Community Redevelopment Advisory Board Regular Meeting

Agenda

July 27, 2023 @ 5:30 pm

Winter Park City Commission Chambers

welcome

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assistance & appeals

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"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.

agenda	time
1. Call to Order	
2. Consent Agenda	
a. Approve minutes of the regular meeting June 22, 2023	1 minute
3. Public Comments (for items not on the agenda): three minutes allowed for each speaker.	
4. Action Items	
a. CRA Budget FY23-24	60 minutes
5. Non-Action Items	
6. Staff Updates	
a. Staff Updates	5 minutes
7. Board Comments	
8. Upcoming Agenda Items	
9. Adjournment	

Community Redevelopment Advisory Board

agenda item

item type Consent Agenda	meeting date July 27, 2023
prepared by Tatia Ghviniashvili	approved by
board approval	
strategic objective	

subject

Approve minutes of the regular meeting June 22, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

Draft Minutes.pdf

Community Redevelopment Advisory Board Meeting Minutes

June 22, 2023 at 5:30 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Maria Bryant, Jay R. Trent, Carlos Benitez, and Lindsay Eriksson; Board Coordinator Tatia Ghviniashvili.

Absent

Sherwin Sargeant, Matthew Downs, and Anjali Vaya.

Staff Present

Assistant Division Director of Economic Development/CRA Kyle Dudgeon; Budget & Management Division Director Peter Moore.

1) Call to Order

The meeting was called to order at 5:35 p.m.

a. Vote for Chair and Vice Chair

Motion made by Carlos Benitez to nominate Maria Bryant for Chair; seconded by Jay R. Trent. Motion carried unanimously with a 4-0 vote.

Vice Chair nomination has been deferred to the next meeting when more board members are present.

Motion made by Carlos Benitez to table the Vice Chair nomination; seconded by Lindsay Eriksson. Motion carried unanimously with a 4-0 vote.

2) Consent Agenda

a. Approve the minutes of the regular meeting May 25, 2023

Motion made by Carlos Benitez to approve the minutes as presented; seconded by Jay R. Trent. Motion carried unanimously with a 4-0 vote.

3) Public Comments (for items not on the agenda):

There were none.

4) Action Items

There were none.

5) Non-Action Items

a. CRA Extension Work to Date

DRAFT

Staff gave background on the subject, noting that CRA extension/expansion has been a topic of conversation for this board as a request to be brought before the Orange County Commission for approval. Currently, the CRA is set to expire in 2027 and extension/expansion will allow for the continuation of programs, and various capital projects.

John M. Jones, GAI Consultants, gave a presentation about the process in place for the extension and potential expansion of the CRA. He provided background of the Winter Park CRA and explained that due to its location within Orange County (a Charter County), a Delegation of Authority is required from the county, and the county can determine how long the CRA operates and how much Tax Increment Financing (TIF) participation they contribute.

Mr. Jones highlighted the four steps of the plan update process, as well as the schedule, which has the plan process running through December of 2023 for adoption.

- Establish project expectations, which involves a discussion with Winter Park on the length of the extension and what areas are considered for expansion.
- Collection of data with regards to the CRA and finding of necessity areas.
- The plan update, which focuses on public engagement and a public workshop process. Through the discussions/feedback from the public, the city and the county, the plan will be developed.
- The plan adoption process which includes multiple review steps, following the recommendation to the City Commission for adoption.

A map was presented with the current CRA boundary, along with potential areas of expansion which focus on improving the commercial coordinators leading into the downtown Winter Park area. The areas highlighted are based on discussions held with city leadership and staff regarding the redevelopment objectives of the city, and areas that will benefit from additional infrastructure development and improvement.

Staff has recommended a minimum of a ten-year extension of the operational timeframe of the CRA, which was based on unfinished projects and delays caused by the COVID-19 pandemic, and the great recession years. Initial discussions held with Orange County staff indicated that they would entertain a potential expansion of the area along with an extension of the operational timeframe, however, Winter Park needs to clearly articulate what the benefit to Orange County would be.

Mr. Jones briefly explained the five steps for engaging Orange County in this discussion:

- Preliminary Discussions with County Administrator.
- Preparing the Compelling Story.
- Briefing County Staff and District Commissioner.
- Continuing Coordination through CRA Plan Modification and Adoption.
- Adoption of Revised Delegation of Authority Resolution (DAR) (Extension and Expansion).

In-person, and online community engagement, along with individual stakeholder interviews will be used to gather feedback from varying point of views.

DRAFT

The floor opened for discussion and the board asked varying questions about the time-frame suggested for extension, the areas for expansion and the role Orange County plays in the entire process. Staff made the necessary clarifications and explained the process in further detail.

b. Central Park West Meadow Public Facility Improvement

Staff spoke about enhancing Central Park facilities by adding restrooms to the park. The location proposed takes into consideration all possible areas within the park, and the design of the restroom will stay consistent with the architectural style of the Winter Park Main Stage and Train Station. Plans for the proposed restrooms were presented and explained in detail to help the board visualize the placement and appearance of the structure.

The floor opened for discussion and the board provided feedback of the proposed structure and asked questions. The next steps include discussing this during the CRA Agency budget work session on July 13, and gathering further feedback. The initial estimate for the project is about $750,000.00.

c. MLK Park Unity Corner and Shady Park Improvements

Brief updates were provided on both of these CIP projects related to MLK Jr. Park and Shady Park. Staff is hopeful that significant components of these projects will be completed before the beginning of the upcoming year.

6) Staff Updates

a. Staff Updates

Staff opened the floor for board questions regarding ongoing improvements/projects (found in the agenda packet). No discussion ensued.

7) Board Comments

There were none.

8) Upcoming Agenda Items

A proposed FY24 CRA Performa and Budget will be brought before the board for review.

Per staff suggestion, and board consensus, the August meeting will be canceled.

9) Adjournment

Motion made by Carlos Benitez to adjourn the meeting; seconded by Lindsay Eriksson. Motion carried unanimously with a 4-0 vote.

The meeting adjourned at 6:44 p.m.

Minutes approved by the board on _____.
/s/ Tatia Ghviniashvili, Board Coordinator

DRAFT

Community Redevelopment Advisory Board

agenda item

item type Action Items	meeting date July 27, 2023
prepared by Kyle Dudgeon	approved by
board approval	
strategic objective	

subject
CRA Budget FY23-24

motion / recommendation
Approve as presented

background

During this past fiscal year, the real estate market yielded varying degrees of growth due to the uncertainty of markets affecting inflation, labor, and material volatility. As a result, modest returns on TIF were produced.

Revenue:

Budget estimates suggest increment revenue will increase 10%. With added interest earnings and revenue totals are projected at $8.44 million. Contributions from Orange County over $2 million in increment revenue are met with a 30% rebate and a 50% rebate of contributions over $3 million. The CRA will rebate $1,300,000 to the County as part of this agreement. This will be the fifth year increment revenue contributions to the trust fund by the City exceed that of the County.

Expenses:

Through July 2023, actual expenditures of the CRA are expected to be in-line with budgeted estimates by fiscal year-end. As a result, staff has proposed a budget that maintains all debt service payments, supports operations, fulfills all contracts, provides funding for existing programs and includes capital improvement projects. For FY23-24, general personnel and indirect costs are expected to each stay at ten percent or below of total expenditures. Debt Service shows no significant change. The table below demonstrates budget expense categories consistent with the proforma for FY23-24.

FY23-24 CRA Budget Expenses		***%***
Personnel & Indirect Costs	$660,177	10%
General Operating	$523,833	8%
Community Initiatives	$582,500	8%
Capital Maintenance	$130,000	2%
Debt Service	$1,071,284	15%
Proposed Additional Projects	$3,950,000	57%

Personnel & Indirect Costs: Identified as any cost related to salaries, wages, and benefits.

General Operating: Costs associated with operating supplies, memberships, books, periodicals, equipment, promotional activities, travel and training, and contractual services.

Community Initiatives: Includes CRA resident and business programs, support funding for the Winter Park Community Center and other nonprofits. Staff has added, at minimum, an additional 10% to support funding to combat inflation.

Capital Maintenance: Funding for parking agreements within the CRA district.

Debt Service: Approved bonds through the CRA. Bonds are expected through the existing life of the district.

Capital Projects: Projects included as part of the capital improvement plan (e.g. FY23-24 proforma). This also includes miscellanous enhancement projects such as past examples of weekend Sunrail, the moonlight garden project, downtown sidewalk repair, parking sensors, and pedestrian safety improvements such as rapid rectangular flashing beacons (RRFBs). The intention is to provide opportunities within the budget for the CRA to respond quickly to requests and immediate concerns.

Capital Improvement Plan

The proposed capital improvement plan estimates future increment revenue growth, project costs, and Agency direction into the remaining life of the CRA. At this time, conservative growth (roughly 4.0% average) is presumed through 2027. For reference, the attached CRA pro forma sheet hypothesizes potential future increment growth yet to be determined.

Funding Highlights

The chart below represents highlights of new funding for the upcoming fiscal year divided by project, program, and social and event:

Budget Highlights:

Project Funding	***Cost***	***Budget Category***
MLK Park Enhancements	$2,000,000	Capital Projects
17-92 Streetscape	$1,000,000	Capital Projects
Central Park Area Improvements	$750,000	Capital Projects
Hannibal Square Design Guidelines (Connectivity)	$200,000	Capital Projects
Small Scale CRA Projects Fund	$140,000	Misc. Capital Enhancement
Program Funding		
Affordable Housing	$200,000	Community Initiatives
Business Façade Program	$100,000	Community Initiatives
Summer Youth Employment Program (SYEP)	$30,000	Community Initiatives
Residential Driveway Program	$9,000	Community Initiatives
Residential Paint Program	$9,000	Community Initiatives
Social & Event Funding		
Community Center Programming	$60,000	Community Initiatives
Heritage Center Operations	$50,000	Community Initiatives
Winter Park Playhouse	$44,000	Community Initiatives
Welbourne Nursery Program	$38,500	Community Initiatives
Snow in the Park	$35,000	General Operating
Depugh Nursing Home	$22,000	Community Initiatives
Organizational Support Grant	$10,000	Community Initiatives
Popcorn Flicks	$10,000	Community Initiatives
Total:	***$4,485,500***	

The table highlights over $4.4 million of new investment by the CRA to the district in project, program, and social & event funding. Included for discussion are the MLK Park Enhancement project, 17-92 Streetscape, Central Park Area Improvements (Public Facility), Small Scale CRA Projects, and program updates.

MLK Park Enhancement

Under redevelopment goals and objectives sections 1.8, 1.9, and 6.5 of the 1999 CRA plan highlights the need to beautify the corridor including "to augment and improve open space", "to showcase Lake Island (MLK) Park", and "to resolve stormwater pollution issues." To that end, the CRA budget includes $2.0 million to continue the improvements to MLK Park that began in FY22 with replacement of the fields and funding of the MLK Memorial Corner. Remaining enhancements include cultural and historical signage, improved lighting and sidewalks, parking improvements, restroom & playground area enhancements, and funding contingency for stormwater upgrades. Over the past year, City staff along with consultant Dix-Hite, held meetings with the Parks and Recreation

board (PRAB), Community Redevelopment board (CRA), and community input meetings related to the Community Playground at MLK Park. The attached conceptual design was brought forward at a joint PRAB/CRA meeting that ensures preservation of key structures and identity of the current playground. The intent is to keep with the desire of residents that value the legacy of the area, while also accommodating aspirational new elements to the park. These include better visibility, water features (spray play), accessibility, line of sight adjustments, inclusiveness, and modern safety standards.

Staff's intent is to move forward with the project in phases. This provides continual usage of the park while improvement are made. Given the uncertain nature of material and labor costs, staff is continuing to hone in on a final price for the project.

17-92 Streetscape

The $1,000,000 for improvements to U.S. 17-92, or Orlando Avenue, is the first of a three year allocation consistent with the local match required by the Florida Department of Transportation (FDOT). While this $5.2 million dollar improvement may adjust given the rise in material in labor costs, it accounts for the pre-existing estimates for intersection improvements at Orlando Avenue and Fairbanks, Morse, and Webster Avenue including mast arms, landscaping, pedestrian curbing, and utility improvements including stormwater. In addition, the CRA's local contribution will provide for sidewalk improvements in excess of six feet where applicable. Staff is currently working with FDOT and consultants on new valuations for the proposed work.

Central Park Area Improvements: Public Facility

The CRA plan Policy 7.3A, directs that where possible, the Agency shall enhance public spaces and facilities with land purchases, park improvements, and facility upgrades. In addition, Policy 8.6D states open spaces shall be coodinated to provide a cohesive neighborhood. Further, table 6-1 of the 1994 plan illustrates Central Park as an eligible funding area for increment financing. As a framework, staff has engaged with a consultant on a concept for Central Park restrooms. The location of the proposal takes into consideration all possible locations within the downtown area. Consistent with the architectural style of the Winter Park Main Stage and Train Station, the improvement matches the level of service of all other major parks in the city, as Central Park is the only one without restroom facilities. In addition, the structure aims to consolidate Parks maintenance by providing one single equipment location in close proximity for events, programs, and day to day operations. Lastly, the proposal considers placemaking elements such as as centralized seating location, sidewalk, and landscape improvements to manicure the space consistently within the overall Central Park environment.
Staff is proposing a concept for further consideration. If there is concensus to move forward, the board may move to design, or design and build as part of its currently allocated budget. The concept has been vetted by staff, the CRA Advisory board, Park Avenue merchants, and users of the park (Farmer's Market patrons and vendors,

stakeholders, and the public at large).

Small Scale CRA Projects Fund:

The purpose of this line item is to be responsive to needs and concerns not considered as part of the city's budget within a given year. Put differently, it provides a financial opportunity to elevate the city's level of service not considered in the city's budget. For example, the Parks Department has requested assistance with a project to improve sightlines in the Central Park area. The refuse staging area, located at the southern end of Central Park is an unattractive but necessary component of the park facility. A screen could be utilized to block the area the view and improve the overall area appearance and experience. Screening the waste staging would be an improvement to the area and would serve to benefit the CRA.

