



**FIFTY
WEST**

OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

March 3, 2026

AGENDA

5:00 PM

CRA REGULAR MEETING

• CALL TO ORDER

Roll Call and Determination of Quorum

• PUBLIC COMMENTS

• OLD BUSINESS

• NEW BUSINESS

1. Development Services Director Introduction
2. Approval of Minutes of the December 2, 2025, Regular CRA Meeting

• MISCELLANEOUS

1. Annual Report Presentation
2. Redevelopment Plan Update
3. Project Updates

• BOARD COMMENTS

• ADJOURNMENT

NOTICE: IN ACCORDANCE WITH FLORIDA STATUTE 286.0105: ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH FLORIDA STATUTE 286.26: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 1 N. BLUFORD AVENUE, OCOEE, FL 34761, (407) 905 -3105, 48 HOURS IN ADVANCE OF THE MEETING.



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OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

December 2, 2025

MINUTES

5:00 PM

CRA REGULAR MEETING

• CALL TO ORDER

Chair Kennedy called the Community Redevelopment Agency Board to order at 5:00 PM in the Commission Chambers of City Hall. **Recording Clerk Sibbitt** called roll and declared a quorum present.

Roll Call: Chair Kennedy, Vice-Chair Koovakada, Member Johnson, Member Wilsen, Member Firstner, Member Oliver, and Member June

Absent: None

Also Present: City Manager Shadrix, Assistant City Manager Rumer, CRA Administrator Vaca, City Attorney Geller, and Recording Clerk Sibbitt

• PUBLIC COMMENTS

No speaker reservation forms were received.

• OLD BUSINESS - None

• NEW BUSINESS

1. Approval of Minutes of the September 16, 2025, CRA Board Meeting

Member Wilsen, seconded by Member Johnson, moved to approve the CRA Regular Meeting Minutes of September 16, 2025, as presented. Motion carried unanimously.

2. Election of Officers

A memorandum was provided in the CRA packet which identified the Chair and Vice-Chair for the past seven fiscal years, including the current year. Brief discussion ensued.

Member Firstner, seconded by Member Johnson, moved to nominate Vice-Chair Koovakada as CRA Board Chair and Member Oliver as CRA Board Vice-Chair. Motion carried unanimously.

• **MISCELLANEOUS**

1. Increment Revenue Update

CRA Administrator Vaca updated the Board on the revised increment revenue calculations provided by the Orange County Office of Management & Budget on November 5, 2025. She reported that the tax increment will be \$192,647.05 higher than the original June estimate, primarily due to an increase in gross taxable value. As a result of this higher tax increment, a larger rebate will be owed back to Orange County from the CRA. She also outlined the payment timeline, including the budget transfer and initiation of the rebate payment. **CRA Administrator Vaca** noted that no action is required at this time. She stated that the Financial Annual Audit is expected in March 2026, and a formal budget amendment will likely be brought forward in June to update the tax increment value and the cash carry forward.

2. Project Updates

CRA Administrator Vaca updated the Board with the following:

- 1) The Wellness Park restroom was re-inspected to address the remaining punch list items. Staff worked with the contractor to complete the necessary revisions, and the contractor has since submitted all close-out materials. City staff is now finalizing the opening and lock-up schedule.

Member Wilsen expressed concerns about the park and restroom hours. **CRA Administrator Vaca** and **City Manager Shadrix** addressed her concerns. It was noted that the lighting complies with all applicable safety codes and standards necessary to ensure public safety in that area. **Member Oliver** asked whether any cameras are installed at Wellness Park and recommended that staff consider adding them if none are currently in place. **CRA Administrator Vaca** responded to his inquiry.

- 2) Meetings regarding the Bluford Avenue Streetscape have taken place with the property owner of 789 South Bluford Avenue and staff, to discuss acquiring the southern portion of the property for the new lift station. Staff is coordinating with CPH to obtain a legal description and sketch of the property needed for appraisal and acquisition. Additionally, staff met with Duke Energy's underground conversion design team to address questions about the project design.

• **BOARD COMMENTS - None**

• **ADJOURNMENT**

The meeting was adjourned at 5:12 PM

Attest:

APPROVED:

Melanie Sibbitt, Recording Clerk

Chair



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MEMORANDUM

TO: CRA Board
FROM: Carolina Vaca, CRA Administrator
DATE: March 3, 2026
RE: ANNUAL REPORT PRESENTATION

The Annual Report for Fiscal Year (FY) 2025 is titled *Enhancing How We Live, Work, and Play*. This theme reflects the CRA's continued commitment to strengthening Fifty West through investments that support economic vitality, infrastructure improvements, and quality-of-life enhancements. The report highlights our redevelopment efforts including public realm enhancements, public-private partnerships, business support initiatives, and community-focused programming.

