

*Board of County Commissioners*

**Discussion  
Winter Park  
Community Redevelopment Agency**

**August 27, 2024**



# Background and Purpose

- **Winter Park Community Redevelopment Agency (CRA) is scheduled to sunset on January 1, 2027**
- **City of Winter Park is requesting to extend the CRA for ten years, and expand the redevelopment area**
- **The County reviews and must approve most requests to reauthorize CRAs for additional terms and area expansions**
- **Today's presentation will provide a background about CRAs, review the Winter Park CRA and draft redevelopment plan, the request to reauthorize and extend the boundaries, and next steps in the approval process**



# Presentation Outline

- Background about CRAs
- Winter Park CRA Overview
- Proposed CRA and Redevelopment Plan Extension and Expansion
- Next Steps/Approval Process





# Presentation Outline

- Background about CRAs
- Winter Park CRA Overview
- Proposed CRA and Redevelopment Plan Extension and Expansion
- Next Steps/Approval Process





## Background about CRAs

- **Local governments designate a redevelopment area based on a finding of necessity and establish a CRA to implement a redevelopment plan**
  - Authorized by § 163, Fla. Stat.
  - Foster redevelopment of targeted areas (§ 163.340, Fla. Stat.)
- **Redevelopment plan identifies projects to revitalize the area**
  - Substandard building structures, shortage of affordable housing, inadequate, infrastructure/parking, and insufficient roadways
- **Source of funding is tax increment financing (TIF)**
- **Public investment spurs private sector investment**



# Background about CRAs

## ▪ Requirements

- A charter county is granted exclusive authority to create CRA districts within their jurisdiction (§ 163.410, Fla. Stat.)
- A charter county may delegate such authority to municipalities within its boundaries via an inter-local agreement

## ▪ Governance

- CRA Governing Board- BCC or City Council + County Representative
- Advisory Committee
  - Makes recommendations to governing board



# Background about CRAs

- **Orange County CRAs- 2**
  - BCC is the Board of Directors
  - Orange County (Orange Blossom Trail) CRA and International Drive CRA
- **Municipal CRAs- 7**
  - Board of Directors is the city council or the city council plus one or two additional appointed members, one of which is appointed by the Board
    - Oversee 13 areas
  - Apopka, Eatonville, Maitland, Ocoee, Orlando, Winter Park, and Winter Garden





# Presentation Outline

- Background about CRAs
- **Winter Park CRA Overview**
- Proposed CRA and Redevelopment Plan Extension and Expansion
- Next Steps/Approval Process







# Winter Park CRA Overview

- In 1994, the Winter Park CRA was created and the CRA Redevelopment Plan adopted to revitalize the area in and around the City's downtown
  - Term of the plan was for 33 years, ending January 1, 2027
- In 1999, the Redevelopment Plan amended for expansion area
  - U.S. 17-92 corridor



# WINTER PARK CRA

-  Winter Park CRA
-  Winter Park
-  Orlando



Lee Rd

10

W Webster Ave

W Canton Ave

Orlando Ave

Denning Dr

W Morse Blvd

Park Ave

Winter Park

W Fairbanks Ave

W Fairbanks Ave

I-4

Formosa Ave

Kentucky Ave

Clay St

Orlando

Minnesota Ave

Orange Ave



# Winter Park CRA Overview

- **CRA Board- 6 members**
  - Mayor DeCiccio and 4 City Commissioners
  - Orange County appointee (Hal George)
- **City Staff**
  - Works with CRA Board to implement the plan and manage the tax increment funding
  - CRA funds are used for administrative and personnel costs





# Winter Park CRA Overview

## History of Contributions to the Winter Park CRA

### Financials

– Winter Park CRA is funded by tax increment financing (TIF)

