



# Community Redevelopment Agency Regular Meeting

## Agenda

**February 26, 2025 @ 2:30 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

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### please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 3. Consent Agenda**
  - a. Approve the minutes of November 13, 2024
- 4. Action Items**
  - a. Killarney Drive Outfall Project 20 minutes
  - b. Lake Killarney Brick and Curb Enhancements 20 minutes
- 5. Staff Updates**
- 6. Board Comments**
- 7. Adjournment**



Community  
Redevelopment  
Agency

# agenda item 3.a

**item type**

Consent Agenda

**meeting date**

February 26, 2025

**prepared by**

**approved by**

**subject**

Approve the minutes of November 13, 2024

**motion | recommendation**

**background**

**alternatives | other considerations**

**fiscal impact**

**attachments**

1. CRA-min-2024-11-13



# Community Redevelopment Agency Regular Meeting Minutes

November 13, 2024 at 2:00 PM

City Hall Commission Chambers  
401 S. Park Avenue

## Present

Mayor Sheila DeCiccio; Commissioners Marty Sullivan, Kris Cruzada, and Todd Weaver; Orange County Representative Hal George; City Manager Randy Knight; Assistant City Manager Michelle del Valle and City Clerk Rene Cranis.

## Absent

Commissioner Craig Russell

### 1. Call to Order

Mayor DeCiccio called the meeting to order at 2:02 p.m.

### 2. Public Comments (for items not on the agenda): Consent Agenda

- a. Approve the minutes of August 28, 2024
- b. Approve the minutes of the special meeting, October 9, 2024
- c. CRA Agency meeting dates FY2025

There were no public comments. **Motion made by Mr. George to approve the Consent Agenda, seconded by Commissioner Sullivan. The motion carried unanimously by a 4-0 vote. Commissioner Russell was absent. Commissioner Cruzada arrived after the vote.**

### 4. Action Items

- a. CIP Discussion & Direction

Assistant Director of Economic Development and CRA Kyle Dudgeon outlined CRA project funding through FY 2029.. The Community Redevelopment Advisor Board recommended approval of the revised CIP and funding allocations. Commissioner Weaver addressed the Park Avenue refresh, the loss of pedestrian traffic in the summer months and the opportunities to provide some relief from the heat. There were no public comments.

**Motion made by Commissioner Sullivan to approve the amended project balances and the revised 5-year CIP, seconded by Commissioner Weaver. The motion carried unanimously by a 5-0 vote. Commissioner Russell was absent.**

- b. Acquisition of 929-957 W. Fairbanks Avenue

Mr. Knight said the purpose of this property will provide intersection improvements at Fairbanks and Denning, expansion of MLK Park and stormwater improvements around Lake Rose. At the purchase price of \$4m, staff is recommending the allocation of \$3m from the CRA and \$1m from the Parks Acquisition Fund. He explained the status of leases of the existing properties and the intent to honor existing leases.

Charles Newton, 631 W. Swoope Avenue, spoke in favor of continuing a commercial element to retain the character and culture of the area.

**Motion made by Commissioner Weaver to approve the purchase of the property at 929-957 W. Fairbanks Avenue and allocating \$3m from the CRA, seconded by Commissioner Cruzada. The motion carried unanimously by a 5-0 vote. Commissioner Russell was absent.**

**5. Staff Updates**

**6. Board Comments**

**7. Adjournment**

The meeting was adjourned at 2:31 p.m.

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Mayor Sheila DeCiccio

ATTEST:

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City Clerk Rene Cranis



# Community Redevelopment Agency

# agenda item 4.a

## item type

Action Items

## meeting date

February 26, 2025

## prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

## approved by

Kim Breland, Deputy City Clerk

## subject

Killarney Drive Outfall Project

## motion | recommendation

Approve as recommended

## background

Killarney Drive, a residential road on the southeastern shore of Lake Killarney, is prone to extensive road flooding due to the aging and failing infrastructure that serves it. The existing storm sewer in this area is beyond its useful life and no longer functions as designed. The area stages with water each time it rains, and only dissipates due to infiltration or evaporation. This proposed project will replace the existing, aging infrastructure while also improving its configuration and performance. This includes adding curb inlets, improving the system's overall capture, and elevating the efficiency of stormwater conveyance. The total cost of this project is estimated not to exceed \$650,000.

The approval of the City of Winter Park's CRA extension/expansion plan in 2023 is in support of stormwater mitigation needs. This is further corroborated by the following goal/action strategies:

### 2023 Plan:

**Section 1.6** Preliminary Redevelopment Strategies - Expedite stormwater collection and conveyance system improvements to address localized flooding.

