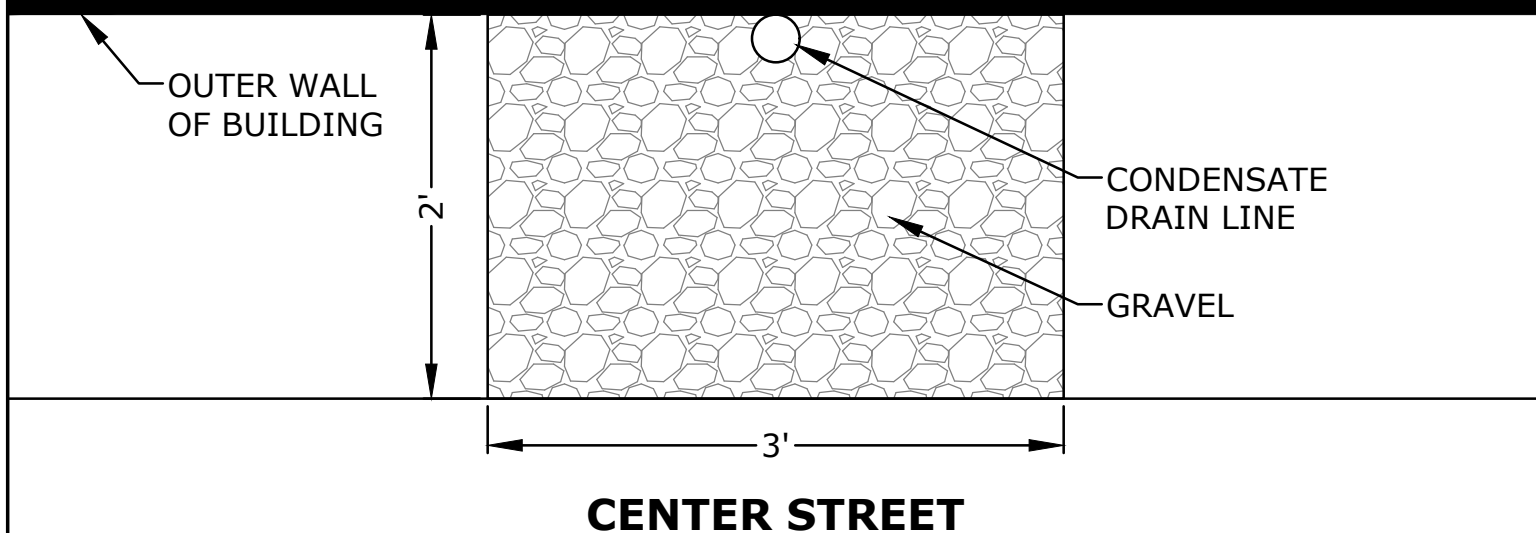
If you have any questions please contact EDCRA@cityofwinterpark.org.

