



Community Redevelopment Advisory Board Regular Meeting

Agenda

March 27, 2025 @ 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - 2. Consent Agenda**
 - a. Approve the minutes of February 27, 2025 1 Minute
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Action Items**
 - 5. Non-Action Items**
 - a. Winter Park Enhancement Area (Brownfield) Program 20 minutes
 - b. MLK Community Playground Improvements 20 minutes
 - 6. Staff Updates**
 - a. Staff Updates 5 minutes
 - b. CRA Annual Report FY24 1 minute
 - c. Board Appointment Update 1 minute
 - 7. Board Comments**
 - 8. Upcoming Agenda Items**
 - 9. Adjournment**



Community Redevelopment Advisory Board

agenda item 2.a

item type

Consent Agenda

meeting date

March 27, 2025

prepared by**approved by****subject**

Approve the minutes of February 27, 2025

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. CRAB-mins-2025-02-27 DRAFT



Community Redevelopment Advisory Board Regular Meeting Minutes

February 27, 2025 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Lindsay Eriksson, Michael Perelman, Carl Creasman Jr

Absent

Pragasen Ramiah

Staff Present

Director of Office of Management & Budget Peter Moore, CRA Coordinator Anne Sallee

1. Call to Order

Carlos Benitez called the meeting to order at 5:32 p.m.

- a. CRAAB Annual Report Photo

Ms. Broman gathered the board together and took the group photo for the CRA annual report.

2. Consent Agenda

- a. Approve the minutes of November 13, 2024

Motion made by Dr. Perelman to approve the minutes, seconded by Ms. Eriksson. Motion carried unanimously with a 5-0 vote.

3. Public Comments (for items not on the agenda)

4. Action Items

- a. CRA Renewal Grant Program

The Community Redevelopment Agency (CRA) extension was approved last year. A huge thank you to the Advisory Board for playing a significant role in this achievement. The deal was valued at \$141 million, which includes \$57 million in taxes contributed by Winter Park residents and businesses. This amount, which would have otherwise gone to Orange County, will now remain in the city to be used for improvements. A revised CRA map was provided showing the three overlapping jurisdictions in West Fairbanks: the City of Winter Park, unincorporated Orange County, and a small portion of the City of Orlando.

The Renewal Grant program offered by the Winter Park Community Redevelopment Agency is not uncommon among CRAs, as most have similar programs. This program is designed to promote neighborhood improvement by incentivizing the removal of blight

and fostering neighborhood stability. This is one of the main purposes outlined in Florida statute for the existence of CRAs.

Properties may become eyesores, negatively impacting the tax base and causing difficulties for property owners due to code enforcement liens and other issues. In response to previous discussions led by this board, staff has explored the possibility of establishing a Demolition Aid Grant Fund program. This program would allocate up to \$15,000 for residential properties and up to \$25,000 for commercial properties for the remediation of dilapidated, hazardous, or vacant structures.

To be eligible for this program, applicants must meet certain criteria: they must own the property and have held ownership for at least three years, demonstrate the prevention of slum or blighted conditions, and address health and safety concerns in the existing environment. Additionally, corporate franchises and government offices are not eligible applicants.

Other CRA grants are available, such as the driveway grant, the paint grant, and the home renovation grant, but these are limited to certain income levels. The Renewal Grant provides \$15,000 for demolition and covers ancillary structures. Ms. Sallee is responsible for handling the applications for these grants.

Mr. Benitez inquired about the budget for this program, and Mr. Moore responded that no additional funding was allocated for it this year. To process any applications in the current year, staff will utilize existing funds from the housing affordability and business facade budgets. While Staff does not anticipate a high demand, these tools are available in case opportunities arise.

Mr. Creasman asked if the program requests must come from citizens or if the city can offer it proactively. Ms. Sallee is preparing marketing materials for property owners.

Dr. Perelman asked how many applications are anticipated and whether there would be a maximum spending threshold for the program each year. Mr. Moore responded that the CRA budget process would incorporate this program for the board's review, estimating around 2 to 4 applicants. Dr. Perelman expressed concerns that businesses could exploit this as a turnaround opportunity and suggested an assistance limit of 75% instead of the full 100% for businesses. Mr. Moore noted that the requirement of three years of ownership might help discourage a "flipping" mentality among businesses. This program also serves as an alternative to the current business facade program, which operates on a 50/50 matching grant basis.

Dr. Perelman expressed his desire to see property owners contribute to the improvement of their properties. The discussion also addressed the cost of demolishing commercial property. The program will be tested for one year to evaluate its effectiveness. Additionally, Dr. Perelman suggested implementing limits on the grants available per applicant and per property.

Motion made by Mr. Creasman to approve the creation of the demolition program, temporarily fund it with existing funds and become a budgeted

item to be reviewed after one year; seconded by Ms. Eriksson. The motion carried unanimously by a 5-0 vote.

b. CRA Business Facade Program Updates

The Business Facade Program has been in existence for a long time, offering a 50/50 matching grant of up to \$20,000. This program serves as a valuable incentive for businesses to enhance their storefronts, including improvements to windows, doors, awnings, painting, and other similar upgrades. Over 70 businesses have participated in the program, and for every \$14 invested by property owners, the Community Redevelopment Agency (CRA) has contributed \$1 of public funds. The program has been active for about a decade.

Staff is now proposing to increase the maximum match for the program from \$20,000 to \$30,000.

Motion made by Mr. Benitez to approve the increase of the maximum match to \$30K; seconded by Ms. Eriksson. The motion carried unanimously by a 5-0 vote.

Discussion: Dr. Perelman inquired about the typical expenditure on a facade if the city grants \$20K. The average would be \$280K with the 14:1 investment.

5. Non-Action Items

6. Staff Updates

a. Project Updates

Mr. Moore provided the board with updates on the following projects:

- Denning/Fairbanks Improvement - the purchase of the property is complete
- MLK Unity Corner and MLK Playground – expected to be completed by April 2025, and TBD for playground respectively.
- W. Fairbanks Stormwater- will be underway.
- Park Avenue Gateways - half the costs, totaling \$200K, were covered by private contributions, while the other half, in the amount of \$200K was funded through the CRA
- West Meadow RR/Facility - has a completion date set for September 2025

7. Board Comments

Carl Creasman Jr. introduced himself to the board members.

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 6:06 p.m.

Approved by the board on
/s/ Bahiyyah Layton, Board Coordinator



Community Redevelopment Advisory Board

agenda item 5.a

item type

Non-Action Items

meeting date

March 27, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by**subject**

Winter Park Enhancement Area (Brownfield) Program

motion | recommendation**background**

Staff is providing an update to a program through the city's Economic Development Advisory Board (EDAB). F.S. 163 (the statute that governs CRA's) and F.S. 376 (the statute that govern enhancement areas) have a strong correlation. This item will be a background update to the program, next steps, approvals and potential expectations moving forward.

alternatives | other considerations**fiscal impact****attachments**

1. City Commission Worksession_Enhancement-Area-Overview

Winter Park City Commission Worksession



November 14, 2024 @ 1:00 p.m.



Brownfield Enhancement Area Overview F.S. 376.79-80

The **Brownfield Enhancement Area** (BEA) initiative aims to revitalize and redevelop underutilized or contaminated properties. This program offers a range of benefits and opportunities for communities, property owners, and investors. By leveraging existing assets and providing voluntary partnership opportunities, BEAs seek to stimulate economic growth and environmental improvement.

The primary goals include responding to the Economic Development Advisory Board's request for '**more tools in the toolbox**', leveraging existing assets such as the CRA, and provide **voluntary** partnership opportunities for redevelopment and enhancement.

Competitive Disadvantage and Regional Context

Context

Florida BEAs

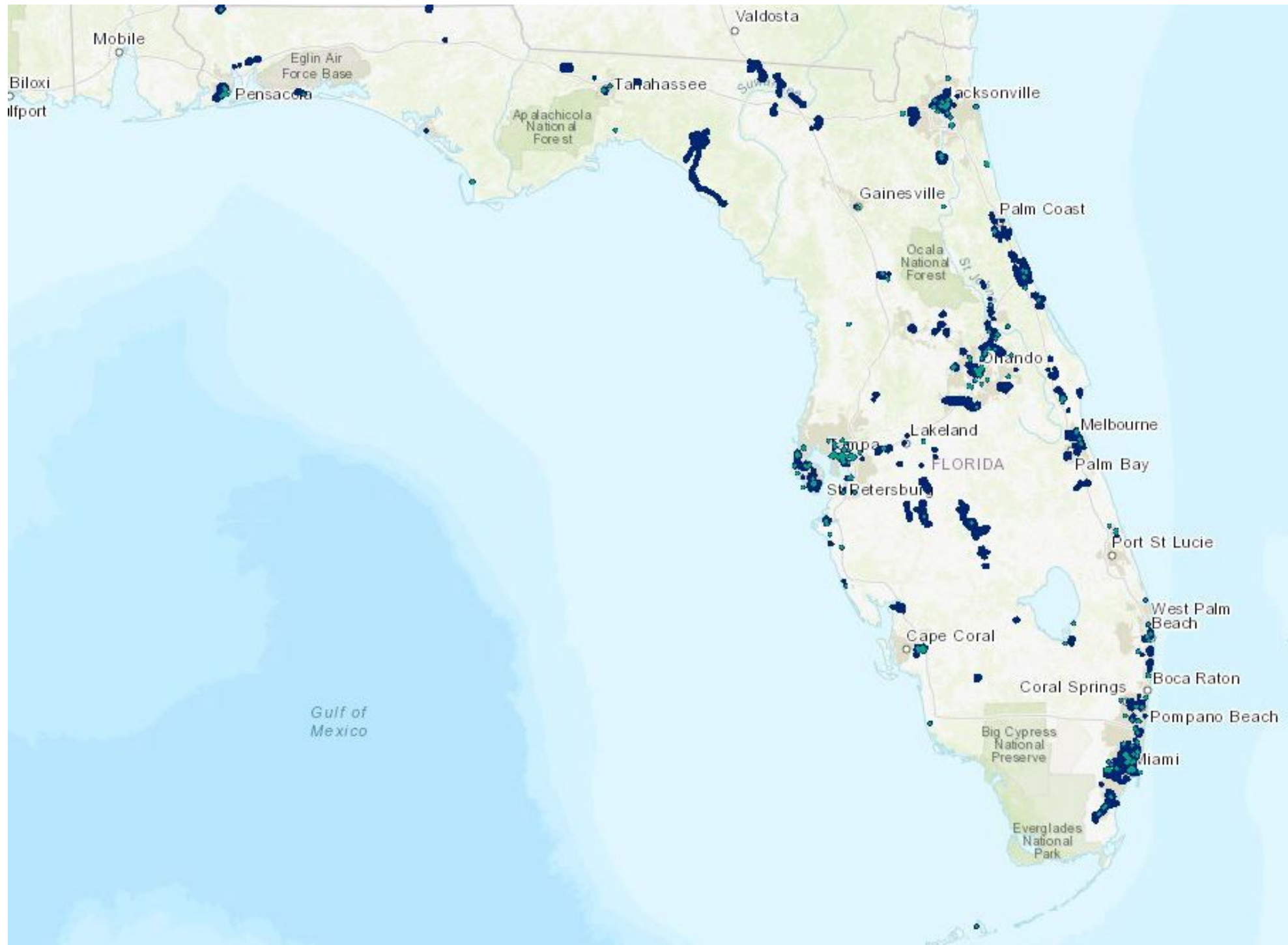
A map of Florida Brownfield Enhancement Areas reveals the distribution of these designated zones across the state.

CRA Overlay

When overlaid with Community Redevelopment Agency (CRA) boundaries, the map provides insight into the relationship between BEAs and existing redevelopment efforts. This combination can illustrate potential synergies and opportunities for coordinated revitalization strategies.

Regional Context

Understanding the regional context of BEAs is crucial for assessing their potential impact and competitiveness.



