



# City of Casselberry

## City Manager

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May 13, 2014

Ms. Sonia Nordelo  
US 17-92 CRA Program Manager  
Seminole County Government  
1101 E 1<sup>st</sup> St  
Sanford, FL 32771

RE: Funding Request to the US 17-92 CRA for Casselberry Exchange Study

Dear Ms. Nordelo:

The City of Casselberry respectfully requests funding consideration from the US 17-92 CRA to conduct a study of the properties located within the US 17-92 Flyover Project to determine the optimum economic redevelopment potential of the remainder properties and partial takes. The study will also evaluate innovative stormwater treatment strategies to maximize that re-development area.

The US 17-92 CRA has included the project in its five-year Capital Improvement Plan for a total of \$150,000 as a partial match to the City of Casselberry's funding in Fiscal Year 2014.

As evidenced by the attached Resolution 14-2605, the City of Casselberry is committed to devoting its staff to managing the project, which will include coordination with all stakeholders, including the US 17-92 CRA, Seminole County, the Casselberry CRA, and FDOT. A scope of the proposed study is attached. I have also included a map of the project area for reference. The City will conduct the RFP process to select a planning firm to conduct the study. The City of Casselberry will be responsible for all costs greater than those provided by the US 17-92 CRA grant.

Upon US 17-92 CRA approval, the City looks forward to working to complete this important study. Should you need any additional information, please contact our Community Development Director, Sandra Smith, or me.

Thank you for your consideration.

Sincerely,



Randy Newlon  
City Manager

Attachments: Study Description  
Study Area  
Resolution 14-2605

c: Sandra J. Smith, AICP, Community Development Director (via email)  
Mark D. Gisclar, Public Works Director (via email)  
Kelly H. Brock, Ph.D., P.E., Assistant Public Works Director/City Engineer (via email)

**RESOLUTION 14-2605**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CASSELBERRY, FLORIDA, APPROVING AND AUTHORIZING THE SUBMITTAL OF A FUNDING REQUEST TO THE SEMINOLE COUNTY US 17-92 COMMUNITY REDEVELOPMENT AGENCY FOR THE CASSELBERRY EXCHANGE AREA STUDY; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.**

**WHEREAS**, US 17-92 is an important corridor to the City of Casselberry, as evidenced by the history and accomplishments of the Casselberry Community Redevelopment Agency (CRA) as well as the City's participation in the Seminole County US 17-92 CRA; and

**WHEREAS**, the City of Casselberry has previously successfully completed major streetscape improvements to the portion of the US 17-92 corridor within the Casselberry CRA limits; and

**WHEREAS**, the City of Casselberry has identified, as a potential project for the US 17-92 CRA, a study to determine the economic development potential of remainder properties and impacted partial takes related to the US Highway 17-92 Flyover project, along US 17-92 extending from approximately Fernwood Blvd. to Piney Ridge Road; and

**WHEREAS**, the study will also evaluate innovative stormwater treatment strategies to maximize development potential while feasibly achieving environmental protection; and

**WHEREAS**, this information would provide a strategy to ensure the highest and best use for those properties within Seminole County and the City of Casselberry; and

**WHEREAS**, the US 17-92 CRA has included the aforementioned project in its five year Capital Improvement Plan for a total of \$150,000 programmed for the current fiscal year; and

**WHEREAS**, the City of Casselberry desires to manage the study, subject to available funding from the US 17-92 CRA and the City of Casselberry and/or the Casselberry CRA.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CASSELBERRY, FLORIDA, AS FOLLOWS:**

**SECTION I.** The City Commission of the City of Casselberry hereby approves the submittal of a funding request for the Casselberry Exchange Area Study and authorizes the City Manager to submit a letter and applicable project documents to the Seminole County US 17-92 CRA as part of such request.

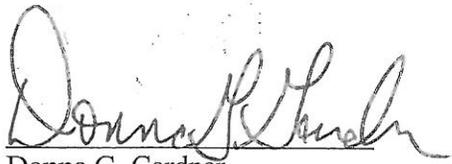
**SECTION II. Conflicts.** All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION III. Severability.** If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

**SECTION IV. Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED and ADOPTED** this 12<sup>th</sup> day of May, AD 2014.

