



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

ECONOMIC DEVELOPMENT/  
CRA DEPARTMENT

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September 1, 2025

Julissa Torres  
Management and Budget Analyst  
Office of Management and Budget  
Orange County Government  
201 South Rosalind Avenue  
Orlando, FL 32801

Dear Ms. Torres,

Per Florida Statute, please find attached our submittal of an approved City of Winter Park Community Redevelopment Agency budget in accordance with 163.387 (6)(b). Agenda items and official minutes can be found online at [www.cityofwinterpark.org](http://www.cityofwinterpark.org).

Sincerely,

*Kyle Dudgeon*

Kyle Dudgeon  
Assistant Director  
Office of Management & Budget  
City of Winter Park  
407-599-3217  
[kdudgeon@cityofwinterpark.org](mailto:kdudgeon@cityofwinterpark.org)

## ORDINANCE 3355-25

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN; APPROPRIATING FUNDS FOR THE GENERAL FUND, DESIGNATIONS TRUST FUND, STORMWATER UTILITY FUND, COMMUNITY REDEVELOPMENT FUND, AFFORDABLE HOUSING TRUST FUND, MULTI-MODAL TRANSPORTATION IMPACT FUND, FEDERAL FORFEITURE FUND, POLICE GRANT FUND, DEBT SERVICE FUND, WATER AND SEWER FUNDS, ELECTRIC UTILITY FUND, FLEET MAINTENANCE FUND, EQUIPMENT REPLACEMENT FUND, EMPLOYEE INSURANCE FUND, GENERAL INSURANCE FUND, CEMETERY TRUST FUND, GENERAL CAPITAL PROJECTS FUND AND STORMWATER CAPITAL PROJECTS FUND; PROVIDING FOR MODIFICATIONS; PROVIDING FOR AMENDMENTS TO SAID ANNUAL BUDGET TO CARRY FORWARD THE FUNDING OF PURCHASE ORDERS OUTSTANDING AND UNSPENT PROJECT BUDGETS AS OF SEPTEMBER 30, 2025; AND AUTHORIZING TRANSFER OF FUNDS HEREIN APPROPRIATED BETWEEN DEPARTMENTS SO LONG AS THE TOTAL FUND APPROPRIATIONS SHALL NOT BE INCREASED THEREBY.**

### **BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER PARK:**

**SECTION 1.** The annual budget of the City of Winter Park for the fiscal year beginning October 1, 2025 and ending September 30, 2026 as set forth on Schedule A attached hereto and by reference made a part hereof, is hereby adopted and approved after full, complete and comprehensive hearings and in consideration of the expressions of all parties concerned. It is hereby declared that said budget represents and presents the judgment and intent of the City Commission as to the needs and fiscal requirements of the various departments of the City government for the next ensuing twelve-month period.

**SECTION 2.** There are hereby expressly appropriated out of anticipated revenues and funds available for such purposes and not otherwise appropriated, the funds and monies necessary to meet the appropriations set forth in said budget. It is hereby declared that the funds available are those in excess of the amount required by law to be held by the City of Winter Park.

**SECTION 3.** The budget approved by this ordinance may be reviewed by the City Commission and shall be subject to modification by ordinance if the actual revenues and necessary expenditures are found to differ substantially from the estimates contained in said budget.

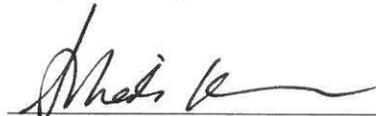
**SECTION 4.** The City Manager is hereby authorized to increase the line item appropriation in the attached budget to cover those purchase orders which shall have been issued on or prior to September 30, 2025, but not filled as of that date, and is authorized to pay for all goods or services received pursuant to such purchase orders from all the funds so appropriated. All such increases shall be appropriated to the corresponding accounts in the same funds against which they were outstanding as of September 30, 2025. The City Manager shall report to the City Commission all such purchase orders.

**SECTION 5.** The City Manager is hereby authorized to increase the line item appropriation in the attached budget to cover the unspent portion of project length budgets as of September 30, 2025. The City Manager shall report to the City Commission all such project budgets carried forward from fiscal year 2025 to fiscal year 2026.

**SECTION 6.** The City Manager shall have the authority to transfer appropriations from one line item to another line item within a fund budget so long as the total fund appropriations shall not be increased. Appropriation transfers between funds shall require the approval of the City Commission.

**SECTION 7.** The accompanying five year capital improvement plan is hereby adopted as part of this ordinance and is made a part of the Comprehensive Plan, Data, Inventory and Analysis document replacing and substituting therefore any previous five year capital improvement plan. Funding for the first year of the plan is included in the annual budget. Funding for projects in years two through five is subject to the annual budgets adopted for each of those years.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this 24<sup>th</sup> day of September, 2025.

