

Jacqueline B. Sova
City Manager
jsova@lakemaryfl.com



City of Lake Mary

Incorporated in 1973

VIA EMAIL

December 11, 2015

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

Nicole Guillet
County Manager
Seminole County Government
1101 E. First Street
Sanford, FL 32771

**Subject: US 17-92 Community Redevelopment Area (CRA) - City of Lake Mary Project
Application (US 17-92 and Weldon Blvd.)**

Dear Ms. Fonseca and Ms. Guillet:

The City of Lake Mary is pleased to submit our first application for CRA funding. As you know, Lake Mary has been a partner city of the US 17-92 Community Redevelopment Agency since its inception. Our intent to file this application was communicated in a letter dated April 22, 2015, and we're attaching that letter for your information. We believe our contributions into the CRA's tax increment fund have made a difference along the corridor. This letter outlines our request to continue that trend by boldly enhancing the streetscape at the intersection of Weldon Boulevard and US 17-92. The project involves the installation of a decorative hardscape that will serve as an attractive gateway into the City of Lake Mary and Seminole State College.

This application submittal includes general plans for the project, elevations associated with the improvements, a schedule of estimated costs, and letters of support. The engineering/planning firm CPH provided an opinion of probable cost at \$417,149.50. The City is asking for reimbursement of the planning and engineering costs which total \$29,835.00. This results in a total funding request of \$446,984.50. This total project request is below the amount referenced in our April 22, 2015, correspondence and it also leaves the City of Lake Mary a net contributor to the CRA. Please note that

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CITY HALL, 100 N. Country Club Road, P.O. Box 958445, Lake Mary, FL 32795-8445

we believe it prudent to commence this project after the roadway is widened by the Florida Department of Transportation (FDOT).

This streetscape project will complement the significant positive changes occurring on the corridor. The project provides a bold gateway into the City of Lake Mary and Seminole State College (SSC). We have coordinated with SSC, and a letter supporting this project from President Ann McGee is attached to this submittal. We have also coordinated this plan with owner representatives from both the Victoria Square Shopping Center and the Publix Shopping Plaza. Both shopping centers fully support this plan.

We think the project elevations will show the Community Redevelopment Agency that we are proposing a unique and innovative feature on the roadway. This project continues our citywide endeavor to attractively mark our city boundaries, as evidenced by the gateway feature already installed at Rinehart Road and Lake Mary Boulevard, and a feature planned at the Lake Mary SunRail Station stop.

The City of Lake Mary is seeking these CRA funds to continue the progress made along the corridor. We believe the hardscape improvements associated with this project will both help multiply the positive impact of the road widening and at the same time buffer the increased intensity along this important roadway frontage.

Thank you for your efforts to fund this project by budgeting it in the Capital Improvement Plan. Our continued strong partnership is the result of hard work and determination, but we sincerely believe our community is better because of it. If you need any additional information, please contact Tom Tomerlin, our Economic Development Manager, at 407-585-1426.

Sincerely,



Jackie Sova
City Manager

cc: Lake Mary City Commission (5)
Community Redevelopment Agency Board/Board of County Commissioners (4)
Redevelopment Planning Agency Members (5)
E. Ann McGee, President, SSC

