



community
redevelopment agency
(cra)
agenda

**Community Redevelopment
Agency Regular Meeting
January 13, 2021
2:00 pm
Winter Park Community
Center, 721 W. New England
Avenue**

mayor & commissioners				
seat 1 Marty Sullivan	seat 2 Sheila DeCiccio	Mayor Steve Leary	seat 3 Carolyn Cooper	seat 4 Todd Weaver

welcome

Welcome to the City of Winter Park City Commission meeting. The agenda for regularly scheduled Commission meetings is posted outside City Hall the Tuesday before the meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at cityofwinterpark.org.

meeting procedures

Virtual City Commission public comment procedures: Please see the link below for instructions on providing public comment: <https://cityofwinterpark.org/cclive>. If you would like to provide comments prior to the meeting, please send them to MayorAndCommissioners@cityofwinterpark.org. These comments will be received by the City Commissioners and staff, however, will not be read publicly into the record during the meeting. This is consistent with our normal procedures for emails received prior to a City Commission meeting.

agenda

*times are projected and
subject to change

1. Meeting Called to Order

2. Consent Agenda

- | | |
|---|----------|
| a. Approve the minutes of August 12, 2020 | 1 minute |
| b. Approve the minutes of October 8, 2020 | 1 minute |

3. Action Items

- a. [Municipal Area Public Wi-Fi Expansion](#) 10 minutes
- b. [Central Park stage improvements](#) 30 minutes

4. Discussion Items

- a. [Shady Park improvements](#) 10 minutes

5. Adjournment

appeals and assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105)

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting."



Community
Redevelopment
Agency (CRA)

agenda item

item type	Consent Agenda	meeting date	January 13, 2021
prepared by	Rene Cranis	approved by	Michelle Neuner, Randy Knight
board approval	Completed		
strategic objective			

subject

Approve the minutes of August 12, 2020

motion / recommendation

Approve the minutes.

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[CRA 0812.20.pdf](#)



CRA Agency Meeting Minutes

August 12, 2020 at 2:00 p.m.

Virtual Meeting

Present

Mayor Steve Leary
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Commissioner Todd Weaver
Hal George

City Manager Randy Knight
City Attorney Kurt Ardaman
City Clerk Rene Cranis

1. Meeting called to order

The meeting was conducted via GoToWebinar. Mayor Leary called the meeting to order at 2:00 p.m.

2. Consent Agenda

- a. Approve the minutes of January 27, 2020
- b. Approve the minutes of April 8, 2020

Motion made by Mayor Leary to approve the Consent Agenda; seconded by Hal George. Motion carried unanimously with a 6-0 vote.

3. Discussion Items

4. Action Items

- a. CRA Budget FY 20-21

Kyle Dudgeon, CRA Manager gave a presentation on revenue and expenses and reviewed the proposed FY 21 budget, current and proposed capital projects, ongoing programs, and non-profit requests for support.

Commissioner Sullivan commented on cash balance reserves and the anticipated balance at the end of the CRA in 2027. He urged caution in the use of reserves. Mr. Moore explained the purpose of maintaining a reserve balance and issues that may affect reserves. Mr. Knight advised that there is a period after termination of the CRA that allows for spending of CRA funds.

Commissioner Cooper asked whether CRA funds can be used to finish the library if Tourist Development Tax grant funds are not received. Mr. Dudgeon stated that the CRA approved \$2 million for parking and landscaping improvements around the library and that he will provide information on the availability of funds for the library.

Mr. Dudgeon responded to questions regarding use of CRA funds for traffic improvements at the north end of Orange Avenue, events to help local businesses, and purchase of property for the expansion of MLK Park and turn lanes at Fairbanks and Denning.

Commissioner DeCiccio spoke in favor of extending the term of the CRA. Mr. Dudgeon explained the process to extend the CRA which take up to one year. Mr. Knight pointed out that the extension must be approved by Orange County.

Commissioner Cooper asked about Affordable Housing Program (AHP) options. Mr. Dudgeon said that he will provide information on programs.

Mr. George provided information on AFP options including Habitat for Humanity or a similar program or for programs at The Plymouth Apartments, which is managed by the Winter Park Housing Authority. He said he would provide a list of their current programs and future needs. Mayor Leary suggested that the Housing Authority make a presentation to the Commission in a future meeting. Mr. Moore pointed out that The Plymouth is outside CRA, but programs could be funded from the Affordable Housing Trust Fund.

Mr. George questioned whether there is merit to moving the Central Park stage improvement project forward from 2024. Mayor Leary said that portions of the park would have to be closed which he feels would adversely impact visitors to the park and as a result, downtown businesses. Commissioner Cooper agreed. Commissioner Sullivan suggested that consideration should be given to the benefits of the improvements to the downtown businesses.

Commissioner Weaver questioned the need for extra parking during the pandemic. He suggested reallocating funds for parking leases to programs that will help businesses. Mr. Moore stated that the parking leases are indefinite, but staff will look into the provisions of the leases.

Mayor Leary addressed the need for a parking garage in and around CBD. He recommended taking the next steps to determine costs for an underground parking garage, either on the city's lot south of Morse Blvd. or the West Meadow, which will retain greenspace but provide parking. Mr. Knight said he received a quote between \$35-\$50,000 to prepare a preliminary parking study and stated that CRA funds could be used for an underground parking study in the CBD. Mayor Leary asked to allocate up to \$50,000 from the CRA to fund an underground parking study in the Central Business District. After discussion, Mr. Knight said he will provide the scope of work for the study for future consideration.

Mayor Leary asked that staff work with Park Avenue merchants and the Chamber of Commerce to develop activities that would draw people to businesses during the pandemic. He suggested that a tent could be installed in the West Meadow for the Farmers' Market and for other activities. He recommended allocating \$500,000 from CRA reserves toward these efforts. Discussion followed on engaging organizations to develop activities as part of a recovery strategy for local businesses and allocation of funds.

Commissioner Cooper said that she supports programs for recovery from the pandemic but feels that support from the appropriate city board should be obtained before funds are allocated and to ensure that the city can meet its obligations to maintain city operations. After discussion, Mayor Leary clarified that his support is to allocate \$500,000, not to authorize expenditures without an approved process and plan.

Mayor Leary commented on the purchase of the post office and said he feels the city will be spending twice the appraised value. He supported FY 21 allocation of \$4.5 million but opposed \$3 Million in next FY 22. Discussion followed on the property value and cost.

There were no public comments.

Motion to approve the budget made by Mayor Leary, seconded by Commissioner Cooper.

Motion made by Mayor Leary to allocate \$500,000 from cash balance reserves for downtown business assistance; seconded by Commissioner DeCiccio. Upon a roll call vote, Mayor Leary and Commissioners Sullivan and DeCiccio and Mr. George voted yes and Commissioners Cooper and Weaver voted no. Motion carried with a 4-2 vote.

Upon a roll call vote on the main motion as amended, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mr. George voted yes and Mayor Leary voted no. Motion carried with a 5-1 vote.

5. Adjournment

The meeting adjourned at 3:45 p.m.

ATTEST:

Mayor Steve Leary

City Clerk Rene Cranis



Community
Redevelopment
Agency (CRA)

agenda item

item type	Consent Agenda	meeting date	January 13, 2021
prepared by	Rene Cranis	approved by	Michelle Neuner, Randy Knight
board approval	Completed		
strategic objective			

subject

Approve the minutes of October 8, 2020

motion / recommendation

Approve the minutes.

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[1008.20 CRA.pdf](#)



Community Redevelopment Agency

Regular Meeting Minutes

October 8, 2020

Virtual Meeting

Present:

Mayor Steve Leary
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Commissioner Todd Weaver
Orange County Representative Hal George

City Manager Randy Knight
City Clerk Rene Cranis

Also present:

Kyle Dudgeon, Assistant Director of Economic Development/CRA

1. Meeting Called to Order

Mayor Leary called the meeting to order at 12:31 p.m.

2. Discussion Items

3. Action Items

a. Business Assistance Funding Authorization

Mr. Knight stated that the purpose of this meeting to set the City Manager's spending limits of the \$500,000 CRA funds allocated for funding events. Staff is recommending a \$25,000 limit for expenses such as staffing, entertainment, and equipment rental.

Mayor Leary pointed out that this Agency will have to approve any amount above the limit established in this meeting.

Commissioner Cooper asked whether the \$500,000 allocation money supports the entire business community, what categories of events will be funded and what for the time frame for using these funds.

Commissioner Sullivan stated he feels funds should support not only businesses but citizens in general. Mr. Knight noted that the funds can only be spent to support individuals and businesses within the Community Redevelopment Area.

Motion made by Commissioner DeCiccio to approve city management spending authority up to \$50,000 per vendor with a spending summary provided to the Commission; seconded by Mayor Leary.

Commissioner Weaver expressed his concern with spending funds that encourage large gatherings where not all attendees will wear masks or practice social distancing.

Motion made by Commissioner Cooper to approve city management spending authority up to \$25,000 for items related to the business assistance funding cash pool of \$500,000; seconded by Commissioner Weaver.

Commissioner Cooper stated she feels a policy is needed to address the cap, to define the categories of events to be funded, and whether funds can only be used for businesses within the CRA or used for other COVID related needs. She asked whether the \$500,000 allocation is an annual amount or if it run the duration of the COVID pandemic.

Motion made by Commissioner Cooper that the City Manager provide a list of five categories of events to be funded; seconded by Commissioner Weaver. (Withdrawn)

Mayor Leary noted that that there has been no action to allocate fund beyond the initial \$500,000.

Mr. George said he would be open to looking at needs and suggestions for assistance for individuals as well as businesses. Additional funding may be needed if funds are depleted or if the pandemic continues. He asked Mr. Knight what is needed.

Mr. Knight stated that \$25,000 may be sufficient from a vendor standpoint but may not be sufficient from an event standpoint. He sees three major categories: events, promotions and infrastructure items such as parking and expansion of Wifi.

There were no public comments.

Upon a roll call vote on the motion to approve the spending limit of \$50,000, Mayor Leary, Commissioners Sullivan and DeCiccio and Mr. George voted yes and Commissioners Cooper and Weaver voted no. Motion carried with a 4-2 vote.

Commissioner Cooper withdrew her motion regarding categories of events, accepted by Commissioner Weaver.

4. Adjournment

The meeting adjourned at 1:03 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Rene Cranis



Community
Redevelopment
Agency (CRA)

agenda item

item type Action Items	meeting date January 13, 2021
prepared by Kyle Dudgeon	approved by Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Municipal Area Public Wi-Fi Expansion

motion / recommendation

Recommendation to expand public Wi-Fi within the downtown core is requested

background

In April 2020, the Winter Park CRA provided funding for a public Wi-Fi project that brought 300Mbps speeds to two of the city's most prominent outdoor gathering spaces. Through this investment, residents and visitors have a safe outdoor location where they can access responsive wireless internet speeds from the Central and Shady Park and also adjacent business seating and café dining areas. This public amenity also promotes digital inclusion by providing free access to internet for everyone, and expanded opportunities for remote learning. Custom designed nodes were placed on streetlights throughout the park with the added benefit of now having lights controlled remotely. The city's partner on the project; Frog, has provided a private virtual network layer for the city to enhance smart city applications. One example is its use with the city's smart parking sensor application at the Park Place Garage. Frog has waived all ongoing maintenance fees as part of this project. Funding was reimbursed through the federal CARES Act administered through Orange County.

Staff has reviewed the possibility of further expanding free public access to Wi-Fi in major downtown corridors to assist with remote connectivity, visitor experience, distance learning, and to support local business activity. Locations for deployment include Park Avenue, New England Avenue, and portions of Morse Boulevard. According to ESRI Business Analyst, 82% of adults in Winter Park have accessed internet with their phone over the last thirty days. This trend is mirrored nationally as according to a 2019 Pew Research Center study, 81% of American's own a smart phone. Further, a growing share of Americans now use smartphones as their primary means of online access, upwards of

'one in five' which has doubled since 2013. From a benefit perspective, staff has determined this as a positive indicator for public Wi-Fi from a business and resident perspective. Others include:

Foot Traffic/Business Generation: The need for internet access is ubiquitous across residential and commercial demographics. Reporting suggests not only is Wi-Fi becoming a requirement, residents and guests leave with a high grade of experience, and stay at a specified location longer. This is evidenced by existing commercial models such as coffee shops and select retail shops.

Marketing/Brand: Continuing to devote resources in the public realm provides an attractiveness to the area. The investment supports existing efforts to mitigate the pandemic by supplementing existing activities such as road closures and Music in the Park which capitalize on existing needs for outdoor open space.

Public Amenity: In Spring 2020, reports suggested upwards of 250 individuals per day signed into Central/Shady Park Wi-Fi. As the economic climate evolves, this number may increase. It also provides a digital resource for information and mapping access to stores, parking, etc.