- Captures growth of ad valorem tax revenues in the CRA

– FY 2022-2023

- Revenues: \$7,832,843
- Expenses: \$2,034,186

| Fiscal Year     | County Contrib.     | Less Rebate          | Net County Contrib. | City Contrib.       |
|-----------------|---------------------|----------------------|---------------------|---------------------|
| 2015            | \$1,243,644         | -                    | \$1,243,644         | \$1,238,011         |
| 2016            | \$1,550,967         | -                    | \$1,550,967         | \$1,531,757         |
| 2017            | \$1,961,209         | -                    | \$1,961,209         | \$1,898,652         |
| 2018            | \$2,307,215         | (\$92,165)           | \$2,215,050         | \$2,409,734         |
| 2019            | \$2,632,017         | (\$189,605)          | \$2,442,412         | \$2,731,867         |
| 2020            | \$3,032,312         | (\$316,156)          | \$2,716,156         | \$3,121,254         |
| 2021            | \$3,616,574         | (\$608,287)          | \$3,008,287         | \$3,687,431         |
| 2022            | \$3,925,132         | (\$762,566)          | \$3,162,566         | \$3,894,560         |
| 2023            | \$4,377,121         | (\$988,561)          | \$3,388,560         | \$4,300,864         |
| 2024            | \$4,907,517         | (\$1,253,759)        | \$3,653,758         | \$4,793,689         |
| <b>10 Years</b> | <b>\$29,553,708</b> | <b>(\$4,211,099)</b> | <b>\$25,342,609</b> | <b>\$29,607,821</b> |



# Winter Park CRA Overview

- **Rebate provision- County payment greater than...**
  - \$2 million, 30% of excess rebated to County
  - \$3 million, 50% of excess rebated to County

## ▪ **FY 2022-23 Rebate calculation**

*Thirty percent (30%) of the amount in excess of \$2,000,000 but less than or equal to \$3,000,000*

*Fifty percent (50%) of the amount in excess of \$3,000,000*

***Rebate to Orange County***

| TIF Calculation by Threshold | %   | Rebate Portion |
|------------------------------|-----|----------------|
| \$3,000,000                  |     |                |
| (2,000,000)                  |     |                |
| 1,000,000                    | 30% | \$300,000      |
| 4,377,121*                   |     |                |
| (3,000,000)                  |     |                |
| 1,377,121                    | 50% | 688,560        |
|                              |     | \$988,560      |

*\*FY22-23 Winter Park CRA County Revenue: \$4,377,121*



# Winter Park CRA Overview

## ▫ Projects and Accomplishments (selected)

### – Past projects and accomplishments

- Changed Denning Drive from 4 lanes to 3 lanes, mixed use path, and landscaping
- Parking sensors to provide real time parking availability
- Community center funding contributor
- Housing rehabilitation and new construction





