



Community Redevelopment Advisory Board Regular Meeting

Agenda

June 26, 2025 @ 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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assistance & appeals

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please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - 2. Selection of Chair and Vice Chair**
 - a. Selection of Chair and Vice Chair 5 minutes
 - 3. Consent Agenda**
 - a. Approve the minutes of May 22, 2025 1 Minute
 - 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 5. Action Items**
 - a. Phase II Project Approvals 10 minutes
 - b. FY25-26 Budget 40 minutes
 - c. Board Meeting Dates & Joint Meeting in August 2025 5 minutes
 - 6. Non-Action Items**
 - 7. Staff Updates**
 - a. Project Updates 5 minutes
 - 8. Board Comments**
 - 9. Upcoming Agenda Items**
 - 10. Adjournment**



Community
Redevelopment
Advisory Board

agenda item 3.a

item type

Consent Agenda

meeting date

June 26, 2025

prepared by

approved by

subject

Approve the minutes of May 22, 2025

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

1. CRAB-mins-05-22 DRAFT_KD edit



Community Redevelopment Advisory Board Regular Meeting Minutes

May 22, 2025 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Lindsay Eriksson, Pragasen Ramiah, Michael Perelman, PhD, Carl Creasman Jr. PhD, James Everett

Absent

Carlos Benitez, Jay Trent

Staff Present

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

1. Call to Order

The meeting was called to order at 5:30 pm

James Everett, the new board member, introduced himself.

2. Consent Agenda

- a. Approve the minutes of March 27, 2025

Motion made by Dr. Creasman 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

5. Non-Action Items

Mr. Moore provided an overview of the agenda and the upcoming budget.

- a. Update on Park Avenue refresh - Clarissa Howard

Mr. Moore established the framework regarding the expectations for CRA funds in the upcoming months and introduced two presenters, Communications Director Clarissa Howard and Public Works Director Charles Ramdatt. In June, staff will present draft budget options for the board's evaluation and approval, along with any outcomes from discussions held this evening. The regular budget adoption process for the city of Winter Park takes place in July and August.

Ms. Howard explained that at the City Commission's request and through city management, the Park Avenue Refresh program was brought to staff's attention in September of 2024. She emphasized that this project is not a renovation, but a refresh.

The engagement of city departments, stakeholders, the Park Avenue District, and the Chamber of Commerce, along with the administration of a public survey comprising 1,300 respondents was conducted to gather their preferences. A webpage has been developed to conceptualize the ongoing efforts on Park Avenue. Individuals may subscribe for updates regarding this initiative. An email list was initiated with over 300 people receiving updates on the project.

In February, the city commission approved the design concept in conjunction with phase one, which extends from Webster to Garfield. On April 23rd, the city commission approved the installation of new streetlight poles. In November 2024, Mr. Alex Stringfellow was appointed as the project manager, concentrating on the urban planning and design aspects of the refresh.

Mr. Stringfellow provided an overview: the refresh aims to enhance the landscape, hardscape, and lighting, ensuring consistency along the avenue, including trash cans, plantings, signage, and power requirements. This project spans from Webster to Fairbanks. He explained in detail the features of the DarkSky streetlights.

New oak trees will be introduced in more than a dozen locations. Both the oak trees and the sidewalks are expected to have a longer life expectancy. Conduits for new electrical lines will be installed, along with a mobility hub linked to the train station.

The following concerns were discussed and addressed: what a mobility hub is, where the cameras will be installed, safety features to prevent people from mounting the curb and entering crowds, a refresh in the Hannibal Square area, the raised planters for trees and handicapped parking.

Ms. Howard expressed her appreciation to the team for their efforts on the project.

b. Public Works Capital Improvement Items - Charles Ramdatt

Mr. Ramdatt and Engineer Shannon Monahan discussed the focus on stormwater improvements.

- Killarney Drive drainage improvements: new outfall replacing two existing outfalls.
- Canton Ave Drainage improvements: will begin around January 2026 and be completed by the spring of 2026, with the grant for this project courtesy of Ms. Monahan
- MLK basin improvements prompted by the three large storms experienced last year; include Phase one which connects Lake Mendsen to Lake Rose. Phase two involves adding storage capacity in Lake Mendsen
- The West Fairbanks Avenue Extension area is set to undergo rehabilitation of the Hollieanna pipe. Orange County will provide assistance with the Minnesota Ave drainage improvements

As progress is made, updates will be given to Mr. Dudgeon and Mr. Moore. In the next few months, the transportation side will be discussed.