Florida Department of Environmental Protection

OCULUS

All brownfields areas in the
State of Florida

430 approved Brownfield
areas

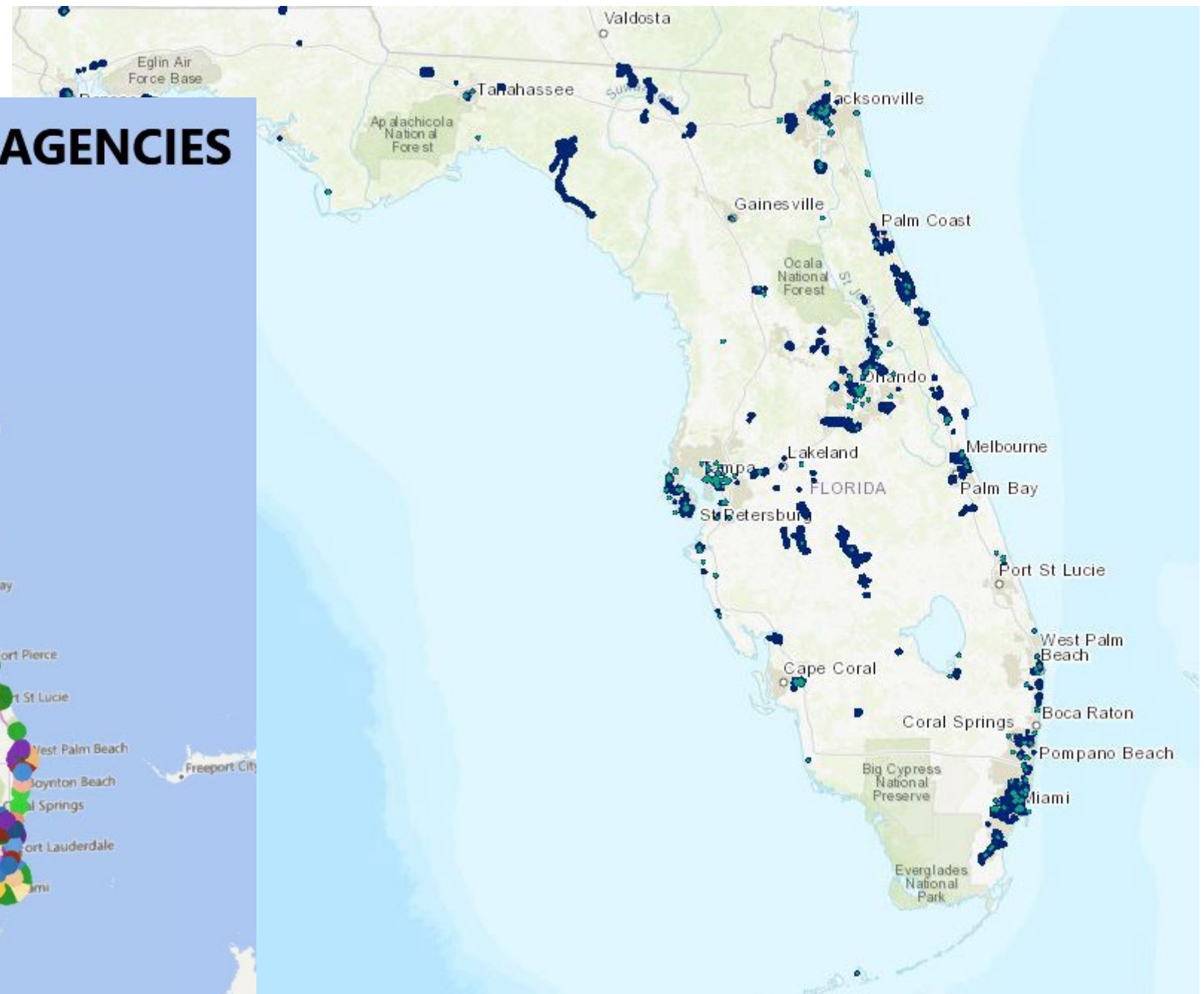
FLORIDA COMMUNITY REDEVELOPMENT AGENCIES



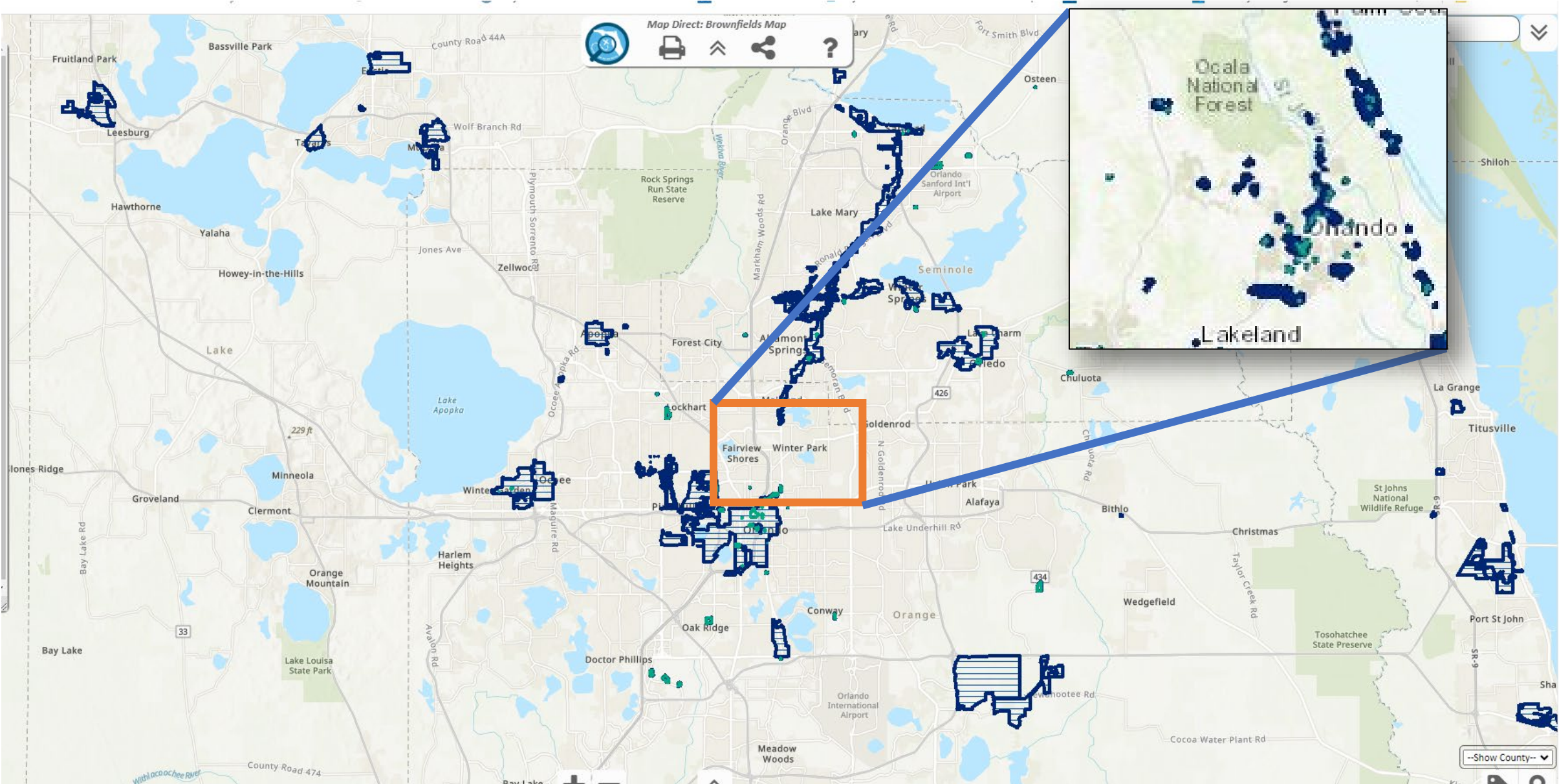
Florida Special Districts Accountability Program

Geographic Distribution of
Community Redevelopment
Agencies

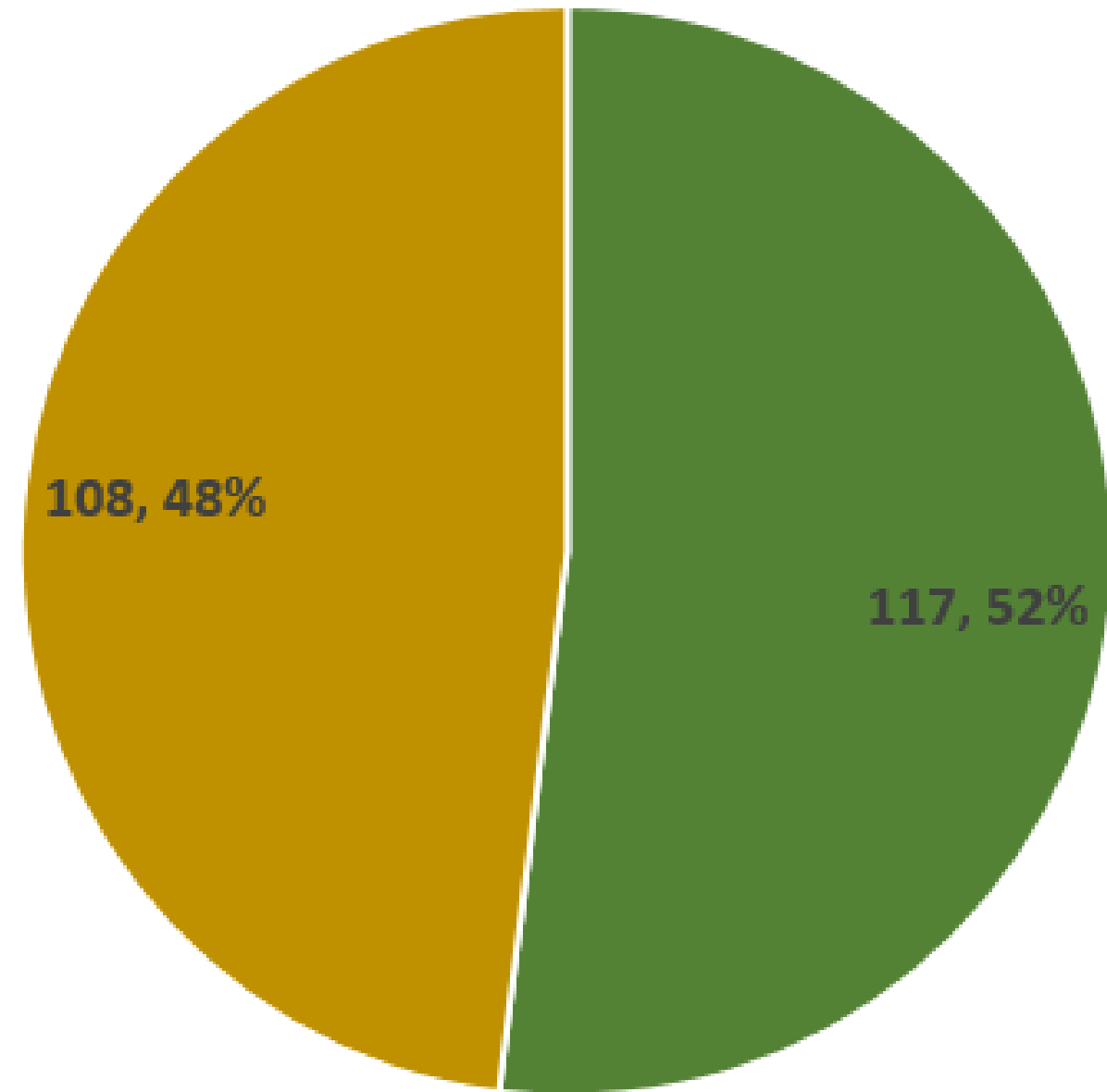
213 CRAs
278 Redevelopment Areas



Regional Engagement



The relation between
the Brownfield
Redevelopment and the
Community
Redevelopment Area
(+/-3.5%)



■ NO ■ YES

Local Benefits of Enhancement Areas

1 F.S. 376 Framework

Florida Statutes 376 provides a comprehensive framework for incentives related to Enhancement Areas. This legal structure supports and encourages redevelopment efforts.

2 State Funding and Grants

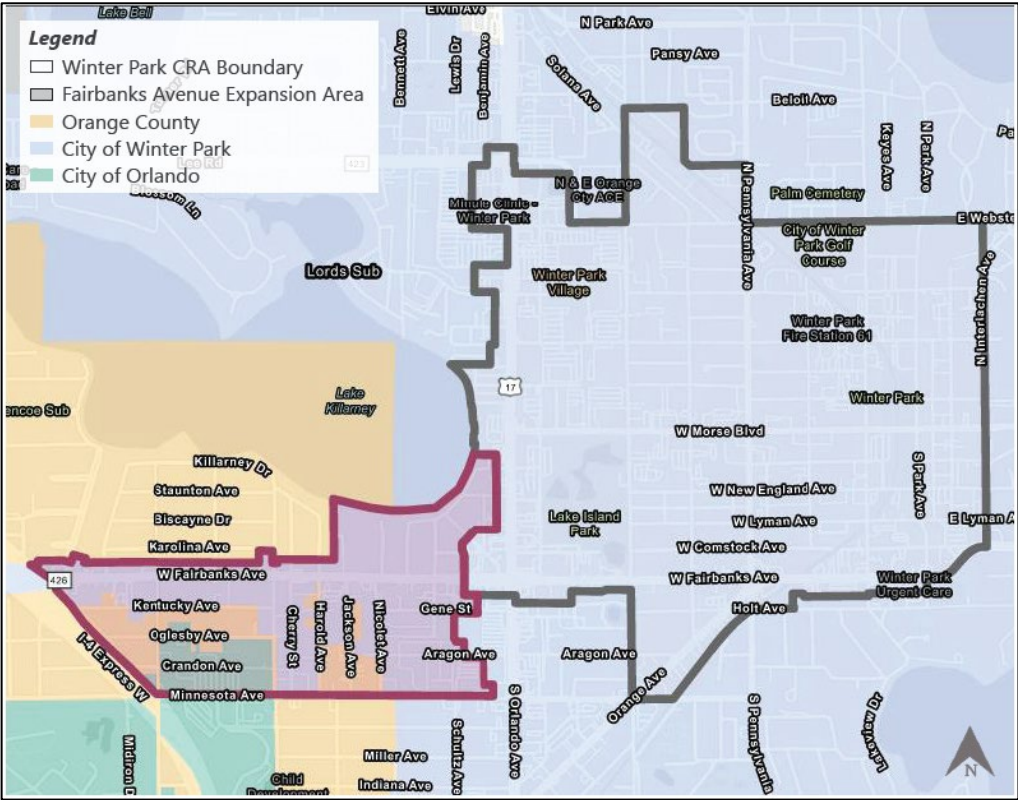
Various state programs and grants are available to support BEA initiatives. These include funding for **job creation (\$2,500 per job)**, **environmental assessments**, **site cleanup**, and **Voluntary Cleanup Tax Credits (VCTC)**.

3 Local Programs

The local commission may also encourage a myriad of program options such as **loans**, **grants**, **permit waivers** or **payment amortization schedules**, and **technical assistance** under F.S.376.79.

4 Commission Discretion

The **local commission has the authority to decide** which incentives and programs to utilize within their jurisdiction. This flexibility allows for tailored approaches to meet specific community needs and goals.





Winter Park's History with Enhancement Areas

1

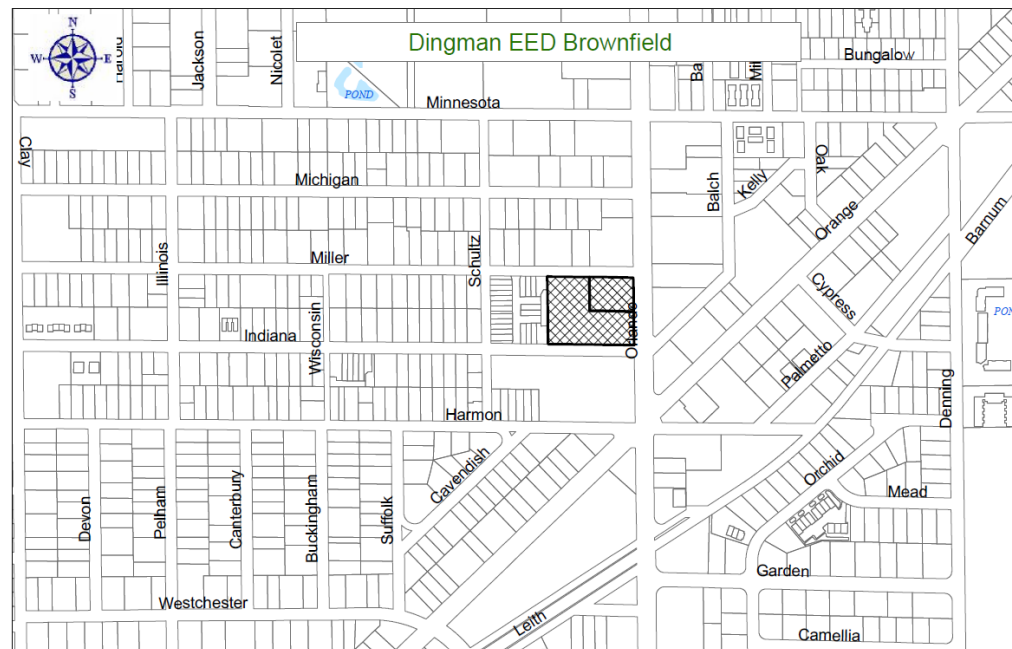
Dingman Property (2010-2011)

1111 S. Orlando Avenue applied for designation to redevelop as office/retail space

2

3

....and that's it!



