..Title

US HWY 17-92 CRA – Consider approval of a funding request from the City of Winter Springs for Gateway/Streetscape improvements at US 17-92 and Florida Avenue in the amount of $451,786. District 2 - Horan (Sonia Nordelo)

..Department

County Manager's Office

..Division

Economic Development Division

..Authorized By

Nicole Guillet

..Contact/Phone number

Sonia Fonseca - 407-665-7133

..Motion/Recommendation

1. Recommend approval of the funding request from the City of Winter Springs for the Gateway/Streetscape improvements at US 17-92 and Florida Avenue in the amount of $451,786; or

2. Deny the funding request from the City of Winter Springs for Gateway/Streetscape improvements at US 17-92 and Florida Avenue in the amount of $451,786; or

3. Continue to a time and date certain.

... Background

The City of Winter Springs is proposing a gateway/streetscape improvement project along Florida Avenue between US 17-92 and approximately 200' east of the new Meritage Homes entrance. This portion of Florida Avenue is located within the US 17-92 Community Redevelopment Area. The total cost of the project, is estimated to be $821,681.25. The City of Winter Springs is requesting that the US 17-92 CRA fund $451,786 toward the costs of this project.

The Florida Avenue gateway/streetscape feature is intended to welcome visitors and residents entering Winter Springs from US 17-92. The project will feature roadway, and hardscape enhancements, decorative street lights, signalization, wayfinding signage, and sidewalk enhancements. Additionally, this project will promote a sense of arrival, combat blight, increase mobility, promote economic growth, and support the City's redevelopment efforts in the area.

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.

The following project elements meet the CRA's adopted definition of a Catalyst Project.

- Regional/Area Connectivity - (fosters the continuation of Florida Avenue eastward and southward through a developable site to the intersection of SR 434 and North Winter Park Drive).
- Availability to mass transit (bus stops along both US 17-92 and SR 434- with the Florida Avenue extension as previously mentioned).
- Ease of vehicular accessibility (the continuation of Florida Avenue to SR 434 will establish an alternate route for traffic traversing between US 17-92 and SR 434).
- Ease of vehicular accessibility (the continuation of Florida Avenue to SR 434 will establish an alternate route for traffic traversing between US 17-92 and SR 434).
- Existing and/or Future Land Uses/Property Values/Parcel Size and Assemblage Potential (The proposed extension of Florida Avenue assists in facilitating the development of the old Winter Springs Golf Course property in much the same way that the improvements on Shepard Road within the US 17-92 district helped facilitate the development of the Seven Oaks community).
- Taxable Values and Return on Investment Calculations (The Seven Oaks community represents138 new residential units (and approximately $165,000 in tax revenue to the County). The potential development of the golf course could include a like number of residential units as well as a significant amount of commercial development).
- Job Creation (In addition to the construction jobs, the potential commercial development would create permanent jobs in the area).
- Improvement of quality of life for Seminole County residents (By upgrading the roadway system in the area, residents of both Seminole County and the City of Winter Springs will benefit and the potential of future quality development will improve the overall quality of life for this area).
- Elimination of contamination and/or blight [Certain parts of the project area meet the statutory definition of blight as detailed in FS 163.340 such as unsafe conditions (lack of sidewalks and lighting), and deteriorated roadways and lack of parking.]

The City of Winter Springs has contributed $1,048,423 to the CRA Trust Fund through 2015. The City has contributed an average of $60,000 annually for the last five years. To date the City has received $583,000 in funding for CRA projects.

...TAC Recommendation

The Technical Advisory Committee recommended approval of the Florida Avenue gateway/streetscape project in the amount of $451,786 at its May 21, 2015 meeting.

...Staff Recommendation

Staff recommends approval of the Florida Avenue Gateway/Streetscape Interlocal Agreement between the US 17-92 CRA and the City of Winter Springs in the amount of $451,786.

.. Attachments

- Grant Application

CITY OF WINTER SPRINGS, FLORIDA

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
Telephone (407) 327-1800

CHARLES LACEY
OFFICE OF THE MAYOR

May 18, 2015

Sonia Fonseca
US 17-92 Program Manager
Seminole County
1101 E. 1st Street
Sanford, Florida 32771

RE: Florida Avenue Project

Dear Ms. Fonseca:

The City of Winter Springs is pleased to submit our application for CRA funding of improvements to the Florida Avenue roadway adjacent to and east of US 17-92. Pursuant to the guidelines provided by Seminole County Staff, Winter Springs' staff has assembled an application package for this request.

