



# Community Redevelopment Advisory Board Regular Meeting

## Agenda

**December 11, 2025 @ 5:30 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

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### please note

Times are projected and subject to change.

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- 1. Call to Order**
  - 2. Approval of Minutes**
    - a. Minutes of October 23, 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. 10 Year CIP Discussion 50 minutes
  - 6. Staff Updates**
    - a. Project Updates 10 minutes
  - 7. Board Comments**
  - 8. Upcoming Agenda Items**
  - 9. Adjournment**



# Community Redevelopment Advisory Board Regular Meeting Minutes

**October 23, 2025 at 5:30 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Carlos Benitez, Lindsay Eriksson, Michael Perelman, Carl Creasman Jr, James Everett

## **Absent**

Jay Trent, Pragasen Ramiah

## **Staff Present**

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

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

The meeting was called to order at 5:32 pm. Mr. Benitez provided a quote for the board.

### **2. Consent Agenda**

- a. Minutes of September 25, 2025

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

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

### **4. Action Items**

- a. November/December 2025 meeting dates

Mr. Dudgeon mentioned that the regular meetings in November and December both fall on holidays and proposed combining them into a single meeting on December 11, 2025.

**Motion made by Dr. Creasman to approve the combined November/December meeting on December 11, 2025 at 5:30 pm; seconded by Dr. Perelman. The motion carried unanimously by a 5-0 vote.**

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

- a. CRA 101 & CIP Review

Mr. Dudgeon presented CRA 101, providing information regarding the historical expenditures within the CRA, including the value of capital investments, programming,

and support initiatives. The staff furnished the board members with the CRA plan, revised as of September 2024.

A question was asked about the origin of the CRA boundaries. Mr. Dudgeon was unable to explain the reasoning behind the boundaries of CRA I and CRA II because it occurred before his tenure. However, he described the borders of CRA III, which include regions within the City of Orlando, the City of Winter Park, and Orange County. Furthermore, he clarified that during discussions with all jurisdictions, the CRA plan would be a leading tool for investment in an area that crosses many boundary areas.

Dr. Perelman noted that the historical CRA spending chart indicates more funding has been allocated to community needs than to supporting local businesses. Mr. Dudgeon discussed the affordable housing programs available to CRA residents and businesses and shared various media showcasing the CRA. He then requested the board's input on crafting the CRA's CIP beyond its initial five years beginning in FY 2031 and proposed scheduling the next meeting as a work session. Dr. Creasman commended Kyle on the presentation.

Mr. Benitez suggested increasing funding for community projects and ensuring their inclusivity. The discussion covered the housing rehabilitation program, the application process, and efforts to raise awareness about the program.

Dr. Perelman expressed concern that the focus is now on public industrial projects. He believed some infrastructure projects should be funded by city expenditures, which would free up resources for community-oriented projects. He suggested that part of the December meeting should involve discussing how to find funding and also focus on other priorities.

A question was raised about the requirements when CRA III was acquired. Mr. Dudgeon explained that Orange County mandates investment in CRA II and CRA III, with 70% of the net TIF, beginning in 2027, needing to be allocated to these two.

Mr. Everett observed that the budget and the plan seem to be established for the next five years. It is a matter of interest to consider the next five-year period to analyze how the infrastructure will be allocated over this timeframe. It is pertinent to contemplate whether time should be dedicated to shaping the future and influencing project priorities for 2030, rather than solely focusing on securing funding for projects at present. Mr. Dudgeon clarified that current projects are progressing; however, this does not preclude the possibility of surplus funds that could be reallocated to other projects devised by the board. Simultaneously, staff is encouraged to commence considerations for subsequent years, as 2030 will arrive sooner than later.

The discussion continued regarding the advisory board's responsibility to the community to make suggestions and recommendations to the Agency. Mr. Dudgeon recommended that the December brainstorming session focus on creating a hierarchy of projects aligned with the CRA plan. He discussed the miscellaneous enhancement project items suggested by the board and updated on staff's progress with each item. Mr. Benitez

clarified the priority of dimly lit areas for residents walking between the community center and the Publix and will speak directly with Mr. Dudgeon.

