



Downtown/Waterfront Catalyst Site FRA AWARDS 2017



Florida Redevelopment Association
Roy F. Kenzie Award Submittal



Out of the Box



City Owned Parcels



Development Site Today



Community Design Workshop



Proposed Development



Development Program



Non-residential

- +/-35,750 sf retail / restaurant
- +/- 8,550 sf office

Residential

- +/- 235 units
(includes range of apartments, lofts, townhouse, and live/work)

Parking

- 370 spaces
 - 236 off-street (1 per unit)
 - 122 on-street
 - 12 townhouse (2 per unit)

2014

Timeline

2017

August 2014

Design Charrette for Catalyst Site-Conceptual Master Plan created

**January
-April 2015**

Community Redevelopment Plan update,
Comprehensive Plan update and
Land Development Code update

August 2015

RFQ Issuance by City

October 2015

Developer Selected

February 2016

Memo of Understanding with Developer

April 2016

Community Design Workshop

**April
-June 2016**

Community Input Master Planning process

September 2016

Master Plan Completed and presented to City Commission; CRA; and , HPB

**April 2016 –
February 2017**

Development Agreement discussions with City

February 2017

Draft Development Agreement for consideration

March-April 2017

Development Agreement Review and Consideration for
Adoption

April 2017

Draft Development Agreement terms reviewed by Urban Land
Institute (ULI)

Development Agreement

- Identifies City and Developer responsibilities and expectations
- Includes installation of 4 new streetscapes (Palmetto, Sanford Avenue-north, Commercial and Hood)
- Performance Based Incentives
- Brownfield Incentives
- 5 year completion date
- Third-party review by Urban Land Institute (ULI)



Anticipated Economic Impacts City and County

Construction

+ 167 full time direct & indirect jobs

\$20.3M Direct and Indirect employee compensation during construction

Operation and Stabilization

+ 254 permanent jobs

+ \$19.2M additional sales

Taxes

+ \$2.35M in the first 5 years

◇ \$1.41M City

◇ \$941K County



P³ Out of the Box Team

Funding and CRA Staff

- City of Sanford, Lake Monroe Waterfront Downtown Sanford CRA
- Developer: Sanford Waterfront Partners (Torre/Heisenbottle)
- City Consultant: S&ME

Design

- Design Team: Dover, Kohl and Associates