

***Board of County Commissioners***

# **Maitland Community Redevelopment Plan Update**

**October 31, 2017**



# Presentation Outline

- **CRA Background**
- **Maitland CRA Overview**
- **Redevelopment Plan Update**
- **Action Requested**



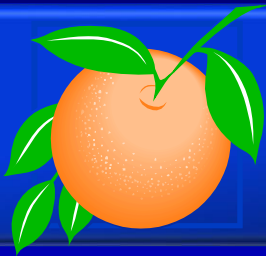
# Presentation Outline

- **CRA Background**



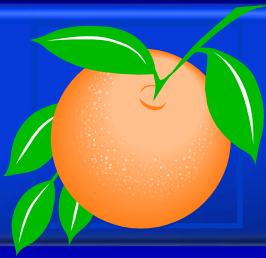
# CRA Background

- **Authorized by F.S. Chapter 163**
- **Foster redevelopment of targeted “blighted” areas**
- **Public investments spur private sector investment**



# **CRA Background**

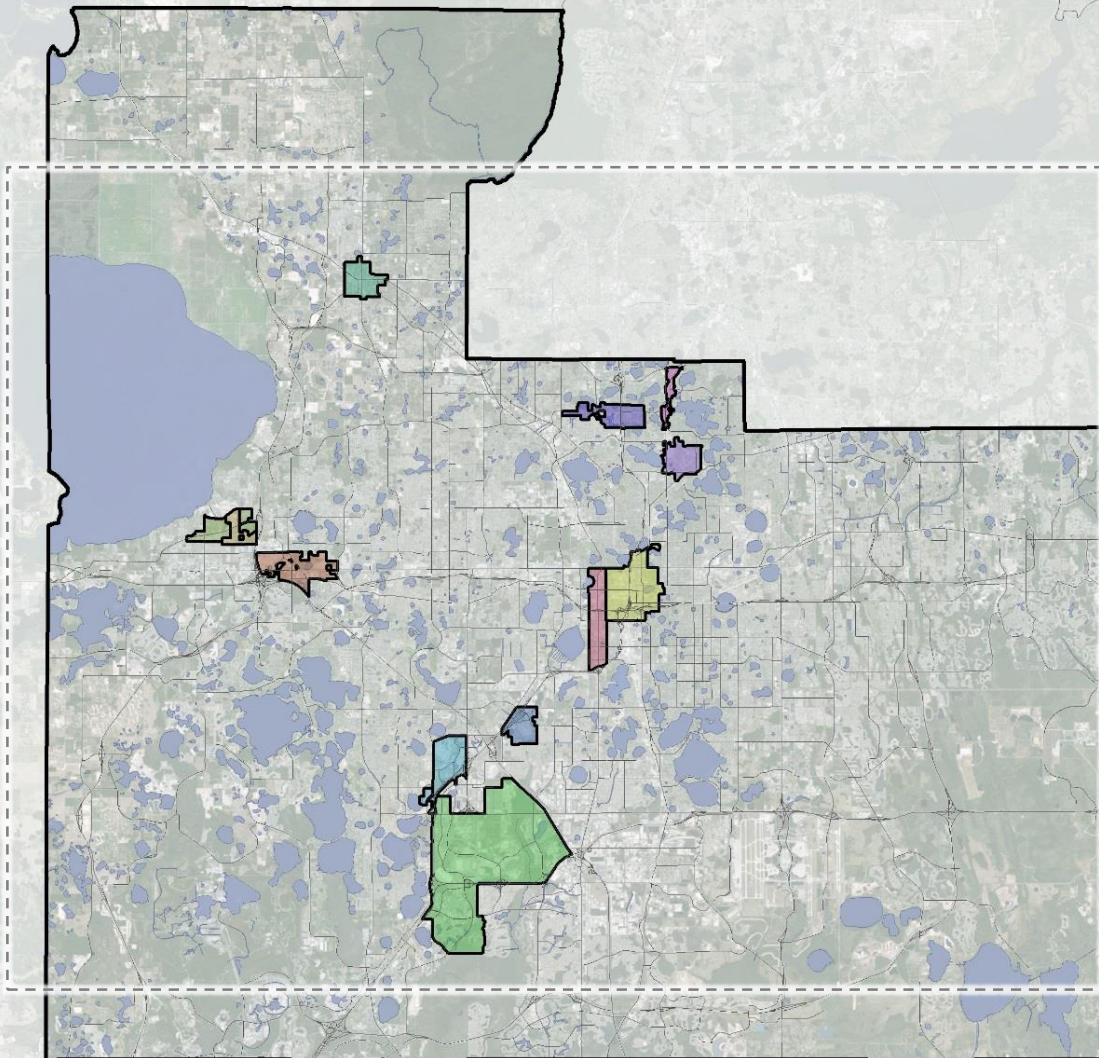
- **Redevelopment Plan identifies projects to be completed**
- **Funded by Tax Increment Financing (TIF)**
- **Based on taxable value of properties within CRA**
- **Capture growth of ad valorem tax revenues within CRA**
- **Dedicate those funds to specific improvements within CRA**



