



# agenda

May 24, 2018; 12:00 pm

Chapman Room  
401 S. Park Ave. 2<sup>nd</sup> Floor

## CRA advisory board

### 1 Administrative items

- A. Approval of the Meeting Minutes from 3-22-18

### 2 Action items

- A. Request from Depugh Nursing Home
- B. Request from Enzian Theatre

### 3 Informational items

- A. CRA Agency meeting review

### 4 Public Comment

### 5 New business items

- A. Budget meeting discussion

### 6 Adjournment

- A. Next CRAA meeting – June 28

## appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



# agenda item

meeting date May 24, 2018

item type ☒ Administrative  
☐ Action  
☐ Information

approved by ☐ City Manager  
☐ City Attorney  
☒ N/A

## CRA advisory board

### Subject

Approval of Minutes

### motion | recommendation

Motion to approve the March 22, 2018 meeting minutes is requested.

### background

N/A

### alternatives | other considerations

N/A

### fiscal impact

N/A

**CITY OF WINTER PARK  
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

**Regular Meeting  
12:00 pm**

**March 22, 2018  
Chapman Room**

**MINUTES**

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Chairman Javier Omana called the meeting to order at 12:05 pm

**BOARD MEMBERS PRESENT:** Javier Omana, Teri Gagliano, Alex Trauger, and Woody Woodall.

**BOARD MEMBERS ABSENT:** Lambrine Macejewski, Jeff Stephens

**STAFF MEMBERS PRESENT:** Dori Stone, Kyle Dudgeon, Lindsey Hayes, Laura Neudorffer

**ADMINISTRATIVE ITEMS:**

**Item B: Approval of the 02-22-18 Meeting minutes**

Motion made by Teri Gagliano, seconded by Woody Woodall, to approve the February 22, 2018 minutes.

Motion passes 4-0.

**ACTION ITEMS:**

**Item A: Park Place Garage Enhancement**

Staff provided the Board with information pertaining to the parking "puck" program to assist residents and visitors alike with locating an available parking spot. Morse Genius Foundation was consulted as they own the garage structure.

**Motion made by Alex Trauger, seconded by Teri Gagliano, to approve the parking program.**

Motion passes 4-0.

**Item B: Golf Course/Casa Feliz Area Improvements**

Staff provided the Board with information related to golf course area improvements including additional parking, bricking, and new landscaping. Staff addressed questions related to lighting and the availability of the parking spaces to the public.

**Motion made by Alex Trauger, seconded by Teri Gagliano, to approve the improvements as presented.**

Motion passes 4-0.

**INFORMATIONAL ITEMS:**

Staff informed Board members the CRA has published public notice in the Orlando Sentinel stating the 2017 CRA Annual Report is available, therefore meeting our requirements to meet the March 31 deadline and to be completely transparent with all CRA activities and events.

Staff invited the Board to attend the P&Z meeting next week on March 27, 2018 at noon at City Hall Commission Chambers and informed them of the upcoming CR Agency meeting scheduled for Monday, April 23, 2018 at 2:00 p.m.

**NEW BUSINESS ITEMS:**

**Item A: Citizen Board Applications**

Staff announced that Lambrine Macejewski and Jeff Stephens would need to reapply if they wish to continue to serve on the CRA AB.

**ADJOURNMENT:**

Next meeting scheduled for April 26, 2018

There being no further business to discuss, the meeting adjourned at 12:40 p.m.

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Chairman, Javier Omana

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Board Liaison, Laura Neudorffer



# agenda item

meeting date May 24, 2018

item type ☐ Administrative  
☒ Action  
☐ Information

approved by ☐ City Manager  
☐ City Attorney  
☒ N/A

## CRA advisory board

### Subject: Item 2A

Request from Depugh Nursing Home

### motion | recommendation

Consideration to approve \$15,000 in annual support for Depugh Nursing Home is requested.

### background

Depugh Nursing Home, located at 550 West Morse Boulevard, is requesting annual support from the CRA for projects within the district.

