

SECTION 1.3 PROPOSED CRA EXPANSION AREA

In 2023, the City of Winter Park ("City") staff, in close coordination with the administration of Orange County ("County"), evaluated three targeted areas for consideration in inclusion within the existing CRA. The targeted areas that were examined included: (1) Lee Road Expansion Area, (2) Fairbanks Avenue Expansion Area, and (3) Orlando Avenue Expansion Area. The City prepared a Finding of Necessity ("FON") evaluation to determine if the targeted areas qualified for potential inclusion within the existing CRA in accordance with F.S. Section 163.340 (7), (8) (see **Appendix A – Finding of Necessity for CRA Expansion**).

While all three of the evaluated potential expansion areas contained the requisite conditions for inclusion within the existing CRA. After in-depth discussion between the City and County leadership and staff, it was determined that the Fairbanks Avenue Expansion Area was the area that demonstrated the greatest need for inclusion within the existing CRA.

The Fairbanks Avenue Expansion Area ("Expansion Area") contains 307 parcels, composing 142 +/- acres and is generally bounded by the Fairbanks Avenue corridor to the north, U.S. 17-92 to the east, I-4 to the west, and Minnesota Avenue to the south. The existing CRA and the Expansion Area are shown in **Figure 2 – Existing Winter Park CRA Boundary and Fairbanks Avenue Expansion Area**.

Figure 2. Existing Winter Park CRA Boundary and Fairbanks Avenue Expansion Area Boundary

