



**AB**

### **MEETING NOTICE**

Orlando City Hall, Veterans Conference Room, 2<sup>nd</sup> Floor at 3:00PM

**Welcome,**

**We are glad you have joined us for the May 31, 2023 Community Redevelopment Agency Advisory Board meeting. If you are not on the agenda and would like to speak at the meeting and address the Board, please fill out an appearance request form and hand it to the Board Secretary. The Board is pleased to hear all non-repetitive public comment. Large groups are requested to name a spokesperson. When you are recognized, state your name and address, direct all your remarks to the Board and limit your comments to 3 minutes per item or as set during the meeting.**

**Written public comment must include your name, address, phone number, and topic. Comments are limited to a maximum of 700 words per item. To submit written public comment, select one of the following options: (1) complete an online comment form on [orlando.gov/publiccomments](http://orlando.gov/publiccomments), (2) email to [publiccomments@orlando.gov](mailto:publiccomments@orlando.gov), (3) mail to City Clerk, Public Comment 400 South Orange Avenue, Orlando, FL, 32801, or (4) drop off to the 1<sup>st</sup> floor Security Station at City Hall. Written public comments received 24 hours in advance of the meeting are distributed to the Board and attached to the related agenda item for public viewing.**

**Note: Comments that do not include the required information will not be distributed or attached to the agenda. All comments received are public record.**

### **AGENDA**

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes
  - a. April 26, 2023 – CRA Advisory Board Meeting
4. Public Comment
5. New Business
  - a. DTO Take Action Against Graffiti Program – Christina Hyson, Project Manager
  - b. DTO Outlook Plan Amendments – Mary-Stewart Droege, Project Manager
6. Date of Next Meeting
7. Adjournment

Persons wishing to appeal any decision made with respect to any matter considered at the Community Redevelopment Agency Advisory Board meeting, will need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made to include the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 24 hours in advance of the meeting at 407-246-2251

**MEMORANDUM**

**TO:** Jamie Barati, Chair  
Monica McCown, Vice Chair  
Eugene Jones  
Kimberly Stewart  
Rachel Moalli  
Doug Taylor  
Commissioner Emily Bonilla

**FROM:** David Barilla, Acting Executive Director of the Downtown Development Board/Community Redevelopment Agency

**DATE:** May 31, 2023

**SUBJECT:** Agenda items to be considered at the Community Redevelopment Agency Advisory Board Meeting for Wednesday, May 31, 2023.

**Approval of Minutes:**

Staff will be available to answer any questions prior to Board consideration of approving the minutes of the April 26, 2023 Community Redevelopment Agency Advisory Board Meeting

**Public Comment:****New Business:****a. DTO Take Action Against Graffiti Program – Christina Hyson, Project Manager**

The Downtown Orlando Community Redevelopment Area (CRA) Plan (Plan) outlines the importance of education and social fabric to downtown Orlando. One of the listed strategies for strengthening the social fabric is to improve the perception and reality of public safety by supporting improved lighting and implementation of Crime Prevention Through Environmental Design (CPTED) and other safety standards throughout downtown. Additionally, the Plan notes the need to maintain the pedestrian environment at a high level to ensure a quality environment for downtown businesses, residents, and visitors.

The DTO Take Action Against Graffiti (TAAG) Program (Program) assists property owners and business owners in the removal and abatement of graffiti on private property in downtown Orlando. The Program is part of a multi-pronged approach to combat graffiti, which includes a strong prevention program, reporting of occurrences, and quick removal from affected properties. Under the Program, eligible property owners and business owners can be reimbursed up to 80% of the cost of graffiti removal and/or the installation of mitigative measures that will abate occurrence of graffiti in the future, up to a maximum of \$4,000 per calendar year, per property.

Allowable graffiti mitigation and CPTED projects include:

- Addition of graffiti-resistant coating, where appropriate
- Planting shrubs and thorny plants adjacent to building

Persons wishing to appeal any decision made with respect to any matter considered at the Community Redevelopment Agency Advisory Board meeting, will need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made to include the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 24 hours in advance of the meeting at 407-246-2251

- Planting shrubs, thorny plants, and vines along free-standing walls and fences
- Adding or improving lighting around the building
- Adding permitted and approved murals
- Other graffiti abatement projects approved by the Executive Director of the CRA

Staff requests that the CRA Advisory Board recommend to the CRA approval of the DTO Take Action Against Graffiti Program and authorize the Executive Director of the CRA to enter into Funding Agreements, subject to review and approval of the City Attorney's Office, in accordance with the terms of the Program and in amounts not to exceed \$4,000 per Agreement.

**b. DTOutlook Plan Amendments – Mary-Stewart Droege, Project Manager**

The Downtown Orlando Community Redevelopment Area Plan (CRA Plan) is the method by which new activities are identified and prioritized for implementation and funding by the Community Redevelopment Agency (CRA). CRA staff carry out directives given to it by the Agency as detailed in the CRA Plan. Since the last amendment to the CRA Plan in 2015, the City of Orlando and the Community Redevelopment Agency have pursued redevelopment efforts, consistent with the CRA Plan and supported by broad-based research. These efforts have identified three significant site-specific projects which are now positioned for redevelopment, including the design and construction of the Under-i, the redevelopment of the Bob Carr Theatre, and the implementation of the Lake Eola Park Master Plan. This 2023 amendment to the CRA Plan, the 2023 DTOutlook, Part II, amends certain parts the 2015 DTOutlook including Chapter I: Introduction, Chapter 2: Context for the 2015 CRA Plan Update, Chapter 4: Strategic Analysis of Issues, and Chapter 7: Implementation Plan. These sections have been edited to include these three projects along with supporting images, strategies, and funding information.