The CRA Plan speaks to both physical and social blight within the district. Specifically, the development of human and community capital. CRA staff manages this goal, in part, by providing organizational support grants to nonprofits which demonstrate their ability to execute the objectives of the CRA plan outside the expertise of staff. The organization must demonstrate how funds provide a direct benefit to the district, its residents, and guests on a yearly basis. These may include additional programs or capital projects which benefit area residents. The application, provided as backup, addresses a capital project for FY18-19. It additionally includes a letter stating Depugh is seeking funding up to \$20,000 for this and future projects. Staff has reviewed the material and recommends \$15,000 which is consistent with other annual support allocations of this nature.

Any organization receiving funds by the CRA is subject to an annual agreement and report outlining how funds were used, who was impacted, and how the CRA has benefited from the expenditure.

### alternatives | other considerations

Consider funding at a different amount  
Consider a one-time contribution  
Do not consider funding

### fiscal impact

\$15,000 in annual support





May 18, 2018

Winter Park Community Redevelopment Agency  
401 South Park Avenue  
Winter Park, Florida 32789

Dear CRA Board,

I am reaching out for your help on behalf of the historic Gardens at DePugh Nursing Center, requesting funds from the Winter Park Community Redevelopment Agency. A contribution from the CRA will revitalize and benefit the district and its residents, over and above what the Gardens is currently able to provide. The Gardens, located at the prominent intersection of Morse Blvd and Pennsylvania Avenue, is a central point in the heart of the CRA designated map. Our sizable campus consists of a 5-star rated skilled nursing facility serving a predominately disadvantaged population, a sensory garden, and a community garden; alongside visitor and employee parking lots. We are the only skilled nursing facility in the 32789 zip code.

Since the 1930's, the name "Mary Lee DePugh" has been synonymous with caring for Winter Park's elderly. The skilled nursing facility that now bears her name began as an outreach of the Benevolent Woman's Club, which is still active today. As the President of the organization, Ms. DePugh directed the group's resources toward providing healthcare and eldercare for residents of the community's Westside; first establishing an outpatient medical and dental clinic, then opening a nursing home in 1956.

Today, the Gardens at DePugh Nursing Center is a not-for-profit, 40-bed facility organized to provide short-term rehabilitative services (assisting those recovering from strokes, heart attacks, orthopedic conditions and other injuries), traditional skilled nursing services for those requiring long-term nursing care, and end-of-life palliative care to the aging population for all Winter Park residents regardless of race, religion and socioeconomic background. Care for our 40 residents generates from over 60, mostly minority employees and volunteer doctors and nurses. The Gardens also works closely with area hospitals, home health agencies, and hospices. Additionally, we are in partnership with Florida Hospital's Family Medical Residency Program as the main clinical teaching site for geriatric medical education. As a result, licensed physicians in this residency program will care for the medical needs of our residents on a more frequent basis than industry expectations.

Our mission, *"Providing excellence in care and quality of life"*, is the driving force behind everything we do. We pride ourselves in providing 5-Star, skilled nursing care, right in the heart of downtown Winter Park – in the same historic spot where Mary Lee DePugh began her services to the residents of the Westside Community almost 80 years ago. We operate by the Eden Alternative, holding a philosophy that no matter how old we are or what challenges we live with, life is about continuing to grow. Our hearts are warmed every single day we interact with the residents, and with your support, we can continue to protect their lives no matter the weather.

The Leadership of DePugh continually prides itself on running a tight, fiscal financial performance. Every aspect of our Board of Trustee's management of our facility is transparent with sound measures formally adopted. With a non-profit status, DePugh holds true to its mission of a 70% bed ratio to Medicaid patients, which comes with limited funding from less advantaged elders. With a total occupancy of 94% in 2017, the center stays at near capacity. This statistic is extremely favorable to the National average of 85%. Despite funding decreases from Medicaid and Medicare, the income from operations sufficiently covers all expenses due to management's commitment to operational efficiency. Given our mission covers a smaller (but not any less important) population in our community, unlike many local non-

profits which may extend outreach to our entire community, we hold strong to a value of high quality service for those fortunate residents entrusted in our fine care.