The CRA plan has the ability through the contributive programs mechanism, to assist in accomplishing specific objectives, in the case to improve the overall appeal and appearance of the public area, and to meet and exceed accepted landscape requirements to screen a waste/refuse staging area from public view. The CRA plan addresses small scale projects such as this through objectives and policies specifically Objective 3.4: Landscaping - To emphasize and reinforce the "Park-Like" feeling within the CRA.

Similarly, this line item also accounts for continual improvements on Center Street, such as the previously approved condensate disposal improvement program currently underway. Staff is currently putting together a list of interested businesses so contracted vendors have the opportunity to address collectively.

Program Updates

The budget provides for updates to both the CRA's business façade and housing rehabilitation program. Changes from last year include a new time certain before reapplication by business façade property owners/lessees and an updated cap of $30,000 for eligible rehabilitation improvements including emergency provisions for natural disasters such as hurricanes.

Support Funding

Funding for supporting partners has increased by 10% at minimum to account for inflation.

alternatives / other considerations

Amend the budget
Do not approve the budget

fiscal impact

Impacts have been provided for in the budget

ATTACHMENTS:

Ten Year Pro-Forma - FY 2024.pdf

ATTACHMENTS:
Insights_for_Community_Playground_Press_Release.pdf

ATTACHMENTS:
Schematic_MLK_Playground_Rev_1.1.pdf

ATTACHMENTS:
17-92-2019-01-22 Public Info Open House Information.pdf

ATTACHMENTS:
Central Park (West Meadow) Public Facility Improvements.07.21.23.pdf

ATTACHMENTS:
Dumpster Enclosure_SITE PLAN-34x22_DEMO.pdf

ATTACHMENTS:
Dumpster Enclosure_SITE PLAN-34x22_SITE PLAN.pdf

Community Redevelopment Agency 10-Year Proforma

		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
ESTIMATED REVENUES											
TIF Revenue - City		4,523,207	4,794,599	4,986,383	5,086,111						
TIF Revenue - County		3,650,830	3,869,880	4,024,675	4,105,168						
Investment Earnings		269,332	30,000	30,000	30,000						
Misc. Revenues		-	-	-	-						
CRA Revenues		8,443,369	8,694,479	9,041,058	9,221,280						
Fund Balance		-	-	-	-						
Total Revenues		8,443,369	8,694,479	9,041,058	9,221,280						
ESTIMATED EXPENDITURES											
Personnel & Indirect Costs		660,177	696,156	725,333	751,712						
General Operating		523,833	543,429	561,217	576,998						
Community Initiatives		582,500	588,100	593,196	597,717						
Capital Maintenance		130,000	135,200	139,932	144,130						
Misc. Capital Enhancements		140,000	140,000	140,000	140,000						
Debt Service & Transfers		1,071,284	1,066,442	710,568	-						
Total Expenditures		3,107,794	3,169,327	2,870,246	2,210,556						
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)		5,335,575	5,525,152	6,170,812	7,010,723						
Proposed Project Addl. Funding	**Est. Totals**	**FY 2024**	**FY 2025**	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**FY 2032**	**FY 2033**
17/92 Streetscape	5,185,228	1,000,000	2,000,000	2,185,228	-						
MLK Park Improvements	2,000,000	2,000,000	-	-	-						
Post Office Purchase	7,075,000	-	5,000,000	2,075,000	-						
Parking Improvements	7,000,000	-	-	-	7,000,000						
Hannibal Sq. Design Guideline Implementation	200,000	200,000	-	-	-						
Central Park Stage Area Improvements	750,000	750,000	-	-	-						
Proposed CRA Project Funding Total	22,210,228	3,950,000	7,000,000	4,260,228	7,000,000						
Fund Surplus/Deficit		1,385,575	(1,474,848)	1,910,584	10,723						
Cumulative Fund Balance (Reserves)	279,970	1,665,545	190,697	2,101,282	2,112,005						

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 Mendsen 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.

###

Community Playground At Martin Luther King, Jr. Park

Sent
Tue, Jan 31, 2023 3:08 pm

Community Playground at Martin Luther King, Jr. Park **Sent** 1/31/23 3:08PM

Overview

1,268 Recipients

Audience: citEnews Winter Park (Segment: City News)

Subject: Martin Luther King, Jr. Park Community Playground Community Meeting

Delivered: Tue, Jan 31, 2023 3:08 pm

759	12	3	1
Opened	Clicked	Bounced	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**

0	$0.00	$0.00
Orders	Average order revenue	Total revenue

Community Playground at Martin Luther King, Jr. Park **Sent** 1/31/23 3:08PM

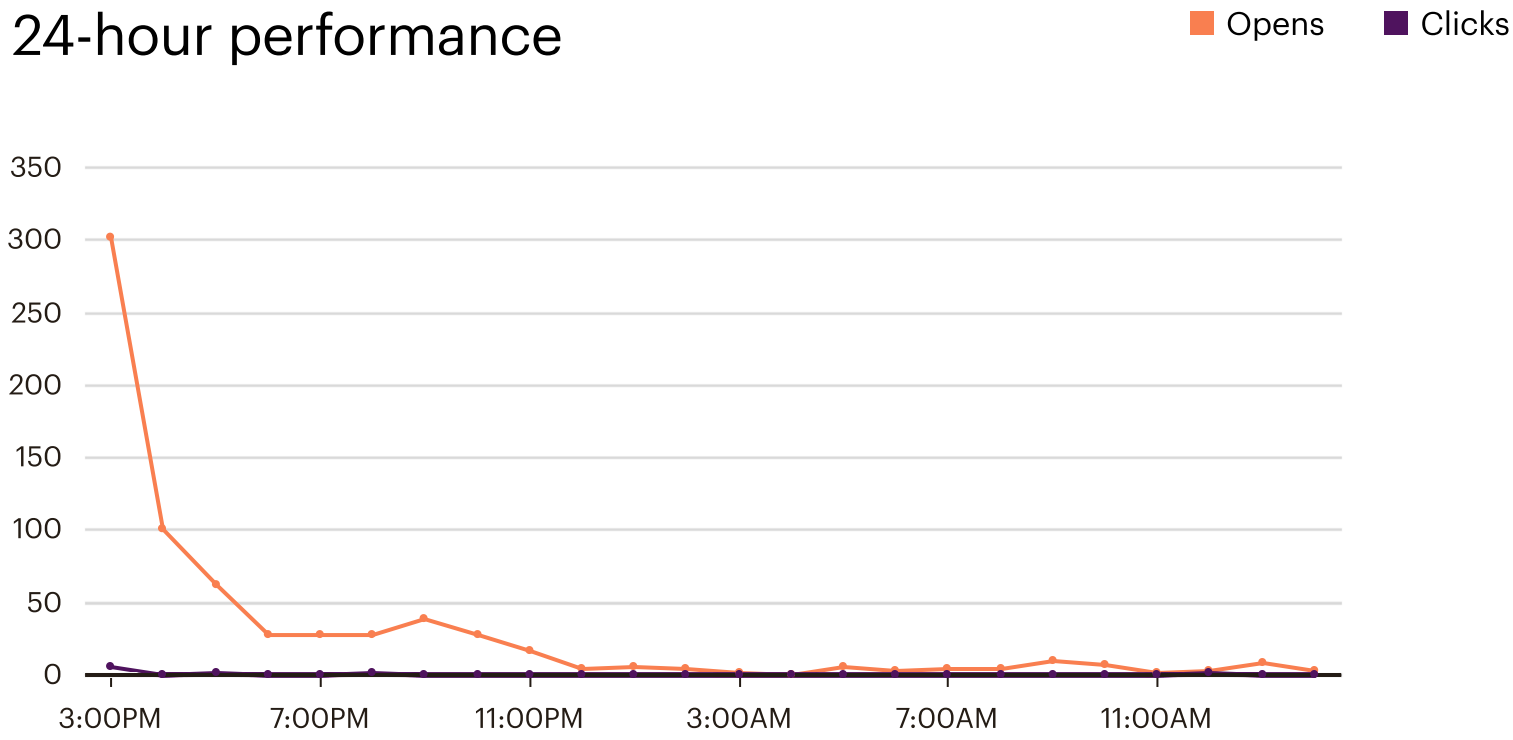
Opens by location

Country	Opens	Percent
USA	642	91.2%
Sweden	54	7.7%
Canada	2	0.3%
Romania	2	0.3%
Brazil	1	0.1%
Costa Rica	1	0.1%
France	1	0.1%
	1	0.1%

Community Playground at Martin Luther King, Jr. Park **Sent** 1/31/23 3:08PM

Subscriber activity

24-hour performance



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mikeadloo@gmail.com	7

Community Playground at Martin Luther King, Jr. Park **Sent** 1/31/23 3:08PM

Click performance

URL	Total	Unique
https://cityofwinterpark.org/departments/parks-recrea...	8 **(29.6%)**	6 **(35.3%)**
https://cityofwinterpark.org/departments/parks-recrea...	4 **(14.8%)**	4 **(23.5%)**
https://cityofwinterpark.org/facebook/	4 **(14.8%)**	1 **(5.9%)**
https://cityofwinterpark.org/twitter/	4 **(14.8%)**	1 **(5.9%)**
https://cityofwinterpark.org/instagram/	3 **(11.1%)**	1 **(5.9%)**
https://cityofwinterpark.org/departments/parks-recrea...	2 **(7.4%)**	2 **(11.8%)**
https://cityofwinterpark.org/departments/administrati...	1 **(3.7%)**	1 **(5.9%)**
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https://goo.gl/maps/cMXU6	0 **(0.0%)**	0 **(0.0%)**

Community Playground at Martin Luther King, Jr. Park **Sent** 1/31/23 3:08PM

Advanced reports

Email Domain Performance

Domain	Email	Bounces	Opens	Clicks	Unsubs
gmail.com	463 (**37%**)	1 (**0%**)	318 (**69%**)	6 (**1%**)	0 (**0%**)
yahoo.com	150 (**12%**)	0 (**0%**)	89 (**59%**)	1 (**1%**)	0 (**0%**)
aol.com	117 (**9%**)	0 (**0%**)	81 (**69%**)	2 (**2%**)	1 (**1%**)
cfl.rr.com	89 (**7%**)	0 (**0%**)	56 (**63%**)	0 (**0%**)	0 (**0%**)
hotmail.com	79 (**6%**)	1 (**1%**)	28 (**36%**)	0 (**0%**)	0 (**0%**)
Other	370 (**29%**)	1 (**0%**)	187 (**51%**)	3 (**1%**)	0 (**0%**)

Analytics | cityofwinterpark.org
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Go to report

Pages

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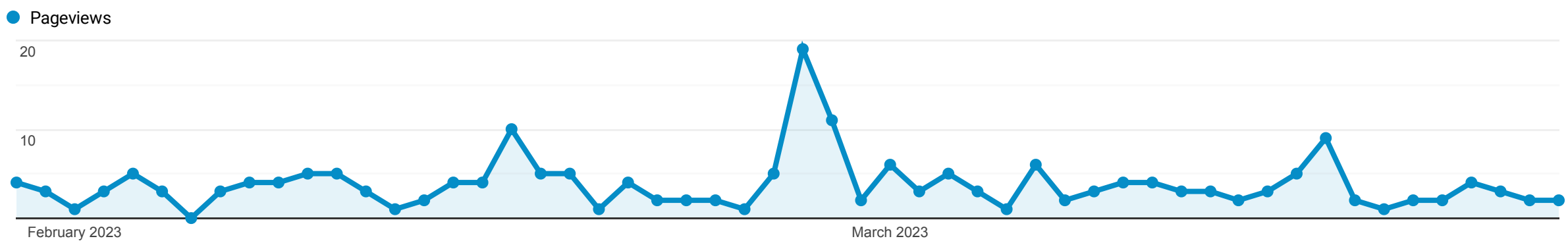
Jan 30, 2023 - Mar 24, 2023

Explorer



This data was filtered with the following filter expression: **/government/projects/mlk-jr-park-renovations-project/**

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Entrances	Bounce Rate	% Exit	Page Value
	203 % of Total: 0.07% (284,312)	**185** % of Total: 0.08% (242,668)	**00:03:12** Avg for View: 00:01:53 (69.63%)	**65** % of Total: 0.04% (157,593)	**44.62%** Avg for View: 50.08% (-10.92%)	**53.69%** Avg for View: 55.43% (-3.13%)	**$0.00** % of Total: 0.00% ($0.00)
1. /government/projects/mlk-jr-park-renovations-project/	**203** (100.00%)	185 (100.00%)	00:03:12	65 (100.00%)	44.62%	53.69%	$0.00 (0.00%)

Rows 1 - 1 of 1

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https://cityofwinterpark.org/government/projects/mlk-jr-park-renovations-project/

City of Winter Park

Police Website Events Jobs Media

Residents & Guests Services Business Government Departments

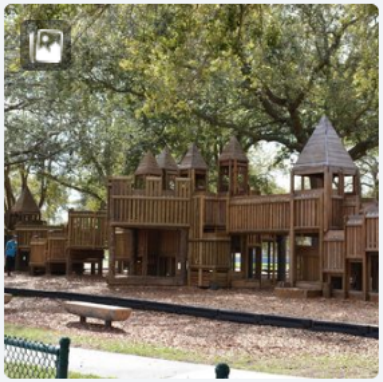
City of Winter Park > Government > Projects > MLK, Jr. Park Renovations Project

Martin Luther King, Jr. (MLK) Park is anchored by a tranquil lake featuring a relaxing fountain and a community-built Unity Bridge. This peaceful setting encompasses 23-acres of beautiful scenery, sports and recreation facilities, and the popular Community Playground. The park is perfect for family picnics, fishing from the bridge, sports outings, or just walking along the half-mile mile trail surrounding the lake.

To further enhance MLK Park while honoring the legacy of Dr. King and the historic Hannibal Square neighborhood, this project is focusing on better neighborhood and internal connections, integrating recreational and cultural programming, and strengthening environmental sustainability.