Social Distancing: Parks and open air right-of-way areas are continuing to be requested resources for social distancing protocols. Outdoor areas coincide with additional safety measures and can accommodate additional foot traffic over greater surface areas as consumer confidence evolves.

This item was brought before the Economic Development Advisory Board and Economic Recovery Task Force for review and approved unanimously. Funding for the project is out of business assistance/economic recovery fund. Total cost is estimated at \$175,000.

alternatives / other considerations

Do not consider funding

fiscal impact

\$175,000 from economic recovery/business assistance.

ATTACHMENTS:

[City Of Winter Park ITN62019 Park Wifi #2.pdf](#)



ITN-6-2019
Fiber Optic Connectivity
(Park WiFi)

City of Winter Park
ATTN: Procurement
City Hall West Wing
401 South Park Avenue
Winter Park, Florida 32789





CITY WIFI



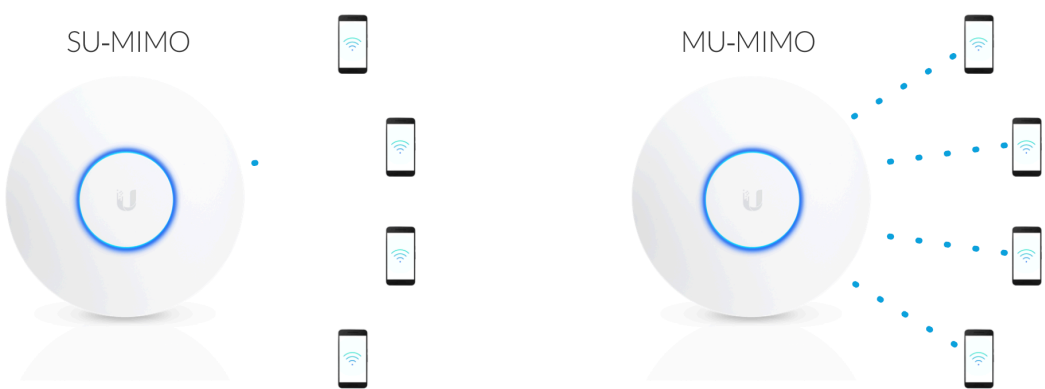
Frog has designed a state-of-the-art outdoor wireless network to expand public WiFi and other smart city solutions such as digital kiosks along Park Avenue and New England Avenue..

The core network will feature a security & management gateway with both 10Gbps WAN (Internet) and LAN (Local Network) ports. Access points will be connected to the network via fiber optic backhaul.

Coverage will include South Park Avenue from Fairbanks to New England, New England from Park to Pennsylvania, and North Park Avenue from Garfield to Webster. Each access point is capable of supporting up to 500 concurrent users.



High-Density Applications Powered by MU-MIMO Technology
802.11ac Wave 2 MU-MIMO (Multi-User, Multiple Input, Multiple Output) technology allows a Wave 2 AP to communicate with multiple clients at the same time – significantly increasing multi-user throughput and overall user experience.



Radio Hardware Acceleration

Independent 2.4 GHz and 5 GHz dedicated hardware offload for maximized multi-user throughput and reduced latency

CPU Hardware Acceleration

Dedicated hardware offload for QoS, Guest Control, and Client Management

Optimized for MU-MIMO

Antenna System Optimized for 802.11ac Wave 2 MU-MIMO Beamforming

Beamforming

Data is sent and received using multiple antennas to increase throughput and range.

Advanced Features in UniFi Controller

UniFi is the premiere Software Defined Networking (SDN) solution with seamless integration of high-performance switching, gateways, and more.

Estimated Coverage



Cost Summary

Park Avenue & New England Wifi Expansion - \$175,000.00*

South Park	-	Fairbanks to New England
New England	-	Park to Pennsylvania
North Park	-	Garfield to Webster
Network	-	Placed in ROW & City facilities
Shared Duct*	-	Fiber Infrastructure

System Operations & Management (Monthly)

Network Core	-	\$1,000.00
Access Point	-	\$25.00 ea

Network Management provided at no charge in exchange for WiFi joint branding and community out reach.

*existing street lighting, electrical, traffic, and fiber conduit to be used for fiber route. Additional duct path may be necessary. Conduit access will be shared and reasonable joint fiber will be made available and acceptable to Frog.

Print name

Position

Sign here approve

Date





Community
Redevelopment
Agency (CRA)

agenda item

item type	Action Items	meeting date	January 13, 2021
prepared by	Kyle Dudgeon	approved by	Michelle Neuner, Randy Knight
board approval	Completed		
strategic objective			

subject

Central Park stage improvements

motion / recommendation

Approval to begin design is requested with direction on consideration of a restroom location.

background

As part of the approved CRA Capital Improvement Plan (CIP), the Central Park stage enhancement was identified as an opportunity to elevate the district as part of its downtown enhancements project. Originally scheduled for funding in FY2024, the CRA Agency provided discussion on whether to consider this in an earlier year given off-peak demand due to the pandemic. Typically, the city averages 70-75 special events per year through its permitting process, but that number has significantly waned due to COVID-19.

The stage was originally constructed in the early 1980's with a refitting of the canopy (after the hurricanes in 2004) as the last known significant improvement to the structure. The site is highlighted in the 2002 Central Park Master Plan and 2009 Parks Strategic Plan as an area for update. The 1994 CRA plan policy 7.3A also states that where possible, the Agency shall enhance public spaces and facilities through park improvements and facility upgrades making it an appropriate use of CRA funds.

Through meetings and public process, several items were identified for improvement given year over year demand and normal wear and tear. These include:

- lack of restroom facilities
- tears in canopy
- foundational cracking on the stage

- audio limitations
- faded aesthetics
- limited outlet functionality
- wear in pulley system (banner raising, video screens, etc.)

In 2019, staff provided a summary of the stage's condition to the CRA Agency for discussion. Direction was to return renderings for evaluation absent a restroom location. Included in this item are two potential options. Both renderings adhere to maintaining a seamless open air venue that blends with the environment of Central Park and the Central Business District. These were considered by the CRA Advisory Board with consensus to consider rendering 1 (train station design). The CRA Advisory Board also unanimously approved a motion to move up stage funding in the CIP to this fiscal year and provide restrooms somewhere within the area. Cost for restrooms are not included within the \$500,000 allocation of the CIP.

Coinciding with this item is Ordinance 2327 which states that any permanent structure or building on city owned lands in Central Park must first be submitted to the electors of the City of Winter Park for approval or rejection. Any stage reconstruction would fall inside this ordinance requiring either a referendum by the public or special consideration by the City Commission.

Additional outreach and discussion on potential improvements have included the Parks and Recreation Advisory Board, nonprofit organizations such as the Winter Park Rotary, Morse Genius Foundation, the Bach Festival, local merchants, Chamber of Commerce, and Park Avenue District.

alternatives / other considerations

- Do not consider accelerated funding
- Review of Ordinance 2327 for the purposes of constructing the enhancement

fiscal impact

ATTACHMENTS:

[Central Park Stage_Rendering 1.pdf](#)

ATTACHMENTS:

[Central Park Stage_Rendering 2.pdf](#)

ATTACHMENTS:

[Ten Year Pro-Forma - FY 2021.pdf](#)

ATTACHMENTS:

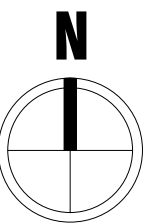
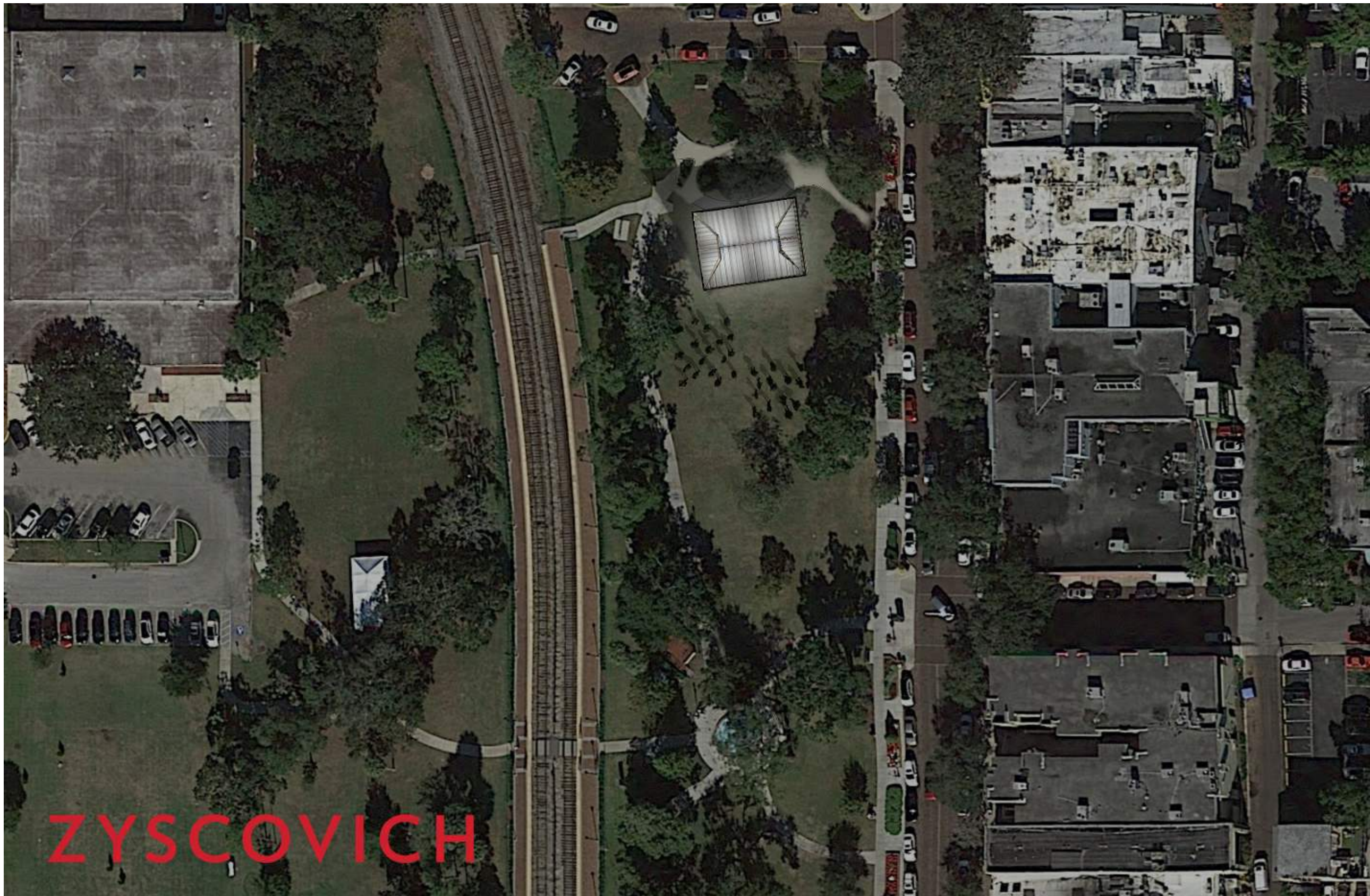
[ORD2327.pdf](#)