Our gardens should always be able to flourish, but unfortunately beautifying our lovely property sometimes has to take a secondary precedence to more pressing public safety issues. In September 16, 2017, Florida's Governor directed the Florida Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs to issue emergency rules to keep Floridians safe in healthcare facilities during emergencies as a result of deaths post-hurricane Irma. Pursuant to the emergency action, all assisted living facilities (ALFs) and nursing homes must obtain ample resources, including a generator and the appropriate amount of fuel, to sustain operations and maintain comfortable temperatures for at least 96-hours following a power outage. The purchase, design and installation of the full facility generator will provide a permanent solution to protecting every life entrusted to the Gardens of DePugh's 40-bed nursing center, especially in times of an emergency. The total estimated budget for this expensive project is \$256,500.00. To date, we have worked diligently in raising \$110,000 in grant funding towards this endeavor through generous contributions from the Edyth Bush Charitable Foundation, the Joe & Sarah Galloway Foundation and the Martin Andersen – Gracia Andersen Foundation. Several other applications for monies are still pending, while new leads are constantly being explored to hopefully completely fund this unexpected, non-budgeted mandate.

Being a good steward with our riches in the lovely green space we are fortunate to own is an important part of the character and urban fabric of the Westside community. The Gardens has always been and will continue to be a giving partner within the Winter Park community. Important to our cause is the building of social and recreational program associations. We collectively partner with neighbors in the utilization of our garden for shared events. We also provide a separate Community Garden to Our Whole Community for \$10 a year. This partnership allows organizations such as the Welbourne Avenue Nursey and Kindergarten space for children and others to learn about the value of gardening and the need for green space. We have sponsored events for the Hannibal Square Community Land Trust and work closely with the Winter Park Community Partners and Hannibal Square Heritage Center to keep Mary Lee DePugh's vision and contributions forefront and the history of the Westside alive and relevant. We also are responsible in beautifying the building's façade through property maintenance for a safe surrounding. Our Eden Alternative Education representative and receptionist has designed and is currently painting a beautiful interactive mural on the building facing Pennsylvania Avenue. We have received tremendous positive feedback from the community about what an incredible addition this interactive mural is to the streetscape of this high profile Winter Park corridor and the overall attractability of the building. Please see the attached pictures and check us out on Facebook, Instagram and Twitter. His work is truly incredible and done "hometown!" It is a lovely depiction of our gardens for all to enjoy.

Our facility truly is a home away from home for the entire DePugh family... residents, workers and visitors alike. We offer dignity and respect to our residents by realizing they don't live in our workplace, but instead, it is us who work within their living environment made comfortable. Annually we are requesting up to \$20,000 in assistance from the City of Winter Park under the CRA program guidelines to continually enrich our highly visible campus properties for a clean living environment. We ask kindly that you consider supporting the Gardens in revitalizing its signage and landscaping. We especially desire our property to look its finest in preparation of our 80<sup>th</sup> anniversary celebrations in 2019, to take place though out the entire year. Included in this request is a rendering of the signage proposal with a budget of \$25,000 and a proposal for increased landscaping with a budget of \$10,000. We are most appreciative of your every consideration and pledge to be faithful and thoughtful trustees of your investment. We will make sure to acknowledge the CRA through print and social media too, as we will be extremely proud and appreciative of the City's support of our most important mission - serving Winter Park's elders who need us!

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Kristine Miller'.

