Title
US HWY 17-92 CRA – Consider approval of a funding request from the City of Lake Mary for Gateway/Streetscape improvements at US 17-92 and Weldon Boulevard in the amount of $446,984.50. District 4 - Henley (Sonia Fonseca)

Department
County Manager’s Office

Division
Economic Development Division

Authorized By
Tricia Setzer

Contact/Phone number
Sonia Fonseca - 407-665-7133

Motion/Recommendation
1. Recommend approval of the funding request from the City of Lake Mary for Gateway/Streetscape improvements at US 17-92 and Weldon Boulevard in the amount of $446,984.50; or

2. Recommend approval of the funding request from the City of Lake Mary for Gateway/Streetscape improvements at US 17-92 and Weldon Boulevard in the amount of $355,470.33; or

3. Recommend approval of the funding request from the City of Lake Mary for Gateway/Streetscape improvements at US 17-92 and Weldon Boulevard in the amount of $29,835.00; (DESIGN ONLY w/$325,000 reserved for construction) or

4. Deny the funding request from the City of Lake Mary for Gateway/Streetscape improvements at US 17-92 and Weldon Boulevard in the amount of $446,984.50; or

5. Continue to a time and date certain.

Background
The City of Lake Mary is proposing a gateway/streetscape improvement project along US Highway 17-92 at Weldon Boulevard within the Community Redevelopment Area. The project is estimated to cost approximately $446,984.50 as follows.

- Design $ 29,835.00
- General Conditions $ 56,000.00
The City of Lake Mary is requesting the US 17-92 CRA fund the total cost of $446,984.50 for this project.

The City of Lake Mary gateway/streetscape feature is intended to welcome visitors and residents entering the city from US 17-92. The project will feature roadway and hardscape enhancements, decorative signage, and landscaping. Additionally, this project will promote a sense of arrival, combat blight, increase mobility, encourage economic growth, and support the City’s redevelopment efforts in the area.

The proposed application furthers implementation of the following Goal, Objectives, and Policies of the US-17-92 Corridor Redevelopment Master Plan:

- **Goal**: Promote and provide a cohesive, economically sustainable, and functional built environment throughout the entire US 17-92 corridor.
  - **Objective 2**: Eliminate existing blight and prevent the continued degradation of physical and social environment within the CRA jurisdictional boundary and surrounding community.
    - **Policy 2.1**: Encourage privately-initiated rehabilitation of substandard and unsightly structures, signs, landscape and parking areas through available funding programs. Provide matching grants contingent upon design compliance with Corridor Redevelopment Master Plan redevelopment framework standards and perpetual maintenance agreement.

The following project elements meet the CRA’s adopted definition of a Catalyst Project.

- The project will have a positive influence on property values. The installation of high caliber hardscape and gateway features will serve as a place-maker for the businesses that front US 17-92.
- The project will serve as the front-door gateway to the County’s fourth largest employer – Seminole State College.
- This project will bolster an underutilized shopping area and thus help improve the quality of life for Seminole County residents. Aiding underutilized space operate at its highest-and-best use will serve the community economically. The gateway envisioned with this project distinguishes the entrance into SSC and
Lake Mary. The importance of demarking the entrance into SSC is because the school services 32,000 students.

- This project has a direct connection with citywide efforts to mark and identify gateways into Lake Mary. The City’s Trailhead Park and SunRail Station Stop are two examples of this continued effort.
- This project will complement extensive improvements expected to occur on the corridor. Vicinity redevelopment associated with Reagan Center (i.e., Flea World) and continued improvement of Five Points will be complemented by this project.
- This project will enhance public safety by creating an attractive barrier between Seminole Math and Science Charter School and US Highway 17-92.

The City of Lake Mary has contributed $696,993 to the CRA Trust Fund through 2016. The City has contributed an average of $70,000 annually for the last five years. To date, the City has received $151,839 in funding for CRA projects.

