

2nd Review

..Title

US HWY 17-92 CRA – Consider a request for funding from the US 17-92 Redevelopment Trust Fund, by the City of Sanford in the amount of \$693,565, to fund Paw Park Village improvements. District 5 - Carey (Sonia Nordelo)

..Department

County Manager's Office

..Division

Economic Development Division

..Authorized By

Nicole Guillet

..Contact/Phone number

Sonia Nordelo - 407-665-7133

..Motion/Options

1. Recommend approval of the request by the City of Sanford in the amount of \$70,000 as recommended by staff, to fund Paw Park Village improvements.; or
2. Recommend approval of the request by the City of Sanford in the amount of \$100,000, as recommended by the Technical Advisory Committee, to fund Paw Park Village improvements.; or
3. Recommend approval of the request by the City of Sanford in the amount of \$693,565, as requested, to fund Paw Park Village improvements.; or
4. Deny approval of the request by the City of Sanford in the amount of \$693,565, to fund Paw Park Village improvements.; or
5. Continue to a time and date certain.

... Background

Paw Park in Historic Sanford is an example of a revitalization project within the City. The former park was repurposed and adapted to become a dog-friendly off-leash park. Adaptive use of the park has encouraged pet friendly businesses to locate near the park. Paw Park was one of the first of its kind in Central Florida and has been recognized for its success.

On August 26, 2013 the Sanford City Commission designated the area on French Avenue between 3rd and 5th Streets, Laurel Avenue between 4th and 5th Streets, and 4th Street between French Avenue and Laurel Avenue (map attached) as the City's "Paw Park Village." The designation is intended to further the ongoing revitalization efforts in the area.

The City of Sanford developed a conceptual plan (attached) consisting of three phases which will result in a cohesive connection between two historic neighborhoods. The conceptual plan proposes improvements to the existing park, streetscape improvements, and creation of a trail system that will connect historic Goldsboro with downtown amenities. The total cost of Phase One is estimated at \$693,565.

Phase One improvements (further described in attachments) include Streetscape improvements (\$431,400 – proposed improvements along the east side and extending eastward beyond the east side of S Laurel Avenue are outside of the CRA boundaries), Pedestrian Trail (\$15,600), Paw Park Improvements (\$70,000), Pet Rescue Site (\$11,100 – proposed improvements are outside the CRA boundary), Survey/Design/Permits (\$75,000 – portions of the design would be for improvements outside of the CRA boundary) and Contingency of (\$90,465) for a total of \$693,565.

Funding Explanation

The City of Sanford is seeking 100% support from the US 17-92 CRA for the proposed improvements in Phase I. The project is unfunded and is not proposed in Sanford's Capital Improvement Plan. However, the City of Sanford may augment the funding with approximately \$150,000 available from recreational impact fees. Additionally, by June 6, 2014, the City will submit a Community Planning Technical Assistance grant application to the Florida Department of Economic Opportunity for \$25,000. If awarded, the grant will assist with creation of the Master Plan and design.

The proposed application furthers implementation of the following Goal, Objectives, and Policies of the US-17-92 Corridor Redevelopment Master Plan:

- **Goal:** Promote and provide a cohesive, economically sustainable, and functional built environment throughout the entire US 17-92 corridor.
 - **Objective 2:** Eliminate existing blight and prevent the continued degradation of physical and social environment within the CRA jurisdictional boundary and surrounding community.
 - **Policy 2.1:** Encourage privately-initiated rehabilitation of substandard and unsightly structures, signs, landscape and parking areas through available funding programs. Provide matching grants contingent upon design compliance with Corridor Redevelopment Master Plan redevelopment framework standards and perpetual maintenance agreement.
 - **Objective 6:** Coordinate and facilitate the development of the necessary public facilities and infrastructure to accommodate redevelopment and new development within the CRA jurisdictional boundary and potential future connections to the immediate surrounding areas.