Social Media Insights

Facebook post



Boost post

After three decades of fun & games, the Community Playground [aka Castle ...

February 1, 2023 at 10:05 AM

ID: 558656169625140

Interactions

337 reactions | 231 comments | 37 shares

Performance

Reach

Total
19,484

Worst — Best

This post reached more Accounts Center accounts than 100% of your 50 most recent Facebook posts and stories.

Reach	19,484

Reactions, comments and shares

Total
605

Worst — Best

This post received more reactions, comments and shares than 100% of your 50 most recent Facebook posts and stories.

Reactions	337
Comments	231
Shares	37

Results

Total
185

Worst — Best

This post received more link clicks than 65% of your 50 most recent Facebook posts and stories.

Link clicks	185

Nextdoor

City of Winter Park
Assistant Director of Communications Craig O'Neil • 31 Jan
Public meeting scheduled to review concepts for Community Playground at Martin Luther King, Jr. Park . The City of Winter Park and its Community Redevelopment
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"Castle Park" playground facing some big changes/upgrades

by **BRENDAN O'CONNOR**
FEBRUARY 6, 2023

PHOTO VIA CITY OF WINTER PARK

A 35-year-old wooden playground in Winter Park could see some big upgrades and possibly even a complete overhaul in the near future.

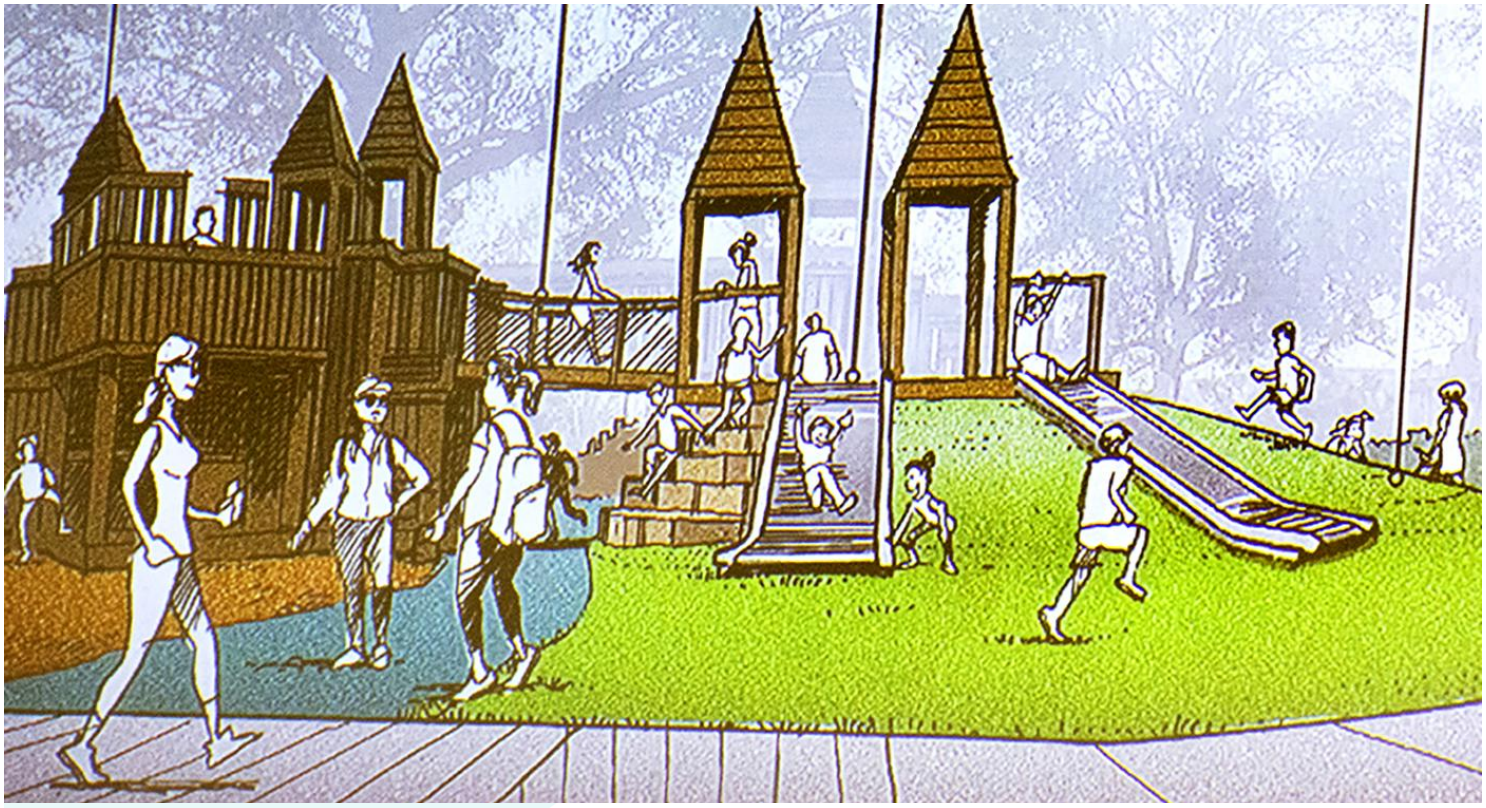
"Castle Park," a wooden jungle gym in Martin Luther King Jr. Park has been one of the most beloved public play areas in Winter Park since it was built in 1987 and is one of the last remaining wooden playgrounds in the area. The structure features a series of turret-like towers that helped to give it its nickname and was originally built by volunteers using donated materials and equipment and designed by **Robert Leathers** (**Website)**.

The City of Winter Park has been mulling over an update for the structure since 2022 when we shared a public meeting notice **HERE**, saying the city felt that the years of wear and tear had necessitated bringing it up to code.

A public meeting is currently scheduled for Tuesday, February 7 at 6 p.m. at the Winter Park Community Center where city staff will review concepts and renderings that they've developed using public input since a series of meetings held last summer. **Click HERE** for more information.

A petition has been launched on **Change.org** in the hopes of convincing the City of Winter Park to repair the current structure and keep it as-is and retain its original character.

We've assembled a Pinterest Board of fun, innovative playgrounds that we'd love to see in Winter Park, that at least have some elements that could be replicated at the Castle.



Concepts for the Community Playground redesign were presented at a Feb. 7 meeting. Feedback will guide the design process. Designs created by: Dix Hite + Partners

Playground Upgrades Presented at Community Meeting

By Jim Carchidi | February 13, 2023

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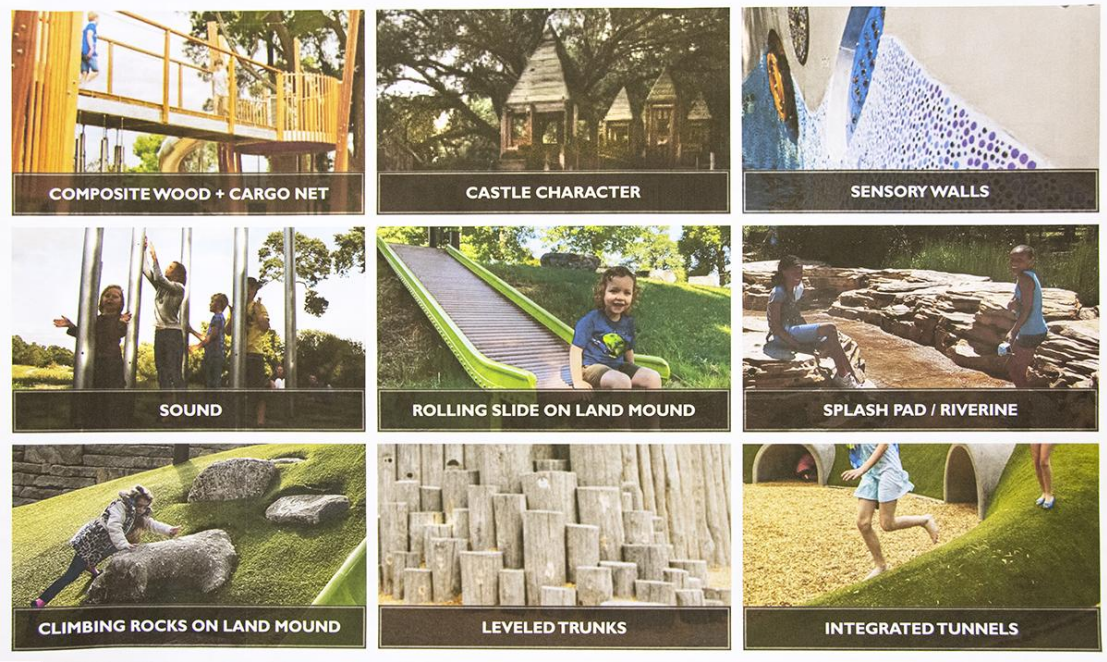
The enhancement of Community Playground at Martin Luther King Jr. Park took another step toward construction as Winter Park's Community Redevelopment Agency and design contractor Dix Hite + Partners, Inc. revealed a new design concept during a Feb. 7 meeting at Winter Park Community Center.

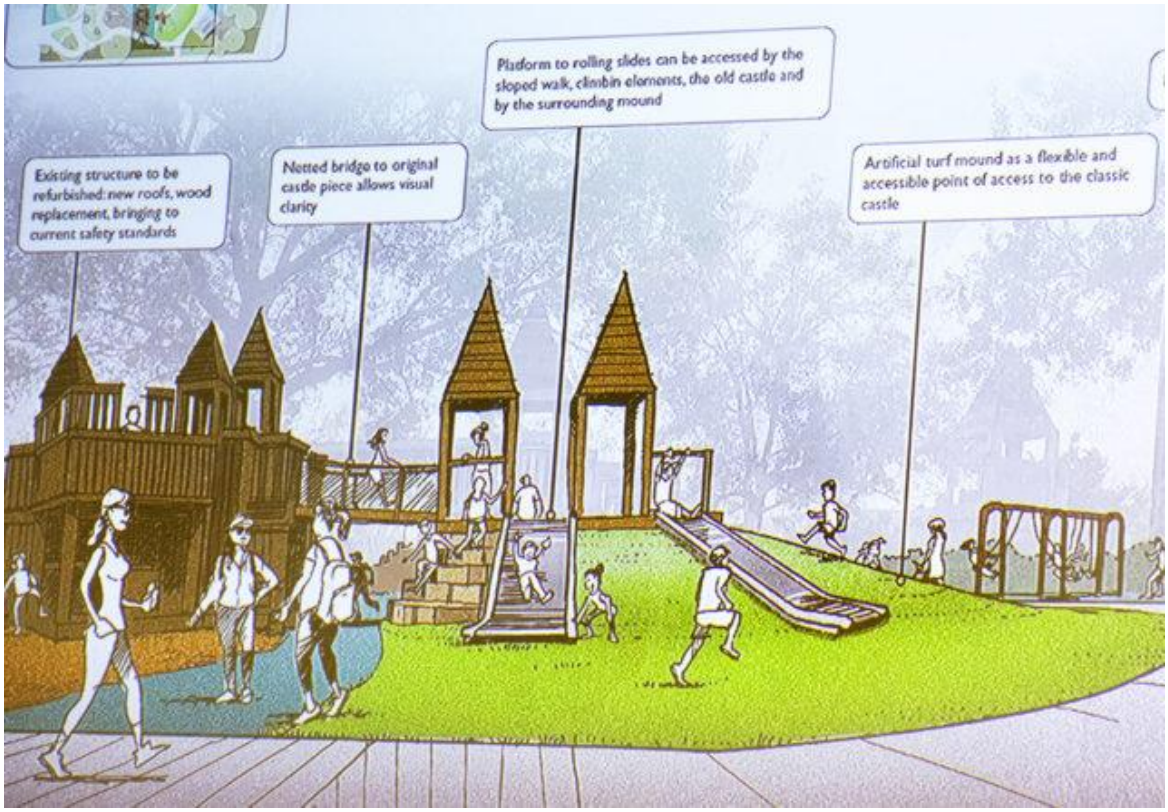
The playground, also known as Castle Park, was built in 1987 using donated materials and equipment. Renovations will remedy years of wear, meet current playground safety standards, and create new play areas.

Renderings presented at the Feb. 7 meeting were the product of input collected at previous meetings, and focused on the castle redesign and a proposed splash pad. Workshops and meetings will continue until a final design is agreed upon.

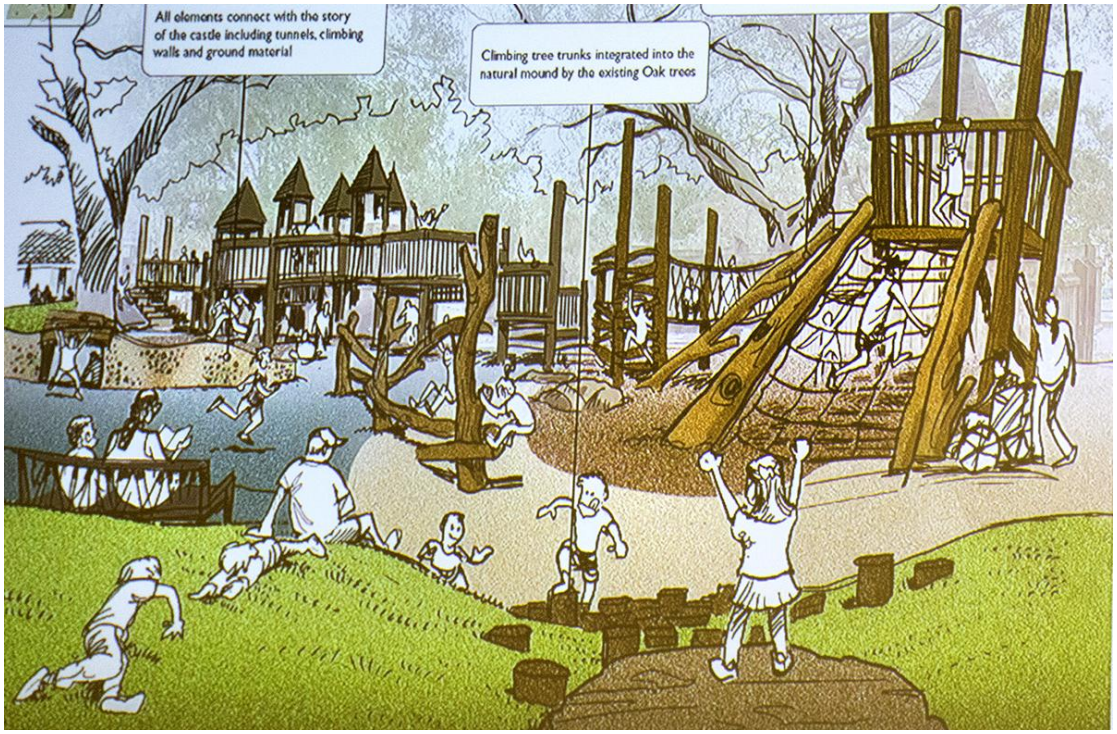


New playground features (illustrated above) incorporate climbing areas, tunnels, slides, and sensory play areas with textured walls and sounds.