**Goal 18:** The Agency shall support the City's efforts to address stormwater issues and localized flooding within the CRA.

The CRA has proactively supported this effort by allocating \$3M to its West Fairbanks stormwater infrastructure line item. This type of improvement was approved by the CRA advisory board as part of its recommended FY25 budget, and further approved by the Agency

at its November 13<sup>th</sup>, 2024 budget amendment hearing. Therefore, no newly encumbered funds are being proposed at this time.

### **alternatives | other considerations**

Amend the request

Do not consider the request

### **fiscal impact**

\$650,000 from existing W. Fairbanks Stormwater/Infrastructure CIP funding

### **attachments**

1. Killarney Dr - Plan Sheet
2. Ten Year Pro-Forma - FY 2025 CRA Extension CRA\_Final\_Amended
3. Project Area




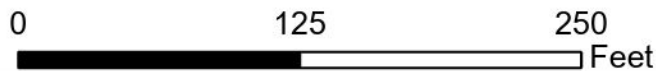
<b>Five Year CIP Project Balance Reallocation and Reprioritization</b>	<b>Prj. Bal.</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Misc. Infrastructure Improvements	426,498	1,200,000	500,000			
Denning Drive Intersection						
17/92 Streetscape					5,000,000	5,000,000
New York Streetscape	150,000					
Implement Parking Strategy						
Decorative Lights and Trees in District						
Bollards in Central Business District	73,848					
Downtown Enhancements						
USPC Site Acquisition						
Shady Park Improvements						
MLK Basin Stormwater Improvements	1,500,000	1,500,000	2,000,000			
Denning/Fairbanks Intersection Improvements	4,500,000					
West Meadow Restroom & Pavillion	1,200,000					
MLK Park Improvements	5,113,210					
W. Fairbanks Stormwater/Infrastructure	2,000,000	1,000,000	2,000,000			
MLK Surface Parking	1,200,000					
Canton Ave Stormwater Drainage			1,300,000	3,450,000		
1792/Fairbanks Intersection Improvements				2,000,000	2,000,000	
Killarney Estates Brick & Drainage Refresh		500,000				
Park Ave Refresh		1,000,000				
Playhouse Fwd Fund						
<b>CRA Project Funding Total</b>	16,163,556	5,200,000	5,800,000	5,450,000	7,000,000	5,000,000
<b>Fund Surplus/Deficit</b>		(12,007)	(383,175)	925,948	(583,969)	1,558,700
<b>Cumulative Fund Balance (Reserves)</b>	<b>422,983</b>	<b>410,976</b>	<b>27,801</b>	<b>953,749</b>	<b>369,781</b>	<b>1,928,481</b>



**Legend**

**Killarney Dr Drainage Improvement  
Project Area**

 Project Area - 1.16  
Acres





# Community Redevelopment Agency

# agenda item 4.b

## item type

Action Items

## meeting date

February 26, 2025

## prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

## approved by

Kim Breland, Deputy City Clerk

## subject

Lake Killarney Brick and Curb Enhancements

## motion | recommendation

Approve as presented

## background

The 2023 CRA extension/expansion area plan speaks to a myriad of improvements including transportation and neighborhood enhancements. The proposed project supports these endeavors through the following goal and action strategy:

**Goal 15:** The Agency should evaluate and prioritize streetscaping, street lighting, pedestrian and bicycle safety improvement opportunities throughout the CRA.

**Goal 15, Action Strategy 2:** The Agency should coordinate with the City's Public Works and Transportation Department to identify, evaluate and prioritize potential locations for existing streetscape updates.

While the plan speaks directly to the potential for streetscapes as an eligible CRA investment, rehabilitation around the Lake Killarney neighborhood also signifies a direct response to the board's commitment to its expansion area. Pending approval, the proposed scope contributes to hardscape, bricking, and curb repair to the total approved in the CRA's budget for FY25 providing relief to existing conditions. Funding was approved by the CRA advisory board as part of its recommended FY25 budget, and further approved by the Agency at its November 13th, 2024 budget amendment hearing. Therefore, no newly encumbered funds are being proposed at this time. If approved in conjunction with the outfall project, both are anticipated to begin in the spring of 2025.

## alternatives | other considerations

Do not consider the project

Amend the project scope

**fiscal impact**

500k from existing CIP funding

**attachments**

1. Killarney Neighborhood - Existing Conditions Images
2. Killarney Estates Aerial Scope of Work







Fall

Grove Ave

