



**Winter Garden CRA
Annual Report
March 31, 2020**

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1 - Introduction



Since 1992, Winter Garden has been redeveloping and reshaping the neighborhoods and districts within the Community Redevelopment Agency (CRA). Major accomplishment started with the creation of the Winter Garden Community Redevelopment Agency, which has been an effective redevelopment and financing tool. Public project over the last twenty-five years included the West Orange Trail through the Historic Downtown, followed by a streetscape project that transformed Plant Street.

Linear parks, swings, fountains, a gazebo and

clock tower were constructed creating an outdoor living room in the center of Downtown. The Edgewater Hotel was saved from demolition, the Garden Theatre restored and two train stations have been preserved.



A Pavilion was constructed for the Winter Garden Farmers Market in 2011. A parking garage was completed in 2016 with 530 parking spaces.



The two story, three level parking garage to the left provides much needed parking for employees and visitors and it has been a great addition to Downtown

New infill projects came along the way injecting private investment into Downtown creating a warm and invited environments. Here are some examples of two projects that were just completed in 2019:



Tremaine Boyd Mixed Use – Residential and Commercial



Park Place Townhomes

The Winter Garden Hotel and The Exchange are both approved and starting construction.



A façade matching grant program was created in 2011 that has helped to revitalize worn and outdated buildings.



2 & 12 W. Plant Street, known as The Bond Building, 2015

This structure was the first brick commercial building built in 1912 after a 1909 fire destroyed all of the downtown wooden buildings. It was built by James L. Dillard and Benjamin T. Boyd, both of whom served on Winter Garden's first City Commission. Originally, it housed a bakery operated by Albert E. Jones and a real estate company operated by Dillard.

2 – Audit Report and Summary

Please find attached our audit report and summary as Attachment A, which states:

CRA FY2019 Financials

Total Assets: \$1,386,538

Total Liabilities: \$223,215

Total Revenues: \$1,067,944

Total Expenditures: \$678,367

The Winter Garden CRA is a blended component of the City and does not have separate financial statements. The Winter Garden CRA is audited as part of the City of Winter Garden's financial audit. The City's Certified Annual Financial Audit is located on the City's Fiscal Management page. All of the pertinent information, legal documents, financials and plans can be found at:

<http://www.cwgdn.com/346/Community-Redevelopment-Agency>

The Winter Garden CRA is a partnership between the City of Winter Garden and Orange County since both local governments allow for property values to be allocated to the trust fund. Thank you to Orange County for providing the leadership and support for the CRA which has resulted in a vibrant downtown community for Central Florida.

The Winter Garden CRA consists of the following members:

John Rees, Mayor and District 5
Lisa Bennett, District 1
Bob Buchanan, District 2