Mr. Moore explained the three buckets of \$5M for Canton Avenue, West Fairbanks and MLK improvements. The MLK project represents a significant financial undertaking for which we are actively seeking grant opportunities, particularly in light of the absence of the \$5 million Community Development Block Grant (CDBG) from Orange County. The current stormwater initiative connecting Lake Rose to Lake Mendsen would also be undertaken as part of CRA funds. Consequently, further enhancements at MLK will necessitate discussions or postponement due to funding constraints.

Tax Increment Financing (TIF) revenue for CRA will be known in about two weeks, options will be brought to the board at the June meeting

6. Staff Updates

a. Staff Updates

The packet includes the list of projects and their status.

7. Board Comments

Dr. Creasman expressed an awareness of the use of CRA funds to benefit the community and inquired about the timeline for when the board may provide recommendations. Mr. Moore advised that any board suggestions will be helpful and can be incorporated into the upcoming FY 2026 budget discussion at the June meeting. The flexibility for adjustments is limited to rearranging projects, and he further explained that the CRA is primarily driven by the CIP. To proceed with any projects in 2026, a positive figure for the TIF revenues is required by the end of this month. Mr. Moore mentioned that the board created the CIP last fall when the extension was approved and proposed having a creative session every fall or in January.

Mr. Ramiah acknowledged the creation of the project list but noted that the Park Avenue Refresh was not included and inquired about the function of the CIP. Mr. Moore suggested that a 5-year CIP could be developed, though it is subject to change. He requested that the board assess both the current items, any new proposals, and prioritize them accordingly. Mr. Moore stated that the elected officials are responsible for making decisions, but it is important for the advisory board to communicate its prioritized recommendations. Dr. Perelman encouraged board members to share their ideas during the board meeting, which serves as a public forum.

8. Upcoming Agenda Items

a. FY2026 Budget Planning Discussion

Dr. Perelman suggested discussing the property tax issue and incremental CRA income.

9. Adjournment

The meeting adjourned at 6:46 p.m.

Approved by the board on

/s/ Bahiyyah Layton, Board Coordinator



Community Redevelopment Advisory Board

agenda item 5.a

item type

Action Items

meeting date

June 26, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by

Peter Moore, Director of Office of Management and Budget

subject

Phase II Project Approvals

motion | recommendation

Approve as requested

background

At the May 2025 CRA Advisory meeting, the board heard from city departments regarding existing projects and some on the horizon. This included the CRA's continuing work on stormwater mitigation issues in the W. Fairbanks and MLK basin areas. For W. Fairbanks, the CRA advisory board and Agency reviewed and approved a phase I capital investment for outfall improvements in the Killarney area. The scope of this project is currently underway and is finalizing competition. A proposed phase II continues the work by expanding to areas such as Fairview Ave, the northern portion of Grove Avenue, and extends the existing work along Killarney Drive (see attached). Staff has been anticipating the completion of both phases as a preemption to the Killarney Drive brick improvements approved as part of the FY24-25 budget. Total request for phase II is valued at \$1.2M and would take approximately six months. The W. Fairbanks stormwater CIP line item, approved last year, accounts for this.

In addition, the CRA has been requested to fund a two-pronged approach to designing the MLK basin area for stormwater mitigation. The first phase would be a hydraulic connection from Lake Mendsen to Lake Rose. This necessary utility piece creates additional control by the city for lake levels, and by extension, the potential for capacity. The second phase evaluates a full design for storage capacity expansion and lake level control under the MLK fields including drainwell improvements. This gives staff the opportunity to comprehensively understand the impact, provide guidance, mitigation, and prioritize where necessary. A complete design also gives a more complete application to grant providers. Total cost would be \$221,376.89 under contractual services.