Understanding Enhancement Areas

What It Is

An enhancement area is a designated zone that qualifies for specific incentives and programs aimed at encouraging redevelopment and economic growth. It typically involves properties that may have environmental challenges or are underutilized.

What It Isn't

Enhancement areas are not a blanket rezoning or a mandatory program for property owners. They do not automatically change property rights or impose new regulations on existing businesses or residents.

Benefits

These areas provide opportunities for public-private partnerships, access to funding and tax incentives, and streamlined processes for environmental cleanup and redevelopment.

Opportunity

Local programs are approved locally!
Can be real or perceived issue (F.S. 376.79 (3))

Process of Establishing an Enhancement Area



CRA Designation

The Community Redevelopment Agency (CRA) designation provides a logical and efficient approval process for enhancement areas, as outlined in Florida Statutes 163 and 376. This step establishes the legal framework for the initiative.

Property Owner Participation

Property owners within the proposed enhancement area have the option to participate or opt out. This voluntary approach ensures that the program respects individual property rights and preferences.

DEP Notification

For those choosing to opt out, notification must be sent to the Department of Environmental Protection (DEP). This step ensures proper documentation and compliance with state regulations.

Resolution Approval

The final step involves passing a resolution for approval, typically requiring only one reading. This streamlined process allows for efficient implementation of the enhancement area designation.

Sample Policy Language

Projects that are approved as a Qualified Target Industry (QTI) under the City's Economic Development Program

Projects that are deemed Legacy Developments by the City Commission. Legacy projects are developments that brings a unique character or class of development to the City. For example, a Transit Oriented Design project near a SunRail Station or quality multifamily development in an area needing housing.

Projects for the rehabilitation or new construction of housing for low and moderate income families

Participation

Voluntary

Commercial vs. residential





Community Redevelopment Advisory Board

agenda item 5.b

item type

Non-Action Items

meeting date

March 27, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by**subject**

MLK Community Playground Improvements

motion | recommendation**background**

Staff is providing the latest regarding MLK Community Playground meetings.

The most recent meeting occurred on February 20th, 2025. This was the fourth public meeting on the project dating back to 2022. The meeting was positively received with recommendations that mainly dealt with materials/finishes such as the material used for the playground structures and surfaces, connectivity to the adjacent residential across Denning, and fine-tuning some of the play structure placement.

The project has been community focused from the onset. Dix Hite's scope of work was to create a conceptual plan for the playground. The conceptual design was then used as part of the solicitation that was issued for a contract with a construction team to move from construction plans and then onward to actual construction. The construction team was made up of Ovation Construction, Foster Conant (Landscape Architect Firm), and Miller Recreation Equipment. In short, there should not be significant changes to the design at this juncture but more so a progression in detail from conceptual, to the 50% drawings, to the final construction drawings.

Next steps include advancing the 50% construction document to a 100%. Staff will review with the Commission in the Spring and construction would tentatively begin mid to late summer. The expected duration of the build is approximately 7-9 months depending on several variables including lead times for materials and labor. It is early in that process so start/completion times can waiver.

alternatives | other considerations

fiscal impact

Total cost has been provided for as part of the CRA budget.

attachments

1. Community Workshop Presentation -2/20/25
2. Community Feedback and Interaction prior to 2/20/25 meeting

DR. MARTIN LUTHER KING, Jr. PARK

PLAYGROUND UPDATE WORKSHOP

Hosted by the City of Winter Park

February 20, 2025



Ovation
Construction

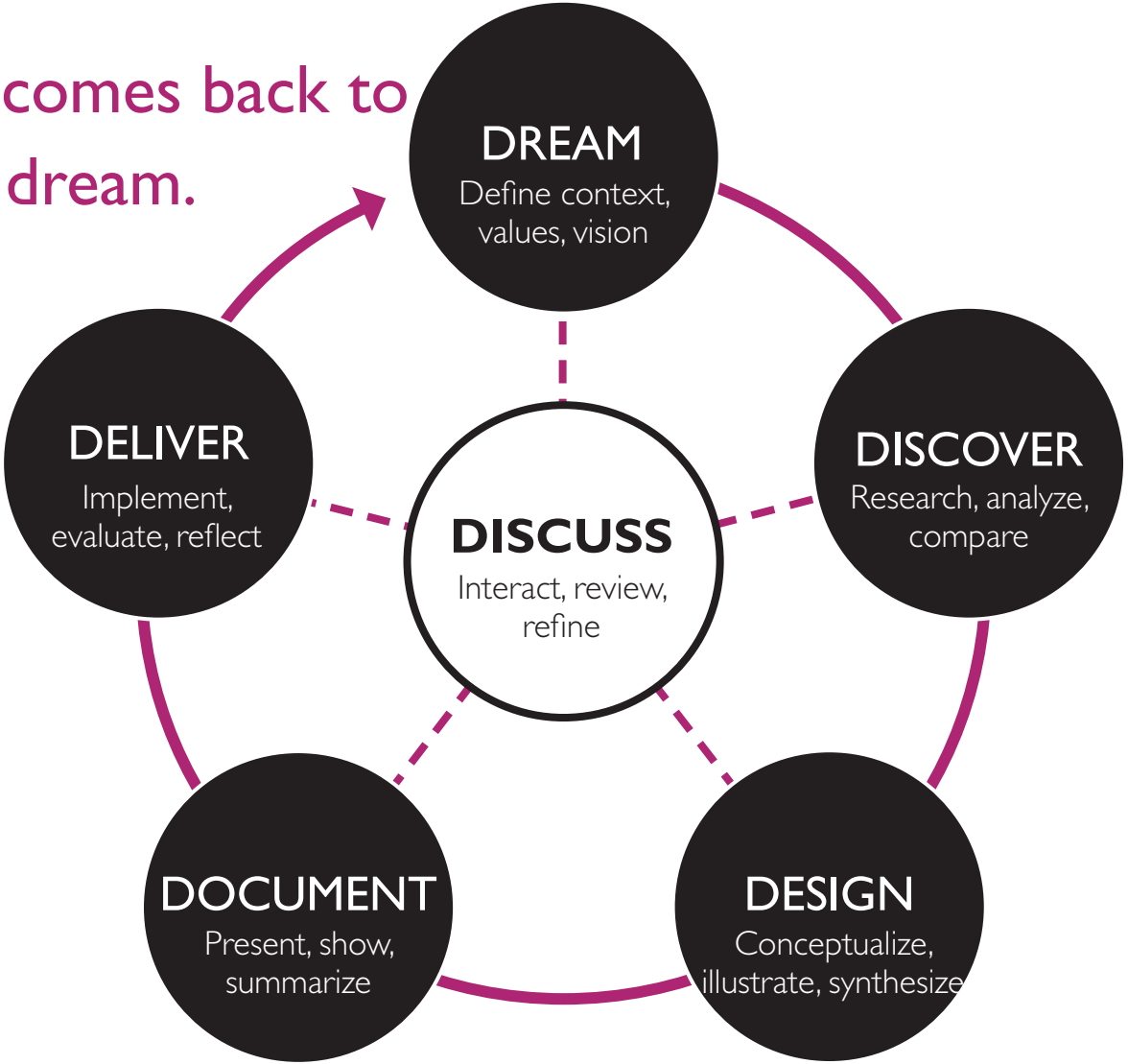


6D PROCESS

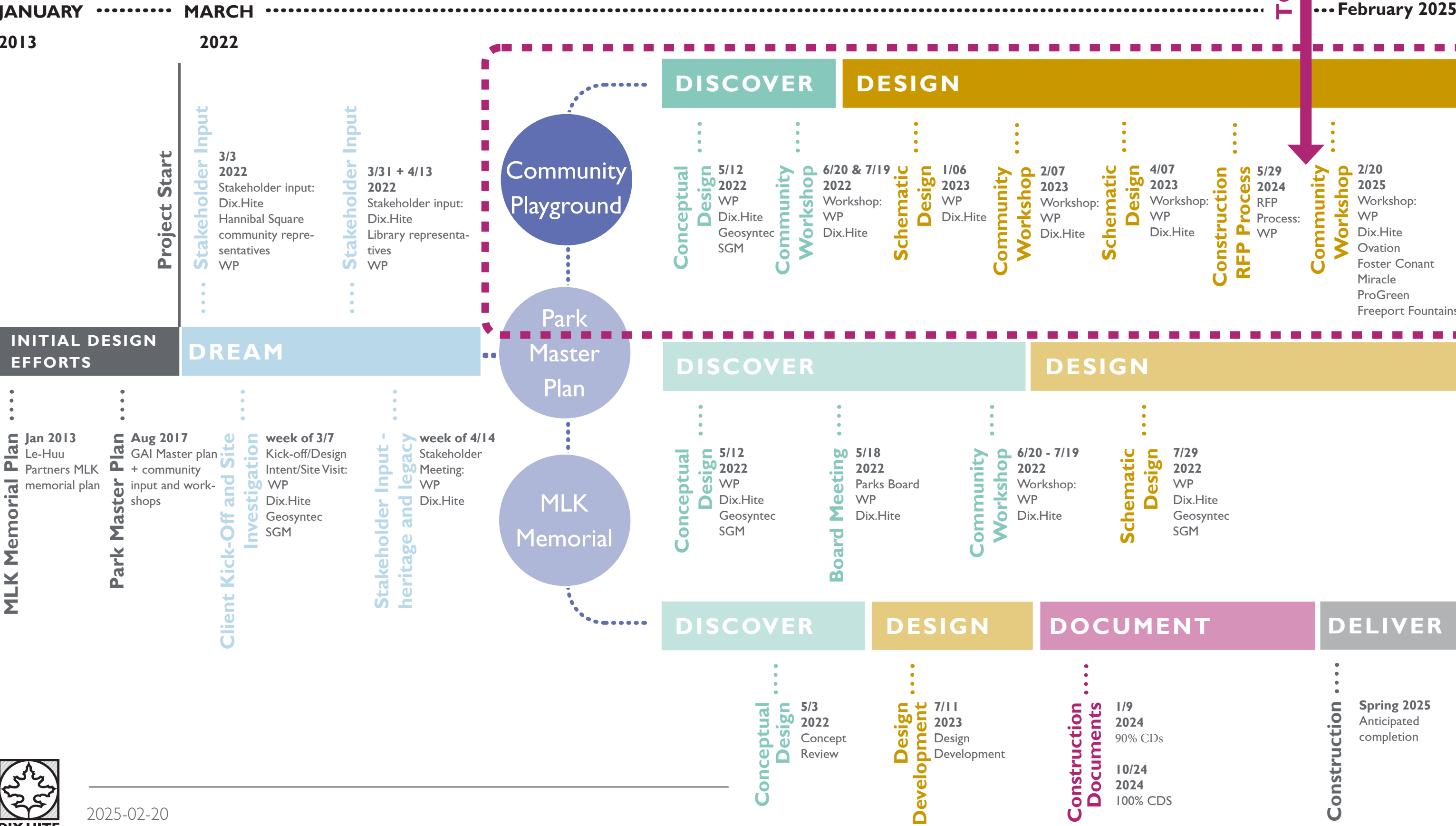
We're true believers in the power of the design process. To help clients meet their goals, we apply the "6D" approach: a transparent and scalable process that engages the entire design team in collectively identifying opportunities and constraints.

These steps provide a framework for project management, ensuring that outcome matches the intent and that the results fulfill the vision. As details of the project are uncovered, we adapt our approach to meet specific goals, deliverables and timeframes.

Everything comes back to the client's dream.



PROJECT SCHEDULE



MAY 2022 CONCEPTUAL DESIGN



MAY 2022
PLAYGROUND
EXPLORATION



JULY 2022
FOUNDATION FOR
THE DREAM...



JULY 2022
HAVE FUN !
DREAM BIG !