The project involves the reconstruction of the Florida Avenue right-of-way from US 17-92 eastward to Lake Lucerne Circle (approximately 1,250 feet). More specifically, the proposal consists of roadway repaving, curbing, sidewalks, and attendant stormwater retention facilities from the Florida Avenue intersection with US 17-92 to approximately 1,250 feet east of this intersection. All of these improvements exceed what is required by the City's Code of Ordinances. In addition, city staff has discussed the proposed project with the adjacent businesses along US 17-92 and feels that we have an opportunity to enhance not only the appearance of these businesses, but also the function of the Kia Dealership's new car unloading operations. The City is not requesting any funds for landscaping and irrigation of this proposed project. The City is requesting that we be allowed to use the remaining funds currently in the CRA as part of the Municipal payment to partially fund the Florida Avenue improvements. These funds are estimated to be approximately $451,786.

Staff has included, as part of this application, a schedule of estimated costs, the attendant plans and maps, and a list of those catalyst objectives that are being addressed by the proposed project. The City of Winter Springs is seeking the CRA funds to continue what could become an emerging trend of new quality development in the area of the City's frontage on US 17-92.

The improvement of Shepard Road led to the development of the Seven Oaks Community. Improvement of Florida Avenue will not only improve and enhance the southern entrance to Seven Oaks, but will provide the initial portion of the improvements which will, hopefully, lead to the development of the property to the east and allow for a roadway and a potential bicycle/pedestrian trail connection from US 17-92 down to SR 434. Staff has also included a letter from Meritage Homes that confirms the enhancements that the CRA funded along Shepard Road were a positive influence in their decision to purchase and develop the Seven Oaks property.

If the project is approved, the City is willing to assume maintenance of the Florida Avenue right-of-way from US 17-92 eastward to Lake Lucerne Circle (the current corporate limits of the City of Winter Springs).

Staff is confident that the proposed improvements to Florida Avenue will continue to have a positive effect on the development of adjacent properties, lead to an overall increase in property values, and provide the potential for a roadway connection from Florida Avenue, through an area of new development, to the intersection of SR 434 and North Winter Park Drive. In addition, we have been in discussions with the City of Casselberry and feel we have the opportunity to facilitate the northward extension of their bicycle/pedestrian trail system through the future development area to ultimately connect with the Cross Seminole Trail.

The City of Winter Springs wants to thank you for your consideration of our request to help facilitate the continuation of improvements aimed at incentivizing quality development within the CRA District and the City of Winter Springs.

Sincerely,

COPY: Pam Carroll, Chairman, US 17-92 RPA
Kevin Smith, City Manager

FLORIDA AVENUE COST ESTIMATE

		End at Lake Lucerne		
Item	Unit	Qty	Unit Price	Cost
Mobilization	LS	1	$20,000.00	$20,000.00
Maintenance of Traffic	LS	1	$15,000.00	$15,000.00
Demolition / Clear & Grub	LS	1	$50,000.00	$50,000.00
Erosion Control	LS	1	$2,500.00	$2,500.00
5-foot sidewalk (both sides)	SF	13,500	$3.20	$43,200.00
Type F curb and gutter	LF	2,700	$18.50	$49,950.00
Type B Stabilization	SY	3,000	$16.00	$48,000.00
8-inch Roadway Base	SY	3,000	$22.00	$66,000.00
Superpave Type SP 12.5 (1.5")	TN	250	$120.00	$30,000.00
Signage and Striping	LS	1	$5,000.00	$5,000.00
Hardscaping (Brick Pavers)	LS	1	$10,000.00	$10,000.00
Decorative Crosswalk	LS	1	$10,000.00	$10,000.00
Roadway Drainage System	LS	1	$66,000.00	$66,000.00
Stormwater Pond Allowance	LS	1	$50,000.00	$50,000.00
Driveway Improvements	LS	1	$25,000.00	$25,000.00
Restoration	LS	1	$15,000.00	$15,000.00
			Subtotal:	$505,650.00
			Contingency (15%):	$75,847.50
			Design:	$50,565.00
			Total:	**$632,062.50**
			Cost to Extend to City Property at Sewer Plant:	$189,618.75
			Total Project Cost:	**$821,681.25**

Meritage Homes

May 13, 2015

Randy Stevenson, AICP
City of Winter Springs
1126 East S.R 434
Winter Springs, FL 32708

Re: Shepard Road Improvements/ Seven Oaks Development

Randy,

I just wanted to follow up with a letter regarding our conversation the other day about the Seven Oaks project located on Shepard road in Winter Springs. The streetscape enhancements to Shepard road made our decision to purchase and develop the site very easy. Early on we had concerns because of the industrial, commercial and retail land uses that bordered our property. However, working with the city and our consultants we saw an opportunity to extend the improvements utilizing the same column structures, brick detailing, pavers and landscaping throughout our project. The city's vision to create a gateway along Shepard road was much needed and has proven to be positive. We believe those improvements have added to the success of the Seven Oaks project and to the general area. We often receive compliments from current and potential homebuyers regarding the streetscape elements, just adding to the list of reasons why they settle in the City of Winter Springs.