Mark Maciel, District 3
Colin Sharman, District 4



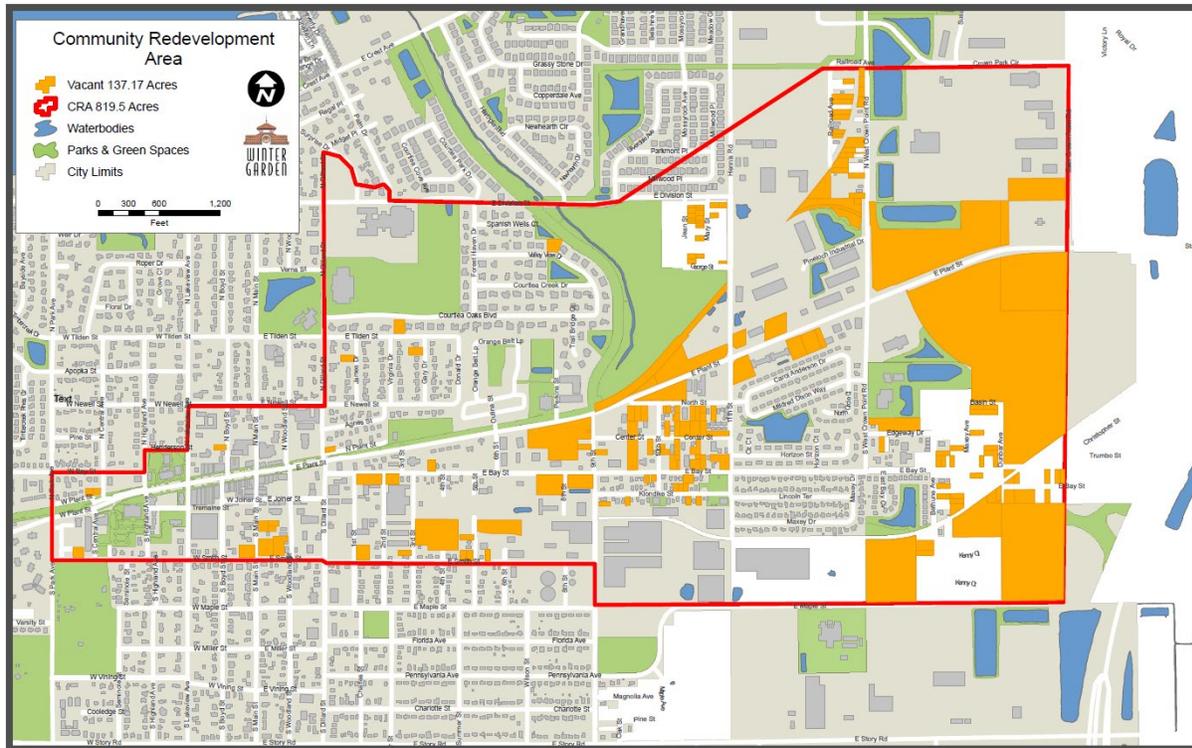
Kurt Ardaman, City Attorney, Mark Maciel, District 3 Commissioner, Lisa Bennett, District 1 Commissioner, Mike Bollhoefer, City Manager, John Rees, Mayor and District 5, Angela Grimmage, City Clerk, Bob Buchanan, District 2 Commissioner, Colin Sharman, District 4 Commissioner

Larry Cappleman CRAAB Representative (not pictured)
Jeff Sedloff (County Representative) (not pictured)

The Winter Garden CRA Advisory Board consists of the following board members

- Nick Asma
- Derek Blakeslee
- Larry Cappleman
- Tim Keating
- Tara Moore
- George Spigener
- Daniel Starks
- Don Wingate

The Winter Garden Community Redevelopment Area is comprised of 820 acres. 137% of those acres are currently vacant. Please see the map of the district area.



3– Approved Plans

The CRA Plan was adopted in 1992 – the plan can be found at this link: <http://www.cwgd.com/DocumentCenter/View/247/Finding-of-Necessity-PDF?bidId=>

The East Winter Garden Plan was approved in 2018 – the plan can be found at this link: http://www.cwgd.com/DocumentCenter/View/560/EWG_Plan

4 – Performance Data

Completed development/redevelopment projects started and completed: and the estimated cost for each project.

Tremaine Boyd Project – No CRA Funds

Park Place Townhomes – No CRA Funds

West Orange Healthcare District Offices – No CRA Funds

Outstanding Projects

East Winter Garden

Downtown Wayfinding & Parking Signage

Projects Completed

Rosallie Le French Cafe Facade Matching Grant - \$10,000 to add a side door and new outdoor patio and awning