***CONCEPTUAL DESIGN PAVILION STUDY 1
FOR THE CITY OF WINTER PARK***

June 9, 2020

ZYSCOVICH
ARCHITECTS



All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 1	<i>Final Conceptual Design</i>	<i>Location Map</i>		<i>June 9, 2020</i>
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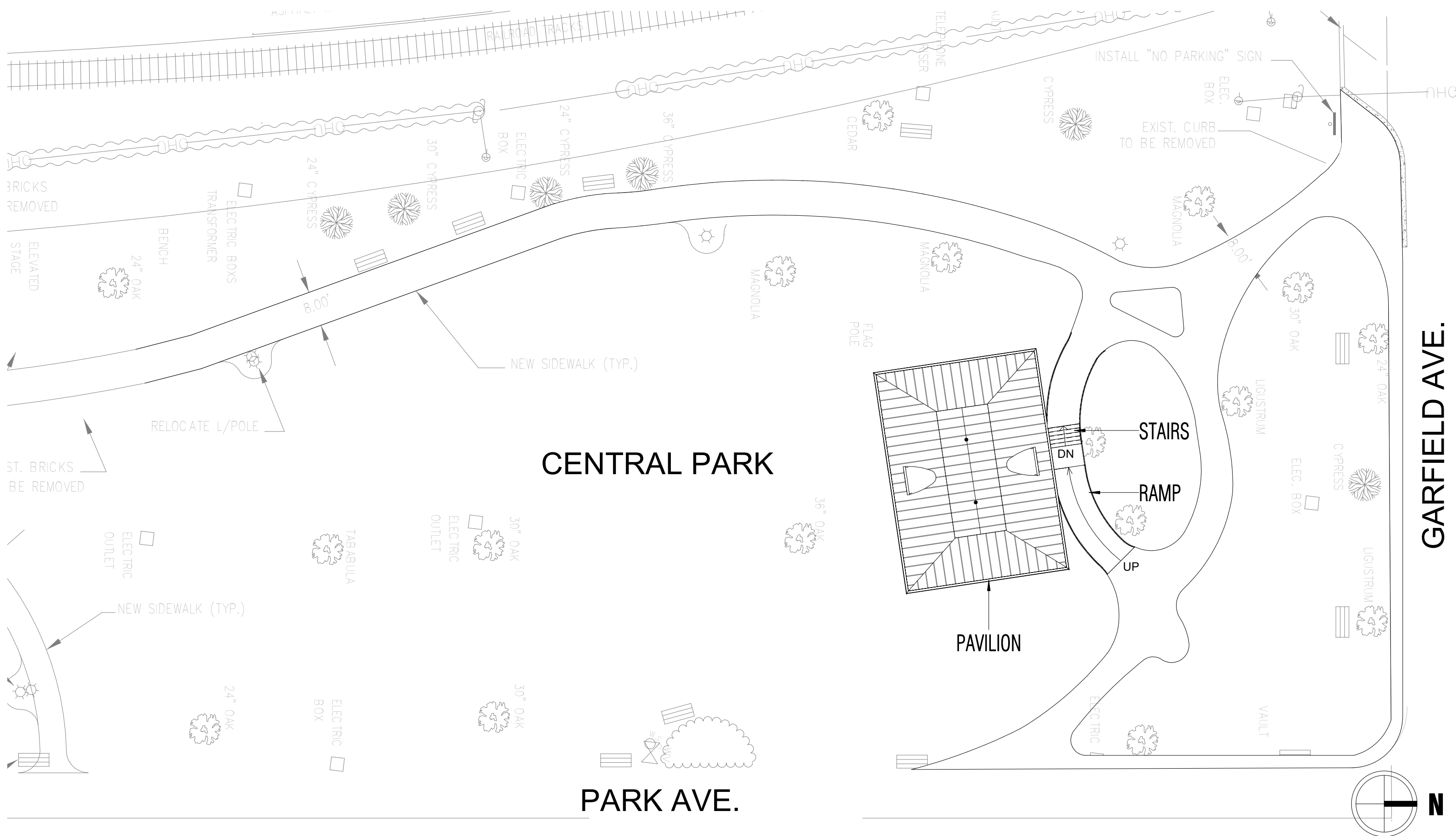
Central Park Pavilion Studies - Study 1	<i>Final Conceptual Design</i>	<i>Project Rendering</i>		<i>June 9, 2020</i>
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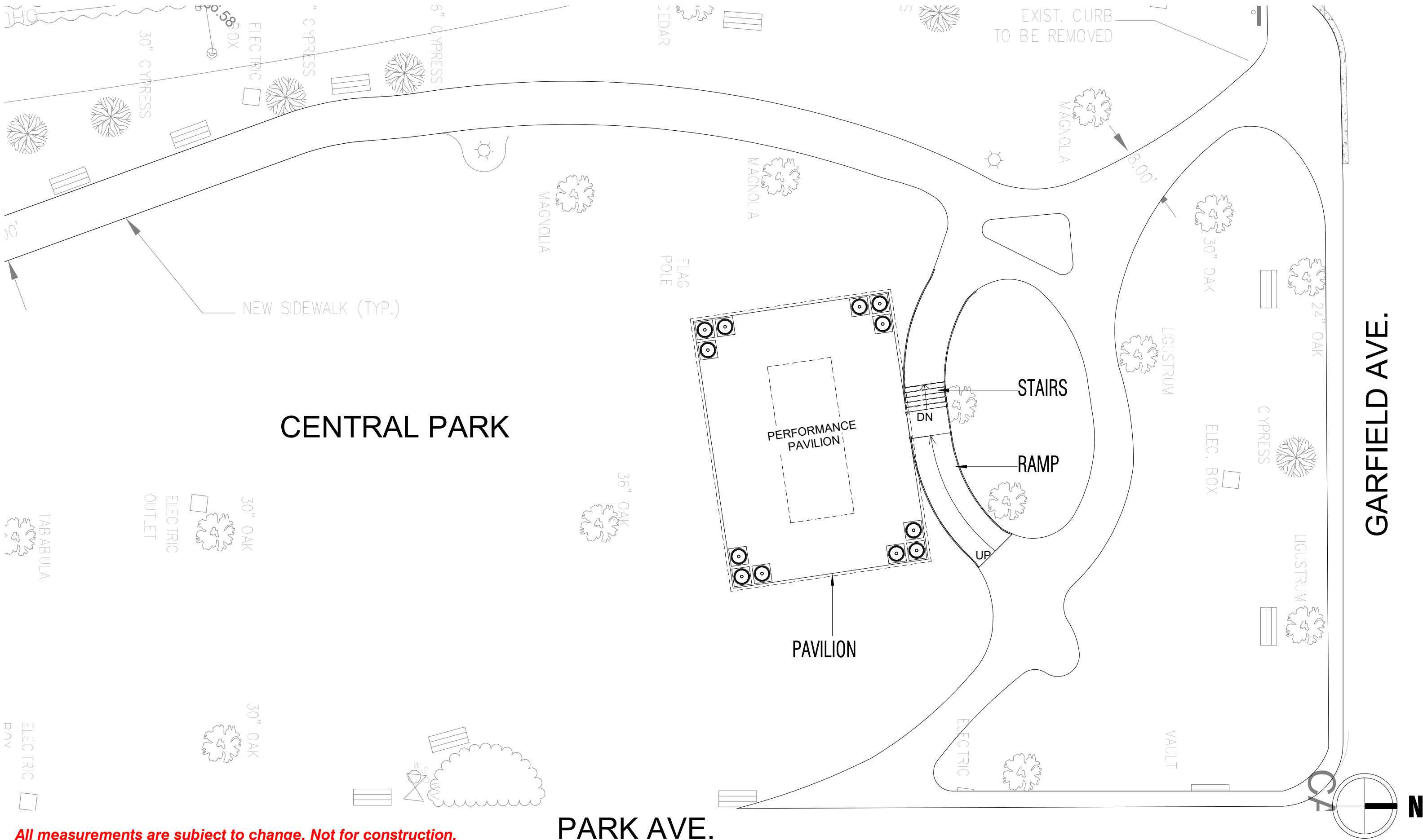
Central Park Pavilion Studies - Study 1	<i>Final Conceptual Design</i>	<i>Site Plan</i>	<i>1" = 20'-0"</i>	<i>June 9, 2020</i>
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PARK AVE.

GARFIELD AVE.

Central Park Pavilion Studies - Study 1

Final Conceptual Design

Floor Plan

1/16" = 1'-0"

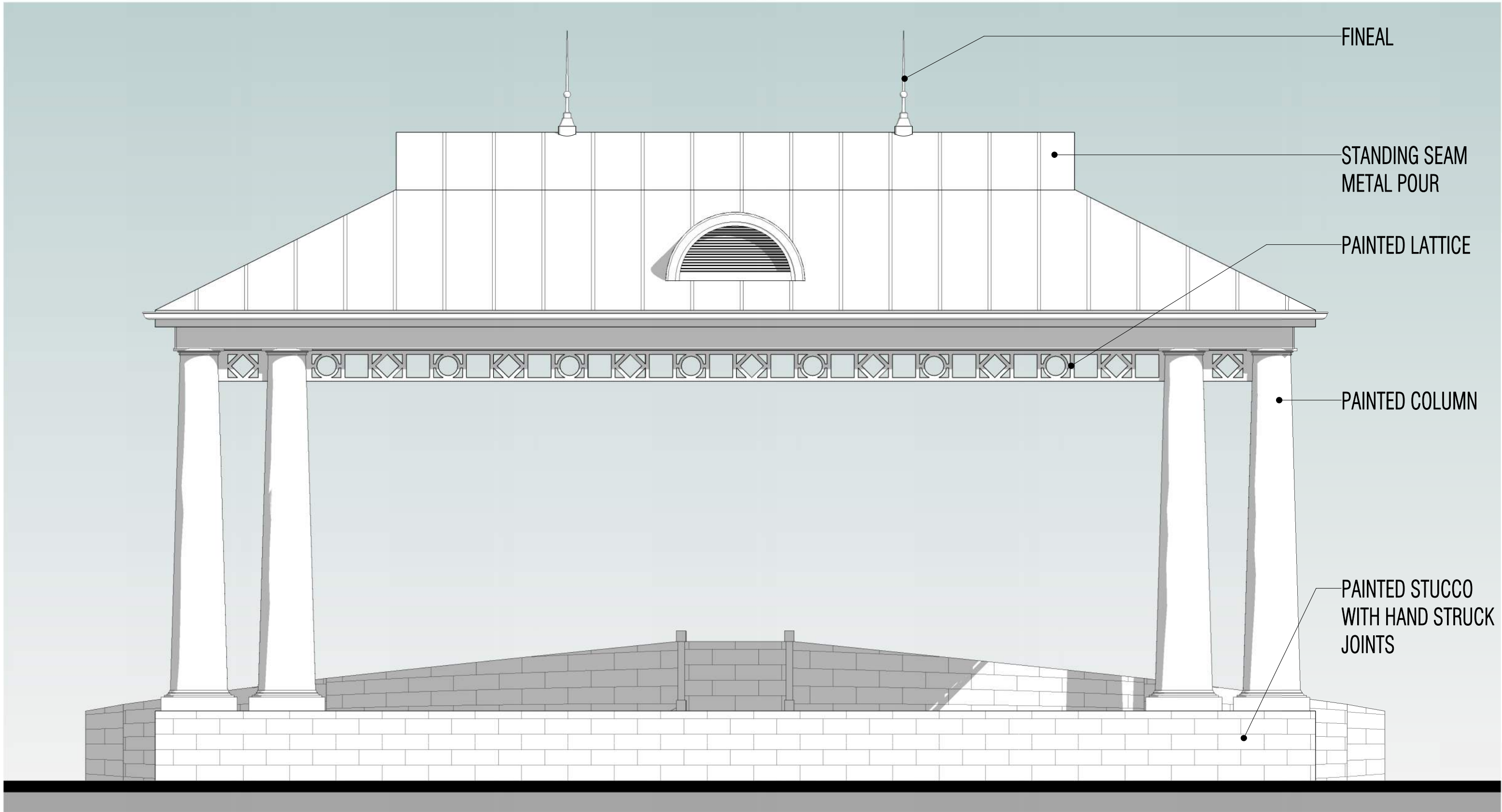
June 9, 2020

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① South
1/4" = 1'-0"

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Central Park Pavilion Studies - Study 1

Final Conceptual Design

South Elevation

1/4" = 1'-0"

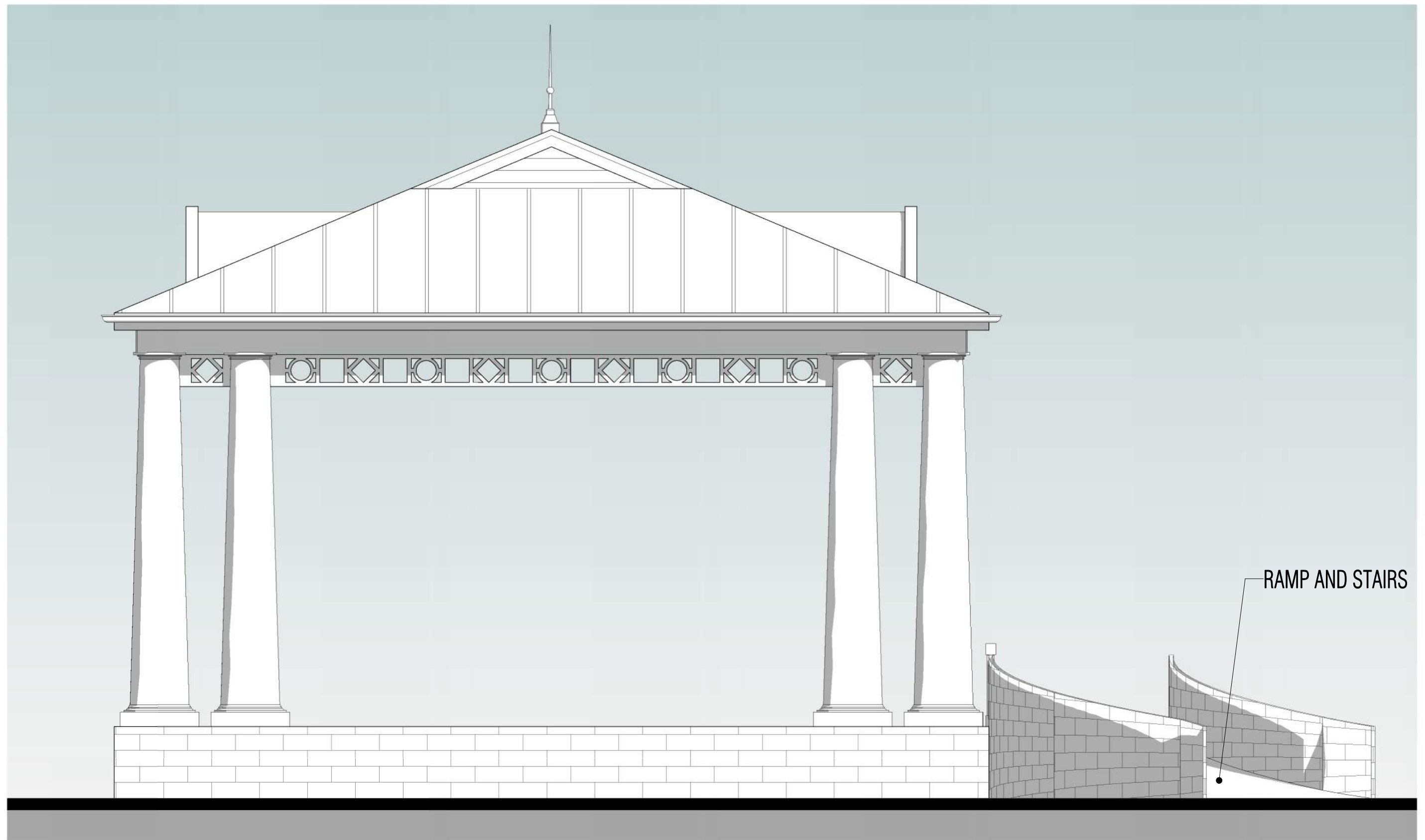
June 9, 2020

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RAMP AND STAIRS

① East
1/4" = 1'-0"