Attachments

Name of Project

U.S. 17-92/ Weldon Blvd. Streetscape Concept- Cost Estimate

CPH Project #

L1484

Date

12/10/2015

ITEM	QTY	Units	Unit Cost	Subtotal Cost	
0. General Conditions					
0.1	General Conditions	1	LS	\$28,000.00	\$28,000.00
0.2	Mobilization	1	LS	\$14,000.00	\$14,000.00
0.3	Maintenance of Traffic	1	LS	\$14,000.00	\$14,000.00
				Subtotal	\$56,000.00
1. Hardscape					
1.1	4' Aluminum Fence	584	LF	\$60.00	\$35,040.00
1.2	Brick Wall	1,931	SF	\$20.00	\$38,620.00
1.3	3" Precast Concrete Cap	159	LF	\$20.00	\$3,180.00
1.4	Decorative Aluminum Fence (Integrated Wall)	511	LF	\$40.00	\$20,440.00
1.5	Lake Mary Gateway Sign	2	EA	\$15,000.00	\$30,000.00
1.6	Wall Mounted City of Lake Mary Sign	1	EA	\$2,000.00	\$2,000.00
1.7	Wall Mounted City of Lake Mary Logo	2	EA	\$1,000.00	\$2,000.00
1.8	Wall Mounted Seminole State College Sign	1	EA	\$1,500.00	\$1,500.00
1.9	Decorative Aquatic Plant Art Panel	4	EA	\$12,000.00	\$48,000.00
1.10	Concrete Sidewalk	607	SY	\$26.00	\$15,782.00
				Subtotal	\$196,562.00
2. Landscape & Irrigation					
2.1	Demolition and Replacement of Existing Landscape and Irrigation	1	LS	\$35,000.00	\$35,000.00
2.2	Sodding	8,226	SF	\$0.50	\$4,113.00
2.3	Plants & Shrubs (Raised Island Only)	1	LS	\$1,500.00	\$1,500.00
2.4	Irrigation	1	LS	\$4,000.00	\$4,000.00
				Subtotal	\$44,613.00
3. Site Preparation					
3.1	Erosion Control	1	LS	\$2,000.00	\$2,000.00
3.2	Finish Grading	1	LS	\$4,000.00	\$4,000.00
3.3	Import Fill	200	CY	\$10.00	\$2,000.00
3.4	Remove Existing Sidewalk	565	SY	\$15.00	\$8,473.33
3.5	Decorative Crosswalk	1,350	SF	\$16.00	\$21,600.00
				Subtotal	\$38,073.33
				Total	\$335,248.33
				Contingency 15%	\$50,287.25
				Total	\$385,535.58
				FDOT Highway Construction Cost Inflation Factor for 2019 Fiscal Year	\$417,149.50

**SECTION 5
PAYMENT**

General

The City shall authorize CPH to perform the scope herein on a task by task basis. No work will be performed on a task not yet authorized. This work order will be performed and billed as a Lump Sum service. Any modifications to the analyses or plans requested by the CITY after the plans are approved by the CITY will be performed as an additional service and billed at the Standard Hourly Rates. The following is the break down of fees for each task. Billing will be based on the percent complete for each phase as agreed to by the CITY.

<u>Task No.</u>	<u>Phase Description</u>	<u>Billing Method</u>	<u>Fee</u>
→ 1	Concept Plan	LUMP SUM	\$1,200.00
→ 2	Color Rendering and Grant	LUMP SUM	\$2,200.00
3.1	Site Survey Plan	LUMP SUM	\$5,885.00
3.2	Demolition Plan	LUMP SUM	\$ 950.00
3.3	Preliminary Hardscape Plan	LUMP SUM	\$3,300.00
3.4	Preliminary Landscape Plan	LUMP SUM	\$1,500.00
3.5	Final Hardscape Plan	LUMP SUM	\$1,500.00
3.6	Final Landscape Plan	LUMP SUM	\$1,000.00
3.7	Irrigation Plan	LUMP SUM	\$1,100.00
4	Meetings	HOURLY	\$1,000.00
5	Bidding Assistance	LUMP SUM	\$1,500.00
6	Construction Observation Services	LUMP SUM	\$4,500.00
7	Extra Agency Coordination	HOURLY	\$4,200.00
TOTAL COMPENSATION			\$29,835.00

Compensation paid to ENGINEER for services described in Section 2 rendered by Principals and Employees assigned to the Project will be computed by multiplying Standard Classification Billing Rates for all classifications of employees directly engaged on the project, times the number of hours worked on the project, plus outside consultants or subcontractors at actual cost.