In accordance with the reporting requirements set forth in Florida Statutes 163.371, the Annual Report includes:

- A summary of the status of redevelopment plan implementation
- A summary of revenues and expenditures for FY 2025
- A list of key projects undertaken in FY 2025, including the cost of each project
- The original assessed real property value (2006) and the current assessed real property value for FY 2025
- Other required statutory components

In addition to these required elements, the report also highlights notable achievements and memorable moments from the fiscal year, including:

- The number of new business licenses issued within the CRA in Fiscal Year 2025
- New businesses opened and businesses coming soon to the CRA
- Awards earned in Fiscal Year 2025
- Recognition of Ginger's retirement and the lasting impact of her service

In compliance with Florida Statutes 163.371, staff will file the report with Orange County and publish it to the CRA's website by March 31, 2026.

Attachments: Ocoee CRA 2025 Annual Report

C: Craig Shadrix, CRA Executive Director/City Manager
Mike Rumer, Assistant City Manager
Nick Lepp, Development Services Director
City of Ocoee CRA ▪ 1 North Bluford Avenue ▪ Ocoee, Florida 34761
phone: (407) 905-3100 ▪ fax: (407) 905-3167 ▪ www.ocoeecra.com

Enhancing HOW WE LIVE WORK & PLAY



FIFTY
WEST

2025 ANNUAL REPORT





Ocoee CRA

1 N. Bluford Ave. | Ocoee, FL 34761
407.905.3100 ext. 9-1027

BOARD MEMBERS

- Scott Kennedy, Commissioner and CRA Chair
- Philip Koovakada, City Appointed CRA Board Member and Vice Chair
- Rusty Johnson, Mayor and CRA Board Member
- Rosemary Wilsen, Commissioner and CRA Board Member
- Richard Firstner, Commissioner and CRA Board Member
- George Oliver III, Commissioner and CRA Board Member
- Randy June, Orange Co. Appointed CRA Board Member

STAFF

- Craig Shadrix, City Manager and CRA Executive Director
- Michael Rumer, Assistant City Manager
- Virginia "Ginger" Corless, Development Services Director
- Carolina Vaca, CRA Administrator

LEGAL COUNSEL

- Richard S. Geller, Fishback Dominick, LLP

This Annual Report serves to meet the requirements of Section 163.371 (2), Florida Statutes, whereas, each CRA in Florida must prepare a report of its activities for the preceding fiscal year. Covering Fiscal Year (FY) 2024-2025, this Report is posted at www.ocoecra.com and available for viewing at the City of Ocoee Clerk's Office and CRA's Office, 1 N. Bluford Ave. Ocoee, FL 34761.

For more information on the CRA budget visit <https://www.ocoecra.com/Archive.aspx?AMID=38>

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OCOEE CRA AGENT for Change

CRA's Facilitate Community Revitalization

Community Redevelopment Agencies (CRAs) are important in facilitating and validating the revitalization of economically underperforming blighted areas. CRAs are created at the local level to not only provide a governing board, but also to gain access to tax increment financing (TIF).

TIF revenues are generated from increasing property values within a redevelopment district as public infrastructure improvements are made and private entities reinvest in the District. The incremental growth in tax revenue over the level of the base year is paid into the District's Redevelopment Trust Fund and is to be used only within the District as called for in the Community Redevelopment Plan and annual budgeting process.

CRAs may use increment revenues to leverage other monies such as grants and public/private partnerships. The revenues can be used for the planning and implementation of public infrastructure projects, as well as, for land acquisition and providing development incentives.

Fifty West Redevelopment District

The Ocoee Community Redevelopment District, now known as Fifty West, was established in 2006 and consists of 1,070 acres centering on State Road 50, Ocoee's primary commercial corridor. With the District currently set to sunset in 2036, redevelopment as articulated by the District's Vision Statement, Redevelopment Plan and subsequent planning initiatives, such as the Target Areas Special Development Plan, is beginning to be realized.

During fiscal year 2024-2025, the Ocoee CRA met on March 4, 2025, June 3, 2025, August 5, 2025, and September 16, 2025. For a schedule of upcoming CRA Board meetings visit www.ocoecra.com/929/CRA-Meeting-Dates or call the Fifty West CRA office at (407) 905-3100 ext. 9-1027.

