

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM
US 17-92 COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: Fern Park Redevelopment Framework

DEPARTMENT: Economic Development **DIVISION:** US 17-92 CRA

AUTHORIZED BY: William McDermott **CONTACT:** Kevin Fall **EXT.** 7133

Agenda Date <u>4/27/04</u>	Regular <input type="checkbox"/>	Consent <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>		

MOTION/RECOMMENDATION:

Request the US 17-92 Community Redevelopment Agency (CRA) accept and acknowledge the Fern Park Redevelopment Framework and authorize staff to proceed with implementation plans for the immediate projects (as identified on page 6 of the Executive Summary) subject to final approval of specific individual project costs and scope by the CRA.

BACKGROUND:

The Fern Park Redevelopment Framework was authorized by the US 17-92 CRA on November 18, 2003, and is intended to provide a guiding framework for redevelopment for the US 17-92 CRA and Seminole County. The Redevelopment Framework illustrates potential future development within the Fern Park area that is based upon infrastructure improvements, expected market trends and the Fern Park community's desired vision for the area.

In addition, the Redevelopment Framework:

- Identifies sites that due to size and location are more conducive for redevelopment in the near future and illustrates how the sites may redevelop based on recommended building form, block structure, and use.
- Identifies district-wide improvements such as utilities, new road connections, streetscape, public parks and multi-use trails.
- Provides a reference for guiding future land use or zoning decisions through design standards and development thresholds.

Implementation actions that will support the infrastructure investment and design concepts of the Fern Park Redevelopment Framework are identified on page 6 of the Executive Summary. The actions are divided into an action

Reviewed by:	_____
Co Atty:	_____
DFS:	_____
Other:	_____
DCM:	<u>ES</u>
CM:	<u>KG</u>
File No.:	<u>CED01</u>

framework for the next 20 years: immediate (within next 2 years), short term (2-10 years), and long term (10-20 years).

At their April 16, 2004 meeting, the US 17-92 Redevelopment Planning Agency (RPA) unanimously recommended forwarding the Fern Park Redevelopment Framework to the US 17-92 CRA for consideration. The US 17-92 RPA placed added emphasis on securing the implementation of the Streetscape with Trail Connection project and the Complete Water and Wastewater Service project and recommend funding for the projects be incorporated into the FY04/05 CRA budget.

Attachments: Fern Park Redevelopment Framework Executive Summary
 Fern Park Redevelopment Framework
 Market Analysis for Redevelopment in the Fern Park Area