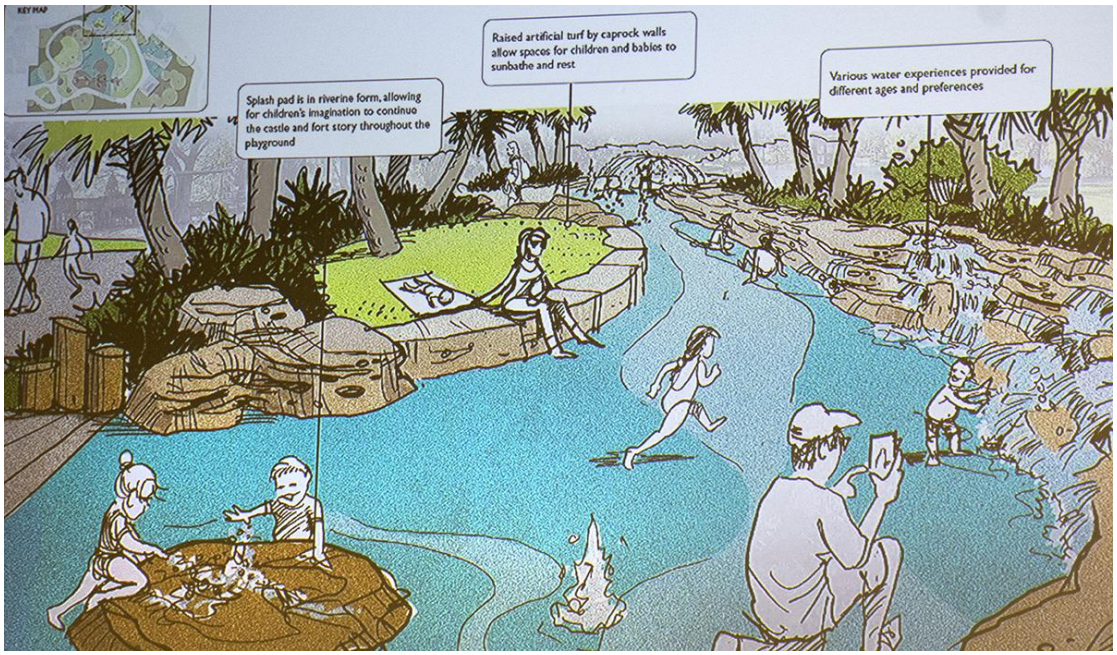
While the original structure is at the center of the project renderings, designers suggested an abbreviated version. “The main castle is what’s so special about this place,” said Dix Hite Landscape Architect Viviana Castro, adding that it, “would require a lot of maintenance, a lot of upkeep to follow today’s standards.”



A reinforced, streamlined castle/fort design would include wheelchair-accessible inclines and roller slides on one side (above); climbing features would be positioned on the opposite side (below).



The splash pad is designed for a range of age groups with fountains, waterfalls and quiet spaces. Additional climbing areas exist within the rock formations and water would continuously move throughout the area.



Attendees had the opportunity to review the designs and offer feedback. Suggested additions included:

- Attendants posted throughout the new playground
- More visibility in the tunnels and climbing areas
- Incorporating more of the original castle
- Additional water fountains and bathrooms
- Replace mulch with more soft surfacing

Designers and city staff will take the feedback from the Feb. 7 meeting into consideration and additional meetings will be scheduled to review changes, and discuss other areas of the new playground design.

Aside from the Community Park redesign, the area by the corner of Denning Drive and Morse Boulevard will receive a Martin Luther King Jr. memorial and community space, called Unity Corner, that will host Winter Park's annual Unity

Heritage Festival. Community meetings will be scheduled as part of the design process.

Future meetings will be posted on the City of Winter Park website. For more information, contact MLKParkReno@cityofwinterpark.org or call 407-599-3357.

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This story was written by Jim Carchidi, one of our collection of writers covering news in Winter Park, Florida. Our staff writers can be reached at news@the32789.com.

RELATED STORIES

DR. MARTIN LUTHER KING, Jr. PARK

COMMUNITY PLAYGROUND + SPLASH PAD

SCHEMATIC PACKAGE

Prepared for the City of Winter Park

January 6, 2023

Revised: April 7, 2023

DIX·HITE

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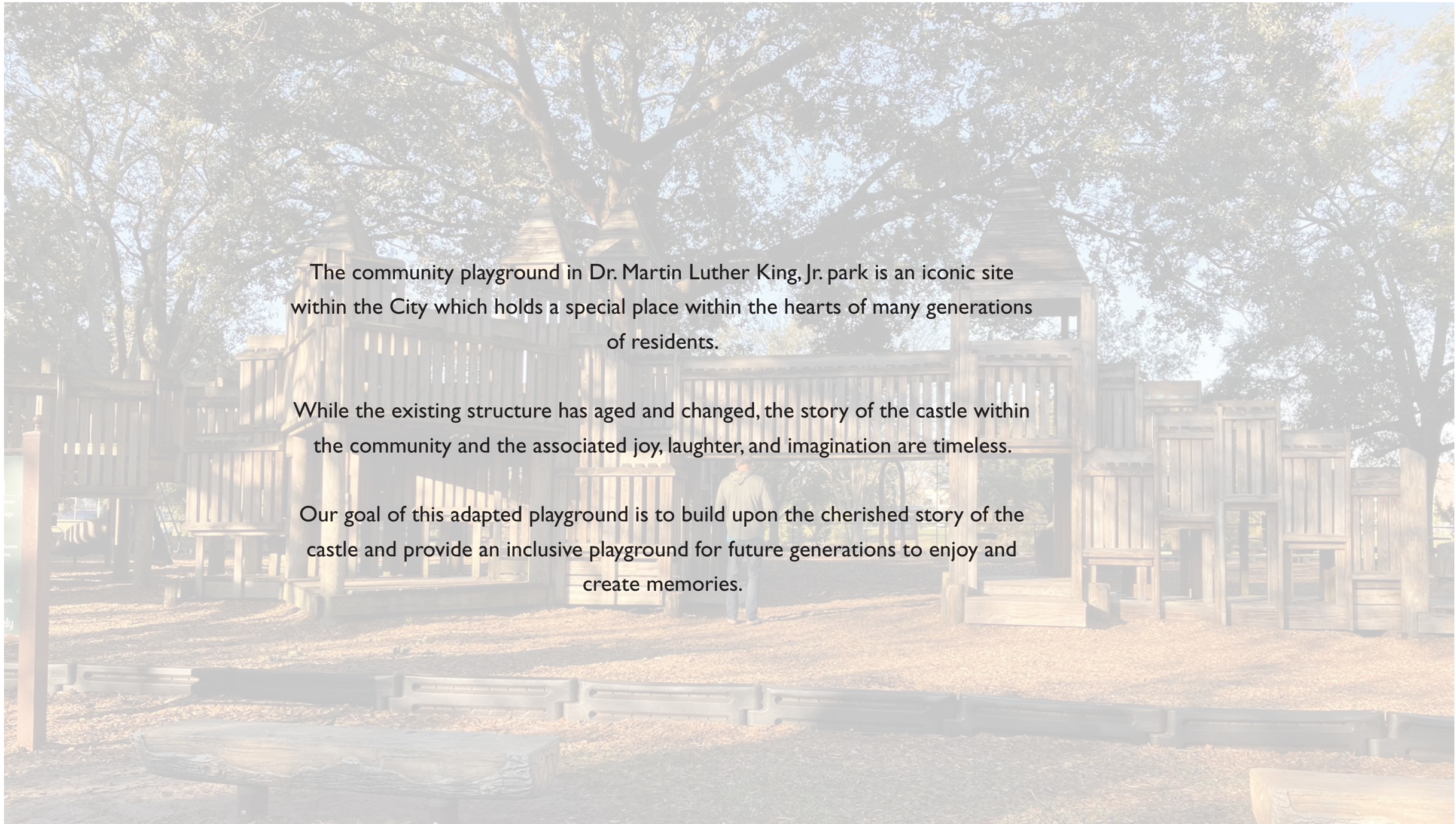
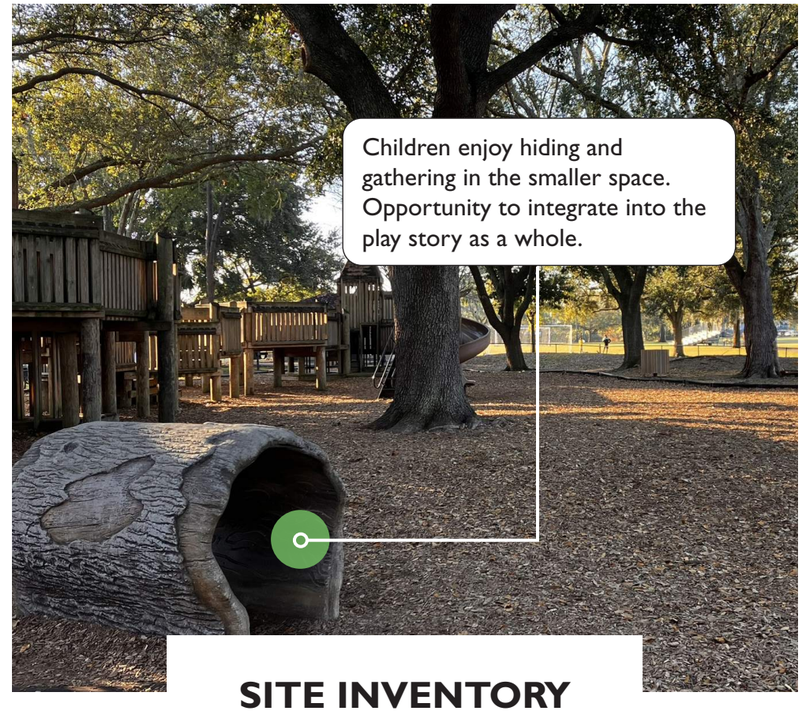


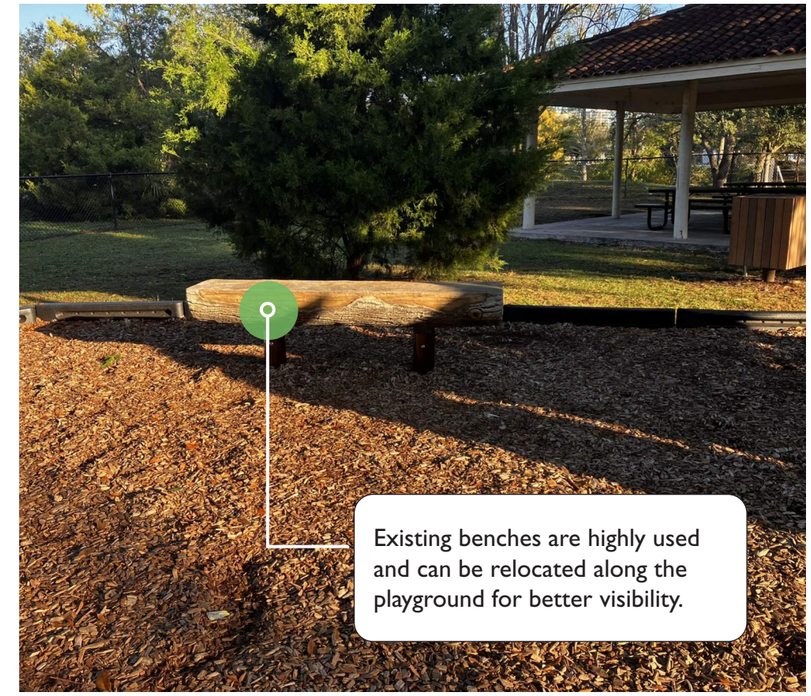
The community playground in Dr. Martin Luther King, Jr. park is an iconic site within the City which holds a special place within the hearts of many generations of residents.

While the existing structure has aged and changed, the story of the castle within the community and the associated joy, laughter, and imagination are timeless.

Our goal of this adapted playground is to build upon the cherished story of the castle and provide an inclusive playground for future generations to enjoy and create memories.

SITE INVENTORY + ANALYSIS





The center pathways of the castle are a unique and a key part of the playground.
Some areas of the castle are in need of substantial maintenance for safety and stability.
Children enjoy the various entry and exit points on the castle.
Overall transitions to the playground and play structures are not accessible to all abilities.

