

**MEMORANDUM**  
City of Maitland

To: Planning & Zoning Commission

From: Office of Administrative Services/ Budget

Date: May 11, 2007

Re: Quality Neighborhood Programs (QNPs)

At the May 3<sup>rd</sup> Planning and Zoning Meeting, Chairman Gabaide requested that we prepare an update/status report on the three active QNPs (Ridgewood, Greenwood Gardens, & Dommerich). The below information was compiled to satisfy that request.

The following link to the City website is a good resource for information on the QNPs.  
<http://www.itsmymaitland.com/qnps.asp>

Ridgewood

On July 9, 2001, City Council approved Resolution No. 7-2004, determining that to continue the health, safety, welfare, and the convenience of the residents within the Ridgewood Quality Neighborhood Program (QNP), upgrades to the area are necessary. Ordinance No. 1013 states that both the City Council and the Planning and Zoning Commission considers the Ridgewood Area Quality Neighborhood Program (capital improvements) to be in the best interest of the residents of the City of Maitland and is compliant with the City's 1991 Comprehensive Development Plan. Included area improvements : sidewalks, street tree program, water lines, drainage, pavement/ re-align roadways, transportation, burying the utilities, and pedestrian lighting.

In the Ridgewood QNP the utilities have been buried and pedestrian lighting was installed. Property owners agreed to an assessment of \$2,200 per unit, the remainder to be absorbed by the City. Anticipated collection of assessments for undergrounding and streetlights totals \$319K. The City share is anticipated at \$285K. Due to Embarq needing to redesign, there are two poles in the area that still need to be removed. The 100% construction plans to address the remainder of the improvements are scheduled for completion in May.

Magnolia Road/ Orlando Avenue intersection improvements are being funded through an FDOT grant, with work scheduled in FY08, 09. The remainder of capital funding for paving (\$700K) and streetscape (\$400K), was budgeted in FY07 as a loan from the General Fund. However, these projects have been placed on hold pending a directive from Tallahassee regarding Property Tax Reform. Planned improvement delays for this QNP affects streetscape improvements in years FY08 (\$100K) and

FY09 (\$55K). These totals would be the result of a 45/55 split between the General fund and CRA, respectively. In the enterprise fund, a \$181K carry forward from FY06 for water main and hydrant construction has also been placed on hold.

The agreed upon assessment process for utility undergrounding stipulates that the property owner may either pay as a one time lump sum (with no prepay charge), or over a ten year period to include an 8% yearly interest fee. The ten year period is to begin upon Council decision that the entire QNP project has been completed.

Determined to be the highest priority level, the Stormwater/ Lakes (LK001) program continues to be funded within the City's Capital Improvements Program (CIP). The design and on-line treatment of the Lake Maitland Basin (Ridgewood QNP) is \$926K (FY05, 08, 09, 10).

### Greenwood Gardens

On January 27, 2003, City Council approved the Greenwood Gardens Quality Neighborhood Program. The program is consistent with the previous Ridgewood QNP. Included area improvements : sidewalks, street tree program, water lines, drainage, pavement/ re-align roadways, transportation, burying the utilities, and pedestrian lighting.

In Greenwood, the residences on Huntington Court have had their utilities undergrounded and pedestrian lighting installed in conjunction with the Maitland Boulevard Off-Ramp project. Undergrounding was expedited for these properties to complete the loop for the undergrounding of the off-ramp. Property owners have agreed to an assessment of \$1,612 per unit with payment conditions similar to Ridgewood. The remainder of the neighborhood was scheduled for FY07 (total costs estimated at \$350K) and has been delayed.

Additionally, property owners agreed to an assessment of \$73 a unit for landscaping improvements to the Roundabout at Robinhood/ Gamewell. City funding for the paved area was originally budgeted in FY06 (150K) to come from the Road Impact Fund, where projects are scheduled on a priority basis as funding becomes available. Remaining pavement improvements to the Greenwood Gardens QNP totaling \$765K over the next three years (FY08, 09, 10) have also been delayed.