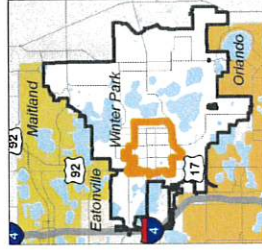
Kristine Miller,  
Executive Director



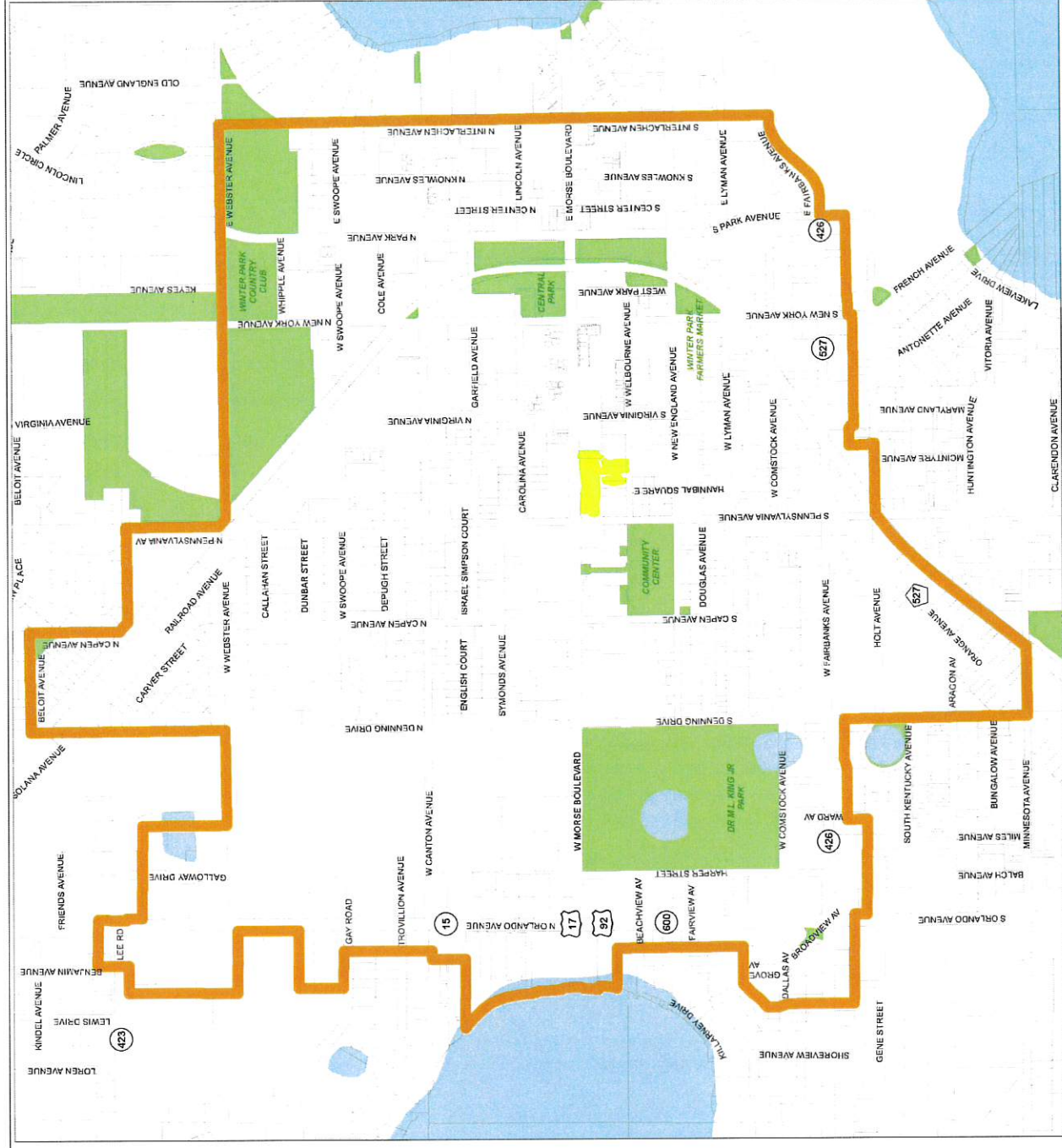


**COMMUNITY  
REDEVELOPMENT  
AGENCY BOUNDARY**

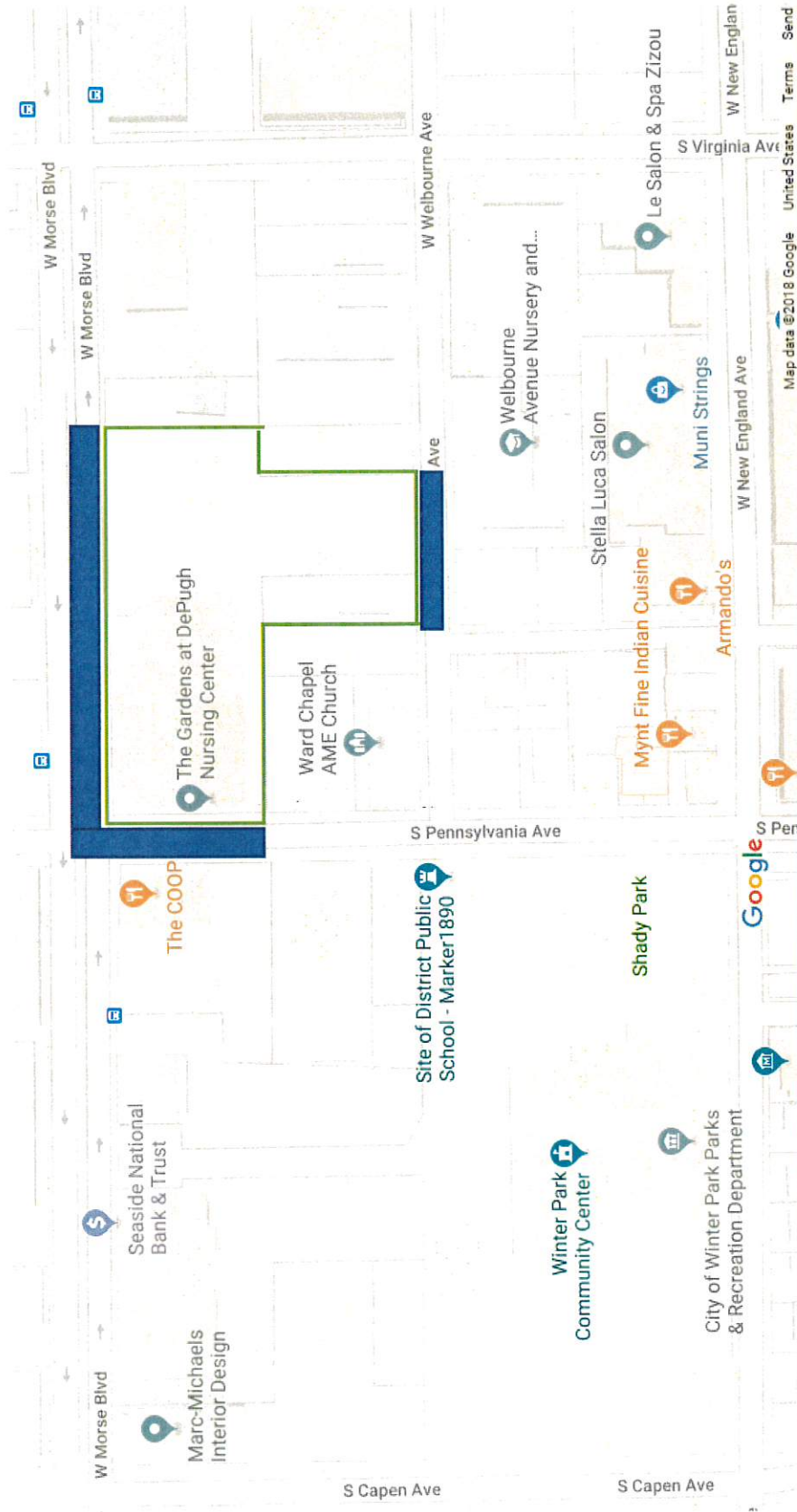
**City of Winter Park  
Florida**



Date: 5/16/2016  
Project: CRA20150813  
Source: City of Winter Park CRA



## Property Owned by The Mary Lee DePugh Nursing Home Association



The green box on the above map indicates the land owned by the Mary Lee DePugh Nursing Home Association. The property includes a 40-bed nursing facility, sensory garden, community garden, and visitor and employee parking lots.

The blue boxes on the above map indicate the road exposure of the property owned by The Mary Lee DePugh Nursing Home Association.



## **The Gardens at DePugh Nursing Center Board Member List October 2017**

**Richard Baldwin, Board President**

Employer: Baldwin Brothers Memorial Care Services, Inc.

Position: Owner / CEO

**Julie Kleffel, Board Vice President**

Employer: Seacoast National Bank

Position: Executive Vice President / Community Banking Executive

**Tom Abelman, Board Treasurer**

Employer: Fiserv.

Position: Senior Strategist, CPA, CGMA

**Reverend Alison Harrit, Board Secretary**

Employer: St. Richard's Episcopal Church

Position: Rector

**Dr. John Fleming, Board Member (Facility Medical Director)**

Employer: University of Central Florida

Position: Physician – Geriatric Medicine

**Dr. Ajoke Bamisile, Board Member**

Employer: Central Florida Inpatient Medicine

Position: Medical Doctor

**Carolyn Kraft Bethel, Board Member**

Employer: Michael O'Shaughnessy, Inc.