Staff is requesting the approval of both funding considerations. Both items are consistent

within the budget for the existing fiscal year, and would not limit consideration for FY25-26. Staff also believes there is negligible opportunity cost at this time for future projects (e.g. no other projects would lose funding/not be completed as part of this approval).

alternatives | other considerations

Amend the request

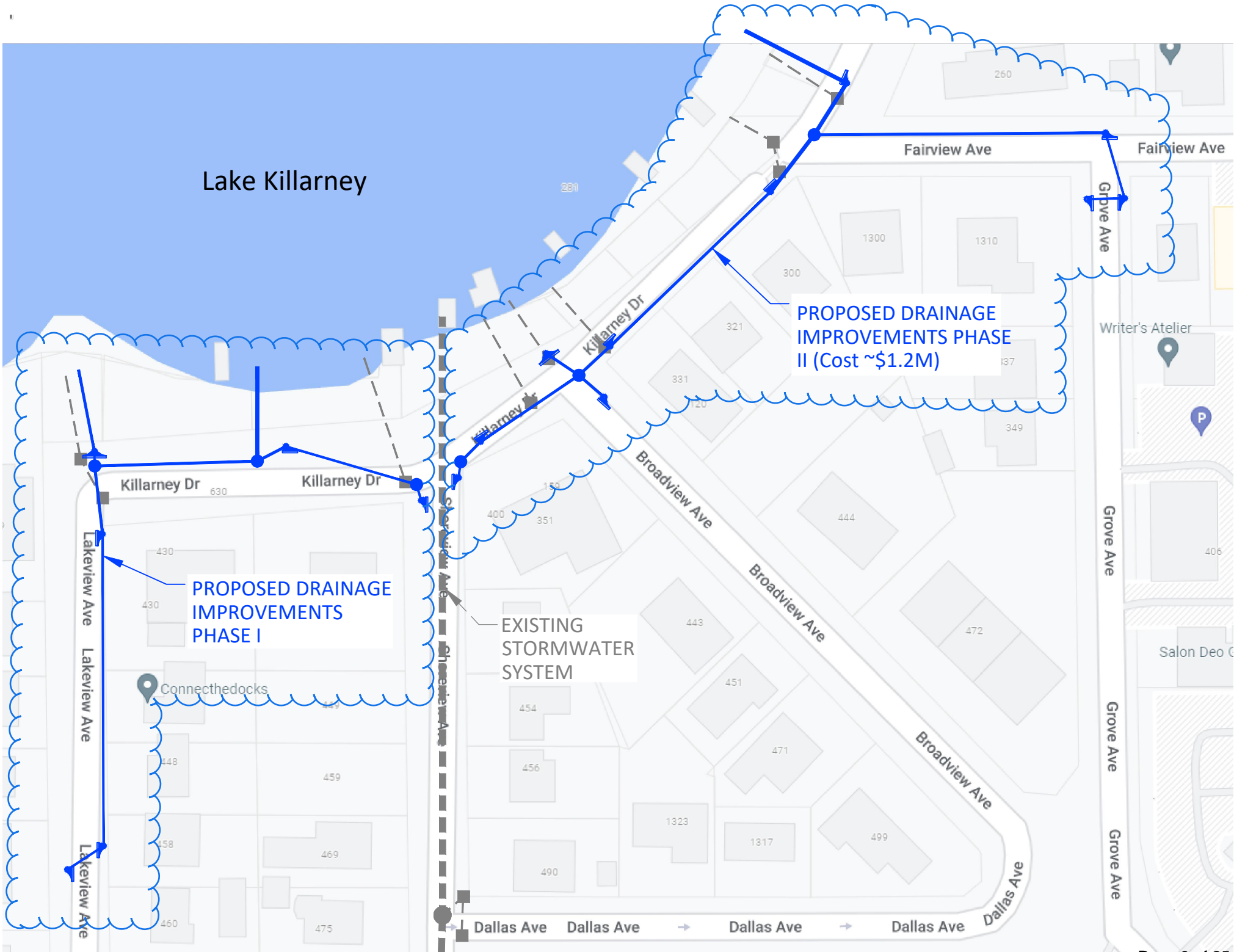
Do not consider the request

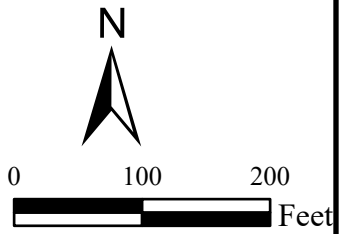