...TAC Recommendation

The Technical Advisory Committee recommended approval of Community Redevelopment Agency partial funding of the Paw Park Village Phase One renovation in the amount of \$100,000 at its 12/23/13 meeting. The partial funding is to specifically address the Paw Park Improvements in the amount of \$70,000 and partial funding of the Survey/Design/Permits in the amount of \$30,000.

...Staff Recommendation

Staff recommends approval of a contribution in the amount of \$70,000 from the US 17-92 Redevelopment Trust Fund as partial funding of the Paw Park Village Phase I renovation. The partial funding is to specifically address the Paw Park Improvements in the amount of \$70,000 as reflected in the attached estimate.

.. Attachments

- Grant Request Packet
 - Resolution
 - Maps
 - Aerial
 - Renderings
 - Estimate



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

WWW.SANFORDFL.GOV

May 22, 2014

Sonia Nordelo
US 17-92 Program Manager
Economic Development
1101 E. 1st Street
Sanford, FL 32771

Re: Paw Park Village / U.S. Highway 17-92 Conceptual Plan

Dear Ms. Nordelo:

At their meeting on October 14, 2013 the Sanford City Commission approved Resolution No. 2442 to request funds from the U.S. Highway 17-92 Community Redevelopment Agency for creation and implementation of a conceptual master plan to include the area recently designated as "Paw Park Village" as well as trail concept from Coastline Park in Goldsboro across U.S. Highway 17-92 and north along Laurel Avenue. The proposed improvements will greatly benefit the community by adding to the revitalization of the area and will undoubtedly increase property values.

The conceptual master plan proposes improvements to an existing, heavily utilized park (Paw Park of Historic Sanford), parking improvements to service the park, streetscape improvements along Laurel Avenue, and creation of a trail system that will cross U.S. Hwy 17-92. The trail system will provide a much needed link between the historic Goldsboro community and downtown amenities such as the RiverWalk, 1st Street and Sanford Avenue. Improvements to the streetscape along Laurel Avenue will result in a more cohesive connection between U.S. Hwy 17-92 and the adjacent residential neighborhood.

Enclosed is a conceptual drawing that will serve to assist you in visualizing the proposed project and its prospective impact on the area. Additionally, the enclosed report will provide an understanding of the existing conditions and development potential of this important corridor. We look forward to your guidance and support on this project.

If you have any questions or concerns, please do not hesitate to contact me at 407.688.5145.

Sincerely,

Christine Dalton, AICP
Historic Preservation Officer
Community Planner

T:\Community Planning\Wayfinding and Signage\City Commission Review\Wayfinding - City
CT:\Neighborhood Revitalization\Paw Park Village\RPA Proposal 05.2014\RPA - Paw Park Village

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MAYOR

MARK McCARTY
DISTRICT 1

DR. VELMA H. WILLIAMS
DISTRICT 2

RANDY JONES
DISTRICT 3

PATTY MAHANY
DISTRICT 4

CITY MANAGER
NORTON N. BONAPARTE, JR.

Proposal 05.3013.doc
commission 08.12.2013\17-92 CRA Proposal 11.2013\17-92 CRA - Paw Park Village
Proposal 11.2013.doc

Paw Park Village / U.S. Hwy 17-92 Conceptual Master Plan

Background

Paw Park of Historic Sanford is an example of a successful revitalization project within the City. The former Jaycee Park was repurposed and adapted to become a dog-friendly off-leash park, one of the first of its kind in Central Florida. The park has served as an example for other communities which have emulated the City's revitalization efforts with similar projects. Adaptive use of the park has encouraged several pet friendly businesses to locate near the park and additional compatible businesses are currently in development within the vicinity.

On August 26, 2013 the Sanford City Commission designated the area on French Avenue between 3rd and 5th Streets, Laurel Avenue between 4th and 5th Streets, and 4th Street between French Avenue and Laurel Avenue as the City's "Paw Park Village". The designation was intended to further ongoing revitalization efforts in the area.