The Ocoee CRA is an "Agent for Change" and well positioned with increasing revenues and private reinvestment to create Fifty West as a thriving contemporary commercial destination that provides diverse employment opportunities and enhances the quality of life for not only the businesses and residents of the District, but the entire region.

Tax increment revenues stay in the District, allowing the CRA to invest in public infrastructure and stimulate private reinvestment.

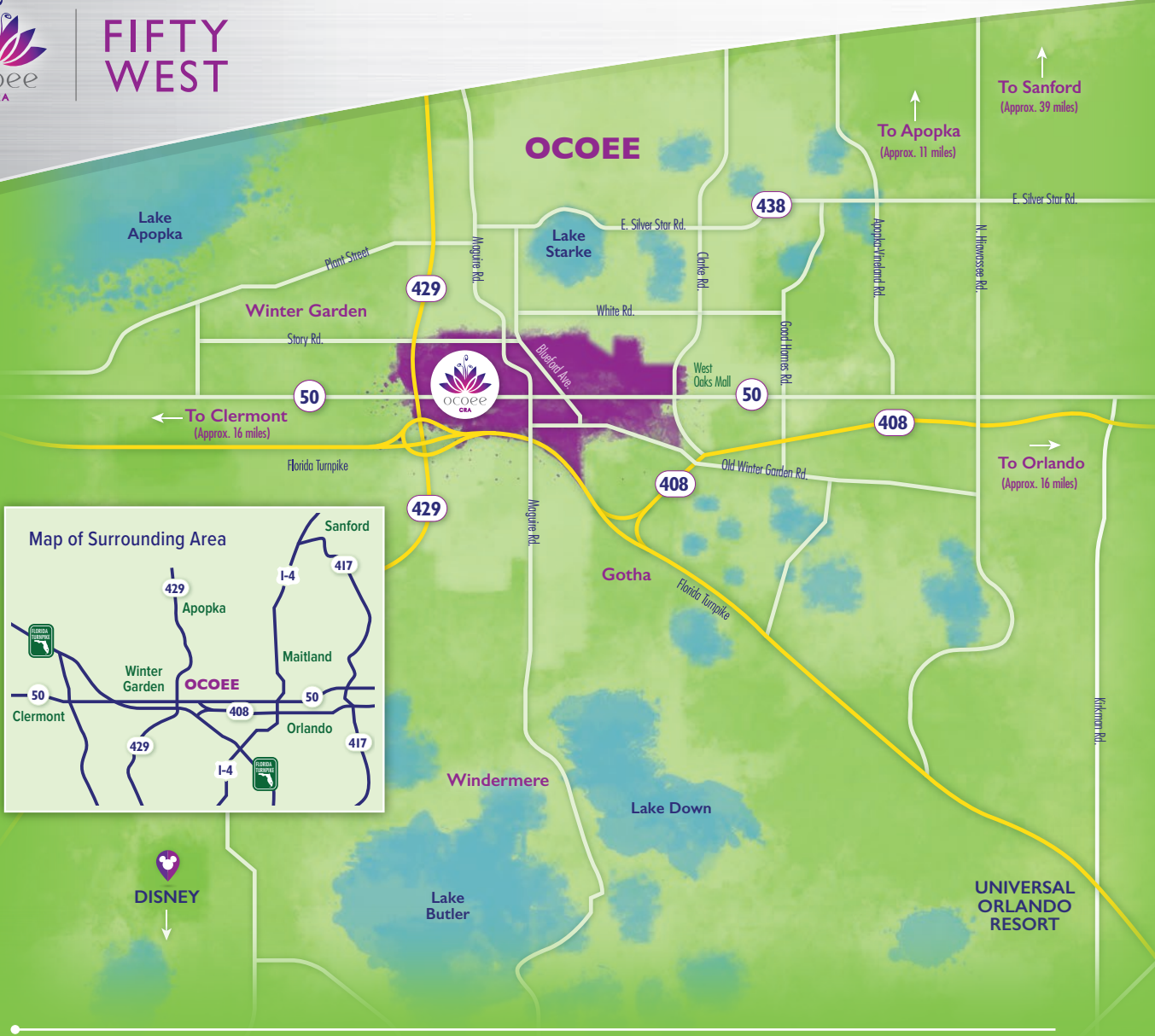
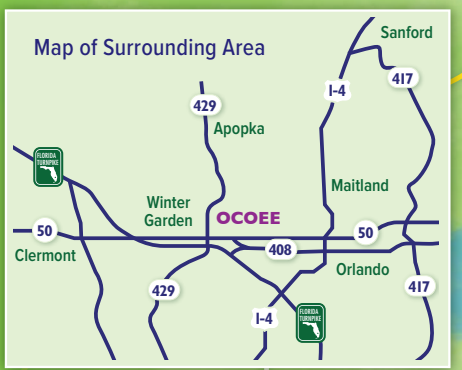
BE IN THE KNOW: The Ocoee CRA is seeking opportunities to meet with businesses, organizations, property management and home owner associations to share the Fifty West Redevelopment District's vision, opportunities, and information on projects. If you are interested in finding out more about the Fifty West Redevelopment District contact Carolina Vaca, CRA Administrator at 407.905.3100 X 9-1027.