# Winter Park CRA Overview

## ▪ Projects and Accomplishments (selected)

### –Current, ongoing, and future projects

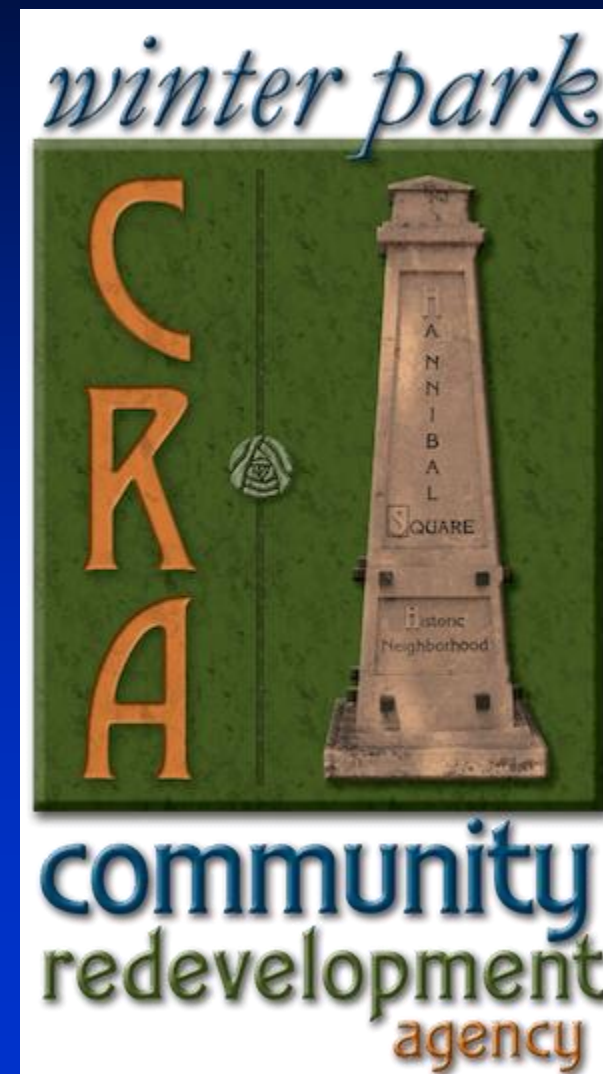
- Martin Luther King, Jr. Park and Shady Park improvements
- Downtown enhancements- streetlights, garbage & recycling containers
- Denning Dr and Webster Ave road improvements- mixed use path and ped crossing north of Carver St
- Housing rehabilitation- driveway and paint program
- Business façade improvements





# Presentation Outline

- Background about CRAs
- Winter Park CRA Overview
- **CRA and Redevelopment Plan Extension and Expansion**
- Next Steps (Approval Process)