**6. Staff Updates**

a. Project Updates

The CRA marketing video highlighting the summer youth enrichment program was shown to the board. This is the fourth video in the CRA video library.

**7. Board Comments**

Mr. Everett commended the staff on the video and requested a detailed breakdown of CRA expenditures by category for the upcoming fiscal years.

**8. Upcoming Agenda Items**

**9. Adjournment**

The meeting adjourned at 6:36 p.m.

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

DRAFT



# Community Redevelopment Advisory Board

# agenda item 5.a

**item type**

Non-Action Items

**meeting date**

December 11, 2025

**prepared by**

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

**approved by**

Peter Moore, Director of Office of Management and Budget

**subject**

10 Year CIP Discussion

**motion | recommendation****background**

At the October CRAAB meeting, staff and the board discussed several options for investment focus. As a follow-up, the board requested updates on total spending to date, future spending, and how to correlate said requests into a comprehensive strategy when evaluating a full 10 year look ahead in the CIP.

**Historical Spending Update:**

Staff has provided a one-page highlight (attached) of relevant expenditure based on category, classification, and geographic location. Similar to what was included in October's meeting, the update includes spending from the last two years and a look at how the next five year's capital improvement plan (CIP) will influence total costs by classification. As a reminder, all expenditures must conform to the CRA plan(s) and their goals, policies, and objectives.

**10 Year Proforma:**

The attached pro forma is a guiding document to help understand the magnitude of revenues and expenditures in the context of operations and capital improvement projects. It is meant as a forward looking document, with assumptions, to better ascertain capacity and implementation priorities.

**CRA Plan Wkst:**

Page 57 of the 2024 CRA plan discusses potential capital projects for implementation. It does make clear in the narrative around this sheet that it is not a comprehensive list, but does work to gain clarity on the types of projects that have either been considered in the past, in need of reinvestment, or have not been engaged with due to lack of funding. From a staff perspective,

it should be evaluated and considered when discussing project priority.

**CRA Grant Matrix:**

Staff is providing a comprehensive outline of all grants (residential and commercial), available to CRA citizens and businesses at the request of the board. From time to time, staff has used different mediums to help illustrate and communicate this information. This includes infographics, social media, website, and hard copy collateral.

**alternatives | other considerations**

**fiscal impact**

**attachments**

1. Historical CRA Spending by Category 2002 Through Actual 2025 (version 1)
2. Ten Year Pro-Forma - FY 2026\_CRAAB\_10 year
3. CRA-plan-update wkst
4. CRA Grant Matrix\_DRAFT\_Oct.'25

### Historical CRA Spending by Select Category 2002 Through Actual 2025\*(\*\*\*)

\*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.

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



Category	SPENDING	LOCATION****	BENEFIT
Community Programs, Community Support Operational	\$6,869,449.56		Community
Business Programs and Promotions	\$3,185,023.21		Economic
Affordable Housing**	\$4,492,322.06		Community
Streetscape Improvements	\$11,482,394.34		Economic
Capital Projects - Facilities	\$12,381,500.12		Community& Economic
Capital Projects - Parking Enhancements	\$2,000,781.15		Economic
Capital Projects - Parks & Rec.	\$8,615,037.23		Community
Capital Projects - Misc	\$8,262,045.31		Community& Economic
Misc Studies, Matching Grants, and Costs	\$1,156,606.07		Community& Economic

TOTAL	SPENDING	LOCATION****	BENEFIT %
Economic Development	\$24,437,334.62		42%
Community Development	\$34,007,824.74		58%

LOCATION			
Primarily bounded by Webster, Morse, New York, and Denning	\$3,993,660.16	North	7%
Primarily bounded by Morse, Orange, New York, and Denning	\$27,751,442.83	South	47%
Primarily bounded by Webster, Fairbanks, Interlachen, and New York	\$18,838,750.75	East	32%
Primarily bounded by Webster, Faribanks, Denning, and Orlando Avenue	\$7,861,306.49	West	13%