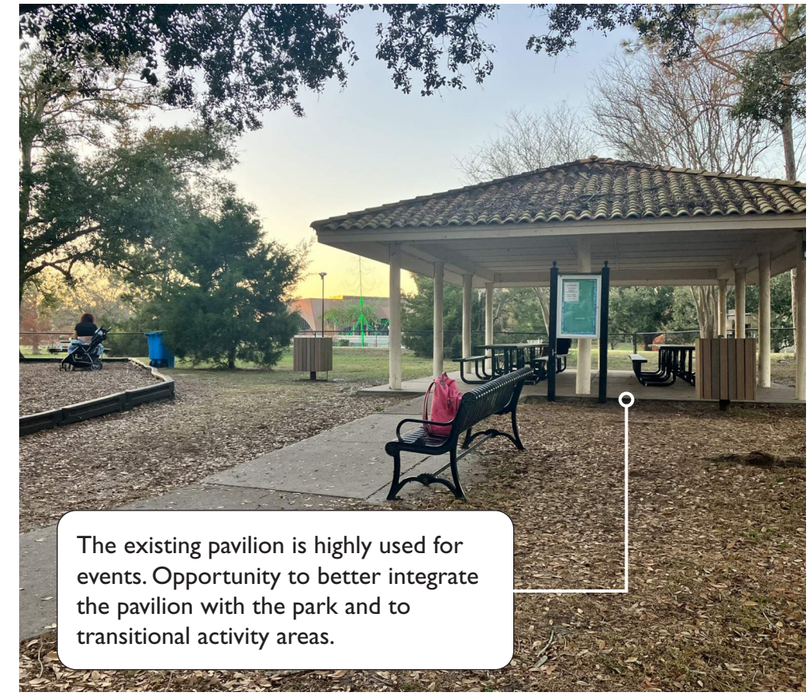
There is a disconnect from the smaller castle piece to the main castle. Opportunity to improve this end of the castle with new connection points.

Only one slide is integrated into the castle, but is located within the isolated play section.

The larger slide width allows multiple children to slide together.

Large / wide steps allow for easy access by children of all ages.

All the swings in the playground provide a variety of experiences in the current playground. There is an opportunity to relocate these swings with the expansion of the play space.



The existing pavilion is highly used for events. Opportunity to better integrate the pavilion with the park and to transitional activity areas.

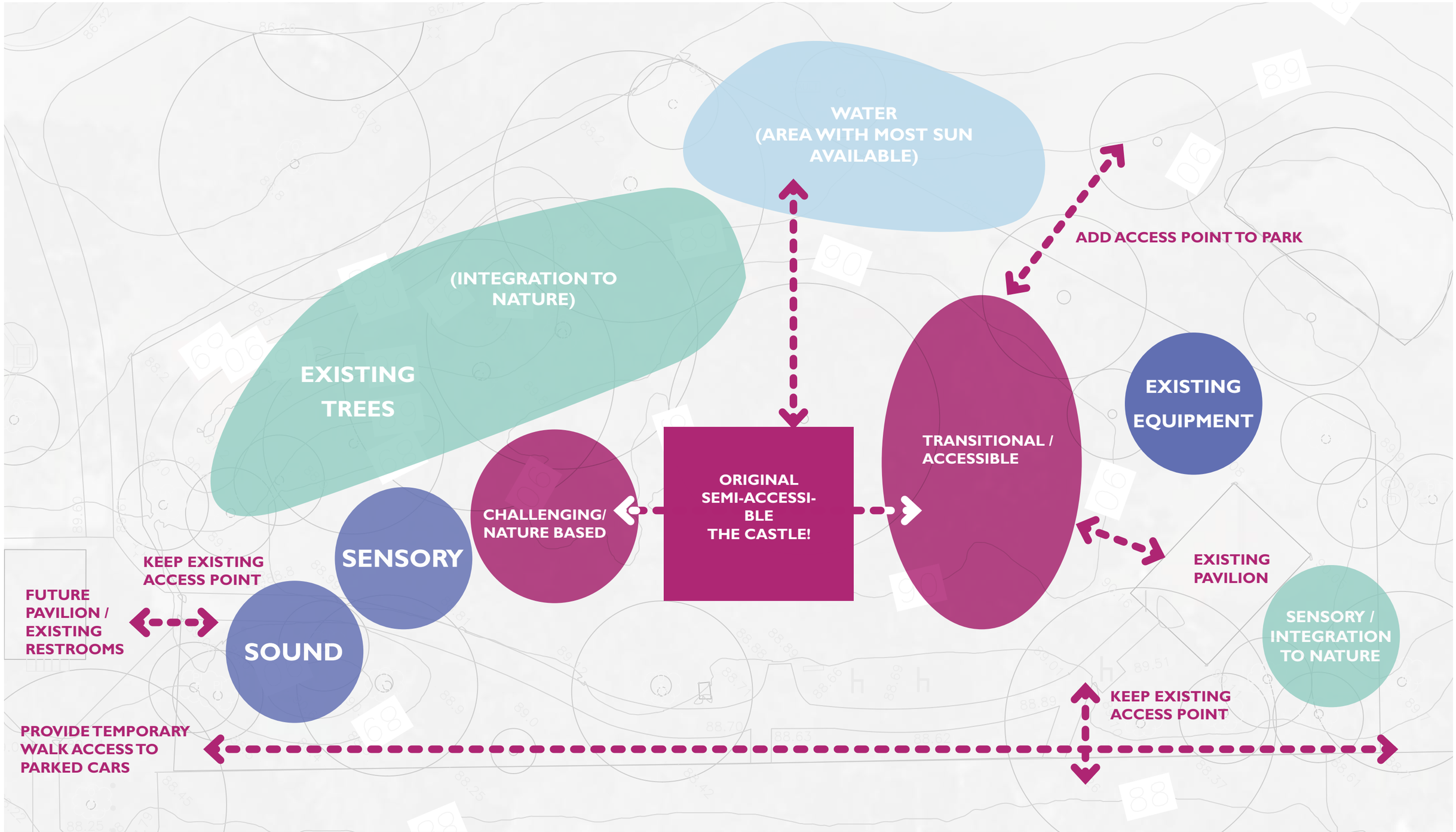
Existing playground memorial gets lost in the playground. Opportunity to relocate to more prominent location

INVENTORY + ANALYSIS

KEY TAKEAWAYS:

- Need for accessible paths and play for children of all abilities
- Opportunity to integrate a splash play in the open/ sunny space
- Need for challenging / climbing opportunities within the park
- Need for additional access points from the northern side of the park into the playground
- Opportunity to integrate part of the existing castle with new, innovative and accessible play systems
- Opportunity to reuse existing play elements
- Opportunity to keep natural play as part of the playground's feature

(For additional takeaways based on workshop feedback, see Appendix A of overall park schematic package)


WATER
(AREA WITH MOST SUN
AVAILABLE)
ADD ACCESS POINT TO PARK
(INTEGRATION TO
NATURE)
EXISTING
TREES
EXISTING
EQUIPMENT
TRANSITIONAL /
ACCESSIBLE
ORIGINAL
SEMI-ACCESSI-
BLE
THE CASTLE!
CHALLENGING/
NATURE BASED
SENSORY
KEEP EXISTING
ACCESS POINT
FUTURE
PAVILION /
EXISTING
RESTROOMS
SOUND
EXISTING
PAVILION
SENSORY /
INTEGRATION
TO NATURE
KEEP EXISTING
ACCESS POINT
PROVIDE TEMPORARY
WALK ACCESS TO
PARKED CARS

DR. MARTIN LUTHER KING JR. PARK: PLAYGROUND + SPLASH PAD

1. ENTRY FROM PARKING LOT
2. EXISTING PAVILION
3. NATURE SENSORY STATION
4. RECOLATED SINGLE AND GROUP SWINGS
5. CASTLE PLATFORM OVER 5' ARTIFICIAL TURF MOUND
6. CONCRETE WALK ACCESS TO CASTLE PLATFORM
7. ROLLER SLIDES OVER TURF MOUND
8. OPEN TUBE SLIDE OVER MOUND
9. CLIMBING ROCKS
10. BRIDGE CONNECTION TO EXISTING CASTLE
11. EXISTING CASTLE PORTION TO REMAIN
12. CLIMBING TOWER
13. TUNNEL ENTRIES ON SENSORY WALL
14. POURED IN PLACE RUBBER PATH
15. PLAYGROUND MULCH
16. ROPE SWING
17. TRUNK STEPS TO SODDED EXISTING MOUND
18. SPLASH PAD / RIVERINE
19. RELOCATED PICNIC TABLES OVER MULCH
20. RELOCATED TODDLER SWINGS
21. ARTIFICIAL TURF MOUND WITH SENSORY "ROOMS" AND TUNNEL
22. SOUND EQUIPMENT ON ARTIFICIAL TURF
23. ENTRY FROM EXISTING RESTROOM
24. ENTRY FROM NORTH OF PARK
25. PLAYGROUND FENCE
26. EXISTING TREES, TYP.
27. PLAYGROUND SEATING , TYP.
28. PROPOSED PALM TREES
29. SPLASH PAD EQUIPMENT

DIX·HITE

2022-05-10

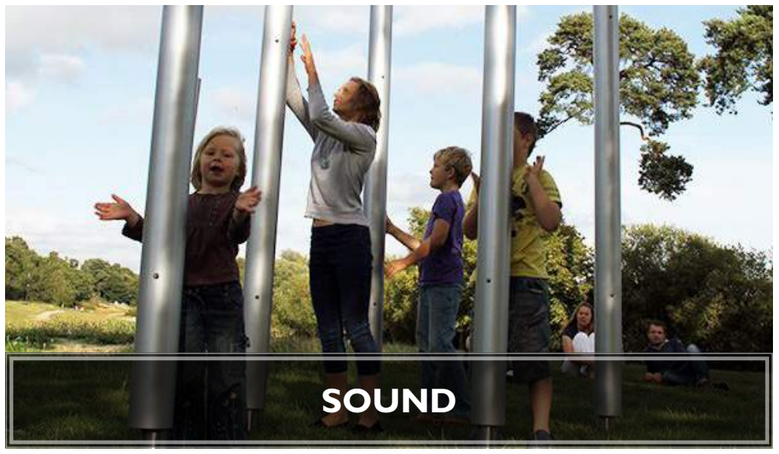
SCALE: 1"=40'

0 20 40

COMPOSITE WOOD + CARGO NET

CASTLE CHARACTER

SENSORY WALLS



SOUND

ROLLING SLIDE ON LAND MOUND

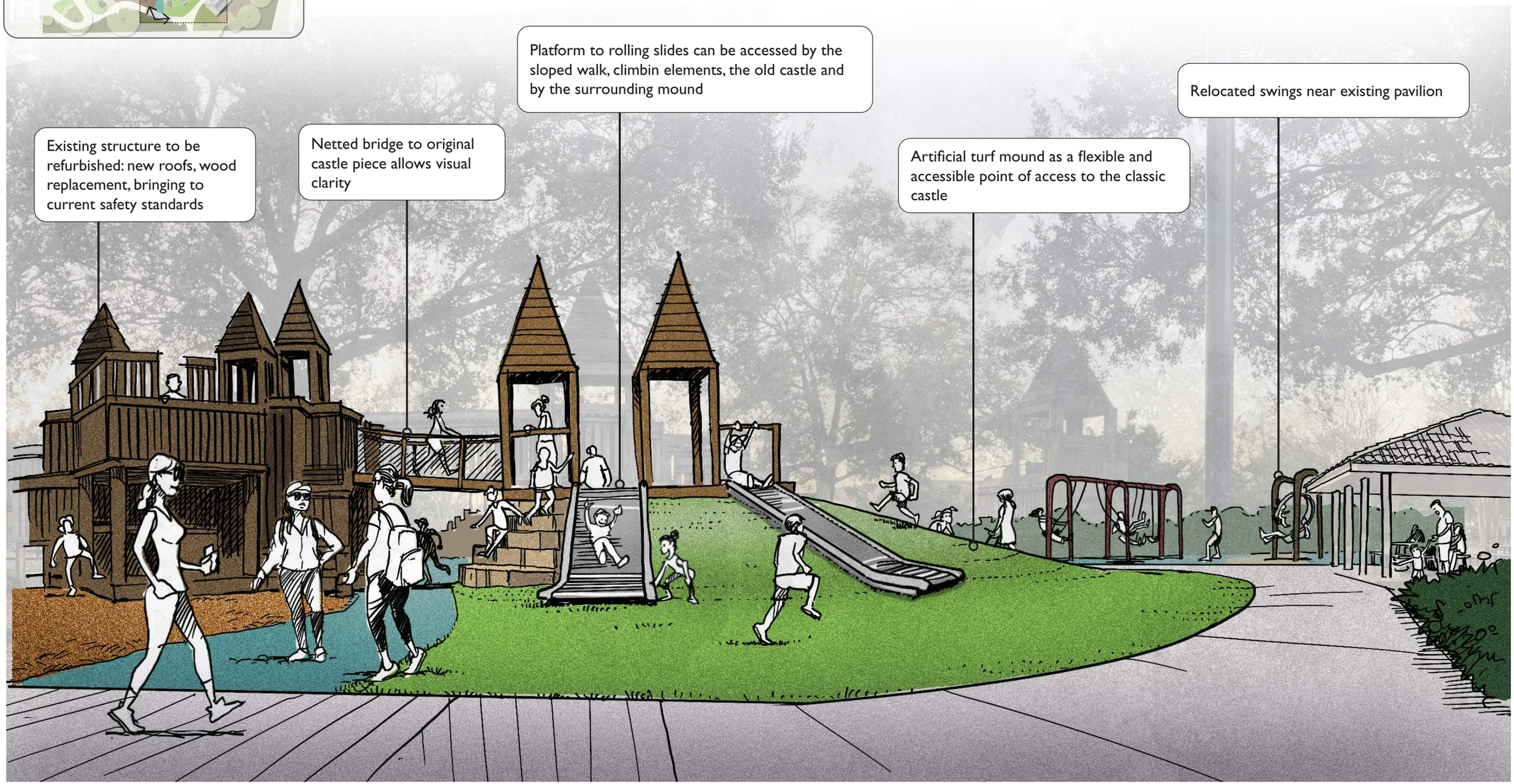
SPLASH PAD / RIVERINE

CLIMBING ROCKS ON LAND MOUND

LEVELED TRUNKS

INTEGRATED TUNNELS

KEY MAP


Existing structure to be refurbished: new roofs, wood replacement, bringing to current safety standards
Netted bridge to original castle piece allows visual clarity
Platform to rolling slides can be accessed by the sloped walk, climbin elements, the old castle and by the surrounding mound
Artificial turf mound as a flexible and accessible point of access to the classic castle
Relocated swings near existing pavilion

