



Community Redevelopment Advisory Board Regular Meeting

Agenda

September 25, 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. Minutes of June 26, 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. CRAAB Small Scale Project Discussion 45 minutes
- 6. Staff Updates**
 - a. Project Updates 10 minutes
- 7. Board Comments**
- 8. Upcoming Agenda Items**
 - a. Next meeting: October 23 1 minute
- 9. Adjournment**



Community
Redevelopment
Advisory Board

agenda item 2.a

item type

Consent Agenda

meeting date

September 25, 2025

prepared by

approved by

Peter Moore, Director of Office of
Management and Budget

subject

Minutes of June 26, 2025

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

1. CRAB-mins-2025-06-26 DRAFT



Community Redevelopment Advisory Board Regular Meeting Minutes

June 26, 2025 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Michael Perelman, PhD, Carl Creasman Jr., PhD, James Everett

Absent

Lindsay Eriksson, Pragasen Ramiah

Staff Present

Assistant Director of Economic Development and CRA Kyle Dudgeon, Director of Office of Management & Budget Peter Moore

1. Call to Order

The meeting was called to order at 5:32 pm.

2. Selection of Chair and Vice Chair

- a. Selection of Chair and Vice Chair

Motion made by Dr. Perelman to nominate Mr. Benitez as Chair, seconded by Mr. Trent. Mr. Benitez accepted. Agreed by consensus.

Motion made by Mr. Benitez to nominate Dr. Perelman as Vice Chair, seconded by Mr. Trent. Dr. Perelman accepted. Agreed by consensus.

3. Consent Agenda

- a. Approve the minutes of May 22, 2025

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

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

5. Action Items

- a. Phase II Project Approvals

Mr. Dudgeon provided an overview of the Killarney Phase II project and MLK Stormwater Design Phases I and II and addressed questions.

Motion made by Dr. Perelman to approve phase II for Killarney outfall and MLK stormwater design phase I and phase II considerations; seconded by Dr. Creasman. The motion carried unanimously by a 5-0 vote.

b. FY25-26 Budget

Mr. Dudgeon provided background on the CRA and its funding sources. He described the three CRA areas, including CRA III which was part of the extended timeline and expanded CRA district. He also discussed the nuances of receiving revenue for the CRA and how typically its an 18-month delay in the tax assessor's office to receiving funds.

Mr. Dudgeon reinforced the mission of the CRA including its responsibility to invest in capital projects. Regarding staff costs, it includes three full-time employees and streetscape attendants, all with benefits. Once the bonds are paid off this next year, additional revenue will be available for funding.

The board asked about growth in each district. The negative growth of CRA I compared to the positive growth of CRA II was explained by Mr. Moore. CRA I involves money-maker dollars acquired through TIF. CRA II includes more residential and a smaller tax base, with a focus on their time from origin. Regarding revenue distribution, CRA I and CRA II combined generate around \$7-8 million annually. CRA II accounts for 30%, with exact figures to be confirmed in November. CRA III has almost no impact.

Mr. Dudgeon indicated that there are 17 proposed projects, programs, and support initiatives scheduled for the upcoming year as part of the CRA budget. Slides were presented showcasing many of the completed and ongoing projects. Regarding CRA communication, efforts are focused on maximizing opportunities for effective communication. Additionally, a slide was shown listing the rollover projects, which include miscellaneous enhancement projects, a line item that accommodates items remaining in the budget that cannot be delivered to the agency in one fiscal year alone. The remaining available funding is \$400K allocated for Level of Service (LOS) improvements.

Dr. Creasman asked when the board would be allowed to present project ideas, but his question was not audible on the recording.

In partnership with the Economic Development Advisory Board (EDAB), the exterior business facade program is now integrated with the interior build-out program, with each initiative scheduled to be implemented in alternating years. Both of which are funded by the CRA. The Winter Park Business Academy, launched approximately a year and a half ago, has achieved participation from over 517 individuals. Data sophistication has been enhanced, exemplified by the use of Eco-Counter technology, which accurately measures the daily foot traffic along Park Avenue. Highlights from the Community Development initiatives were showcased via photographs.

A five-year pro forma was shown, and the Board was asked to share any recommendations or priorities before approving the fiscal year 2025-26 budget. Mr. Moore discussed the cumulative fund balance in the pro forma and advised focusing on long-term planning, with suggestions to present to the agency. When Board members expressed confusion about the pro forma, it was clarified that they had \$400K from the Miscellaneous infrastructure improvements allocation to propose new projects. The

balances for other projects have already been allocated primarily for stormwater improvements.

- Dr. Creasman discussed his view of the CRA and proposed a housing down payment assistance program for low-income and minority homeowners using CRA affordable housing funds.
- Mr. Trent proposed a rehabilitation program to support people already in their homes. Mr. Dudgeon indicated that \$200K is allocated in the budget this year for rehabilitation.
- Mr. Benitez explained the rehabilitation program and proposed allocating the \$400K budget as an example of the participatory budget program, where the community determines the improvement projects in their community.
- Dr. Perelman clarified that advisory board meetings are open for public interaction and suggestions. He recommended reviewing how CRA funds are allocated among business, people, and infrastructure, as many believe the CRA only benefits the community. He emphasized the importance of encouraging community participation in these meetings to share their recommendations. Additionally, Dr. Perelman proposed establishing a library branch at the community center to provide library access to residents who frequent the community center but do not visit the library.
- Mr. Benitez suggested that the lighting on Canton Ave and New England, which are heavily trafficked by pedestrians, is too dark and needs improvement. He also recommended beautifying the area around Lake Rose and the alleyway between the back of the buildings on Fairbanks and the courts at MLK Park.
- Dr. Creasman expressed concern that the city uses CRA funds for infrastructure projects that it should responsibly finance for its residents. He also proposed a small-scale mass transit system to circulate around Winter Park. Although this CRA project would be a long-term investment requiring partnership funding, it could improve parking, promote shopping, and benefit the environment.

The board discussed the allocation of the CRA fund intended for the community and asked staff to engage with the Agency to confirm whether the CRA funds are properly distributed to the community. Mr. Moore explained that the CRA plan defines what is appropriate and that the board retains the authority to discuss projects and allocate supplementary funds as deemed necessary.