ATTEST:



Donna G. Gardner  
City Clerk



Charlene Glancy  
Mayor/Commissioner



**CASSELBERRY EXCHANGE AREA PLANNING GRANT  
PROJECT SCOPE:**

*FDOT has completed the engineering and acquisition phase of the US 17-92 Flyover project and is now fully involved in the construction of the roadway. This project will be ongoing for the next two and a half years. At the end of construction, several remainder parcels and partial takes will remain in and around the intersection that is commonly defined as the Casselberry Exchange area.*

*The City of Casselberry desires to conduct a planning study to determine the highest development potential for those remaining parcels to re-energize economic development and maximize the multi-modal connections within and through the area. This area encompasses both the City of Casselberry CRA and the Seminole County US HWY 17-92 CRA.*

**Task One: Land Use and Redevelopment Analysis**

Analyze the properties that are impacted by the US 17-92 Flyover project to determine if there is an opportunity to aggregate properties for future commercial development based on the partial takes and remainder properties after the project is completed. The land use analysis will also evaluate opportunity for stormwater improvements in the area, as described in Task Two.

Complete the following:

1. One (1) day of Stakeholder Interviews to identify business owner needs and future plans
2. Prepare GIS base maps of the study area
3. Analyze land use patterns, roadway network connectivity, and acreage of remainder parcels to recommend property aggregation
4. Prepare up to three (3) conceptual alternative plans for redevelopment within the study area
5. One meeting with City and County staff to review conceptual alternatives plans
6. Prepare one final redevelopment plan, including conceptual development program, recommended comprehensive plan amendments, and recommended actions for implementation
7. Attend one (1) Seminole County Board of County Commissioners Briefing
8. Attend one (1) City of Casselberry City Council Briefing

<b>Task</b>	<b>Description</b>
1.1	Stakeholder interviews
1.2	GIS Base Maps
1.3	Land Use Analysis
1.4	Three Conceptual Plans
1.5	Review Workshop
1.6	Final Plan
1.7	County Commission Briefing
1.8	City Council Briefing

## Task Two: Stormwater Analysis

Evaluate innovative stormwater treatment strategies to maximize development potential while feasibly achieving environmental protection. The analysis will consider low impact development (LID) techniques, use of stormwater treatment as an amenity, and the potential for onsite and/or offsite master stormwater systems within the same drainage basin. The analysis will include an assessment of whether a portion of the Casselberry Golf Club course land could feasibly be used to provide offsite stormwater treatment for US 17-92/436 area parcels, and the potential benefit-cost of such a strategy. A potential public-private stormwater credit-trading analysis may be needed as part of this evaluation. VHB will complete the following:

1. Obtain Technical Data – request and collect pertinent GIS, permit, and plan data as well as previous drainage studies for the area.
2. Review of Existing Drainage Conditions – review the existing data and perform field visits to review the existing drainage conditions
3. Stormwater Analysis-Existing Conditions – analyze the existing drainage conditions and create a stormwater model for the existing conditions.
4. Analysis of Proposed Land Use – meet with the City and work with VHB planners/designers to develop and analyze a proposed land use plan
5. Proposed Conditions Stormwater Model – analyze the conceptual stormwater conditions and create a proposed conditions stormwater model
6. Water Quality Analysis – completed water quality analysis for the proposed conditions to verify to increase in nutrient loads downstream.
7. Prepare Technical Memorandum with cost/benefit analysis
8. Meetings and Communication

Task	Description
2.1	Obtain Technical Data
2.2	Review of Existing Drainage Conditions
2.3	Stormwater Analysis – Existing Conditions
2.4	Analysis of Proposed Land Use
2.5	Proposed Conditions Stormwater Model
2.6	Water Quality Analysis
2.7	Prepare Technical Memorandum with cost/benefit analysis
2.8	Meetings and Communication