



# Community Redevelopment Advisory Board Regular Meeting

## Agenda

**October 23, 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](http://cityofwinterpark.org/meetings) and include virtual meeting instructions.

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### please note

Times are projected and subject to change.

- 
- 1. Call to Order**
  - 2. Consent Agenda**
    - a. Minutes of September 25, 2025
  - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
  - 4. Action Items**
    - a. November/December 2025 meeting dates 5 minutes
  - 5. Non-Action Items**
    - a. CRA 101 & CIP Review 50 minutes
  - 6. Staff Updates**
    - a. Project Updates 5 minutes
  - 7. Board Comments**
  - 8. Upcoming Agenda Items**
  - 9. Adjournment**



Community  
Redevelopment  
Advisory Board

# agenda item 2.a

**item type**

Consent Agenda

**meeting date**

October 23, 2025

**prepared by**

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

Minutes of September 25, 2025

**motion | recommendation**

**background**

**alternatives | other considerations**

**fiscal impact**

**attachments**

1. CRAAB-min-2025-09-25 DRAFT



# Community Redevelopment Advisory Board Regular Meeting Minutes

September 25, 2025 at 5:30 PM

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Jay Trent, Pragasen Ramiah, Michael Perelman, Carl Creasman Jr., James Everett

## **Absent**

Carlos Benitez, Lindsay Eriksson

## **Staff Present**

Assistant Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee

### **1. Call to Order**

The meeting was called to order at 5:31pm.

### **2. Consent Agenda**

- a. Minutes of June 26, 2025

Dr. Perelman noted that during the June 26 meeting, when discussing the budget, there were very specific dollar allocation suggestions: \$400K from Dr. Creasman for housing down payments, \$400K from Mr. Benitez for a rehabilitation program, and \$50K from himself for an outreach between the library and the community center. Dr. Perelman stated that he believed Mr. Moore articulated that, out of the approximately \$900K in funds, those allocations reflected how they would plan to spend that money. The principle that the board would work toward achieving these allocations should be reflected in the minutes.

**Motion was made by Dr. Creasman to approve the minutes with amendments, seconded by Mr. Everett. The motion was carried unanimously with a 5-0 vote.**

*After reviewing the recording of the June 26 meeting, the accurate allocation amounts were added to the minutes, along with the statements made during the discussion.*

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

### **4. Action Items**

### **5. Non-Action Items**

- a. CRAAB Small Scale Project Discussion

In August, the board held a joint meeting with the Parks board to review the MLK playground concept in depth. Following a positive recommendation, the CRA agency unanimously approved the playground plan. Once the construction details are obtained, staff will provide the board with any final closure details of the park.

Mr. Dudgeon stated that the CRA agency will meet in November, with staff planning to present some board-discussed recommendations funded by the \$400K miscellaneous enhancement fund. He mentioned that the CRA advisory board can recommend modification to the budget mid-year with the Agency holding final authority. Dr. Perelman informed the board that he requested Mr. Dudgeon to compile a budget listing of project/program items, including anticipated costs, expenditures incurred to date, and projected future expenses, thereby providing the board with a comprehensive overview of the proposed projects. Mr. Dudgeon further stated that the miscellaneous enhancement fund has been designated for various initiatives, such as gateway features, debris removal and fixture enclosure, installation of historical markers, and smart parking systems, all of which must be consistent with the CRA plan.

Staff reviewed the projects discussed by the board at the previous budget meeting:

- an expansion of (attainable) housing programs such as down payment assistance
- providing expanded lighting (light poles) 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

Dr. Creasman proposed that the housing program should be simple to apply for and aimed at supporting single-family homeownership. Mr. Ramiah suggested projects that provides assistance, including a roadmap to identify funding sources. Mr. Trent suggested creating a fund that offers down payment assistance and helps homeowners stay in their homes. Mr. Everett agreed on the importance of helping people stay in their homes but emphasized that community institutions such as churches and businesses should also receive support to help improve the community's appearance, atmosphere, and maintenance. Dr. Creasman emphasized that CRA funds should be allocated to the people rather than city infrastructure.

Dr. Perelman recommends first understanding current programs and fund allocation. The budget proposal is outlined as previously mentioned. Regarding Dr. Creasman's point, infrastructure projects benefit residents indirectly. CRA funds were used to improve drainage after flooding and help retain residents, aligning with Mr. Everett's view.

Mr. Everett also emphasized the importance of understanding the average home price on the west side of Winter Park, as opposed to the overall median, to determine the feasibility of down payment assistance. It was collectively stated that more detailed information is essential for the board to make informed decisions. However, it is

acknowledged that the budget has already been allocated, and certain projects have been initiated. Dr. Perelman mentioned that if the community can see the advisory board's impact, they might be more likely to attend meetings and voice their opinions.