The maximum fee for services as described in Section 2 shall not exceed **\$29,835.00**. Compensation paid to CPH for supplementary services described in Section 3 shall be in accordance with this section, except the maximum fee shall not apply and shall be negotiated and agreed upon prior to proceeding with the work.

The CITY will make prompt monthly payments in response to CPH's monthly statements without retention for all categories of services rendered under this Work Order and for reimbursable expenses incurred.

If this work is terminated during prosecution of the services prior to completion of the services of Section 2, payments to be made for all prior work under this authorization shall be due and payable, and shall constitute total payment for services rendered. In addition, upon termination, CPH shall be paid for additional services authorized and rendered under Section 3.



100 Weldon Boulevard | Sanford, FL 32773-6199 | 407.708.2010 | seminolestate.edu

E. Ann McGee, President

October 21, 2015

(Delivery Via City's CRA Application)

Brenda Carey, Chairman
US 17-92 Community Redevelopment Agency
1101 E. First Street
Sanford, FL 32771

Dear Chairman Carey:

Subject: Support for Lake Mary's Gateway Improvement Plan for US 17-92 and Weldon Blvd.

On behalf of Seminole State College, thank you for all you do to advance the mission and purpose of the College. This letter is written in support of the City of Lake Mary's proposed streetscape improvements for the subject project. We understand the City is applying for Community Redevelopment Agency funds in order to construct these improvements. We have reviewed the plans for this project with City staff, and we believe it will provide many benefits for this important gateway area. More specifically, these streetscape improvements will help identify Weldon Boulevard as the 'front door' entrance to the College.

We look forward to developing and executing easements that will enable the plan to be implemented. I encourage the Community Redevelopment Agency to approve this project, and we look forward to coordinating with the County and City on this exciting endeavor.

Thank you for your consideration in this matter. Please contact me should you have any questions.

Sincerely,

E. Ann McGee
President

District Board of Trustees

Alex Setzer, Chairman | Scott D. Howat, Vice-Chair | Jeffrey M. Bauer | Wendy H. Brandon | Amy Lockhart | E. Ann McGee, President

Altamonte Springs | Geneva | Heathrow | Oviedo | Sanford/Lake Mary

A Diverse Learning Community | An Equal Access/Equal Opportunity College



RPAI US Management LLC
1101 N. Lake Destiny Road, Suite 265
Maitland, FL 32751
T: 407.671.3695 F: 630.597.2536
www.rpai.com

December 11, 2015

Brenda Carey, Chairperson
US 17-92 Community Redevelopment Agency
1101 E. First Street
Sanford, FL 32771

Subject: Support for Lake Mary's Gateway Improvement Plan for US 17-92 and Weldon Blvd.

Dear Chairperson Carey:

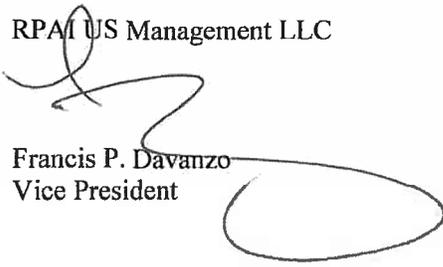
On behalf of RPAI US Management LLC, as agent for Inland Western Lake Mary, L.L.C., the owner of Lake Mary Pointe Shopping Center on Weldon Blvd., this letter is written in support of the City of Lake Mary's proposed streetscape improvements associated with the subject area. We understand the City is applying for Community Redevelopment Agency funds in order to construct these improvements. We have reviewed the initial plans for this project with City staff, and we believe it will provide many benefits for this important gateway area. More specifically, these streetscape improvements will enhance the aesthetics of the area and we believe they will benefit the Lake Mary Pointe Shopping Center.

We will be pleased to work with the City on granting an easement agreement, along with our review of the final design plans, for the benefit of our mutual interests in the beautification project. We encourage the Community Redevelopment Agency to approve this project, and we look forward to coordinating with the County and City on this exciting endeavor.