We hope to continue our working relationship with the City of Winter Springs for years to come, and have enjoyed working with you and other staff members.

Sincerely,

Meritage Homes

Dante Fraiegari
Land Development Manager

5337 Millenia Lakes Boulevard, Suite 410 | Orlando, FL 32839 | p. 407.712.8640 | f. 407.712.8688

CITY OF WINTER SPRINGS, FLORIDA

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
Telephone (407) 327-1800

Community Development

April 21, 2015

Sonia Fonseca
US 17-92 CRA Program Manager
Seminole County
1101 E. 1st Street
Sanford, FL 32771

RE: Letter of Interest - Winter Springs Project Proposal (Florida Avenue)

Dear Ms. Fonseca:

Pursuant to our conversations, please consider this letter as official notification that the City of Winter Springs is requesting that the Florida Avenue Streetscape project be placed on the CRA listing of projects for funding consideration.

The project proposal consists of roadway repaving, curbing, sidewalks, and attendant stormwater retention facilities from the Florida Avenue intersection with US 17-92 to approximately 1,250 feet east of this intersection. The City is not requesting any funds for landscaping and irrigation of this proposed project. The City is requesting that we be allowed to use the remaining funds currently in the CRA as part of the Municipal payment to fund the Florida Avenue improvements. These funds are estimated to be approximately $451,786.

After reviewing the County's catalyst project definition, it appears that the proposed Florida Avenue improvements will meet the following listed criteria:

- **Regional/Area Connectivity** (fosters the continuation of Florida Avenue eastward and southward through a developable site to the intersection of SR 434 and North Winter Park Drive).
- **Availability to mass transit** (bus stops along both US 17-92 and SR 434 – with the Florida Avenue extension as previously mentioned).
- **Ease of vehicular accessibility** (the continuation of Florida Avenue to SR 434 will establish an alternate route for traffic traversing between US 17-92 and SR 434).
- **Existing and/or Future Land Uses/Property Values/Parcel Size and Assemblage Potential** (The proposed extension of Florida Avenue assists in facilitating the development of the old Winter Springs Golf Course property in much the same way that the improvements on Shepard Road within the US 17-92 district helped facilitate the development of the Seven Oaks community).

- **Taxable Values and Return on Investment Calculations** (The Seven Oaks community represents 138 new residential units (and approximately $165,000 in tax revenue to the County). The potential development of the golf course could include a like number of residential units as well as a significant amount of commercial development).
- **Job Creation** (In addition to the construction jobs, the potential commercial development would create permanent jobs in the area).
- **Elimination of contamination and/or blight** [Certain parts of the project area meet the statutory definition of blight as detailed in FS 163.340 such as unsafe conditions (lack of sidewalks and lighting), and deteriorated roadways and lack of parking.]
- **Improvement of quality of life for Seminole County residents** (By upgrading the roadway system in the area, residents of both Seminole County and the City of Winter Springs will benefit and the potential of future quality development will improve the overall quality of life for this area).

The City of Winter Springs is seeking the CRA funds to continue what has become a "domino effect" of new quality development in the area of the City's frontage on US 17-92. The improvement of Shepard Road led to the development of the Seven Oaks Community. Improvement of Florida Avenue will not only improve and enhance the southern entrance to Seven Oaks but will provide the initial portion of the improvements that will hopefully lead to the development of the property to the east and allow for a roadway and a potential bicycle/pedestrian trail connection from US 17-92 down to SR 434.

Thank you for your efforts to place this project on the list of projects for funding from the CRA. If you need any additional information, please call me.