**...TAC Recommendation**
The Technical Advisory Committee recommended approval of the Lake Mary gateway/streetscape project in the amount of $446,984.50 at its February 18, 2016 meeting.

**...Staff Recommendation**
Staff recommends approval of the Lake Mary gateway/streetscape project in the amount of $355,470.33 as follows.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Design</td>
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<tr>
<td>General Conditions</td>
<td>$56,000.00</td>
</tr>
<tr>
<td>Site Preparation</td>
<td>$38,073.33</td>
</tr>
<tr>
<td>Hardscape Enhancements</td>
<td>$196,562.00</td>
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<tr>
<td>Landscape and Irrigation (Site Prep Demo)</td>
<td>$35,000.00</td>
</tr>
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</tr>
<tr>
<td>Escalation</td>
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</tr>
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<td><strong>Total</strong></td>
<td><strong>$355,470.33</strong></td>
</tr>
</tbody>
</table>

**Attachments**
- Grant Application
VIA EMAIL

December 11, 2015

Sonia Fonseca
US 17-92 CRA Program Manager
Seminole County Government
1101 E. First Street
Sanford, FL 32771

Nicole Guillet
County Manager
Seminole County Government
1101 E. First Street
Sanford, FL 32771

Subject: US 17-92 Community Redevelopment Area (CRA) - City of Lake Mary Project Application (US 17-92 and Weldon Blvd.)

Dear Ms. Fonseca and Ms. Guillet:

The City of Lake Mary is pleased to submit our first application for CRA funding. As you know, Lake Mary has been a partner city of the US 17-92 Community Redevelopment Agency since its inception. Our intent to file this application was communicated in a letter dated April 22, 2015, and we’re attaching that letter for your information. We believe our contributions into the CRA’s tax increment fund have made a difference along the corridor. This letter outlines our request to continue that trend by boldly enhancing the streetscape at the intersection of Weldon Boulevard and US 17-92. The project involves the installation of a decorative hardscape that will serve as an attractive gateway into the City of Lake Mary and Seminole State College.

This application submittal includes general plans for the project, elevations associated with the improvements, a schedule of estimated costs, and letters of support. The engineering/planning firm CPH provided an opinion of probable cost at $417,149.50. The City is asking for reimbursement of the planning and engineering costs which total $29,835.00. This results in a total funding request of $446,984.50. This total project request is below the amount referenced in our April 22, 2015, correspondence and it also leaves the City of Lake Mary a net contributor to the CRA. Please note that...
we believe it prudent to commence this project after the roadway is widened by the Florida Department of Transportation (FDOT).

This streetscape project will complement the significant positive changes occurring on the corridor. The project provides a bold gateway into the City of Lake Mary and Seminole State College (SSC). We have coordinated with SSC, and a letter supporting this project from President Ann McGee is attached to this submittal. We have also coordinated this plan with owner representatives from both the Victoria Square Shopping Center and the Publix Shopping Plaza. Both shopping centers fully support this plan.

We think the project elevations will show the Community Redevelopment Agency that we are proposing a unique and innovative feature on the roadway. This project continues our citywide endeavor to attractively mark our city boundaries, as evidenced by the gateway feature already installed at Rinehart Road and Lake Mary Boulevard, and a feature planned at the Lake Mary SunRail Station stop.

The City of Lake Mary is seeking these CRA funds to continue the progress made along the corridor. We believe the hardscape improvements associated with this project will both help multiply the positive impact of the road widening and at the same time buffer the increased intensity along this important roadway frontage.

Thank you for your efforts to fund this project by budgeting it in the Capital Improvement Plan. Our continued strong partnership is the result of hard work and determination, but we sincerely believe our community is better because of it. If you need any additional information, please contact Tom Tomerlin, our Economic Development Manager, at 407-585-1426.