Staff requests that the CRA Advisory Board forward the DTOutlook Part II to CRA and City Council for their review and approval.

**Date of Next Meeting:**

The next Community Redevelopment Agency Advisory Board Meeting will be held Wednesday, June 28, 2023 at 3:00PM in the Veterans Conference Room.

**Adjournment**

Persons wishing to appeal any decision made with respect to any matter considered at the Community Redevelopment Agency Advisory Board meeting, will need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made to include the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 24 hours in advance of the meeting at 407-246-2251

## **DTO Take Action Against Graffiti Program**

### **Purpose**

The *Downtown Orlando Community Redevelopment Area (CRA) Plan* (Plan) outlines the importance of education and social fabric to downtown Orlando. One of the listed strategies for strengthening the social fabric is to improve the perception and reality of public safety by supporting improved lighting and implementation of Crime Prevention Through Environmental Design (CPTED) and other safety standards throughout downtown. Additionally, the Plan notes the need to maintain the pedestrian environment at a high level to ensure a quality environment for downtown businesses, residents, and visitors.

Graffiti is a malicious form of vandalism that destroys public and private property. It is not accepted in the City of Orlando and is taken seriously when it occurs. It is important to combat graffiti from a multi-pronged approach that includes a strong prevention program, as well as quickly removing graffiti when it happens. Thus, the DTO Take Action Against Graffiti (TAAG) Program (Program) was designed to assist in the removal and abatement of graffiti in downtown Orlando. The Program provides financial assistance to business owners and private property owners to promptly remove unwanted graffiti from buildings within the downtown CRA and to encourage investment in mitigative measures aimed at preventing future graffiti.

### **Program Structure and Criteria**

The CRA shall oversee the DTO TAAG Program. The Program shall reimburse property owners and business owners up to 80% of the cost of graffiti removal and/or the installation of mitigative measures that will abate occurrence of graffiti in the future, up to a maximum of \$4,000 per calendar year, per property. Funding is based on budget availability and will be considered on a “first come, first served basis.”

Funding may be awarded under the following conditions:

- Property must be located within the downtown CRA (see program map on page 3)
- Property must be a commercial, office, or multi-family residential (containing four (4) or more units) use that contributes to the CRA through the payment of ad valorem taxes
- For graffiti removal applications:
  - Graffiti must be visible from the right-of-way
  - Graffiti removal must restore the appearance of the structure to the previous condition (same paint color/design)
- Allowable graffiti mitigation and CPTED projects for graffiti mitigation applications include:
  - Addition of graffiti-resistant coating, where appropriate
  - Planting shrubs and thorny plants adjacent to building
  - Planting shrubs, thorny plants, and vines along free-standing walls and fences
  - Adding or improving lighting around the building
  - Adding permitted and approved murals
  - Other graffiti abatement projects approved by the Executive Director of the CRA

Graffiti removal applications must include a minimum of two (2) bids for such removal. The scope of work must state the proposed method of graffiti removal, which may include pressure washing, use of graffiti removal solvents, or repainting the structure. Graffiti removal must be completed within 14 days of application approval to be eligible for reimbursement.

Graffiti mitigation applications must include a minimum of two (2) bids for each type of proposed project. Installation of mitigation projects must be completed within 90 days of application approval. Proposed

graffiti mitigation projects must meet the requirements of the Appearance Review Board (ARB) or, if a landmark property or located within a historic preservation district, the Historic Preservation Board (HPB), if applicable, as well as all other City Code requirements.

The funding awarded will be based on the qualified bids submitted by the applicant. The property owner and/or business owner may elect to choose a contractor other than one of the qualified bids but shall be responsible for all costs exceeding the lowest qualified bid. In all cases, the selected contractor must be licensed and insured. The City and the CRA will not be responsible in any manner for the selection of a contractor. A property owner and/or tenant should pursue all activities necessary to determine contractor qualifications, quality of workmanship, and reputation. The property or business owner will bear full responsibility for the competence and abilities of prospective contractors and secure proof of their licensing and insurance coverage.

### **Procedures**

1. Call the Orlando Police Department non-emergency line at 321.235.5300 to report the crime.
2. Report the graffiti online at <https://www.orlando.gov/Report-a-Problem/Report-a-Parks-and-Beautification-Problem/Report-Graffiti>, by email to graffiti@orlando.gov, or by calling the graffiti hotline at 407.254.4723.
3. Obtain bids for graffiti removal and/or for each type of proposed graffiti mitigation project.
4. Submit the completed DTO TAAG Program application with bids to the Program Coordinator. To ensure swift removal of graffiti, either the property owner or business owner may apply. However, if the property owner receives a code violation, the property owner must apply within 30 days of the notice of violation, unless otherwise approved by the Executive Director.
5. Graffiti removal must be completed within 14 days of application approval. Installation of mitigation projects must be completed within 90 days of approval.

### **Disbursements**

Funds will be disbursed to the awardee (1) upon completion of the work and (2) upon verification by the Program Manager that the work was completed in a satisfactory and professional manner. Before funds will be disbursed, grantees must provide verification, satisfactory to the CRA, of all project costs, including contractor invoicing and evidence of payment of all expenses. All funds shall be issued to the awardee on a reimbursement basis only.

### **Disclosures**

The CRA expressly reserves the right to reject any and all applications or to request additional information from any and all applicants and awardees. The CRA retains the right to deviate from the program guidelines or amend the program guidelines and application procedures. The CRA also retains the right to display and advertise properties that receive funds under this program.