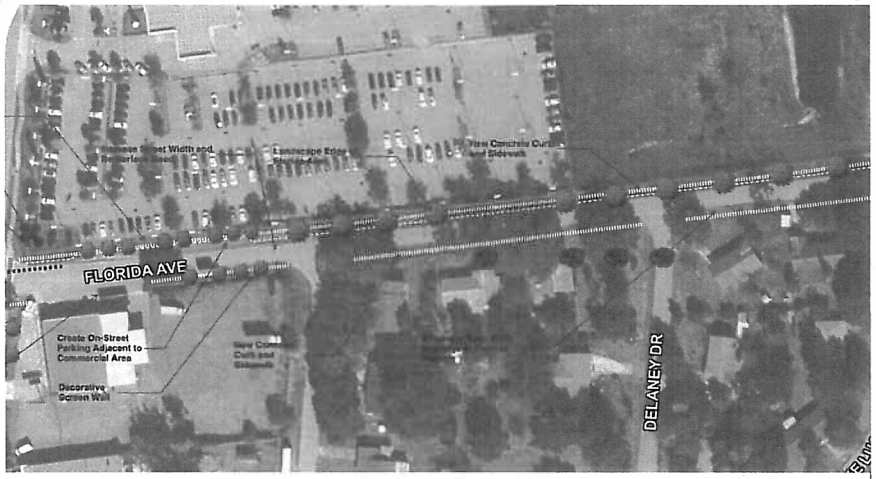
Sincerely,

Randy Stevenson, ASLA, AICP
Community Development Director

Cc: Pam Carroll, City Commissioner
Kevin Smith, City Manager

Winter Springs Redevelopment

US 17-92 CRA Project



Winter Springs, Florida

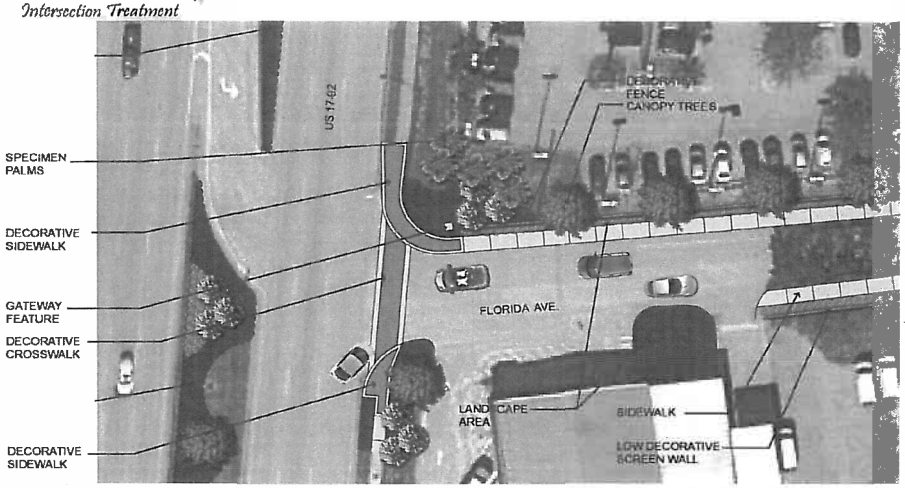
Florida Avenue Streetscape Project Concept Overview