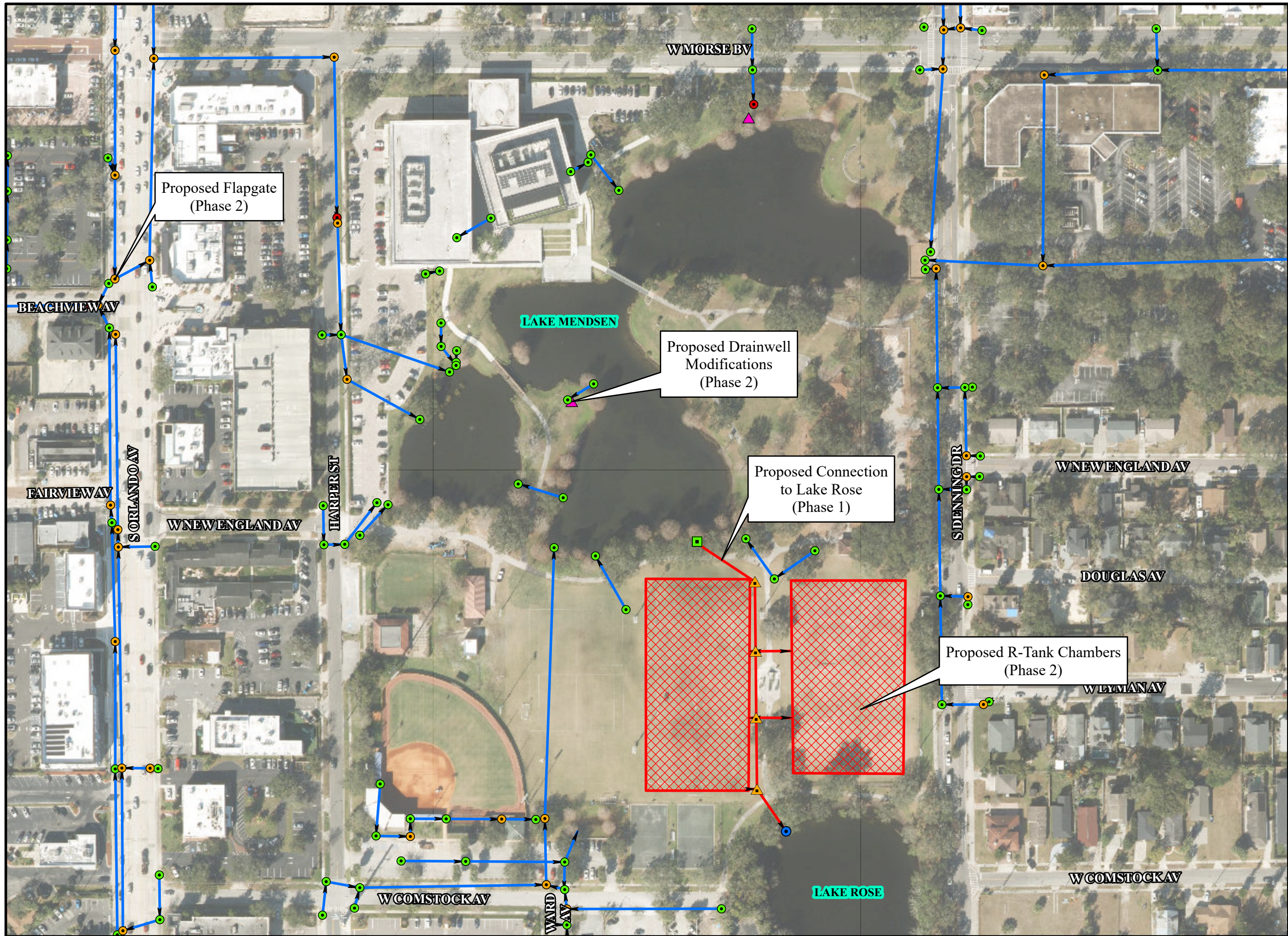
fiscal impact

Impacts are contemplated as part of the existing budget and fall within previously approved allocations.

attachments

1. Killarney Dr Phasing Exhibit
2. LakeMendsenDrainage_Exhibit





- Legend**
- Proposed Manhole
 - Proposed Headwall
 - Proposed MES
 - Proposed Pipe
 - Proposed R-Tank Chambers
- Existing Stormwater Structures
- Inlet/Outlet
 - Manhole
 - Control Structure
 - Drainwells
 - Existing Pipe

Sources:
 Aerial: ESRI, 2023
 Roads: Orange County, 2020
 Lakes: Orange County, 2020

