



Community Redevelopment Agency Regular Meeting

Agenda

August 27, 2025 @ 2:00 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. Approval of Minutes**
 - a. Regular meeting, February 26, 2025 1 minute
- 4. Action Items**
 - a. MLK Community Playground 20 minutes
 - b. FY25-26 Budget 25 minutes
- 5. Staff Updates**
- 6. Board Comments**
- 7. Adjournment**



Community
Redevelopment
Agency

agenda item 3.a

item type

Approval of Minutes

meeting date

August 27, 2025

prepared by

Rene Cranis, City Clerk

approved by

Randy Knight, City Manager

subject

Regular meeting, February 26, 2025

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

1. Minutes 02-26-25



Community Redevelopment Agency Regular Meeting Minutes

February 26, 2025 at 2:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio; Commissioners James Sullivan (arrived at 2:39), 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 2:35 p.m.

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

3. Consent Agenda

- a. Approve the minutes of November 13, 2024

Motion made by Commissioner Cruzada to approve the Consent Agenda; seconded by Commissioner Weaver. The motion carried unanimously by a 4-0 vote. Commissioners Sullivan and Russell were absent for the vote.

4. Action Items

- a. Killarney Drive Outfall Project
- b. Lake Killarney Brick and Curb Enhancements

Director of Office of Management and Budget Peter Moore presented details, cost and funding for these projects, noting that funding has been allocated; and only project approval is needed. Engineer Shannon Monahan and Assistant Director of Public Works Don Marcotte provided the timeline of the projects.

Commissioner Sullivan arrived at 2:39 p.m.

Motion made by Commissioner Weaver to approve the projects as presented; seconded by Commissioner Sullivan. The motion carried unanimously with a 5-0 vote. Commissioner Russell was absent.

5. Staff Updates

Mr. Knight reported a tentative agreement has been reached for a one-year extension for the lease of the parking lot on New England at a cost of approximately \$3,200/month. Approved by consensus to move forward.

6. Board Comments

7. Adjournment

The meeting adjourned at 2:44 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis



Community Redevelopment Agency

agenda item 4.a

item type

Action Items

meeting date

August 27, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by

Randy Knight, City Manager

subject

MLK Community Playground

motion | recommendation

Approve as presented

background

Staff is requesting final consideration of a concept plan for the MLK Community Playground. The design is the result of a multi-year process that involved significant public input in order to ensure the best investment of CRA funds while paying homage to the legacy of the existing playground that generations of Winter Park families hold dear.

After decades of wear and tear, the playground is in need of enhancements including improvements to mitigate approximately 40 years of weatherization, bringing the playground into compliance with today's safety and accessibility standards, and providing a proactive approach to reach existing and future generations.

Beginning in 2022, several public meetings were held to help identify the major points of improvement. Of note, consultants and staff created a robust list of considerations, wants, needs, and priorities generated by the community.

The proposed update to the playground maintains the endearing qualities of the playground while also speaking to a myriad of public desires and visions for the new playground. The key elements focused on were improving accessibility, ensuring safety of both the structures and play elements, maintaining the look and feel of the existing playground (castle theme, use of natural materials, etc), adding new elements that the community has strongly desired such as a spray play area, and improving the overall continuity of existing playground within the park. Throughout the process several mediums were used to encourage public participation.

- Social media (Facebook, X (Twitter), Nextdoor) were utilized to engage and inform the public of the project.
- Multiple community forums that were comprised of presentations by experts in the playground and playground construction industry, interactive round table discussions,

and open forum question and answer sessions.

- Multiple public board meetings through the CRA, CRAAB, and PRAB. Lastly, the City provided the public with both a web page updated regularly providing meeting recaps and presentations as well as a dedicated email address to ask questions regarding the project in a more anonymous setting.

Staff met with both the CRA advisory board and Parks and Recreation Advisory Board on August 20th for final consideration. The concept was unanimously approved at this meeting.