  
\_\_\_\_\_  
Sheila DeCiccio, Mayor

Attest:

  
\_\_\_\_\_  
Rene Cranis, City Clerk

**City of Winter Park, Florida**  
**Annual Budget for Fiscal Year 2026**  
**Community Redevelopment (CRA) Fund Summary**

	<u>2026 Proposed</u>	<u>2025 Adopted</u>
<b>Revenues:</b>		
Intergovernmental Revenues	\$ 4,021,021	\$ 3,840,295
Charges for Services	-	-
Miscellaneous	602,044	457,652
Transfers	5,206,424	4,872,398
Fund Balance	<u>-</u>	<u>-</u>
Total Revenues	\$ <u>9,829,489</u>	\$ <u>9,170,345</u>
<b>Expenditures:</b>		
Operating Expenses	\$ 1,835,145	\$ 1,778,668
Capital Projects	5,700,000	5,140,000
Debt Service	710,565	1,066,442
Organizational Support/ Community Initiatives	1,003,300	859,000
Reimbursements To Other Funds	120,299	138,242
Transfers To Other Funds	-	-
Contingency Reserve	<u>460,180</u>	<u>187,993</u>
Total Expenditures	\$ <u>9,829,489</u>	\$ <u>9,170,345</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

## Community Redevelopment Agency 5-Year CIP

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
<b>ESTIMATED REVENUES</b>					
TIF Revenue - City	5,206,424	5,492,777	5,739,952	5,854,751	6,030,394
TIF Revenue - County	4,021,021	4,242,177	4,433,075	4,521,737	4,657,389
Investment Earnings	572,044	657,851	723,636	759,817	759,817
Misc. Revenues	30,000	-	-	-	-
CRA Revenues	9,829,489	10,392,805	10,896,663	11,136,305	11,447,600
Fund Balance	-	-	-	-	-
<b>Total Revenues</b>	9,829,489	10,392,805	10,896,663	11,136,305	11,447,600
<b>ESTIMATED EXPENDITURES</b>					
Personnel & Indirect Costs	850,410	888,098	924,829	959,098	994,661
General Operating	760,034	785,278	807,683	831,935	856,915
Community Initiatives	1,163,300	1,484,380	1,527,947	1,550,890	1,595,193
Capital Maintenance	185,000	192,400	199,134	205,108	211,261
Misc. Capital Enhancements	400,000	400,000	400,000	400,000	400,000
Debt Service & Transfers	710,565	-	-	-	-
<b>Total Expenditures</b>	4,069,309	3,750,157	3,859,593	3,947,030	4,058,031
<b>Annual Surplus/Deficit</b> (Funding Available for Additional Projects and Programs)	5,760,180	6,642,648	7,037,070	7,189,275	7,389,569

Five Year CIP & Project Balances	Prj. Bal.	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Misc. Infrastructure Improvements	1,385,730					
17/92 Streetscape		-	-	5,000,000	5,000,000	2,000,000
MLK Basin Stormwater Improvements	2,925,067	500,000	500,000	-	1,000,000	-
Denning/Fairbanks Intersection Improvements	1,485,763	-	-	-	-	3,000,000
MLK Park Improvements	2,065,862	-	-	-	-	-
W. Fairbanks Stormwater/Infrastructure	2,479,531	1,000,000	1,000,000	-	-	-
MLK Surface Parking	1,200,000	-	-	-	-	-
Canton Ave Stormwater Drainage		1,300,000	3,450,000	-	-	-
1792/Fairbanks Intersection Improvements		-	2,000,000	2,000,000	-	-
Killarney Estates Brick & Drainage Refresh	500,000	-	-	-	-	-
Park Ave Refresh	69,000	2,500,000	-	-	1,000,000	2,000,000

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

**CITY OF WINTER PARK  
CAPITAL IMPROVEMENT PLAN- CRA  
COMMUNITY REDEVELOPMENT AGENCY FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
CRA	CRA Infrastructure & Small Scale Improvements	TIF	2,000,000	400,000	400,000	400,000	400,000	400,000
CRA	17-92 / PD&E Streetscape	TIF	12,000,000			5,000,000	5,000,000	2,000,000
CRA	MLK Basin Stormwater Improvements	TIF	2,000,000	500,000	500,000		1,000,000	
CRA	West Fairbanks Stormwater/Infrastructure	TIF	2,000,000	1,000,000	1,000,000			
CRA	Canton Ave. Stormwater Drainage	TIF	4,750,000	1,300,000	3,450,000			
CRA	17-92/Fairbanks Intersection Improvements	TIF	4,000,000		2,000,000	2,000,000		
CRA	Park Avenue Refresh	TIF	5,500,000	2,500,000			1,000,000	2,000,000
CRA	Denning/Fairbanks Intersection Improvements	TIF	3,000,000					3,000,000
	<b>Totals</b>		<b>35,250,000</b>	<b>5,700,000</b>	<b>7,350,000</b>	<b>7,400,000</b>	<b>7,400,000</b>	<b>7,400,000</b>

**Totals by Funding Source:**

Tax Increment Financing (TIF)

**35,250,000    5,700,000    7,350,000    7,400,000    7,400,000    7,400,000**