FIFTY WEST
Taxable Property Value increased from \$157,484,822 when the District was established in 2006 to \$585,926,088 in 2025.
272% INCREASE



FIFTY WEST

All Roads LEAD TO OCOEE

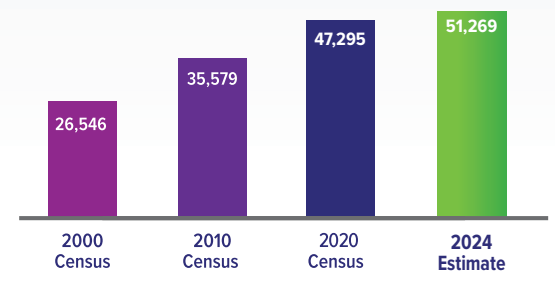


The Fifty West Community Redevelopment District sits along a 2-mile stretch of SR 50 and is easily accessible from the Florida Turnpike, the East-West Expressway (408) and the Western Beltway (429). Significant improvements to these roadways have occurred over the last 19 years, in addition to other roadway extensions serving the rest of the community. Ocoee is just minutes from downtown Orlando, Disney World, I-Drive - Convention Center Area, and Orlando International Airport, as well as other large scale employers in the area. Fifty West is anchored by the 1.1 million square foot West Oaks Mall and Orlando Health's Health Central Hospital, in addition to a full array of medical, retail, and service businesses.

MEASURING Success

FIFTY WEST

currently serves as a primary Commercial Center for the City
 Citywide population has nearly doubled since 2000 – providing access to **over 49,000 people**



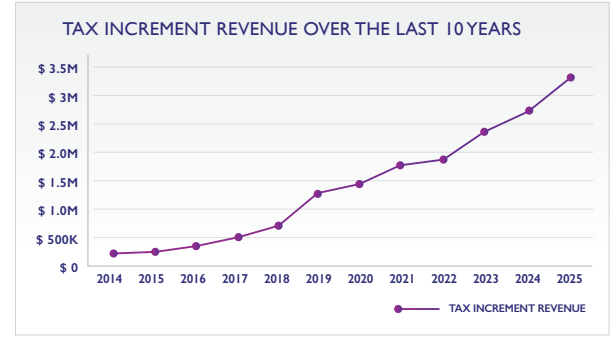
FIFTY WEST TOP EMPLOYERS

- Orlando Health - Health Central 2,000 Employees
- Manheim Auto Auction 751 Employees
- Westgate Resorts 976 Employees
- Walmart 420 Employees



OCOEE'S CRA INCREMENT REVENUES HAVE INCREASED BY

24%
 SINCE LAST YEAR



BUSINESS FRIENDLY OCOEE CRA

- Custom development incentive programs
- Tap into incentives for job-creation
- CRA public/private partnership opportunities
- C-PACE Access
- Call (407) 905-3100 ext. 9-1027 for additional information

THE IMPLEMENTATION OF THE FIFTY WEST COMMUNITY REDEVELOPMENT PLAN IS THE BASIS IN WHICH WE MEASURE THE OCOEE CRA'S SUCCESS.

In 2020, Florida State Legislature stipulated new reporting requirements for the CRA's Annual Report and website (see FS 163.371). One of the new requirements for the Annual Report is to include a summary of how well the CRA has achieved the goals and objectives as set out in the Redevelopment Plan and subsequent planning studies. Pages six (6) through eight (8) summarize our success.