### **Fiscal Impact Statement**

Indicate the **Total Fiscal Impact** of the action requested, including personnel, operating, and capital costs. Indicate costs for the current fiscal year and annualized costs. Include all related costs necessary to place the asset in service.

**Description:** The DTO Take Action Against Graffiti (TAAG) Program (Program) assists property owners and business owners in the removal and abatement of graffiti on private property in downtown Orlando. The Program is part of a multi-pronged approach to combat graffiti, which includes a strong prevention program, reporting of occurrences, and quick removal from affected properties. Under the Program, eligible property owners and business owners can be reimbursed up to 80% of the cost of graffiti removal and/or the installation of mitigative measures that will abate occurrence of graffiti in the future, up to a maximum of \$4,000 per calendar year, per property, with a max program expense of \$100,000.

### **Expenses**

Will the action be funded from the Department's current year budget? ☒ Yes ☐ No

If No, please identify how this action will be funded, including any proposed Budget Resolution Committee (BRC) action(s). (enter text here)

	<b>Current Fiscal Year Cost Estimate</b>	<b>Estimated Annualized Cost Thereafter</b>
Personnel	\$0	\$0
Operating/Capital	\$100,000	\$0
<b>Total Amount</b>	\$100,000	\$0

Comments (optional): (enter text here)

### **Revenues**

What is the source of any revenue and the estimated amount? (enter text here) Amount \$0

Is this recurring revenue? ☐ Yes ☐ No

Comments (optional): (enter text here)

### **Funding**

Expenses/Revenues will be recorded to:

	<b>Source #1</b>	<b>Source #2</b>	<b>Source #3</b>
Fund	1250 F	<u>(enter text here)</u>	<u>(enter text here)</u>
Department /Division	EDV/CRA	<u>(enter text here)</u>	<u>(enter text here)</u>
Cost Center/Project/Grant	CRA0003 P	<u>(enter text here)</u>	<u>(enter text here)</u>
<b>Total Amount</b>	\$100,000	\$0	\$0



# DTOUTLOOK

**DTOUTLOOK  
PART II  
2023  
AMENDMENT**

**AN AMENDMENT TO THE 2015 UPDATE TO THE DOWNTOWN  
ORLANDO COMMUNITY REDEVELOPMENT AREA PLAN**



# 2023 Amendment by 2015 DTOutlook Chapter

*This section amends pages 1-1 through 1-5 of Chapter One of the DTOutlook.*

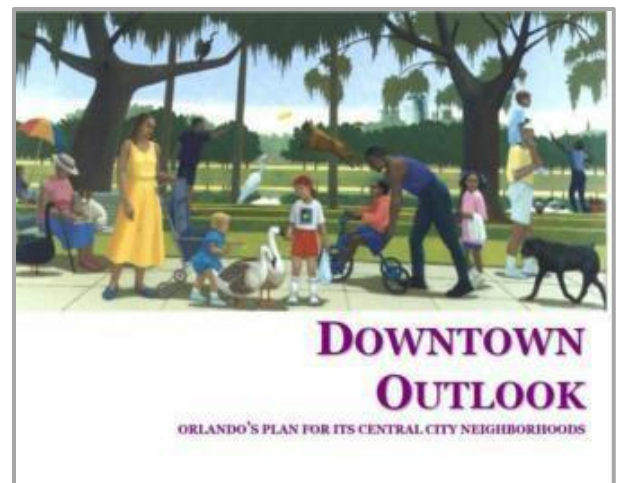
## **Chapter One: Introduction**

The mission of the Community Redevelopment Agency (“CRA” or “Agency”) is to aggressively pursue redevelopment and revitalization activities within the Downtown Orlando Community Redevelopment Area (“Redevelopment Area”), with emphasis on providing more housing and cultural arts opportunities, improving long-term transportation needs and encouraging development. The City of Orlando City Council members serve as the Community Redevelopment Agency. The Agency staff, with assistance from staff of various City divisions and departments, performs administrative functions for the Agency. CRA staff will also carry out such directives as are given to it by the Agency in the Downtown Orlando Community Redevelopment Area Plan (“CRA Plan”).

The CRA Plan is the method by which new projects are identified and prioritized for funding. The CRA projects are funded through a tax increment trust fund, which serves as a revenue source for project and program activities including the maintenance of the streetscape infrastructure within the 1,664 acre Redevelopment Area. These 2023 changes constitute the most recent amendment to the CRA Plan.

The original plan was adopted in 1982 and previously has been amended in 1990, 2000, 2007, 2010, and 2015. The 2015 Plan was the outcome of a two-year planning effort with broad-based public out-reach and research along with the development of a non-regulatory companion resource called the “DTO Vision Plan”.

The 2015 CRA Plan was also renamed from the Downtown Outlook to DTOutlook, to reflect a new and dynamic direction in CRA planning initiatives.



Since the last plan amendment, the City of Orlando and the Community Redevelopment Agency have continued redevelopment efforts, supported by comprehensive research. These efforts have identified three site specific projects which are ripe for redevelopment including the design and construction of the Under-i, redevelopment of the former Bob Carr Theater, and implementation of the Lake Eola Master Plan, specifically incorporated herein by this reference, as if it were set out in full. These projects are the subject of this 2023 Plan Amendment, a strategic update to the CRA Plan. Throughout this document, the amendment is referred to as the 2023 DTOutlook Plan Amendment or 2023 Plan Amendment.