# Presentation Outline

- CRA Background
- **Maitland CRA Overview**





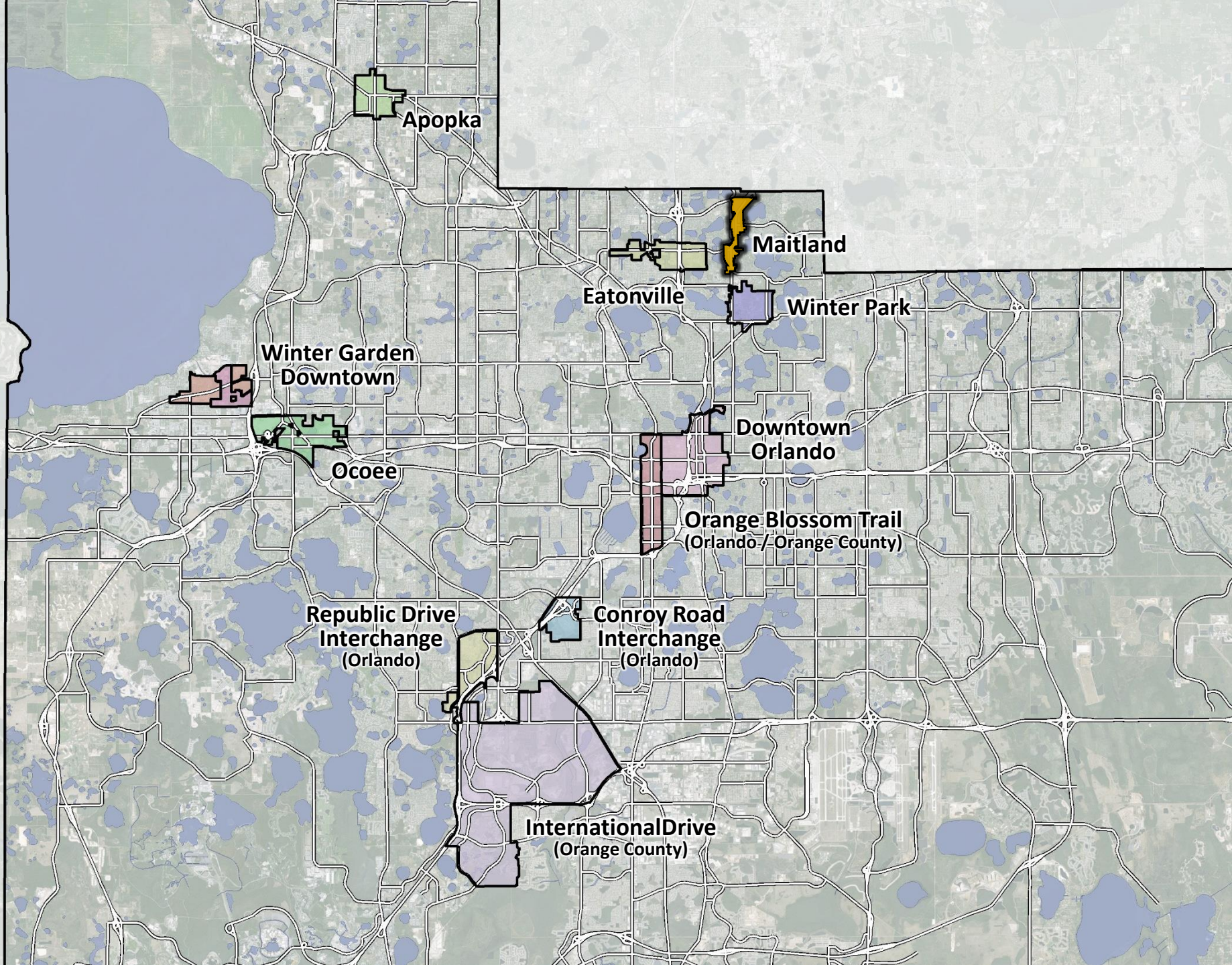
## **Orange County**

1. O.B.T. / Orange County
2. International Drive

## **Orange County / City**

1. Apopka
2. Eatonville
3. Maitland
4. Ocoee
5. Orlando
6. Winter Park
7. Winter Garden





**Apopka**



**Eatonville**



**Maitland**



**Winter Park**



**Winter Garden  
Downtown**