Motion made by Dr Creasman to approve the budget as presented, FY25-26; seconded by Dr. Perelman. The motion carried unanimously by a 5-0 vote.

c. Board Meeting Dates & Joint Meeting in August 2025

Mr. Dudgeon requested guidance on a new meeting time and date due to a potential conflict with the commission work session scheduled for 3:30 on the fourth Thursday of the month. Additionally, the board should consider holding a joint meeting in August

before presenting the final budget to the agency with the Parks and Recreation advisory board.

6. Non-Action Items

7. Staff Updates

- a. Project Updates

Ribbon Cutting Ceremony for the MLK Unity Project on July 12, 2025, at 9 a.m.

8. Board Comments

9. Upcoming Agenda Items

Mr. Dudgeon summarized the board's concerns and suggestions: to evaluate affordable housing programs, analyze CRA 101 in terms of cost breakdown, assess the logistics of installing a library terminal at the community center, beautify the area around Lake Rose, and implement a small-scale mass transit system.

10. Adjournment

The meeting adjourned at 7:13 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

September 25, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by

Peter Moore, Director of Office of Management and Budget

subject

CRAAB Small Scale Project Discussion

motion | recommendation

N/A

background

In June 2025, as part of the budget conversation staff and the board discussed several opportunities for consideration as it relates to the CRA's small scale capital project fund. Budgeted at \$400,000, examples of past uses of the fund have been varied. This includes; but not limited to, weekend funding of sunrail, gateway features, sidewalk remediation, smart parking technologies, historical markers, parking lot improvements, Center Street initiatives including a condensate drainage program, new trash and recycling bins for the district, and refuse bin enclosures. All items are within the CRA plan.

The purpose of this agenda item is to assist in the identification of new initiatives the board may wish to consider and recommend to the CRA Agency, as appropriate, for implementation. Of note, the board previously provided commentary on the following:

- An expansion of (attainable) housing programs such as down payment assistance
- Providing expanded lighting (lightpoles) in residential areas within the district
- Transportation initiatives: support for 'last-mile' circulation
- Future consideration of the Lake Rose area in conjunction with MLK Park improvements
- A Winter Park Library branch at the Community Center
- Surveying the community for wants/needs

Staff will provide a brief overview of the information related to these items to date, and is requesting additional guidance and prioritization to finalize scope proposals for October.

alternatives | other considerations

N/A

fiscal impact

Impacts yet to be determined.

attachments

1. DRAFT_Highlighted Housing Program Comparison Matrix
2. Draft sample lighting scope. New England Ave area near Denning Drive