All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 1

Final Conceptual Design

East Elevation

1/4" = 1'-0"

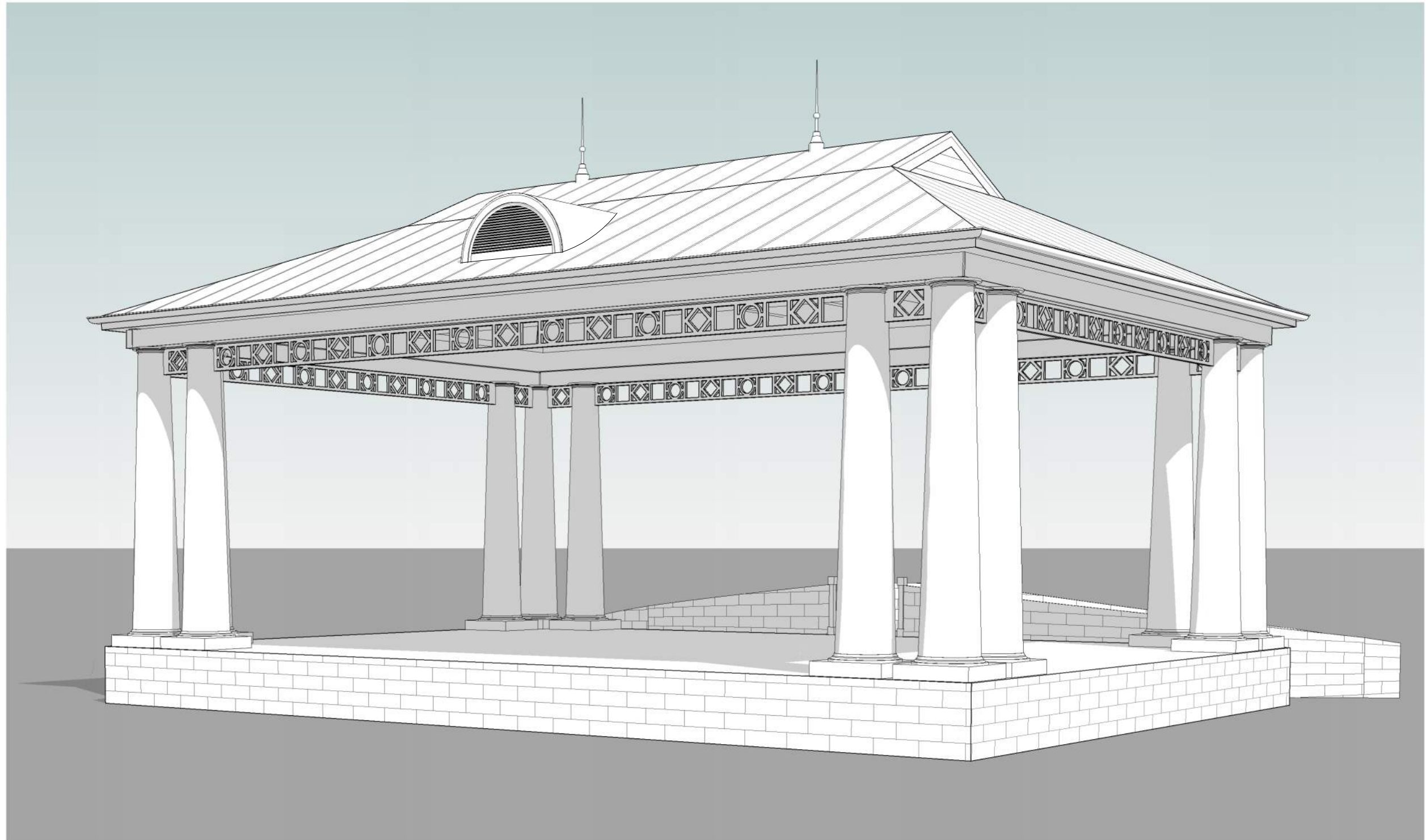
June 9, 2020

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① View Looking North West

All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 1

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Final Conceptual Design

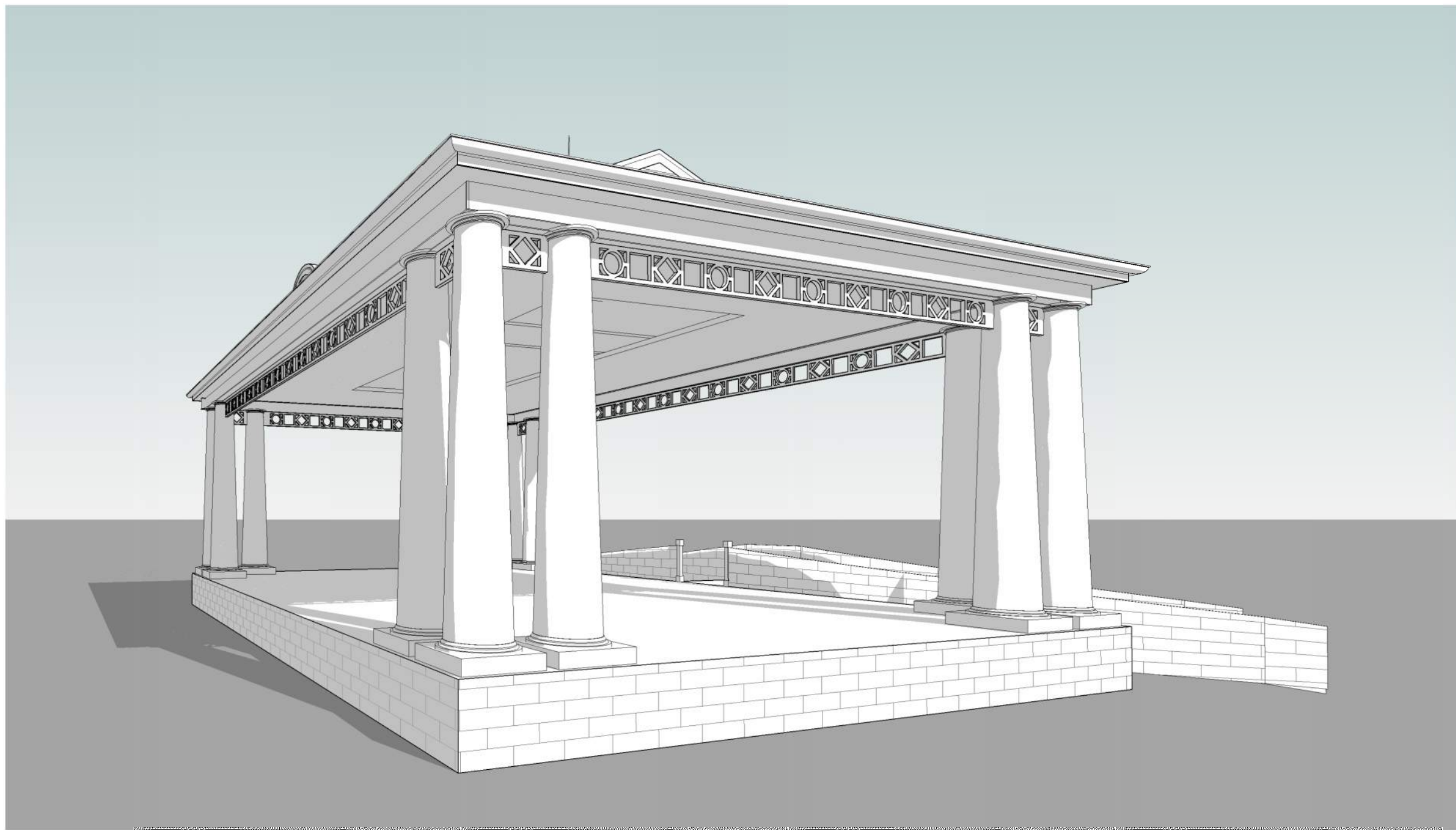
View 1

June 9, 2020

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① View Looking West

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Central Park Pavilion Studies - Study 1