This 2023 Plan Amendment is being undertaken in accordance with the provisions of the Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act, as amended, (Redevelopment Act"). The City and CRA may use any and all methods of achieving revitalization of the Redevelopment Area as authorized by law. There are no changes in the boundaries of the Redevelopment Area by this 2023 Plan Amendment, as they remain appropriate. This 2023 Plan Amendment and associated strategies included in the 2023 Plan Amendment may be financed by increment revenues through January 1, 2042. Although this Plan Amendment does not extend the time for the effective date of the Plan, by approval of this 2023 Plan Amendment by a majority vote of the Governing Body, the CRA's Governing Body formally approves the continued existence of the CRA through January 1, 2042, as such approval is required by Section 163.3755, Florida Statutes, in order for the CRA to continue in existence to the current end date of January 1, 2042.

This 2023 DTOutlook Plan Amendment generally follows the format of the DTOutlook Plan and strategically amends relevant Chapter components and implementation strategies.

### **Funding Sources and Implementation of the 2023 Plan Amendment**

Any items in this 2023 DTOutlook Plan Amendment identified in Chapter Seven with an asterisk in the cost estimates are publicly funded capital projects identified as such pursuant to Section 163.362(4), Florida Statutes (2022). The projected costs for such publicly funded capital projects are identified next to each such item as required by Section 163.362(9), Florida Statutes (2022). If an item that contains or consists of studies, reviews, evaluation, etc. is marked with an asterisk and estimated cost, the asterisk and estimated cost of implementing the actual capital project itself and not the design, review, study, evaluation, etc. related to the implementation of the capital project. It is anticipated that, for a variety of reasons, not all of the projects enumerated in the CRA Plan will come to fruition. In the strategies associated with the projects in the CRA Plan, it is often stated that the CRA may take actions. When it is determined that a redevelopment project is to be undertaken, the language in the CRA Plan is intended to provide authorization for the CRA to participate in such projects and expend increment revenues for such projects enumerated in the CRA Plan.

The estimated costs do not represent a specific designation of CRA funds for such use, but rather estimate the cost to implement such item and contemplate future action by the CRA to approve the use of funds in a specific amount from the Downtown Orlando Community Redevelopment Trust Fund (the "Trust Fund") for a particular project. The CRA may fund all or a portion of any project enumerated in this 2023 Plan Amendment, as well as any previous version of the CRA Plan. Additionally, if provisions of this amendment to the CRA Plan or any action implementing any provision of this 2023 Plan Amendment shall be held unconstitutional, invalid, or void by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions of the CRA Plan. It is hereby declared that the intent of the City and CRA that the 2023 Plan Amendment would have been adopted and implemented had such unconstitutional, invalid, or void provision not been included herein.

As in the 2015 DTOutlook Plan, and detailed in this 2023 Plan Amendment, many of the actions and strategies enumerated in the DTOutlook require action by entities other than the CRA. Those actions may require action to be taken by the City of Orlando, including the City Council or various agencies, departments or boards of the City. The CRA may support and fund the actions, strategies and objectives included in the CRA Plan (even if the CRA is not specified as an “implementer” of an action or stated goal) and may “participate” in such strategies and actions toward such objectives to the extent permitted by the Redevelopment Act and any other applicable law.

For the purposes of this 2023 Plan Amendment, “participate” means to support, recommend, endorse or approve any program, project, action or activity and can also mean to provide financial and non-financial incentives and authorize to expend and allocate funds, assets and resources, including participation by staff, employees, contractors, consultants or others. Any financial incentives paid pursuant to the CRA Plan may be made from the Trust Fund. In addition to all the items listed in this 2023 Plan Amendment, the CRA may fund general staff and administrative expenses incurred in execution of the CRA Plan. Additionally, the CRA can fund activities to support the CRA Plan, as amended, such as studies, plans, analyses, surveys, market studies and title work.

### **Real Property**

Pursuant to the Redevelopment Act, the City and CRA may acquire property in the Redevelopment Area by purchase, gift, exchange, or other lawful means and in accordance with the 2015 DTOutlook and this 2023 Plan Amendment. Similarly, under the Redevelopment Act, the CRA may sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of real property interests. Real property acquired by the CRA in the Redevelopment Area shall be sold or leased to further the purposes of the CRA Plan, as amended, and as determined pursuant to Section 163.380(2), Florida Statutes (2022).

### **2023 CRA Plan Amendment Review**

The CRA has worked with the City of Orlando staff to ensure consistency of the 2023 Plan Amendment with the City’s goals. The following entities completed a review of this 2023 Plan Amendment, including the Municipal Planning Board (Local Planning Agency), the Community Redevelopment Agency Advisory Board, and the Community Redevelopment Agency (Orlando City Council).

The 2023 Plan Amendment was approved in accordance with the procedures enumerated in the Redevelopment Act for plan modifications. The appropriate notices were also provided to the City of Orlando, as well as Orange County and the Downtown Development Board as the taxing authorities within the Redevelopment Area. The required public hearing was held and proper notice thereof provided. The Municipal Planning Board (Local Planning Agency) reviewed the 2023 Plan Amendment and found it to conform to the City of Orlando Growth Management Plan (Comprehensive Plan).