Exhibit 1

**Lake Mendsen:
 Drainage Improvement
 Concept Map**

Winter Park Lake Mendsen
 Drainage Improvement Project





Community Redevelopment Advisory Board

agenda item 5.b

item type

Action Items

meeting date

June 26, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by

Peter Moore, Director of Office of Management and Budget

subject

FY25-26 Budget

motion | recommendation

Approve as requested

background*Revenue:*

Budget estimates suggest increment revenue will increase mildly by 7.6% in CRA I and -0.6% in CRA II. This is also the first year the CRA will collect increment revenue from CRA III (West Fairbanks). With added earnings revenue totals are projected at \$9.75 million. Contributions from Orange County over \$2 million in increment revenue are met with a 30% rebate and a 50% rebate on contributions over \$3 million. This year, the CRA will rebate \$1,593,881 to the County as part of this agreement. This will be the seventh-year increment revenue contributions to the trust fund by the City exceed that of the County. CRA revenues are sensitive to changes in the real estate market. Commercial property taxes make up approximately 70% of the CRA TIF revenues and therefore, the performance of that market will greatly determine CRA projects. With the CRA's recent extension and expansion, it provides additional capacity to maximize the partnership between the City and Orange County for meaningful capital/program investment in the district that would otherwise be delayed or go unattended.

Expenses:

Through June 2025, actual expenditures of the CRA are continuing to see adjusted costs due to the rise in labor and building materials. Although not as significant in previous years, this has an effect on budget estimates. As a result, staff has proposed a budget that anticipates additional program costs, maintains all debt service payments, supports operations, fulfills all contracts, and includes capital improvement projects for consideration. For FY25-26, general personnel and indirect costs are expected to each stay at ten percent or below of total expenditures. Debt service shows no significant change. The table below demonstrates budget

expense categories consistent with the proforma for FY25-26.

FY25-26 CRA Budget Expenses		%
Personnel & Indirect Costs	\$850,410	9%
General Operating	760,034	8%
Community Initiatives	1,163,300	12%
Capital Maintenance	185,000	2%
Debt Service	710,565	7%
Misc. Infrastructure Improvements	400,000	4%
Proposed Additional Projects	5,300,000	54%
Total:	\$9,369,309	100%

Personnel & Indirect Costs: Identified as any cost related to salaries, wages, and benefits.

General Operating: Costs associated with operating supplies, memberships, books, periodicals, equipment, promotional activities, travel and training, and contractual services.

Community Initiatives: Includes CRA resident and business programs, support funding for the Winter Park Community Center and other partner organizations.

Capital Maintenance: Funding for parking agreements within the CRA district.

Debt Service: Approved bonds through the CRA. The District is in its final year of its final bond to date.

Capital Projects: Projects as part of the capital improvement plan (e.g. FY25-26 proforma). This includes small-scale infrastructure improvements such as bricking in the district and aesthetic/amenity features. The intention is to provide opportunities within the budget for the CRA to respond quickly to requests and immediate concerns that were not otherwise considered.

Capital Improvement Plan

The proposed capital improvement plan estimates future increment revenue growth, project costs, and board/agency direction for use by the CRA. At this time, an average growth rate at roughly 3.8% over the next three years suggests projects can still be fulfilled, but cooling markets may influence this factor.

Staff has also included a CRAAB recommendation sheet as part of the agenda packet to discuss any additional considerations as part of the CIP budget.

Funding Highlights

The chart below represents highlights of new funding for the upcoming fiscal year divided by project, program, and community development:

Budget Highlights:

Project Funding	Cost	Budget Category
MLK Basin Stormwater Improvements	2,000,000	Capital Projects
W. Fairbanks Stormwater/Infrastructure	2,000,000	Capital Projects
Canton Ave Stormwater Drainage	1,300,000	Capital Projects
Small Scale CRA Projects Fund	400,000	Misc. Capital Enhancements

Program Funding

Housing Renovation Program	\$200,000	Community Initiatives
Business Facade Program	200,000	Community Initiatives
Summer Youth Employment Program	35,000	Community Initiatives
Paint/Driveway Program	20,000	Community Initiatives

Community Development

Winter Park Library	\$387,000	Community Initiatives
Community Center Programming	75,000	Community Initiatives
Heritage Center Operations	50,000	Community Initiatives
Park Avenue District (Main Street Yr 3)	50,000	Community Initiatives
Winter Park Playhouse	47,000	Community Initiatives
Welbourne Nursery Program	41,000	Community Initiatives
Snow in the Park	40,000	Community Initiatives
Depugh Nursing Home	23,000	Community Initiatives
Enzian Popcorn Flicks	10,000	Community Initiatives

Total: \$6,878,000

The table highlights over \$6.87 million of new investment by the CRA to the district in project, program, and community development funding. Included for discussion are the Park Avenue refresh project, regional stormwater initiatives, Canton Avenue stormwater, Small Scale CRA Projects, and program/community support updates.