### PROJECTED CIP PROJECTS (2026-2030) AS APPROVED August 27, 2025

MISC. INFRASTRUCTURE IMPROVEMENTS	1,385,730	All	Community& Economic
17/92 STREETScape	12,000,000	South	Economic
MLK BASIN STORMWATER IMPROVEMENTS	4,925,067	South	Community& Economic
DENNING/FAIRBANKS INTERSECTION IMPROVEMENTS	4,485,763	South	Economic
MLK PARK IMPROVEMENTS	2,065,862	South	Community
W. FAIRBANKS STORMWATER/INFRASTRUCTURE	4,479,531	West	Community& Economic
MLK SURFACE PARKING	1,200,000	South	Community
CANTON AVE STORMWATER DRAINAGE	4,750,000	East	Community& Economic
KILLARNEY ESTATES BRICK & DRAINAGE REFRESH		West	Community& Economic
PARK AVE REFRESH	5,569,000	East	Economic
<b>Total</b>	<b>40,860,953.00</b>		
Economic Development	29,824,927.00		73%
Community Development	11,036,026.00		27%

<b>Combined Existing and Remaining Categories</b>	<b>\$99,306,112.05</b>		
Economic Development	54,262,261.62		55%
Community Development	45,043,850.74		45%

**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

**Table 13. Capital Projects and Programming Worksheet**

<b>Category</b>	<b>1-3 Years Short Term</b>	<b>4-6 Years Mid-Term</b>	<b>7-10 Years Long-Term</b>
<b>AFFORDABLE HOUSING</b>			
Housing Rehabilitation	\$350,000	\$350,000	\$750,000
New Home Construction	\$350,000	\$6,500,000	\$350,000
Support Existing Facilities	\$250,000	\$250,000	\$200,000
<b>TRANSPORTATION &amp; SAFETY</b>			
Sidewalk Gap connections			
Minnesota Avenue	\$267,000		
Webster Avenue			\$787,500
Connectivity improvements			
CRA-Wide	\$300,000		
Hannibal Square Connectivity	\$200,000		
Share Use Paths			
Denning Drive extension			\$618,000
Railroad Avenue		\$3,264,000	
Street Crossing Improvements			
Ohio & Fairbanks	\$2,600,000		
Jackson & Fairbanks	\$2,730,000		
Shoreview & Fairbanks	\$2,600,000		
Overpass/Underpass/Crossing (each)		\$7,500,000	\$9,000,000
Streetscape, Lighting & Intersection improvements			
Fairbanks Avenue (West) (Streetscape)	\$5,000,000		
US 17-92 (Streetscape)		\$10,370,456	
Orange Avenue Street Reconfiguration		\$4,650,000	
Orange Ave./Minnesota/Denning Intersection Reconfiguration			\$3,000,000
Fairbanks Ave./Denning Intersection Reconfiguration		\$1,750,000	
Fairbanks (US 17-92 to Pennsylvania Ave- Streetscape)			\$27,750,000
Morse Boulevard (Streetscape US 17-92 to New York)		\$18,000,000	
Minnesota Ave. (Bike Lanes)			\$1,177,500
Morse Blvd Traffic Study	\$300,000		
Lighting Needs Survey	\$15,000		
Lighting Improvements	\$50,000	\$75,000	\$125,000
Parking Improvements		\$7,000,000	\$10,000,000
<b>INFRASTRUCTURE &amp; SUSTAINABILITY</b>			
Stormwater Management			
West Minnesota Ave. Draining Improvements		\$3,600,000	
Nicolet Pond Improvements	\$200,000		
Kentucky Avenue Collection and Conveyance Piping (Stormwater)		\$500,000	
Holieanna Ditch Pipe		\$2,000,000	
Corrugated Pipe Replacement (CRA-Wide)	\$500,000		
Level of Service Study	\$100,000		
Martin Luther King Jr. memorial Park Improvements	\$1,500,000		
Post Office Purchase			\$7,075,000
Sanitary Sewer Connection Assistance Program			
Connection Incentives	\$50,000	\$75,000	\$75,000
<b>Short Term (1-3 Years) Potential Project Costs</b>	<b>\$17,362,000</b>		
<b>Medium Term (4-6 Years) Potential Project Costs</b>		<b>\$65,884,456</b>	
<b>Long Term (7-10 Years) Potential Project Costs</b>			<b>\$60,908,000</b>