**Ocoee**



**Downtown  
Orlando**



**Orange Blossom Trail  
(Orlando / Orange County)**



**Republic Drive  
Interchange  
(Orlando)**



**Conroy Road  
Interchange  
(Orlando)**

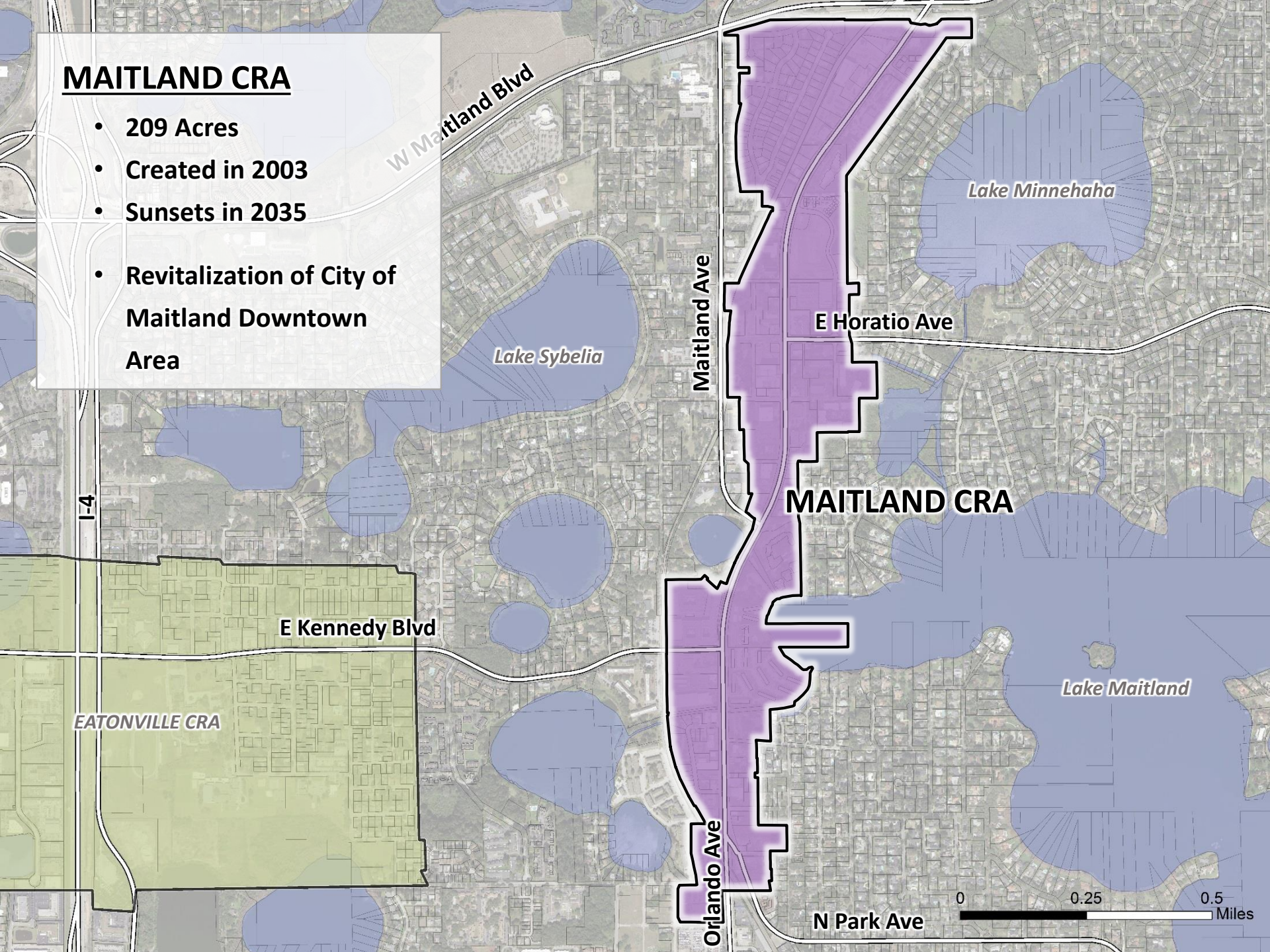


**International Drive  
(Orange County)**



## MAITLAND CRA

- 209 Acres
- Created in 2003
- Sunsets in 2035
- Revitalization of City of Maitland Downtown Area