Regional Stormwater Initiatives

Funding is dedicated at \$4.0M in FY26 is equally divided between the MLK stormwater basin and West Fairbanks improvements. Staff has worked the past year on diligently evaluating design concepts and project documents in order to execute meaningful improvements aligned with the city’s stormwater master plan which includes the CRA. This includes the previously considered Phase II project requests as part of this agenda packet.

Canton Ave Stormwater Improvements

Funding is dedicated at \$1.3M in FY26 and is the first of a two-year commitment. This fund will provide infrastructure improvements that add conveyance needs around the Canton Ave area. The resulting investment should provide a substantial decrease in the extent and severity of potential roadway flooding along Canton Avenue, particularly from Canton Avenue to

Knowles Avenue and Park Avenue, in 2-year, 24-hour and 10-year 24-hour design storm events.

Small Scale CRA Projects Fund

The purpose of this line item is to be responsive to needs and concerns not considered as part of the city's budget within a given year. Put differently, it provides a financial opportunity to increase the city's level of service not considered in the city's budget. During the course of the year, the CRA will work with the CRA Advisory Board on a number of small and capital projects to be considered under this fund. Funding is dedicated at \$400k in FY26.

Program Updates

The budget provides renewed funding for popular resident and business grant programs within the district.

Community Development

Funding for supporting partners continues for FY26.

Staff is requesting approval and to provide any priority consideration for the CRA Agency in July and August. In the past, the board has suggested amendments to the budget and CIP plan such as the reallocation of post office funding, adding resources to existing projects, and prioritizing capital for immediate concerns such as stormwater mitigation.

alternatives | other considerations

Amend the budget

fiscal impact

All budget implications are considered as part of the budget outside any reallocation discussion.

attachments

1. Five Year Pro-Forma - FY 2026_Requested
2. CRA-AB Suggestions Worksheet - FY2025-26

Community Redevelopment Agency 5-Year CIP

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
ESTIMATED REVENUES					
TIF Revenue - City	5,156,334	5,439,932	5,684,729	5,798,424	5,972,377
TIF Revenue - County	3,993,880	4,213,543	4,403,153	4,491,216	4,625,952
Investment Earnings	572,044	657,851	723,636	759,817	759,817
Misc. Revenues	30,000	-	-	-	-
CRA Revenues	9,752,258	10,311,326	10,811,518	11,049,457	11,358,146
Fund Balance	-	-	-	-	-
Total Revenues	9,752,258	10,311,326	10,811,518	11,049,457	11,358,146
ESTIMATED EXPENDITURES					
Personnel & Indirect Costs	850,410	888,098	924,829	959,098	994,661
General Operating	760,034	785,278	807,683	831,935	856,915
Community Initiatives	1,163,300	1,484,380	1,527,947	1,550,890	1,595,193
Capital Maintenance	185,000	192,400	199,134	205,108	211,261
Misc. Capital Enhancements	400,000	400,000	400,000	400,000	400,000
Debt Service & Transfers	710,565	-	-	-	-
Total Expenditures	4,069,309	3,750,157	3,859,593	3,947,030	4,058,031
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	5,682,949	6,561,170	6,951,925	7,102,427	7,300,116