Highlighted Housing Program Comparison Matrix

City	Program	Description	Eligibility	WebLink
City of Tampa CRA	First Time Buyer Downpayment Assistance	Programs through East Tampa and Central Park CRA districts. Income and purchase price limits apply.	Individuals with HUD/REVHUD income between 50% and 140% of Area Median Income (AMI). \$25k - \$35k, based on income.	https://www.tampacounty.com/community-and-development-services/housing-program-initiatives/cra-down-payment-assistance
Jacksonville Downtown Development Authority	HOME OWNERSHIP PILOT PROGRAM DOWN PAYMENT ASSISTANCE	Forgivable loans for qualified buyers. Participation in this program mandates home buyer education course to ensure applicants understand the responsibilities of home ownership.	Single family housing unit newly built or existing (including patio homes, town homes, and condominiums), which is located within the consolidated City of Jacksonville is eligible except for mobile homes or manufactured housing. Gross income limits are adjusted annually by HUD.	https://www.jacksonville.gov/sites/default/files/2021-07/483-ahc-490798644-Down-Payment-Assistance-Home-Ownership-Program-COL-20-AM-aps
Delray Beach CRA	First Time Buyer Downpayment and closing cost Assistance	Up to \$20k. Must be within the CRA boundaries.	Program Temporarily Closed.	
Palm Beach County	First Time Home Buyer Assistance	APPLICATION LAUNCH DATE Wednesday, July 23, 2025 at 10:00 pm and on Wednesday, August 20, 2025 Limited to 100 applications Minimum Award \$100k.	Funding will assist income-eligible (low income - 80% of AMI) applicants/households to acquire their first home (including acquisition, new construction, down payment, and closing costs) that will be used as their primary place of residence. Eligible locations and processes when purchasing desired properties will be shared during the orientation.	https://beachgov.com/187-D-Pages/HOME-First-Time-Homebuyer-Program.aspx
St. Petersburg, South St Pete CRA	Short Term Loans, 5, 10, or 15 years. Housing down payment assistance	The Affordable Single Family Homeownership Program provides funding to support affordable homeownership for income-eligible households in the South St. Petersburg CRA through direct financial assistance programs. Awards are in the form of loans with a term of 5, 10, or 15 years.	Program currently paused due to limited availability	https://www.stpete.org/readers-grants https://www.stpete.org/readers-grants
St Petersburg Citywide		Applications are being accepted for households at or below 120% of Area Median Income (AMI) and continue to be processed as usual. However, applications for households exceeding 121% AMI or higher will be placed on hold until additional funding becomes available.	Current program available only for households at or below 120% AMI	https://www.stpete.org/readers-grants https://www.stpete.org/readers-grants
Fort Lauderdale Northwest-Progresso-Flagler Heights CRA	Housing Purchase Assistance Program	To provide down payment and closing cost assistance to eligible participants seeking to purchase and occupy as their primary residence a single family home within the NPF-CRA constructed on a previously City or CRA-owned lot, vacant or abandoned structure to prevent the creation of blighted conditions within the CRA. 45A-55B	Program currently paused due to limited availability	https://fortlauderdale.gov/city-services/progresso
Winter Haven	First Time Buyer Downpayment and closing cost Assistance	Funds are provided for down payment assistance and closing costs to eligible individuals. Down Payment Assistance up to \$40,000 based on household income. Homes must not exceed \$550,997. Home must be a single family dwelling, condominium or townhouse. Cannot be a mobile house. The home being purchased must be located within Winter Haven City Limits.	The Subsidized Affordable Housing Act, as authorized under s. 420.907-420.909 and rule 61S-17 of the Florida Administrative Code provides for and allows State Housing Initiatives Partnership (SHIP) funds to be used for a variety of housing activities, including but not limited to, down payment assistance.	https://www.mywinterhaven.com/58-Share-Housing-Initiatives-Partnership-SHIP
COMMUNITY SOCIAL, NONPROFIT AND GOVERNMENTAL ORGANIZATIONS				
Heart of Florida United Way (A United Way Program)	211 Connects to Immediate Assistance	HFUW's 211 Information and Referral Line offers free, confidential support available 24/7/365 by call, text, or chat to connect our neighbors to existing resources, including food and housing assistance.	211 Assistance is available to anyone 24/7	
Florida HomeTown Heroes Housing Program	The HomeTown Heroes Housing Program provides down payment and closing cost assistance to Florida's hometown workforce. Eligible homebuyers can apply to the Florida Housing Finance Corporation to receive up to 5% of the first mortgage loan amount, not exceeding \$5,000, as a second mortgage to help purchase a home.	Down Payment and Closing Cost Assistance	Eligible Applicants: Persons or families who have incomes that do not exceed 150 percent of the state median income or local median income, whichever is greater. The borrower must be seeking to purchase a home as a primary residence, must be a first-time homebuyer and a Florida resident, and must be employed full-time by a Florida-based employer. The requirement to be a first-time homebuyer does not apply to a borrower who is an active duty servicemember of a branch of the armed forces or the Florida National Guard, as defined in s. 250.04, or a veteran. Assistance may be used for the purchase of manufactured homes that meet certain criteria.	
State Housing Initiatives Partnership (SHIP) - Home Ownership	Each local government receives an annual appropriation, which is appropriated by the Florida Legislature.	Funds under Local Government Control Based on Annual legislative appropriation. Funds available for New Construction, Gap Financing, Repairs, Rehabilitation, Acquisition, Purchase Assistance		https://www.orgsolutions.com/NeighborhoodHousing/SHIP/StateHousingInitiativePartnership.aspx
Weatherization Assistance Program (WAP)	Weatherization Assistance	Reduce the monthly energy burden on low-income households by improving the energy efficiency of the home. The program offers free weatherization services to homeowners and renters including upgrades of air infiltration with weather stripping, caulking, thresholds, minor repairs to walls, ceilings, and floors, and window and door replacement. Other actions may include installation of attic ventilation, solar reflective coating to manufactured homes, solar screens, repairs or replacement of inefficient heating and cooling units, and the repair or replacement of water heaters.	To qualify for the Weatherization Program, the total household income may not be more than 200 percent of the national poverty level. Preference is given to owner-occupied homes, elderly, or physically disabled residents, families with children under 12 and households with a high energy burden (prepaid high utility bills).	
Rental Housing Assistance	Website provides rental housing search and assistance information as well as disaster recovery and general resources.	Homeowners may find low cost rental housing, the Florida Housing Finance Corporation's "Florida Housing Search" website (www.floridahousingsearch.org).		https://floridahousing.org/
Neighborhood Stabilization Program (NSP)	Neighborhood Stabilization Program (NSP) was created to respond to rising residential foreclosures and property abandonment. The main purpose of the NSP is to stabilize neighborhoods negatively impacted by foreclosures. Orange County will use NSP funds to assist with acquisition, repair and sale of foreclosed homes	NSP has five eligible uses of funds: A. Establish financing mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties. B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop these properties. C. Establish and operate land banks for homes and residential properties that have been foreclosed upon. D. Demolish blighted structures. E. Redevelop demolished or vacant properties as housing.*	Cannot currently own property. Must meet income criteria.	https://www.ocfl.net/news/ocfl-nspsfpe.pdf
To access the following programs, residents can:		<ol style="list-style-type: none"> 1) Contact Orange County Housing and Community Development 2) Visit the Orange County Government website 3) Call 311 for information and referrals 4) Reach out to local non-profit organizations. 		
		Eligibility requirements typically include: <ul style="list-style-type: none"> - Property located in Orange County - Property ownership (for repair program) - Meeting specific program criteria <ul style="list-style-type: none"> - Must meet credit guidelines - Must have a minimum credit score of 640 - Must have two (2) years of satisfactory credit - INVESTORS ARE NOT ALLOWED to purchase under this program. - Must have the legal right to reside permanently in the United States 		
Orange County Housing and Community Development	Housing rehabilitation programs Down payment assistance Emergency home repair assistance Weatherization assistance			https://www.ocfl.net/NeighborhoodHousing/AMF/ocflNSP.aspx
Orange County Housing Assistance Program	Provides funds for home repairs Assists with minor and major rehabilitation projects Helps with emergency services			https://www.ocfl.net/NeighborhoodHousing/Wood/Assistance.aspx
Habitat for Humanity of Greater Orlando	Rental assistance Housing vouchers First-time homebuyer assistance			https://habitatofgreaterorlando.org/
Orange County Housing Help Center	Home construction and repair services Affordable homeownership opportunities Critical home repair program			https://www.ocfl.net/FamilyofHousing/SHS/SHS/ThousandHelpCenter.aspx
Emergency Rental Assistance Program	Housing counseling services Financial education Foreclosure prevention assistance			https://www.ocfl.net/FamilyofHousing/RentalAssistance.aspx
Orange County Government Housing Portal	Housing counseling services Financial education Foreclosure prevention assistance			https://www.ocfl.net/NeighborhoodHousing.aspx
Housing and Urban Development (HUD) - Orlando Field Office	Help with Home Ownership	Learn about Federal Housing Administration (FHA) loans and other home ownership programs by reading FHA's frequently asked questions. For customized support, speak with a HUD-Approved Housing Counselor about becoming a homeowner. Search online for a HUD-Approved Housing Counselor near you. Click out HUD's guide to buying a home. Some housing agencies can help Housing Choice Voucher holders buy a home. Contact your local housing agency to find out if they are participating in a homeownership program. If you are a veteran, learn more about VA Home Loans. Learn financial management tools and strategies through the Federal Deposit Insurance Corporation (FDIC)'s Money Smart program. Avoid homeowner scams and frauds. Use the HUD Home Store to find HUD homes for sale.		https://www.hud.gov/hc/usa/orlando/HousingandHUD
Avoid Foreclosure	Speak with a HUD-Approved Housing Counselor. A HUD-Approved Housing Counseling Agency can offer advice customized to your housing needs. Search online for a HUD-Approved Housing Counselor near you. Find a lawyer for affordable legal aid USA.gov Understand your options by reviewing HUD's Avoiding Foreclosure guide and the Consumer Financial Protection Bureau guide to facing foreclosure. Be aware of reverse mortgage fraud.			
Need help paying utility bills.	If you need help paying your utility bills, contact one of these organizations: Home Energy Assistance Program (HEAP). A federally funded program that helps homeowners heat and cool their homes. Consider other ways to make your home more energy efficient. Tips from the Department of Energy on making your home more energy efficient.			
Need a Housing Choice Voucher (Section 8)	HUD's programs are delivered by local partner organizations. Speak to a HUD-Approved Housing Counselor for advice on your specific housing needs. Search online for a HUD-Approved Housing Counselor near you.			For direct assistance, please refer to the following resources: https://www.hud.gov/housingcounseling/ /?language=en_US