Coastline Park is located five blocks to the southwest of Paw Park Village in the historic Goldsboro neighborhood. A master plan for the park has been completed and improvements will include creation of a trailhead, new playground equipment which relates to the area's railroad history, and restoration of a historic fountain. Grant funding of \$100K has been awarded for the improvements which will be phased. The City is awaiting award of additional grant funding.

Laurel Avenue is located one block east of U.S. Hwy 17-92. The area contains a mix of businesses and residences, mostly historic. Laurel Avenue serves as a transition between the commercial businesses located to the west along 17-92 and the Old Sanford Residential Historic District, located to the east.

Conceptual Master Plan

The conceptual master plan consists of three phases which will result in a cohesive connection between two historic neighborhoods and Hwy 17-92, a vital commercial corridor in the heart of the city. The proposed improvements will further current revitalization efforts and the resulting increase in property values will greatly benefit the City and County as a whole.

The conceptual master plan proposes improvements to an existing, heavily utilized park (Paw Park of Historic Sanford), parking improvements to service the park, streetscape improvements along Laurel Avenue, and creation of a trail system that will cross U.S. Hwy 17-92. The trail system will provide a much needed link between the historic Goldsboro community and downtown amenities such as the RiverWalk, 1st Street and Sanford Avenue. Improvements to the streetscape along Laurel Avenue will result in a more cohesive connection between U.S. Hwy 17-92 and the adjacent residential neighborhood.

Phase I

Proposed Phase I improvements include the following:

- Refurbishment of two existing park signs: "Paw Park of Historic Sanford";
- Fabrication and installation of four signs to be placed on each side of the park: "Paw Park Village";

- Fabrication and installation of two Public History Center signs along U.S. Hwy 17-92;
- Paw Park parking area improvements including landscape, hardscape, and irrigation;
- Streetscape improvements on the north, east and south ends of the park;
- Laurel Avenue 10' trail on west side of street, adjacent to Paw Park between 4th and 5th Streets; and
- Survey, design and permitting.

Phase II

Proposed Phase II improvements include the following:

- Off-street parking at Parcel ID# 25-19-30-5AG-0607-0080 (Pet Rescue by Judy), including demo, paving and striping;
- Acquisition of CSX right of way, Parcel ID# 25-19-30-300-027L-0000 to serve as overflow parking for Paw Park Village and demo, paving and striping;

Phase III

Proposed Phase III improvements include the following:

- Phase III – 10' multi-use trail from Coastline Park over 17-92 at 9th Street; and
- Laurel Avenue 10' trail on west side of street, adjacent to Paw Park between 9th and 5th Streets;

Funding

The City of Sanford is seeking support from the U.S. Hwy 17-92 CRA for the proposed improvements. This project is currently unfunded and not included in any Capital Improvement Plans. If funding is provided from the CRA the City may augment this with approximately \$150K, available from recreational impact fees. Additionally, by June 6, 2014 the City will submit a Community Planning Technical Assistance grant application to the Florida Department of Economic Opportunity for \$25K. If awarded, the grant will assist with creation of the Master Plan and design.

Supporting Documents

The following documents support the City of Sanford's request for the Paw Park Village / U.S. Hwy 17-92 Conceptual Master Plan:

1. Resolution No. 2442
2. Map of Plan Overview
3. Location Map
4. Project Overview Aerial
5. Existing Conditions (Phase I Project Area)
6. Conceptual Master Plan Rendering
7. Phase I Draft Estimate
8. Paw Park Village Sign Design
9. Paw Park of Historic Sanford Sign Design

Resolution No. 2442

A resolution of the City Commission of the City of Sanford, Florida encumbering funds received from the United States (U.S.) Highway Corridor 17-92 Community Redevelopment Agency to fund the creation and implementation of a conceptual master plan which includes the revitalization of the area recently designated as "Paw Park Village" as well as a trail concept from Coastline Park in Goldsboro across U.S. Highway 17-92 and north along Laurel Avenue; providing for legislative findings and intent; providing for implementing actions and authorization to delegate authority; providing for a savings provision; providing for conflicts; providing for severability and providing for an effective date.