KEY MAP

All elements connect with the story of the castle including tunnels, climbing walls and ground material
Climbing tree trunks integrated into the natural mound by the existing Oak trees
Climbing tower connects to the south point of the castle, with sensory elements at various levels

Splash pad is in riverine form, allowing for children's imagination to continue the castle and fort story throughout the playground

Raised artificial turf by caprock walls allow spaces for children and babies to sunbathe and rest

Various water experiences provided for different ages and preferences

SITE FURNISHINGS

PICNIC TABLE

EXISTING TABLES TO BE RELOCATED IF IN GOOD CONDITION

IF TABLES ARE TO BE REPLACED, USE MONOLINE CAROUSEL TABLE
MANUFACTURER: SITE PIECES
COLOR: TBD

SEATING

EXISTING LOG BENCHES TO BE RELOCATED IF IN GOOD CONDITION

ALL OTHER BENCHES TO FOLLOW EXISTING CITY STANDARD

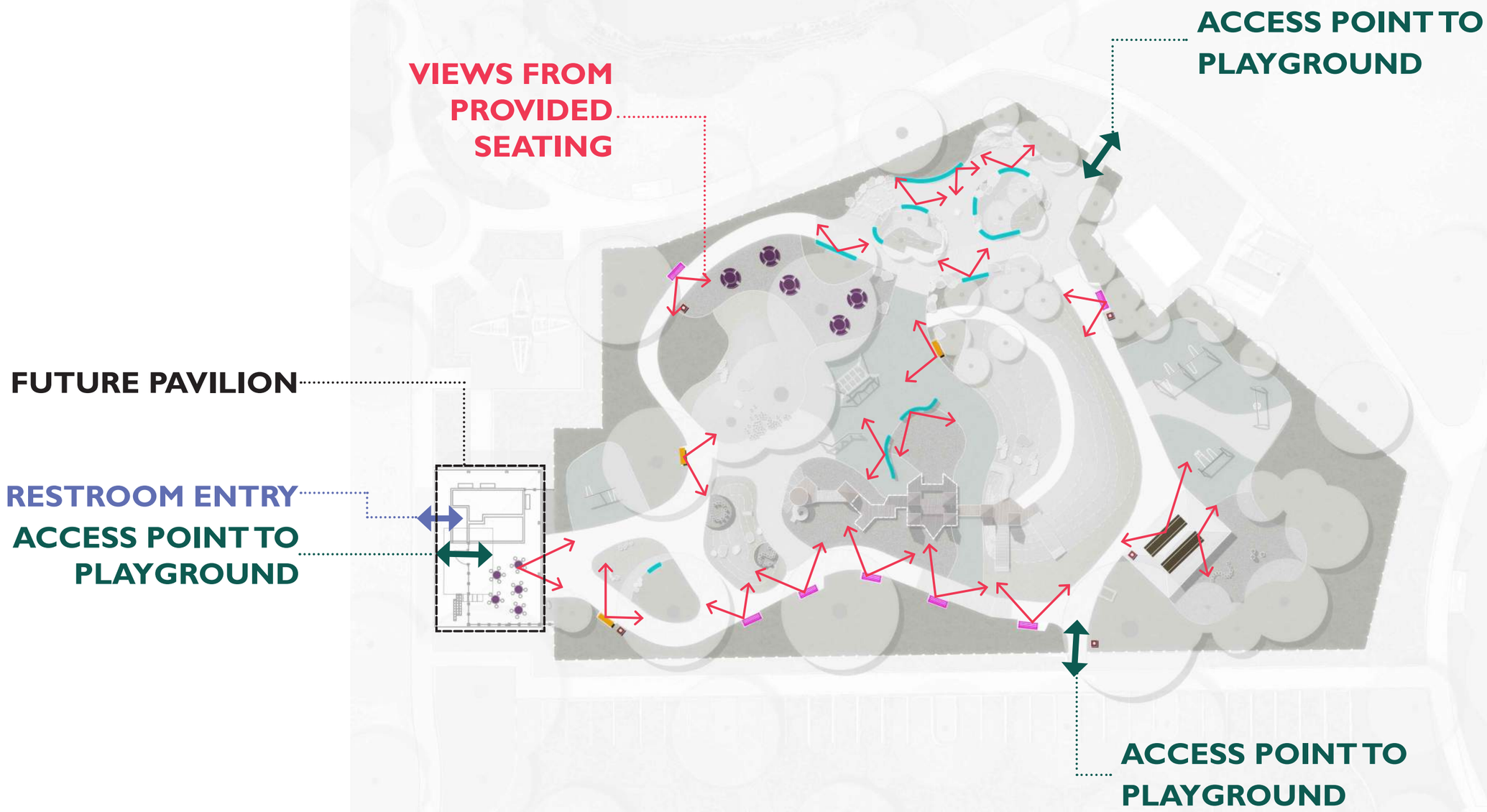
TRASH RECEPTACLE

EXISTING TRASH RECEPTACLES TO BE RELOCATED IF IN GOOD CONDITION

BIKE RACK

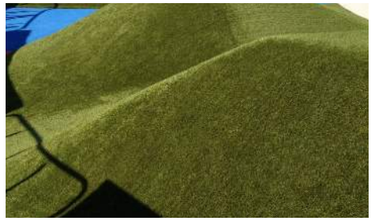
ROUND RACK
MANUFACTURER: DERO
COLOR: TBD

ACCESS AND VIEWS



MATERIALS PALETTE

POURED IN PLACE RUBBER


ARTIFICIAL TURF

FLORIDA STONE WALLS

CONCRETE ROCK FORMATION

BOARD FORMED / STAMPED CONCRETE

EXPOSED AGGREGATE CONCRETE

SHREDDED HARDWOOD MULCH

LEGEND

- POURED IN PLACE RUBBER
- ARTIFICIAL TURF
- FLORIDA STONE WALLS
- CONCRETE ROCK FORMATION
- BOARD FORMED / STAMPED CONCRETE
- EXPOSED AGGREGATE CONCRETE
- SHREDDED HARDWOOD MULCH

LANDSCAPE MATERIAL

SABAL MINOR
DWARF PALMETTO

MUHLENBERGIA CAPILLARIS
MUHLY GRASS

NEPHROLEPIS BISERRATA
MACHO FERN

VIBURNUM OBOVATUM DENSA
DWARF WALTER'S VIBURNUM

ILEX VOMITORIA
DWARF YAUPON

TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS

HAMELIA PATENS
FIREBUSH

US 17/92 IMPROVEMENTS

U.S. 17/92 (ORLANDO AVENUE) (ALSO KNOWN AS STATE ROAD (S.R.) 15/S.R. 600) FROM SOUTH OF NOTTINGHAM STREET TO SOUTH OF MONROE AVENUE | ORANGE COUNTY, FL

FPID: 408429-2

Project Location Map

FDOT

US 17/92 IMPROVEMENTS

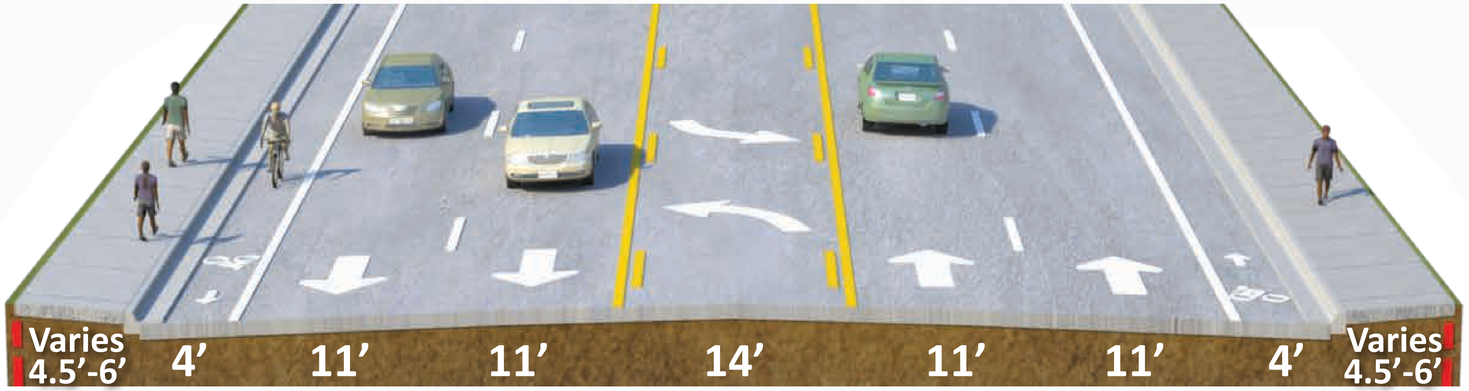
U.S. 17/92 (ORLANDO AVENUE) (ALSO KNOWN AS STATE ROAD (S.R.) 15/S.R. 600) FROM SOUTH OF NOTTINGHAM STREET TO SOUTH OF MONROE AVENUE | ORANGE COUNTY, FL

FPID: 408429-2

Typical Sections

U.S. 17/92 from Nottingham Street to Orange Avenue

Proposed



Proposed Improvements:

- Existing roadway footprint and sidewalks to remain the same
- Rehabilitate roadway pavement
- Implement Americans with Disabilities Act (ADA) upgrades
- Install pedestrian gates and raised curbed island at SunRail crossing

FDOT

PUBLIC INFORMATION OPEN HOUSE

January 22, 2019

US 17/92 IMPROVEMENTS

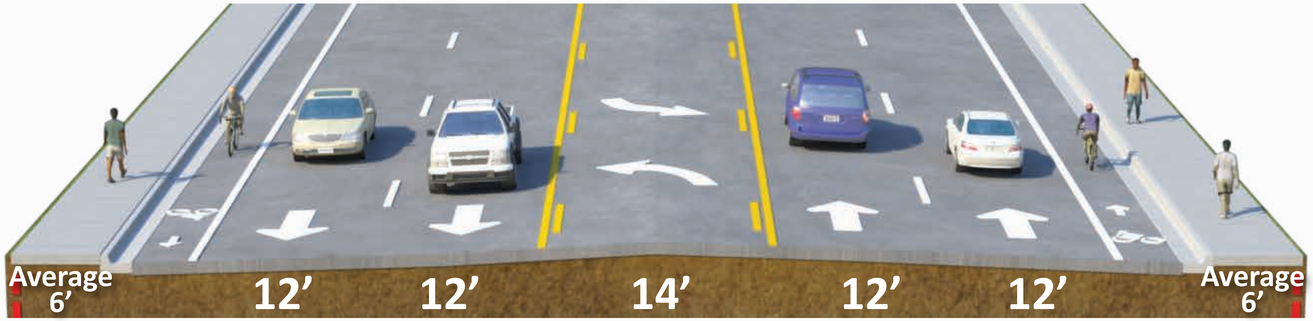
U.S. 17/92 (ORLANDO AVENUE) (ALSO KNOWN AS STATE ROAD (S.R.) 15/S.R. 600) FROM SOUTH OF NOTTINGHAM STREET TO SOUTH OF MONROE AVENUE | ORANGE COUNTY, FL

FPID: 408429-2

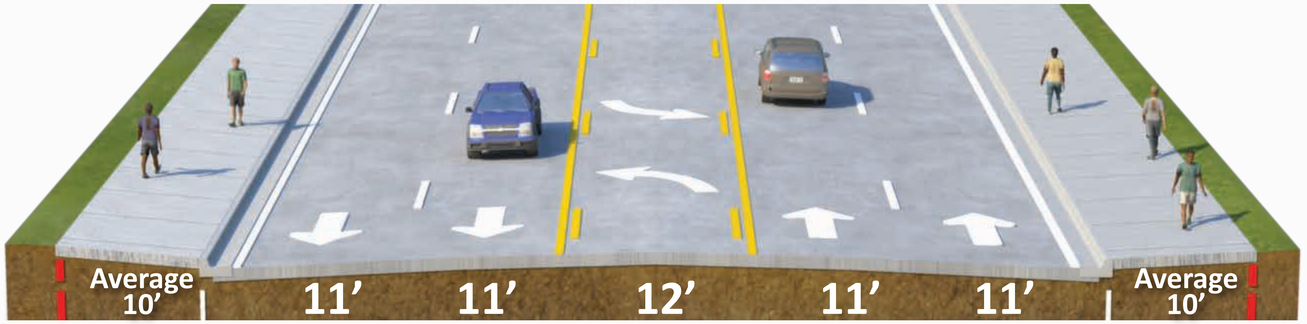
Typical Sections

U.S. 17/92 from Orange Avenue to Gay Road

Existing



Proposed



Proposed Improvements:

- Reduce roadway footprint and rehabilitate pavement
- Implement Americans with Disabilities Act (ADA) upgrades
- Widen sidewalks
- Encourage bicycle traffic to take Denning Drive
- Upgrade signals
- Reconstruct Fairbanks Avenue, Morse Boulevard, and Webster Avenue intersections
- Upgrade storm sewer drainage system

FDOT

PUBLIC INFORMATION OPEN HOUSE

January 22, 2019

US 17/92 IMPROVEMENTS

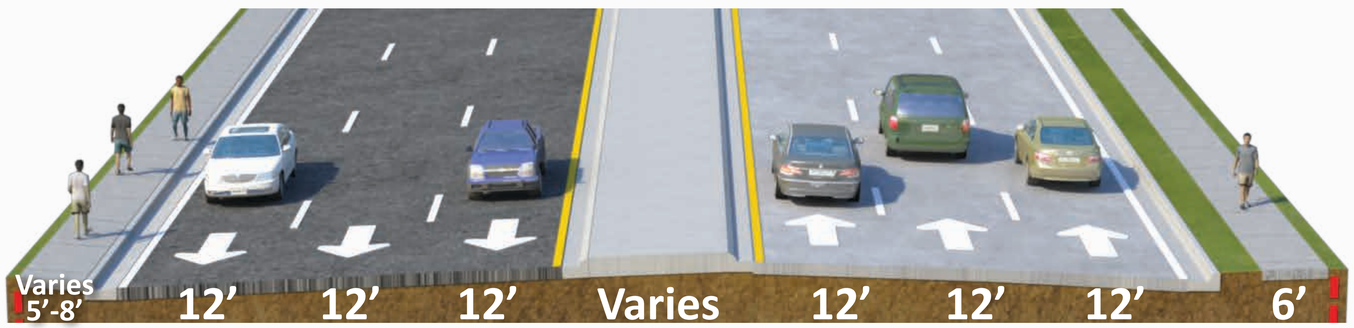
U.S. 17/92 (ORLANDO AVENUE) (ALSO KNOWN AS STATE ROAD (S.R.) 15/S.R. 600) FROM SOUTH OF NOTTINGHAM STREET TO SOUTH OF MONROE AVENUE | ORANGE COUNTY, FL

