

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

**SUBJECT:** US 17-92 Corridor Redevelopment Framework

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

**AUTHORIZED BY:** William McDermott <sup>WMM</sup> **CONTACT:** Kevin Fall <sup>[Signature]</sup> **EXT.** 7133

<b>Agenda Date</b> <u>9/26/06</u>	<b>Regular</b> <input checked="" type="checkbox"/>	<b>Consent</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Public Hearing – 1:30</b> <input type="checkbox"/>		<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Request the US 17-92 Community Redevelopment Agency (CRA) accept the US 17-92 Corridor Redevelopment Framework and authorize staff to proceed with implementation of the Action Plans subject to final approval of specific individual project costs and scope by the CRA.

**BACKGROUND:**

The US 17-92 Community Redevelopment Area (CRA), a multi-jurisdictional redevelopment district established in 1997 between Seminole County and the cities of Casselberry, Lake Mary, Sanford and Winter Springs, is comprised of four sub districts:

- Fern Park Sub District  
(Orange/Seminole County line to just south of SR436/Semorán Blvd.)
- Casselberry/Winter Springs Sub District  
(Dog Track Road to County Road 419)
- Lake Mary/Sanford Sub District  
(County Road 419 to Airport Blvd.)
- Historic Sanford Sub District  
(Airport Blvd. to West 1<sup>st</sup> Street)

In April 2004, the US 17-92 CRA completed the Fern Park Redevelopment Framework, the first Sub District to be strategically master planned. Several elements of the Framework have been authorized and are in various stages of implementation at the present time.

In July 2005, the US 17-92 CRA authorized the scope of services to complete a redevelopment framework for each of the remaining sub districts. Similar to the Fern Park project, the remaining sub districts were studied in light of regional conditions, market assessment, physical context and infrastructure

<b>Reviewed by:</b>	_____
<b>Co Atty:</b>	_____
<b>DFS:</b>	_____
<b>Other:</b>	_____
<b>DCM:</b>	_____
<b>CM:</b>	_____
<b>File No.</b>	<u>CRA01</u>

analyses, and redevelopment constraints and opportunities.

The US 17-92 Corridor Redevelopment Framework is intended to provide a strategic foundation to guide the activities and public investment of the US 17-92 CRA. The Framework also highlights future redevelopment opportunities and potential public investment projects, in light of expected market trends, that serve to further the goals of the US 17-92 CRA.

In addition, the Corridor Redevelopment Framework:

- Identifies specific sites that are more probable for redevelopment in the near future and illustrates how the sites may redevelop based on recommended building form, block structure, and use
- Identifies specific public improvements such as utilities, new road connections, streetscape, public parks and amenities
- Identifies specific areas whereby increased property values can be achieved through planned increases in overall densities and corresponding building heights
- Identifies Redevelopment Assistance Programs, such as the Small Business Property Improvement Fund, to provide financial incentives to property owners seeking to construct value-added improvements to their properties
- Provides for an individual Action Plan for each Sub District comprised of a series of strategies that identify specific actions and tools needed to achieve the goals of the CRA and the Corridor Redevelopment Framework

Implementation actions that will support the infrastructure investment and design concepts of the Corridor Redevelopment Framework are identified in the Action Plans. The actions are divided into a planning framework for the next 20 years: immediate (within next 2 years), short term (2-10 years), and long term (10-20 years).

At their August 25, 2006 meeting, the US 17-92 Redevelopment Planning Agency (RPA) unanimously recommended forwarding the Corridor Redevelopment Framework to the US 17-92 CRA for consideration.

Attach: 17-92 CRA Corridor Redevelopment Framework