## **2023 Plan Amendment and Past Plans**

The 2023 Plan Amendment is a modification and is supplemental to the previous plans adopted by the CRA and City Council in 1982, 1990, 2000, 2007, 2010, and 2015. The 2023 Plan Amendment and the 2015 DTOutlook, when read together, constitute the most current amended Community Redevelopment Plan for the Redevelopment Area. Certain programs, projects, activities and actions contemplated by the previous plans are being implemented or are in progress at the time of this 2023 Plan Amendment. Nothing in the 2023 Plan Amendment is intended, nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects currently underway or any other undertakings contemplated under the previous plans unless expressly stated herein to that effect. All such programs, projects, activities and actions under the previous plans that are being implemented and are in progress as of the adoption of the 2023 Plan Amendment, may be continued to completion in the manner contemplated by the previous plans and such programs, projects, activities and actions are deemed to be undertakings contemplated by the 2023 DTOutlook Plan Amendment. The 2023 Plan Amendment when read in conjunction with the previous plans and related funding and development agreements, contains all items required by Section 163.362, Florida Statutes, to be in the Community Redevelopment Plan.

## **Contractual Safeguards and Redeveloped Related Displacement**

The CRA will continue to provide contractual safeguards within funding and development agreements to ensure that the redevelopment will be carried out pursuant to the CRA Plan, as amended, and will continue to provide for the retention of controls and establishment of appropriate restrictions or covenants running with the land as necessary to effectuate the purposes of the Redevelopment Act. Additionally, the CRA shall provide persons displaced from their homes by redevelopment with assistance in finding replacement dwellings pursuant to a relocation policy adopted by the CRA from time to time for a specific redevelopment project or property acquisition by the CRA. The CRA may fund payments pursuant to any such policy such as moving expenses and housing payments.

## **General History of the Community Redevelopment Agency (CRA)**

The City's first plan to focus solely on Downtown Orlando was developed in 1973 by the newly created Orlando Center City Neighborhood Development Board. The Board, later renamed the Downtown Development Board in 1978, was created to facilitate and implement improvements to the downtown area.

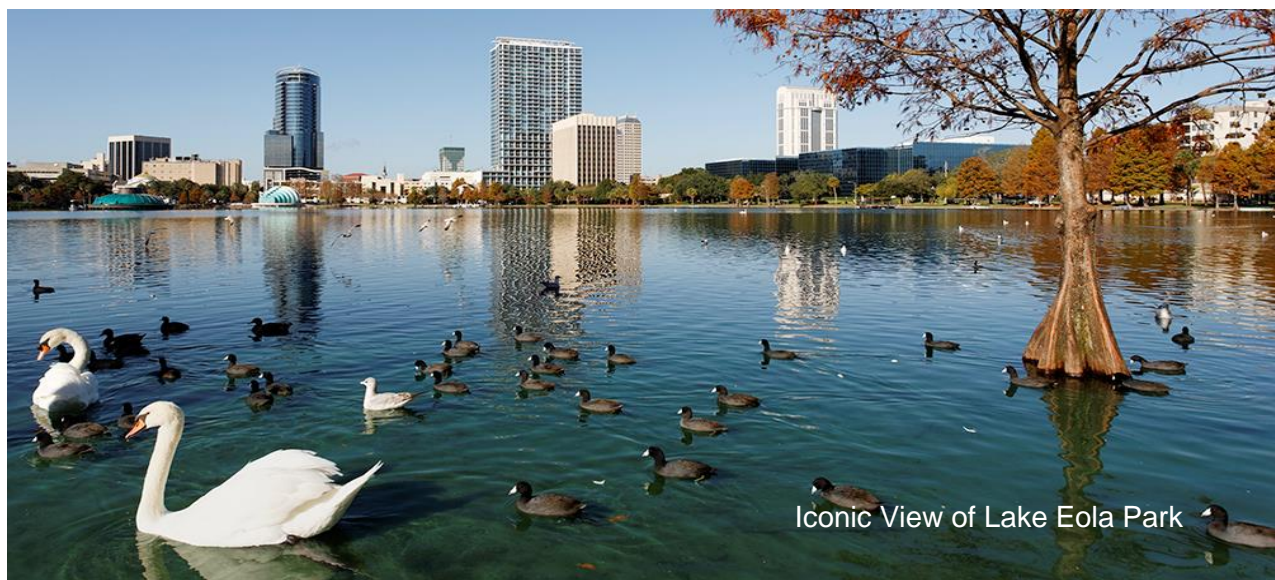
The 1973 plan emphasized major public-sector projects and capital improvements that would serve as catalysts for private reinvestment in Downtown.

Proposed projects included development of a convention center/sports arena Downtown, expansion of the Downtown Library, renovation of the Municipal Auditorium (now known as the former Bob Carr Theater), development of a new state and federal office complex—Government Plaza, and identification of the importance of streetscape to the overall appearance and attractiveness of Downtown.

Under provisions of the Community Redevelopment Act of 1969, the Orlando City Council in 1980 declared an area of Downtown as blighted and in need of redevelopment. This led to the establishment of a Community Redevelopment Agency in 1982 to administer redevelopment and the adoption of a redevelopment plan and trust fund. The first CRA Plan was approved in 1982, focusing on providing infrastructure and allocating resources to generate private investment downtown.

In 1990, a revised CRA Plan was approved and the Downtown Orlando CRA boundaries were expanded to include approximately 1,642 acres of land. This Plan sought to solidify Downtown as the regional center and to frame its image as a “world class downtown”. The 1990 Plan was centered on transit, hotel incentives, housing projects and streetscape improvements.