Winter Springs Redevelopment

US 17-92 CRA Project

Florida Avenue Streetscape

Intersection Treatment



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Winter Springs, Florida

Florida Avenue Streetscape Project Intersection Concept

Winter Springs Redevelopment

US 17-92 CRA Project

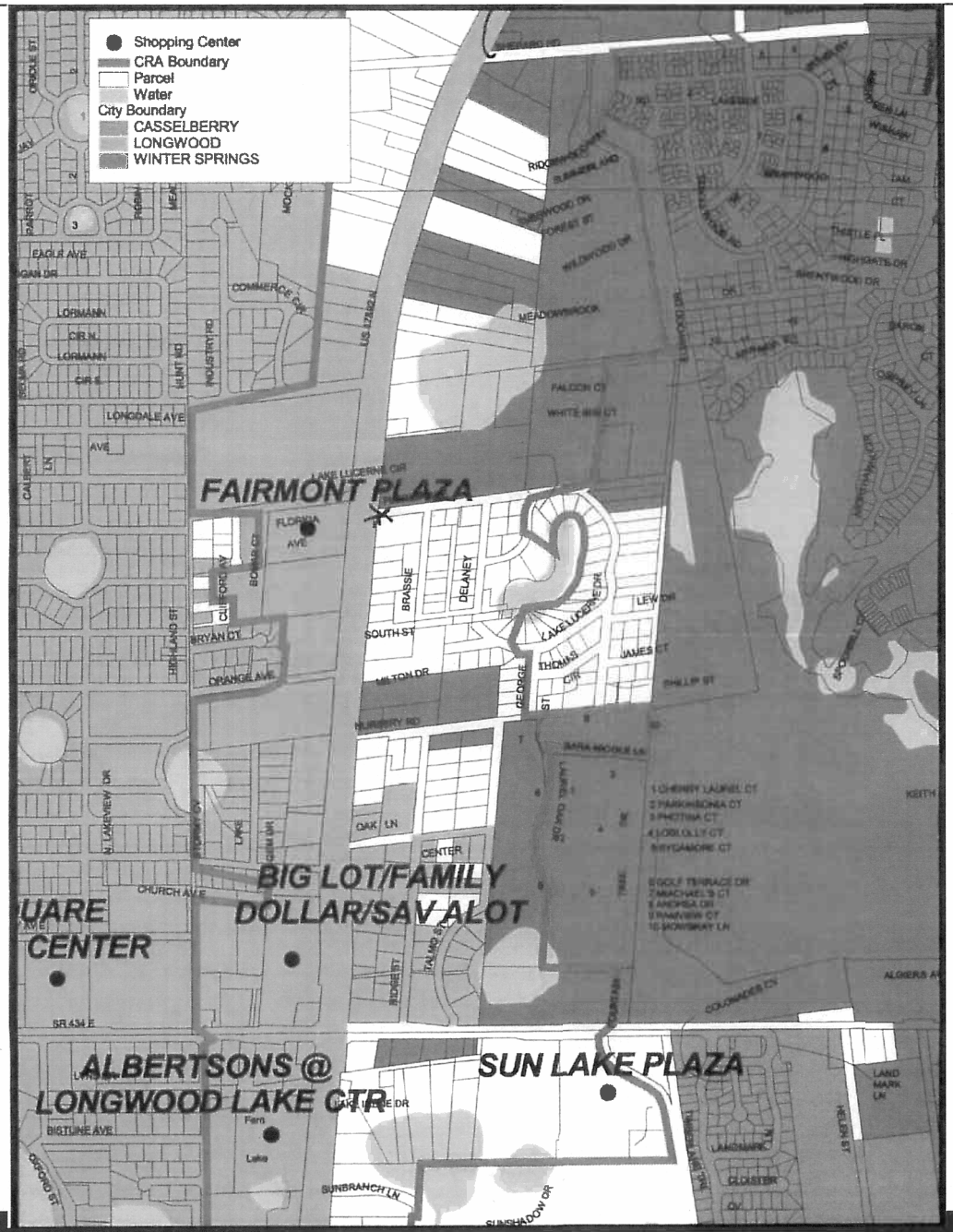
Florida Avenue Streetscape Project
Gateway Concept Detail

Shepard Rd
Proposed
Florida Ave
CRA Project
Florida Ave
CRA
Boundary Line
N
17-92
Hwy
Future
Development
W State Rd 434
N Winter Park Dr

CITY OF WINTER SPRINGS

FLORIDA AVENUE IMPROVEMENTS

U.S. 17-92 CRA 17-92 PROJECT


Shopping Center
CRA Boundary
Parcel
Water
City Boundary
CASSELBERRY
LONGWOOD
WINTER SPRINGS
FAIRMONT PLAZA
BIG LOT/FAMILY DOLLAR/SAV ALOT
UARE CENTER
ALBERTSONS @ LONGWOOD LAKE CTR
SUN LAKE PLAZA
LAKE LUCERNE CIR
FLORIDA AVE
BRASSIE
DELANEY
SOUTH ST
MILTON DR
NURSERY RD
LAKE LUCERNE DR
LEW DR
JAMES CT
SHILLIP ST
BRYAN CT
ORANGE AVE
CHURCH AVE
SR 434 E
BISTUNE AVE
SUNBRANCH LN
SUNSHADOW DR
LONGDALE AVE
EAGLE AVE
LORMANN
COMMERCE CIR
MEADOWBROOK
FALCON CT
WHITE BIG CT
OAK LN
CENTER
COLONADES CV
LAND MARK LN
HELEN ST
LANDMARK
CLOISTER
CALBERT LN
HIGHLAND ST
N. LAKEVIEW DR
HUNT RD
INDUSTRY RD
US 17/92 N

Shepard Rd
Proposed
Florida Ave
CRA Project
Florida Ave
CRA
Boundary Line
N
17-92
Hwy
Future
Development
W State Rd 434
N Winter Park Dr.

Winter Springs Redevelopment

US 17-92 CRA Project

Florida Avenue/U.S. 17-92 Streetscape Project

Streetscape

- Florida Avenue Streetscape and Gateway at U.S. 17-92.
- Roadway Repaving/Curbing/Sidewalks/Stormwater/Beautification from U.S. 17-92 to 1250-feet east of intersection on Florida Avenue.
- Budgeted at $821,681.25
- CRA request - $451,786.00