The Redevelopment Plan was adopted in 2006 and set the foundation of each of the programs, projects, and services undertaken by the CRA. In 2010, the CRA adopted the award winning CRA "Target Areas Special Development Plan" (Target Areas Plan). The Target Areas Plan provides the development framework for three (3) target areas, as well as



Recipient of the FAPA 2011 Award of Merit



Mixed-use Village Vision

for the Fifty West Redevelopment District. In 2024, the City began the process of updating the Land Development Code (LDC). When complete, the LDC will include language from the Target Areas Plan.

The Fifty West Vision

Everything the CRA has done, from land acquisition (Colony Plaza); to enhancing Fifty West's corridors; to preparing infrastructure plans and development standards; to designing parks; to offering development incentives to property owners has been done to realize the CRA's vision.

Fifty West will include centers of vibrant, urban, mixed-use development providing enhanced pedestrian and automobile connectivity, flexible land uses, diverse economic base, a mix of housing types, a shared responsibility of infrastructure financing, public open space and parks, creating an enhanced image and contemporary development form.

GUIDING Objectives

Objective 1 – Land Acquisition

“Take back the SW corner at intersection of SR 50 & Maguire Road”

Following its establishment in 2006, the CRA worked tirelessly alongside the City to purchase property within the area now known as Target Area 1. The blighted Colony Plaza Hotel that plagued the Fifty West Redevelopment District for decades was acquired and imploded in 2009 after a lengthy legal battle. An agreement was reached with a developer to revitalize the parcels at the SW corner of the SR 50 and Maguire Road intersection which later became the Ocoee Corners development. The first two phases of Ocoee Corners brought new businesses such as Southern Steer Butcher, UrgentVet, Tijuana Flats, and Sonny's BBQ to Fifty West. Double O's coffee soon followed, joining Ocoee Corners in 2023.



Colony Plaza Implosion

Objective 2 – Transportation and Pedestrian Safety

“Improving Connectivity and Accessibility”

The Finding of Necessity identified the lack of safe roadways, including bicycle and pedestrian facilities. The condition of SR 50, Maguire Road, Old Winter Garden Road, and Bluford Avenue were identified as blight factors. The Redevelopment Plan and the Target Areas Plan identified the need to improve these roads, as well as, to develop urban local roads within each of the Target Areas. The following projects demonstrate how the CRA is implementing this objective.



Double O's Coffee
Ocoee Corners Development

SR 50 Roadway Improvements – Florida Department of Transportation (FDOT) increased the safety of SR 50 by expanding the facility from a 5-lane undivided to a 6-lane divided roadway, adding bike lanes, and installing new sidewalks and medians. Improvements were completed in late Spring of 2018. The CRA then worked with FDOT and Duke Energy to bring highway LED lighting to the SR 50 corridor. Installation of the new LED lighting was completed in the fall of 2022.



SR-50 Landscape Improvements

S. Bluford Avenue Complete Street – In 2019, the CRA completed a complete streets study for Bluford Avenue. In 2021, the CRA selected CPH Consulting, LLC to provide engineering and design services. Planned improvements include a 10' shared path, traffic calming, roundabouts, expansion of sewer capacity, lights, and landscaping. Estimated cost is over 13 million dollars. Construction should start in fiscal year 2025-2026.



S. Bluford Avenue
Corridor Plan

Old Winter Garden Road/Economic Court Extension – In late 2019, the CRA completed a conceptual master stormwater and infrastructure plan that identified the roadway alignment for the extension of Old Winter Garden Road and Economic Court. In 2023, the City and CRA entered into a development agreement with the developer of The Regency mixed-use development as a means to complete the extension and necessary intersection improvements at Old Winter Garden and Maguire Road. Under the agreement, the City and CRA agree to reimburse the developer for the improvements and a portion of the right-of-way costs upon the completion of the intersection and road extension.

Transportation Planning – The CRA, City, and MetroPlan Orlando have worked together to identify transportation projects, including bicycle and pedestrian improvements needed throughout the Fifty West District for the next 20 years. In 2024, Ocoee's Vision Zero Safety Action Plan identified bike/ped safety enhancements at several intersections throughout the District.

The Target Areas Plan can be found on the CRA website at www.ocoecra.com/DocumentCenter/View/12370/Target-Areas-Special-Development-Plan-PDF



Objective 3 – Urban Design and Infrastructure
“A Change from Suburban to Urban”

The Redevelopment Plan and the Target Areas Plan speak to enhancing the overall visual characteristic of the Redevelopment District. The framework presented in the Target Areas Plan is being followed as demonstrated not only in each of the three Target Areas but also throughout the Redevelopment District.