Provided by City of Winter Park Electric Utility



*Sample scope does not indicate final cost, locations, or due diligence that may be required to implement.



Community Redevelopment Advisory Board

agenda item 6.a

item type

Staff Updates

meeting date

September 25, 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

background

(1) Denning/Fairbanks Improvements - Review of the intersection and properties around the northwest corner are still being contemplated, evaluated, and illustrated by the vendor/staff.

(2) MLK Park Unity Corner - Complete.

(3) MLK Park Community Playground - In tandem with the Parks and Recreation Advisory Board on August 20, the boards provided a positive recommendation to the CRA Agency at their regularly scheduled meeting for approval of the Community Playground concept. At said meeting on August 27th, the CRA Agency unanimously approved the design. Staff is now working with the vendor on procurement for long lead time items, coordination on notifications, park closure (tentatively slated for January 2026), and work program for communication to the public.

(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 which was also approved by the Agency in early summer 2025. The Killarney Estates Bricking element of this project is set to be completed prior to outfall phase II, but both projects are moving forward, already showcasing immediate results.

(5) Park Avenue Gateway Arches - Construction of the north end is complete. Installation at the south end of Park Avenue will be closed to traffic from Fairbanks Avenue to East Comstock Avenue on Monday, September 22nd, starting at 10:00 PM and ending at 5am on September 23rd, weather permitting. Detour signs will be posted to ensure safe and efficient travel around the work zone.

(6) West Meadow Public Facility (Public restrooms) – Final certificate of occupancy is anticipated prior to Winter Park Autumn Art Festival.

(7) Knowles Avenue Parking Enhancements - Complete

(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 fall 2025.

alternatives | other considerations

fiscal impact

Fiscal impact approved as part of the budget

attachments

1. 082725 CRA Agency Board Presentation_MLK Playground

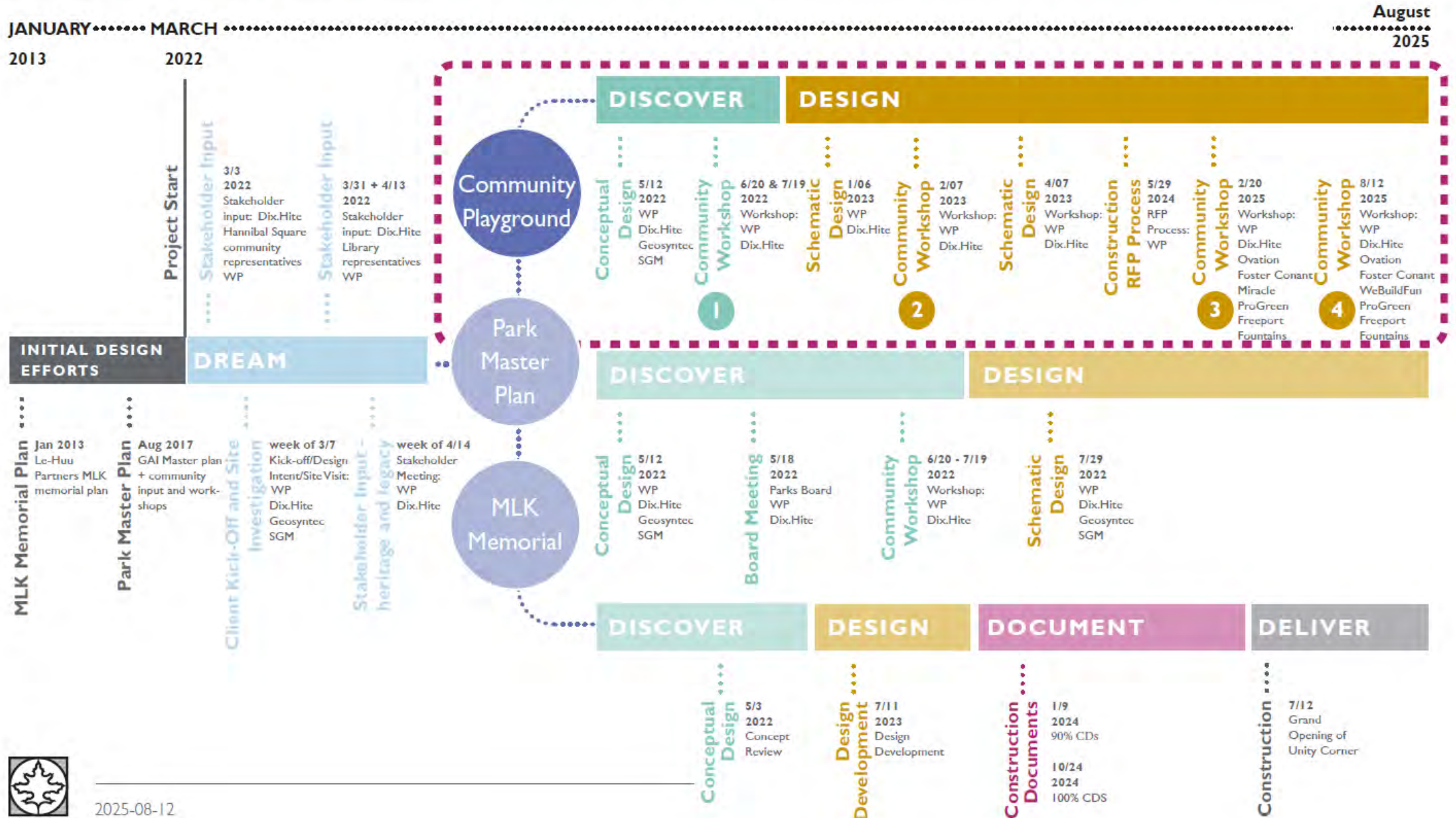
CRA Agency

MLK Community Playground



August 27, 2025

PROJECT SCHEDULE



2025-08-12

Public Outreach

401 South Park Avenue • Winter Park, Florida 32789
Media Inquiries: Craig O'Neil
 407-599-3506 • 321-303-2653 cell


COMMUNICATIONS

PRESS RELEASE

Community Meeting scheduled to discuss potential Martin Luther King, Jr. Park enhancements