The CRA Plan was updated again in 2000, and received a new title, Downtown Outlook. This plan was based upon two guiding principles: sustainability and livability. The projects outlined in the 2000 Plan included LYMMO, residential development, catalyst site development and development of the community venues. The Downtown Outlook was subsequently amended in 2007 to address the inclusion of the Orlando Citrus Bowl, adding 22 acres, bringing the total acreage of the Redevelopment Area to approximately 1,664 acres, and in 2010 to provide for additional recommendations regarding the redevelopment of the Parramore Heritage area and expanded Community Venues. The 2015 Plan Amendment was based on four guiding pillars of economic competitiveness, livability, sustainability, and health & wellness, and ten related vision themes.





## **Chapter Two: Context for the 2015 CRA Plan Update and the 2023 Plan Amendment**

### **Lake Eola Park Master Plan**

*This section amends and is an addition to Chapter Two of the DT Outlook.*

*At the bottom of the 2015 DT Outlook page 2-15, the following language is inserted:*

Since its inception over a century ago, Lake Eola Park has been a popular destination for residents and visitors alike. The 45 acre regional park is generally located north of E. Central Boulevard, south of E. Robinson Street, east of N. Rosalind Avenue, and west of N. Eola Drive. In addition to Lake Eola, the park has 22 acres of dry land, and is home to many community and international events and has been a key facility in the successful revitalization of the Redevelopment Area. Last fully upgraded over 30 years ago, the 2021 Lake Eola Park Master Plan provides guidance for a comprehensive renovation approach, with strategic improvements anticipated to be implemented over the next several decades.

Proposed park-wide upgrades include improvements to the amphitheater, internal destination activity points, and park infrastructure to support diverse open-air activities. New gathering sites will be created along with terraced seating, boardwalks and piers. Also included will be a modernized cove and boat ramps, which will support the swan boat rides and complimentary family friendly activities. Further east, N. Eola Drive will be repositioned as a festival street. Other improvements, all of which are fully detailed in the master plan, include updated playgrounds, gateway features, flexible event space, along with various art and open activity areas all connected through a modernized pedestrian system.

Some notable improvements will include the replacement of Park's antiquated bathroom structures with pavilions that incorporate restrooms, concession areas, and covered seating into one continuous unit. Both the east and west restrooms will have enhanced security as well as similar auditory surveillance features, with improved visibility, enhanced acoustics, and opportunities to light the shade canopies at night.

As part of this larger effort, N. Eola Drive, abutting the park, is intended to be reconstructed to allow back-in, traffic calming angled parking, flanked by one-way through lanes. This innovative design allows increases to available on-street parking as well as provides opportunities for more pedestrian amenities and festival space. Complementing these design changes will be material upgrades and pedestrian scale lighting.

Overall, the master plan has a conservation focus, with park-wide improvements reflecting a comprehensive approach to eco-system enhancements and sustainability. It will include several new and varying size LID (low impact development) stormwater basins, which will be implemented to accept unfiltered runoff from downtown streets into planted marshes, which will filter run-off prior to entering Lake Eola, creating a superior wildlife habitat. In

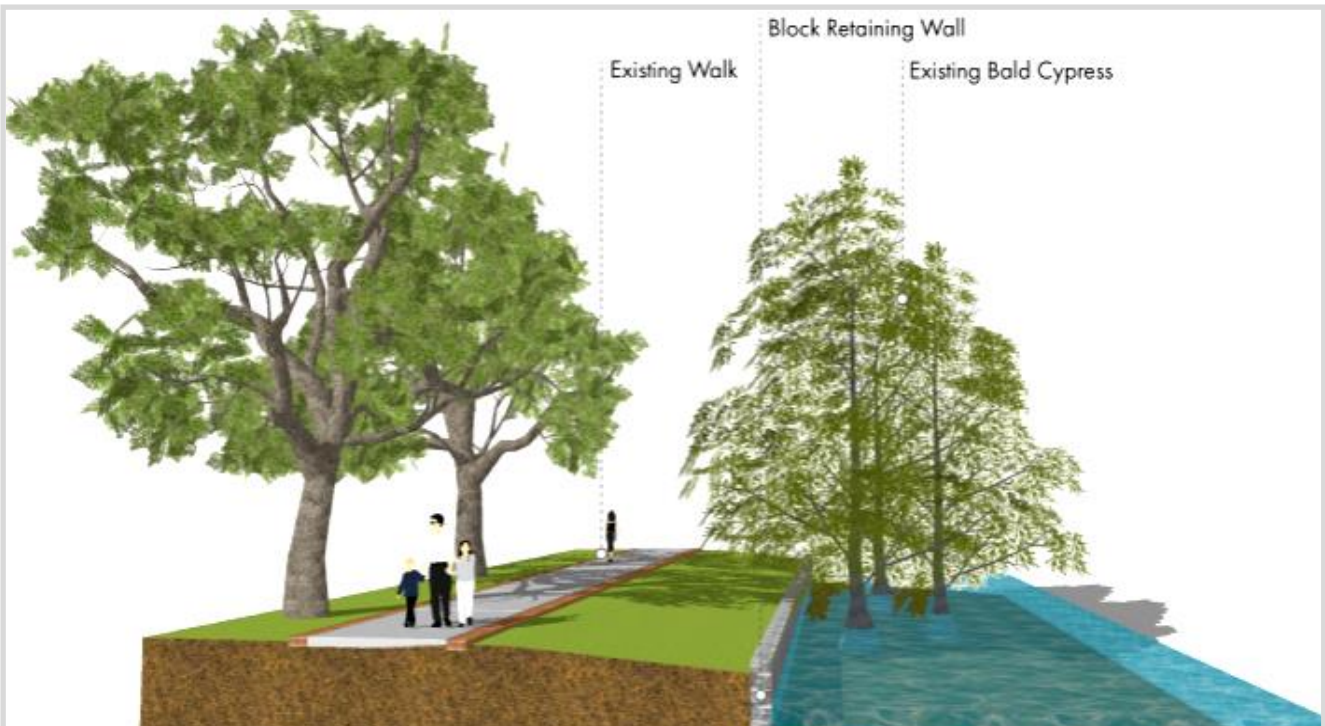
particular, smaller LID basins are proposed to capture the runoff from stormwater outfalls along the perimeter of the lake, while larger LID basins will be augmented with boardwalks that would allow park visitors to get over the water and potentially provide educational opportunities, including in the form of augmented reality interpretive elements. The following are a number of images that identify and illustrate the plan concepts.