# 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

<b>Merchant Employee Parking Program</b>	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	<a href="#">Merchant Employee Parking Program</a>
<b>CRA Business and Commercial Matching 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="#">Winter Park CRA-Commercial Grant Information</a>
<b>CRA Business Facade Grant</b>	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	<a href="#">CRA Program Information</a>
<b>CRA Interior Rebuild Grant</b>	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	<a href="#">CRA Program Information</a>
<b>Community Enhancement Demolition Grant</b>	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	<a href="#">CRA Program Information</a>
<b>CRA Condensate Drainage Grant</b>	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.



# Community Redevelopment Advisory Board

# agenda item 6.a

**item type**

Staff Updates

**meeting date**

December 11, 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 — Staff has enlisted a consultant to review the corner for potential improvements. Review of the intersection and properties around the northwest corner are still being contemplated and evaluated.

(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 to the neighborhood. Notification was sent and construction is ongoing with anticipated completion around the new year. The board also reviewed phase II of this project which was also approved by the Agency in early summer 2025. The Killarney Estates bricking portion of this project is set to be completed in tandem to outfall phase II, but all project elements 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. – Staff has completed four videos to expand dissemination of information relative to the CRA's programs, goals, and priorities. The board is urged that if there are any topics that should be covered to please advise staff. In addition, staff is researching and developing best practices from the advisory board's conversation regarding misc. enhancement funds. These include street lighting, Hannibal Square signage, library kiosks, and housing improvement programs. Staff is also expecting to have a new comprehensive history white paper regarding CRA expenditure in Q1 2026.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. Winter Park seeks resident feedback on new decorative street lights 09.17.24
2. Draft sample lighting scope. New England Ave area near Denning Drive



401 South Park Avenue • Winter Park, Florida 32789

Communications

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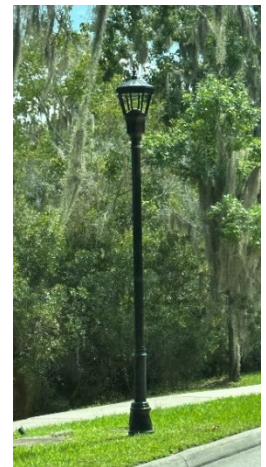
# PRESS RELEASE

## Winter Park seeking resident input on new proposed decorative street lights

**WINTER PARK, FL (September 17, 2024)** The city's Electric Utility Department is undergoing a city-wide street light standardization review with a focus on achieving the city's lighting needs while capturing the aesthetic charm of Winter Park. These new lights have been installed along Lake Knowles and Lake Wilbar for residents to view and the city is seeking [feedback](#).

While utilizing the existing pole, the electric utility installed a new style street light head that is designed to project the lighting array downward reducing light pollution. This design is beneficial for a few reasons:

- Enhances the safety of neighborhoods by improving lighting and visibility.
- Prevents the light from escaping upward and outward, therefore reducing light pollution.
- Reduces lighting impact to nearby homes and maximizes light array on the streets where it is impactful.
- Not only do the lights enhance neighborhood aesthetics, they are also energy efficient using LED bulbs that are more cost-efficient to replace and shine a soft, warm-white glow.



If you are traveling along Lake Knowles (Temple Drive & Lake Knowles Circle) or Lake Wilbar (Wilbar Circle) please provide your feedback on the new lights by participating in the city's [survey](#) accessed at [cityofwinterpark.org/electric-utility](http://cityofwinterpark.org/electric-utility).

Resident input is appreciated and needed to determine the right fixture style for Winter Park. Please submit your [survey](#) no later than Friday, September 27, by 5 p.m.

# # #

[cityofwinterpark.org](http://cityofwinterpark.org) • Facebook • X • Instagram • Vimeo • YouTube • @YourRequest

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

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.