In short, the project represents years of public feedback that has shaped the proposed improvements over time. As the project costs are already accounted for in the existing CRA budget, the purpose of the item is to provide final design consideration prior to issuance of permits, requests for materials, construction notices, and future closures.

alternatives | other considerations

Amend the proposal

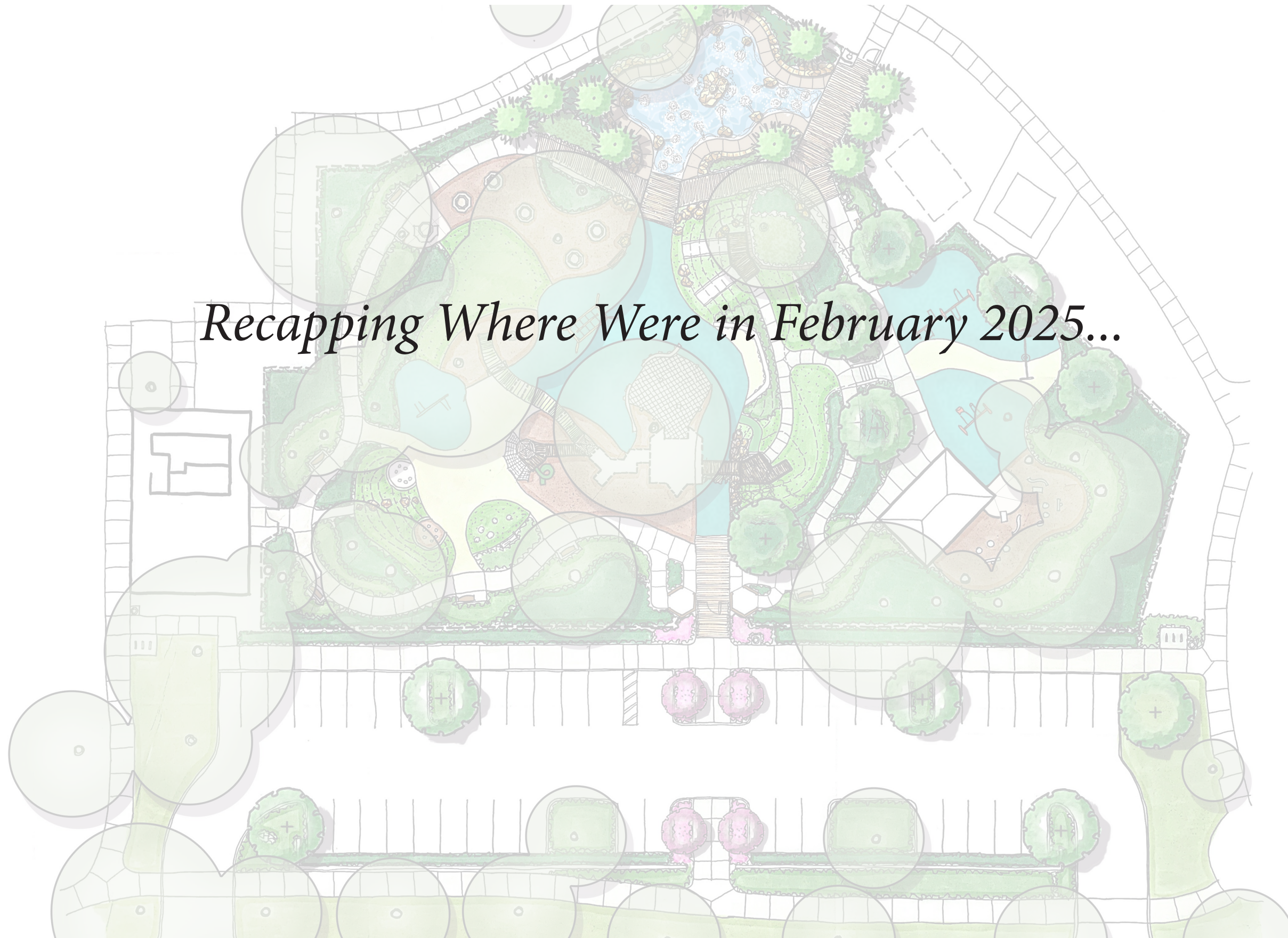
Do not consider the proposal

fiscal impact

The costs for the playground remodel are already accounted for in the current year budget.

attachments

1. Foster Conant_MLKP-Rendering_August 2025



Recapping Where We Were in February 2025...