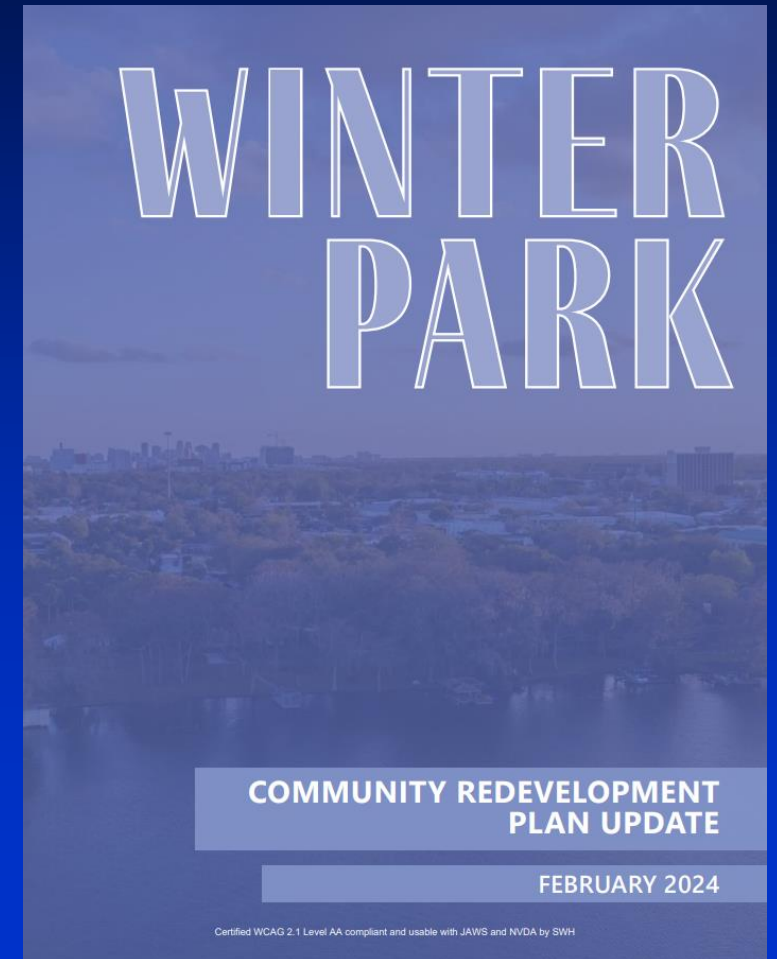










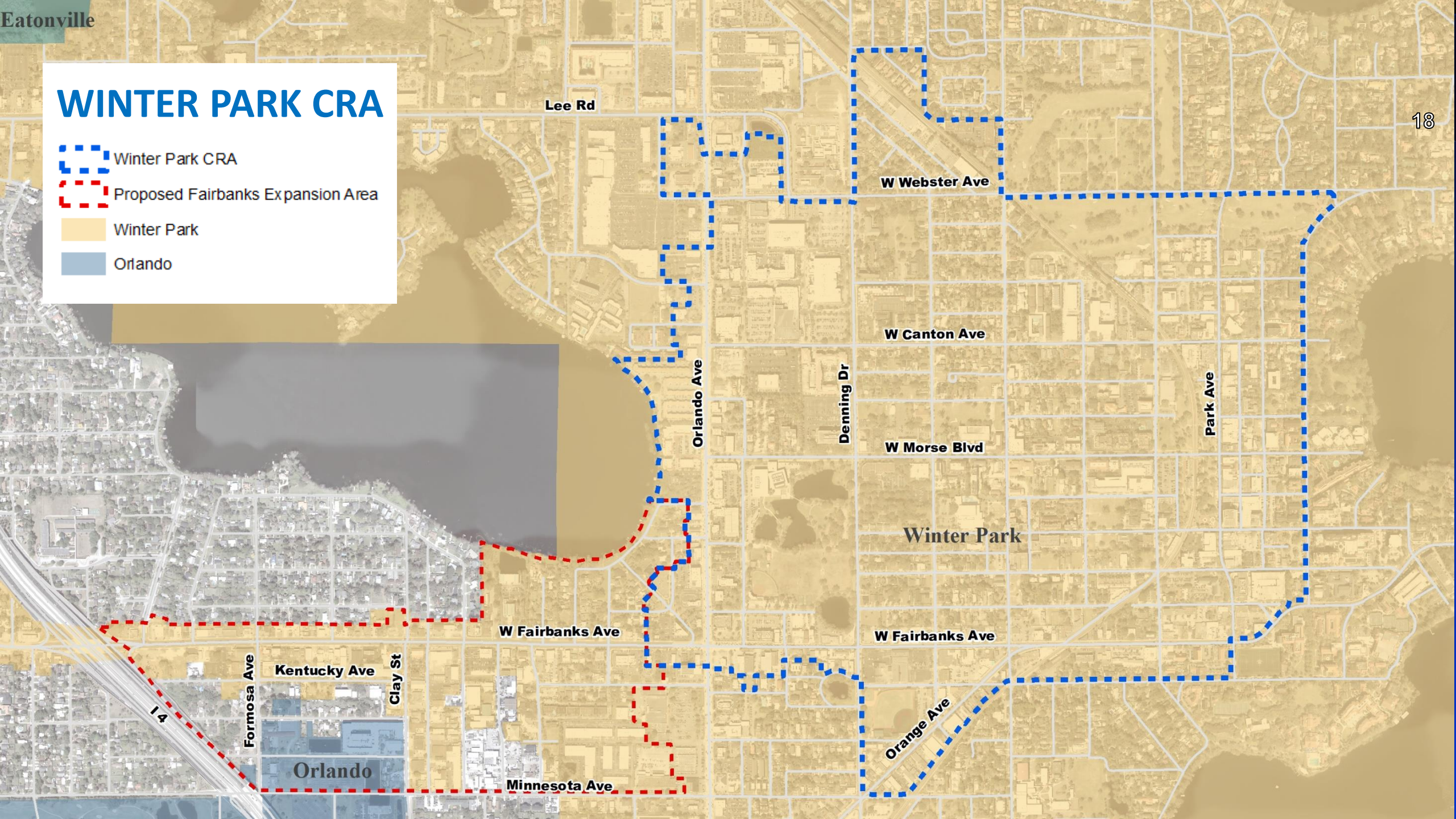
# CRA and Redevelopment Plan Extension-Expansion