Five Year CIP & Project Balances	Prj. Bal.	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Misc. Infrastructure Improvements	1,385,730					
Denning Drive Intersection	(18,200)					
17/92 Streetscape		-	-	5,000,000	5,000,000	2,000,000
New York Streetscape	148,684					
Decorative Lights and Trees in District	(696)					
Bollards in Central Business District	31,139					
MLK Basin Stormwater Improvements	2,925,067	2,000,000	-	-	-	-
Denning/Fairbanks Intersection Improvements	485,763	-	-	-	-	3,000,000
West Meadow Restroom & Pavillion	(157,421)	-	-	-	-	-
MLK Park Improvements	2,065,862	-	-	-	-	-
W. Fairbanks Stormwater/Infrastructure	2,479,531	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	69,000	-	-	-	1,000,000	2,000,000
District (PW/Transportation) Improvements						
CRA Project Funding Total	11,114,459	5,300,000	5,450,000	7,000,000	6,000,000	7,000,000
Fund Surplus/Deficit		382,949	1,111,170	(48,075)	1,102,427	300,116
Cumulative Fund Balance (Reserves est.)	-	382,949	1,494,119	1,446,043	2,548,470	2,848,586

City of Winter Park
Community Redevelopment Agency
Suggestions & Recommendations by Advisory Board

Item Description	Recommendation	Financial Impact	Operational Impact (to be completed by staff)
Existing CIP for FY25-26			
MLK stormwater basin improvements	Approve as presented	\$ 2,000,000	Funding dedicated at \$4.0M in FY26 is equally divided between the MLK stormwater basin and West Fairbanks improvements. Staff has worked the past year on diligently evaluating design concepts and project documents in order to execute meaningful improvements aligned with the city's stormwater master plan which includes the CRA.
West Fairbanks Stormwater Enhancements	Approve as presented	\$ 2,000,000	Funding dedicated at \$4.0M in FY26 is equally divided between the MLK stormwater basin and West Fairbanks improvements. Staff has worked the past year on diligently evaluating design concepts and project documents in order to execute meaningful improvements aligned with the city's stormwater master plan which includes the CRA.
Canton Ave Stormwater Improvements	Approve as presented	\$ 1,300,000	Funding dedicated at \$1.3M in FY26. The first of a two year commitment, this fund will provide for infrastructure conveyance needs around the Canton Avenue area near Park Avenue that enhance the CRA district and are in accordance with the adopted plan.
Small Scale CRA Improvements	Approve as presented	\$ 400,000	The purpose of this line item is to be responsive to needs and concerns not considered as part of the city's budget within a given year. Put differently, it provides a financial opportunity to increase the city's level of service not considered in the city's budget. During the course of the year, the CRA will work with the CRA Advisory Board on a number of small and capital projects to be considered under this fund. Funding is dedicated at \$400k in FY26.
Totals		\$ 5,700,000	

Please fill in the orange shaded cells as needed.

Advisory Board Suggestions - please add below any suggested changes to the budget				
Item Description	Recommendation	Recommended Change to Budget	Would this put the CRA over budget (Y/N)?	Notes from Board Members Regarding the Suggestion and Source of Balancing Funds
Reference example "A"	Increase to allow for X project which would support # number of individuals within the CRA district.	\$X,XXX		Recommending increasing (new) capital funding by \$X. The following funding approval would help support the goals of the CRA for qualified initiatives within the CRA plan and the district.
Totals		\$ -		

Notes:

(1) Any project must be completed within the CRA district for TIF fund use

(2) If it isn't in the CRA plan TIF funds cannot be applied

(3) Goals, Objectives, and Policies may be found in the 1994, 1999, and 2024 CRA plans respectively online at www.cityofwinterpark.org/cra

For any questions regarding completion of this form, please contact Peter or Kyle



Community Redevelopment Advisory Board

agenda item 5.c

item type

Action Items

meeting date

June 26, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Peter Moore, Director of Office of
Management and Budget

subject

Board Meeting Dates & Joint Meeting in August 2025

motion | recommendation

Motion is at the pleasure of the board

background

The City Commission has recently changed its worksession times from 1pm to 3pm on the fourth Thursday of every month. Since these meetings are scheduled for two hours, there is a logistics concern it could run into the CRA AB board's traditional time of 5:30pm and overlap. Staff is bringing this item forward to consider potentially moving the meeting to one of the following dates/times:

1. Third Thursday of every month at 5:30pm
2. Fourth Thursday of every month at 12 noon

Staff would still prepare agenda items as normal and adjust when conflicts arise (e.g. holidays, etc.).

In addition, staff would like the opportunity to have a joint meeting with the Parks and Recreation Advisory Board in August to review the final details of the MLK Park Community Playground project. As of this publication, the meeting date would be August 20th at 5:30pm in the Commission Chambers. Final evaluation would be after a fifth public meeting on the project, and in anticipation of the August 27 CRA Agency meeting.