PLAN KEY

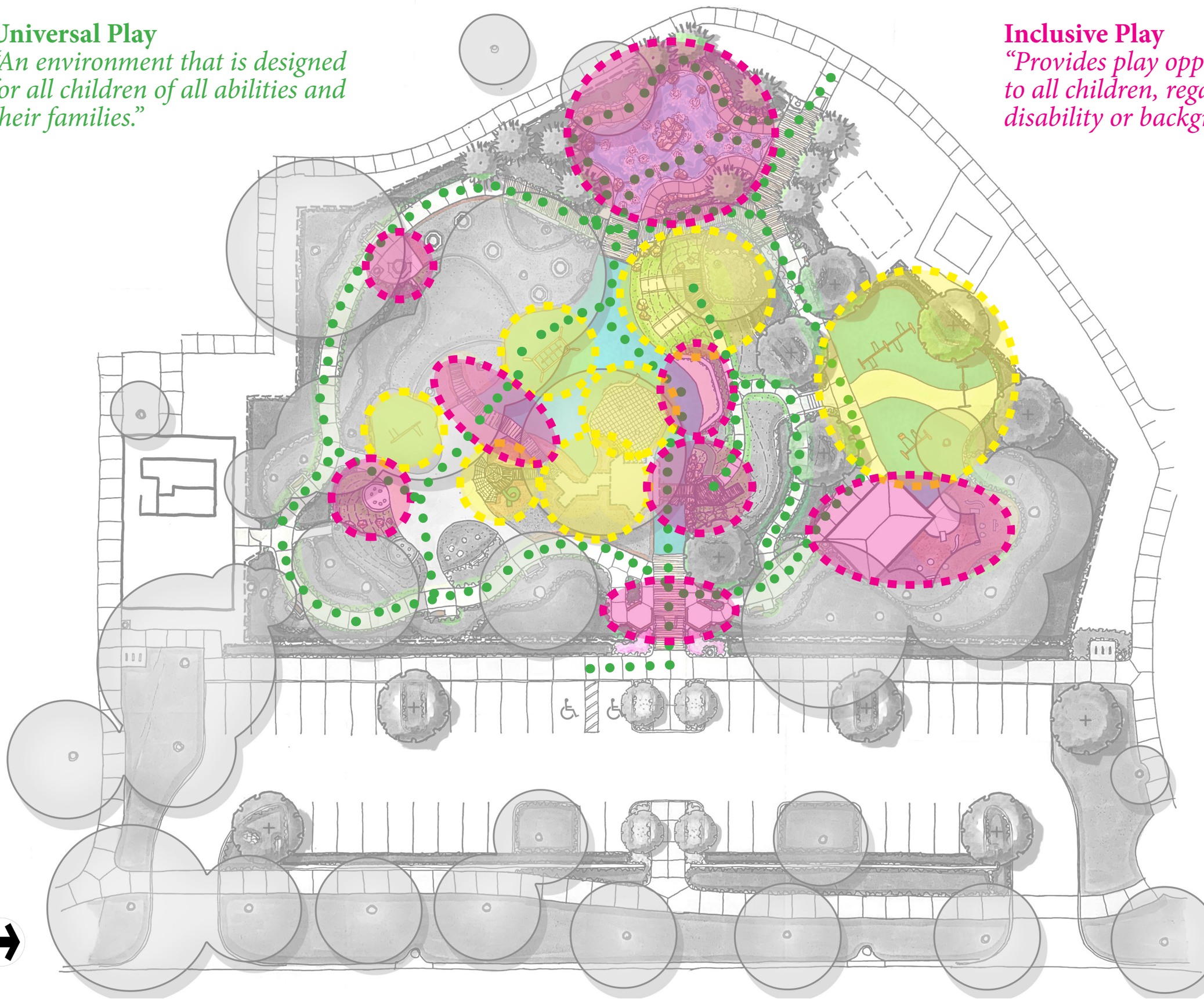
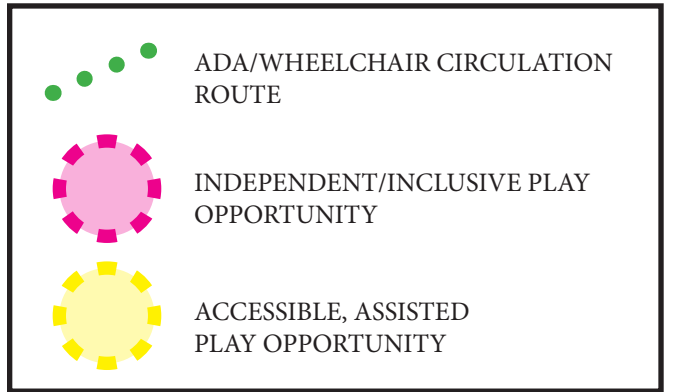
1. PARK ENTRY GATE WITH FAUX DRAW BRIDGE AND 'CASTLE' TOWERS
2. EXISTING PAVILION
3. NATURE SENSORY STATION
4. RELOCATED SINGLE AND GROUP SWINGS
5. CASTLE PLATFORM OVER 5' ARTIFICIAL TURF MOUND
6. ROLLER SLIDES OVER TURF MOUND
7. OPEN TUBE SLIDE OVER MOUND
8. ROCKS WITH REPELLING ROPES
9. RETAINING WALL 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.”