Please contact me should you have any questions.

Sincerely,

RPAI US Management LLC


Francis P. Davanzo
Vice President

David J. Mealor
Mayor
dmealor@lakemaryfl.com



City of Lake Mary

Incorporated in 1973

April 22, 2015

Brenda Carey
Chairman, US 17-92 CRA
Seminole County Government
1101 E. 1st Street
Sanford, FL 32771

VIA: E-MAIL

Subject: Letter of Interest – US 17-92 Community Redevelopment Area (CRA) - City of Lake Mary Project Proposal (US 17-92 and Weldon Blvd.)

Dear Chairman Carey: *Brenda*

I'd like to thank you and the rest of the Board of County Commissioners for their leadership of the US 17-92 Community Redevelopment Agency. As a partner city, we believe the program has resulted in good work to improve the condition of this important highway. Our City serves on the Redevelopment Planning Agency (RPA), and we certainly intend to continue our commitment until the program sunsets in calendar year 2017.

The purpose of this letter is to inform the CRA of our current efforts to develop a streetscape project for portions of the US 17-92 CRA located within the City of Lake Mary. In that regard, please consider this letter as official notification that the City of Lake Mary is requesting that the US 17-92/Weldon Boulevard Streetscape project be placed on the CRA Capital Improvement Plan.

The project proposal consists of hardscape roadway improvements including decorative sidewalk pavement, decorative posts and gating, and column entry features. The City is not requesting any funds for landscaping or irrigation. A detailed plan for this project is under development, but the attached sheet provides an idea of this project's scope. The City is requesting that we be allowed to use CRA trust funds in an amount roughly equal to our City's contribution into the program. These unspent funds are estimated to be approximately \$468,300. This represents the first time the City of Lake Mary has asked to utilize CRA trust funds. This project would occur on the north side of US 17-92, and its completion will be coordinated and timed in consideration of the Florida Department of Transportation's (FDOT) widening project set to commence this year.

This project has many merits, and it addresses many elements of the Community Redevelopment Agency's *proposed* catalyst project definition. Please consider the following benefits:

- serves as a Gateway feature for Seminole State College;
- provides an attractive frontage for the underperforming Victoria Square Shopping Center;
- along with Sanford, Winter Springs, and Casselberry – it establishes a consistent theme and treatment of City portions of US 17-92;
- design features of the project will better connect surrounding residential areas to the Publix Shopping Plaza;
- decorative fencing will provide an additional safety buffer for the new Science and Math Charter School.

The City of Lake Mary is seeking these CRA funds to continue the progress made along the corridor. We believe the hardscape improvements associated with this project will both help multiply the positive impact of the road widening, and at the same time buffer the increased intensity along this important roadway frontage.

As you know, this area serves as the front entrance to Seminole State College. Improvement of this entrance will not only enhance the appearance of this important gateway, but it will also provide an economic catalyst for retail uses in the immediate vicinity. We are confident we can make these improvements well within the requested budget amount of \$468,300.

Thank you for your efforts to fund this project by budgeting it in the Capital Improvement Plan. Our continued strong partnership is the result of hard work and determination, but we sincerely believe our community is better because of it. If you need any additional information, please call me.