Sincerely,

Jackie Sova
City Manager

cc: Lake Mary City Commission (5)
    Community Redevelopment Agency Board/Board of County Commissioners (4)
    Redevelopment Planning Agency Members (5)
    E. Ann McGee, President, SSC

Attachments
# U.S. 17-92/ Weldon Blvd. Streetscape Concept- Cost Estimate

**Name of Project**

**CPH Project #**

**U.S. 17-92/ Weldon Blvd. Streetscape Concept**

**L1484**

**12/10/2015**

### Table: Cost Estimate

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FDOT Highway Construction Cost Inflation Factor for 2019 Fiscal Year: $417,149.50
SECTION 5
PAYMENT

General

The City shall authorize CPH to perform the scope herein on a task by task basis. No work will be performed on a task not yet authorized. This work order will be performed and billed as a Lump Sum service. Any modifications to the analyses or plans requested by the CITY after the plans are approved by the CITY will be performed as an additional service and billed at the Standard Hourly Rates. The following is the break down of fees for each task. Billing will be based on the percent complete for each phase as agreed to by the CITY.

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<th>Task No.</th>
<th>Phase Description</th>
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<td><strong>TOTAL COMPENSATION</strong></td>
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<td><strong>$29,835.00</strong></td>
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</table>

Compensation paid to ENGINEER for services described in Section 2 rendered by Principals and Employees assigned to the Project will be computed by multiplying Standard Classification Billing Rates for all classifications of employees directly engaged on the project, times the number of hours worked on the project, plus outside consultants or subcontractors at actual cost.

The maximum fee for services as described in Section 2 shall not exceed $29,835.00. Compensation paid to CPH for supplementary services described in Section 3 shall be in accordance with this section, except the maximum fee shall not apply and shall be negotiated and agreed upon prior to proceeding with the work.

The CITY will make prompt monthly payments in response to CPH's monthly statements without retention for all categories of services rendered under this Work Order and for reimbursable expenses incurred.

If this work is terminated during prosecution of the services prior to completion of the services of Section 2, payments to be made for all prior work under this authorization shall be due and payable, and shall constitute total payment for services rendered. In addition, upon termination, CPH shall be paid for additional services authorized and rendered under Section 3.
October 21, 2015

(Delivery Via City’s CRA Application)

Brenda Carey, Chairman
US 17-92 Community Redevelopment Agency
1101 E. First Street
Sanford, FL 32771

Dear Chairman Carey:

Subject: Support for Lake Mary’s Gateway Improvement Plan for US 17-92 and Weldon Blvd.

On behalf of Seminole State College, thank you for all you do to advance the mission and purpose of the College. This letter is written in support of the City of Lake Mary’s proposed streetscape improvements for the subject project. We understand the City is applying for Community Redevelopment Agency funds in order to construct these improvements. We have reviewed the plans for this project with City staff, and we believe it will provide many benefits for this important gateway area. More specifically, these streetscape improvements will help identify Weldon Boulevard as the ‘front door’ entrance to the College.

We look forward to developing and executing easements that will enable the plan to be implemented. I encourage the Community Redevelopment Agency to approve this project, and we look forward to coordinating with the County and City on this exciting endeavor.

Thank you for your consideration in this matter. Please contact me should you have any questions.

Sincerely,

E. Ann McGee
President

District Board of Trustees
Alex Setzer, Chairman | Scott D. Howat, Vice-Chair | Jeffrey M. Bauer | Wendy H. Brandon | Amy Lockhart | E. Ann McGee, President

Altamonte Springs | Geneva | Heathrow | Oviedo | Sanford/Lake Mary
A Diverse Learning Community | An Equal Access/Equal Opportunity College
December 11, 2015

Brenda Carey, Chairperson
US 17-92 Community Redevelopment Agency
1101 E. First Street
Sanford, FL 32771

Subject: Support for Lake Mary’s Gateway Improvement Plan for US 17-92 and Weldon Blvd.