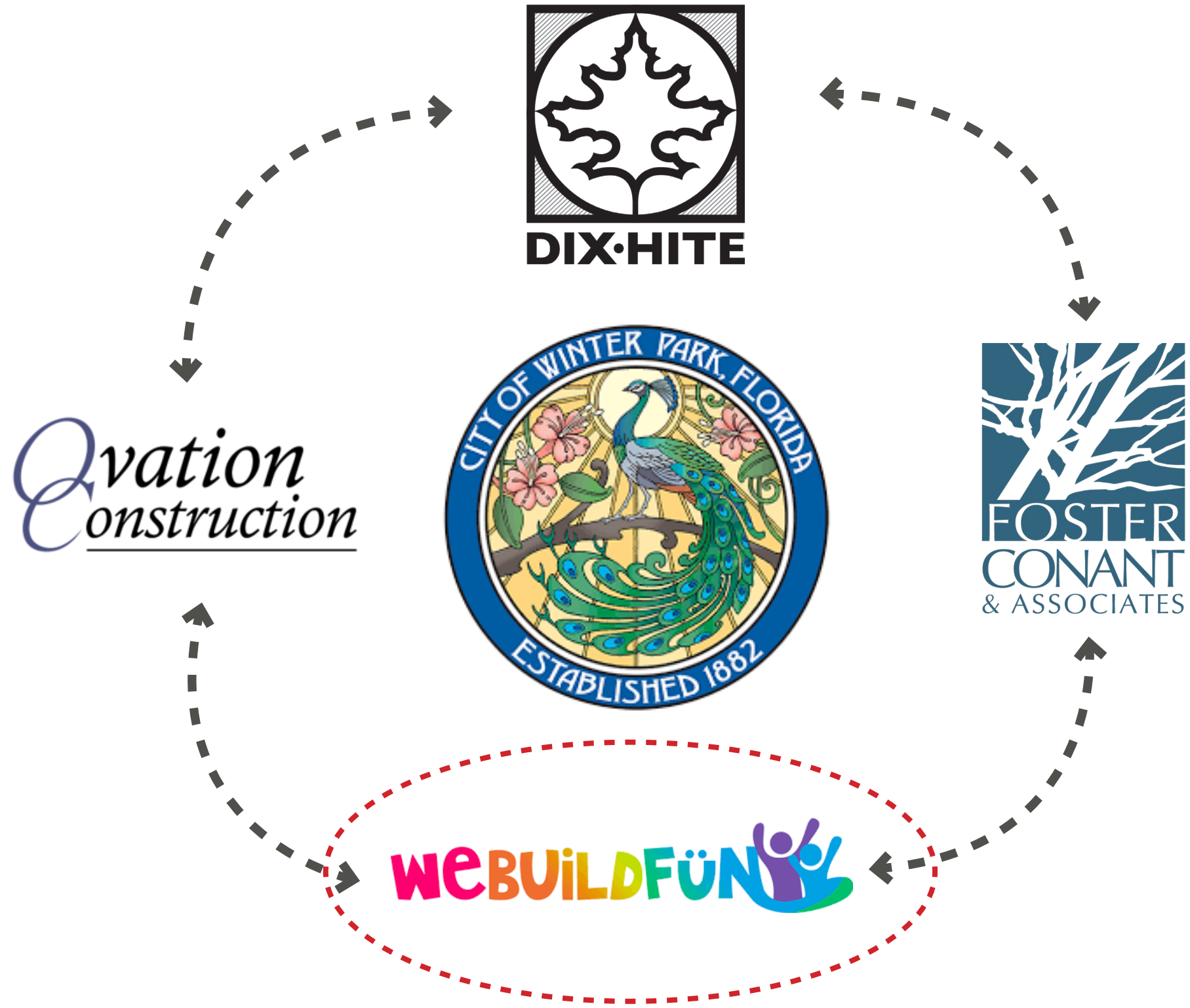
Inclusive Play

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









About Us



Building a Future of Fun, One Playground at a Time

webuildfun is a commercial playground supplier for parks, schools, churches, homeowner associations, daycares and more. We are a certified WBENC have been the exclusive dealer for Miracle Recreation Equipment in DFW and Austin since 2007 and have expanded our territory to include West Texas, New Mexico, Michigan and now Florida

webuildfun currently holds the sales record for Miracle Recreation and is a repeat recipient of Sales Agency of the Year.



2025-08-20

DR. MARTIN LUTHER KING, JR. PARK | webuildfun TEAM



ARTIST'S RENDERING



2025-08-20

DR. MARTIN LUTHER KING, JR. PARK | MAIN PLAY STRUCTURE DESIGN INTENT



ARTIST'S RENDERING



2025-08-20

DR. MARTIN LUTHER KING, JR. PARK | MAIN PLAY STRUCTURE DESIGN INTENT









ARTIST'S RENDERING



2025-08-20

DR. MARTIN LUTHER KING, JR. PARK | MAIN PLAY STRUCTURE DESIGN INTENT









THANK YOU! ✨



Community Redevelopment Agency

agenda item 4.b

item type

Action Items

meeting date

August 27, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by

Randy Knight, City Manager

subject

FY25-26 Budget

motion | recommendation

Approve as requested

background*Revenue:*

Budget estimates suggest increment revenue will increase mildly at 5.31%. 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 approximately \$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 project viability. 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 July 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 as 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.

The CRA's capital improvement plan also looks to address projects that, in some cases, take more than 12 months to complete. This is due to a myriad of due diligence efforts including design, quality control, market factors, fiscal conservancy, grant opportunities, public process, and construction timing. In these instances past and present budgets have looked at a multi-year process of funding to address larger cost items. Project balances reflect this practice so should not necessarily be considered in excess of a past completed project.

