
AGENDA
College Park University Heights Redevelopment Advisory Board
Wednesday, 4, 2008
5:00 P.M.

University of Florida Foundation Building
2012 West University Avenue
Wadsworth Board Room

- A. **ROLL CALL**
- B. **ADOPTION OF THE AGENDA**
- C. **APPROVAL OF THE MINUTES** – *April 2, 2008*
- D. **REQUEST TO ADDRESS THE BOARD**
- E. **COMMUNICATIONS**
 - 1. **Chair's Report**
 - 2. **Staff Report**

City Beautification Awards: The CRA won three awards for its projects: the SW 5th Avenue Triangle Pocket Park, the NW 5th Avenue Tot Lot, and the Bartlett Building Façade. Other award-winning projects with CRA participation are SW 2nd Avenue Reconstruction, Rush Law Office, and B'nai Israel cemetery.

Architecture, Landscape Architecture, Historic Preservation Services – CRA staff evaluated and ranked written proposals from firms. Staff has invited the top four firms to present their qualifications on May 12th and 13th. From these presentations, a firm or pool of firms will be selected for annual service contracts. Examples of the types of projects that will fall under these contracts are the Model Block, streetscapes, and adaptive reuse projects.

Parking Study: Staff is working with consultants from Rich & Associates to coordinate a timeline for services. It is anticipated that background work will occur over the summer. However, in order to achieve an accurate assessment of local conditions, observations of local parking demand will be scheduled after students have returned for Fall Semester.

NW 1st Avenue Lighting – Installation of the new Domus fixtures (and associated power line undergrounding) is now complete.

Streetscape Standards – Bellomo Herbert submitted a completed draft of the streetscape standards on March 10th. Staff is completing its review.

Depot Rail Trail – JMJ Consulting Engineering is developing a feasibility study and alternative concepts for trail widening. Public Works, GRU, and CRA staff met to discuss the concepts and evaluate concerns. Refinement to the concepts and a review of permit requirements are currently taking place.

University Avenue Improvements – The FDOT Maintenance Agreement is nearing the final stage of completion. It is anticipated that execution and installation of the first improvements (waste cans and benches) will take place in late May or early June. The improvements extend from NW 20th Terrace to Waldo Road.

Bus Shelters – The CRA approved the selection of Bentley Architects on April 21, 2008. Staff is proceeding with the professional services contract to begin this project.

Tumblin Creek Watershed Management Plan – The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Currently, staff is working on the implementation strategy of the plan. Projects listed within the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration.

SW 7th Ave Exfiltration Basin and Improvements – CRA staff is working to issue a purchase order for CES, Inc. to develop designs for the underground exfiltration basin and above ground roadway and streetscape improvements along the SW 7th Ave corridor. This contract will be piggybacked off of the Public Works continuing services contract with CES.

SW 13th Street Pedestrian Overpass Enhancement Design – Staff is planning to develop a Request for Proposals (RFP) for this project before the end of the 2nd quarter of this year. The project involves redesigning the pedestrian structure atop the FDOT bridge at SW 13th Street and Archer Road.

NW 6th Street Rail Trail – Public Works and CRA staff are collaborating on this project, which involves the design and construction of the 6th Street rail trail from South Main Street to approximately NW 14th Avenue. CRA will participate mainly on the design of the project. The trail project spans the Downtown, CPUH, and FAPS redevelopment districts.

3. **Liaison Report: Linda Dixon – University of Florida**

F. **OLD BUSINESS**

1. **SW 2nd Avenue (NB)**

..Explanation

At the May 7, 2008 meeting, consultants from BBPC and PBS&J conducted a public workshop with Board members, residents and other stakeholders from the SW 2nd Avenue study area. At that meeting, the consultants presented information related to preliminary market capacity and engineering capacity analyses. Based on this information, and on direction received from stakeholders and the CPUH advisory board, the consultants presented a preliminary development program for the study area. Board members and citizens provided comments and input related to this preliminary development plan.

Throughout the course of the meeting, it became apparent that the Board may need to revisit certain fundamental assumptions given to the consultant teams as the basis for formulating a development program. The goal of the SW 2nd Avenue Master Plan is to contemplate a short-term development program for the area, in order to plan and implement projects over the next five to seven years. As such, the Board may wish to revisit their assumptions related to the anticipated future existence of current land uses within the study area.