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Final Conceptual Design

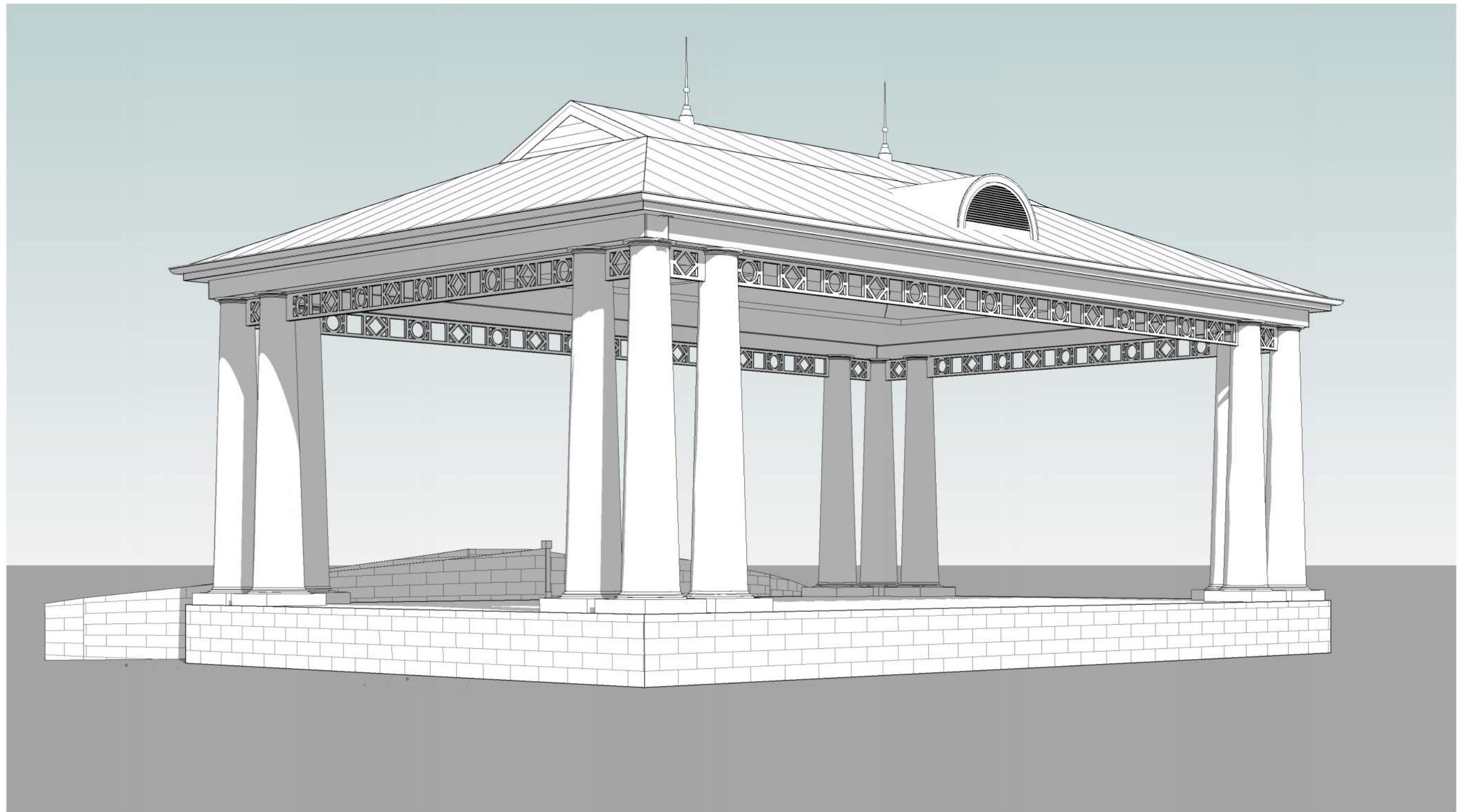
View 2

June 9, 2020

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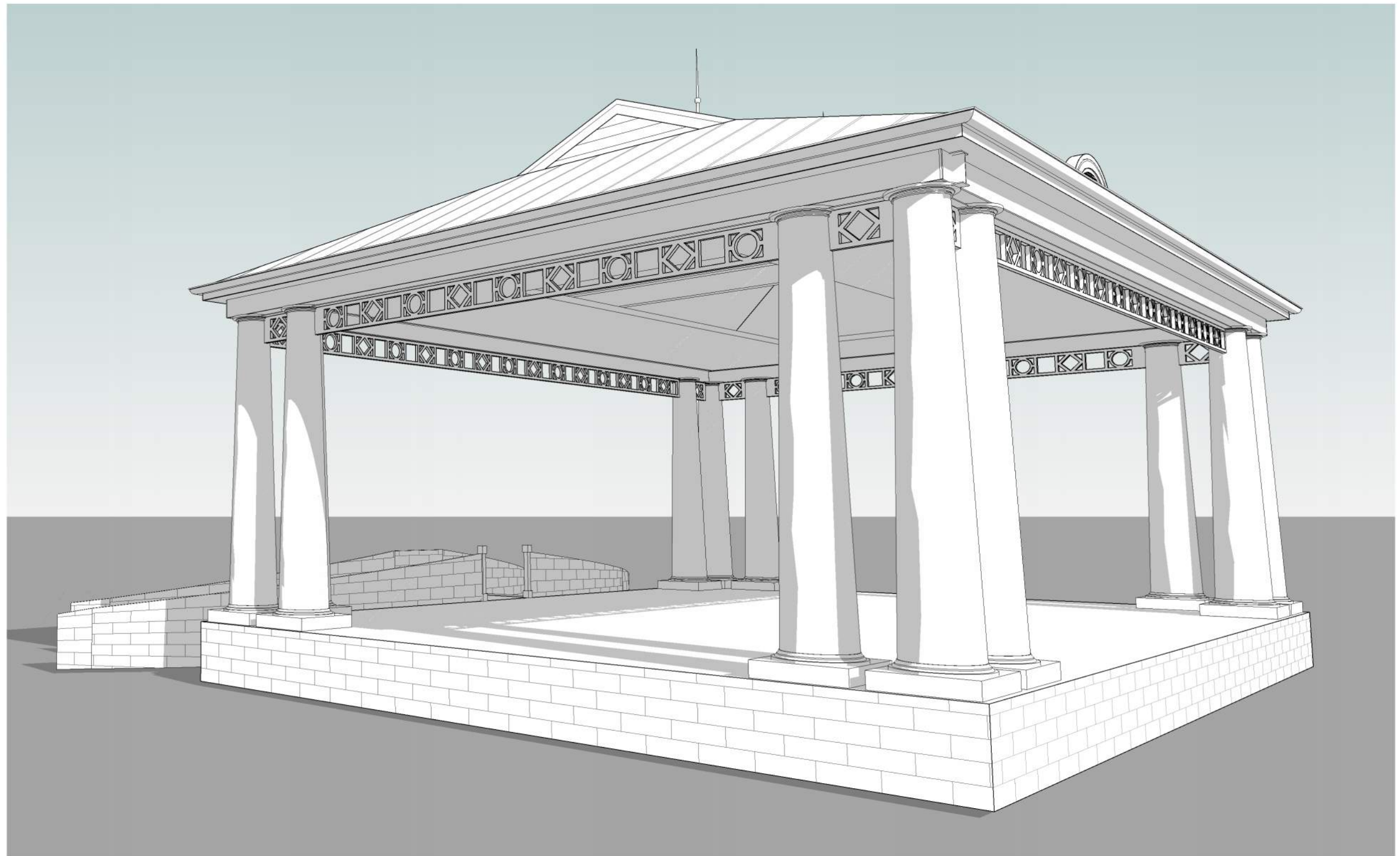
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1 View Looking North East

All measurements are subject to change. Not for construction.



① Similar View Looking North East

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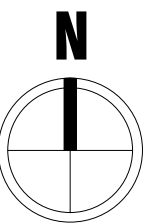
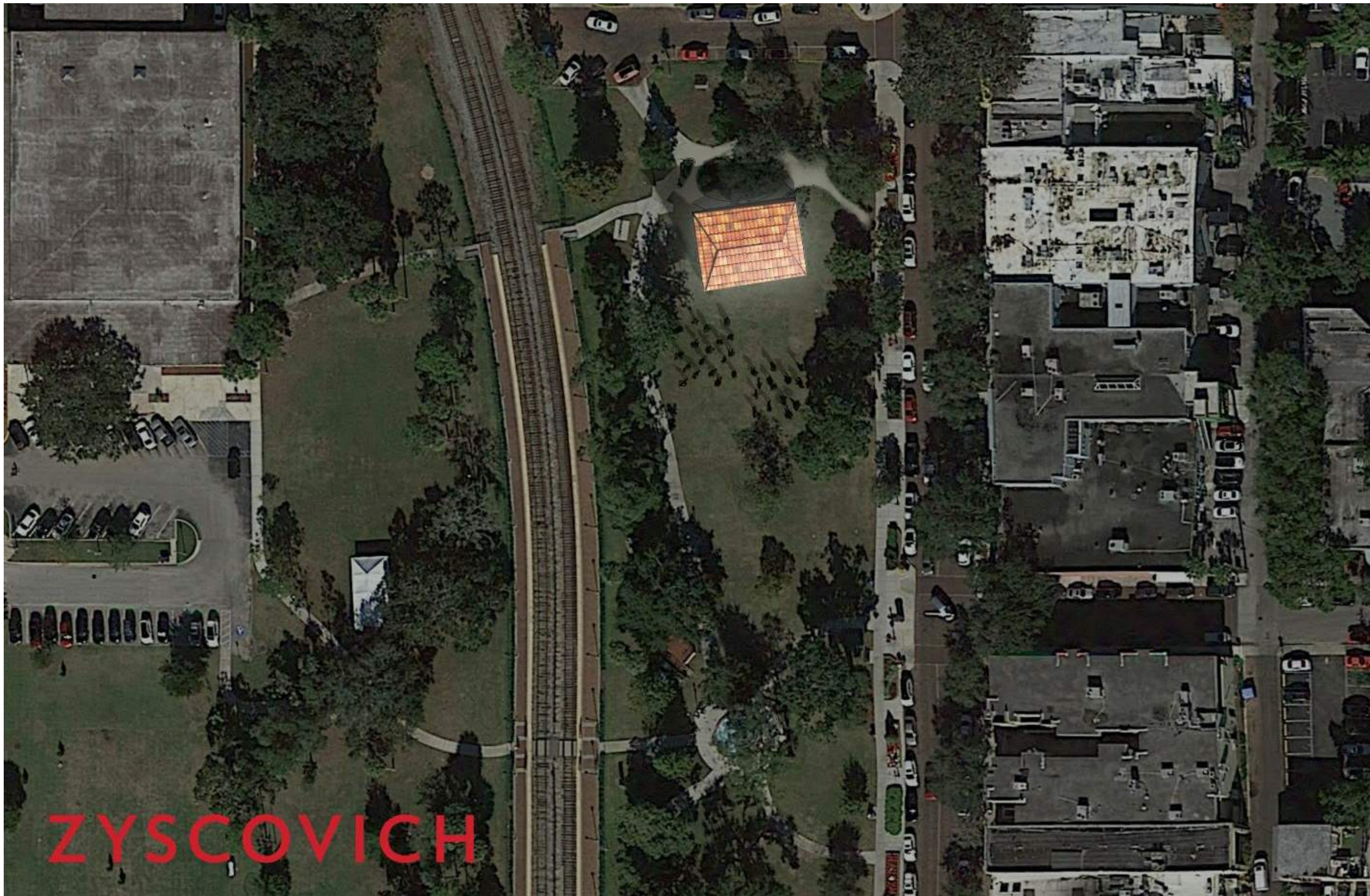


ZYSCOVICH

*CONCEPTUAL DESIGN PAVILION STUDY 2
FOR THE CITY OF WINTER PARK*

June 9, 2020

ZYSCOVICH
ARCHITECTS



All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 2	<i>Final Conceptual Design</i>	<i>Location Map</i>	<i>June 9, 2020</i>
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All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 2