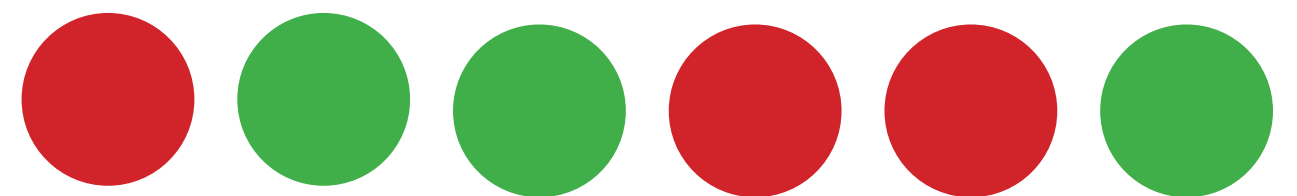
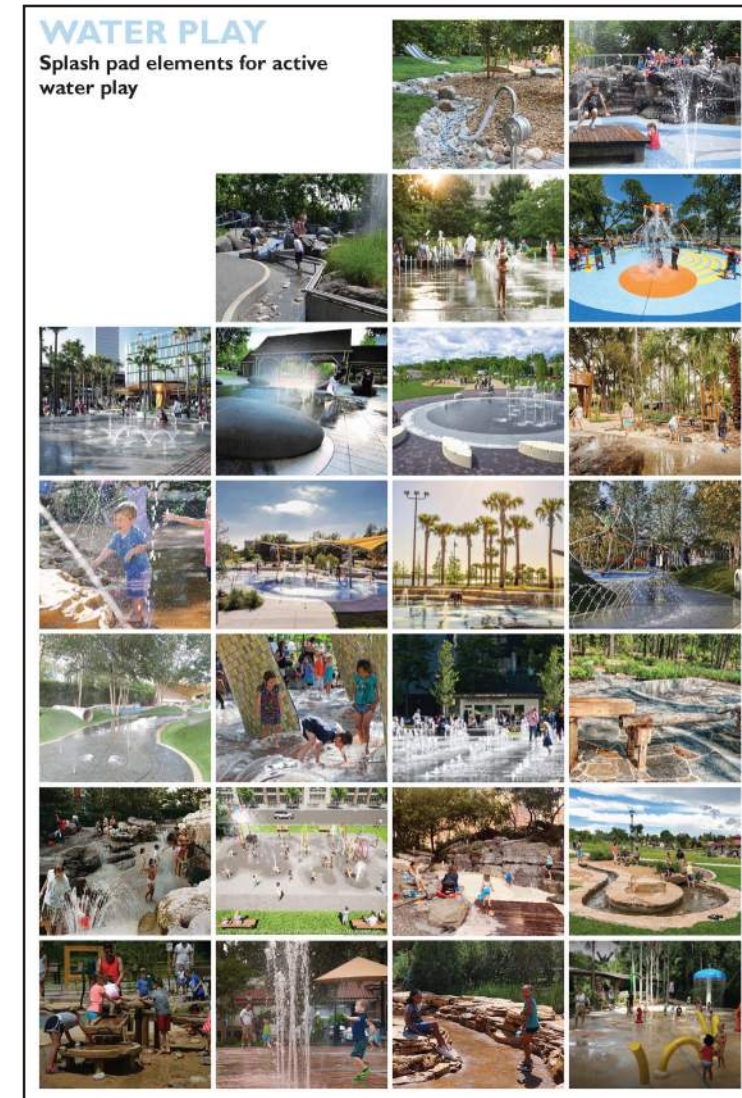
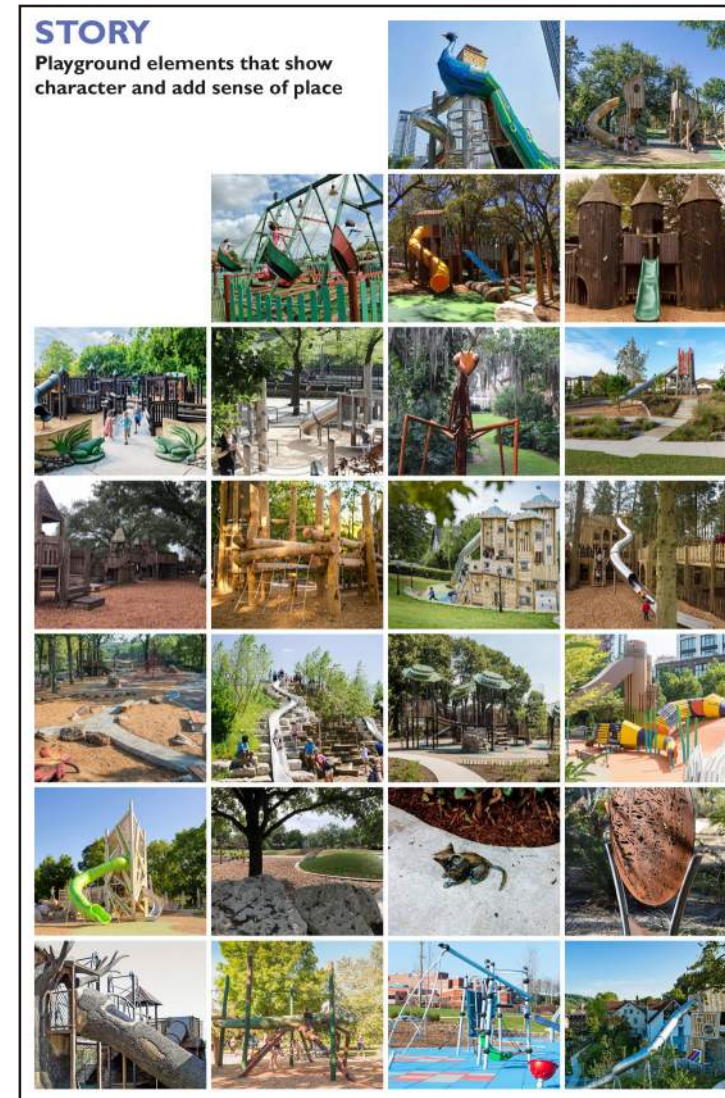
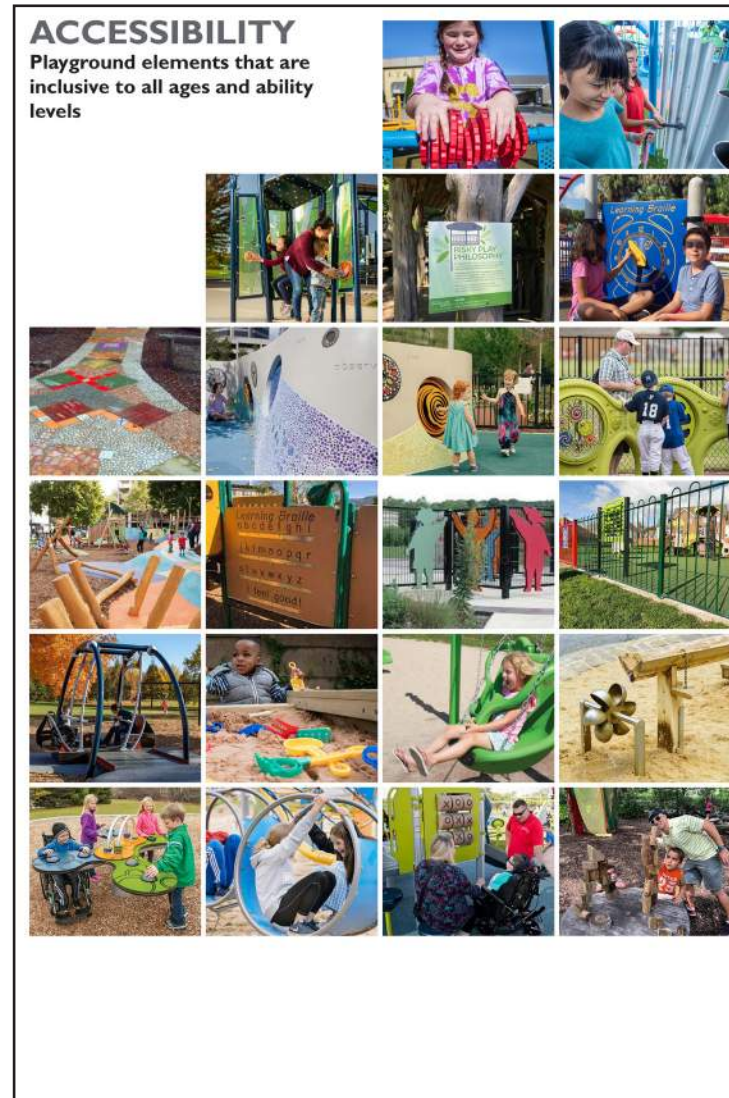
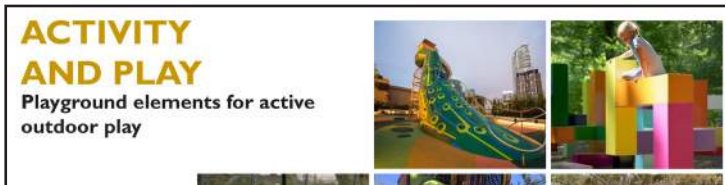
**JULY 2022
COMMUNITY
WORKSHOP**



JULY 2022

RED DOT

GREEN DOT



PLAYGROUND RE-IMAGINED WORKSHOP FEEDBACK

JULY 2022

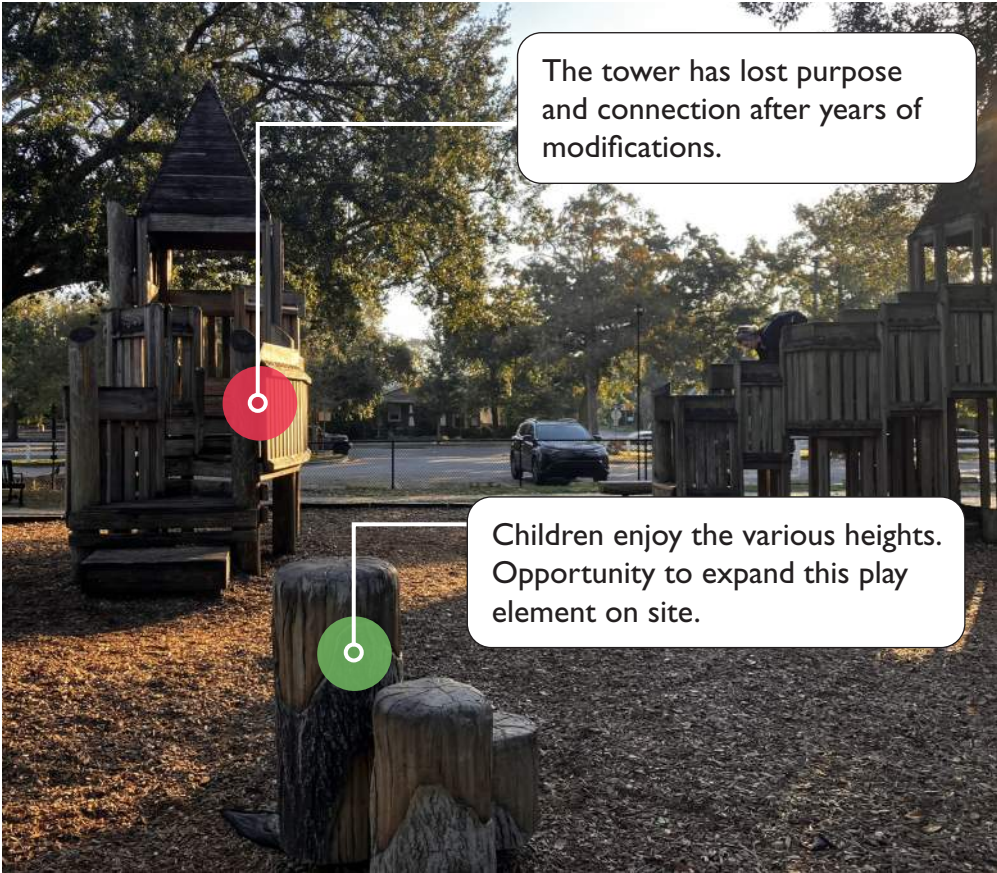
“WHAT WE HEARD”

TOP TAKE AWAYS	PLAY & SPLASH PAD	QUESTIONS & CONCERNS
• Play: • Variety of equipment appealing to multiple ages • Naturalistic in material, aesthetic, form • Structure to be low maintenance • Multiple surfaces & textures • Safe • Simple • Splash Pad: • Incorporate multiple depths • Mimic nature • Inclusive / accessible • Multi-generational • Clear surveillance from multiple seating points • Improve parking lighting • Provide more color & interest among surrounding plant material	• Include composite material or alternative to wood • Incorporate different materials & surfaces • Keep elements of play connected • Relate to nature & natural elements when possible • Provide ample spaces to foster imagination & creativity • Incorporate more colors • Pay homage to original structure with a modern update • Keep visibility of structures & tunnels clear • Love vertical elements that allow for climbing • Incorporate elements for multiple age groups & levels of play • Provide ample seating around playground for parents • Love rope swing options • Density over spread is key for play structures • Incorporate stepping & weaving motions • Scale play equipment to accommodate popular features • Include multiple bridge access points to castle structure • Improve upon existing castle with additional viewing & clear areas • Include a variety of difficulty levels on castle bridges • Love swinging areas being located away from main castle structure • Provide seating in direct view of playground elements • Include shade over areas of water interaction • Provide variety of water depth levels for varying levels of difficulty • Be sure to include accessible water interaction opportunities • Include safe water interactions for a variety of ages	• No proposed areas for dogs - should there be? • Dog run & water fountains • Keep existing dog bag stations • Shade options need to be provided for all structures & amenities • Reference other proposed and existing parks in the area for problems • Provide enough trash receptacles to keep the park clean • What type of fencing is used? How opaque should it be? • Are there going to be auto-closing gates? • Should a park attendant be hired to watch over the splash pad? • Summer months would be preferred to have a member on staff • Observation from watchtower building or office • Ensure accessibility coming from the Memorial corner • Incorporate ample lighting around edges of play & parking areas • Questionable visibility with the longer tunnels - shorten? • Is exercise equipment going to be incorporated anywhere? • Integrated on site or nearby? • Are there designated areas for stroller parking? Bike parking? • Is there a way to prevent / discourage people from sleeping in tunnels? • How can sound be incorporated into equipment or plant material? • Can we provide sensory elements along a designated trail? • Can these tie into the trail leading to the library?



FEBRUARY 2023 INVENTORY AND ANALYSIS





The tower has lost purpose and connection after years of modifications.

Children enjoy the various heights. Opportunity to expand this play element on site.



Children enjoy hiding and gathering in the smaller space. Opportunity to integrate into the play story as a whole.



Existing benches are highly used and can be relocated along the playground for better visibility.



Children enjoy the spiral slide but it is not fully connected with the playground. Opportunity to better integrate the slide experience2.

