



**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. 1<sup>st</sup> 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**

Item	Unit	End at Lake Lucerne		
		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:	<b>\$632,062.50</b>
			Cost to Extend to City Property at Sewer Plant:	\$189,618.75
			<b>Total Project Cost:</b>	<b>\$821,681.25</b>



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

Setting the standard



## CITY OF WINTER SPRINGS, FLORIDA

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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. 1<sup>st</sup> 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:

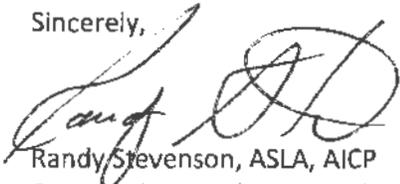
- **Regional/Area Connectivity** (fosters the continuation of Florida Avenue eastward and southward through a developable site to the intersection of SR 434 and North Winter Park Drive).
- **Availability to mass transit** (bus stops along both US 17-92 and SR 434 – with the Florida Avenue extension as 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

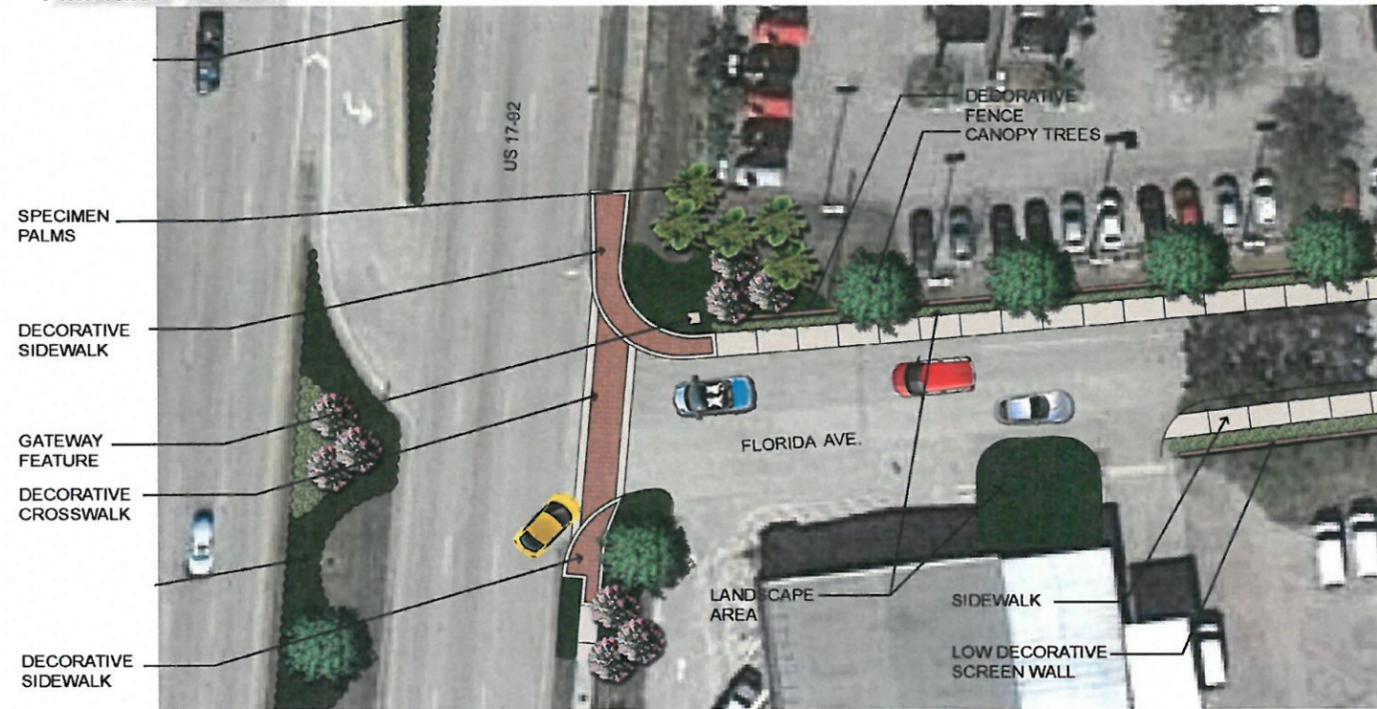
### Florida Avenue Streetscape Project Concept Overview