Dear Chairperson Carey:

On behalf of RPAI US Management LLC, as agent for Inland Western Lake Mary, L.L.C., the owner of Lake Mary Pointe Shopping Center on Weldon Blvd., this letter is written in support of the City of Lake Mary’s proposed streetscape improvements associated with the subject area. We understand the City is applying for Community Redevelopment Agency funds in order to construct these improvements. We have reviewed the initial plans for this project with City staff, and we believe it will provide many benefits for this important gateway area. More specifically, these streetscape improvements will enhance the aesthetics of the area and we believe they will benefit the Lake Mary Pointe Shopping Center.

We will be pleased to work with the City on granting an easement agreement, along with our review of the final design plans, for the benefit of our mutual interests in the beautification project. We encourage the Community Redevelopment Agency to approve this project, and we look forward to coordinating with the County and City on this exciting endeavor.

Please contact me should you have any questions.

Sincerely,

RPAI US Management LLC

Francis P. Davanzo
Vice President
April 22, 2015

Brenda Carey
Chairman, US 17-92 CRA
Seminole County Government
1101 E. 1st Street
Sanford, Fl 32771

VIA: E-MAIL

Subject: Letter of Interest – US 17-92 Community Redevelopment Area (CRA) - City of Lake Mary Project Proposal (US 17-92 and Weldon Blvd.)

Dear Chairman Carey:

I’d like to thank you and the rest of the Board of County Commissioners for their leadership of the US 17-92 Community Redevelopment Agency. As a partner city, we believe the program has resulted in good work to improve the condition of this important highway. Our City serves on the Redevelopment Planning Agency (RPA), and we certainly intend to continue our commitment until the program sunsets in calendar year 2017.

The purpose of this letter is to inform the CRA of our current efforts to develop a streetscape project for portions of the US 17-92 CRA located within the City of Lake Mary. In that regard, please consider this letter as official notification that the City of Lake Mary is requesting that the US 17-92/Weldon Boulevard Streetscape project be placed on the CRA Capital Improvement Plan.

The project proposal consists of hardscape roadway improvements including decorative sidewalk pavement, decorative posts and gating, and column entry features. The City is not requesting any funds for landscaping or irrigation. A detailed plan for this project is under development, but the attached sheet provides an idea of this project’s scope. The City is requesting that we be allowed to use CRA trust funds in an amount roughly equal to our City’s contribution into the program. These unspent funds are estimated to be approximately $468,300. This represents the first time the City of Lake Mary has asked to utilize CRA trust funds. This project would occur on the north side of US 17-92, and its completion will be coordinated and timed in consideration of the Florida Department of Transportation’s (FDOT) widening project set to commence this year.

This project has many merits, and it addresses many elements of the Community Redevelopment Agency’s proposed catalyst project definition. Please consider the following benefits:

www.lakemaryfl.com  •  Main Phone: (407) 585-1423  •  Fax: (407) 585-1498
CITY HALL, 100 N. Country Club Road, P.O. Box 958445, Lake Mary, FL 32795-8445
serves as a Gateway feature for Seminole State College;
provides an attractive frontage for the underperforming Victoria Square Shopping Center;
along with Sanford, Winter Springs, and Casselberry – It establishes a consistent theme and
treatment of City portions of US 17-92;
design features of the project will better connect surrounding residential areas to the Publix
Shopping Plaza;
decorative fencing will provide an additional safety buffer for the new Science and Math Charter
School.

The City of Lake Mary is seeking these CRA funds to continue the progress made along the corridor. We
believe the hardscape improvements associated with this project will both help multiply the positive
impact of the road widening, and at the same time buffer the increased intensity along this important
roadway frontage.

As you know, this area serves as the front entrance to Seminole State College. Improvement of this
entrance will not only enhance the appearance of this important gateway, but it will also provide an
economic catalyst for retail uses in the immediate vicinity. We are confident we can make these
improvements well within the requested budget amount of $468,300.