Mr. Dudgeon commented on the board's discussion and summarized that they, for clarity, could use some background or a 'CRA 101' to better understand where CRA funds have been allocated to assist with further discussion along with future considerations. He further elaborated that CRA's can use funds to elevate levels of service, and without CRA funding some projects would never be undertaken, attend to, or upgraded. In essence, the CRA functions as a primary capital arm for the city.

Before the November CRA agency meeting, Mr. Dudgeon suggested that the board focus on one or two key recommendations. At the June meeting, Chair Mr. Benitez proposed enhancing lighting in a dimly lit part of the westside community. The electric department could include this upgrade in their ongoing projects. The board recommended consulting local residents to gauge their support for this idea, while also noting that once the street is completed, nearby residents might desire improved lighting as well. Mr. Everett emphasized the importance of understanding both vehicle and pedestrian traffic in areas requiring improved lighting.

The discussion on the last-mile concept highlights that it is costly. As a suggestion, forming partnerships and seeking grants could be beneficial. However, researching these options would take a few months.

Staff communicated with the library director, who will be on maternity leave. Their timeline is set for January; however, they are eager to evaluate.

Lake Rose is being reviewed with MLK Park.

## **6. Staff Updates**

### **a. Project Updates**

Mr. Dudgeon displayed renderings of the proposed MLK playground. In addition, he displayed accomplishments of the CRA over the past year and expressed gratitude to the board. The accomplishments included intersection improvements at Denning/Fairbanks, Denning/Webster, construction of Shady Park and MLK improvements, playground design approval, West Meadow public facility/restroom building, Park Avenue gateways, stormwaters projects currently underway in CRA III, and the completion of the latest year of the Summer Youth Enrichment Program (SYEP). Mr. Dudgeon noted that grant program interest has been heightened lately including staff receiving 6 business facade grant applications recently and numerous housing renovation projects. Mr. Dudgeon asked the board to review the CRA webpage and view the videos.

## **7. Board Comments**

Dr. Perelman noted that the board had a very healthy conversation.

The board members agreed to extend meetings until 7 pm if needed.

**8. Upcoming Agenda Items**

- a. Next meeting: October 23, 2025

**9. Adjournment**

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

DRAFT



# Community Redevelopment Advisory Board

# agenda item 4.a

**item type**

Action Items

**meeting date**

October 23, 2025

**prepared by**

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

**approved by**

Peter Moore, Director of Office of Management and Budget

**subject**

November/December 2025 meeting dates

**motion | recommendation**

Approve as submitted

**background**

The CRA Advisory Board meets the fourth Thursday of every month. In calendar year 2025, the board's November and December meetings fall on Thanksgiving and Christmas respectively. As this tends to happen year over year, the board has voted to consolidate these into one mid-holiday meeting. Staff is recommending December 11th at 5:30pm.

**alternatives | other considerations**

Consider an alternative date

**fiscal impact****attachments**

None



# Community Redevelopment Advisory Board

# agenda item 5.a

**item type**

Non-Action Items

**meeting date**

October 23, 2025

**prepared by**

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

**approved by**

Peter Moore, Director of Office of Management and Budget

**subject**

CRA 101 & CIP Review

**motion | recommendation**

N/A

**background**

At the September CRAAB meeting, the board discussed several options for investment focus. As a follow-up to staff, two items were requested. The first was a holistic view of the CRA (CRA 101) and the budget, and the second providing an update on each one of the misc. enhancement initiatives discussed since FY26 budget recommendation.

**CRA 101:**

Staff has included several pieces of information related to historic spending in the CRA and value of capital expenditure, programming, and support. Attached items one through five articulate past focus, program utilization, and impact of CRA investment. The historical spending sheet (item one) breaks down capital improvement projects based on category. It also establishes where in the CRA improvements took place and whether or not it could be classified as an 'economic' or 'community' enhancement through FY23.

Items three and four provide the board's requested grant matrix for any program available to eligible CRA residents from both the district and Orange County. Staff additionally provided the same information for commercial properties.

**Misc. Enhancement Project Items:**

The matrix below outlines the latest information on each initiative discussed by the board and researched by staff:

Project	Scope	Update	Next Steps
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Expansion of housing programs	Research best practice and how a new program would be administered	Staff was requested to include all programs into one spreadsheet to assist in the communication of what's available.	Provide a drafted program to the board.
Expanded lighting	Review residential areas that appear to have less than adequate lighting.	Staff is also evaluating down payment assistance programs for future consideration. Staff spoke with the electric utility department who suggested a review of the entire neighborhood is expected to occur in 2030 after substantial undergrounding work is complete. The department stated that while there may be particular areas to address in the short term, a comprehensive review would more holistically answer the board concerns.	Seek feedback from the board on priority.
Transportation Initiatives	Consider a 'last-mile' program opportunity for CRA residents and businesses.	Staff is working with the Transportation Department to better understand grant opportunities with organizations such as FDOT.	Understand grant window, establish parameters for a program and budget.
Consideration of improvements around the Lake Rose area	Provide for and design place-based enhancements to the area to coincide with improvements to the park and intersection.	Staff is currently working with a vendor to sketch potential design parameters.	Complete drafted sketches and work with the advisory board on development.
Winter Park Library branch at Community Center	Consideration of a library kiosk at the Community Center	Staff has spoken with the Library and Parks Department about this	Follow-up with Library and Parks Department at the end of the

initiative. The library is calendar year. currently reviewing operation and maintenance requirements for such as program, and currently anticipate discussing with staff in January.

Collectively, these items represent the varied interests and direction of the CRA plan to assist the district and the community at large. Some projects are financially smaller than others, while congruently some may require more time to frame and implement. With a new CRA plan in effect, staff is requesting the board also begin thinking about years FY31-35 to help inform priority and implementation. To this end, staff is considering the proposed December meeting as a worksession to begin contemplating future capital projects in conjunction with existing initiatives.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. Historical CRA Spending by Category 2002 Through Actual 2023
2. CRA Community HighlightsvADA\_2021
3. CRA Grant Matrix\_DRAFT\_Oct.'25
4. GrantAssistance\_Housing Map\_DRAFT\_20200917
5. CRAAB CIP Spending Review - FY23-25
6. Ten Year Pro-Forma - FY 2026 - CRA CIP
7. Ten Year Pro-Forma - FY 2026\_CRAAB\_10 year

### Historical CRA Spending by Select Category 2002 Through Actual 2023\*(\*\*\*)

\*No significant purchases prior to 2002 given minimal increment revenue received by the CRA.

\*\* Does not include value of land assets gifted for affordable housing (Canton Park, Comstock)

\*\*\*The following report represents selected categories of CRA spending. While it is not account for all payments (administrative, general operating, etc.), its representation of noteworthy expenditures is in accordance with the CRA plan and for study purposes only.

\*\*\*\*Letter next to total investment indicates general geographic location within CRA



Category	SPENDING	LOCATION****	BENEFIT
Community Programs, Community Support Operational	\$5,500,334.33		Community
Business Programs and Promotions	\$2,533,240.67		Economic
Affordable Housing**	\$4,108,786.49		Community
Streetscape Improvements	\$9,993,010.32		Economic
Capital Projects - Facilities	\$12,381,500.12		Community& Economic
Capital Projects - Parking Enhancements	\$2,000,781.15		Economic
Capital Projects - Parks & Rec.	\$2,231,280.84		Community
Capital Projects - Misc	\$2,246,556.00		Community& Economic
Misc Studies, Matching Grants, and Costs	\$1,410,234.07		Community& Economic

TOTAL	\$42,405,723.99		Benefit %
Economic Development	\$19,393,155.90		46%
Community Development	\$23,012,568.09		54%

LOCATION			
Primarily bounded by Webster, Morse, New York, and Denning	\$3,417,731.09	North	9%
Primarily bounded by Morse, Orange, New York, and Denning	\$22,209,566.49	South	55%
Primarily bounded by Webster, Fairbanks, Interlachen, and New York	\$14,032,064.71	East	33%
Primarily bounded by Webster, Faribanks, Denning, and Orlando Avenue	\$2,047,010.48	West	4%

### CIP PROJECTS REMAINING (2024-2027) AS APPROVED August 23, 2023

17-92 STREETScape	5,185,228	West	Economic
MLK PARK IMPROVEMENTS	2,000,000	South	Community
POST OFFICE PURCHASE	2,075,000	South	Community
PARKING STRUCTURE	7,000,000	All	Economic
HANNIBAL SQUARE DESIGN STANDARDS		East	Community
SHADY PARK AREA IMPROVEMENT		East	Community
CENTRAL PARK STAGE AREA PUBLIC FACILITY IMPROVEMENTS	750,000	East	Community
AFFORDABLE HOUSING	800,000	East	Community
REGIONAL STORMWATER	5,000,000	All	Economic
<b>Total</b>	<b>22,810,228.00</b>		
Economic Development	17,185,228.00		75%
Community Development	5,625,000.00		25%

<b>Combined Existing and Remaining Categories</b>	<b>\$65,215,951.99</b>		
Economic Development	36,578,383.90		56%
Community Development	28,637,568.09		44%

# Social Investment Highlights

## COMMUNITY CENTER

38,000 sq. ft.

