



# Community Redevelopment Advisory Board Regular Meeting Minutes

**January 22, 2026 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, Director of Office of Management & Budget Peter Moore, Planning & Zoning Director Allison McGillis

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

The meeting was called to order at 5:30 p.m.

### **2. Approval of Minutes**

- a. Minutes of December 11, 2025

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

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

### **4. Action Items**

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

Prior to discussion; as a new member, the board offered Mr. Everett an opportunity to outline his priorities for the CRA. He noted he has ideas but has mostly been absorbing. The board's recent discussion about the West Fairbanks corridor and phase 3 of the CRA was particularly intriguing, highlighting a significant growth opportunity for the city where further initiatives could be pursued. He mentioned that as discussions progress, he will share his personal opinions along with what he believes is best for the city and its residents.

Mr. Trent shared his vision of aligning with Dr. Creasman in prioritizing people. While Dr. Creasman's focus is on helping people buy affordable homes, Mr. Trent aims to help residents stay in their existing homes. This could include programs with exemptions for CRA residents who meet specific income criteria, support for those remaining in their homes, and assistance for qualifying individuals in home repairs. Additionally, he

proposed offering help with estate planning for those inheriting property and need guidance. He suggested assisting the Orange County CRA with funding if available. Mr. Dudgeon recommended instead to replicate successful programs of the Orange County CRA.

a. City Department Discussion - Planning

Dr. Perelman introduced Planning & Zoning Director Allison McGillis and mentioned topics to discuss and learn from her, focusing on initiatives the city has already implemented elsewhere that could enable us to quickly get started. Mr. Dudgeon added that conversations about opportunities for the West Fairbanks corridor began in the Fall, involving CRA, Planning staff, OMB staff, and the City Commission.

Ms. McGillis noted that West Fairbanks has been a discussion topic in the planning department for many years. The city has invested several million in infrastructure but has seen limited returns. In 2023-2024, the comprehensive plan was updated to establish policies for Fairbanks, and the land development code was aligned with these policies. The presentation slides on current conditions outline the framework for how these policies were developed, beginning with the fragmented land ownership among Winter Park, Orange County, and Orlando. She added the following about the area:

- Winter Park has a joint planning agreement with Orange County to simplify any annexation process.

- The city of Orlando and Orange County have higher density and development intensity; therefore, it is essential to balance growth to remain competitive while preserving the small-town charm and atmosphere of Winter Park. This approach allows for a measured increase in density within the area. Additionally, many of the properties are underutilized and older.

- The majority of the area is designated for commercial use, with a small section located west of Formosa within the County boundaries, designated for single-family residences. It is anticipated that as these properties are annexed into the city, they will be developed for commercial purposes with mixed-use entitlements. Ms. McGillis clarified that the CRA footprint does not extend beyond the city limits on the northern side. The northern area is an established single-family neighborhood.

- Ms. McGillis presented a map of the fragmented ownership and showed a map of recent sales. She highlighted that, since investment, there hasn't been much change apart from a few renovations.

Mr. Moore discussed infrastructure improvements, including building a regional stormwater service. There is potential to coordinate with private properties as part of the redevelopment of the area, including the nearby business center. A key concern is flooding in West Fairbanks. The county has agreed to handle all underground work along Minnesota to direct water to a regional pond. We will be responsible for constructing the pond and managing the downstream work toward Killarney. The CRA budget allocates \$4 million for this project.

Mr. Dudgeon discussed the current corridor conditions slide, highlighting previous investments by the City and CRA, including Killarney Phase I & II, outfall improvements, bricking, and regional stormwater capabilities in the area. He emphasized the importance of addressing below-grade infrastructure before undertaking at-grade beautification projects. In some cases city funds were utilized for improvements such as the underground and lighting by the electric utility and a grant from DOT.

Staff continued the conversation by stating they had engaged with local developers, brokers, and property owners, but what emerged was a lack of a strong advocate in the area for anything cohesive.