Thank you for your efforts to fund this project by budgeting it in the Capital Improvement Plan. Our
continued strong partnership is the result of hard work and determination, but we sincerely believe our
community is better because of it. If you need any additional information, please call me.

Sincerely,

[Signature]

David Mealer, Ph.D.
Mayor
City of Lake Mary

Attachment: Sketch of Project

cc: Lake Mary City Commission (5)
Community Redevelopment Agency Board/Board of County Commissioners (4)
Redevelopment Planning Agency Members (5)
Nicole Guillet, County Manager
Sonia Fonseca, US 17-92 Program Manager
E. Ann McGee, President, SSC
ENHANCEMENTS IN FRONT OF VICTORIA SQUARE SHOPPING CENTER

STONE DECORATIVE FENCING/BARRIER OPTION

BRICK DECORATIVE FENCING/BARRIER OPTION

U.S. 17-92/ WELDON BLVD. STREETSCAPE CONCEPTS  
CRA CAPITAL IMPROVEMENT PLAN  
CITY OF LAKE MARY
ENHANCEMENTS IN FRONT OF PUBLIX SHOPPING CENTER

STONE DECORATIVE FENCING/BARRIERS OPTION

BRICK DECORATIVE FENCING/BARRIERS OPTION

U.S 17-92/ WELDON BLVD. STREETSCAPE CONCEPTS
CRA CAPITAL IMPROVEMENT PLAN
CITY OF LAKE MARY
ELEVATION 3
City of Lake Mary
US 17-92 Gateway

US 17-92 CRA
RPA Meeting March 3, 2016
Gateways in Lake Mary
Gateways in Lake Mary

Corner of W. Lake Mary Blvd. and Palmetto St.
Proposed Improvements
Proposed Improvements

U.S. 17-92/WELDON BLVD. STREETSCAPE CONCEPTS
CRA CAPITAL IMPROVEMENT PLAN

SEMINOLE SCIENCE & MATH CHARTER SCHOOL
VICTORIA SQUARE SHOPPING CENTER
TO SEMINOLE STATE COLLEGE

EXISTING SEMINOLE STATE SIGN
WALL MOUNTED CITY OF LAKE MARY SIGN
EXISTING LANDSCAPE

WELDON BLVD.

ELEVATION 1
ELEVATION 2
ELEVATION 3

ENHANCEMENTS IN MEDIAN

WALL MOUNTED SEMINOLE STATE COLLEGE SIGN
2 BRICK WALL

EXISTING SEMINOLE STATE COLLEGE SIGN

2’ PRECAST CONCRETE CAP WALL MOUNTED CITY OF LAKE MARY SIGN
3’ BRICK WALL

ELEVATION 2

VIEW FROM 17-92

VIEW FROM TURN LANE

OP6ION 1

CITY OF LAKE MARY

SEMINOLE STATE COLLEGE

ELEVATION 2

N.T.S.
Proposed Improvements

Enhancements in Front of Publix Shopping Center

Stone Decorative Fencing/Barriers Option

Brick Decorative Fencing/Barriers Option
Proposed Improvements
Project Merits

- Positive influence on property values.
  - Place Maker - high caliber hardscape and gateway features
- Front-door gateway to the County’s fourth largest employer – Seminole State College
  - Bolster an underutilized shopping area
    - quality of life
    - operate shopping centers at its highest-and-best use
    - boldly distinguish the entrance into SSC and Lake Mary
    - importance of marking the entrance into SSC considering the college serves approximately 32,000 students
- Direct connection with citywide efforts to mark and identify gateways into Lake Mary
- Complement extensive improvements expected to occur on the corridor
## Project Costs