Est. 2011



**\$9M**

## PROGRAMS

Summer Youth Enrichment Program

**178** students graduated Est. 2008

Community Center Programs

**52,000** annual youth to senior interactions Est. 2010

Unity Heritage Festival

**250** attendees per year Est. 2004

Snow in the Park

**2,500** annual attendance Est. 2018

Winter in the Park

**16,219** annual attendance Est. 2010-18

**\$3.7M**

## AFFORDABLE HOUSING

Rehabilitated & New Homes

**187** aggregate number Est. 2002

Driveway & Paint Programs

**26** CRA resident homes Est. 2016



**\$3.9M\***

\*Does not include value of land assets gifted for affordable housing

## PARTNERSHIPS

WP Heritage Center

**120,000** aggregate number of attendees Est. 2008

Welbourne Day Nursery

**64** students per year Est. 2008

Enzian Theatre

**5,000** annual attendance Est. 2008

WP Playhouse

**32,971** # of patrons per year Est. 2015

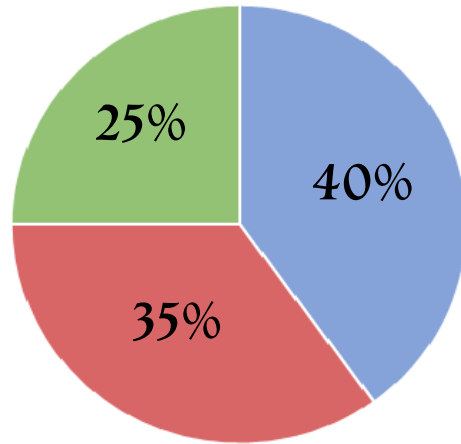
Depugh Nursing Home

**40** total residents Est. 2018

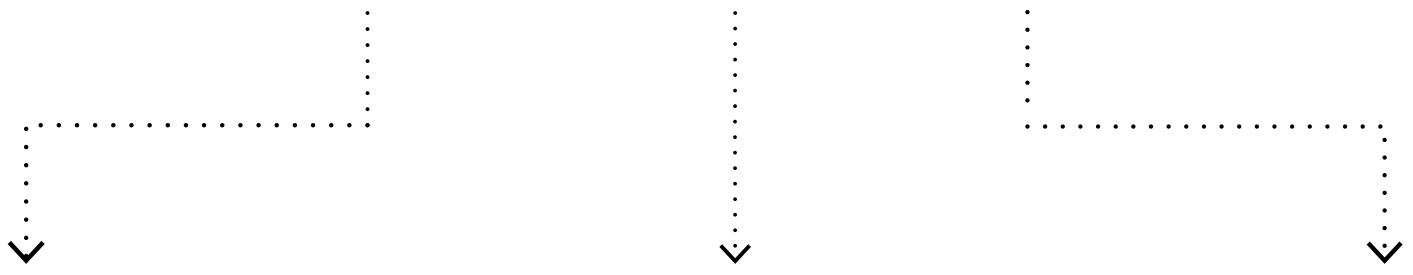
**\$1M**

# Total Support Since 2002: \$17.6M

# % of Annual CRA Program Funding



■ Senior Programming   ■ Youth & Teen Programming   ■ Community Events



**Zumba**

**Pottery & Art**

**Computer & Tech**

**Holiday Socials**

**Movie Days**

**50 Plus FYL Expo**

**Senior Food Insecurity Fair**

**Arts in Action**

**Fitness & Nutrition**

**UCF Nursing**

**Healthy Habits**

**Midnight Basketball**

**Junior Achievement**

**Art classes/pottery**

**Drama/Theatre**

**Computer Graphics**

**Book Club**

**Teen Youth Club**

**Unity Heritage Festival**

**Pumpkins and Munchkins Halloween Festival**

**Community Luau**

**'Dive-in' Movie**

**Backpack Drive**



# CRA Residential Grant & Assistance Opportunities

Grant Name	Description	Availability	Max Amount	Contact/Website
<b>City of Winter Park CRA Residential Grants</b>	<ul style="list-style-type: none"> <li>• No more than one grant per year can be utilized.</li> <li>• CRA Grant applications must be for properties within the CRA Boundaries.</li> <li>• Grant MUST be approved prior to work beginning</li> </ul>			<a href="#">City of Winter Park CRA Grant Programs</a>
<b>CRA Home Renovation</b>	10 year, zero interest, forgivable loan, designed to bring the eligible homeowner's dwelling into compliance with housing and rehabilitation standards to help reduce ongoing and future maintenance costs, promote energy efficiency, and preserve decent affordable owner-occupied housing	Applications are accepted on a rolling basis, dependent on availability of funds. Applicants must meet income and residency requirements.	\$30,000	
<b>CRA Residential Paint Grant</b>	10 year zero interest forgivable loan, designed to improve the curb appeal of the home, boost pride in ownership, and and preserve decent affordable owner-occupied housing. Exterior Paint, Homeowner selects paint.	Applications are accepted on a rolling basis, dependent on availability of funds. Applicants must meet income and residency requirements.	\$3,000	<a href="#">Winter Park CRA Residential Paint Grant</a>
<b>CRA Residential Driveway Grant</b>	10 year zero interest forgivable loan, designed to improve access to the home, boost pride in ownership, and and preserve decent affordable owner-occupied housing. Provides repair or replacement driveway surfacing	Applications are accepted on a rolling basis, dependent on availability of funds. Applicants must meet income and residency requirements.	\$3,000	<a href="#">Winter Park CRA Residential Driveway Grant</a>
<b>Summer Youth Enrichment Program (SYEP)</b>	An 8-week program of paid internships to high school youth focusing on providing real world working experience and developing business etiquette skills to aid with future career success. Students are placed in Winter Park non-profits and area community centric businesses, and receive mentoring from staff and instructors from Rollins, Valencia, and other entities. Program was established to provide teen CRA residents with enriching summer experiences to help introduce them to the business world, further their sense of responsibility, provide an educational experience, and expose them to new life experiences.	Applications become available in March each year. Students must submit completed apps by April 1.	Students are paid hourly by the employer who is then reimbursed by the CRA.	<a href="#">Summer Youth Enrichment Program</a>