Whereas, on June 24, 1997 the Seminole County Board of County Commissioners adopted Resolution 97-8-130, establishing the United States Highway 17-92 Corridor Community Redevelopment Agency (the "CRA"), pursuant to *Section 163.357, Florida Statutes*, and determining that the United States Highway 17-92 Corridor Community Redevelopment Area (the Community Redevelopment Area) is a blighted area; and

Whereas, on December 16, 1997, the Seminole County Board of County Commissioners approved Ordinance No. 97-54, which adopted a Community Redevelopment Plan for the Community Redevelopment Area; and

Whereas, on December 16, 1997, the Seminole County Board of County Commissioners adopted Ordinance No 97-55, which authorized the establishment of a Redevelopment Trust Fund, as provided for in *Section 163.387, Florida Statutes*, in which tax increment revenues deriving from the Community Redevelopment Area will be deposited for the purposes of financing particular elements of the Community Redevelopment Plan and may only be expended to implement the Community Redevelopment Plan; and

Whereas, on August 26, 2013 the City Commission of the City of Sanford designated the area on French Avenue between 3rd and 5th Streets, Laurel Avenue between 4th and 5th Streets, and 4th Street between French Avenue and Laurel Avenue (encompassing Seminole County Tax Parcel Identification Numbers 25-19-30-5AG-0508-0090, 25-19-30-5AG-0608-0000, 25-19-30-5AG-0607-006A and 25-19-30-5AG-0607-0080) as the City's "Paw Park Village"; and

Whereas, the designation as "Paw Park Village" was intended to further revitalization efforts in the area; and

Whereas, the Seminole County Board of County Commissioners, the CRA and the City Commission have engaged in numerous collaborative and beneficial projects and activities; and

Whereas, improvements to Coastline Park are underway and there is an opportunity to link these improvements with future Paw Park Village improvements via a multi-use trail that will cross U.S. 17-92 and north along Laurel Avenue; and

Whereas, the proposed project is consistent with the intent and purposes of the Community Redevelopment Plan; and

Whereas, the City Commission desires to express its agreement to encumber funds received from the CRA to create and implement a conceptual master plan which includes the revitalization of the area recently designated as "Paw Park Village" as well as a trail concept from Coastline Park in Goldsboro across U.S. Highway 17-92 and north along Laurel Avenue; and

Whereas, the City has taken all necessary actions required by controlling in order to consider and act upon this Resolution.

Section 3. Savings.

The prior actions of the City of Sanford relating to the community redevelopment programs, projects and activities of the City as well as collaborative actions with the CRA are hereby ratified and affirmed.

Section 4. Conflicts.

All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

Section 5. Severability.

If any section, sentence, phrase, word or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Resolution not otherwise determined to be invalid, unlawful or unconstitutional.

Section 6. Effective Date.

This Resolution shall become effective immediately upon enactment.

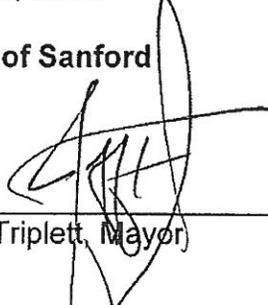
Passed and adopted this 14th day of October, 2013.