WINTER PARK, FL, an internationally recognized, award winning city with multiple accredited agencies (June 2, 2022) The City of Winter Park and its Community Redevelopment Agency (CRA) will host a community meeting on **Monday, June 13, 6 p.m.** in the Winter Park Community Center located at 721 West New England Avenue. The purpose of the meeting is to engage the community and solicit feedback on plans to enhance the quality of the city's Martin Luther King, Jr. Park. Discussion will include opportunities to add value for residents, families by maximizing existing, appreciated elements in the serene setting which encompasses 23-acres of beautiful scenery, sports and recreation facilities, and a large playground.

Martin Luther King, Jr. Park has become enlivened and engaged most recently with the grand opening of the city's new Library & Events Center which overlooks Lake Mendon 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 upcoming community meeting, please contact the Parks & Recreation Department at 407-599-3334 or email MLKParkReno@cityofwinterpark.org

###

cityofwinterpark.org • Facebook • Twitter • Instagram • Vimeo • YouTube • @YourRequest
 Certified WCRC 2.1 Level SA compliant and stable with SANS and NVDA by ENVI

401 South Park Avenue • Winter Park, Florida 32789
Media Inquiries: Clarissa Howard
 407-599-3428 • 407-948-2044 cell

COMMUNICATIONS

PRESS RELEASE

City seeks public input on renovations to 35-year-old Community Playground

WINTER PARK, FL, an internationally recognized, award winning city with multiple accredited agencies (July 7, 2022) The City of Winter Park and its Community Redevelopment Agency (CRA) will host a community meeting to discuss necessary upgrades to the beloved 35-year-old Community Playground. This public meeting will be held **Tuesday, July 19, beginning at 5:30 p.m.**, at the Winter Park Community Center located at 721 W. New England Ave.



Community Playground, also referred to as Castle Park (the turrets in the structure give it the castle-like appearance) is located on the northeast corner of Martin Luther King, Jr. Park. Built in 1987, this playground was planned and constructed by hundreds of volunteers using donated materials and equipment. Since then, the years of wear and tear have resulted in necessary renovation and upgrades to meet today's playground safety standards.

For the last three decades, this playground has served as a fort, castle and imagination zone to thousands of children. Please make plans to attend to share your input on the potential renovations.

For more information, please contact MLKParkReno@cityofwinterpark.org or 407-599-3357.

###

cityofwinterpark.org • Facebook • Twitter • Instagram • Vimeo • YouTube • @YourRequest
 Certified WCRC 2.1 Level SA compliant and stable with SANS and NVDA by ENVI


401 South Park Avenue • Winter Park, Florida 32789
Media Inquiries: Clarissa Howard
 407-599-3428 • 407-948-2044 cell

COMMUNICATIONS

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 Mendon 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 WCRC 2.1 Level SA compliant and stable with SANS and NVDA by ENVI

401 South Park Avenue • Winter Park, Florida 32789
Media Inquiries: Craig O'Neil
 407-599-3506 • 321-303-2653 cell

COMMUNICATIONS

PRESS RELEASE

Neighborhood Public Meeting regarding enhancements to Martin Luther King, Jr. Park Community Playground

WINTER PARK, FL (February 14, 2025) The City of Winter Park and its Community Redevelopment Agency (CRA) will host a Neighborhood Public Meeting **Thursday, February 20, at 6 p.m.**, in the Winter Park Community Center located at 721 W. New England Ave. The purpose of this meeting is to reaffirm concepts developed from public and stakeholder input received during public meetings in 2022 and 2023, regarding enhancements to the Community Playground and surrounding area in Martin Luther King, Jr. Park.

During the summer of 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 renovation. The intent is to incorporate key elements of the existing park while cultivating a creative and exciting refresh, adding safety improvements, accessibility, community amenities, splash pad and more.

Martin Luther King, Jr. Park has become more enlivened and engaged with the 2021 opening of the Winter Park Library & Events Center which overlooks Lake Mendon and the 23-acre park. In recent years, the CRA has worked to establish parameters for public investment into the park, including a Unity Corner Memorial near the intersection of South Denning Drive and West Morse Boulevard, and an overall park Master Plan approved by the CRA and City Commission.

For additional information, please contact Parks & Recreation at 407-599-3357 or MLKParkReno@cityofwinterpark.org.

###

cityofwinterpark.org • Facebook • X • Instagram • Vimeo • YouTube • @YourRequest

401 South Park Avenue • Winter Park, Florida 32789
Media Inquiries: Clarissa Howard
 407-599-3428 • 407-948-2044 cell

COMMUNICATIONS

PRESS RELEASE

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

WINTER PARK, FL (August 1, 2025) The City of Winter Park and its Community Redevelopment Agency (CRA) will host a community meeting **Tuesday, August 12, at 5:30 p.m.**, in the Winter Park Community Center located at 721 W. New England Ave. The purpose of this meeting is to conclude the conversation of how the city intends to keep the legacy of the Community Playground at Martin Luther King, Jr. Park (MLK, Jr. Park) intact while providing new features to the surrounding area.

Key features were developed from public and stakeholder input received during public meetings held in 2022, 2023 and 2024, introducing necessary renovation and upgrades of the Community Playground, also known as Castle Park. As a result of extensive public process, the intent is to incorporate key elements of the existing park while cultivating a creative and exciting refresh, adding community amenities, splash pad, accessibility and safety improvements to bring the playground into compliance with today's standards.