- Winter Park is requesting to extend the CRA and redevelopment plan for ten years (to 2037), and expand the Redevelopment Area into the Fairbanks Avenue Area







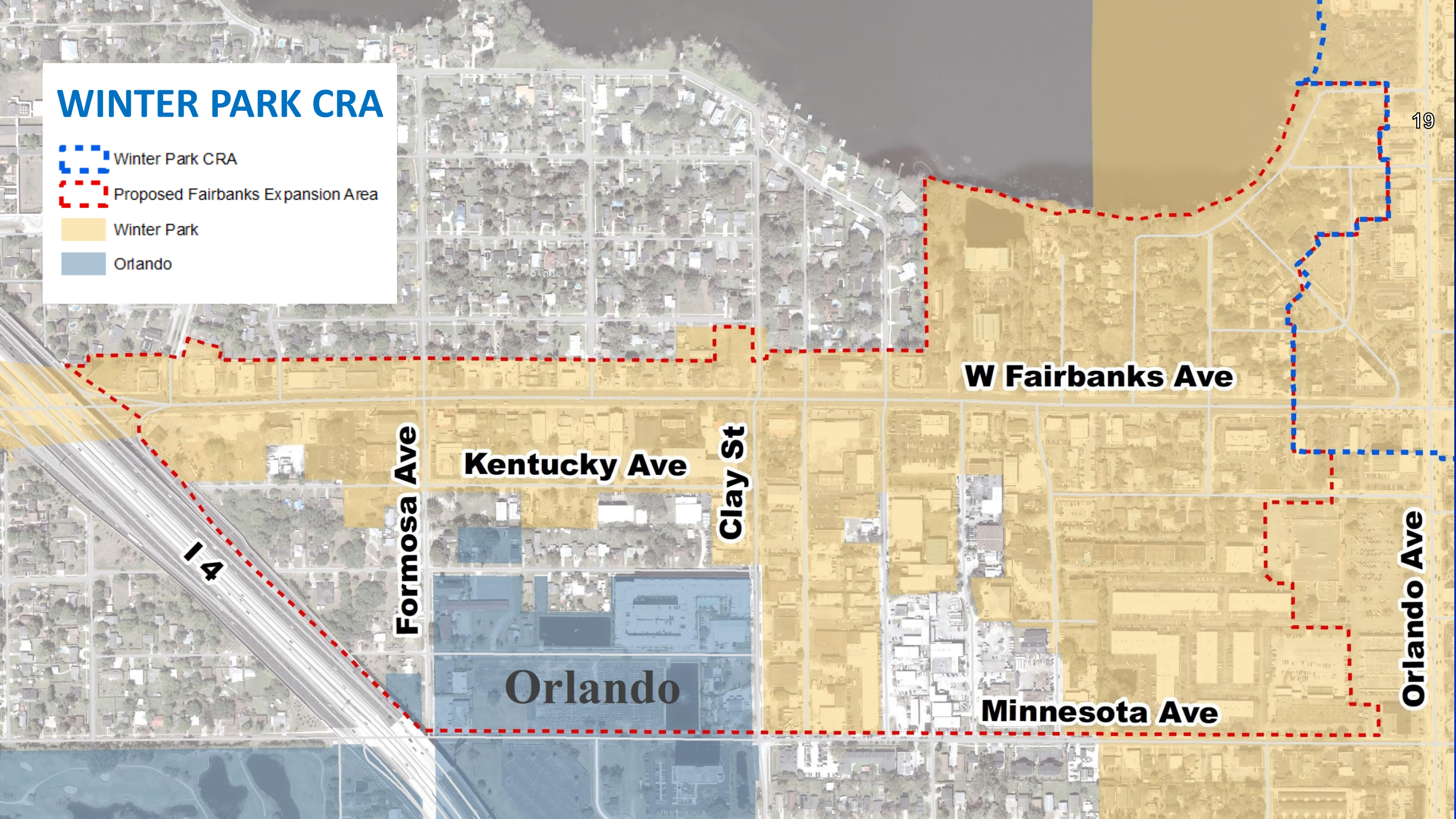
# WINTER PARK CRA

-  Winter Park CRA
-  Proposed Fairbanks Expansion Area
-  Winter Park
-  Orlando