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
Park Avenue Refresh	\$2,500,000	Capital Projects
Canton Ave Stormwater Drainage	1,300,000	Capital Projects
W. Fairbanks Stormwater/Infrastructure	1,000,000	Capital Projects
MLK Basin Stormwater Improvements	500,000	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 - final year commitment)	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 development updates.

Park Avenue Refresh

Park Avenue is at the core of Winter Park's downtown and the CRA district. The last Park Avenue streetscape restoration occurred between 1996 and 1999. Several pieces of infrastructure are aging past their useful life requiring reinvestment into a public cultural cornerstone. The project will take a broad approach looking at hardscape, landscape, and architectural features along the Avenue, enhance aesthetics, and strengthen infrastructure for areas such as electric, smart city initiatives, irrigation, and multimobility elements.

Regional Stormwater Initiatives

Funding is dedicated at \$1.5M in FY26 and divided between W. Fairbanks and MLK stormwater basin improvements. Staff has worked over the past year on diligently evaluating design concepts and project documents to execute meaningful impact aligned with the city's stormwater master plan within the CRA. This includes supplemental efforts to pursue federal and state grants to offset potential costs. As it stands, staff has submitted grants for MLK (has received approval for Canton Avenue stormwater) improvements, this may give short-term relief to reallocate funding for projects. Given grant/design timelines, staff has adjusted the pro forma to maximize immediate impact. Should conditions change, the CRA does have the opportunity to adjust the budget midyear.

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 in accordance with the CRA plan. 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 community partners exercising elements of the CRA plan continues for FY26.

On July 23, the CRA held a worksession to provide budget consideration and direction prior to final review. At that time, the Agency requested funding for the Park Avenue refresh project originally considered in FY29-30. In order to balance project priority with opportunity cost, staff has shifted funding from two originally proposed infrastructure projects to meet this end. The adjusted projects are currently either in the design phase and/or being pursued for grants. With this assumption, adjusting funds provides efficiency of existing resources while providing flexibility as new information becomes available on grant timelines.

Additionally, the CRA Advisory Board held their budget meeting on June 23 with unanimous approval. This did not include Park Ave refresh funding. However, they did consider some additional items for further evaluation in the coming months and is requesting further evaluation at a maximum of \$550k for such projects as expanding housing programs, neighborhood lighting, a library terminal at the Community Center, and multi-mobility options such as last mile travel. Funding would be initially considered as part of this year's miscellaneous enhancement fund.

alternatives | other considerations

amend the budget

fiscal impact

Impacts have been provided for within the budget recommendation

attachments

1. Ten Year Pro-Forma - FY 2026 - CRA CIP
2. Park Ave Refresh Progress Set

Community Redevelopment Agency 5-Year CIP

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
ESTIMATED REVENUES					
TIF Revenue - City	5,206,424	5,492,777	5,739,952	5,854,751	6,030,394
TIF Revenue - County	4,021,021	4,242,177	4,433,075	4,521,737	4,657,389
Investment Earnings	572,044	657,851	723,636	759,817	759,817
Misc. Revenues	30,000	-	-	-	-
CRA Revenues	9,829,489	10,392,805	10,896,663	11,136,305	11,447,600
Fund Balance	-	-	-	-	-
Total Revenues	9,829,489	10,392,805	10,896,663	11,136,305	11,447,600
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)	5,760,180	6,642,648	7,037,070	7,189,275	7,389,569

Five Year CIP & Project Balances	Prj. Bal.	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Misc. Infrastructure Improvements	1,385,730					
17/92 Streetscape		-	-	5,000,000	5,000,000	2,000,000
MLK Basin Stormwater Improvements	2,925,067	500,000	500,000	-	1,000,000	-
Denning/Fairbanks Intersection Improvements	1,485,763	-	-	-	-	3,000,000
MLK Park Improvements	2,065,862	-	-	-	-	-
W. Fairbanks Stormwater/Infrastructure	2,479,531	1,000,000	1,000,000	-	-	-
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	2,500,000	-	-	1,000,000	2,000,000