Before



After



Projects Approved Downtown Wayfinding



5 – Total expenditures from the Redevelopment Trust Fund

CITY OF WINTER GARDEN FY 2019/2020 BUDGET COMMUNITY REDEVELOPMENT AGENCY FUND EXPENDITURES

	<u>2018</u> <u>ACTUAL</u>	<u>2019</u> <u>ORIGINAL</u> <u>BUDGET</u>	<u>2019</u> <u>AMENDED</u> <u>BUDGET</u>	<u>2020</u> <u>ADOPTED</u> <u>BUDGET</u>
120-0213-552.48-01	20	-	-	-
120-0213-552.49-02	1,103	17,256	17,256	16,563
120-0213-552.54-01	-	-	-	-
TOTAL OPERATING EXPENDITURES	1,123	17,256	17,256	16,563
120-0213-552.63-00	-	210,047	210,047	-
120-0213-552.63-00	-	-	60,000	-
120-0213-552.63-00	-	-	300,000	-
TOTAL CAPITAL OUTLAY	-	210,047	570,047	-
120-0213-552.72-00	7,081	3,397	3,397	3,105
TOTAL DEBT SERVICE	7,081	3,397	3,397	3,105
120-0213-552.82-00	-	50,000	50,000	50,000
TOTAL GRANTS AND AIDS	-	50,000	50,000	50,000
120-0213-581.91-00	645,212	747,150	747,150	747,150
120-0213-599.99-99	250,250	-	-	411,489
TOTAL OTHER USES	895,462	747,150	747,150	1,158,639
TOTAL COMMUNITY REDEVELOPMENT AGENCY FUND	903,666	1,027,850	1,387,850	1,228,307

Budget Expenditure Explanation

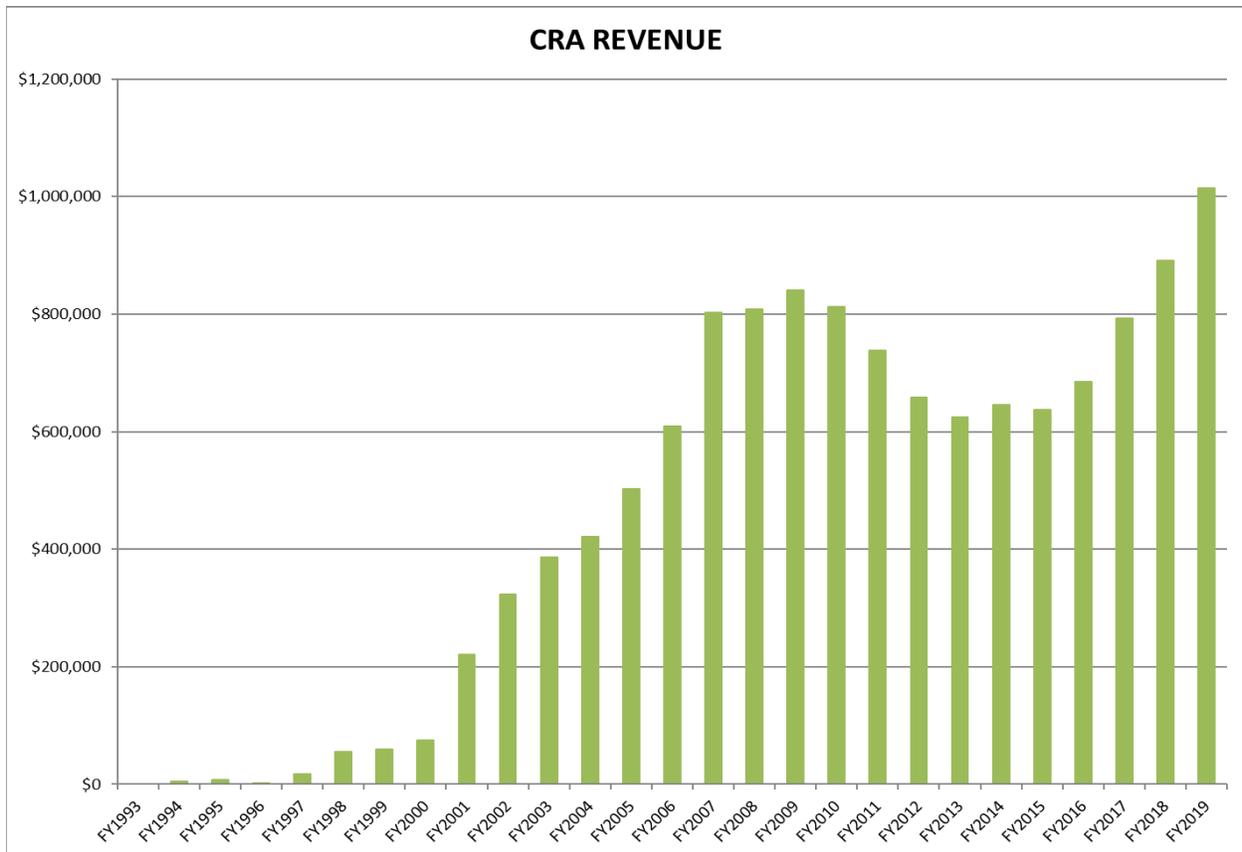
Interfund Management Fees	\$17,256
CRA Capital Funding Projects Budgeted expenditure, capital budget set aside for capital projects by the CRA Board Funds not expended – carried forward	\$210,047
Downtown Wayfinding & Parking Signs Wayfinding is designed and being manufactured	\$60,000
East Winter Garden Zone 1 Housing Budgeted expenditure. Funds not expended during fiscal year –carried forward	\$300,000
Interest	\$3,397
Aid to Private Organizations -Facade Grant \$10K was expended during fiscal year Remaining funds carried forward	\$50,000
Interfund Transfer - Debt Service \$5,914 was for interest payment; \$645,169 debt service for the parking garage	\$747,150
Total	1,387,850

