




Interoffice Memorandum

AGENDA ITEM

February 18, 2022

TO: Mayor Jerry L. Demings
–AND–
County Commissioners

FROM: Jon V. Weiss, P.E., Director 
Planning, Environmental and Development Services Department

**CONTACT PERSON: Jason Reynolds, AICP, Manager
Neighborhood Services Division
407-836-5547**

SUBJECT: March 8, 2022 – Discussion Item
Amendment of the Winter Garden Community Redevelopment
Plan and First Amendment to Interlocal Agreement

The Board authorized the City of Winter Garden the power to create a Community Redevelopment Agency (CRA) and operations related thereto via County Resolutions 92-M-28 and 94-M-45 (County Resolutions). On June 25, 1992, the City of Winter Garden adopted resolutions to create the Winter Garden Community Redevelopment Agency (Resolution 92-48), adopt a Community Redevelopment Plan (CRA Plan) (Resolution 92-49), and create a Community Redevelopment Trust Fund (Resolution 92-50). The Winter Garden CRA was adopted with an initial term of 30 years and was created to redevelop the area in and around the City's downtown due to the presence of slum and blighted conditions. The CRA boundaries expanded in 1996 to focus on residential development in the downtown and neighborhoods in the redevelopment area. Winter Garden's CRA is scheduled to sunset on January 1, 2023.

To date, the CRA has implemented projects to help revitalize the City's downtown, including the Plant Street/West Orange Trail Streetscape, downtown parking garage, and downtown storm water system. The City is requesting to extend the CRA for an additional 10 years to focus its redevelopment efforts on East Winter Garden, an underserved African American community, to provide housing, streetscape improvements, parking, mixed-use development, and other investments in the community. East Winter Garden is located east of 9th Street, south of Plant Street, and north of Story Road.

On February 24, 2022, the Winter Garden CRA adopted Resolution 21-08, recommending the City of Winter Garden Commission adopt and approve the first amendment to the Winter Garden Community Redevelopment Plan, which extends the CRA Plan for 10 years and incorporates a plan titled East Winter Garden Plan (dated March 27, 2018). The CRA Plan amendment provides 75% of the CRA revenues raised during the 10-year extension be allocated to East Winter Garden.

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Further, the County Resolutions provided for the City of Winter Garden and the County to execute an interlocal agreement providing for certain matters related to the operation of the CRA, executed on August 16, 1994. Consistent with the initial 30-year term of the CRA Plan, Paragraph 4.A. of the Interlocal Agreement provides for payment by the County of tax increment revenue into the CRA Trust Fund “in no event later than January 1, 2023,” and the City of Winter Garden has therefore requested an amendment of the Interlocal Agreement to permit the 10-year extension of the CRA Plan.

The City of Winter Garden approved the first amendment to the interlocal agreement on February 24, 2022 to reflect the 10-year extension period running from January 1, 2023 through January 1, 2033, and the CRA Plan was amended to incorporate the East Winter Garden Plan and to provide that 75% of the CRA revenues raised during the 10-year extension will be allocated within East Winter Garden.

The Resolution consents to the CRA Plan amendments as described above and approves and authorizes the Mayor to execute the First Amendment to Interlocal Redevelopment Agreement between Orange County, Florida, the City of Winter Garden, Florida, and the Winter Garden Community Redevelopment Agency (First Amendment).

The Resolution and the First Amendment have been reviewed by the County Attorney’s Office as to form.

ACTION REQUESTED: Approval and execution of Resolution of the Orange County Board of County Commissioners regarding the Winter Garden Community Redevelopment Agency; Consenting to Amendment of the Community Redevelopment Plan to Extend the CRA’s sunset date to January 1, 2033 and adopting the East Winter Garden Plan; Approving the First Amendment to Interlocal Redevelopment Agreement between Orange County, City of Winter Garden, and the Winter Garden Community Redevelopment Agency. District 1.

JVW/JR

Attachment

c: Kurt Peterson, Manager, Office of Management and Budget
Katherine Latorre, Senior Assistant County Attorney
Daniel Kilponen, AICP, Chief Planner, Neighborhood Services Division
Jon Williams, City Manager, City of Winter Garden
Tanja Gerhartz, Economic Development Director, City of Winter Garden