Final Conceptual Design

Project Rendering

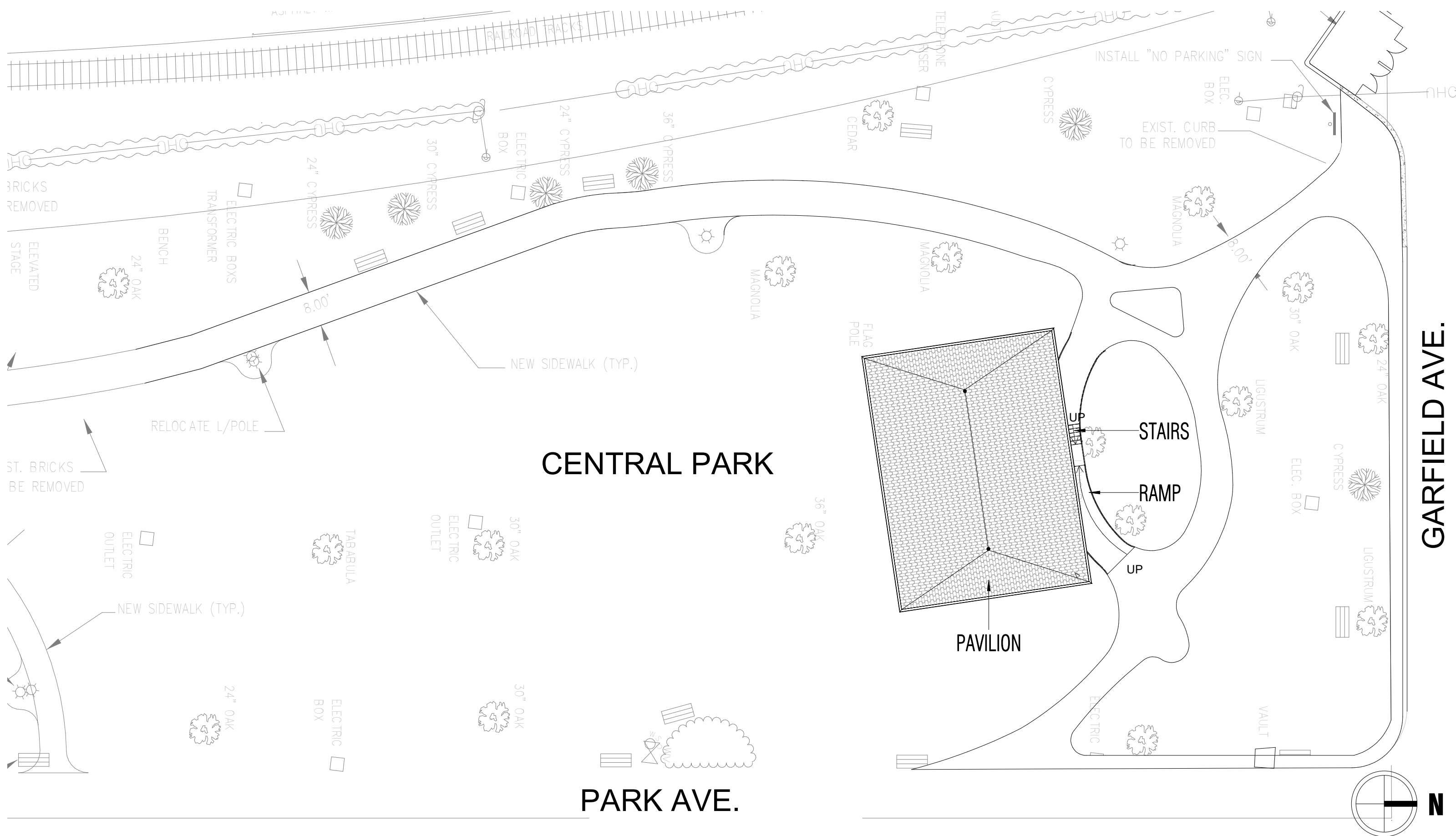
June 9, 2020

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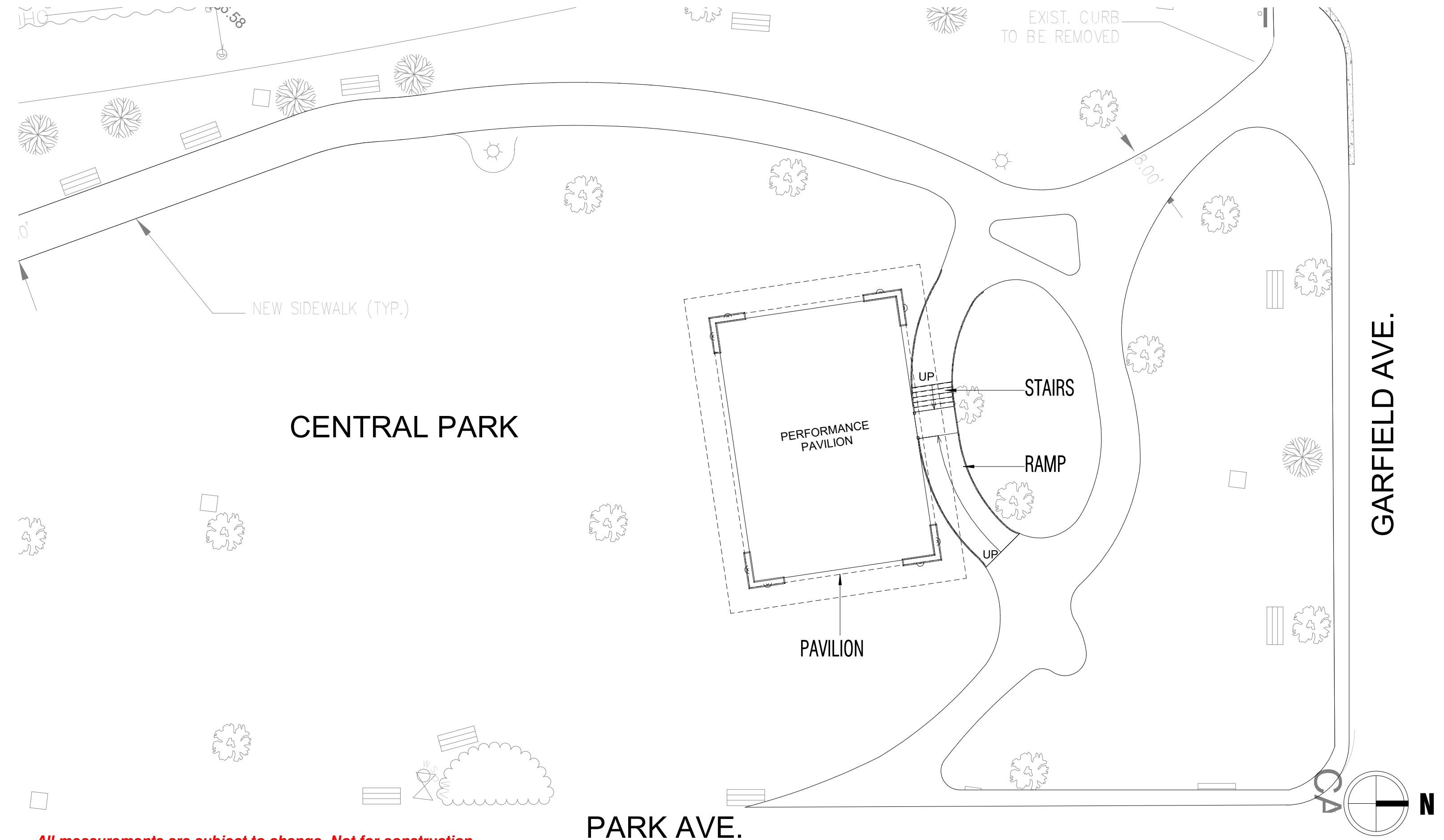
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All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 2	<i>Final Conceptual Design</i>	<i>Site Plan</i>	<i>1" = 20'-0"</i>	<i>June 9, 2020</i>
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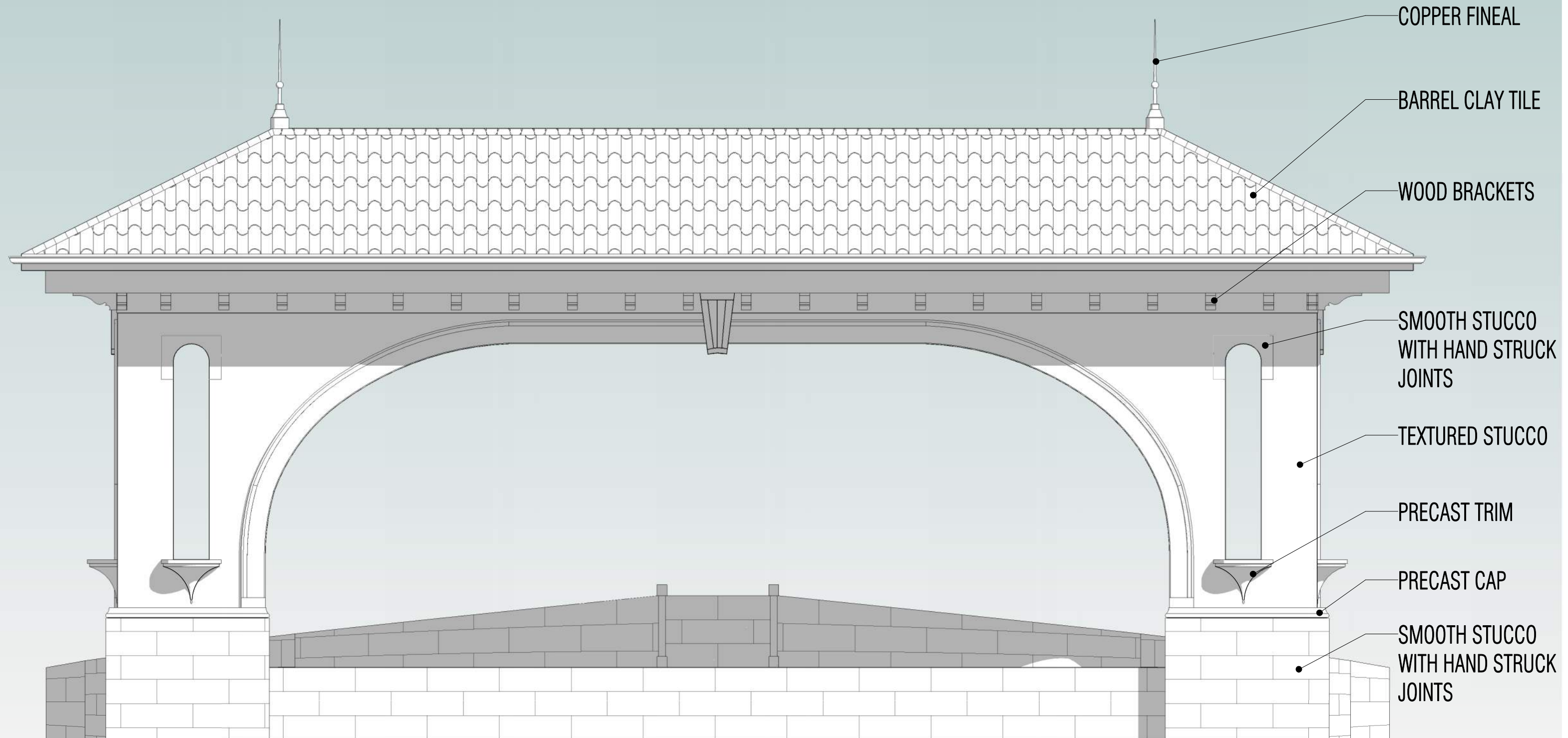
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All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 2	<i>Final Conceptual Design</i>	<i>Floor Plan</i>	<i>1/16" = 1'-0"</i>	<i>June 9, 2020</i>
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① South
1/4" = 1'-0"

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Central Park Pavilion Studies - Study 2

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Final Conceptual Design

South Elevation

1/4" = 1'-0"

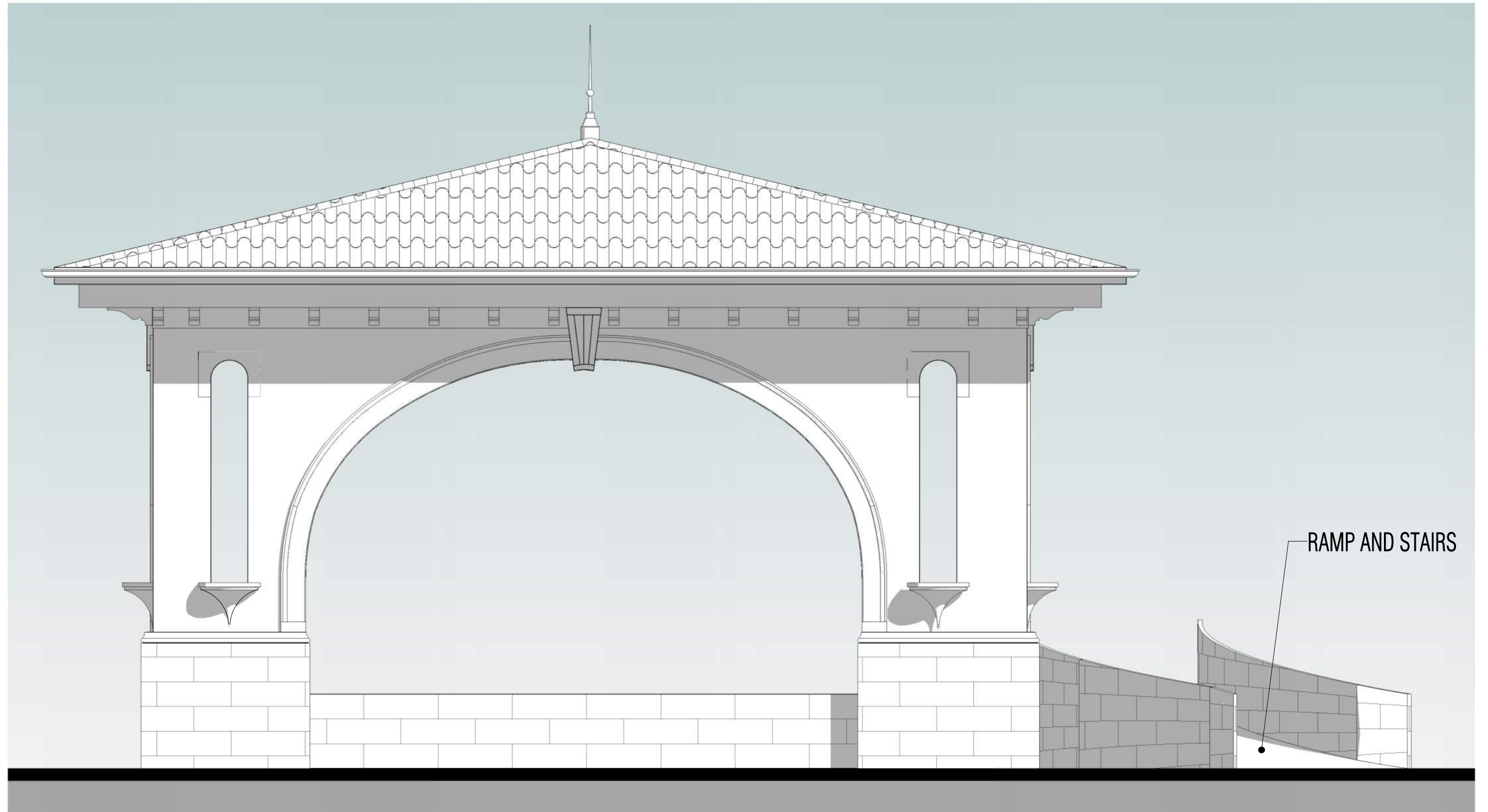
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05 **36**



RAMP AND STAIRS

① East
1/4" = 1'-0"

All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 2

Final Conceptual Design

East Elevation

1/4" = 1'-0"