6 – Original assessed real property values within the Community Development Agency’s area of authority as of the day the Agency was created

The Winter Garden CRA was created in 1992. The assessed real property values were \$23,347,286 the year the CRA was created.

7 – Total assessed Real Property Values of property within the boundaries of the Community Redevelopment Agency as of January 1 of the reporting year

The total assessed Real Property Values as of January 1st for the Winter Garden CRA were \$146,854,877.



8 – Total amount expended for affordable housing for low-income and middle-income residents

The CRA budgeted \$300,000 for East Winter Garden Housing for fiscal year 2019. This project was budgeted for FY2019 but not completed by the end of FY2019. The City has amended the current year FY2020 budget to carry forward prior year appropriations budget that were not completed by the end of the fiscal year. This will ensure that there is adequate funding to complete the project in the next fiscal year. The city paid for design services to create various single family designs utilizing funds from the general fund.

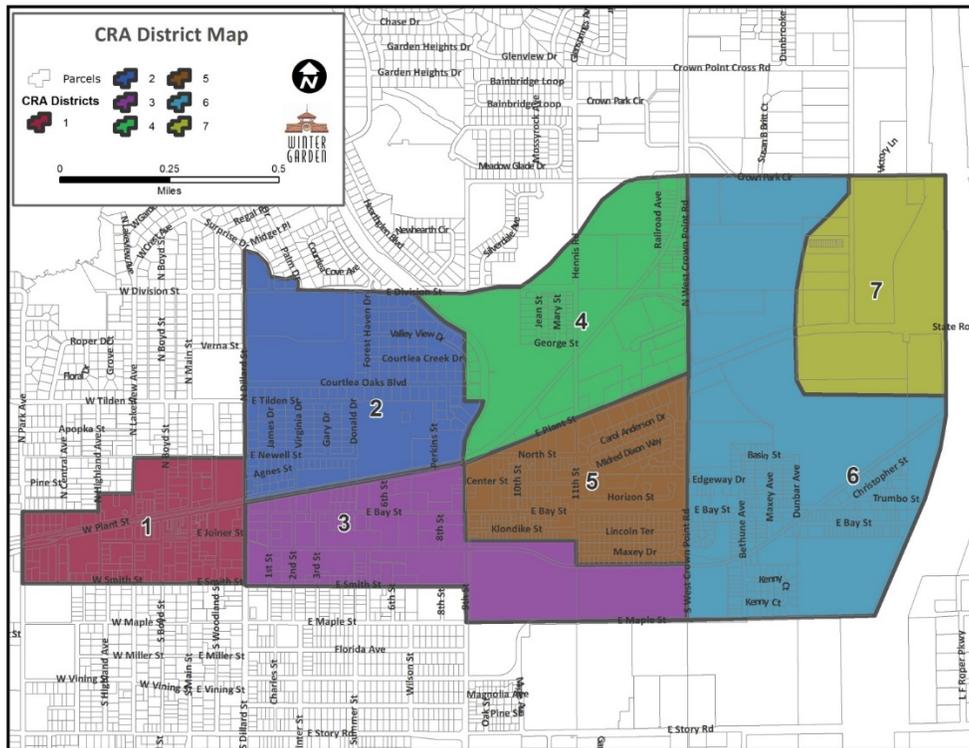
The city partnered with Habitat for Humanity to complete three new homes called the Green Row Homes. Two of the homes were completed this year. Here is a photo of the three homes.