To help facilitate infrastructure improvements, the CRA created a line in the budget called Minor Infrastructure Improvements designated to fund water, sewer, reclaimed water, and sidewalk improvements throughout the Redevelopment District.

Objective 4 – Open Space and Recreation
“Creating Urban Open Spaces And Dynamic Places To Play”

The Redevelopment Plan emphasizes the need for quality open spaces and parks to be provided. In 2021, the CRA finalized design of the Healthy West Orange Wellness Park. Located on S. Bluford Avenue, the park is constructed around a stormwater pond built to serve SR 50. The park includes four (4) fitness hubs with composite and individual exercise equipment positioned under a sunshade.

Midtown Vision



Construction began in early 2022 and the park opened on Valentine’s Day, 2023. Final construction cost was \$2,949,419.64. In 2024, the CRA awarded a contract for the construction of a restroom building at Wellness Park. The restroom, designed by CPH Consulting LLC, was completed in December of this year and elevates the user experience at the park.

A new park is also scheduled to be constructed at The Regency. The park will be open to the public and will include a fitness trail and other site amenities.

Objective 5 – Funding, Financing, Management, and Promotion

“Leveraging Resources and Marketing the CRA”

The CRA understands the importance of leveraging the increment revenues to secure other funding through sources such as grants, like the FDOT Highway Beautification Grant for SR 50 and the \$3 million grant from West Orange Wellness Park, as well as through public/private partnerships.

To encourage private reinvestment, the CRA may award grants or offer a developer an incentive package. Typical incentives offered include permit fee reduction, impact fees waived, and even capital charges for water and sewer connections paid by future increment revenues pledged by the CRA.

Creating PLACES TO LIVE, WORK AND THRIVE

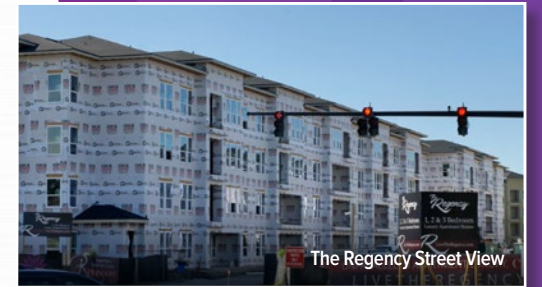
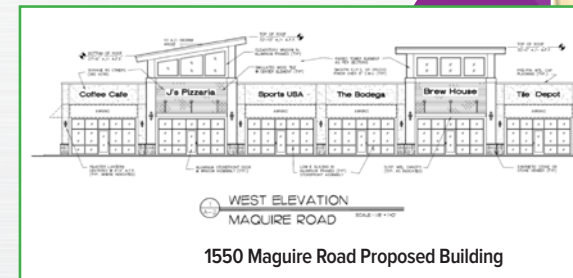
The CRA strives to create a destination community that provides dynamic living, as well as places for working, shopping, dining, recreation, and entertainment. This year, through coordinated public-private partnerships and targeted incentive programs, the CRA made measurable progress toward advancing this mission.

One of the most transformative projects underway is The Regency, a mixed-use development in Target Area 1 that is now nearing completion. Designed to integrate residential, ground-floor commercial, and community-oriented spaces, The Regency represents a major step forward in creating a dynamic, walkable environment within the Fifty West District. To support this development, the City and CRA partnered with the developer to complete two key transportation improvements: the extension of Old Winter Garden Road and improvements to the Old Winter Garden/Maguire Road intersection.

Complementing this investment, the CRA continued its focus on addressing underutilized and blighted properties that detract from the district’s potential. This year, the CRA awarded a grant to facilitate the demolition and replacement of the blighted former BB&T building, located on Maguire Road near The Regency, with a new building designed to reflect the CRA’s contemporary urban design standards. CRA and City staff worked with the property owner to create a conceptual design that aligns the building to Maguire Road, incorporates outdoor dining patios that activate the streetscape, and features an enhanced façade with elevated architectural detailing.

In addition to physical redevelopment, the CRA continues to invest in initiatives that support employment growth and strengthen the district’s economic base. This year, the CRA awarded a \$62,400 job creation grant to Westgate Resorts to support the relocation of high-paying jobs to its business center located on Old Winter Garden Road. In addition to this expansion, Westgate has indicated interest in evaluating future phases and additional opportunities to grow its operational footprint within Ocoee, aligning with the CRA’s objective to attract and retain quality employers that provide professional employment opportunities and strengthen the local economy.