Position: Office Manager and Realtor

**Dr. Ivan Castro, Board Member**

Employer: Concierge Medicine

Position: Owner / Internist

**Dr. Ariel Cole, Board Member**

Employer: University of Central Florida

Position: Physician – Geriatric Medicine

**Joyce Henckler**

Employer: University of Central Florida Foundation

Position (retired): Chief Development Officer, Associate Vice President for Development

**Roxwell Robinson**

Employer: Orange County Public Schools

Position: COMPAQ Program Manager

**Millie Sorger, Board Member**

Employer: Westminster Towers Orlando

Position: Nursing Home Administrator





Board of Directors  
Mary Lee DePugh Nursing Home  
Association, Inc. d/b/a The Gardens  
at DePugh Nursing Center and Affiliate  
Winter Park, Florida

In planning and performing our audit of the combined financial statements of **Mary Lee DePugh Nursing Home Association, Inc. d/b/a The Gardens at DePugh Nursing Center and Affiliate** (the "Association") as of and for the year ended December 31, 2016, in accordance with auditing standards generally accepted in the United States of America, we considered the Association's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the combined financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, we do not express an opinion on the effectiveness of the Association's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

This letter is intended solely for the information and use of the Association's Board of Directors, management, and others within the organization and is not intended to be, and should not be, used by anyone other than these specified parties.

*Moore Stephens Lovelace, P. A.*

**MOORE STEPHENS LOVELACE, P.A.**  
Certified Public Accountants

Orlando, Florida  
October 3, 2017

**MARY LEE DePUGH NURSING HOME ASSOCIATION, INC.**  
**d/b/a THE GARDENS AT DePUGH NURSING CENTER AND AFFILIATE**

**COMBINED STATEMENTS OF OPERATIONS AND CHANGES IN NET ASSETS**

**Years Ended December 31, 2016 and 2015**

	<u>2016</u>	<u>2015</u>
REVENUE		
Net patient service revenues	\$ 3,605,277	\$ 3,642,143
EXPENSES		
Nursing	1,313,547	1,254,179
General and administrative expenses	559,912	603,740
Dietary	351,170	341,585
Ancillary	291,913	358,429
Property operations and maintenance	223,357	185,541
Depreciation	175,632	174,239
Laundry and housekeeping	161,934	170,409
Insurance	127,719	220,766
Activities	119,165	112,759
Interest	80,497	78,301
	<u>3,404,846</u>	<u>3,499,948</u>
TOTAL EXPENSES	<u>3,404,846</u>	<u>3,499,948</u>
NET INCOME FROM OPERATIONS	200,431	142,195
OTHER INCOME		
Contributions and grants	15,575	30,838
Other income	1,305	4,966
Interest and dividend income	2,353	883
	<u>19,233</u>	<u>36,687</u>
TOTAL OTHER INCOME	<u>19,233</u>	<u>36,687</u>
CHANGE IN NET ASSETS	219,664	178,882
NET ASSETS - BEGINNING OF YEAR	<u>2,186,764</u>	<u>2,007,882</u>
NET ASSETS - END OF YEAR	<u>\$ 2,406,428</u>	<u>\$ 2,186,764</u>

The accompanying notes are an integral part of the combined financial statements.



# A Woman of Strength



The nursing center at 550 W. Morse, Ave. (above) has grown from 28 beds in its earlier days (right) to a 40-bed facility.