SITE INVENTORY + ANALYSIS

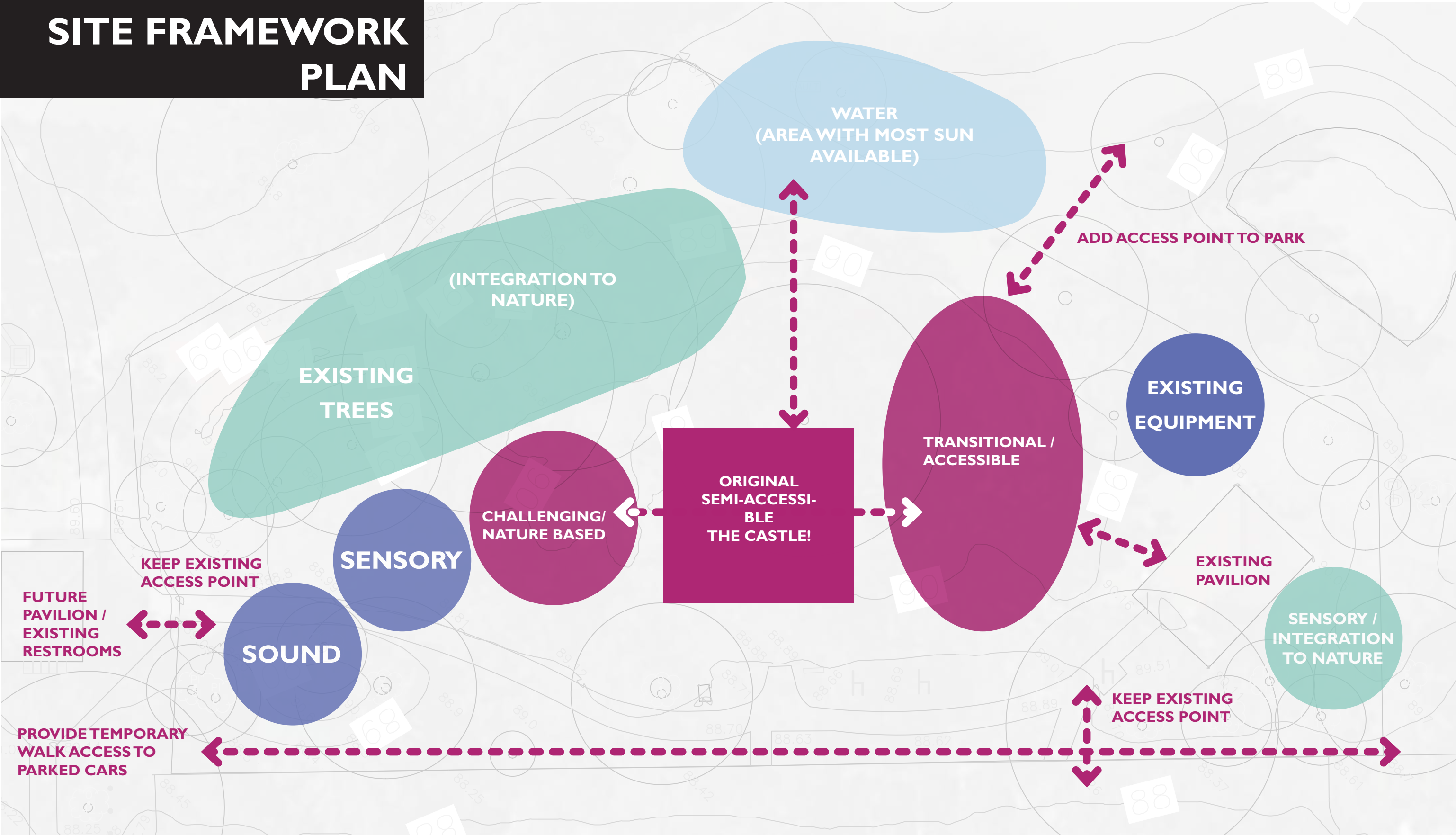


Access to and from the playground is not safe as one enters from the parking area. Playground lacks safe walks to reach parked cars.



Existing picnic tables throughout the playground are highly used. The shade from existing trees creates comfortable seating opportunities.

FEBRUARY 2023
SITE FRAMEWORK
PLAN



2025-02-20

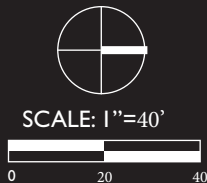
DR. MARTIN LUTHER KING, JR. PARK | SCHEMATIC DESIGN

DR. MARTIN LUTHER KING JR. PARK:
PLAYGROUND + SPLASH PAD

- 1 ENTRY FROM PARKING LOT
- 2 EXISTING PAVILION
- 3 NATURE SENSORY STATION
- 4 RELOCATED SINGLE AND GROUP SWINGS
- 5 CASTLE PLATFORM OVER 5' ARTIFICIAL TURF MOUND
- 6 CONCRETE WALK ACCESS TO CASTLE PLATFORM
- 7 ROLLER SLIDES OVER TURF MOUND
- 8 OPEN TUBE SLIDE OVER MOUND
- 9 CLIMBING ROCKS
- 10 BRIDGE CONNECTION TO EXISTING CASTLE
- 11 EXISTING CASTLE PORTION TO REMAIN
- 12 CLIMBING TOWER
- 13 TUNNEL ENTRIES ON SENSORY WALL
- 14 POURED IN PLACE RUBBER PATH
- 15 PLAYGROUND MULCH
- 16 ROPE SWING
- 17 TRUNK STEPS TO SODDED EXISTING MOUND
- 18 SPLASH PAD / RIVERINE
- 19 RELOCATED PICNIC TABLES OVER MULCH
- 20 RELOCATED TODDLER SWINGS
- 21 ARTIFICIAL TURF MOUND WITH SENSORY "ROOMS" AND TUNNEL
- 22 SOUND EQUIPMENT ON ARTIFICIAL TURF
- 23 ENTRY FROM EXISTING RESTROOM
- 24 ENTRY FROM NORTH OF PARK
- 25 PLAYGROUND FENCE
- 26 EXISTING TREES, TYP.
- 27 PLAYGROUND SEATING ,TYP.
- 28 PROPOSED PALM TREES
- 29 SPLASH PAD EQUIPMENT



2022-05-10







All elements connect with the story of the castle including tunnels, climbing walls and ground material

Climbing tree trunks integrated into the natural mound by the existing Oak trees

Climbing tower connects to the south point of the castle, with sensory elements at various levels





Splash pad is in riverine form, allowing for children's imagination to continue the castle and fort story throughout the playground

Raised artificial turf by caprock walls allow spaces for children and babies to sunbathe and rest

Various water experiences provided for different ages and preferences



SITE FURNISHINGS

PICNIC TABLE



EXISTING TABLES TO BE RELOCATED IF IN GOOD CONDITION



IF TABLES ARE TO BE REPLACED, USE MONOLINE CAROUSEL TABLE
MANUFACTURER: SITE PIECES
COLOR: TBD

SEATING



EXISTING LOG BENCHES TO BE RELOCATED IF IN GOOD CONDITION



ALL OTHER BENCHES TO FOLLOW EXISTING CITY STANDARD

TRASH RECEPTACLE



EXISTING TRASH RECEPTACLES TO BE RELOCATED IF IN GOOD CONDITION

BIKE RACK

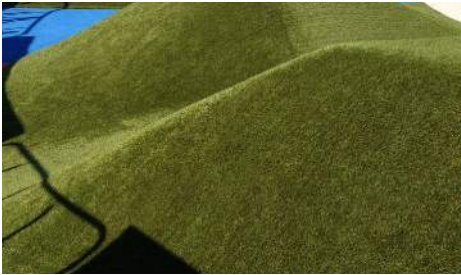


ROUND RACK
MANUFACTURER: DERO
COLOR: TBD

MATERIALS PALETTE



POURED IN PLACE RUBBER



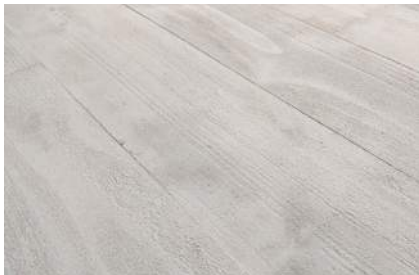
ARTIFICIAL TURF



FLORIDA STONE WALLS



CONCRETE ROCK FORMATION



BOARD FORMED / STAMPED CONCRETE



EXPOSED AGGREGATE CONCRETE



SHREDDED HARDWOOD MULCH

LANDSCAPE MATERIAL



SABAL MINOR
DWARF PALMETTO



MUHLENBERGIA CAPILLARIS
MUHLY GRASS



NEPHROLEPIS BISERRATA
MACHO FERN



VIBURNUM OBOVATUM Densa
DWARF WALTER'S VIBURNUM



ILEX VOMITORIA
DWARF YAUPON



TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS



HAMELIA PATENS
FIREBUSH

FEBRUARY 2023 COMMUNITY WORKSHOP



FEBRUARY 2025
...IT TAKES
A VILLAGE...



...DREAM BIG! THE BEST IS YET TO COME.

“I played on this playground as a kid, and my kids now play on this playground. What will be provided for the next generation?”

“There are so many large existing Oak trees which provide great shade to playground visitors, will they be saved?”

“Will the new playground be safe and up to current playground standards?”

“What will the splash pad be like?”

“But we love this playground, why does this need to be updated?”

“What will happen to the existing play structure, will the new playground be designed to complement the old wooden structure?”

“Will the new playground have more inclusive play opportunities for children of all capabilities?”

“Will the new playground have mulch or rubber play surfacing?”

“Has the design team considered input from the residents to create the new playground plan?”



PLAN KEY

- 1. PARK ENTRY GATE WITH FAUX DRAW BRIDGE AND 'CASTLE' TOWERS
- 2. EXISTING PAVILION
- 3. NATURE SENSORY STATION
- 4. RELOCATED SINGLE AND GROUP SWINGS
- 5. CASTLE PLATFORM OVER 5' ARTIFICIAL TURF MOUND
- 6. ROLLER SLIDES OVER TURF MOUND
- 7. OPEN TUBE SLIDE OVER MOUND
- 8. ROCKS WITH REPELLING ROPES
- 9. RETAINING WALL AT EXISTING TREE
- 10. CONCRETE ACCESS WALK
- 11. CONCRETE ACCESS STEPS
- 12. BRIDGE CONNECTION TO EXISTING CASTLE
- 13. EXISTING CASTLE PORTION TO REMAIN AND BE REFURBISHED
- 14. TOWER FEATURE WITH SLIDE
- 15. CLIMBING NET
- 16. TRAVERSING CARGO NET
- 17. CLIMBING WALLS
- 18. SENSORY WALL
- 19. 'DRAGON TAIL' CLIMBING FEATURE WITH TUNNELS
- 20. 'DRAGON HEAD' PLAY AREA ENTRY
- 21. POURED IN PLACE RUBBER PLAY SURFACING
- 22. PLAYGROUND MULCH
- 23. ROPE SWING
- 24. SPLASH PAD / RIVERINE WITH INTERACTIVE POP-JETS
- 25. RELOCATED PICNIC TABLES OVER MULCH
- 26. RELOCATED TODDLER SWING
- 27. ARTIFICIAL TURF MOUND WITH SENSORY 'ROOMS'
- 28. SOUND EQUIPMENT ON ARTIFICIAL TURF
- 29. ENTRY GATE FROM EXISTING RESTROOM
- 30. ENTRY GATE FROM PARK LAWN
- 31. PLAYGROUND FENCE
- 32. PLAYGROUND SEATING, TYP.
- 33. SPLASH PAD EQUIPMENT
- 34. SPLASH PAD SHOWER
- 35. BIKE RACKS WITH TRASH RECEPTACLE
- 36. LOW SCREEN WALL WITH LANDSCAPE



Universal Play
“An environment that is designed for all children of all abilities and their families.”

Inclusive Play
“Provides play opportunities to all children, regardless of disability or background.”



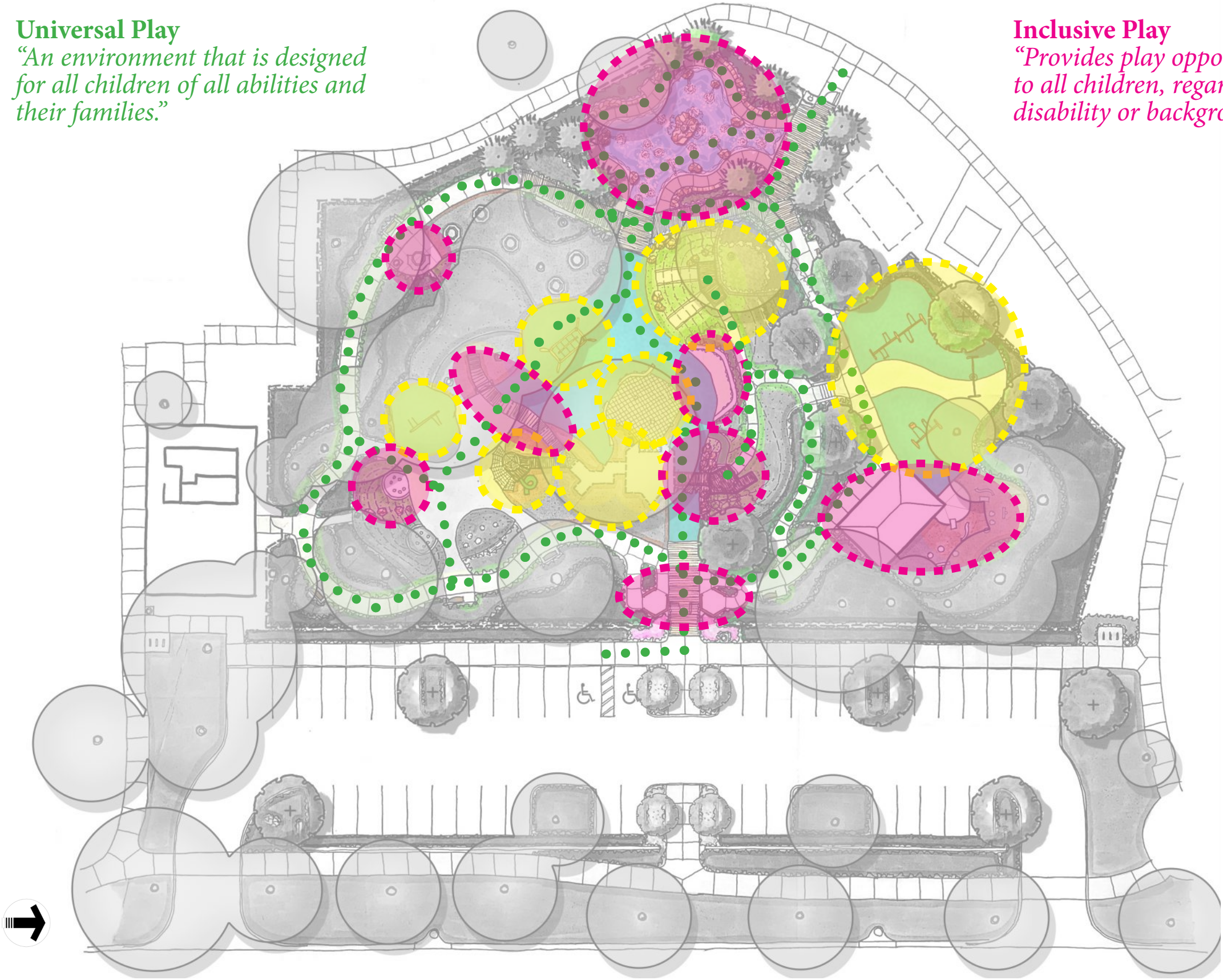
ADA/WHEELCHAIR CIRCULATION ROUTE



INDEPENDENT/INCLUSIVE PLAY OPPORTUNITY



ACCESSIBLE, ASSISTED PLAY OPPORTUNITY









'CASTLE TOWERS' ENTRY GATE - FRONT ELEVATION



'CASTLE TOWER' ENTRY GATE - SIDE ELEVATION



PLAYGROUND 'CENTER PIECE' - FRONT ELEVATION FACING EAST



PLAYGROUND 'CENTER PIECE' - REAR ELEVATION FACING WEST

“I played on this playground as a kid, and my kids now play on this playground. What will be provided for the next generation?”