# Winter Springs Redevelopment

## US 17-92 CRA Project

### Florida Avenue Streetscape Intersection Treatment



BH BELLOMOHERBERT  
A GAI COMPANY

Winter Springs, Florida

## Florida Avenue Streetscape Project Intersection Concept

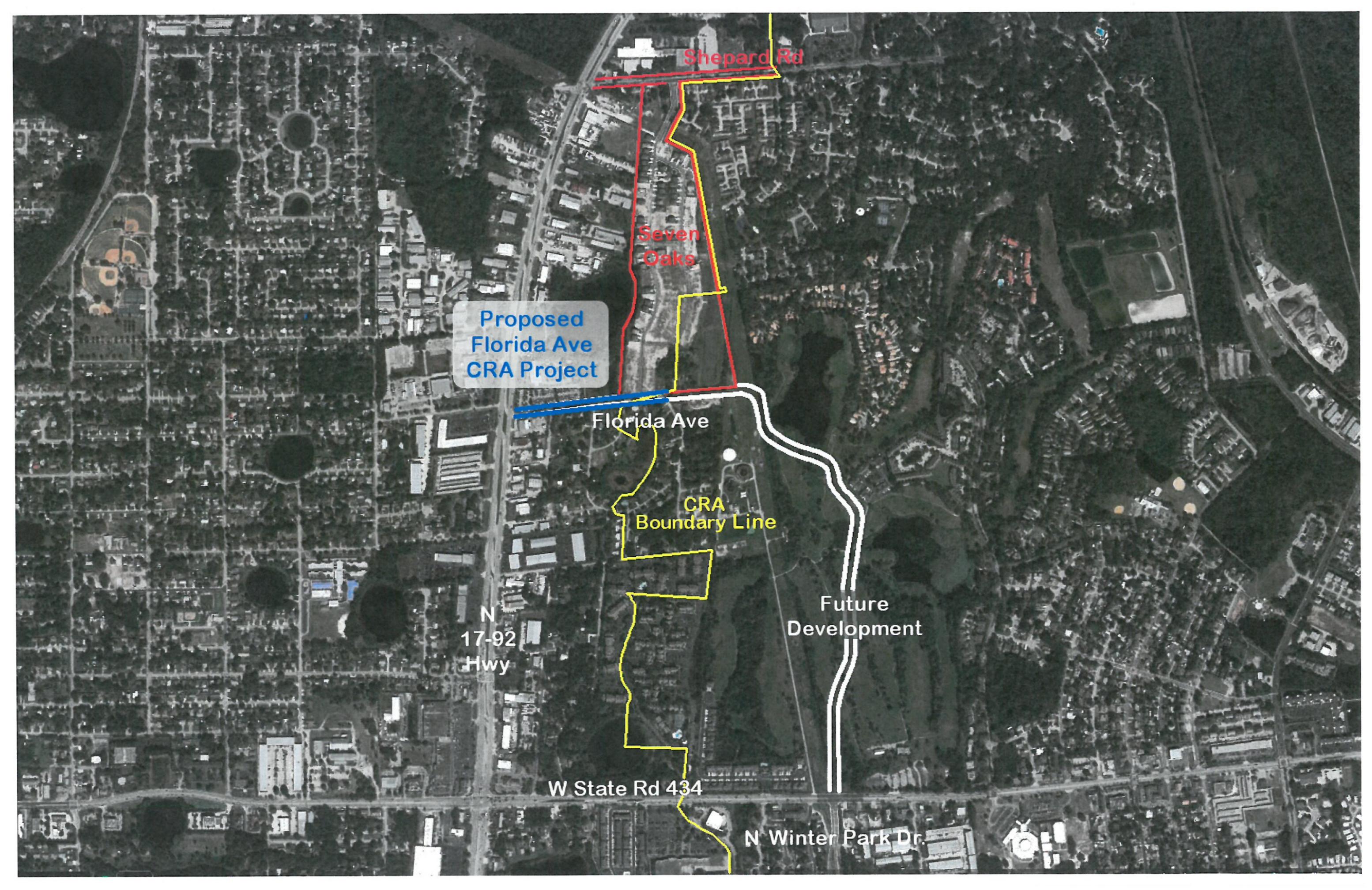


# Winter Springs Redevelopment

## US 17-92 CRA Project



**Florida Avenue Streetscape Project**  
**Gateway Concept Detail**



Shepard Rd

Seven Oaks

Proposed Florida Ave CRA Project

Florida Ave

CRA Boundary Line

Future Development

N 17-92 Hwy

W State Rd 434

N Winter Park Dr.