Overall, staff is requesting two items: 1. consider changing board meeting dates/time and 2. consider a joint meeting in August.

alternatives | other considerations

fiscal impact

attachments

None



Community Redevelopment Advisory Board

agenda item 7.a

item type

Staff Updates

meeting date

June 26, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by

Peter Moore, Director of Office of Management and Budget

subject

Project Updates

motion | recommendation

N/A

background

(1) Denning/Fairbanks Improvements - Staff has been requested 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. Rendering and underway for future consideration. This is anticipated to be a multi-month process.

(2) MLK Park Unity Corner - The Dr. King sculpture was installed on June 18th, 2025. A ribbon cutting is anticipated for July 2025.

(3) MLK Park Community Playground - Design schematic and construction documents continue to be underway. Staff is anticipating a fifth and final public meeting for July, review by advisory board in August, and approval by the city's Agency/Commission in the same month.

(4) CRA Stormwater Improvement/W. Fairbanks Stormwater Improvements – The CRA Agency approved a Lake Killarney outfall project in February which is expected to provide immediate relief for storm conveyance. Notification was sent to the neighborhood, and construction is finalizing. The board also reviewed phase II of this project at its May meeting for potential approval in June. The Killarney Estates Brick & Drainage Refresh would take place after the completion of outfall phase II.

(5) Park Avenue Gateway Arches - Fabrication is in its concluding phase. Installation is expected summer 2025 beginning with the north end first and then south.

(6) West Meadow Public Facility (Public restrooms) – Construction of the project is underway and is expected to continue through the summer and fall.

(7) Knowles Avenue Parking Enhancements - Approved as part of the FY25 budget, the Knowles Ave project assists with hardscape issues, reforming the dismantling of curbs from tree roots, signage, repainting parking spaces, and stormwater enhancements. This project is

expected to begin this month taking roughly 9 weeks. Work will begin on the north side of the parking area and proceed south. Merchant and construction notices have been sent.

(8) Misc. – Videographer has been capturing reel on several CRA projects and initiatives including the facade program, work on W. Fairbanks, and SYEP. New content is expected in summer 2025.

alternatives | other considerations

fiscal impact

attachments

1. Letter - Knowles Parking Refurbishment
2. Parking Map 2025-04
3. Construction notice_Killarney Phase I



401 South Park Avenue • Winter Park, Florida 32789

407-599-3695 • 407-599-3448 fax

**CRA/Economic
Development**

May 2, 2025

Dear business owner/merchant:

The City of Winter Park Economic Development/CRA Division is continually seeking ways to enhance the downtown business and guest experience. Based on feedback we have received from business owners and visitors, we will be making improvements to the parking lot on Knowles Avenue, between Morse Boulevard and New England Avenue.

The entire project is scheduled to take place this summer, from June through August. To minimize the impact, the project will be implemented in phases – starting at the intersection of Morse Boulevard and Knowles Avenue, then proceeding in sections to New England Avenue.

Construction will involve the demolition and replacement of existing concrete, milling asphalt, repaving, and finally, restriping new parking spaces. During construction, please make plans to park in the surrounding public parking areas throughout downtown as shown on the attached parking map which can also be accessed on the city website at cityofwinterpark.org/parking.

If special parking accommodations need to be made for your business, please contact us at CRA-ED@cityofwinterpark.org or 407-599-3225. Thank you for your patience as we make improvements to the Knowles parking area to create a more accommodating, safer experience for you, your patrons and guests.

Sincerely,

Anne Sallee

Anne Sallee
CRA Coordinator
City of Winter Park

Construction Notice City of Winter Park

The Public works Department will be Upgrading the Drainage System, replacing Curb, and improving the brick road at Killarney drive between Lakeview Ave and Shoreview Ave, Work is scheduled to begin Monday, May 19, at 7 a.m., and is anticipated to be completed by Monday, June 28, by 5 p.m. (**weather permitting**). Expect temporary lane and road Closures. Detours will be set up to route traffic around the construction zone.

We regret any inconvenience caused by this project and appreciate your patience. Should you have any questions or require special consideration, please contact 407-599-3523.

Ramone Medwinter
Project Coordinator
Public Works & Transportation Department
rmedwinter@cityofwinterpark.org