<b>Organizational Support Program</b>	A program designed to assist community organizations by providing a one-time financial contribution to associations serving the CRA area. This program was developed to assist non-profit that create programs to address specific needs within the community while supporting the mission and principles of the CRA. The organizational support program provides small monetary grants that must be for uses other than general operating funds, finance agency operations, or take the place of fundraising efforts.	Applications are accepted on a rolling basis, dependent on availability of funds. Applicants must meet income and residency requirements.	\$5,000	<a href="#">Organizational Support Grant</a>

<b>Orange County Neighborhoods &amp; Housing</b>	<p>Housing and Community Development administers the County's affordable housing development, community development and housing successor agency programs/activities. This includes oversight for financing of multi-family affordable rental housing developments, first time home buyer programs, the distribution of Federal Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME) and Emergency Solutions Grant (ESG) for public facility and improvement, public service and housing rehabilitation.</p>	<p>See individual programs below</p>	<p>To access the following programs, residents can:</p> <ol style="list-style-type: none"> <li>1) Visit the Orange County Government Website at <a href="https://www.ochcd.org/">https://www.ochcd.org/</a></li> <li>2) Call 311 for information and referrals</li> <li>3) Reach out to local non-profit organization</li> </ol>
<b>Orange County Government Housing Portal</b>	<p>Housing counseling services Financial education Foreclosure prevention assistance</p>		<p><a href="#">Orange County Gov't Housing Portal</a></p>
<b>Orange County Downpayment Assistance</b>	<p>Financial education</p>	<p>The amount of assistance available is; <b>\$70,000</b> for eligible very low-income buyers, <b>\$40,000</b> for low-income buyers, or <b>\$10,000</b> for eligible moderate-income buyers.</p>	<p>Housing and Community Development Division 525 East S</p>
<b>Orange County Housing Help Center</b>	<p>Home construction and repair services Affordable homeownership opportunities Critical home repair program</p>		<p><a href="#">Orange County Housing Help Center</a></p>
<b>Emergency Rental Assistance Program</b>	<p>Housing counseling services Financial education Foreclosure prevention assistance</p>		<p><a href="#">Orange County Rental Assistance</a></p>
<b>Weatherization Assistance Program (WAP)</b>	<p>Foreclosure prevention assistance</p>	<p>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 (repeated high utility bills).</p>	<p>For Orange County properties, Call the Osceola County Council on Aging, Inc, at (407) 846-8532, or go to <a href="#">Weatherization Assistance Program_WAP</a></p>
<b>United Way &amp; Orange County 211</b>	<p><b>2-1-1 Orange County (211OC) is More Than a Helpline</b> 211OC is more than a helpline—it's a lifeline and a community resource hub connecting Orange County residents with critical support. We help individuals and families access essential services and empower service providers with data-driven insights. Together, we're building a stronger, more compassionate community.</p>		<p><b>Dial 211 to Get Connected, to Get Help.</b> When you or someone you know needs assistance, 2-1-1 Orange County (211OC) is here to help. Just dial 2-1-1 to connect with the support you need, whether it's healthcare services, housing assistance, or access to food and other resources. Available 24/7, the 211OC helpline connects residents with essential health and human services in Orange County.</p>
<b>Florida Housing Finance Corporation</b>	<p>The Florida Housing Finance Corporation (Florida Housing) was created by the state Legislature more than 40 years ago to assist in providing a range of affordable housing opportunities for residents that help make Florida communities great places in which to live, work and do business.</p>		

**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.

Eligible homebuyers can apply to receive up to 5% of the first mortgage loan amount, not exceeding \$35,000, as a second mortgage to help purchase a home.