..Fiscal Note

Funding for this project has been approved at a cost not-to-exceed \$100,000, from the Primary Corridors Account, #618-790-W724-5502.

..Recommendation

CRA to CPUH Redevelopment Advisory Board: 1) Hear presentation from Staff and; 2) provide input as necessary.

2. **Strategic Planning (NB)**

..Explanation

At the March and April meetings, the CPUH board discussed both the previous and current redevelopment activities within the CPUH Area, reviewed the CRA's role in such redevelopment, and considered the extent to which the CRA has achieved redevelopment goals in the Area. As part of this discussion, Staff provided a comprehensive set of information regarding the CPUH Redevelopment Plan and its relation to past CRA activities in the area and on-going initiatives. Based on input received from the previous meetings, Staff has assembled additional information related to the Plan and its relationship to current and potential future redevelopment projects. Staff will summarize and present this information to the Advisory Board for discussion.

..Fiscal Note

None at this time.

..Recommendation

CRA to CPUH Redevelopment Advisory Board: 1) Hear presentation from Staff; and 2) provide input as necessary.

G. **NEW BUSINESS**

1. 2008 College Park/University Heights Existing Commercial Building Façade Grant Program (B)

..Explanation

The College Park/University Heights Targeted Area Existing Commercial Building Façade Improvements Incentive Program is a competitive, matching grant program that is designed to encourage reinvestment in building facades, specifically those located on highly visible target corridors within the Area. Applicants must commit to expending (at a minimum) a cash match equal to the grants funds sought in the application. Repairs/upgrades to the façade must be visible at all times from the building's exterior, and maintenance items are not eligible for grant funds. Each storefront is eligible for up to \$10,000 in reimbursable grant funds. (A storefront is defined as having a street address and public access to the business.) If the building, regardless of the number of storefronts, has a second elevation that can be seen from the targeted corridor, the building would be eligible for another \$10,000. If a storefront is greater than 30 feet in width it will be eligible for a grant up to \$15,000. The maximum grant amount per applicant/building is \$50,000.

The application cycle for the 2008 CPUH façade program concluded on May 19, 2008. The CRA received four applications from within the Redevelopment Area. All four projects are located along target corridors within the Area: one project is on NW 13th St, another on University Avenue, and two are located on SW 2nd Avenue. Staff has reviewed all four applications; a brief summary of each application and of Staff's findings follows below (projects are listed in no particular order). Copies of the CPUH Grant Program and all application materials, including visual aids, are included in the backup. Original color copies of all application materials will be available for inspection at the June 4, 2008 CPUH meeting.

Arthur Deo Klein, the owner of a commercial building located at 1209 W University Avenue, submitted a façade grant application. Mr. Klein purchased the building in 2002 from the previous owner who had painted the building purple. The building currently houses the Mellow Mushroom restaurant. Mr. Klein has made several improvements during his 6 years as owner. He would like to update the outside of the business by adding an arbor to facilitate outdoor dining and active use of his patio space. He feels that the arbor would attract more customers to his business and would make University Avenue more appealing. Proposed façade improvements would include an arbor that partially covers the outdoor seating area, flowering hanging plants and additional landscape along the front of the property, and additional lighting. According to the application, the total cost of the proposed work is \$27,900. In the application, Mr. Klein claimed 11 of 39 possible points for this application. However, after a thorough review, Staff determined that this application qualifies for 16 points.

Tropical Cleaners, located at 402 NW 13th Street, also submitted a façade grant application. The owner of the building, Mr. Pfeiffer, has owned the property for numerous years and feels that the building is in need of a total facelift. The current tenants are in support of the proposed improvements. Proposed façade improvements include new signage, new custom doors (which will correct a Code deficiency), as well as powerwashing and plastering (stucco) of the entire building. The color scheme for the proposed façade will be a pastel color. Application materials indicate that the overall cost for the project will be roughly \$11,365.00. After evaluating the project, Staff awarded 21 points to Tropical Cleaners. This amount is two points less than the total claimed by the applicant during the self-evaluation. Staff felt that the project did not encompass the "worst to best" transformation described by the applicant; however Staff did award points for the project's location on a target corridor, which the applicant failed to account for.