In recent years, the city and CRA have worked to establish parameters for public engagement in the park, including an overall MLK, Jr. Park Master Plan approved by the CRA and City Commission which introduces investment in both active and passive areas. This includes the dedication of the Unity Corner which features a larger-than-life bronze statue that pays tribute to the life and legacy of Dr. King. This also incorporates new fields, courts and lighting to the park overall. The opening of the Winter Park Library & Events Center in 2021, also brought new life and purpose to this space supporting additional improvements.

For more information regarding the community meeting, please contact the Parks & Recreation Department at 407-599-3357 or MLKParkReno@cityofwinterpark.org or access the project page at cityofwinterpark.org/mlb-project.

###

cityofwinterpark.org • Facebook • X • Instagram • Vimeo • YouTube • @YourRequest

June 2022

July 2023

February 2023

February 2025

August 2025

- Solicitation
- Budget
- Approvals
- Review

January 2023

759 Opened	12 Clicked	3 Bounced	1 Unsubscribed
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
Forwarded	0	Abuse reports	0

August 2025

25.6% Open rate 365 opened	1.1% Click rate 15 clicked	0.21% Bounce rate 3 bounced	0.07% Unsubscribe rate 1 unsubscribed
Deliveries	1,428 (95.8%)	Clicks per unique opens	4.1%
Total opens	585	Total clicks	49
Last opened	Aug 12, 2025 7:53 am	Last clicked	Aug 02, 2025 11:47 am
Forwarded	0	Abuse reports	0

Social Media Insights

Facebook post

Performance

Reach Total: 19,484	Reactions, comments and shares Total: 605	Results Total: 185
-------------------------------	---	------------------------------



MLK Park Stakeholder Addresses

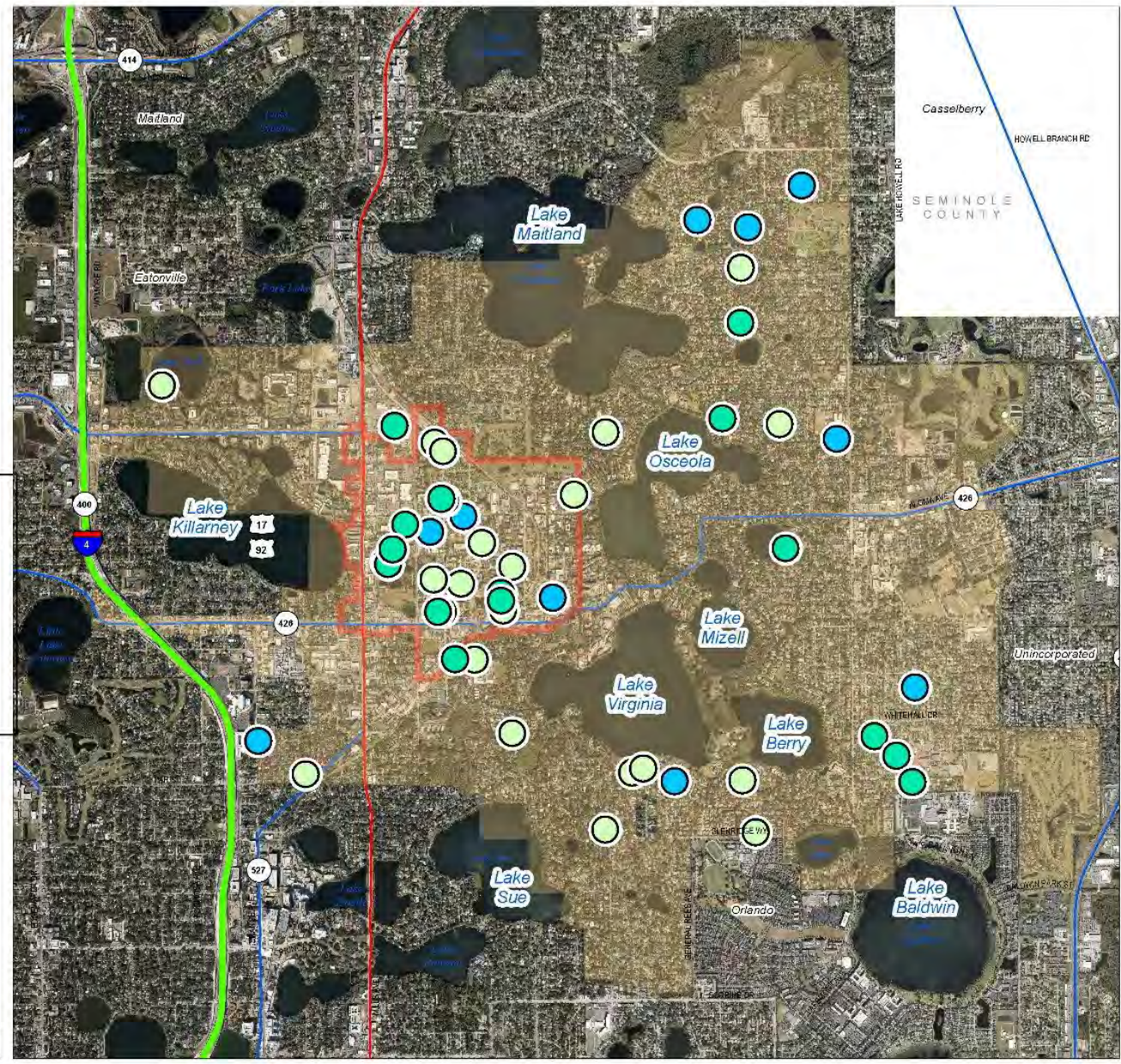
City of Winter Park
Economic Development/
CRA

Legend

- January '23 Meeting Addresses (16)
- July Meeting Addresses (18)
- June Meeting Addresses (26)
- Winter Park
- CRA, DBO, CRAMergedBoundary



*Not intended to be used for purposes outside the project scope




3/24/23, 2:42 PM Playground Upgrades Presented at Community Meeting - the32789

86° WINTER PARK, FL

32789

In Our Eyes: Women's, Nonbinary, and Transgender Perspectives from the Collection