Thank you for your cooperation in keeping Center Street clean. # # #

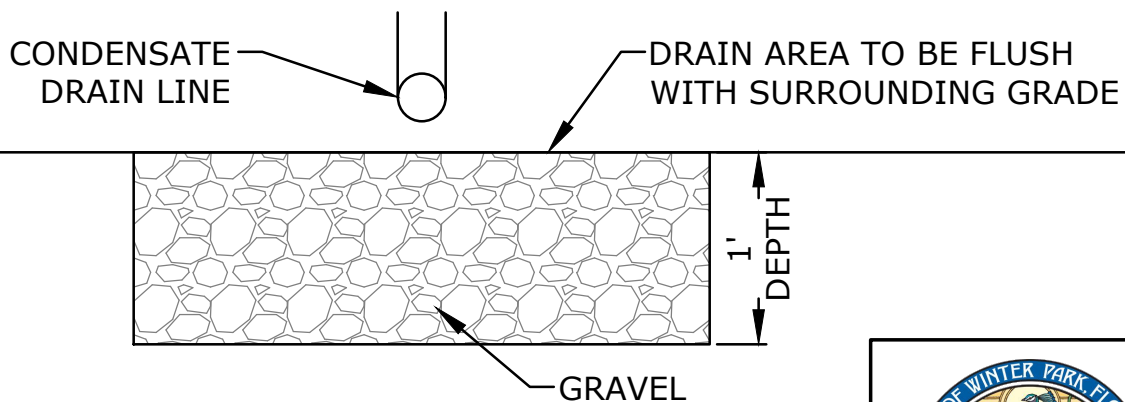


CENTER STREET CONDENSATE DRAINAGE DETAIL

PLAN VIEW



SECTION VIEW





City of Winter Park Business Condensate Drainage Program

1. APPLICANT

Name: _____

Address: _____

_____ Zip _____

Contact Name: _____ Phone Number: _____

Email: _____ Mobile Number: _____

Legal Form: Sole Proprietorship ☐ Partnership ☐
 Corporation: Profit ☐ Non-Profit ☐

In which State are the incorporation and/or organization documents filed?

Tax Identification Number: _____

2. BUILDING/BUSINESS TO BE IMPROVED

Name: _____

Address: _____

_____ Zip _____

Legal Description: _____

Property Tax Parcel Number: _____

3. OWNER OF PROPERTY (if not applicant)

Name: _____

Contact Name: _____

Address: _____

_____ Zip _____

Staff Use Only: Application Approved (Y / N) Date: _____ By: _____

4. PURPOSE

The intention of this grant program is to address the issue of discharged HVAC condensate behind commercial buildings, and the undesirable seepage into the roadway and into the storm drain.

5. AUTHORIZATION TO UNDERTAKE WORK

If the applicant is not the owner of the property, provide written evidence in the form below that the owner authorizes this work to be undertaken.

6. BRIEF DESCRIPTION OF PROPOSED CONDENSATE DRAINAGE PLAN

A basin will be constructed from a permeable material with sufficient void space to retain the discharge, and allow for the percolation of unpolluted cooling water into existing soils.

- Natural stone with at least 40% void space.
- Basin dimensions: 3' wide x 3' long x 1' deep.
- Perimeter will be designed to keep material (stone) in place and eliminate seepage onto roadway.

7. ESTIMATED COST OF WORK FROM BIDS RECEIVED *(Applicant may make multiple copies of this page if the applicant is collecting bids from more than three vendors to ensure a complete scope of work. Please be advised, applicants are not permitted to list their own services/business as a potential vendor for use of grant funding. List each type of work separately under item 5 and enter the required bids below.)*

Bid #1:

Company Name: _____

Contact Name: _____

Contact Phone Number: _____

Bid Amount for Total Work: \$_____.

Bid #2:

Company Name: _____

Contact Name: _____

Contact Phone Number: _____

Bid Amount for Total Work: \$_____.

Bid #3:

Company Name: _____

Contact Name: _____

Contact Phone Number: _____

Bid Amount for Total Work: \$_____.

8. CRITERIA

1. Property owner and/or current Tenant may apply for funding up to a maximum of \$3,000.00
2. Applicant will be responsible for any costs in excess of \$3,000.00

9. ACKNOWLEDGEMENTS

- ☐ I have read and understand the program guidelines and criteria
- ☐ I have attached a copy of my current business license to this document
- ☐ I have attached a copy of my current property insurance
- ☐ To the best of my knowledge the business and the property are current on all local, state, and federal taxes
- ☐ I have attached a copy of the scope of work and available drawings or sketches
- ☐ I understand that final approval must come from all City departments concerned with any improvement and that award of the grant by the City does not guarantee approval of the project. The applicant must meet all City requirements and codes.

CERTIFICATION BY APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is not the sole owner of the property, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority must be attached.

The City is dedicated to promoting and encouraging diversity in the programs that it supports or funds. Successful applicants in the City's Business Façade Program are encouraged to contact contractors that are certified minority owned or small businesses.

Verification of any information contained in this application may be obtained by the City from any available source.

Applicant Signature

Date

Please return a copy of this completed application along with any supporting documentation to the City.

Economic Development/Community Redevelopment Agency Division
401 S. Park Ave
Winter Park, FL 32789

For additional information please contact:

Anne Sallee

CRA/Economic Development

Phone: 407-599-3225

Email: asallee@cityofwinterpark.org

Business Façade Program Property Owner Authorization

I, _____, understand that

_____, a leaseholder of my property located at

_____ is submitting this application under the City of Winter Park Business Condensate Drainage Grant Program, hereinafter referred to as "Program." For the purposes of this authorization, hereinafter the City of Winter Park as "City".