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QTY</th>
<th>Units</th>
<th>Unit Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0. General Conditions</td>
<td>1</td>
<td>LS</td>
<td>$28,000.00</td>
<td>$28,000.00</td>
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<tr>
<td>0.2. Mobilization</td>
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<td>$14,000.00</td>
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<tr>
<td>0.3. Maintenance of Traffic</td>
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<td>$14,000.00</td>
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<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td></td>
<td><strong>$56,000.00</strong></td>
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<tr>
<td>1. Hardscape</td>
<td>584</td>
<td>LF</td>
<td>$60.00</td>
<td>$35,040.00</td>
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<tr>
<td>1.2. Brick Wall</td>
<td>1,031</td>
<td>SF</td>
<td>$20.00</td>
<td>$20,620.00</td>
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<tr>
<td>1.3. Precast Concrete Cap</td>
<td>159</td>
<td>LF</td>
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<td>$3,180.00</td>
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<tr>
<td>1.4. Decorative Aluminum Fence (Integrated Wall)</td>
<td>511</td>
<td>LF</td>
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<td>$20,440.00</td>
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<tr>
<td>1.5. Lake Mary Gateway Sign</td>
<td>2</td>
<td>EA</td>
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<td>$30,000.00</td>
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<tr>
<td>1.6. Wall Mounted City of Lake Mary Sign</td>
<td>1</td>
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<tr>
<td>1.7. Wall Mounted City of Lake Mary Logo</td>
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<td>EA</td>
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<tr>
<td>1.8. Wall Mounted Seminole State College Sign</td>
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<td>1.9. Decorative Aquatic Plant Art Panel</td>
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<tr>
<td>1.10. Concrete Sidewalk</td>
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<td>Subtotal</td>
<td></td>
<td></td>
<td></td>
<td><strong>$196,562.00</strong></td>
</tr>
<tr>
<td>2. Landscape &amp; Irrigation</td>
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<td>LS</td>
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<td>2.2. Sodding</td>
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<td>2.4. Irrigation</td>
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<td>$4,000.00</td>
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<td>Subtotal</td>
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<tr>
<td>3. Site Preparation</td>
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<td>LS</td>
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<td>$2,000.00</td>
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<tr>
<td>3.2. Finish Grading</td>
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<td>$4,000.00</td>
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<td>3.3. Import Fill</td>
<td>200</td>
<td>CY</td>
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<td>$2,000.00</td>
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<td>3.4. Remove Existing Sidewalk</td>
<td>565</td>
<td>SY</td>
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<td>3.5. Decorative Crosswalk</td>
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<td>Subtotal</td>
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<td><strong>$38,073.33</strong></td>
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<tr>
<td>Total</td>
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<td><strong>$335,248.33</strong></td>
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</tbody>
</table>

Contingency 15%: $50,287.25

Total: $385,535.58

FDOT Highway Construction Cost Inflation Factor for 2019 Fiscal Year: $417,149.50

- Design: $29,835.00
- General Conditions: $56,000.00
- Site Preparation: $38,073.33
- Hardscape Enhancements: $196,562.00
- Landscape and Irrigation: $44,613.00
- Contingency: $50,287.25
- Escalation: $31,613.92

Total: $440,384.50
## City of Lake Mary – CRA Partner

<table>
<thead>
<tr>
<th></th>
<th>$</th>
<th>Notes:</th>
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<tbody>
<tr>
<td>Contributions To-Date</td>
<td>$ 696,993</td>
<td>This does not include two additional annual payments until Sunset.</td>
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<tr>
<td>CRA Monies Spent in Lake Mary</td>
<td>$ 151,839</td>
<td>Awards for private sector signage and Charter School</td>
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<tr>
<td><strong>Balance</strong></td>
<td>$ 545,154</td>
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<tr>
<td>Gateway Project - Request</td>
<td>$ 446,984.50</td>
<td>The one and only request from the City of Lake Mary</td>
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<tr>
<td><strong>If Funded:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>This project only uses</td>
<td></td>
<td>64% of the City’s contribution into the CRA to date</td>
</tr>
<tr>
<td>The City leaves the CRA with total</td>
<td>less than 75</td>
<td>per dollar contributed</td>
</tr>
<tr>
<td>spending</td>
<td>cents</td>
<td></td>
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</table>