**Florida Housing Renters Assistance**

Affordable Rental Housing Locator  
Special Needs Housing  
SHIP - Homeownership & Rental Programs  
Disaster Relief Programs

**Habitat for Humanity of Greater Orlando**

Rental assistance  
Housing vouchers  
First-time homebuyer programs

[Habitat for Humanity of Greater Orlando](#)

**Housing and Urban Development (HUD) - Orlando Field Office**

Federal Housing Administration (FHA) loans and other homeownership programs.  
VA Home Loans for Veterans. [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.

[HUD Orlando Field Office](#)

## Winter Park CRA Commercial Grant Programs

### Merchant Employee Parking Program

The CRA implemented the Merchant Employee Parking Program to make spaces available on Park Avenue for customers and to offer free all day parking in designed areas for downtown employees.

Availability determined by availability.

no cost

[Merchant Employee Parking Program](#)

### CRA Business and Commercial Matching Grants

- No more than one grant per year can be utilized.
- CRA Grant applications must be for properties within the CRA Boundaries.
- Grant MUST be approved prior to work beginning

[Winter Park CRA-Commercial Grant Information](#)

### CRA Business Facade Grant

Matching Reimbursement Grant to improve the aesthetic appearance of commercial buildings. It provides a financial incentive of up to 50% percent of a qualifying project costs, not to exceed \$30,000, for both property and business owners to re-invest in their buildings.

Applications accepted on a rolling basis as long as funds are available

\$30,000

[CRA Program Information](#)

### CRA Interior Rebuild Grant

Matching Reimbursement Grant to provide a financial incentive to property and business owners, within specified key retail commercial corridors withing the CRA including, Park Avenue, Orange Avenue, Hannibal Square, US Highway 17/92 and portions of Fairbanks Avenue. Grant funds may be used to renovate, update, adapt and reinvest in their business or commercial property. This grant provides up to \$20,000 in matching grant funds for the rehabilitation of building interiors which will be accessible and viewable by retail customers. Change of use that incurs interior modifications, such as fire suppression or other code requirements, are eligible for this grant.

Applications accepted on a rolling basis as long as funds are available

\$20,000

[CRA Program Information](#)

### Community Enhancement Demolition Grant

Grant to reduce or eliminate the costs associated with the removal of substandard, uninhabitable, or unsafe structures when the cost to rehabilitate is not financially feasible. Where demolition of a structure is necessary or desired for the rehabilitation, conservation and redevelopment of the Redevelopment Area in the interest of the public health and safety of the community to eliminate, remedy and prevent conditions of slum and blight, the program specifically encourages redevelopment and reinvestment for properties located in the Winter Park CRA district of the City

Applications accepted on a rolling basis as long as funds are available

The grant will fund Up to 100% of cost, not to exceed \$15,000 for residential structures and up to \$25,000 for commercial structures

[CRA Program Information](#)