Attest:

City of Sanford

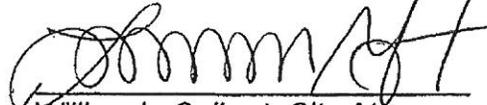


Cynthia Porter, City Clerk

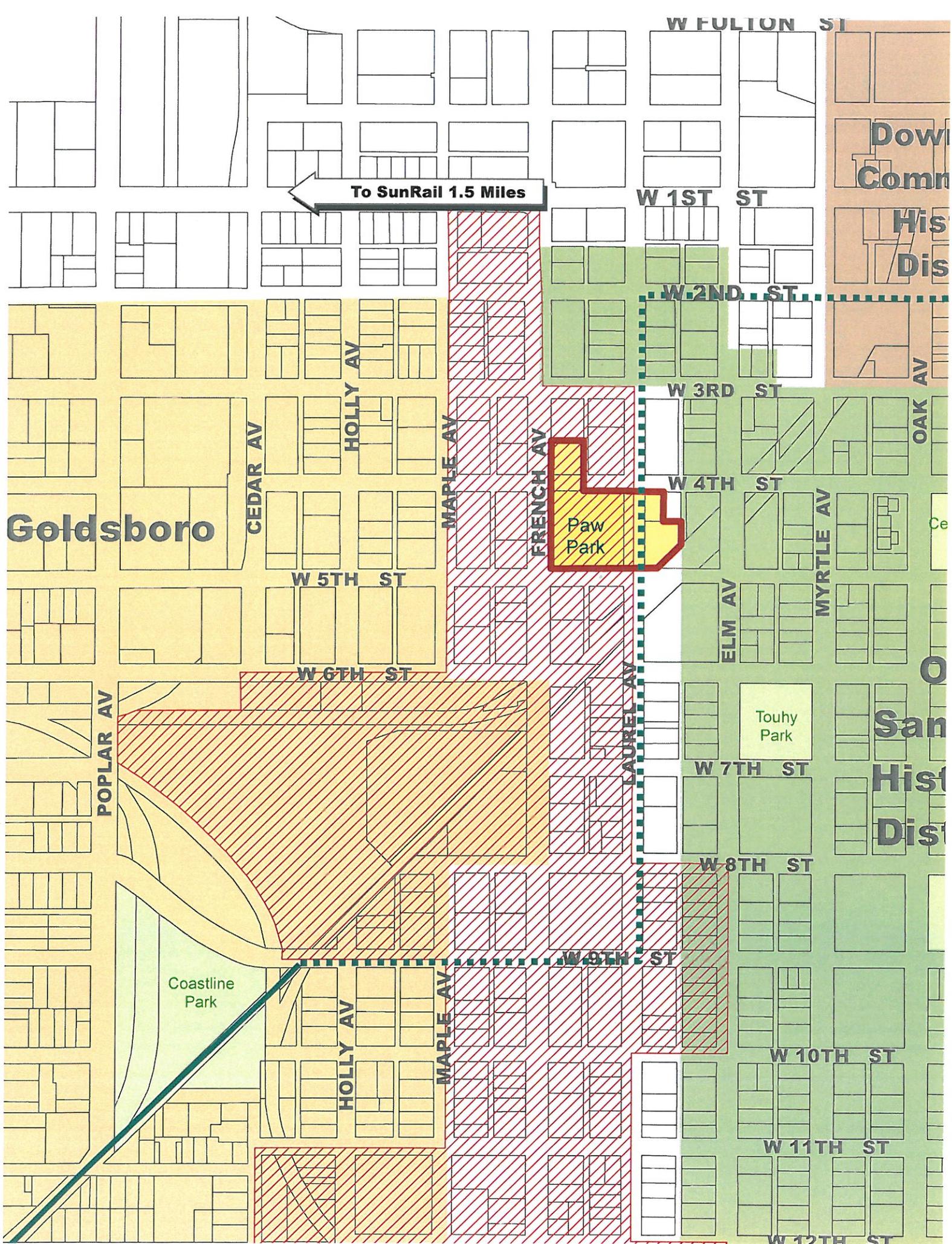


Jeff Triplett, Mayor

For use and reliance of the Sanford
City Commission only.
Approved as to form and legality.