9 - Summary – Achieving Goals of the CRA Plan

The two most significant projects completed over the last 25 years under the CRA Plan was the completion of the streetscape along Plant Street and the parking garage. Both projects have had a significant impact on the downtown CRA. Moving forward, the focus will be on District 5 and 6 as shown on the map below.

The plan breaks the CRA down into the followings districts and following that are the summary action items for each district:



District 1 – Historic Downtown

- Redevelop old buildings
- Retail 1st floor & professional 2nd floor
- Park & Plant gateway
- Dillard & Plant gateway
- Civic & cultural meeting places
- Parking improvements
- Create downtown historic district
- Signage & façade guidelines
- Low density

District 2 – In-town Residential

- CRA created PUD
- Regional post office
- Redevelop old hospital site

District 3 – Industrial

- Focus on light industry
- Stormwater management
- Buffers between residential & commercial

District 4 – Hennis Road Mixed Use

- Affordable homes
- Focus on light industry

District 5 – E. Bay Street Residential (East Winter Garden)

- Streetscape & landscaping
- Historic preservation
- Improve recreational facilities

Note: A new plan was approved for District 5 in 2018.

District 6 – Medium/High Density Residential

- Mixed use
- New school with recreation
- Prohibit billboards
- Commercial residential screening

Note: a new plan was approved for District 6 in 2018.

District 7 – Expressway Commercial

- Intensive retail center
- Historic preservation – Britt mansion
- Public transportation
- Design guidelines

Summary – Achieving Goals of the East Winter Garden Plan (District 5 & 6)

In addition to the CRA Plan, a plan for the east neighborhoods of the CRA was approved in 2018. The Plan is called the East Winter Garden Plan. The focus over the last few years has been on revitalizing East Winter Garden. Promising strides have been made towards the plan since it was approved on May 24, 2018. The new plan, which was the result of collaboration between the community and various organizations from East Winter Garden and the City identified five big ideas. The City has been working with the community to begin implementation of the plan addressing these big ideas along with the priorities under District 5 and 6.

BIG IDEAS

Here's a quick overview of the five big ideas that the plan describes.

One Winter Garden

Increase connections between the Historic Downtown District and East Winter Garden while adding destinations along Plant Street that could provide outdoor dining, new businesses, and more local jobs.

Increase Homeownership & Housing Options

Increase homeownership and improve housing quality while respecting the scale of the existing community.

Improve Health & Recreation, Safety & Security

Encourage more healthy food options in the area. Help provide activities and training for kids, teens, young adults, and the elderly. Annex enclaves of County land to provide a continuity of safety and services.

Add New Destinations within Walking & Biking Distance

Add sidewalks, streetlights, street trees, and improve drainage at critical areas. Consider trail extensions along Center Street and through the neighborhoods.

Continue Support for Initiatives Underway

Continue to support the existing programs that bring the community together. Churches, church missions, non-profits, and local non-governmental organizations should work together with the City on common goals.