I have received and reviewed the Program guidelines and reviewed the application submitted by my tenant. I agree to permit the proposed improvements to my building. I understand that I am not financially responsible to complete these improvements under the Program.

I understand and agree that neither the City assume responsibility or liability to me or any other part for any action or failure of any contractor or other third party and in no way guarantee any work to be done or material to be supplied.

I further agree to hold the City harmless from and indemnify them for and against any and all claims which may be brought or raised against the City or any of its officers, representatives, agents or agencies regarding any matters relevant to the participant obligations under the Program.

I assure the City that the tenant holds a valid lease with no expiration pending within the next twenty-four months following the date of application for Program funding.

I have read the above statements and acknowledge that they are true and complete to the best of my knowledge. I have no objection to the applicant pursuing the proposed improvements project, and I authorize the leaseholder to make the proposed improvements under the provisions of the Program.

Property Owner Signature

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__

by _____, who is personally

known to me or who has produced _____ as identification.

Notary Public



Community Redevelopment Advisory Board

agenda item

item type	Action Items	meeting date	May 25, 2023
prepared by	Anne Sallee	approved by	
board approval			
strategic objective			

subject

Modification to Business Facade Program

motion / recommendation

Approve as presented

background

Staff has been working to improve existing experience on Center Street for social, economic, and environmental purposes. A multi-pronged approach has been taken which includes efforts from several city departments; Public Works, Planning and the CRA/ED.

At the April meeting the board discussed the challenges commercial properties are having with the maintenance and upkeep of their rear facades. Staff suggested modifications with a new program incentivizing commercial properties to encourage investment into their rear facades.

The current condition of Center St, immediately behind, or to the east of the Park Avenue Commercial area has long been an area subject to accumulation of muck from HVAC condensate drainage and soiled water disposal. The moisture from HVAC discharge and mop water disposal, accumulates and combines with refuse spillover, creating an unsightly, malodorous, slippery area.

After discussions between the departments, a solution is proposed in conjunction with the façade improvement program.

Added language to allow for small utility improvements (50% match) supports the efforts to clean up the area while still using existing programming and funds. Such improvements would include public-facing, small-scale utility improvements, such as mop sinks, condensate discharge drainage connections, and others as may be provided for

within the city code.

Staff has spoken to both the Chamber of Commerce and Park Avenue District regarding these changes.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[CRA Business Facade Guidelines.pdf](#)

ATTACHMENTS:

[COWP.CRA Center Street Initiatives.pdf](#)



Business Façade Grant Program Guidelines

The Community Redevelopment Agency (CRA) of the City of Winter Park established the Business Façade Grant Program to provide a financial incentive to property and business owners to renovate and reinvest in the exterior of their business or commercial property. The program specifically encourages redevelopment and reinvestment for commercial properties located in the Winter Park CRA district of the City.

ELIGIBLE APPLICANTS

- The grant applicant must be a property owner or a business owner leasing a storefront;
- The business must be located within the boundaries of the Winter Park CRA (see map);
- If applying as the tenant, an affidavit must be signed by the property owner consenting to the improvements (see application);
- Proposed project must be a small business as defined by the U.S. Small Business Administration (For more information visit www.sba.gov/size;
- Business may be an individually owned franchise as long as it meets all other criteria;
- Tenant must have at least two years remaining in lease at location of proposed project;
- Exterior Improvement Program Grant can only be used once per building; regardless of ownership;
- Buildings with multiple occupants may be eligible on a case by case basis;
- The project applicant must owe no outstanding property taxes, fees, judgment, or liens to the City of Winter Park or Orange County and have no outstanding code violations.

Ineligible Applicants: National corporate franchises, government offices and agencies (non-governmental, for-profit, tenants are eligible), businesses that exclude service to minors, properties primarily in residential use, properties exempt from property taxes.