Through strategic investment, thoughtful design, and strong partnerships, Fifty West continues to evolve into a more vibrant, connected, and welcoming place for residents, businesses, and visitors alike.



THE OCOEE CRA CATEGORIZES KEY 2025 PROJECTS AS PLANNING, DESIGN, OR CONSTRUCTION/ INSTALLATION. THE FOLLOWING PROVIDES THE COST INFORMATION FOR KEY PROJECTS UNDERTAKEN BY THE OCOEE CRA FOR FISCAL YEAR 2024-2025.

Planning Studies	\$24,319.42
• Redevelopment Plan Update	\$24,319.42
Design	\$228,769.88
• Wellness Park Restroom Design Services	\$42,993.38
• Bluford Ave. Complete Street Design & Final Engineering	\$185,776.50
Construction/Install	\$418,689.17
• Wellness Park Restroom Construction	\$329,880.37
• Wellness Park Shade Sail Installation	\$30,579
• State Road 50 Median Enhancement	\$14,771
• Blackwood Avenue Median Enhancement	\$18,755
• Old Winter Garden Road Median Enhancement	\$24,703.80
2025 Trust Fund Expenditures on the above Projects	\$671,778.47
Total Number of Key Projects	8

REPORTING THE *Numbers*

Financial Reporting

The Ocoee CRA is responsible for filing an annual report and an independent financial audit. This Annual Report will be filed consistent with Fla. Stat. 163.356 (3) (c). The independent financial audit will also be included in the City's Comprehensive Annual Financial Report (CAFR) once it has been finalized. A copy of the CAFR as well as the independent audit will be made public on the CRA's website, at the office of the City Clerk and distributed to the taxing authorities paying into the Redevelopment Trust Fund, including Orange County.

FISCAL YEAR 2024-2025 REVENUES

The following were the revenues contained within the Ocoee CRA's Redevelopment Trust Fund for FY 2024-2025

Opening Cash Balance 10/01/24	\$ 6,905,482
Contributions (TIF)	\$ 3,314,115.13
City	\$ 1,748,044.13
County	\$ 1,566,071
Interest Earnings	\$ 127,233.77
Total Income	\$ 10,346,830.90

FISCAL YEAR 2023-2024 EXPENDITURES

During FY 2024-2025, the CRA expended a total of \$1,621,643.91 as follows.

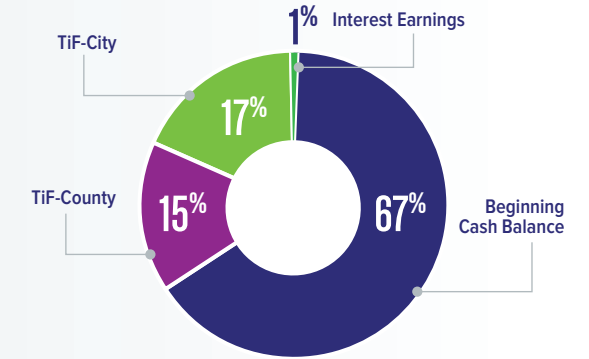
Operating	\$ 611,592.21
Personnel	\$ 411,766.42
Capital	\$ 598,285.28

It is noted that funds remaining in the Redevelopment Trust Fund as of September 30, 2025, are designated by the CRA Board for specific CRA capital improvement projects for FY 2025-2026 pursuant to Florida Statutes.

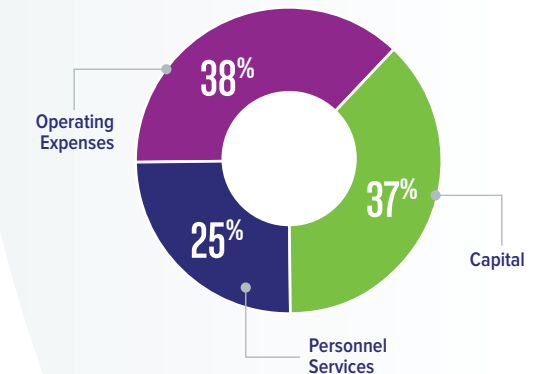
Numbers are accurate at time of publication but may change when the independent financial audit is finalized.