FLORIDA AVENUE COST ESTIMATE

		End at Lake Lucerne		
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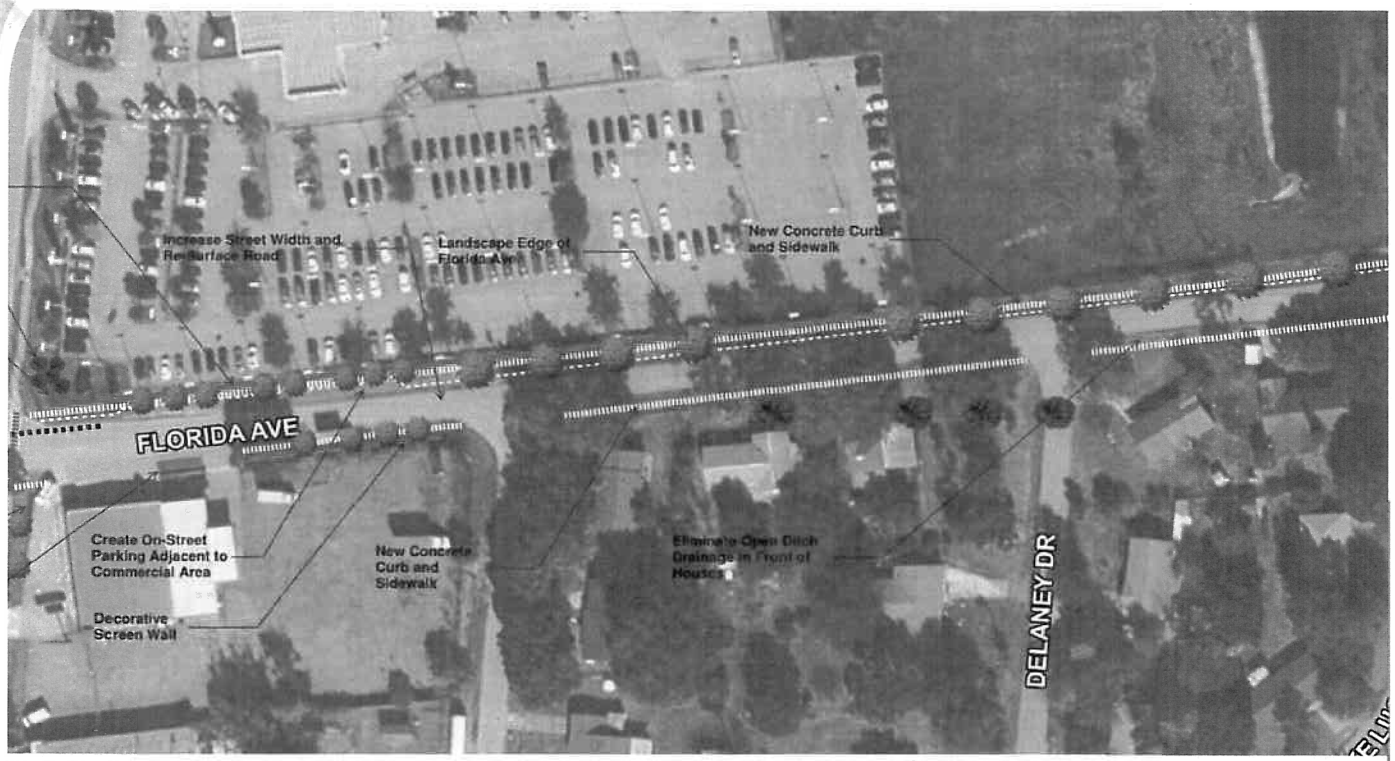
Winter Springs Redevelopment