The new playground will be an **enhancement** and **improvement** of the existing playground, offering the latest play opportunities in the industry and **new experiences** to residents. Upgrades include safer structures, advanced play features designed to appeal to **children and families of all capabilities** with the quality to serve several **generations to come**.

“But we love this playground, why does this need to be updated?”

We love this playground too! The playground is in **dire need of refreshment**. The existing wood structure needs repair from a structural standpoint. The current playground, while enjoyed by many, is one-dimensional and does not appeal to children and families of all capabilities. We are **NOT** tearing the playground down and replacing it with a plastic tot lot. Thoughtful design and collaboration has been taken to **preserve the legacy** of the existing playground, **expand its features** and provide **new and exciting opportunities** to the residents.

“There are so many large existing Oak trees which provide great shade to playground visitors, will they be saved?”

The playground has been designed to **salvage all existing Oak trees on site**, maintaining the shade that the playground offers today. All Oak trees will be preserved unless they are determined to be diseased or pose a safety hazard to visitors.

“Will the new playground be safe and up to current playground standards?”

The team has partnered with Miracle Recreation, a leader in the playground industry, who will work to provide the **highest standards for play equipment, technology and safety**.

“What will the splash pad be like?”

The splash pad will be a **naturally-themed** wet play area for children and visitors of all ages and capabilities. The wet play will include **pop jets** and **spray features** within a Florida setting with Limestone boulders and native Sabal palms and grasses. **Dry seating** will surround the wet play area so that parents can keep a close eye on their children, while staying dry. The water will be filtered and treated, staying **clean** for visitors to enjoy.

“What will happen to the existing play structure, will the new playground be designed to complement the old wooden structure?”

The playground has been designed so that **the core (middle) of the existing play structure will remain as the legacy of the existing playground**.

The new play structure will be constructed to **complement** the existing structure in both **architectural style** and materials. **Improvements** to the existing structure will be made to ensure the **safety of the residents**.

“Will the new playground have more inclusive play opportunities for children of all capabilities?”

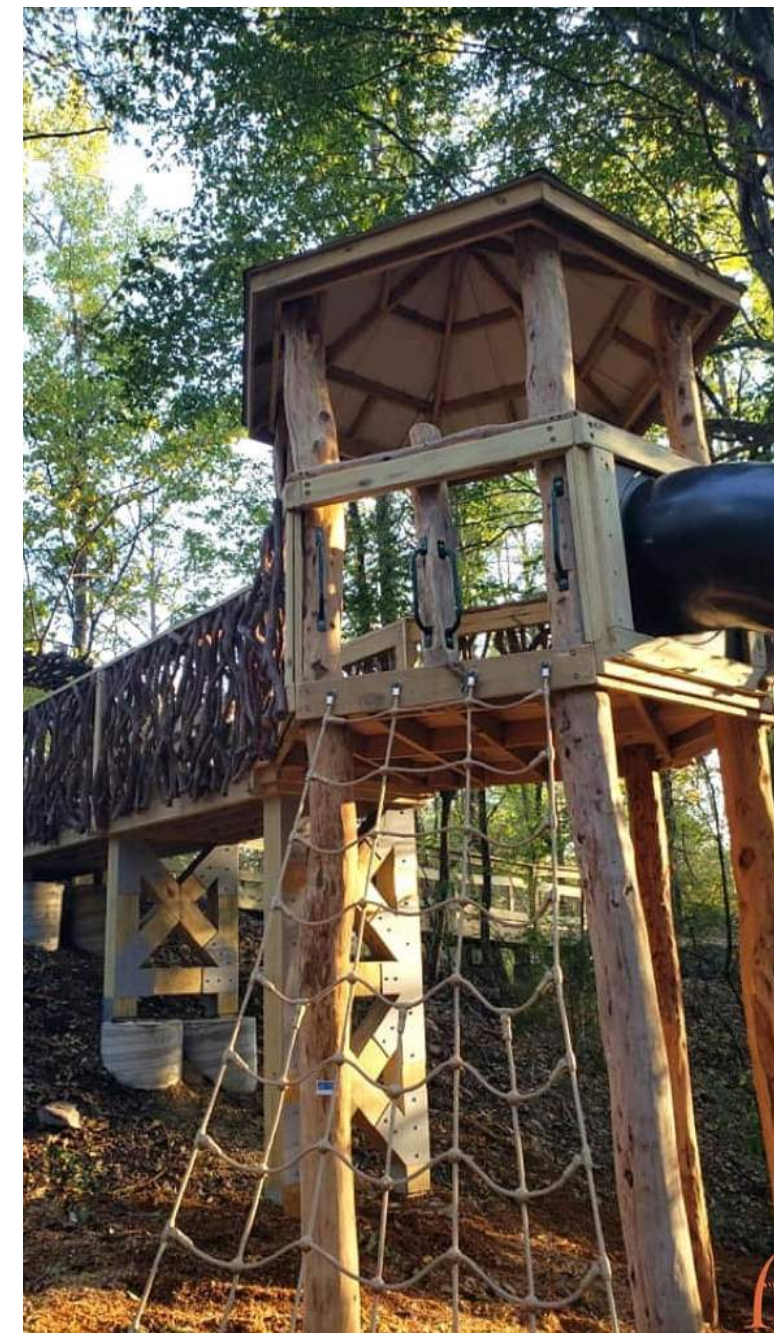
Yes! The new playground offers countless play opportunities for visitors of **all capabilities**. The design team made it a priority to improve the playground to appeal to all residents. The playground has been thoughtfully designed **to encourage inclusive and universal play**, with independent play features as well as opportunities for assisted play. **All children and families** will be able to enjoy the new playground and park.

“Will the new playground have mulch or rubber play surfacing?”

Both. The new playground will utilize **engineered playground mulch, rubber play surfacing** in the play area fall zones, as well as poured concrete in the most appropriate locations to enhance the play experience, provide **accessible routes** and play opportunities, and prolong the lifespan of the new park.

“Has the design team considered input from the residents to create the new playground plan?”

Yes, of course! The design of this playground has been **a collective and collaborative effort** with the City, residents and design team. Dix-Hite created the Design Program and Schematic Plan for this playground **based on workshops and design inputs from the residents** over the course of several community meetings. Foster Conant and the entire Ovation team have taken on the task of bringing this **dream to reality**, and will continue to consider all aspects of how we got to where we are throughout construction to ensure the playground is a success and **a treasured amenity for the community for years to come**.







401 South Park Avenue • Winter Park, Florida 32789

Communications

Media Inquiries: Clarissa Howard
407-599-3428 • 407-948-2044 cell

PRESS RELEASE

Public meeting scheduled to review concepts for Community Playground at Martin Luther King, Jr. Park

WINTER PARK, FL, an internationally recognized, award winning city with multiple accredited agencies (January 31, 2023) The [City of Winter Park](#) and its [Community Redevelopment Agency](#) (CRA) will host a community meeting on **Tuesday, February 7, at 6 p.m.**, in the Winter Park Community Center located at 721 West New England Avenue. The purpose of this meeting is to review concepts developed from the public and stakeholder input received regarding enhancements to the Community Playground and surrounding area in [Martin Luther King, Jr. Park](#).



During the summer 2022, the city held public meetings to receive feedback on necessary renovation and upgrades of the [Community Playground](#), also known as Castle Park. After decades of wear and tear, the playground is in need of enhancements including improvements to bring the playground into compliance with today's safety standards.

Martin Luther King, Jr. Park has become enlivened and engaged with the opening of the new [Winter Park Library & Events Center](#) in 2021, which overlooks Lake Mendsen and the 23-acre park. In recent years, the CRA has worked to establish parameters for public investment into the park, including a memorial corner near the intersection of South Denning Drive and West Morse Boulevard, and an overall park concepts package.

For additional information regarding the community meeting, please contact the Parks & Recreation Department at [407-599-3357](#) or MLKParkReno@cityofwinterpark.org.

###

[cityofwinterpark.org](#) • [Facebook](#) • [Twitter](#) • [Instagram](#) • [Vimeo](#) • [YouTube](#) • [@YourRequest](#)

Certified WCAG 2.1 Level AA compliant and usable with JAWS and NVDA by SWH

Community Playground At Martin Luther King, Jr. Park

Sent

Tue, Jan 31, 2023 3:08 pm

Community Playground at Martin Luther King, Jr. Park

Sent 1/31/23 3:08PM

Overview

1,268 Recipients

Audience: citEnews Winter Park (Segment: City News)

Delivered: Tue, Jan 31, 2023 3:08 pm

Subject: Martin Luther King, Jr. Park Community Playground Community Meeting

759 Opened	12 Clicked	3 Bounced	1 Unsubscribed
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Successful deliveries	1,265	99.8%	Clicks per unique opens	1.6%
Total opens	1,197		Total clicks	27
Last opened	3/22/23 12:15PM		Last clicked	2/11/23 9:02AM
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Community Playground at Martin Luther King, Jr. Park

Sent 1/31/23 3:08PM

Opens by location

Country	Opens	Percent
 USA	642	91.2%
 Sweden	54	7.7%
 Canada	2	0.3%
 Romania	2	0.3%
 Brazil	1	0.1%
 Costa Rica	1	0.1%
 France	1	0.1%
	1	0.1%

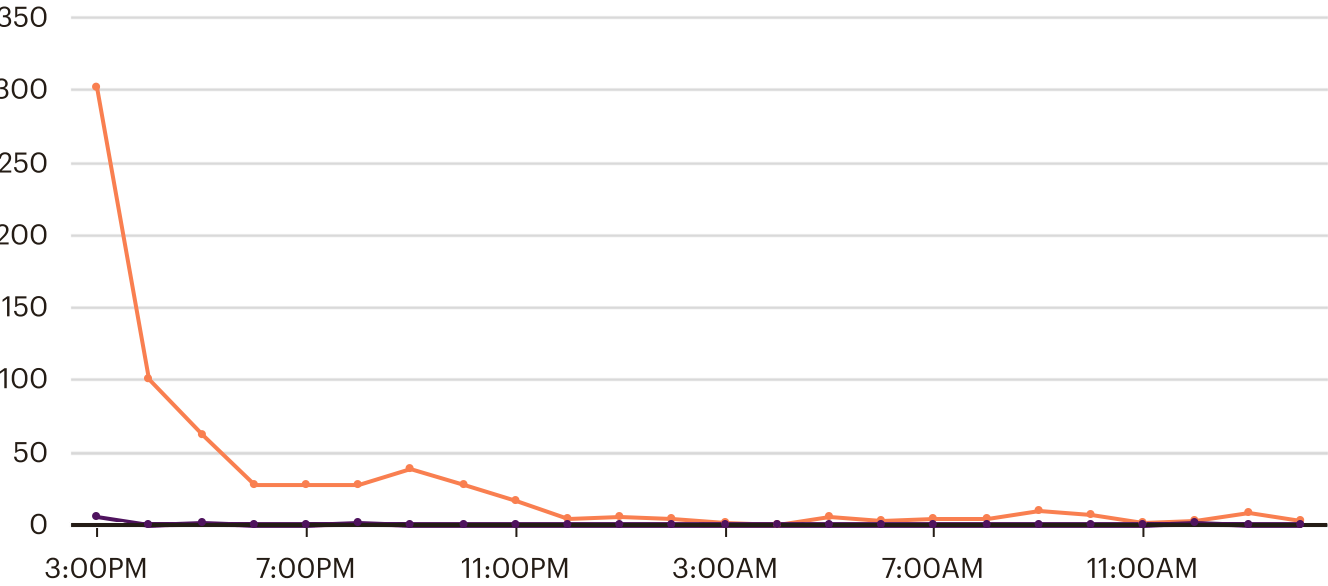
Community Playground at Martin Luther King, Jr. Park

Subscriber activity

Sent 1/31/23 3:08PM

24-hour performance

Opens Clicks



Subscribers with most opens

bunks02.carbons@icloud.com	6
fountainrx16@gmail.com	6
ledarcey@gmail.com	5
chughes@epochresidential.com	6
mikeadloo@gmail.com	7

Community Playground at Martin Luther King, Jr. Park

Sent 1/31/23 3:08PM

Click performance

URL	Total	Unique
https://cityofwinterpark.org/departments/parks-recrea...	8 (29.6%)	6 (35.3%)
https://cityofwinterpark.org/departments/parks-recrea...	4 (14.8%)	4 (23.5%)
https://cityofwinterpark.org/facebook/	4 (14.8%)	1 (5.9%)
https://cityofwinterpark.org/twitter/	4 (14.8%)	1 (5.9%)
https://cityofwinterpark.org/instagram/	3 (11.1%)	1 (5.9%)
https://cityofwinterpark.org/departments/parks-recrea...	2 (7.4%)	2 (11.8%)
https://cityofwinterpark.org/departments/administrati...	1 (3.7%)	1 (5.9%)
https://cityofwinterpark.org/events/	1 (3.7%)	1 (5.9%)
https://cityofwinterpark.org/	0 (0.0%)	0 (0.0%)
https://cityofwinterpark.org/citenews/	0 (0.0%)	0 (0.0%)
https://cityofwinterpark.org/vimeo/	0 (0.0%)	0 (0.0%)
https://cityofwinterpark.org/youtube/	0 (0.0%)	0 (0.0%)
https://goo.gl/maps/cMXU6	0 (0.0%)	0 (0.0%)

Community Playground at Martin Luther King, Jr. Park

Sent 1/31/23 3:08PM

Advanced reports

Email Domain Performance

Domain	Email	Bounces	Opens	Clicks	Unsubs
gmail.com	463 (37%)	1 (0%)	318 (69%)	6 (1%)	0 (0%)
yahoo.com	150 (12%)	0 (0%)	89 (59%)	1 (1%)	0 (0%)
aol.com	117 (9%)	0 (0%)	81 (69%)	2 (2%)	1 (1%)
cfl.rr.com	89 (7%)	0 (0%)	56 (63%)	0 (0%)	0 (0%)
hotmail.com	79 (6%)	1 (1%)	28 (36%)	0 (0%)	0 (0%)
Other	370 (29%)	1 (0%)	187 (51%)	3 (1%)	0 (0%)