# WINTER PARK CRA

-  Winter Park CRA
-  Proposed Fairbanks Expansion Area
-  Winter Park
-  Orlando





# CRA and Redevelopment Plan Extension-Expansion

20

- **Expansion area includes Winter Park, Orlando, and unincorporated parcels**
- **Slum and blight conditions found in expansion area**
  - Dilapidated and deteriorating structures
  - Defective street layout, parking, and roadways
  - Faulty lot layout, size, adequacy, accessibility, and usefulness
  - Unsanitary or unsafe conditions (flooding)
  - Deterioration of site improvements
  - Inadequate or outdated building density patterns
  - Proportionally higher medical/emergency calls than City/County

# CRA and Redevelopment Plan Extension-Expansion

- **CRA revenue will be used to fund projects in the expansion area**
  - **Affordable housing (\$8.6M)**
    - **Housing rehab (\$1.4M) and new home construction (\$7.2M)**
      - Addresses initiatives from Housing for All Action Plan
      - Modeled after Action Plan income thresholds of affordable (very low to low income) and attainable (moderate income) and current area median income limits provided by Orange County Housing and Community Development Division
    - **Income Categories Effective April 1, 2024 (Household Size of 4)**
      - Very Low- \$48,250
      - Low- \$77,200
      - Moderate- \$115,800



# CRA and Redevelopment Plan Extension-Expansion

22

- **CRA revenue will be used to fund projects in the expansion area**
  - **Transportation and safety (\$42.6M)**
    - Sidewalk gap connections- Minnesota Ave (\$267K)
    - Street crossings- Fairbanks at Ohio, Jackson, Shoreview (\$7.9M)
    - I-4 over/underpass/crossings- at Minnesota, Fairbanks (\$16.5M)
    - Streetscape and lighting improvements- Fairbanks (\$5M)



# CRA and Redevelopment Plan Extension-Expansion

- **CRA revenue will be used to fund projects in the expansion area**
  - **Infrastructure and Sustainability (\$6.5M)**
    - **W. Minnesota Ave drainage (\$3.6M)**
    - **Nicolet Pond (\$200K)**
    - **Kentucky Ave stormwater (\$500K)**
    - **Hollieanna ditch pipe (\$2M)**
    - **Sewer connections (\$200K)**



# CRA and Redevelopment Plan Extension-Expansion

- **CRA revenue will continue to fund projects in the existing redevelopment area**
  - **Projects carried over from previous CRA Plan (\$61.7M)**
    - US 17-92 streetscape (\$10.3M)
    - Fairbanks streetscape- US 17-92 to Pennsylvania (\$27.7M)
    - Fairbanks/Denning intersection (\$4.7M)
    - MLK Jr. Park stormwater (\$1.5M)
    - Parking improvements (\$17M)







# CRA and Redevelopment Plan Extension-Expansion

- CRA revenue will continue to fund projects in the existing redevelopment area
  - New projects (\$32.7M)
    - Orange Ave reconfiguration (\$4.6M)
    - Orange/Minnesota/Denning intersection reconfiguration (\$3M)
    - Morse Blvd streetscape (\$18M)
    - Post office purchase (\$7.1M)