ELIGIBLE PROJECTS

The Exterior Improvement Grant program is funded through Community Redevelopment Agency funds. The CRA will match the Owner/Lessee up to fifty percent (50%) of the total cost of eligible improvements up to \$20,000. Project cost must exceed \$2,500 of eligible improvements to be considered for façade grant. All work must be done on the exterior of a street facing side of the building.

Eligible work: Rehabilitation of building facades visible to the street or public right-of-way, including:

- storefronts;
- ledges;
- gutters and downspouts;

- signs and graphics;
- exterior lighting;
- canopies and awnings;
- painting and masonry work.

Following repairs are allowed as long as they are part of work which is directly visible from public right-of-ways and specifically approved by the CRA:

- landscaping and irrigation;
- fences;
- seal coating, re-striping of parking lots and bike racks;
- public-facing, small-scale utility improvements, such as mop sinks, condensate discharge drainage connections, and others as may be provided for within the city code;
- New construction may be considered on a case-by-case basis if the applicant is upgrading the current façade of a property.

Ineligible Activities:

- roofs;
- structural foundations;
- billboards;
- security systems;
- non-permanent fixtures;
- interior window coverings;
- personal property and equipment;
- security bars; razor/barbed wire fencing;
- sidewalks and paving;
- all necessary government approvals, building permits, and taxes;
- services performed by a non-licensed contractor
- work performed prior to grant award

AWARD TIMELINE

Applications will be collected quarterly beginning October 1st. Businesses may apply during any quarter of the fiscal year, but are encouraged to submit their applications as soon as possible to ensure funds are available for commitment.

First time applicants are encouraged to participate as they will be given priority over businesses who have previously participated in the CRA Business Façade Program. Staff will also review safety repairs and total leverage of CRA funding to determine award.

AWARD REIMBURSEMENT

Reimbursement shall be limited to no more than 50% of the total cost of eligible improvements, not to exceed \$20,000 per storefront. Larger buildings with more than one storefront and/or more than one side visible (on a corner) may be considered for a larger grant on a case by case

basis by the CRA Director. Any projects totaling less than \$2,500 in qualified improvements are not eligible.

Approved applicants may request on up to 50% of the estimated awarded grant funds, with proof of paid invoice. The remaining grant funds will be paid once the project is complete. Grants are awarded on a first come, first served basis, as long as funding remains available in the program.

The CRA reserves the right to refuse reimbursements in whole or in part for work that is not completed within 9 months. The CRA cannot reserve funds indefinitely. Grants may be subject to cancellation if not completed or significant progress has not been made by the completion date. Request for extensions will be considered only if made in writing and progress towards completion has been demonstrated.

In the event all programs funds have been committed, owner/lessee may still submit an application, complete approved façade work, and be reimbursed for that work if funding is approved and available. Due to the uncertain nature of budget availability in any given year, the CRA cannot guarantee that funding will be available or if any applicant will be reimbursed. Applicants who submit a completed application and are on the waiting list may be eligible to be reimbursed if funding becomes available up to one year past the date of their application submittal. Work completed in advance of funding availability must be maintained in like-new condition and match with the scope of work submitted with the application in order to receive reimbursement. Only applicants that have previously applied and been placed on the waiting list prior to beginning any exterior improvement under this program may be eligible for funding.

Multi-Tenant Building: Business tenants in a multi-tenant property may apply to the program as long as the tenant has a clearly definable independent entrance into the storefront that is clearly visible from public rights-of-way (ex. strip-mall tenants). Business tenants in multi-tenant buildings that do not have independent storefronts are not eligible to apply, however the property owner may still apply if they meet the eligibility requirements. Multi-tenant property owners may still apply if they meet all other eligibility requirements. Property owners will not be able to apply if other tenants in the same property have previously used the program. If no other tenant in the property has utilized the program then the property owner may apply as the applicant and receive up to \$20,000 for the entire property.

COMPETITIVE BIDDING Applicants are required to get three (3) competitive bids for every type of proposed work. Please be advised, applicants are not permitted to use their own business as one of the required bids. The CRA will match up to 50% of the cost up to \$20,000. All contractors must be insured and licensed by the State of Florida. All construction contracts will be between the applicant and contractor.