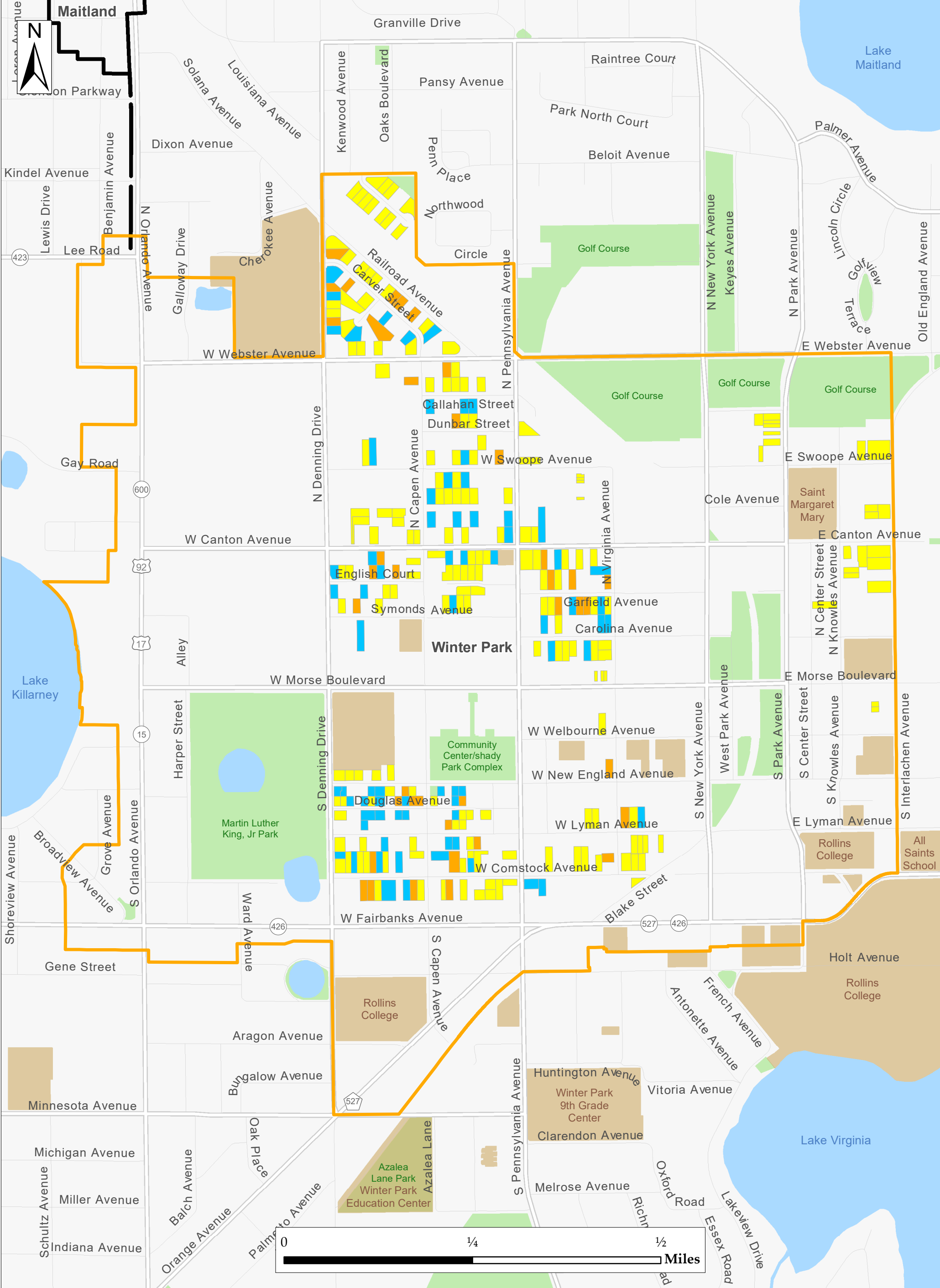
### CRA Condensate Drainage Grant

Funding to address HVAC condensate drainage and improve the commercial environment and the aesthetic appearance of buildings and their surroundings citywide. The grants funds will cover the cost, up to \$3,000, to install permeable material at the discharge point with sufficient void space to retain the discharge, and allow for the percolation of unpolluted cooling water into existing soils rather than mixing with other materials and flowing into the storm drain.

Applications accepted on a rolling basis as long as funds are available. Contact CRA to discuss other items that are eligible, and specifically which areas this program covers.

\$3,000

Contact CRA to discuss other items that are eligible, and specifically which areas this program covers.



## Housing Rehabilitation Grant Assistance

- Legend**
- Homestead Parcel - Grant Recipient (72)
  - Homestead Parcel - Not Grant Recipient (192)
  - Not Homestead Parcel - Past Grant Recipient (38)
  - CRA Boundary



**City of Winter Park  
Florida**

## CRA FY2023-25 CIP Review

Munis Account Number		Account Name	Budget 2026 (plus encumbrances)	Total (all years)	Actual	Actual	Actual
					2025	2024	2023
1042308	565100	CRA PROJECTS / MISC. ENHANCEMENTS/OPP	\$ 1,212,373	\$ 1,354,989.05	\$ 764,677.00	\$ 199,938.00	\$ 38,840.35
1042308	565112	CRA PROJECTS / CIP - SHADY PARK	\$ -	\$ -	\$ -	\$ 193,160.14	\$ 50,000.00
1042308	565182	CRA PROJECTS / CRA STORMWATER IMPROVEMENTS	\$ 3,425,067	\$ 227,225	\$ 74,933	\$ -	\$ -
1042308	565183	CRA PROJECTS / DENNING/FAIRBKS TRAFFIC&SW	\$ 1,485,763	\$ 5,233,177	\$ 3,014,932	\$ 647,215.00	\$ 26,483.67
1042308	565185	CRA PROJECTS / CRA MLK PARK IMPROVEMENT	\$ 1,964,873	\$ 4,642,271	\$ 3,630,030	\$ 399,185.00	\$ 242,512.28
1042308	565188	CRA PROJECTS / WEST MEADOW RESTROOM	\$ -	\$ 1,548,528	\$ 1,390,779	\$ 157,749.00	
1042308	565189	CRA PROJECTS / W. FAIRBANKS STORMWATER	\$ 2,458,307	\$ 647,665	\$ 541,691	\$ 105,973.69	
1042308	565190	CRA PROJECTS / MLK SURFACE PARKING	\$ 1,200,000	\$ -	\$ -	\$ -	
1042308	565191	CRA PROJECTS / KILLRNY ESTATE BRICK&DRN	\$ -	\$ 516,478	\$ 516,478		
1042308	565192	CRA PROJECTS / PARK AVE REVITALIZATION	\$ 2,481,550	\$ 1,293,864	\$ 1,293,864	\$ -	
1042308	565196	CRA PROJECTS / CANTON AVE STORMWATER	\$ 1,300,000				

\* Totals account for all fiscal years, not just FY23-25 to showcase multiyear applicability. All number are unaudited and for discussion purposes only.