**Family Zone Area – East Restroom Pavilion Image**



**The Plan proposes a variety of lake edge conditions throughout the park, with consideration given to the existing tree canopy, upland and aquatic planting design and the LID stormwater systems within the park plan**

### **Re-envisioned N. Eola Drive**

**On event days the street will function as an extension of the park**

### **Re-envisioned Street**







The expanded Washington Street entry plaza provides an enhanced gateway welcoming visitors to Orlando's signature park. An enhanced water feature provides white noise and opportunity to interact with the water while allées of palm trees on both sides of the plaza frame views of the lake and provide space for food trucks and other activities. Steps leading down to the LID basin at the edge of the lake provide an intimate connection to the water and wildlife. From this entry plaza, visitors can enter the newly improved amphitheater or continue to park features beyond.

The proposed cove pier provides additional opportunities for park users to get close to the water and experience this unique feature. A large trellis structure provides shade for comfort, while a built-in planter softens the hardscape elements of the space and includes seating for park users.



## The Under-i and the Former Bob Carr Theater Site Redevelopment

*This section amends and is an addition to Chapter Two of the DTOutlook. At the bottom of page 2-16, the following language is inserted:*

### Under-i

The previously undefined “Bridge District” which was referenced in the 2015 DTOutlook has been further refined and is now known as the Under-i. In June 2021, steps toward the visioning and design of the Under-i Project were formally approved by City Council. This public placemaking effort has the potential to unite the downtown area and its diverse sports, arts, and entertainment districts through the development of a unique public space that will catalyze economic opportunities and become an iconic destination in the greater Orlando region.

The subject area is approximately 9.75 acres underneath the recently reconstructed I-4 bridge decks, generally bounded by W. Washington Street on the north, by W. Church Street on the south, Hughey Avenue on the west and Garland Avenue on the east. The longest, at-grade connection between the east and west sides of Orlando along the City’s entire I-4 corridor, the area also connects the west to the east side of Orlando and its many diverse communities to the Downtown core. Accordingly, the project will involve design, engineering, and construction, as well as programming for operations, maintenance, and revenue management for the completed project.



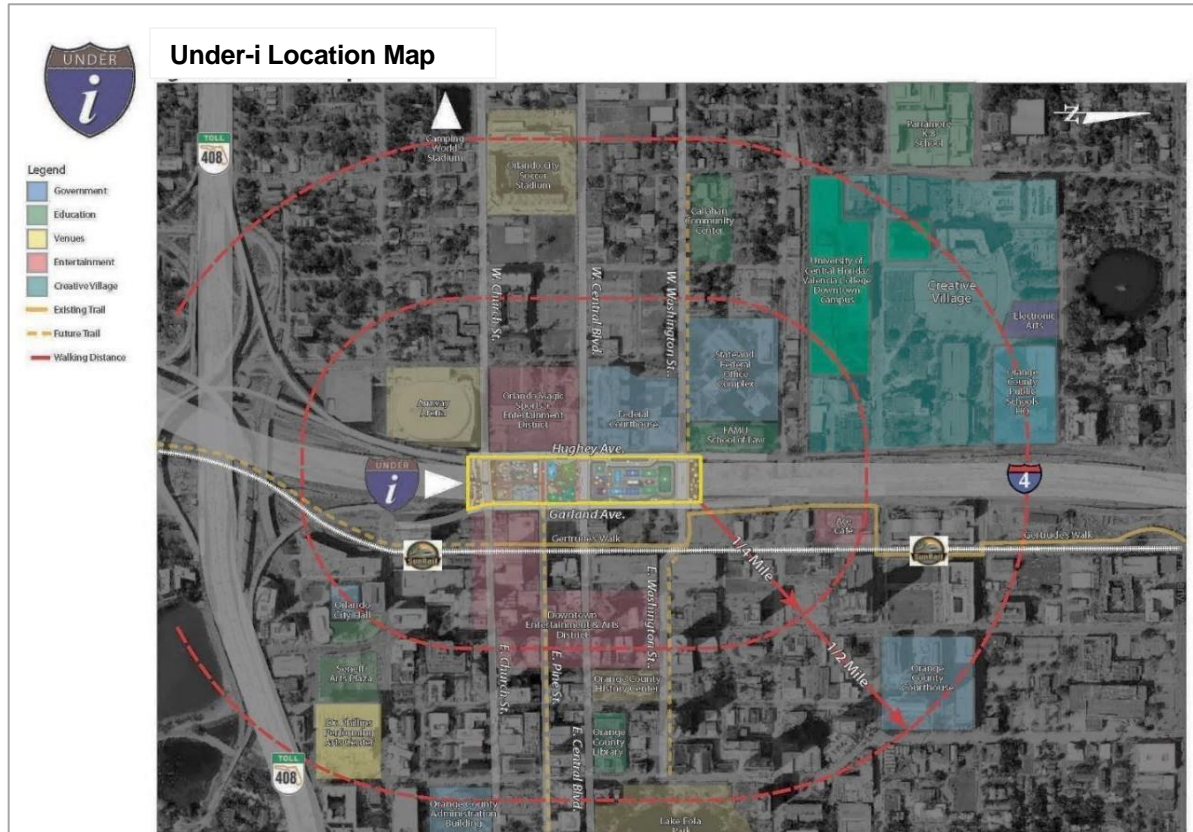
**Evolving Design Concept Approach**

The project is an opportunity to focus on multimodal needs within the Redevelopment Area balanced with placemaking elements. These elements will further transform the space into a unique outdoor immersive destination environment, while providing needed transportation infrastructure.