FPID: 408429-2

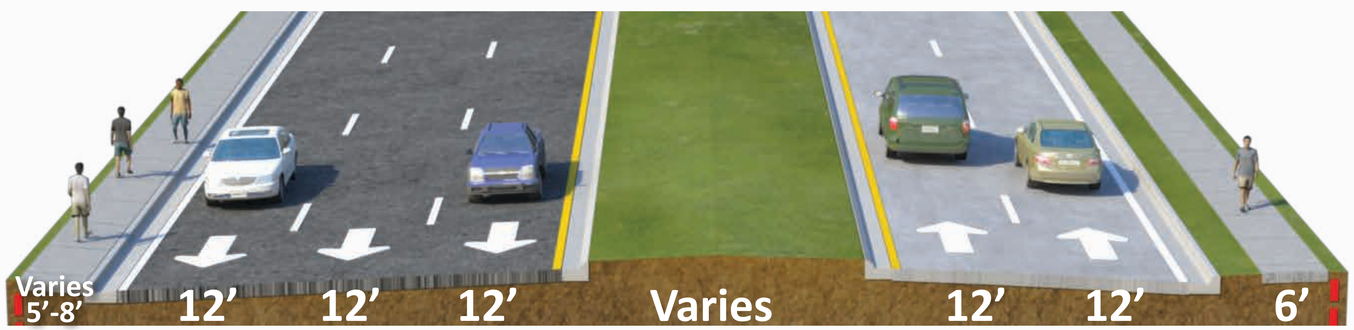
Typical Sections

U.S. 17/92 from Lee Road to Monroe Avenue

Existing



Proposed



Proposed Improvements:

- Rehabilitate roadway travel lanes
- Evaluate modifications to existing median openings
- Upgrade storm sewer drainage system

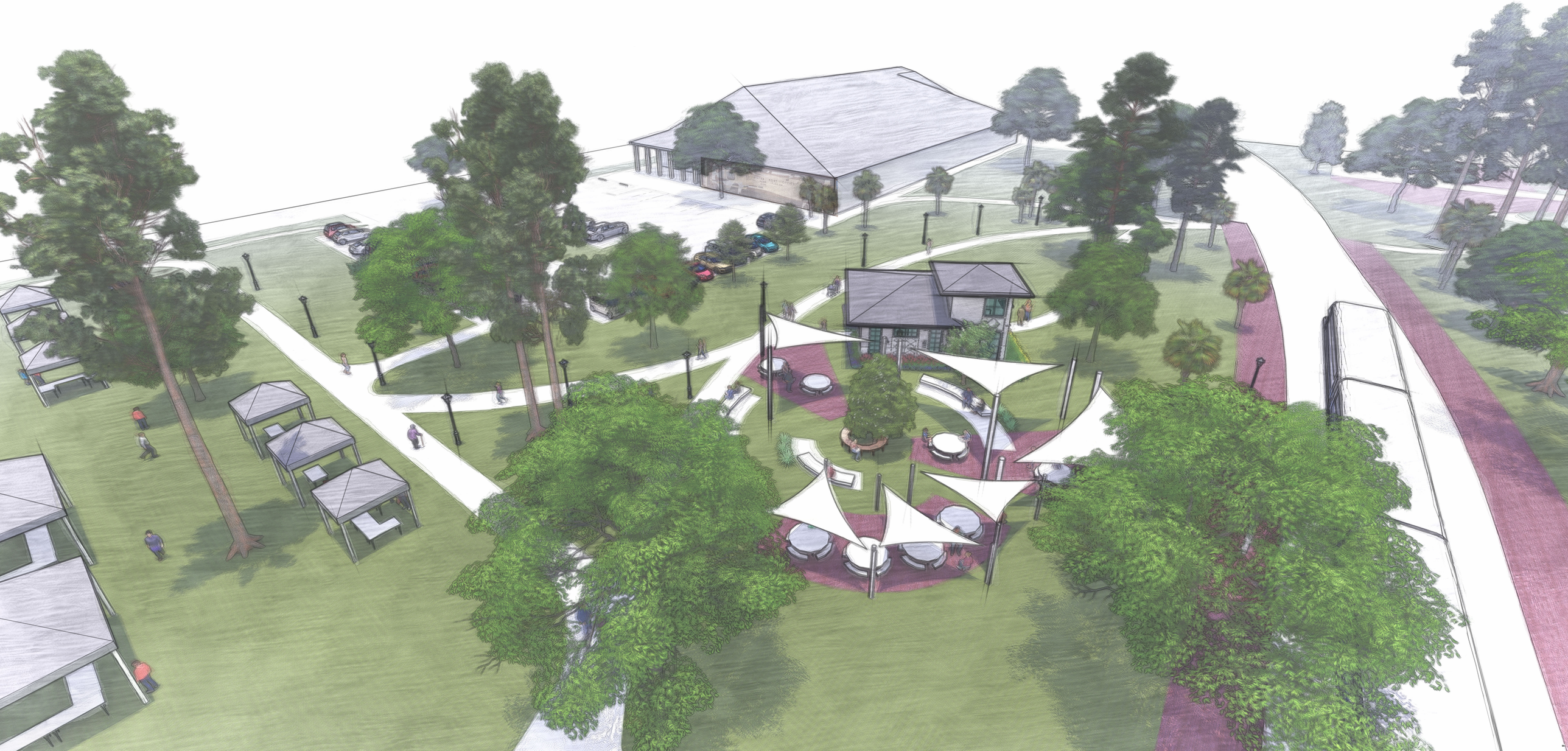
FDOT

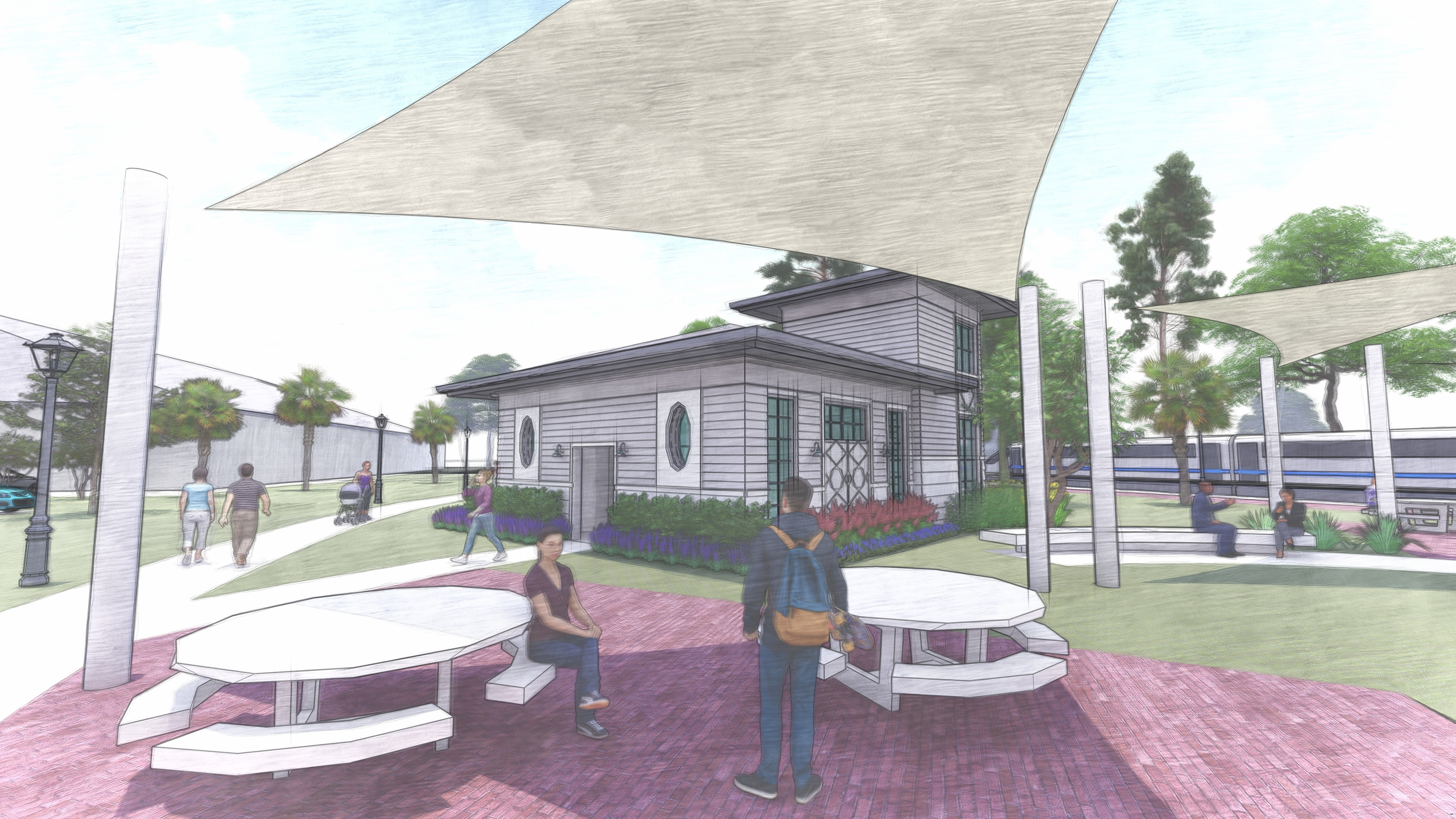
PUBLIC INFORMATION OPEN HOUSE
January 22, 2019

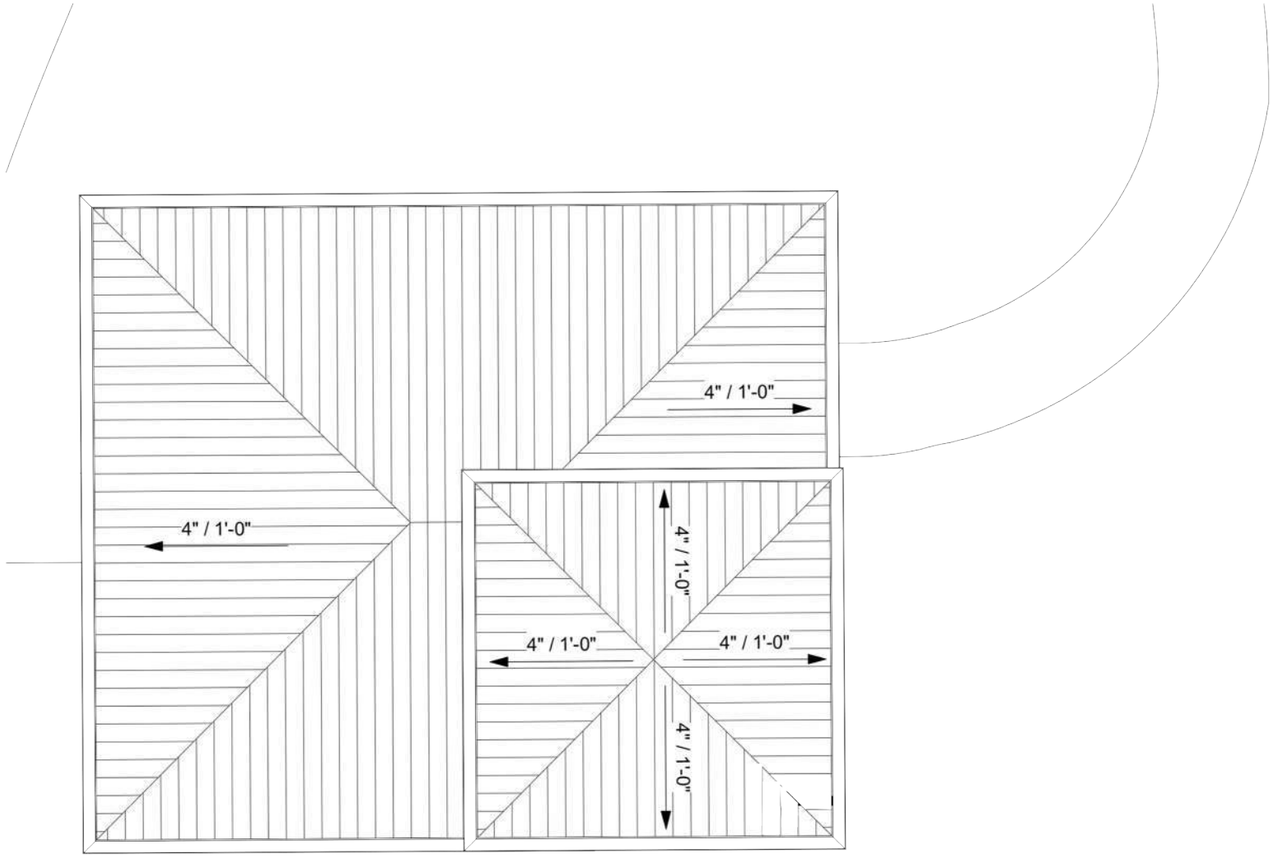
CENTRAL PARK RESTROOMS

03/22/2023

ZYSCOVICH ARCHITECTS

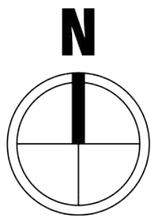






Roof Plan

Scale: 1/8" = 1'-0"



CENTRAL PARK LARGE RESTROOM	ROOF PLAN	1/8" = 1'-0"	March 22nd, 2023

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Winter Park . FL 32789
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e info@zyscovich.com
w www.zyscovich.com

NORTH ELEVATION

Scale: 1/8" = 1'-0"