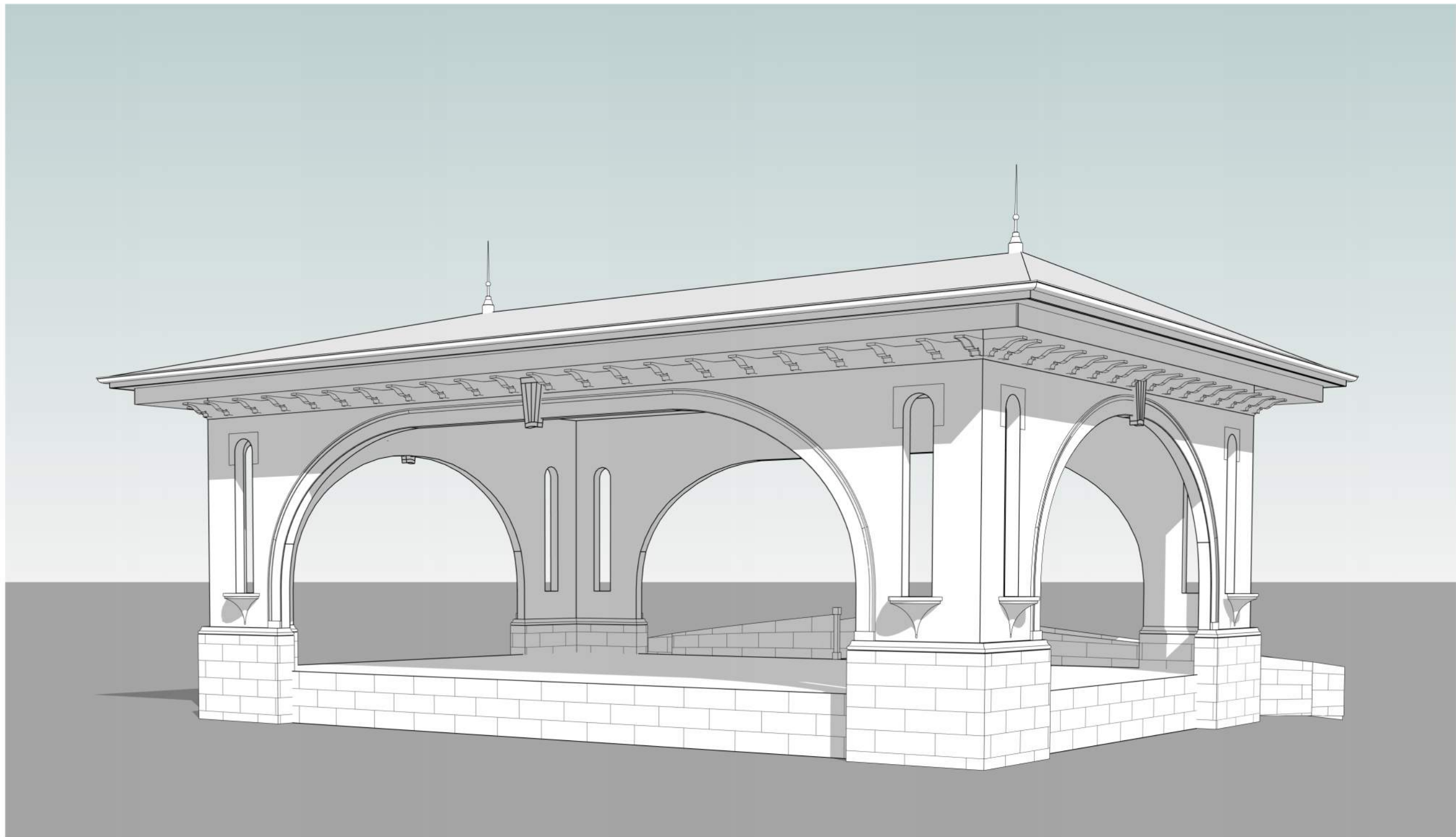
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① View Looking North West