In addition to transportation enhancements, the project will also explore the potential of replicating certain placemaking enhancements at other downtown I-4 underpasses within the Redevelopment Area, spanning from Colonial Drive gateway area to the north to South Street, by the Church Street SunRail Station to the south. It is anticipated that these efforts will improve the aesthetics of these important underpasses, improving the pedestrian experience and also incorporating key public safety elements.

A location map and an evolving concept plan are found on the next page and provide additional information.





## Former Bob Carr Theater Site Redevelopment

Built in 1927 as the Orlando Municipal Auditorium, the property has been repeatedly renovated over the years and most recently been integrated into the Creative Village Planned Development (PD). Situated within the eastern portion of the PD area, it is generally located north of W. Livingston Street, south of Alexander Place, west of N. Hughey Avenue, and east of Chatham Avenue. The site last functioned as an estimated 2,401 seat theater complemented by a large plaza. It has subsequently been closed and the site is now ripe for redevelopment.

The renovation project is intended to merge two redevelopment plan themes by celebrating Orlando's history and building a city for the future by attempting to maintain the plaza and historical building façade while converting the use to a new center for digital arts and technology serving as a downtown innovation catalyst supporting civic and community elements in the Creative Village area and the overall downtown business core.

The conceptual master land use plan, shown below, is subject to change and provides location and general development information.



## **Chapter Four: Strategic Analysis of Issues & Opportunities**

*On pages 4-18-4-19 of the DTOutlook, under Subpart B. Parks and Open Space; Opportunities and Strategies: Opportunity 1: Create and enhance open spaces, the Lake Eola Park Master Plan is hereby added, and Strategy 5 is replaced with the following:*

### **Strategies**

5. Support and fund the implementation of the Lake Eola Park Master Plan, including infrastructure improvements, amenities, design, construction, wayfinding, associated streetscape and road improvements, and its other recommended projects and programs, including related ancillary activities, to enhance and modernize the Park facility.

*On pages 4-19 through 4-20 of the DTOutlook, under Subpart B. Parks and Open Space; Opportunities and Strategies: Opportunity 4: Activate vacant and underutilized areas, the Under-i project is hereby added, and Strategy 1 is replaced with the following:*

### **Strategies**

1. Support and fund the implementation of the Under-i elements, and supporting features, including infrastructure improvements, amenities, design, construction, wayfinding, associated streetscape and road improvements, to transform the space into a unique outdoor immersive destination environment while accommodating multi-modal transportation and parking needs.

*On pages 4-44 to 4-45, under Subpart D. Art and Culture, Opportunity 3: Foster a Creator Culture, the following text is added as an additional paragraph before Strategies. "To further support culture creators, the former Bob Carr Theater will be repositioned as a new center for digital arts and technology serving as a downtown innovation catalyst supporting civic and community elements in CVD, downtown business core and the larger Orlando community"*

*Additionally, on page 4-45 of the DTOutlook, a new Strategy 8 as stated below is hereby added.*

### **Strategies**

8. Support and fund the redevelopment of the former Bob Carr Theater Site, including infrastructure improvements, amenities, design, construction, wayfinding, associated streetscape and road improvements, respecting its historic contribution and reposition it as a new center for digital arts and technology and a new civic and community catalytic hub.

*The above strategies are hereby added to Chapter Seven: Implementation Plan of the DTOutlook.*

## **Chapter Seven: Implementation Plan**

### **B. Parks and Open Space**

**(Replace) 16:** Support and fund the implementation of the Lake Eola Park Master Plan, including infrastructure improvements, amenities, design, construction, wayfinding, associated streetscape and road improvements and its other recommended projects and programs, including related ancillary activities, to enhance and modernize the Park facility.

**Time Frame:** Commencing Short Term; Overall Long Term Project;

**Cost Estimate:** \$50 million\*

**Key CRA Partners:** City, area stakeholders, private enterprise, FDEP and SJRWMD.

**(Replace) 17:** Support and fund the implementation of the Under-i elements, and supporting features, including infrastructure improvements, amenities, design, construction, wayfinding, associated streetscape and road improvements, to transform the space into a unique outdoor immersive destination environment while accommodating multi-modal transportation and parking needs.

**Time Frame:** Commencing Short Term; Overall Long Term Project;

**Cost Estimate:** \$30 million\*

**Key CRA Partners:** City, area stakeholders, private enterprise, and FDOT.

### **D. Arts and Culture**

**(New) 52:** Support and fund the redevelopment of the former Bob Carr Theater Site, including infrastructure improvements, amenities, design, construction, wayfinding, associated streetscape and road improvements, respecting its historic contribution and reposition it as a new center for digital arts and technology and a new civic and community catalytic hub.

**Time Frame:** Commencing Short Term; Overall Long Term Project;

**Cost Estimate:** \$40 million\*

**Key CRA Partners:** City, area stakeholders, and private enterprise.