Streetscape (\$23K), Sidewalk (\$260K), and Sewer (\$60K) improvements have also been realigned to fall within the larger City improvement plan. \$519K budgeted in the enterprise fund for sewer improvements and upgrades to potable water and fire hydrants (FY08, 09) have also been removed as part of the coordinated project, and will be evaluated and addressed as part of the larger City-wide priority table.

Approximately \$300K for the Lake Faith/ Lake Minnehaha Basin (Greenwood Gardens QNP) has been removed from the City's CIP.

## Dommerich Estates

On June 23, 2003 City Council approved Ordinance No. 1063, an ordinance of the City of Maitland, Florida, adopting a small area master plan including capital improvements for the Dommerich Estates Quality Neighborhood Program Area. Improvements to the area include entry features (3) and streetscape, transportation improvements, underground utilities and streetlights, stormwater improvements, restoration of open space areas, water line upgrades, seal gravity sewer lines and manholes, resurfacing of neighborhood streets, and sidewalk improvements.

The three entry features (\$126K), traffic calming pavers (\$54K), and intersection redesign (\$25K) were to be supported solely by neighborhood assessment. These projects are presently delayed.

A sidewalk was installed along the north side of Algonquin Trail from Dommerich Drive to Seneca Trail. Work also included changes to the street and intersection for traffic calming and aesthetics, improved drainage, construction of retaining walls, and landscape and irrigation. A sidewalk along Choctaw remains in the CIP in FY08 (\$30K).

Completed plans for the entry feature at Dommerich Drive and Horatio Avenue (1 of 3) are expected by month's end. The funding source for this project is also the Road Impact Fund and it is second on the priority list with current total project costs budgeted at \$200K. Current plans call for the project to be completed in early FY08. Also completed, were stormwater improvements to include asphalt removal and on-line treatment (baffle box) at Chippewa Trail totaling \$85K in FY05.

Resident cost for undergrounding utilities was established at \$1.1M (\$2,270 per property owner). Budgeted City costs for this project totaling \$1.3M (FY08, 09, 10) have currently been placed on hold.

Remaining Dommerich estimates (June 2003) that were to be funded by Maitland's Capital Improvements Program and have been placed on hold status: Stormwater improvements (\$450K), Water (\$1M), Sewer (\$500K), Transportation Improvements (\$600K), Pavement Restoration (\$750K), and Pedestrian Paths (\$500K). These projects are now being evaluated within the larger City-wide priority table.

Attached is a spreadsheet summarizing QNP projects pulled from the CIP, which was distributed to the Planning & Zoning Commission at the meeting on May 3<sup>rd</sup>.

General Fund	Budget 08	Budget 09	Budget 10	Budget 11	Budget 12	Total
QNP's - Does not include LK001	\$ 340,000	\$ 1,397,750	\$ 1,830,000	\$ -	\$ -	\$ 3,567,750
Total CIP	\$ 1,098,124	\$ 1,256,477	\$ 1,372,167	\$ 1,465,733	\$ 1,667,329	\$ 6,859,830
<b>BY Project</b>						
Ridgewood ST001	\$ 45,000					\$ 45,000
Greenwood ST001		\$ 23,000				\$ 23,000
Greenwood PV001	\$ 145,000	\$ 350,000	\$ 270,000			\$ 765,000
Greenwood BS001			\$ 260,000			\$ 260,000
Dommerich UT001	\$ 150,000	\$ 1,000,000	\$ 1,300,000			\$ 2,450,000
Total	\$ 340,000	\$ 1,373,000	\$ 1,830,000	\$ -	\$ -	\$ 3,543,000

Enterprise Fund	Budget 08	Budget 09	Budget 10	Budget 11	Budget 12	Total
QNP's - Does not include LK001	\$ 300,000	\$ 279,700	\$ -	\$ -	\$ -	\$ 579,700
Total CIP	\$ 2,293,500	\$ 2,669,400	\$ 1,498,000	\$ 1,775,800	\$ 1,233,400	\$ 9,470,100
<b>BY Project</b>						
Greenwood WA001	\$ 300,000	\$ 219,700				\$ 519,700
Greenwood WW001		\$ 60,000				\$ 60,000
Total	\$ 300,000	\$ 279,700	\$ -	\$ -	\$ -	\$ 579,700