## INDOMITABLE MARY LEE DePUGH WORKED HARD TO RESTORE PRIDE IN HANNIBAL SQUARE

BY GAYLE AND STEVE RAJTAR



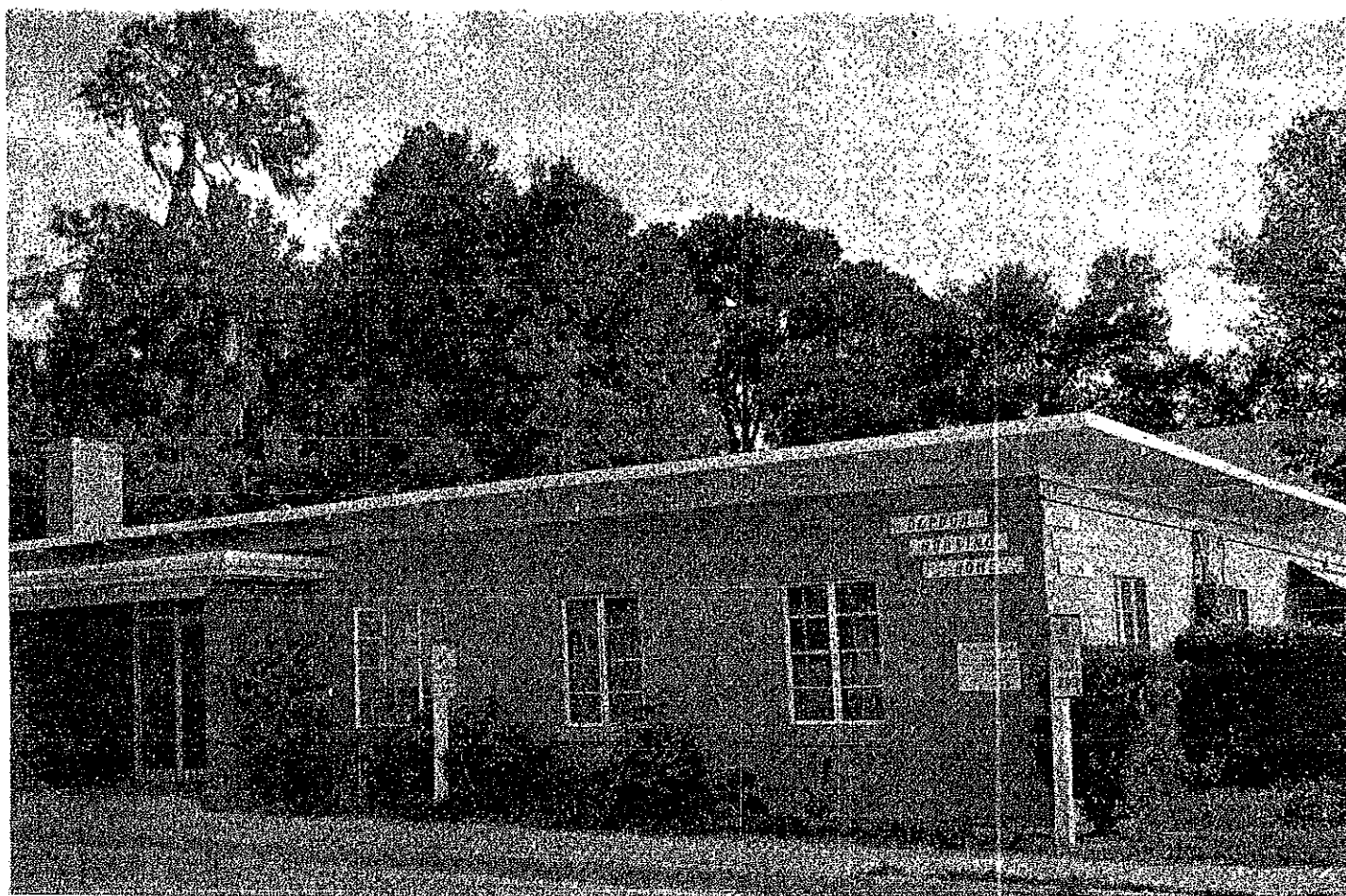
Mary Lee DePugh

In 1891, Winter Park's founders set a few blocks west of today's Central Park aside as a residential area for black residents who would work for wealthy Northerners the city hoped to attract. More than 50 years later, as the neighborhood west of Winter Park known as Hannibal Square was struggling, one woman's extraordinary determination helped restore civic pride.

Mary Lee DePugh was born in Louisiana in 1866. In 1905 she moved to Evanston, Ill., a suburb of Chicago, and it was there she met and married Baker DePugh. Baker and Mary Lee worked for Evanston residents George and Maud Kraft until the Krafts sold their successful chain of five-and-dime stores to the F.W. Woolworth Company and retired to Winter Park in 1927.

Ten years later, Maud became a wealthy widow and offered to employ the DePughs, enticing them to leave the harsh Illinois winters and move to Florida. She bought them a comfortable house at 805 W. Fairbanks Ave., just east of Denning Avenue toward the southern end of Hannibal Square. The location followed the plan established by Loring Chase and Oliver Chapman in the 1880s: having the black workers live in their own neighborhood on the west side of the railroad tracks, with their affluent white employers living on the east side.