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**Community Redevelopment Agency 5-Year CIP**

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
<b>ESTIMATED REVENUES</b>					
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	-	-	-	-	-
<b>Total Revenues</b>	<b>9,829,489</b>	<b>10,392,805</b>	<b>10,896,663</b>	<b>11,136,305</b>	<b>11,447,600</b>
<b>ESTIMATED EXPENDITURES</b>					
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	-	-	-	-
<b>Total Expenditures</b>	<b>4,069,309</b>	<b>3,750,157</b>	<b>3,859,593</b>	<b>3,947,030</b>	<b>4,058,031</b>
<b>Annual Surplus/Deficit</b> (Funding Available for Additional Projects and Programs)	<b>5,760,180</b>	<b>6,642,648</b>	<b>7,037,070</b>	<b>7,189,275</b>	<b>7,389,569</b>

<b>Five Year CIP &amp; Project Balances</b>	<b>Prj. Bal.</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
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

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

**Community Redevelopment Agency 10-Year CIP**

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
<b>ESTIMATED REVENUES</b>										
TIF Revenue - City	5,206,424	5,492,777	5,739,952	5,854,751	6,030,394	6,271,610	6,710,622	7,180,366	7,682,991	8,220,801
TIF Revenue - County	4,021,021	4,242,177	4,433,075	4,521,737	4,657,389	4,843,684	5,182,742	5,545,534	5,933,722	6,349,082
Investment Earnings	572,044	657,851	723,636	759,817	759,817	683,836	683,836	683,836	683,836	683,836
Misc. Revenues	30,000	-	-	-	-	-	-	-	-	-
CRA Revenues	9,829,489	10,392,805	10,896,663	11,136,305	11,447,600	11,799,130	12,577,200	13,409,736	14,300,549	15,253,719
Fund Balance	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>9,829,489</b>	<b>10,392,805</b>	<b>10,896,663</b>	<b>11,136,305</b>	<b>11,447,600</b>	<b>11,799,130</b>	<b>12,577,200</b>	<b>13,409,736</b>	<b>14,300,549</b>	<b>15,253,719</b>
<b>ESTIMATED EXPENDITURES</b>										
Personnel & Indirect Costs	850,410	888,098	924,829	959,098	994,661	1,032,966	1,072,821	1,114,292	1,157,451	1,202,369
General Operating	760,034	785,278	807,683	831,935	856,915	882,645	909,149	936,448	964,568	993,533
Community Initiatives	1,163,300	1,484,380	1,527,947	1,550,890	1,595,193	1,640,902	1,688,061	1,736,715	1,786,913	1,838,704
Capital Maintenance	185,000	192,400	199,134	205,108	211,261	217,599	224,127	230,851	237,776	244,910
Misc. Capital Enhancements	400,000	400,000	400,000	400,000	400,000	412,000	424,360	437,091	450,204	463,710
Debt Service & Transfers	710,565	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>4,069,309</b>	<b>3,750,157</b>	<b>3,859,593</b>	<b>3,947,030</b>	<b>4,058,031</b>	<b>4,186,112</b>	<b>4,318,517</b>	<b>4,455,397</b>	<b>4,596,912</b>	<b>4,743,226</b>
<b>Annual Surplus/Deficit</b> (Funding Available for Additional Projects and Programs)	<b>5,760,180</b>	<b>6,642,648</b>	<b>7,037,070</b>	<b>7,189,275</b>	<b>7,389,569</b>	<b>7,613,017</b>	<b>8,258,683</b>	<b>8,954,338</b>	<b>9,703,637</b>	<b>10,510,493</b>

Five Year CIP & Project Balances	Prj. Bal.	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
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					

<b>CRA Project Funding Total</b>	5,300,000	6,950,000	7,000,000	7,000,000	7,000,000	-	-	-	-	-
<b>Fund Surplus/Deficit</b>	460,180	(307,352)	37,070	189,275	389,569	7,613,017	8,258,683	8,954,338	9,703,637	10,510,493



# Community Redevelopment Advisory Board

# agenda item 6.a

## item type

Staff Updates

## meeting date

October 23, 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** — 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 ongoing. 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** - Complete

**(6) West Meadow Public Facility (Public restrooms)** – Complete

**(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. Staff anticipates a new video

at the next meeting.

## **alternatives | other considerations**

### **fiscal impact**

Impacts accounted for as part of the budget

### **attachments**

None