US 17-92 CRA Project

Florida Avenue Streetscape Project - Current Condition

Winter Springs Redevelopment

US 17-92 CRA Project

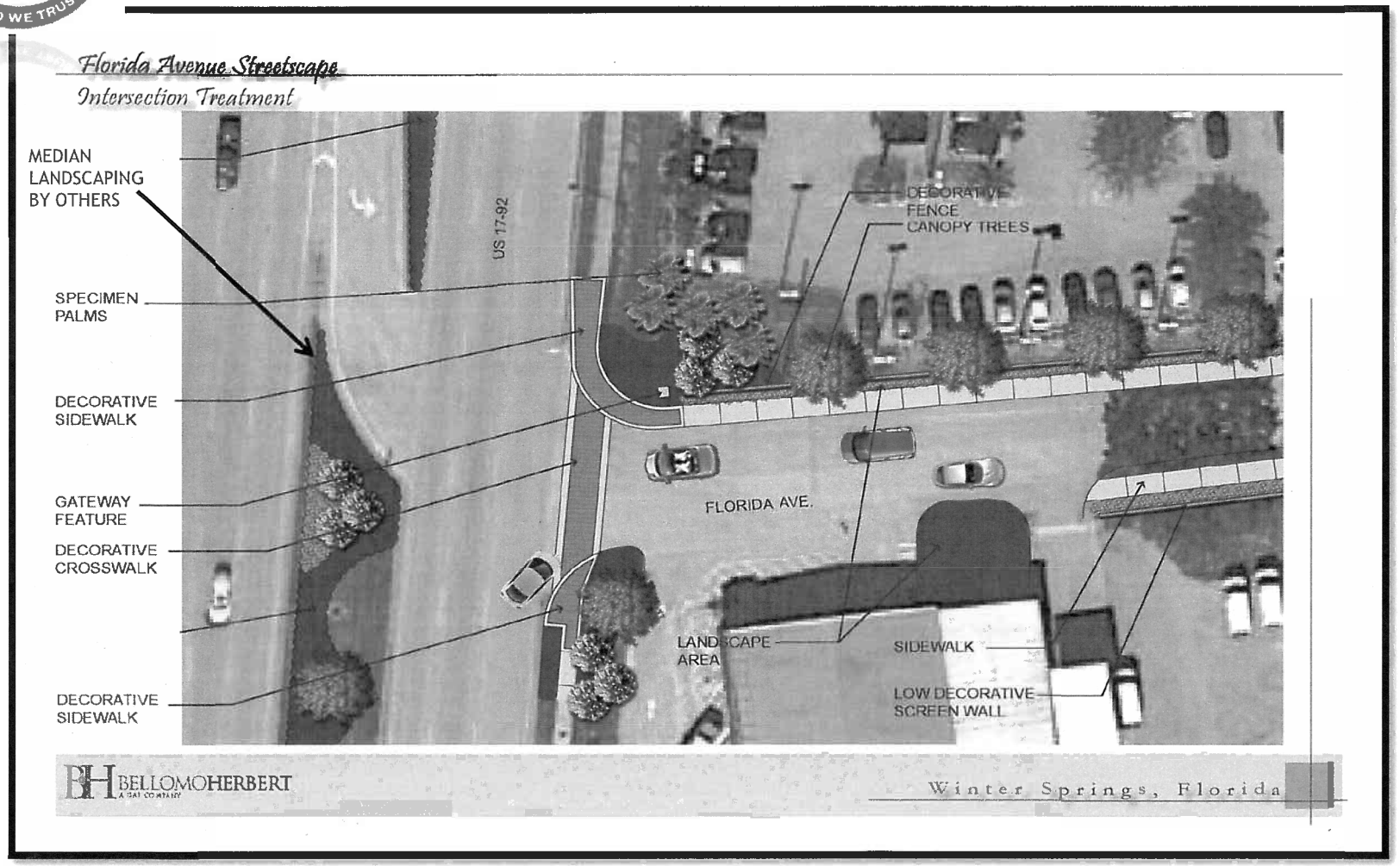


Winter Springs, Florida

Florida Avenue Streetscape Project Concept Overview

Winter Springs Redevelopment

US 17-92 CRA Project



Florida Avenue Streetscape Project Intersection Concept

Winter Springs Redevelopment

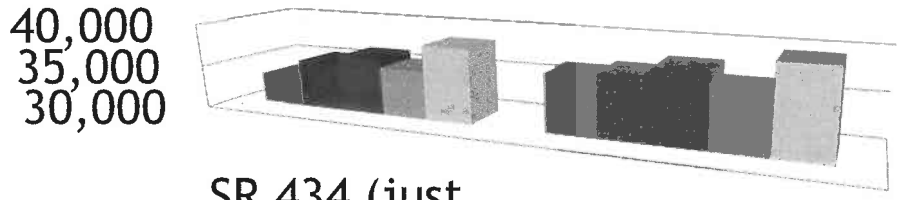
US 17-92 CRA Project

Florida Avenue Streetscape Project
Gateway Concept Detail

Winter Springs Redevelopment

US 17-92 CRA Project

FDOT Recorded Traffic Volumes



Vehicles Per Day (VPD)