# **Maitland CRA Overview**

## **Delegation Resolution**

- **Authorized City to create CRA and Plan**
- **Sunset date: January 1, 2035**
- **Requires Board resolution to approve Plan modifications**



# Presentation Outline

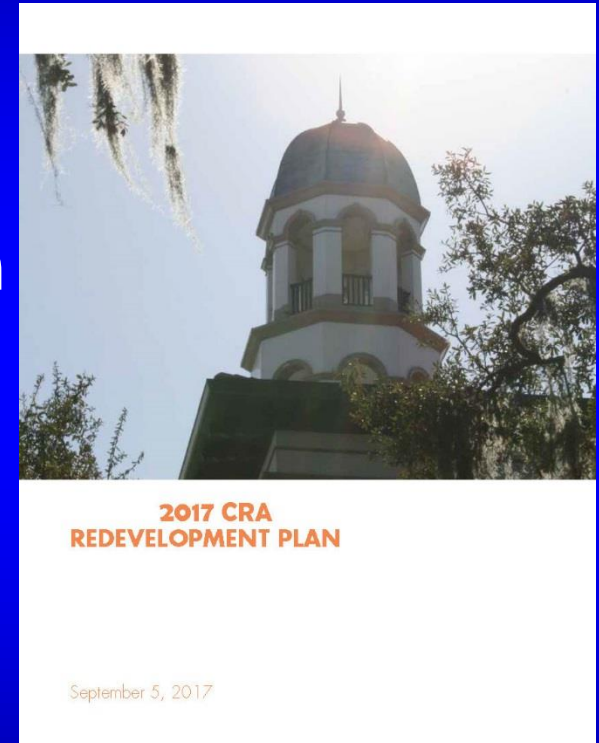
- CRA Background
- Maitland CRA Overview
- **Redevelopment Plan Update**





# Redevelopment Plan Update

- Replaces plan originally adopted in 2003
- Based on updated information and public participation
- Builds upon City's redevelopment accomplishments and achievements



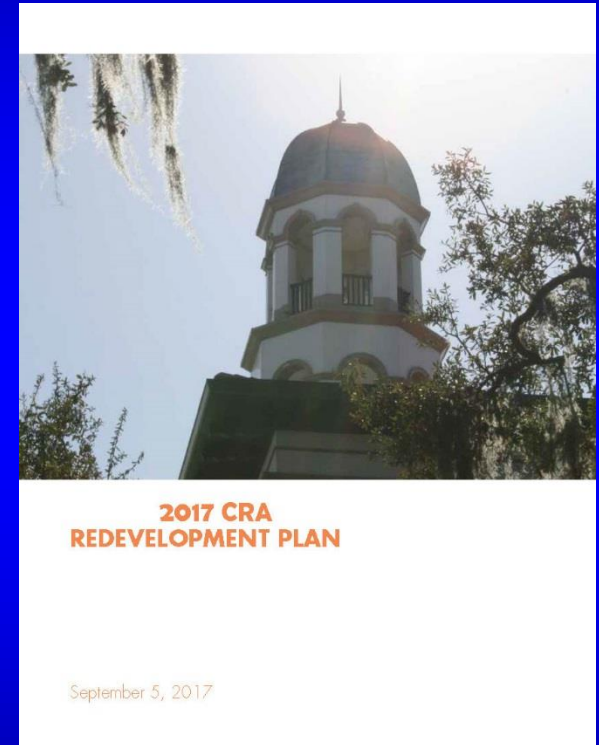


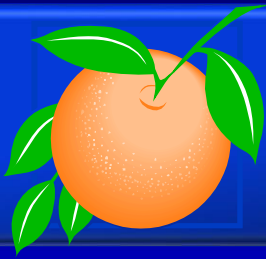


# Redevelopment Plan Update

## Guiding Principles

- Downtown is a place that is built to deliver experiences
- A neighborhood of choice
- A place with a strong link to the natural environment
- A place that is built for pedestrians
- A place that embraces the arts
- A place that is supported by strong neighborhoods





# Redevelopment Plan Update

## Development Frameworks

- Build a new spine for downtown
- Link downtown to the community
- Make pedestrians a priority
- Create a “park once” environment





# Redevelopment Plan Projects

## Capital Improvements

The implementation of the vision of the Downtown Master Plan will require a number of public, private, and public/private improvements within the public realm.