# CRA and Redevelopment Plan Extension

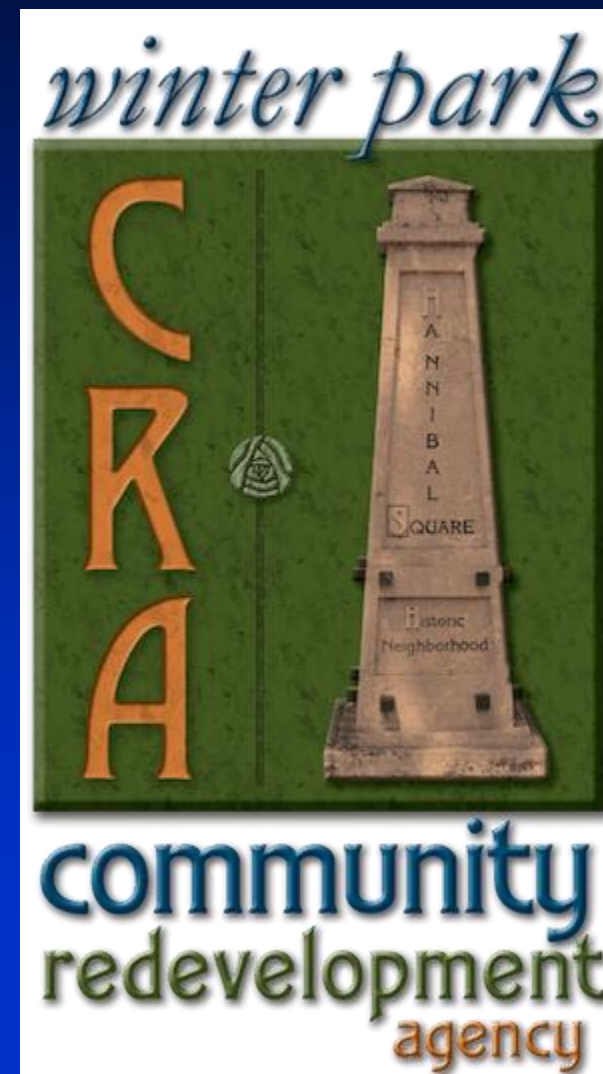
- City of Winter Park and County staff continue to discuss the appropriate allocation of funds to the Fairbanks Avenue Expansion Area and the new extension period for the CRA





# Presentation Outline

- Background about CRAs
- Winter Park CRA Overview
- Proposed CRA and Redevelopment Plan Extension and Expansion
- Next Steps (Approval Process)





## Next Steps (Approval Process)

- **Winter Park adopted a Resolution**
  - Extends CRA and approves updated Redevelopment Plan to January 1, 2037, and expands redevelopment area to include Fairbanks Area
    - Adopted March 27, 2024
- **Orange County would need to adopt a Resolution**
  - BCC consents to CRA extension and plan update to 2037, and redevelopment area expansion to include Fairbanks Area



## Next Steps (Approval Process)

29

- **Winter Park and Orange County would need to adopt an amendment to the existing Interlocal Agreement**
  - Needs approval by Winter Park and the CRA prior to BCC consideration
  - Typically packaged with the BCC Resolution
  - Include any conditions of approval
    - Length of the expansion period
    - How much money is allocated to the expansion area



## Next Steps (Approval Process)

30

- **City of Orlando Approval (per Winter Park)**
  - Winter Park and Orlando examining appropriate administrative mechanism to implement redevelopment activities
  - Possibly an Interlocal Agreement between Winter Park and Orlando
    - Memorialize affected parcels
    - Duration of redevelopment plan
    - Orlando's TIF participation level
- **Per Winter Park, Orange County would not need to be part of the Interlocal Agreement between Winter Park and Orlando, but are open to inclusion**



## Next Steps (Timeline)

- **BCC Discussion**
  - August 27, 2024
- **Winter Park approves amendment to existing Orange County-Winter Park Interlocal Agreement**
  - TBD
- **Orlando approves new Interlocal Agreement with Winter Park**
  - TBD
- **BCC adopts Resolution and approves amendment to existing Orange County-Winter Park Interlocal Agreement**
  - TBD

*Board of County Commissioners*

**Discussion  
Winter Park  
Community Redevelopment Agency**

**August 27, 2024**