Concepts for the Community Playground redesign were presented at a February 13 community meeting. Designs created by: Dix Hite + Partners

Playground Upgrades Presented at Community Meeting

By Jim Carchidi | February 13, 2023

Share This: [f](#) [t](#) [i](#) [l](#)

The enhancement... another step to... Agency and des... concept during

WFTV 9

NEWS WEATHER EYE ON THE TROPICS VIDEO 9 PM

BREAKING NEWS | Weather Alert Day: Strong afternoon

You can skip this ad

<https://the32789.com/2023/02/13/>

WEST ORANGE TIMES | SOUTHWEST ORANGE | SCHOOL ZONE | SPORTS | ARTS & CULTURE

ESTD. 1967 | WHERE OUR RELATIONSHIP HAS BEEN FOSTERING GROWTH AND LEARNING FOR 50 YEARS

Winter Park residents shape Martin Luther King Jr. Park

A May 2 meeting at the Rachel D. Murrah Civic Center gave residents a chance to express what they would like to see in Martin Luther King Jr. Park.

By Tim Freed | 4:10 p.m. May 3, 2017



News 6 WKMG / ClickOrlando

February 19 ·

The city of Winter Park wants to update a beloved playground after three decades of fun and games. You might know it as "Castle Park," the wooden structure located in the Community Playground in Martin Luther King Junior Park.



CLICKORLANDO.COM

'Really nice:' Here's what improvements Winter Park is planning for beloved 'Castle Park'

By Nick Papantonis, WFTV.com

July 18, 2022 at 11:44 pm EDT



by BRENDAN O'CONNOR

July 7, 2022

3/24/23, 2:38 PM "Castle Park" playground facing some big changes/upgrades - Bungalower


BUNGALOWER [Subscribe](#)

ARCHITECTURE, ART AND CULTURE, CIVICS AND PARTICIPATION, PARKS, PETITION, QUALITY OF LIFE, WINTER PARK

"Castle Park" playground facing some big changes/upgrades

by BRENDAN O'CONNOR

FEBRUARY 6, 2023



Progress Report on Park Additions

March 17, 2025

WINTER PARK

Seeking public input on "Castle Park" playground

[f](#) [t](#) [i](#) [l](#) [e](#)

APPENDIX A: PLAYGROUND & SPLASH PAD COMMUNITY WORKSHOP

“WHAT WE HEARD”

TOP TAKE AWAYS	PLAY & SPLASH PAD	QUESTIONS & CONCERNS
<ul style="list-style-type: none"> • Play: <ul style="list-style-type: none"> • Variety of equipment appealing to multiple ages • Naturalistic in material, aesthetic, form • Structure to be low maintenance • Multiple surfaces & textures • Safe • Simple • Splash Pad: <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • No proposed areas for dogs - should there be? <ul style="list-style-type: none"> • 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? <ul style="list-style-type: none"> • 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? <ul style="list-style-type: none"> • 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? <ul style="list-style-type: none"> • Can these tie into the trail leading to the library?





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

2025-08-20

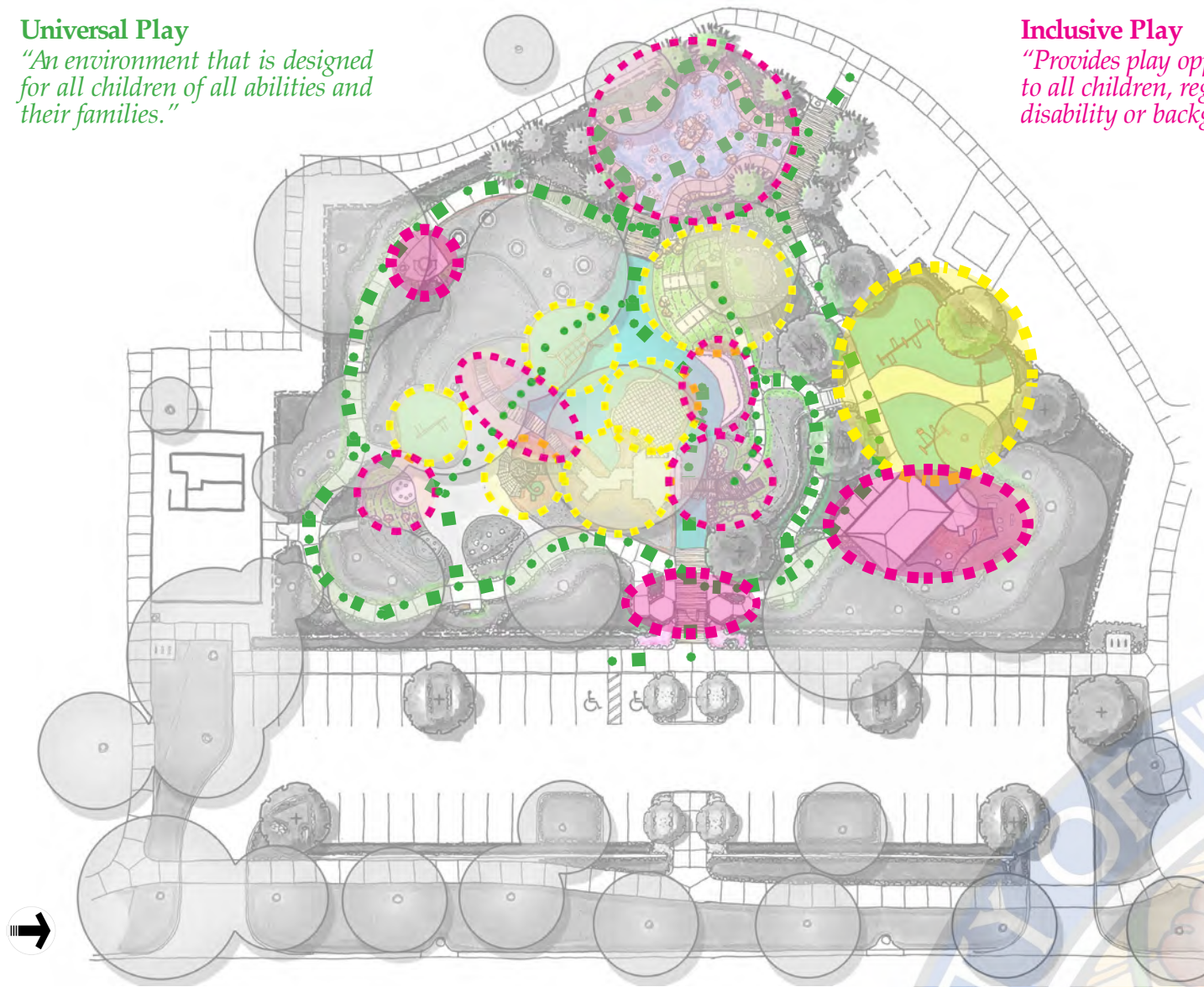
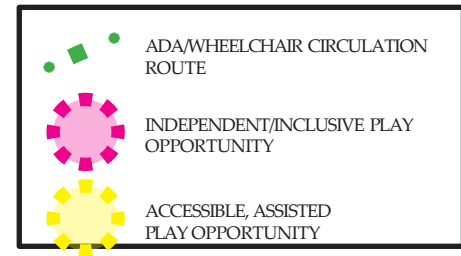
DR. MARTIN LUTHER KING, JR. PARK | SCHEMATIC PLAYGROUND SITE PLAN