William L. Colbert, City Attorney
LONNIE N. GROOT
ACA



To SunRail 1.5 Miles

Goldsboro

Paw Park

Touhy Park

Coastline Park

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Comm

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Dis

San
Hist
Dist

W FULTON ST

W 1ST ST

W 2ND ST

W 3RD ST

W 4TH ST

W 5TH ST

W 6TH ST

W 7TH ST

W 8TH ST

W 9TH ST

W 10TH ST

W 11TH ST

W 12TH ST

POPLAR AV

CEDAR AV

HOLLY AV

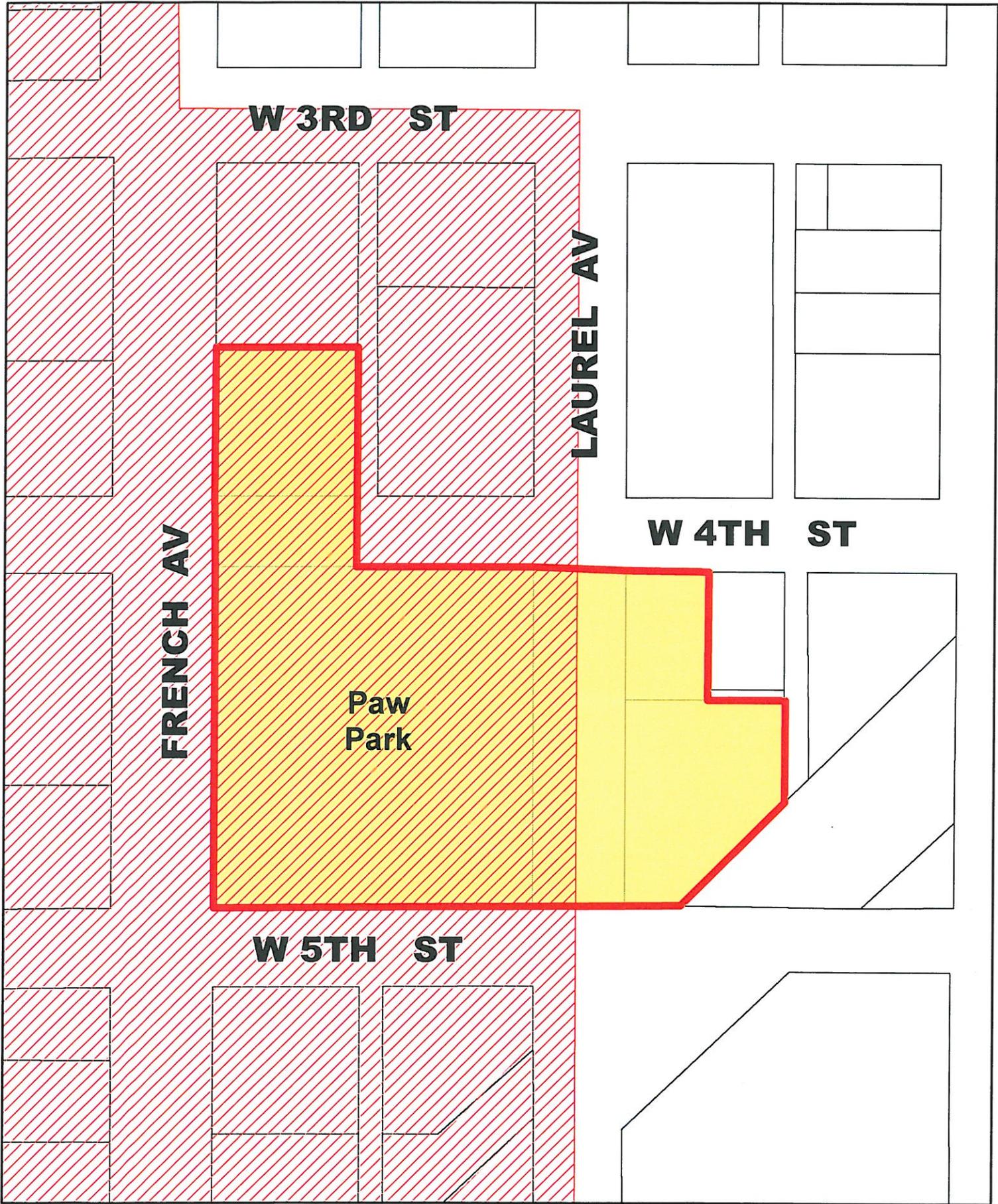
MAPLE AV

FRENCH AV

LAUREL AV

MYRTLE AV

OAK AV



Paw Park Village

Scale: 1" = 100'