APPROVALS

The CRA has the sole authority to determine eligibility of proposed work and confirmation of completed work. Certain work may be required or precluded as a condition of funding. Participants will be responsible for obtaining necessary regulatory approvals, including any needed by City departments or boards and including, but not limited to, building permits and any other necessary permits. All work must comply with city, state and federal regulations.

CONTRACTUAL AGREEMENT

Accepted applicants must enter into a contractual agreement with the CRA prior to disbursement of grant funds.

SUBMISSION REQUIREMENTS

Application packages must include documentation that illustrates the visual impact of the project and its cost.

Failure to provide required information will delay the review and/or approval process.

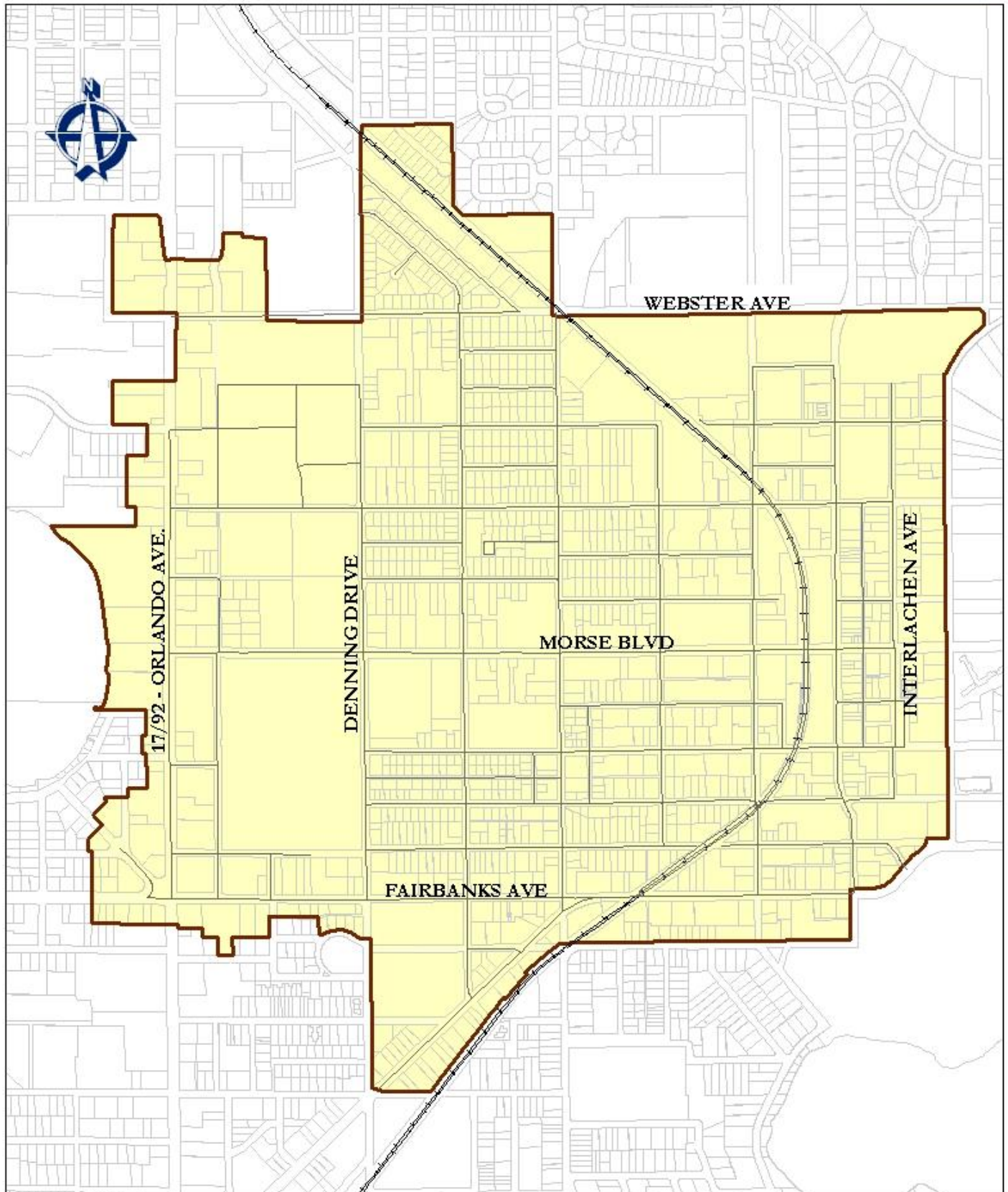
The applications must include the following attachments:

1. Complete application form
2. Copy of current business license
3. Copy of current property insurance
4. Written consent from property owner giving permission to conduct exterior improvements (*if necessary*)
5. Digital photographs of existing conditions of project
6. Written description of project improvements including material list and color selections
7. Simple sketch of improvement project
8. Three competitive bids for each type of work proposed

Submit complete applications to:
Community Redevelopment Agency
Attn: Exterior Improvement Grant Program
401 Park Avenue South
Winter Park, FL 32789

For more information about the CRA's Business Façade Program, please contact our office at 407-599-3217.

Winter Park Community Redevelopment Agency Boundary Map





401 South Park Avenue • Winter Park, Florida 32789

407-599-3695 • 407-599-3448 fax

**CRA/Economic
Development**

May 18, 2023

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- City will incorporate screening around compactor to improve the overall aesthetics of the Center Street enhancement efforts.

Because the city cannot do this alone, we are relying on each of you to also do your part. As merchants that use Center Street, you are expected to properly dispose of pollutants, trash, garbage, waste collection, grease, and other waste materials to comply with the National Pollutant Discharge Elimination System (NPDES) program and Clean Water Act at all times. This includes the detection and mitigation of non-stormwater discharges to the city's system. Elimination of these discharges nurtures the vibrant atmosphere of downtown foot traffic, resident attention, and guest patronage.

As a stakeholder, these steps can have a lasting impact with your help. Please encourage your teams, neighbors, and friends to be a community partner.

Quick tips:

- All cardboard boxes must be flattened.
- Cardboard dumpster lids need to remain closed.
- All plastic wrap and bags go in trash dumpsters.
- All waste, including glass bottles must be secured in bags prior to placing in trash dumpsters or compactor.

The front of dumpsters and surrounding area must be free of debris (items left around dumpsters will not be picked up by the city's vendor.)

REMINDER: As we continue to beautify Center Street, please be aware our code team is here to address questions, respond to concerns, and ensure compliance.

If you have any questions please contact EDCRA@cityofwinterpark.org.

Thank you for your cooperation in keeping Center Street clean. # # #



Community Redevelopment Advisory Board

agenda item

item type	Staff Updates	meeting date	May 25, 2023
prepared by	Kyle Dudgeon	approved by	Kyle Dudgeon, Peter Moore
board approval	Completed		
strategic objective			

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 and Morse are complete. Remaining intersections at Welbourne and New England have been recalibrated to coincide with development of Denning/Fairbanks and Denning/Webster construction. New York and New England is expected to begin within the month.

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. Working through internal review with anticipated construction date of summer 2023.

Denning/Fairbanks Improvements - Design schematics complete for transportation improvements, and sent for comment by FDOT including a separate southbound right turn lane to ease traffic congestion. Staff is in anticipation of final comment and permit with solicitation and bid document generation underway. Currently, anticipated construction is summer 2023.

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. Community Playground concept was presented to both CRA and PRAB in April. Both groups approved via motion. The CRA Agency will review as part of their work session in July.

Copies of the latest information on MLK Park can be found at:

<https://cityofwinterpark.org/government/projects/mlk-jrpark-renovations-project/>

CRA Extension Request

GAI Consultants has begun the project including setting parameters for project expectations. From there, they will begin the data collection phase, plan development phase, and finally adoption phase (pending approvals). It is expected the remaining process will take approximately 40 weeks.

alternatives / other considerations

fiscal impact

Impacts have been provided for as part of the budget



Community
Redevelopment
Advisory Board

agenda item

item type	Upcoming Agenda Items	meeting date	May 25, 2023
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective			

subject

CRA extension request update

motion / recommendation

N/A

background

GAI consultants will provide an update on their progress in June to the board.

alternatives / other considerations

fiscal impact