| PROJECT   | STATUS  | BUDGET                                   | TIMING   |
|---|---|--|--|
| INDEPENDENCE SQUARE: <i>Develop park adjacent to City Hall as an anchor near the northern end of spine</i>  | In current CIP for design<br>Future year funding need in CIP for construction | \$500,000                                | Design: SHORT<br>Construction: SHORT                                       |
| INDEPENDENCE LANE DOWNTOWN SPINE SEGMENTS: PACKWOOD TO HORATIO: <i>Design and reconstruct street and streetscape with parallel parking; shared use with bikes; street trees</i>                   | Funded FY2017   | \$1,200,000                              | Construction: SHORT  |
| HORATIO TO GEORGE: <i>Construct new street and streetscape with parallel parking; shared use with bikes; street trees</i>   | Funded FY2019   | \$1,200,000                              | Construction: MEDIUM   |
| PACKWOOD TO VENTRIS: <i>Construct new street and streetscape with parallel parking; shared use with bikes; street trees</i>   | Future capital funding need in CIP  | \$1,300,000                              | Design and Construction: Coordinate timing with future redevelopment       |
| GREENWOOD GARDENS: <i>Implement QNP</i>   | Funding in CIP  | \$197,783                                | Undergrounding; drainage design: SHORT                                     |
|   | Funding in CIP  | \$270,109                                | Water line upgrade: MEDIUM   |
| VENTRIS STREETSCAPE: <i>Streetscape improvements from boundary to Orlando Avenue to add parallel on-street parking; improve pedestrian facilities with shade trees; connect sidewalks</i>         | Future capital funding need.  | \$480,000                                | Design and Construction: LONG (unless accelerated by future redevelopment) |
| PACKWOOD AVENUE STREETSCAPE: <i>Streetscape improvements from boundary to Orlando Avenue to add parallel on-street parking; improve pedestrian facilities with shade trees; connect sidewalks</i> | Future capital funding need.  | \$120,000                                | Design and Construction: LONG (unless accelerated by future redevelopment) |
| GEORGE STREETSCAPE: <i>Streetscape improvements from boundary to Orlando Avenue to add parallel on-street parking; improve pedestrian facilities with shade trees; connect sidewalks</i>          | Future capital funding need.  | \$480,000                                | Design and Construction: LONG (unless accelerated by future redevelopment) |
| SUNRAIL TRAIL: <i>Create trail from SunRail station to Sybelia Pkwy parallel to, but outside of the FDOT R/W with easements from property owners</i>  | Work with property owners; future capital funding need.                       | \$169,775                                | Property owner discussions: SHORT  |
| <i>Extend current trail from Lake Avenue south to Winter Park (Ravaudage)</i>   | Work with developers to obtain easements; build trail.                        | \$200,181                                | Design and Construction: LONG (unless accelerated by future redevelopment) |
| HORATIO AVENUE BIKE LANE IMPROVEMENTS: <i>Widen bike lanes and extend bike lanes to U.S. 17/92</i>  | Work with County: Horatio Ave future capital funding need.                    | <i>(include in next capital project)</i> | 3R Project: MEDIUM   |
| HORATIO AVENUE AND SWOOPE INTERSECTION: <i>Signalize intersection to facilitate access to local street network (by allowing left turn from southbound Swoope to eastbound Horatio.)</i>           | Work with County and FDOT   | \$280,000                                | Signal Warrant Study: SHORT  |
| PUBLIC/PRIVATE PARKING: <i>Secure two public/private parking locations (one in vicinity of Horatio/Maitland Ave and one in vicinity of Ventrís/Maitland Ave)</i>                                  | Future capital funding needs in CIP   | \$20,000,000                             | Horatio/Maitland Ave: SHORT<br>Ventrís/Maitland Ave: LONG                  |

- Short term: Focus on north end of downtown
- Long term: More dependent on private redevelopment



# Redevelopment Plan Update

- Original Delegation Resolution requires a BCC Approving Resolution to modify the Redevelopment Plan
- Maitland City Council approved updated CRA Redevelopment Plan on September 25, 2017





# Summary

## **The Maitland 2017 CRA Redevelopment Plan Includes:**

- **No Change to the CRA Boundary**
- **No Change to the Interlocal Agreement**
- **No Change to the CRA Sunset Date**
- **Focus on community enhancement and community re-development**



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- CRA Background
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# **Action Requested**

**Approval of Resolution to Approve the  
City of Maitland 2017 CRA  
Redevelopment Plan**

*Board of County Commissioners*

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**October 31, 2017**