Legend



Paw Park Village



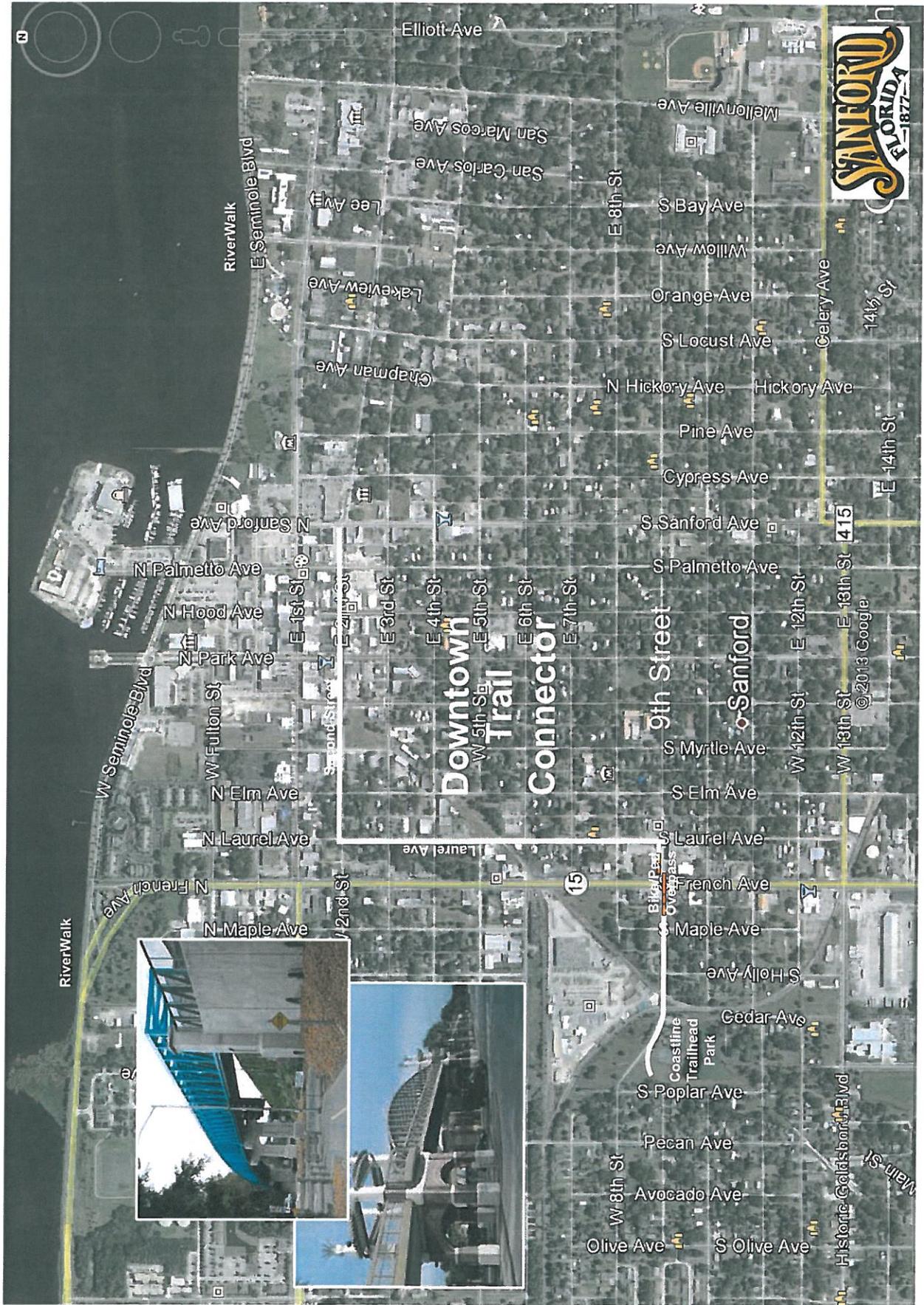
17/92 CRA

Proposed sign poles around Paw Park Village



Redesign of Existing Park Signs





2



Downtown Trail Connector



RiverWalk

W Seminole Blvd

E Seminole Blvd

N French Ave

N Maple Ave

N Laurel Ave

N Elm Ave

N Park Ave

N Hood Ave

N Palmetto Ave

N Sanford Ave

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Project Paw Park Village Phase One
Date 21-Nov-13
Estimate by John Schultheis

<u>DIVISION</u>	<u>ITEM</u>	<u>QTY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
STREETSCAPE	Complete Streetscape - Laurel Avenue (From 4th to 5th)	390	If	\$ 320.00	\$ 124,800.00
(includes MOT, demolition / milling, paving, striping, curbs, sidewalk, driveways, storm inlets & pipe, lighting, landscaping & irrigation, mobilization & general conditions)	Complete Streetscape -Fifth St (from French to Laurel)	280	If	\$ 320.00	\$ 89,600.00
	Complete Streetscape - Fourth Street (from French to Elm)	600	If	\$ 320.00	\$ 192,000.00
	Utility Relocation and Adjustment	1	LS	\$ 25,000.00	\$ 25,000.00
				Subtotal	\$ 431,400.00
PEDESTRIAN TRAIL	10-ft trail along Laurel Ave (from 4th to 5th)	390	If	\$ 40.00	\$ 15,600.00
				Subtotal	\$ 15,600.00
PAW PARK IMPROVEMENTS	Paw Park hardscape, fencing, lighting	1	LS	\$ 50,000.00	\$ 50,000.00