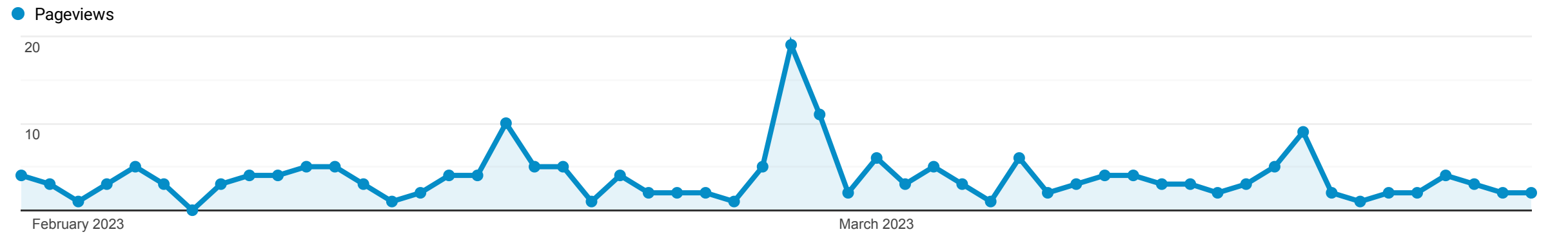
Pages

All Users

100.00% Pageviews

Jan 30, 2023 - Mar 24, 2023

Explorer



⌵ This data was filtered with the following filter expression: `/government/projects/mlk-jr-park-renovations-project/`

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Entrances	Bounce Rate	% Exit	Page Value
	203 % of Total: 0.07% (284,312)	185 % of Total: 0.08% (242,668)	00:03:12 Avg for View: 00:01:53 (69.63%)	65 % of Total: 0.04% (157,593)	44.62% Avg for View: 50.08% (-10.92%)	53.69% Avg for View: 55.43% (-3.13%)	\$0.00 % of Total: 0.00% (\$0.00)
1. /government/projects/mlk-jr-park-renovations-project/	203 (100.00%)	185 (100.00%)	00:03:12	65 (100.00%)	44.62%	53.69%	\$0.00 (0.00%)

Rows 1 - 1 of 1

https://cityofwinterpark.org/government/projects/mlk-jr-park-renovations-project/

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MLK, Jr. Park Renovations Project

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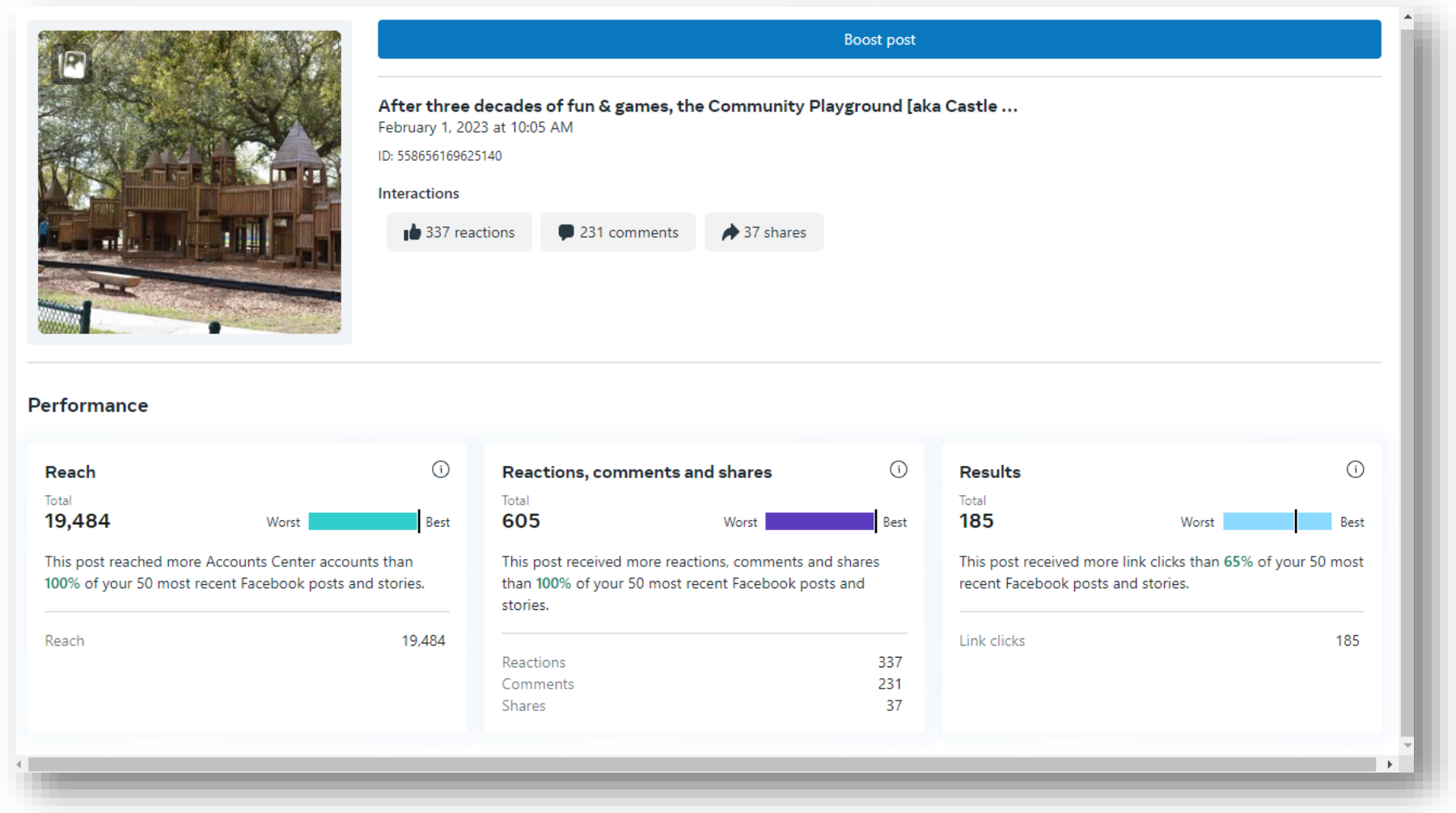
MLK, Jr. Park Renovations Project

Martin Luther King, Jr. (MLK) Park is anchored by a tranquil lake featuring a relaxing fountain and a community-built Unity Bridge. This peaceful setting encompasses 23-acres of beautiful scenery, sports and recreation facilities, and the popular Community Playground. The park is perfect for family picnics, fishing from the bridge, sports outings, or just walking along the half-mile mile trail surrounding the lake.

To further enhance MLK Park while honoring the legacy of Dr. King and the historic Hannibal Square neighborhood, this project is focusing on better neighborhood and internal connections, integrating recreational and cultural programming, and strengthening environmental sustainability.

Social Media Insights

Facebook post



Nextdoor



City of Winter Park ✓

Assistant Director of Communications Craig O'Neil • 31 Jan





Public meeting scheduled to review concepts for Community Playground at Martin Luther King, Jr. Park . The City of Winter Park and its Community Redevelopment
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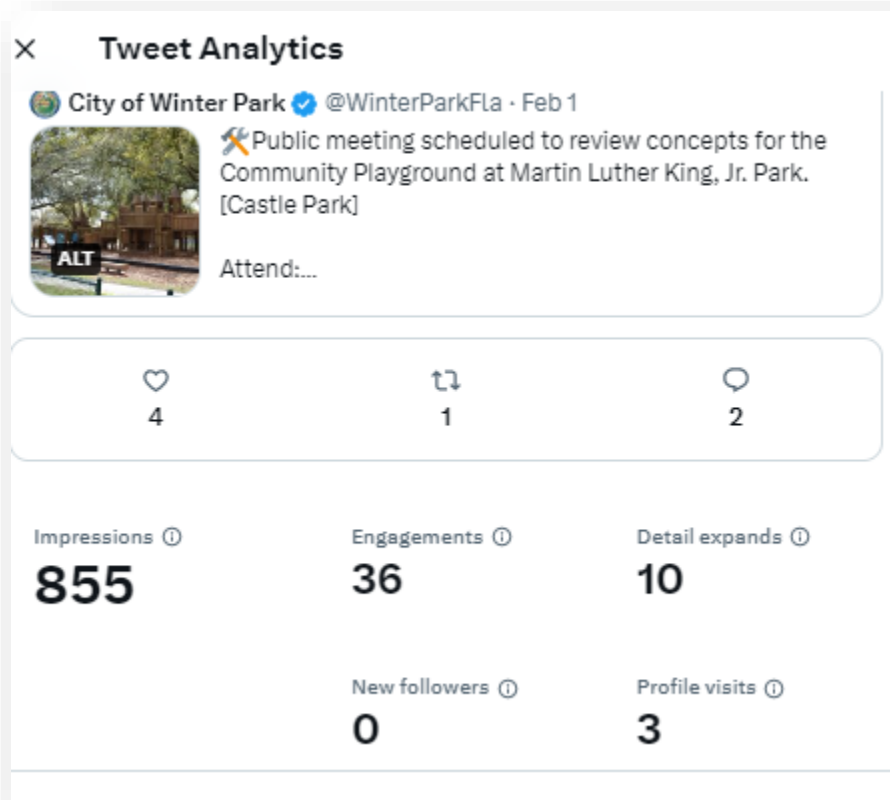
401 Impressions

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"Castle Park" playground facing some big changes/upgrades

 by **BRENDAN O'CONNOR**
FEBRUARY 6, 2023



PHOTO VIA CITY OF WINTER PARK

A 35-year-old wooden playground in Winter Park could see some big upgrades and possibly even a complete overhaul in the near future.



“Castle Park,” a wooden jungle gym in Martin Luther King Jr. Park has been one of the most beloved public play areas in Winter Park since it was built in 1987 and is one of the last remaining wooden playgrounds in the area. The structure features a series of turret-like towers that helped to give it its nickname and was originally built by volunteers using donated materials and equipment and designed by **Robert Leathers** ([Website](#)).

The City of Winter Park has been mulling over an update for the structure since 2022 when we shared a public meeting notice [HERE](#), saying the city felt that the years of wear and tear had necessitated bringing it up to code.

A public meeting is currently scheduled for Tuesday, February 7 at 6 p.m. at the Winter Park Community Center where city staff will review concepts and renderings that they’ve developed using public input since a series of meetings held last summer. **Click [HERE](#)** for more information.

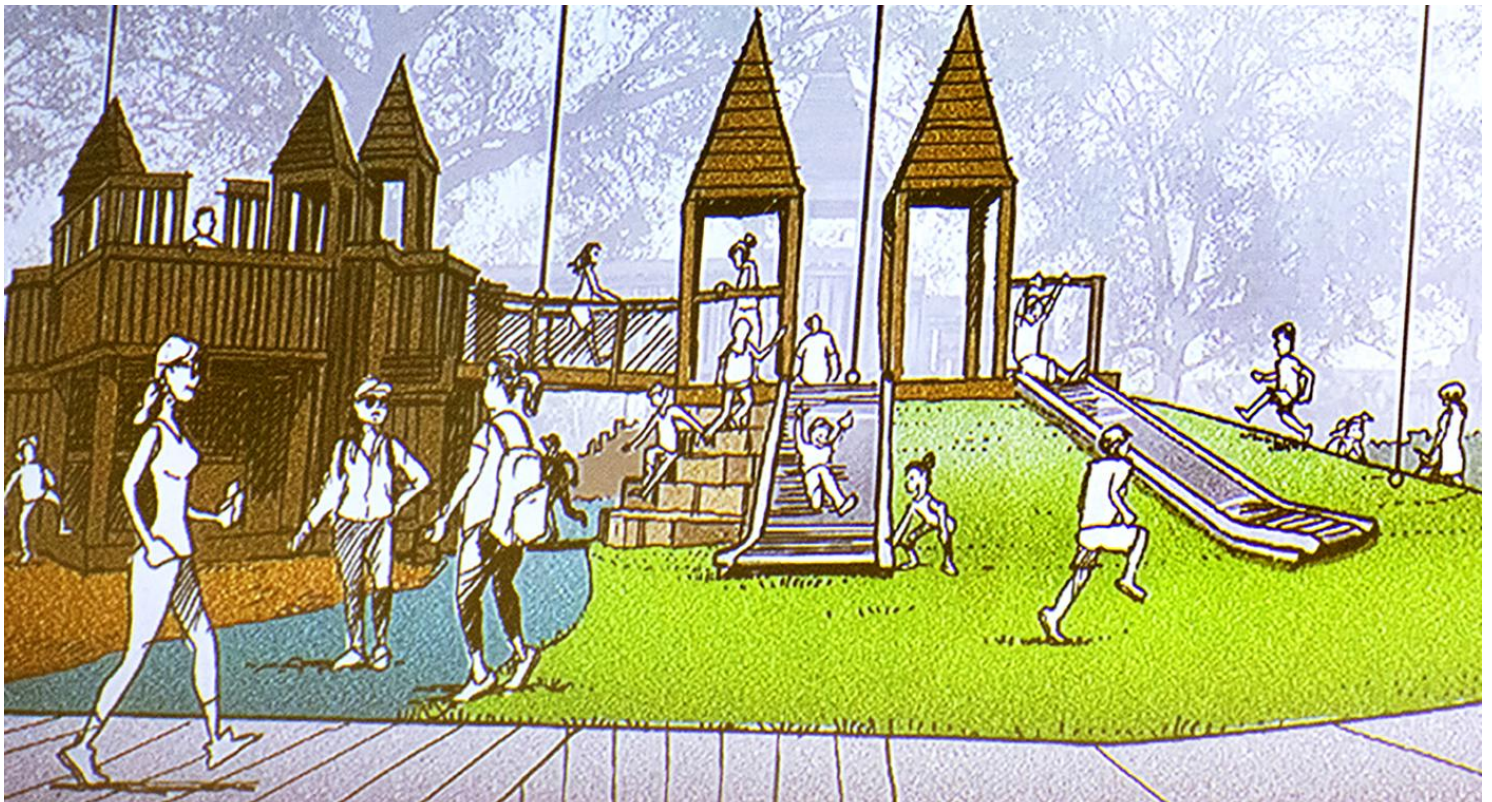
A petition has been launched on [Change.org](#) in the hopes of convincing the City of Winter Park to repair the current structure and keep it as-is and retain its original character.

We’ve assembled a Pinterest Board of fun, innovative playgrounds that we’d love to see in Winter Park, that at least have some elements that could be replicated at the Castle.



**In Our Eyes: Women's,
Nonbinary, and Transgender
Perspectives from the Collection**
January 14 – May 14, 2023

Rollins
Museum
of Art



Concepts for the Community Playground redesign were presented at a Feb. 7 meeting. Feedback will guide the design process. Designs created by: Dix Hite + Partners

Playground Upgrades Presented at Community Meeting

By Jim Carchidi | February 13, 2023

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The enhancement of Community Playground at Martin Luther King Jr. Park took another step toward construction as Winter Park's Community Redevelopment Agency and design contractor [Dix Hite + Partners, Inc.](#) revealed a new design concept during a Feb. 7 meeting at Winter Park Community Center.