The CRA received a third façade application from Var Thelin, owner of a property located at 1105 SW 2nd Ave. This property is directly on SW 2nd Avenue and the corner of SW 10th Street. The former use of the building was office spaces. The building now houses No Idea, Inc., a record distribution center. The application explains that previous damage was done to the exterior of the structure, which is 90% brick. The proposed façade improvements, estimated at \$46,600.00, are related to repairing this damage and restoring the building's façade. Mr. Thelin plans resurfacing the deck /balcony, railing replacement, new handicap ramp, exterior lighting, door hardware replacements. The color scheme will be Murphy Green and Velvet White from Porter House Paint Company. The project will also correct Code deficiencies, and ADA accessibility issues. After reviewing the application, and all support materials, Staff determined that this project qualifies for 28 points, which is three points more than the applicant claimed in the self-evaluation. Additionally, at Staff's request, the applicant also provided additional materials explaining how the project corrects code deficiencies, and provided a cost estimate for the proposed ADA ramp (this information was not included with the original submission due to an error on the part of the applicant's contractor). The cost estimate of the ramp is an additional \$3,000.

The final application that was submitted by Steven Schargel, owner of Family Chiropractic Center located at 1107 SW 2nd Avenue. According to the initial application materials, Mr. Schargel originally envisioned pursuing façade upgrades including new paint, powerwashing, cladding removal, woodwork repair, and new signage. As such, Staff determined that the project would be eligible for 15 of 39 possible points. However, the applicant originally proposed painting and façade upgrades to the front face of the building, and leaving the additional building faces (which are visible from the street) in their current condition. Staff informed Mr. Schargel that the CRA could only consider the application if the repainting was applied to the entire building. On May 27th, Mr. Schargel informed Staff that the revised painting estimate for the project totaled approximately \$15,000. Mr. Schargel decided that even if he received matching funds from the CRA, he did not want to spend roughly \$7,500 to paint the building or to provide other repairs. He further informed Staff that the only improvement he plans to pursue is the potential replacement of the freestanding sign located in front of the building. This work is estimated to cost approximately \$2,500. Based on Mr. Schargel's revised information, Staff has concluded that the proposed improvements qualify for 4 points in the façade grant scoring system (3 points for location on a target corridor, and 1 point for signage replacement). However, as the project would now only encompass the replacement of a freestanding sign, providing no investment in the building's façade, Staff has concluded that this project does not meet the scope, magnitude, or intent of the CPUH façade grant program.

Staff evaluation of the four applications ranked the projects in the following order: #1) No Idea Inc– 28 points, #2) Tropical Cleaners – 21 points, #3) Mellow Mushroom – 16 points, and #4) Family Chiropractic – 4 points. The overall budget for the College Park / University Height façade grant program is \$160734 and Staff aimed to work within this budget to fund as many qualifying projects as possible, in order to support CPUH businesses and beautification. Based on the merits of each project as well as Façade Grant budget considerations, staff recommends the following awards: \$20,000 to No Idea, Inc. (this building has a 30-ft storefront and a second elevation which can be viewed from the targeted corridor.); \$10,000 to Mellow Mushroom; \$5,682.50 to Tropical Cleaners; and \$0 to Family Chiropractic.

..Fiscal Note

\$160,734 is budgeted in account 9999-618-032-W721-8900.

..Recommendation

CRA to CPUH Redevelopment Advisory Board: 1) Review façade grant application materials; and 2) award reimbursable grant awards as follows; *\$23,000 to Van Thelin for façade work at 1105 SW 2nd Avenue; \$10,000 to Arthur Deo Klein for façade work at 1209 W. University Avenue; \$5,682.50 to Henry Pfeiffer for façade work at 402 NW 13th Street; and \$0 to Steve Schargel Family Chiropractic Center, for façade work at 1107 SE 1st Avenue.* All projects must be completed within 12 months to qualify for grant award.

H. REPORT OF OFFICERS AND COMMITTEES

I. BOARD MEMBER COMMENTS

J. PUBLIC COMMENT

K. ADJOURNMENT