For more information on the CRA budget visit www.ocoeeecra.com/Archive.aspx?AMID=38

CRA REVENUES



CRA EXPENDITURES



Open FOR BUSINESS

NEW BUSINESSES COMING SOON TO THE FIFTY WEST DISTRICT



O2B Kids



Ocoee Pickleball Complex



35 NEW BUSINESS LICENSES WERE ISSUED IN FISCAL YEAR 2025

WAWA

9729 W Colonial Dr, Ocoee, FL 34761

EINSTEIN BROS. BAGELS

10300 W Colonial Dr, Ocoee, FL 34761

GABE'S

11029 W Colonial Dr, Ocoee, FL 34761

PITA MEDITERRANEAN

10341 W Colonial Dr Ste 20, Ocoee, FL 34761



WaWa



Einstein Bros.



Gabe's



Pita Mediterranean

COMING Soon

Supporting Activity, Wellness, and Community Gathering

2025 marked continued progress in advancing recreation, wellness, and community connection within the CRA. Through capital investments and collaborative planning efforts, the CRA and city focused on enhancing existing public spaces while supporting new recreational opportunities that improve quality of life for residents of all ages and abilities.

At Wellness Park, several key improvements were completed to enhance comfort and year-round usability. A newly constructed restroom building now provides added convenience for families, fitness groups, and participants attending community gatherings, including the annual Healthy Block Party, hosted in partnership with Healthy West Orange. In addition, the park's shade sails were replaced and refreshed with vibrant colors that reflect the vibrant energy and character of Fifty West. Together, these enhancements encourage longer visits, expanded programming, and increased use of the park as a neighborhood wellness destination. The CRA's continued commitment to providing inclusive public spaces that support healthy lifestyles was recognized by the East Central Florida Regional Planning Council, which awarded the 2025 Award for Excellence in Health and Equity to the City of Ocoee, the CRA, and the Foundation for a Healthier West Orange for Wellness Park.

Enhancing quality of life also means expanding opportunities for recreation beyond existing amenities. This year, the city received an application for a new state-of-the-art pickleball facility within the CRA. During the review process, potential impacts related to project scale and noise were identified and carefully considered. City and CRA staff worked collaboratively with the applicant to refine the project scope, resulting in a redesigned indoor facility with a contemporary architectural aesthetic. The approved concept provides a modern venue for organized programming, informal recreation, and community events. When completed, the facility will offer next-level amenities including 25 indoor courts, locker rooms, pro shop, conference space, restaurant with indoor and outdoor seating, viewing areas, banquet hall, and outdoor championship court. As one of the fastest-growing recreational activities nationwide, pickleball welcomes players of all age groups and skill levels, and this facility will be a welcomed addition to the district.

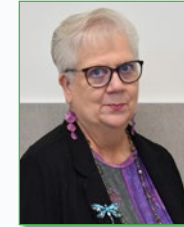
Through collaboration, public engagement efforts, and continued investments, the CRA ensures Fifty West remains a place where residents can stay active, connect, and thrive.



Powered by Partnership
 From helping build Wellness Park to hosting the annual Healthy Block Party, Healthy West Orange plays a vital role in advancing health and wellness in Fifty West. Learn more at www.healthyywestorange.org/



A Legacy of Leadership



After many years of dedicated service to the City of Ocoee and the CRA, we bid farewell to Ginger Corless, who retired at the end of the year. 40 years ago, Ginger began her professional planning career in Central Florida and in 1998, she made Ocoee her home, raising her sons, foster children, and exchange students along the shoreline of Starke Lake. Soon after moving to Ocoee, Ginger became a planning and design consultant for the city. In that role, she helped establish the Fifty West Redevelopment District, prepared park plans, led the streetscape designs for McKey Street and Clarke Road, and helped prepare the Downtown Municipal Master Plan. She later served as the Contract CRA Administrator and, in 2018, was appointed Deputy Development Services Director/CRA Administrator. In 2024, she became the Development Services Director. As a certified planner, parks and recreation professional, and redevelopment specialist, Ginger brought a wealth of knowledge, experience, and thoughtful leadership to the city.

A few of her notable contributions include:

- Securing over \$4 million in grant funding for the City
- Preparing and conducting the Parks, Recreation & Trails interactive community survey
- Drafting the Healthy West Orange Trails Initiative
- Authoring winning award applications for the CRA Annual Report, Healthy West Orange Wellness Park, and the Healthy West Orange Trails Initiative



Her contributions helped strengthen the city and left a lasting impact on both colleagues and the community. As she begins this next chapter, we recognize and celebrate the legacy of leadership she leaves behind.



**FIFTY
WEST**

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