	Paw Park landscape	1	LS	\$ 15,000.00	\$ 15,000.00
	Paw Park irrigation	1	LS	\$ 5,000.00	\$ 5,000.00
				Subtotal	\$ 70,000.00
PET RESCUE SITE	Pet Rescue Offstreet Parking Area (demo / pave / stripe)	300	SY	\$ 12.00	\$ 3,600.00
	Dumpster enclosure	1	LS	\$ 2,500.00	\$ 2,500.00
	Landscape	1	LS	\$ 3,500.00	\$ 3,500.00
	Irrigation	1	LS	\$ 1,500.00	\$ 1,500.00
				Subtotal	\$ 11,100.00
SURVEY, DESIGN, PERMIT	Survey, Design, Permitting	1	LS	\$ 75,000.00	\$ 75,000.00
				Subtotal	\$ 75,000.00
CONTINGENCY	15%	0.15	LS	\$ 603,100.00	\$ 90,465.00
				Subtotal	\$ 90,465.00
				Grand Total	\$ 693,565.00

Notes: "Complete Streetscape" cost is estimated on a linear foot basis, using the linear foot unit cost for the 13th street Streetscape project completed in 2010. That project was completed at a cost of \$400,000.00, and had a length of 1,250 feet, for a cost of \$320.00 per linear foot. This figure includes MOT, demolition / milling, paving, striping, curbs, sidewalk, driveways, storm inlets and pipe, lighting, landscaping and irrigation, mobilization and general conditions, and a 10% contingency. No inflation has been applied to 2010 unit prices. Utility adjustment (water, sewer) is not included. It is not known whether utility adjustment will be by City forces.