All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 2

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Final Conceptual Design

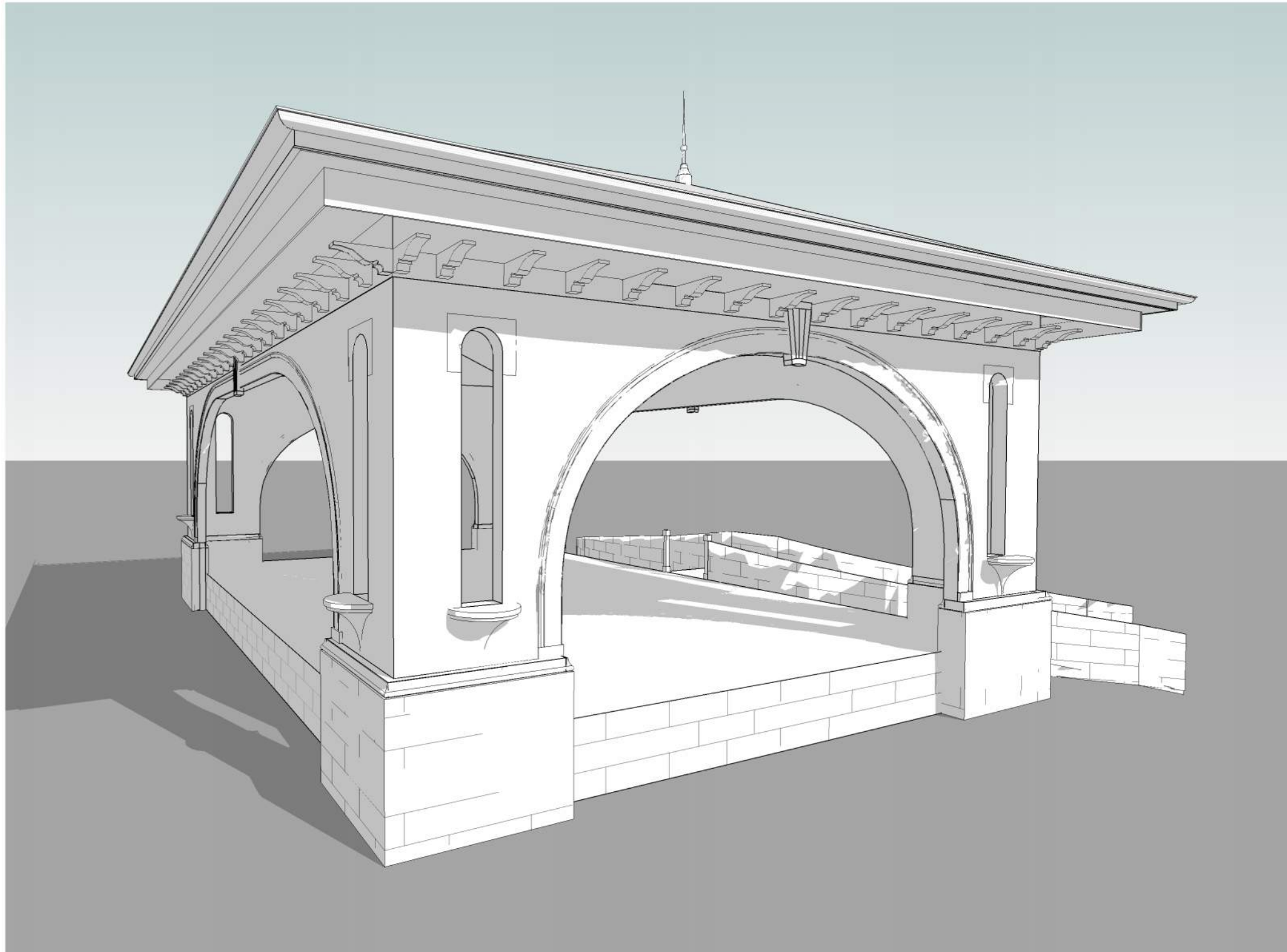
View 1

June 9, 2020

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① View Looking West

All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 2

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Final Conceptual Design

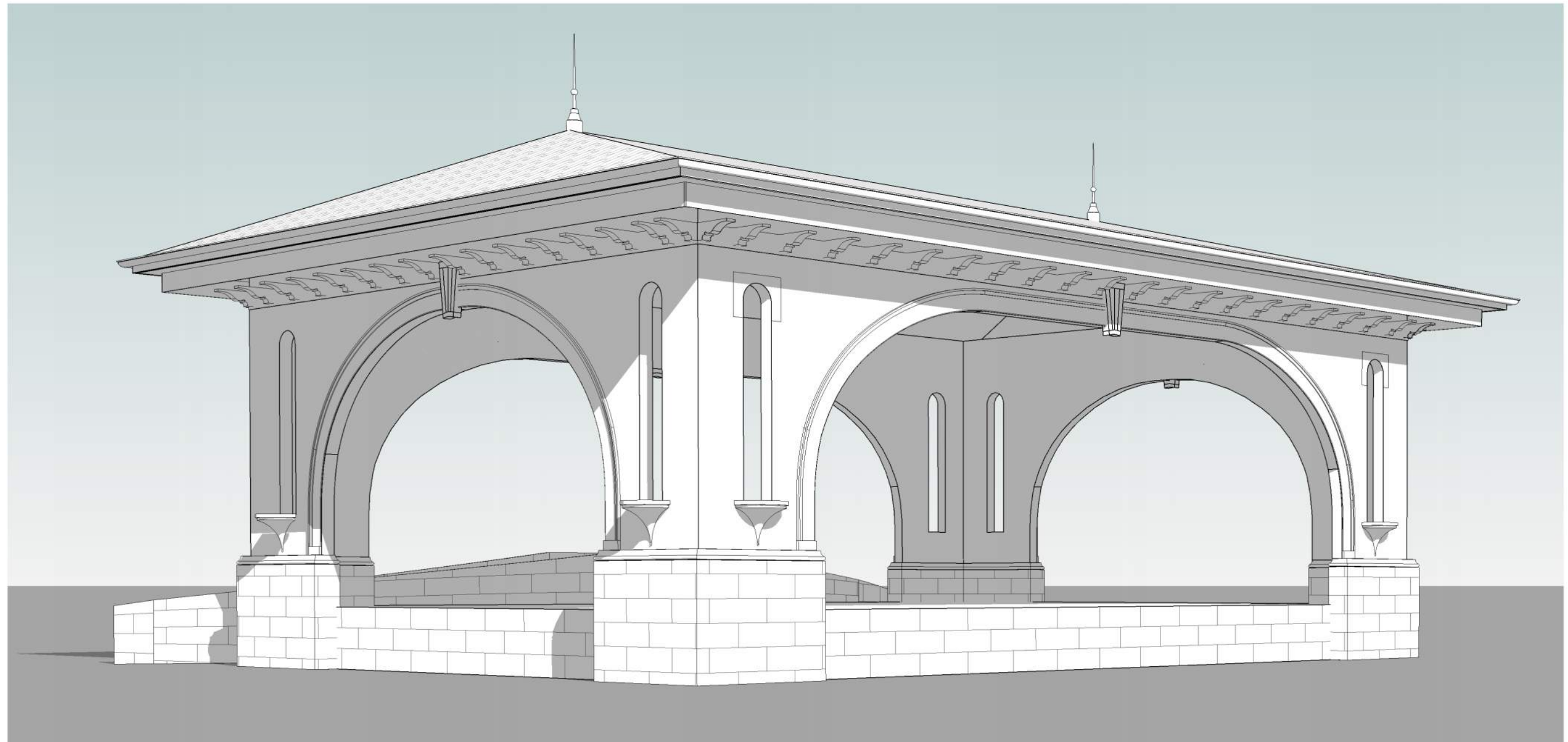
View 2

June 9, 2020

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1 View Looking North East

All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 2

Final Conceptual Design

View 3

June 9, 2020

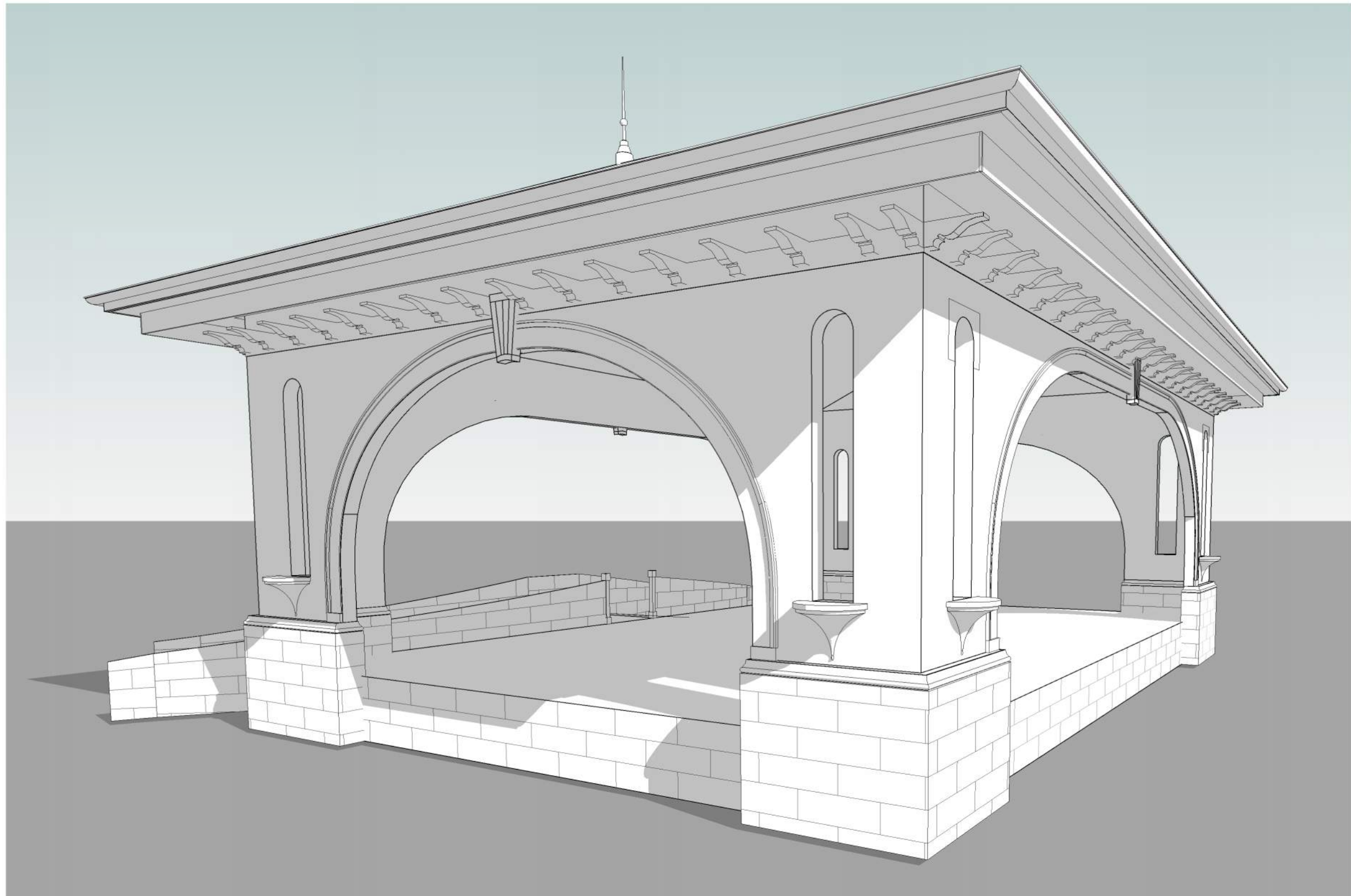
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09 40



① Similar View Looking North East

All measurements are subject to change. Not for construction.

Central Park Pavilion Studies - Study 2

Final Conceptual Design

View 4

June 9, 2020

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Community Redevelopment Agency 10-Year Proforma

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030		
ESTIMATED REVENUES												
TIF Revenue - City	3,351,094	3,351,094	3,384,605	3,452,297	3,555,866	3,698,101	3,883,006					
TIF Revenue - County	3,142,034	3,142,034	3,173,454	3,236,923	3,334,031	3,467,392	3,640,762					
Investment Earnings	100,801	102,817	104,873	106,971	109,110	111,838	114,634					
Misc. Revenues	30,000	30,000	30,000	30,000	-	-	-					
Total Revenues	6,623,929	6,625,945	6,692,933	6,826,191	6,999,007	7,277,331	7,638,402					
ESTIMATED EXPENDITURES												
Personnel & Indirect Costs	578,153	591,602	611,854	632,888	654,742	678,218	702,705					
General Operating	335,821	340,340	346,481	355,815	367,008	378,592	390,581					
Community Initiatives	1,055,250	516,870	479,062	522,417	486,448	530,620	494,937					
Capital Maintenance	100,000	103,000	106,090	109,273	112,551	115,927	119,405					
Misc. Capital Enhancements	140,000	140,000	140,000	140,000	140,000	140,000	140,000					
Debt Service & Transfers	1,491,056	1,496,097	1,484,485	1,071,284	1,066,442	710,568	-					
Total Expenditures	3,700,280	3,187,909	3,167,972	2,831,676	2,827,190	2,553,925	1,847,629					
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	2,923,649	3,438,036	3,524,960	3,994,515	4,171,817	4,723,406	5,790,772					
Proposed Projects	Est. Totals	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	
17/92 Streetscape	5,185,228	-	-	-	1,000,000	2,000,000	2,185,228	-				
MLK Park Improvements	3,000,000	-	-	1,500,000	1,500,000	-	-	-				
Post Office Purchase	7,500,000	4,500,000	3,000,000	-	-	-	-	-				
Parking Structures	8,000,000	-	-	-	1,000,000	1,500,000	2,000,000	3,500,000				
Hannibal Sq. Design Guideline Implementation	200,000	-	-	200,000	-	-	-	-				
Shady Park Area Improvements	300,000	300,000	-	-	-	-	-	-				
Central Park Stage Area Improvements	500,000	-	-	-	500,000	-	-	-				
Proposed CRA Project Funding Total	24,685,228	4,800,000	3,000,000	1,700,000	4,000,000	3,500,000	4,185,228	3,500,000				
Fund Surplus/Deficit		(1,876,351)	438,036	1,824,960	(5,485)	671,817	538,178	2,290,772				
Cumulative Cash Balance (Reserves)	3,195,863	1,319,512	1,757,548	3,582,509	3,577,024	4,248,841	4,787,019	7,077,791				

**AN ORDINANCE OF THE CITY OF WINTER PARK,
FLORIDA, PROVIDING FOR A REFERENDUM BY THE
ELECTORS OF THE CITY OF WINTER PARK FOR
APPROVAL OR REJECTION OF PROPOSED
CONSTRUCTION OF ANY STRUCTURE OR BUILDING,
INCLUDING BUT NOT LIMITED TO OFFICE OR
COMMERCIAL USE, ON CITY OWNED LANDS IN OR
ADJACENT TO CENTRAL PARK, WINTER PARK,
FLORIDA, WHICH INCLUDES ALL CITY OWNED
LANDS BOUNDED BY CANTON AVENUE ON THE
NORTH, PARK AVENUE ON THE EAST, NEW ENGLAND
AVENUE ON THE SOUTH, AND NEW YORK AVENUE ON
THE WEST; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Central Park, located in the Central Business District of Winter Park, has been historically used as a passive park; and

WHEREAS, there is a current proposal to construct an office building on city owned lands in or adjacent to Central Park; and

WHEREAS, the City Commission of the City of Winter Park deems it desirable to submit to the registered electors of the city for approval or rejection, the proposed construction of any permanent structure or building, including but not limited to office or commercial use, on city owned lands in or adjacent to Central Park which are bounded by Canton Avenue on the north, Park Avenue on the east, New England Avenue on the south, and New York Avenue on the west.

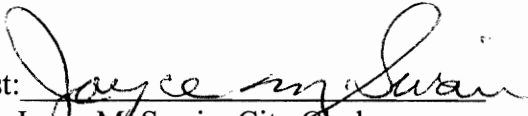
NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER PARK as follows:

Section 1. The proposed construction of any permanent structure or building, including but not limited to office or commercial use, on city owned lands in Central Park located in the Central Business District of Winter Park, which includes all city owned land bounded by Canton Avenue on the north, Park Avenue on the east, New England Avenue on the south, and New York Avenue on the west, shall be first submitted to the electors of the City of Winter Park for approval or rejection.

Section 2. All ordinances or portions of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall become effective immediately upon its final passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida, this 26th day of October, 1999.

Attest: 
Joyce M. Swain, City Clerk


Joe Terranova, Mayor



Community
Redevelopment
Agency (CRA)

agenda item

item type Discussion Items	meeting date January 13, 2021
prepared by Kyle Dudgeon	approved by Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Shady Park improvements

motion / recommendation

N/A

background

Funding for improvements to Shady Park were included in the FY21 budget with the purpose of improving the park and repurposing the space previously occupied by the spray play feature. It currently has several major flaws that would require extensive repairs and updating in order to make it operational within state and county health codes. Estimates for such repairs are approximately \$200,000. The spray feature was built prior to the newly constructed Winter Park Community Center that features a pool and zero entry play space which suggests reinvestment in the Shady Park spray feature is no longer necessary or best use of the park space or funding.

City staff engaged with Dix Hite in Spring 2020 to explore potential concepts and opportunities that would reimagine Shady Park space as a 'backyard' to the Community Center that can better compliment the extensive community events and programs held while also better serving community functions such as SOKO marketplace, Unity Heritage Festival, and other similar events. Both Parks and Recreation and Community Redevelopment staff will be seeking public input and directly engaging key stakeholders to fine tune the park improvement plan.

These preliminary concepts have been approved by both the Parks and Recreation and Community Redevelopment Advisory boards and early construction estimates are within the allocated budget of \$300,000.

alternatives / other considerations

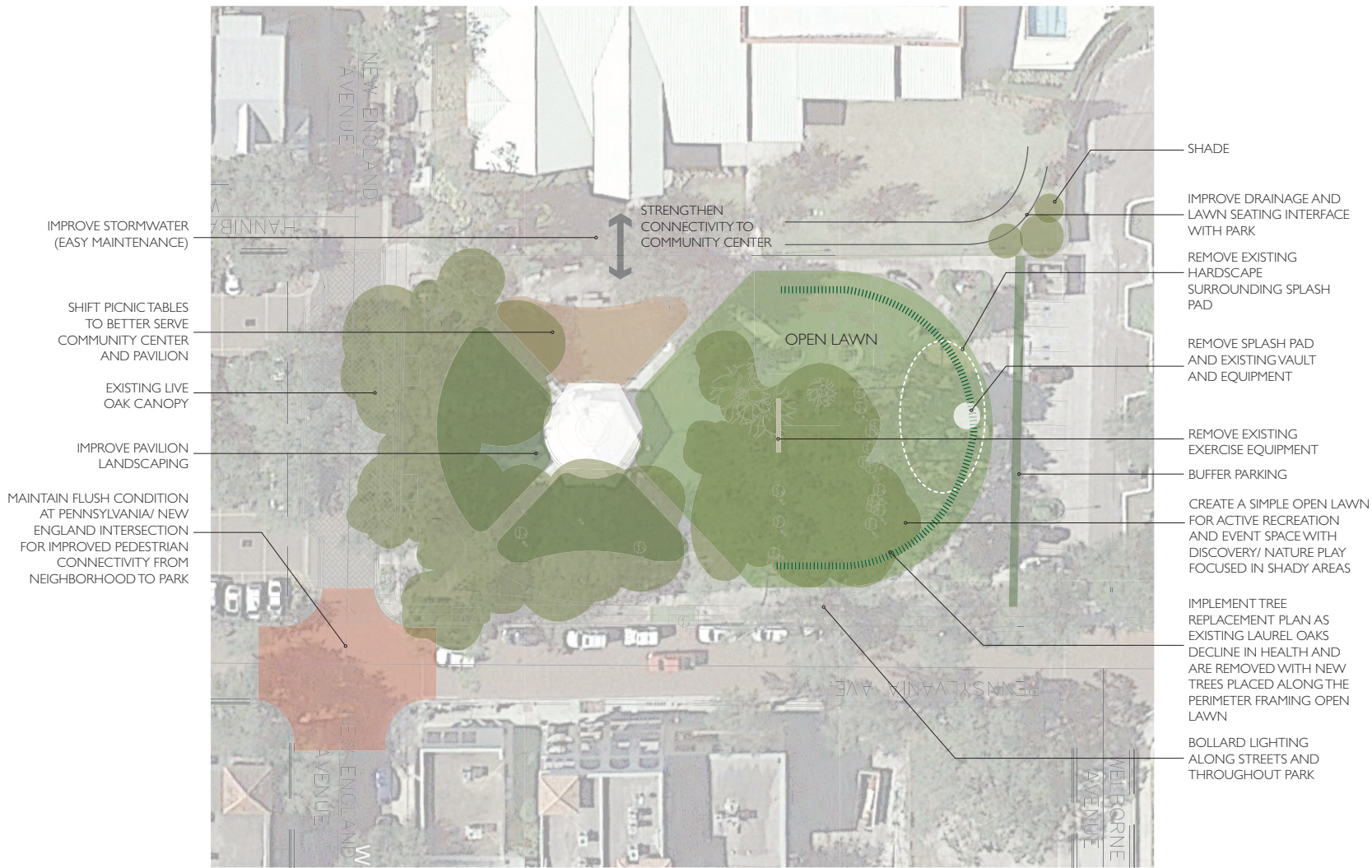
Consider changes to the design concept

fiscal impact

N/A

ATTACHMENTS:

[2020-08-03 Shady Park Concept Rendering.pdf](#)



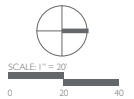
OPEN LAWN WITH SHADE - WARREN SQUARE - SAVANNAH, GA



ACTIVATED PICNIC/ LAWN SPACE - LEVY PARK - HOUSTON, TX



SIMPLE OPEN LAWN - REPUBLIC SQUARE PARK - AUSTIN, TX



SHADY PARK | PRELIMINARY OPPORTUNITIES

CITY OF WINTER PARK

03.12.2020