Universal Play

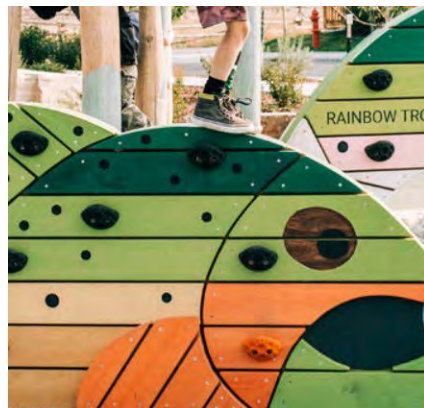
"An environment that is designed for all children of all abilities and their families."

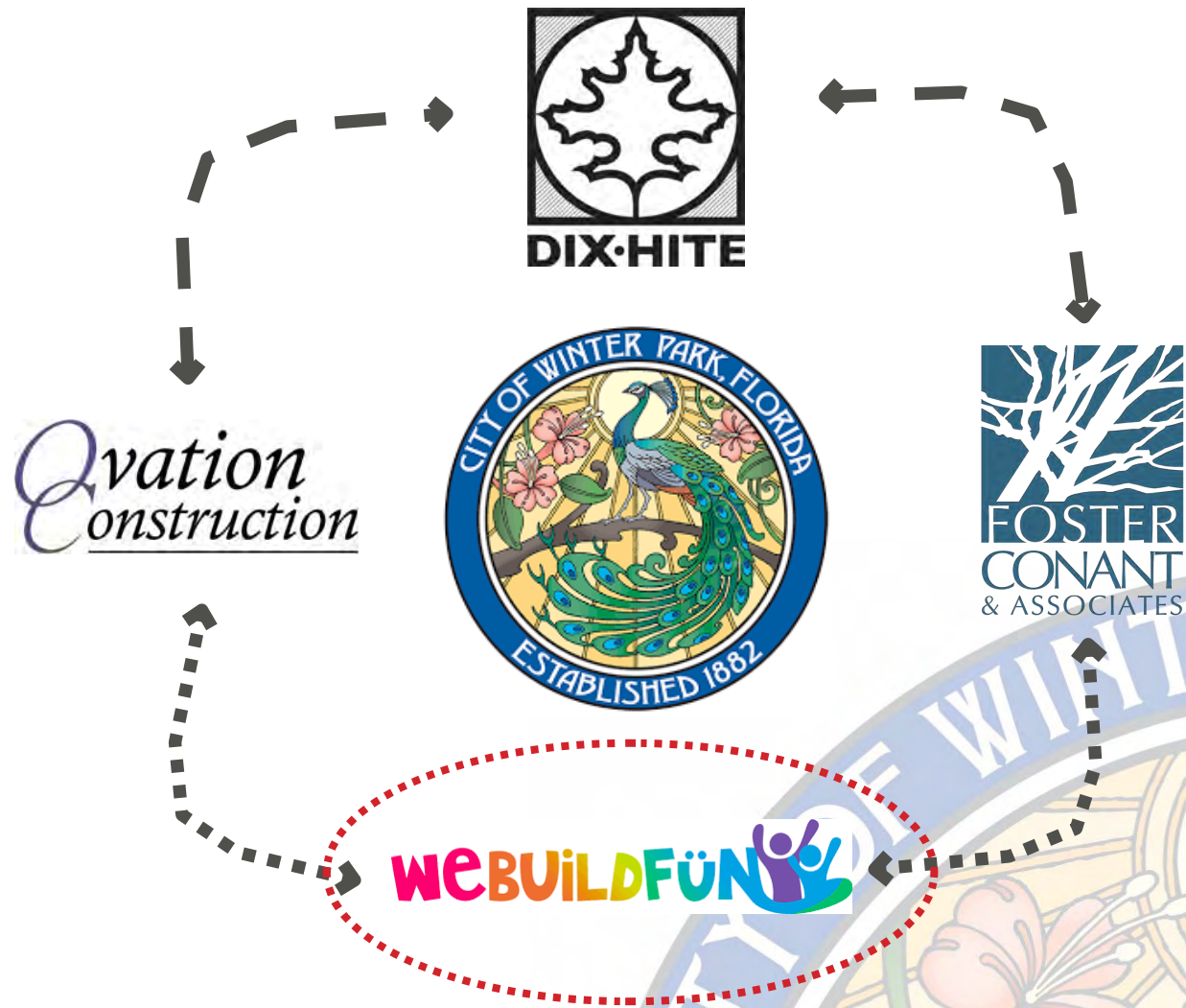
Inclusive Play

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











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



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



ARTIST'S RENDERING



2025-08-20

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



2025-08-20

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



2025-08-20

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

Next Steps

- *CRA Agency meeting: August 27th*
- *Construction prep (e.g. lead times, notifications, etc)*



CRA
community
redevelopment
agency



Community
Redevelopment
Advisory Board

agenda item 8.a

item type

Upcoming Agenda Items

meeting date

September 25, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Peter Moore, Director of Office of
Management and Budget

subject

Next meeting: October 23

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

None