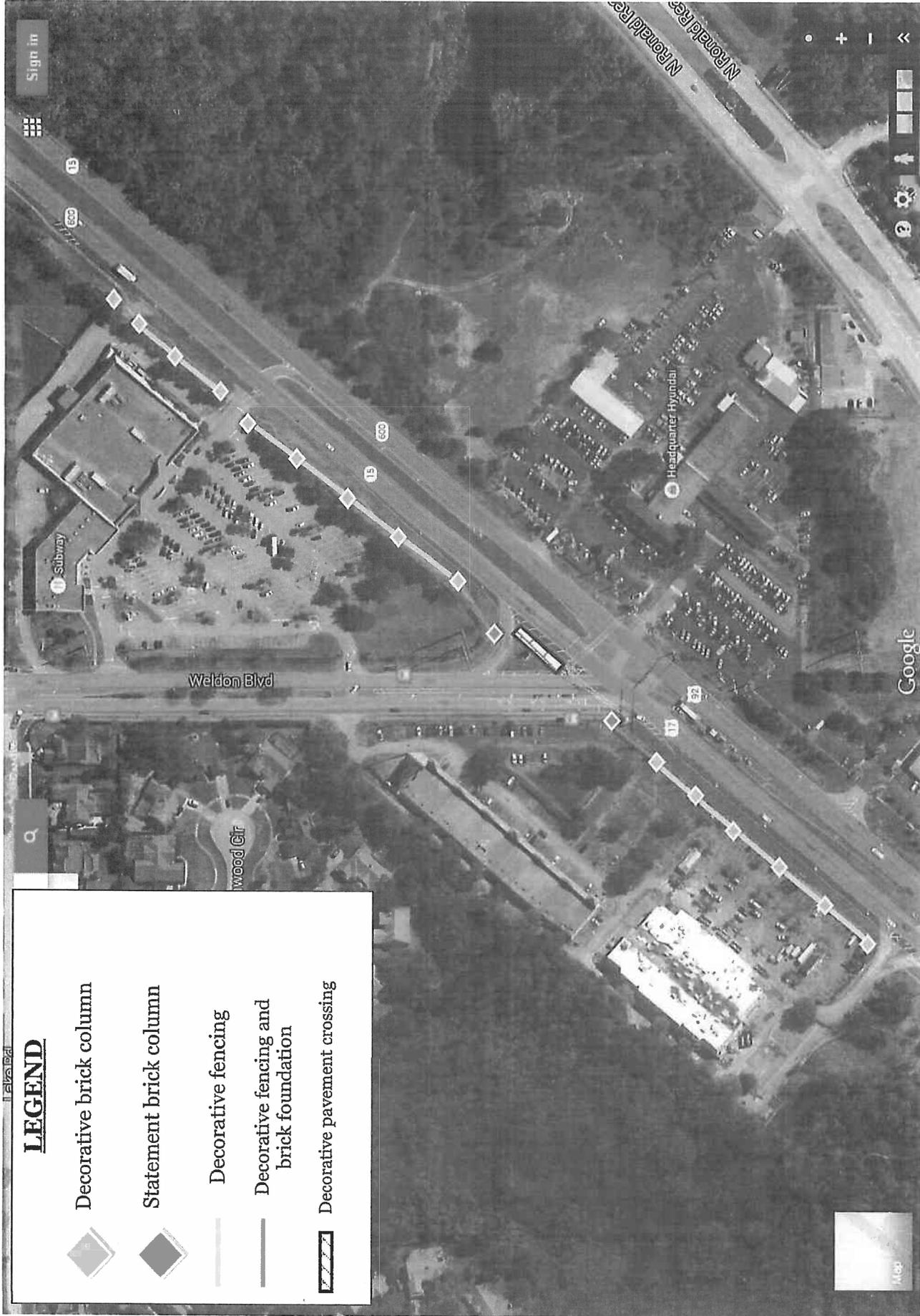
Sincerely,



David Mealar, Ph.D.
Mayor
City of Lake Mary

Attachment: Sketch of Project

cc: Lake Mary City Commission (5)
Community Redevelopment Agency Board/Board of County Commissioners (4)
Redevelopment Planning Agency Members (5)
Nicole Guillet, County Manager
Sonia Fonseca, US 17-92 Program Manager
E. Ann McGee, President, SSC



LEGEND

-  Decorative brick column
-  Statement brick column
-  Decorative fencing
-  Decorative fencing and brick foundation
-  Decorative pavement crossing

Sign in

Google

Map