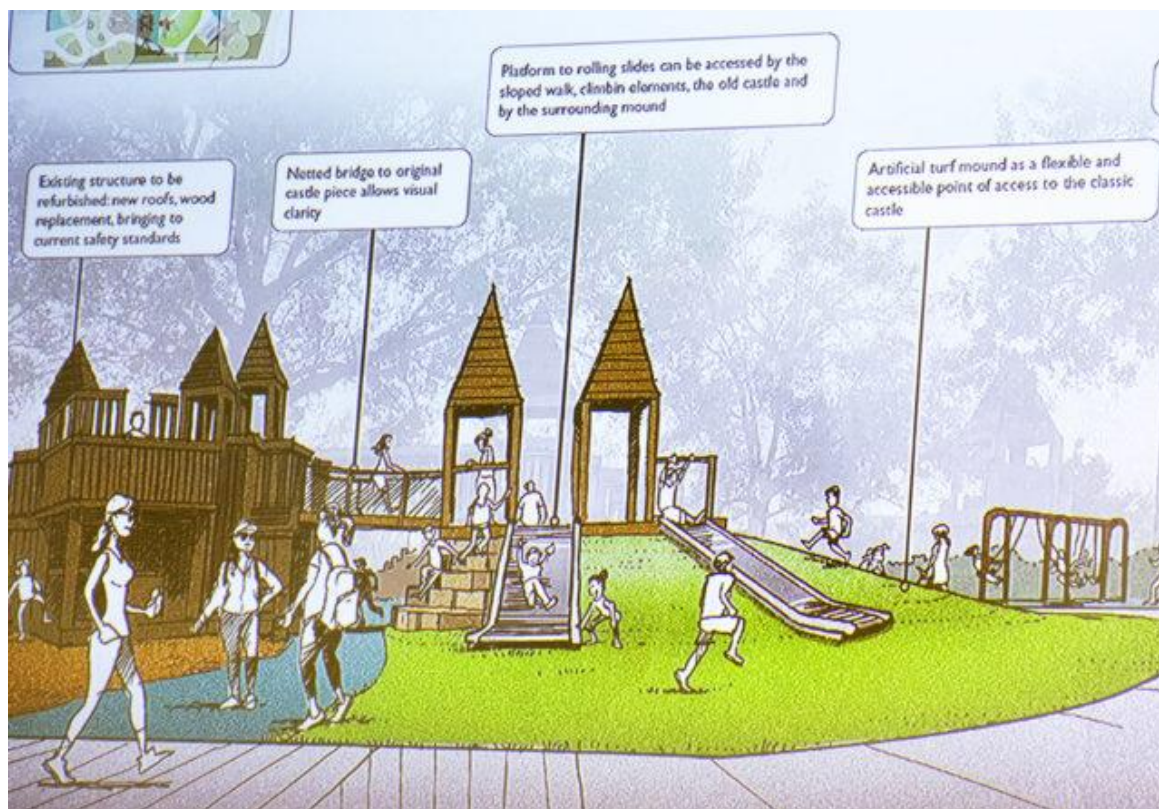
The playground, also known as Castle Park, was built in 1987 using donated materials and equipment. Renovations will remedy years of wear, meet current playground safety standards, and create new play areas.

Renderings presented at the Feb. 7 meeting were the product of input collected at previous meetings, and focused on the castle redesign and a proposed splash pad. Workshops and meetings will continue until a final design is agreed upon.

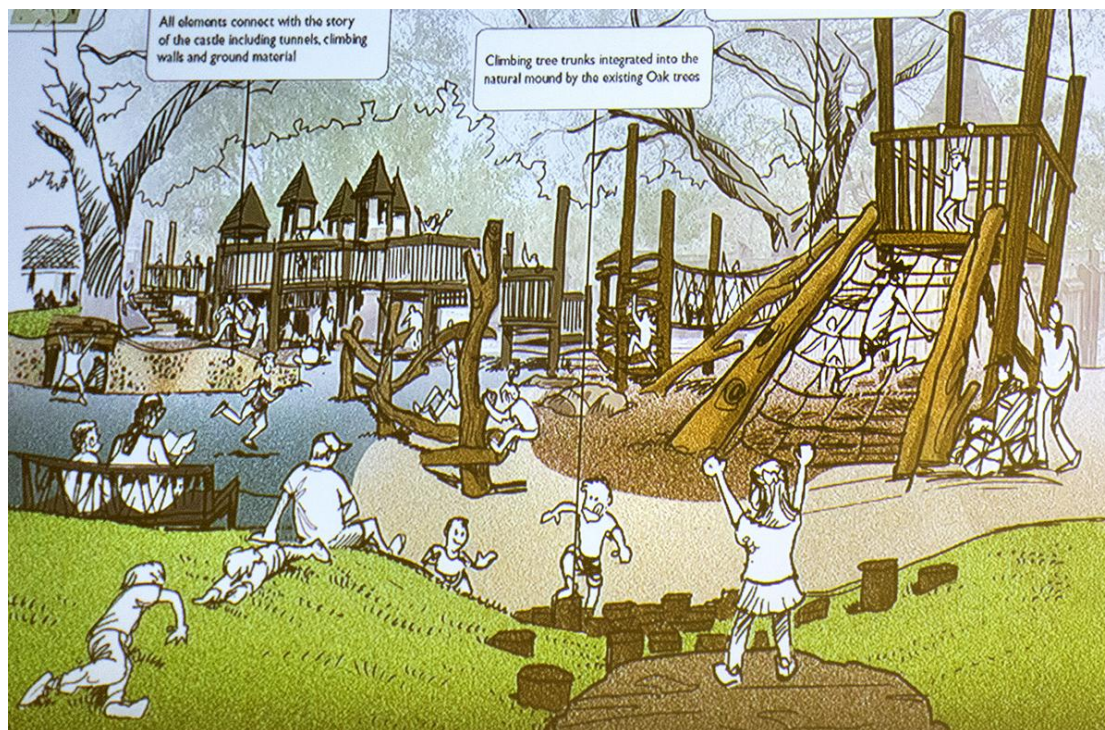


New playground features (illustrated above) incorporate climbing areas, tunnels, slides, and sensory play areas with textured walls and sounds.

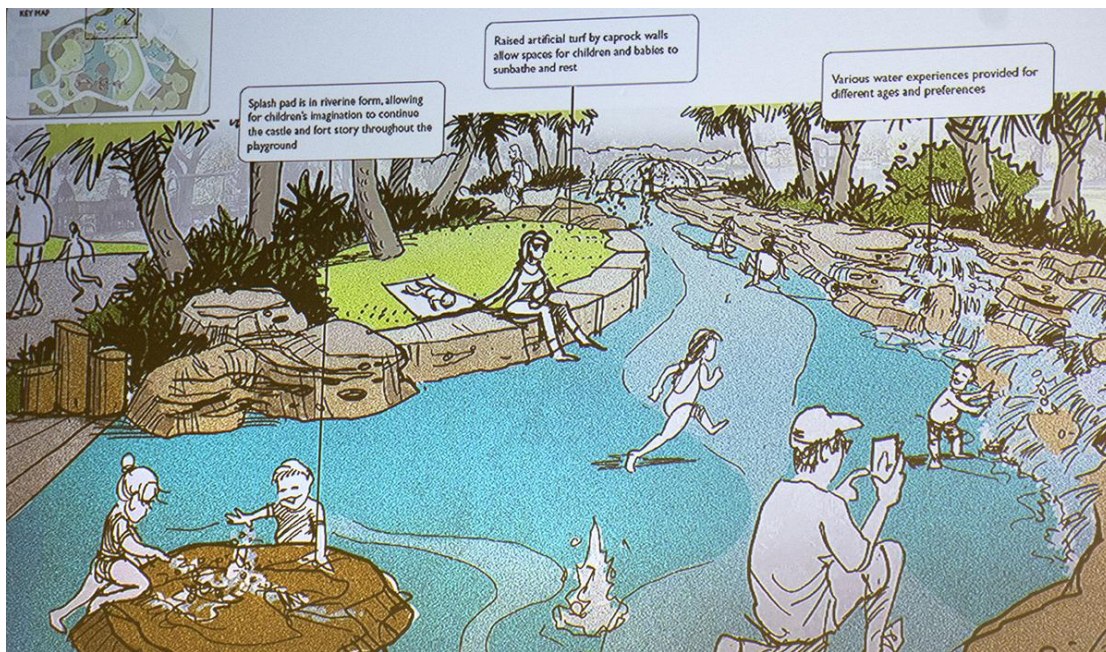
While the original structure is at the center of the project renderings, designers suggested an abbreviated version. “The main castle is what’s so special about this place,” said Dix Hite Landscape Architect Viviana Castro, adding that it, “would require a lot of maintenance, a lot of upkeep to follow today’s standards.”



A reinforced, streamlined castle/fort design would include wheelchair-accessible inclines and roller slides on one side (above); climbing features would be positioned on the opposite side (below).



The splash pad is designed for a range of age groups with fountains, waterfalls and quiet spaces. Additional climbing areas exist within the rock formations and water would continuously move throughout the area.



Attendees had the opportunity to review the designs and offer feedback. Suggested additions included:

- Attendants posted throughout the new playground
- More visibility in the tunnels and climbing areas
- Incorporating more of the original castle
- Additional water fountains and bathrooms
- Replace mulch with more soft surfacing

Designers and city staff will take the feedback from the Feb. 7 meeting into consideration and additional meetings will be scheduled to review changes, and discuss other areas of the new playground design.

Aside from the Community Park redesign, the area by the corner of Denning Drive and Morse Boulevard will receive a Martin Luther King Jr. memorial and community space, called Unity Corner, that will host Winter Park's annual Unity

Heritage Festival. Community meetings will be scheduled as part of the design process.

Future meetings will be posted on the City of Winter Park website. For more information, contact MLKParkReno@cityofwinterpark.org or call 407-599-3357.

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This story was written by Jim Carchidi, one of our collection of writers covering news in Winter Park, Florida. Our staff writers can be reached at news@the32789.com.

RELATED STORIES



Community Redevelopment Advisory Board

agenda item 6.a

item type

Staff Updates

meeting date

March 27, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

subject

Staff Updates

motion | recommendation

background

(1) New York Avenue Streetscape - Phase II intersection of New York at Comstock is complete. Milling and repaving of the road is in coordination with the public facility/restroom project to ensure coordination with water/wastewater. Full completion is expected in Q2 2025.

(2) Denning/Fairbanks Improvements - Staff has been requested by administration to review the northwest corner of the Denning/Fairbanks intersection, and has engaged with a consultant on concepts for potential improvements on the CRA's purchased lots. Staff has coordinated internal meetings for March/April to meet that end.

(3) MLK Park Unity Corner - City staff has been coordinating with an artist, landscape architect (Dix Hite), and general contractor (GC) regarding construction and installation. The artist has coordinated detailed site fixtures such as the memorial wall and sculpture. The transport and installation of the memorial wall pieces have occurred. The Dr. King sculpture is currently at the foundry in Sanford.

(4) MLK Park Community Playground - Contract award has been issued for the project. The vendor consisting of Ovation construction and several sub-vendors are working on a design update. Staff coordinated a public meeting on 2/20 to ensure schematic design is consistent with construction documents currently under development.

(5) CRA Stormwater Improvement/W. Fairbanks Stormwater Improvements – Staff is working with a consultant on updating project costs to maximize the effectiveness of the CRA's intent to invest in stormwater. In addition, staff is reaching out to Orange County to coordinate W. Fairbanks multi-jurisdictional stormwater benefits which include a detailed study from a consultant. Study and design is expected to be a multiple-month process. The CRA Agency approved a Lake Killarney outfall project last month which is expected to provide immediate relief for storm conveyance. The project is anticipated to take 4-6 months.

(6) Park Avenue Gateway Arches - Final renderings and construction documents have been crafted. Gateways are in fabrication with expected delivery in May 2025. Construction will proceed henceforth.

(7) West Meadow Public Facility (Public restrooms) – Construction of the project is underway. The process is expected to take an estimated 6-8 months.

(8) CRA Extension - Project complete. 2024 annual report due by March 31. Please find a draft attached.

(9) Misc. – Staff has reached out to a videographer on coordinating new videos for an expanded content library. Staff is encouraging the board to share any topics or conversation pieces they feel appropriate.

alternatives | other considerations

fiscal impact

attachments

None



Community Redevelopment Advisory Board

agenda item 6.b

item type

Staff Updates

meeting date

March 27, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by**subject**

CRA Annual Report FY24

motion | recommendation**background**

Staff will provide a draft copy of the CRA annual report at the meeting.

alternatives | other considerations**fiscal impact****attachments**

None



Community Redevelopment Advisory Board

agenda item 6.c

item type

Staff Updates

meeting date

March 27, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by**subject**

Board Appointment Update

motion | recommendation

N/A

background

Staff is providing an update to the board roster.

alternatives | other considerations**fiscal impact****attachments**

1. CRA Advisory Board Roster - March 2025

[Jay R Trent](#)

1st Term

Jan 11, 2023 to Apr 30, 2025

Appointing Authority

City Commission

Category

Resident in CRA

Dais Seat

Commission Seat 3 – Kris Kruzada

[Carlos M Benitez](#)

1st Term

Apr 27, 2023 to Apr 30, 2026

Appointing Authority

City Commission

Category

Resident in CRA

Dais Seat

Commission Seat 1

[Lindsay Eriksson](#)

1st Term

Apr 26, 2023 to Apr 30, 2026

Appointing Authority

City Commission

Category

Resident in CRA

Dais Seat

Commission Seat 2

- [Carl E Creasman Jr](#)

Partial Term

Nov 12, 2024 to Apr 30, 2027

Category

At-large

Dais Seat

Mayor

- [Michael Perelman](#)

1st Term

May 23, 2024 to Apr 30, 2027

Appointing Authority

City Commission

Category

At-large

Dais Seat

Mayor

- [Pragasen Ramiah](#)

1st Term

May 22, 2024 to Apr 30, 2027

Category

Business in CRA

Dais Seat

Mayor

Citizen Board Application may be found here:

<https://winterpark.granicus.com/boards/forms/667/apply/4250325?code=6197359a-f427-4cb7-8b73-b86accc4ba70>