CENTRAL PARK LARGE RESTROOM

NORTH ELEVATION	1/8" = 1'-0"	March 22nd, 2023

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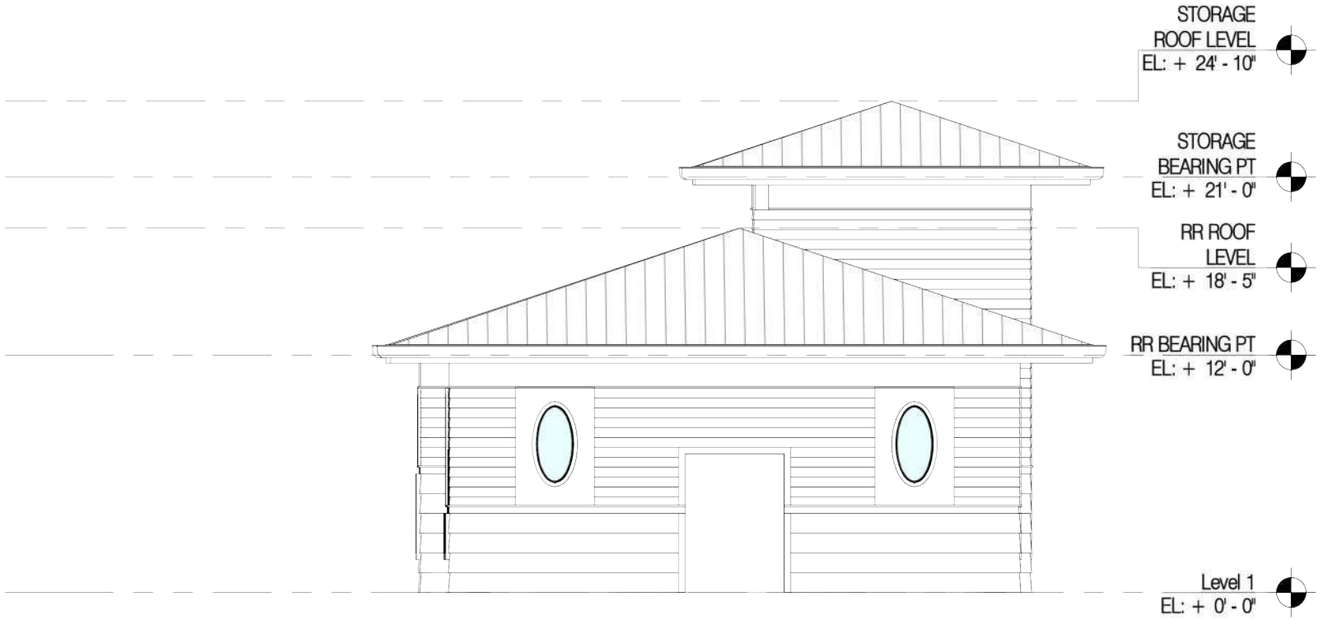

EAST ELEVATION

Scale: 1/8" = 1'-0"

CENTRAL PARK LARGE RESTROOM

EAST ELEVATION	1/8" = 1'-0"	March 22nd, 2023

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SOUTH ELEVATION

Scale: 1/8" = 1'-0"

CENTRAL PARK LARGE RESTROOM

SOUTH ELEVATION	1/8" = 1'-0"	March 22nd, 2023

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ZYSCOVICH ARCHITECTS
250 S Park Ave . Suite 510
Winter Park . FL 32789
t 407.674.1959
e info@zyscovich.com
w www.zyscovich.com

WEST ELEVATION

Scale: 1/8" = 1'-0"

CENTRAL PARK LARGE RESTROOM

WEST ELEVATION	1/8" = 1'-0"	March 22nd, 2023

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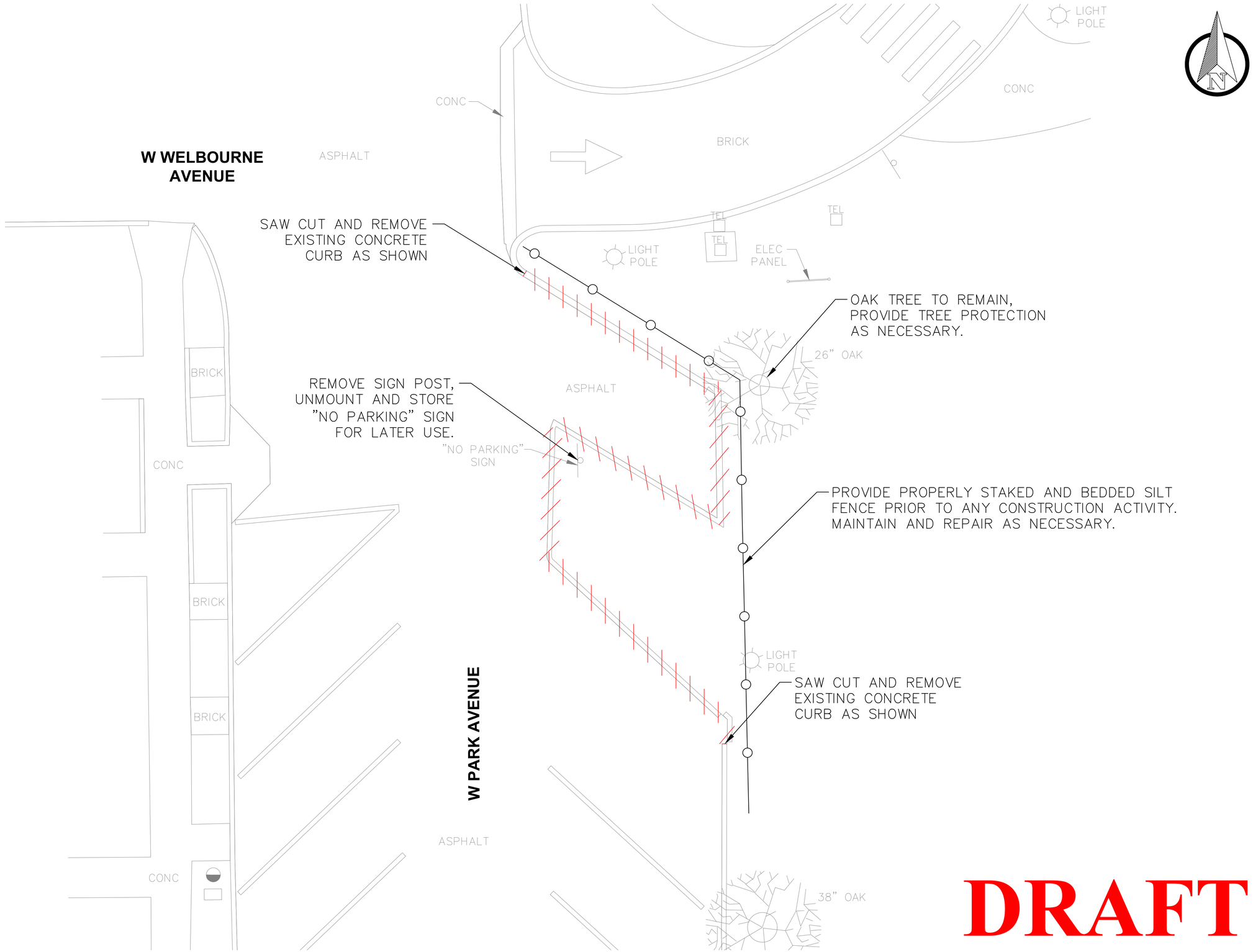


DRAFT

PROJECT NUMBER 00-00-00
DATE 06-14-23
SCALE 1 INCH = 5 FEET
SHEET NO. 1 of 2

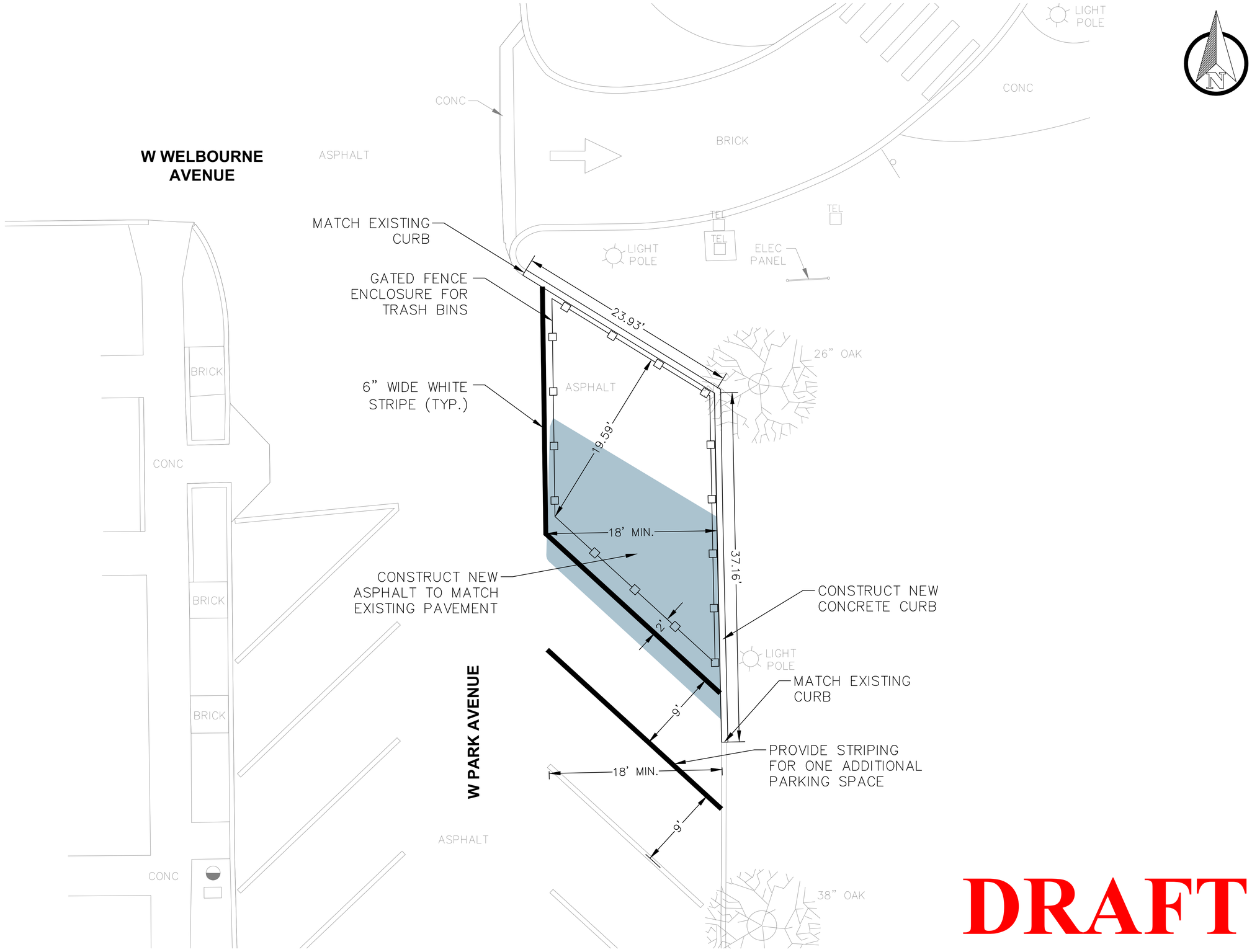
EROSION CONTROL & DEMOLITION PLAN
TRAIN STATION WASTE BIN ENCLOSURE
148 WEST MORSE BOULEVARD
Winter Park, Florida

City Of Winter Park
401 Park Avenue South
Winter Park, Florida 32789
Telephone (407) 599-3399

DESIGNED BY: BLP
DRAWN BY: BLP
CHECKED BY: HL
APPROVED BY: HL

DATE	REVISIONS	REVISED BY	CHKD. BY

FILE NAME SITE PLAN.DWG
PLOT CODE CAD Plot.CTB



DRAFT

SITE PLAN

TRAIN STATION WASTE BIN ENCLOSURE
148 WEST MORSE BOULEVARD
Winter Park, Florida

PROJECT NUMBER 00-00-00
DATE 06-14-23
SCALE 1 INCH = 5 FEET
SHEET NO. 2 of 2

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Community Redevelopment Advisory Board

agenda item

item type Staff Updates	meeting date July 27, 2023
prepared by Kyle Dudgeon	approved by
board approval	
strategic objective	

subject
Staff Updates

motion / recommendation
N/A

background
Staff is providing an update relative to the following topics. In general, these do not necessitate action by the board, but are included to provide the public the most up to date information regarding the status of various issues. The board may use this time to address discussion or viewpoints on these items.
New York Avenue Streetscape - Phase II intersection of New York at Comstock is complete. Morse is at 50%. Remaining intersections at Welbourne and New England.
Denning/Webster North Enhancements - Extension of mixed use path north of Webster approved by CRA Agency on August 24 with a value of 500k. Design concept at 100% construction documents. Staff has reached out to OCPS as a courtesy. Working through internal review.
Denning/Fairbanks Improvements - FDOT permit acquired and solicitation complete. Vendor acquired with anticipated preconstruction meetings beginning in August.
Shady Park Enhancements - Staff has met with the artist and stakeholders regarding concept designs for the art piece. Next includes the artist procuring materials and expertise to begin the next phase of detailed work. This phase and construction is estimated at 7 months. Additional improvements to Shady Park (fixture, hardscape, landscape) will be coordinated within this timeline.
MLK Park & Memorial Corner - Artist selection for the memorial corner is completed and approved by Commission. Community Playground concept was presented to both CRA and PRAB in April. Both groups approved via motion. Copies of the latest information on MLK Park can be found at:
https://cityofwinterpark.org/government/projects/mlk-jrpark-renovations-project/
CRA Extension - On July 12th and 13th, staff held a series of stakeholder meetings to

elicit feedback on targeted areas for improvement within the district. This included conversations with merchants, residents, property owners, and others to determine how else the CRA can assist as part of its extension request. Staff is currently setting up to stage a community meeting on August 7th to garner additional input.

alternatives / other considerations

fiscal impact