Ms. McGillis explained that land costs and holdout properties are creating challenges. She presented the comprehensive plan with an area map, describing how they defined the zone where units per acre and square footage could be allocated. There is a density bonus pool offering as an incentive for extra density. As redevelopment occurs, if developers make improvements like roads, on-street parking, sidewalks, stormwater infrastructure, or provide a public park, they can access this first-come, first-served pool. Some items not included in the comp plan are outlined in the land development code. You can only draw half of the pool at a time, determined by the amount of land within the city limits. As properties are annexed, the pool increases according to the additional square footage of land incorporated into the city. There are also bonuses for workforce housing and an extra five units.

Mr. Moore also clarified that you don't need to own the entire corridor to access those units; you just need to be willing to build within it. This approach can lead to higher density on sites. However, the overall density of dwelling units cannot exceed a certain limit, which results in the formation of density nodes. For example, staff has heard building at 17 units per acre in Winter Park isn't feasible for cash flow, but achieving a higher density per acre might be possible. Being a first mover offers advantages, encouraging property aggregation, assemblage, and participation in this pool. This allows for greater density and the development of larger projects on your site. This policy has been in effect since 2024.

Dr. Creasman discussed utilizing CRA funds to promote workforce housing development, especially since this area serves as a thoroughfare to I-4. Mr. Dudgeon emphasized that attainable housing requires a multi-faceted approach, balancing acquisition, funding, investment, and private partnerships. Dr. Creasman proposed constructing 3 to 4-block multi-use buildings on side roads off Fairbanks, rather than on Fairbanks. Dr. Perelman suggested creating something akin to Winter Park Village, incorporating residential apartments.

Ms. McGillis explained that the zoning of the area is designated as commercial, with a mixed-use classification similar to C3 zoning. The district is known as the SOFA district - South of Fairbanks Avenue — and is referenced as such in the land development code. Dr. Perelman proposed considering the activities on West Fairbanks independently from those south of the area.

Ms. McGillis discussed the Orange Avenue Overlay (OAO) Master Plan, its entitlements, and the aim to develop more attractive policies for the West Fairbanks area, which can accommodate higher densities than Orange Ave. Mr. Everett asked if there has been interest from landowners or developers. Ms. McGillis mentioned a large landowner near I-4, but they will need to collaborate with smaller owners nearby to assemble the properties. Staff added that the Economic Development Advisory Board is preparing recommendations for the City Commission and CRA. They are also recommending that the CRA purchase some parcels to connect others.

b. 10-Year Capital Project Conversation

Staff compiled a worksheet of projects from earlier discussions and a color-coded CIP. Mr. Dudgeon requested the board to review the document and suggest any additional priorities or changes. He mentioned Item 12 - Lake Rose - and presented a rendering of the area surrounding Lake Rose (sinkhole) and its link to MLK park. Dr. Perelman advised the board to review the presentation and to contact Mr. Dudgeon with any suggestions.

Mr. Everett noted that affordable housing is very challenging to establish in Winter Park due to land costs. He mentioned that Park Avenue is a major driver of Winter Park's economy and its expansion to the east. He is interested in exploring how the CRAAB can assist in activating the corridor east of Park Ave.

Dr. Perelman asked about private donations in other parts of the CRA similar to the private contributions for the Park Avenue Refresh archways. Mr. Dudgeon responded that he doesn't expect any additional contributions from a private entity.

The board discussed item 9 - sidewalk enhancements, safety and landscape elements on 17-92 and the amount. Mr. Dudgeon advised that it is dependent on FDOT, is a massive project and is projected for 2030 and beyond.

Mr. Everett urges the board to focus on the fundamental issue of parking and considers the last-mile transit program as a possible solution. He mentioned that in the case of employee parking, off-site parking combined with a transit system to transport employees to their destinations should be considered. Mr. Creasman suggested making Park Ave exclusively pedestrian and establishing a transportation loop connecting all locations within the CRA.

## **6. Staff Updates**

a. Project Updates

The Killarney outfall projects are completed with Phase I; CRA lighting request is included in Q4 plans; Eleven facade buildout grants mainly for W Fairbanks, CRA III.

## **7. Board Comments**

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Dr. Perelman commented that this was a useful conversation and looks forward to continued discussion around W. Fairbanks.

**8. Upcoming Agenda Items**

**9. Adjournment**

The meeting adjourned at 6:58 p.m.

Approved by the board on February 26, 2026

/s/ Bahiyah Layton, Board Coordinator