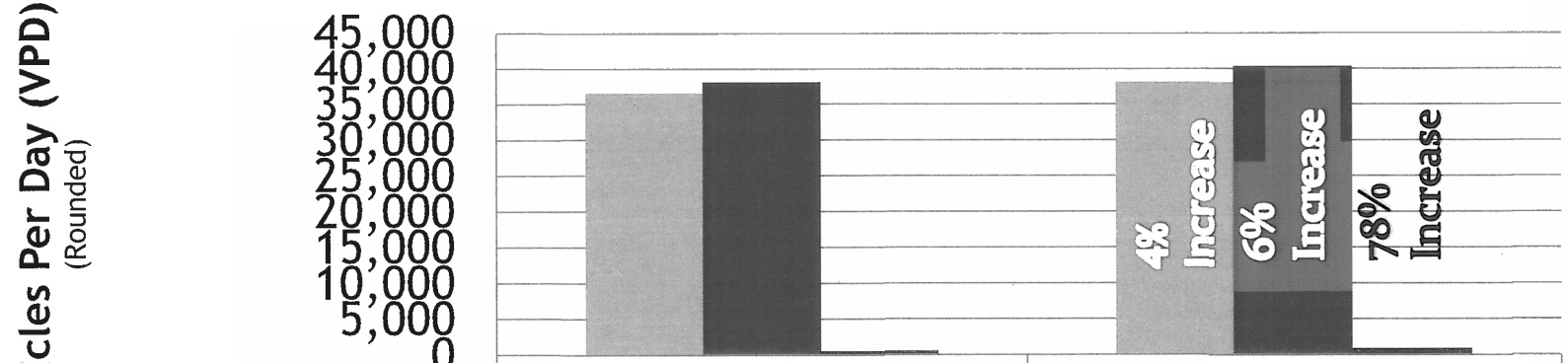
	SR 434 (just East of US 17-92)	US 17-92 (just North of SR 434)
2014	33,500	36,500
2013	35,500	37,000
2012	36,500	38,000
2009	35,500	36,500
2006	38,500	39,500

** All traffic data taken from traffic studies supplied by the FDOT Transportation Statistics Office, Historical Data Records, AADT Reports.

Winter Springs Redevelopment

US 17-92 CRA Project

Daily Traffic Volumes



	VPD (2013 Present)	VPD (2015 Projected)
SR 434 (U.S. 17-92 to Sheoah Blvd.)	36,500	38,086
U.S. 17-92 (SR 434 to Shepard Rd)	38,000	40,292
Florida Avenue	505	896

** All traffic data taken from a recent traffic study for the Seven Oaks Subdivision by Meritage Homes.

CATALYST CYCLE

Future Development

Florida Avenue

Seven Oaks

Shepard Road

US 17-92 CRA FUNDING HELPS A VETERAN GET A NEW HOME

At the November 11, 2014, Winter Springs Veterans Day event, Sgt. Keith Hale, a wounded veteran, received a free, brand new, furnished home from Meritage Homes and Operation Homefront (and several other sponsors). The US 17-92 Community Redevelopment Agency (CRA) funded the Shepard Road Streetscape Improvements for the City of Winter Springs in an amount of approximately 580k. That lead to Meritage Homes building the community at this location. The entire community is located within the US 17-92 CRA area and is an example of the success of government investing in beautification and roadway improvements to spur economic growth. This project also resulted in a significant increase in tax revenue for both Seminole County and the City of Winter Springs.

Winter Springs Redevelopment
US 17-92 CRA Project

US 17-92 CRA FUNDING HELPS A VETERAN GET A NEW HOME

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May 13, 2015

Randy Stevenson, AICP
City of Winter Springs
1126 East S.R 434
Winter Springs, FL 32708

Re: Shepard Road Improvements/ Seven Oaks Development

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We hope to continue our working relationship with the City of Winter Springs for years to come, and have enjoyed working with you and other staff members.

Sincerely,

Meritage Homes

Dante Fralegari
Land Development Manager

Winter Springs Redevelopment

US 17-92 CRA Project

Catalyst Criteria

- **Regional/Area Connectivity**
- **Availability to mass transit**
- **Ease of vehicular accessibility**
- **Existing and/or Future Land Uses/Property Values/Parcel Size and Assemblage Potential**
- **Taxable Values and Return on Investment calculations**
- **Job Creation**
- **Elimination of contamination and/or blight**
- **Improvement of quality of life for Seminole County residents**

Winter Springs Redevelopment

US 17-92 CRA Project

Previous U.S. 17-92 CRA Funded Project: Shepard Road Streetscape Project

Direct Result: Meritage Homes 'Seven Oaks' Subdivision *(under construction)*

Annual Tax Revenues

Seminole County

138 Residential Units - $161,000
Commercial Parcel - $9,700

Winter Springs

138 Residential Units - $84,000
Commercial Parcel - $4,500

****All calculations are based on approved millage rates of tax year 2014, are estimated, are unadjusted for the TIFF, and exclude statutory discounts.**

Winter Springs Redevelopment

US 17-92 CRA Project

U.S. 17-92 CRA Project Performance

Return on the City of Winter Springs Investment

- City of Winter Springs CRA Contribution - $1,048,423.00
- Shepard Road Project - $538,624.00
- U.S. 17-92/SR 434 Intersection Design - $43,000.00
- Florida Avenue Project - $451,786.00

Seminole Redevelopment

QUESTIONS?