CRA Project Funding Total	5,300,000	6,950,000	7,000,000	7,000,000	7,000,000
Fund Surplus/Deficit	460,180	(307,352)	37,070	189,275	389,569
Cumulative Fund Balance (Reserves est.)	460,180	152,828	189,898	379,173	768,743



City of Winter Park

Park Avenue Refresh

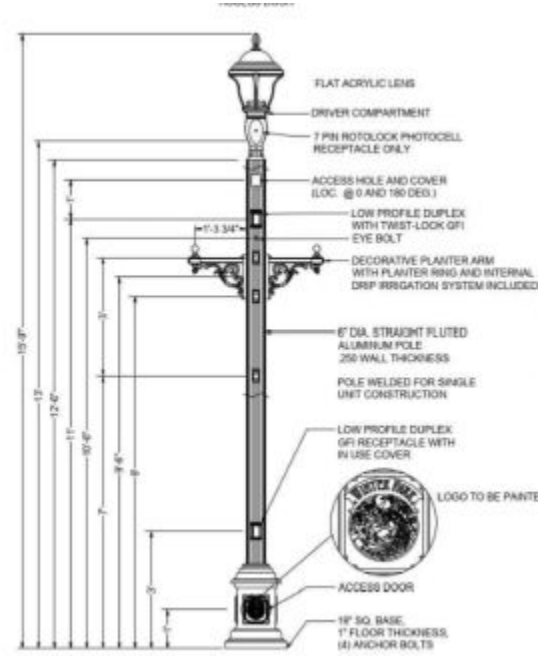
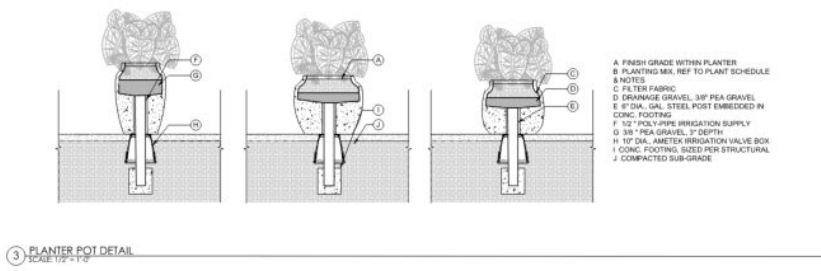
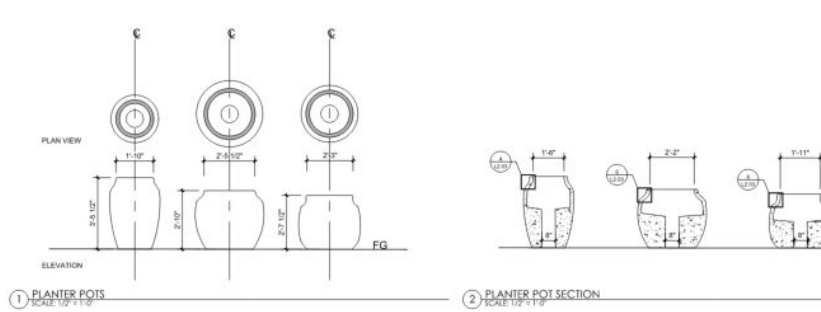
A Comprehensive Outlook

Prepared By Stringfellow Planning & Design

Project Updates

1. 80% Construction Plans Completed for:
 - Civil Engineering
 - Electrical Engineering
 - Landscape Architecture
 - Irrigation
2. January Construction Start
3. Coordination underway with Ovation and all subcontractors
4. Light Pole samples under evaluation
5. Planter Pots in Shop Drawing phase





Next Steps

1. Refine Preliminary Bids
2. Complete Coordination
3. Value Engineering as needed
4. Finalize Plans
5. Pre-construction meetings prior to mobilization in January