The developing area was becoming more than just a residential neighborhood. Residents owned their own businesses and ran their own churches, and for decades the area prospered and grew.



Postcard courtesy Rick Frazee

## Dynamic Duo

By the time the DePughs arrived in Winter Park, Hannibal Square was feeling the effects of racist sentiment. Restrictive Jim Crow laws drained the community's spirits as well as its economy. During that first summer, Mary Lee watched a performance by children from the Hannibal Square Elementary School and noticed that the auditorium in which it took place was inadequate. There weren't even props or costumes.

She saw the need for a community center where black women could socialize and work on community service projects. To promote civic pride Mary Lee established the Ideal Woman's Club on July 29, 1937, patterned after Evanston's

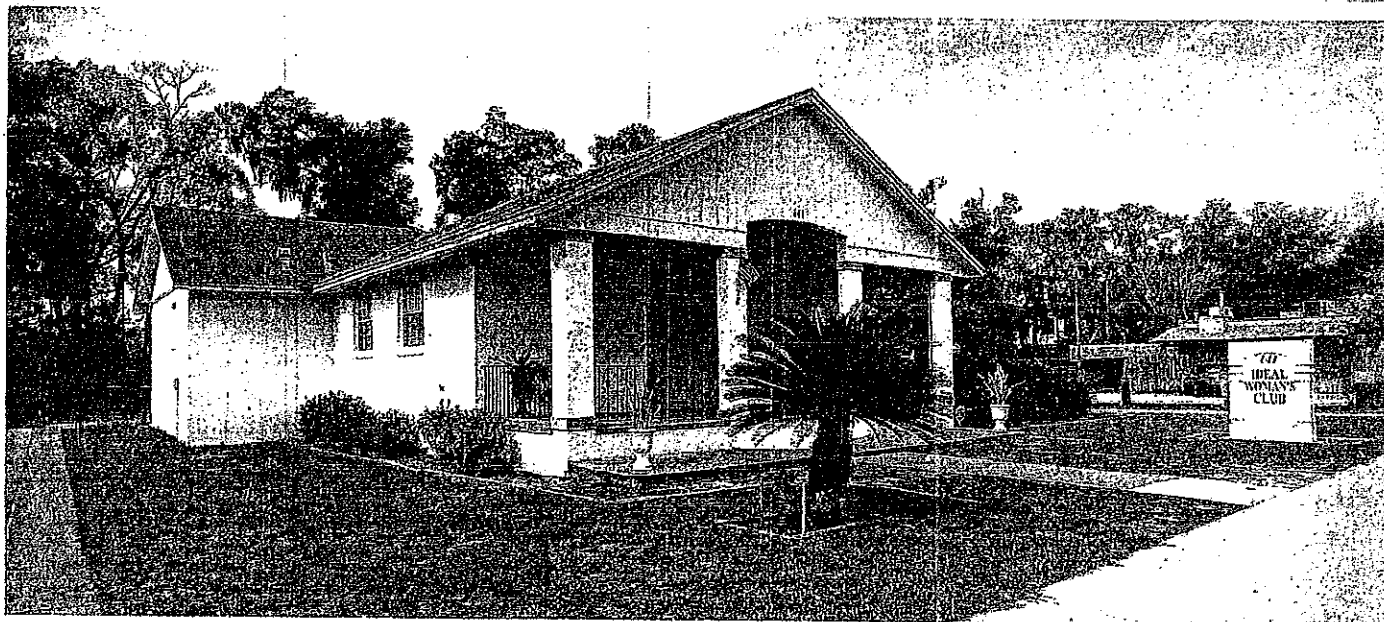
Matilda Dunbar Club, where she had been a member.

It was fortunate that Mary Lee spearheaded the founding of a black women's club and served as its first president, because she had a prominent ally — Maud Kraft. Mary Lee and Maud didn't openly socialize together, but they treated each other as friends, as well as employer and employee.

Maud, who had been a member of the Woman's Club of Evanston, recognized the potential benefits a club in Hannibal Square would provide. When the Ideal Woman's Club was ready to buy a building to use as a clubhouse, Maud helped Mary Lee acquire the Congregational-

Christian Church's old social hall, which they moved to 120 S. Pennsylvania Ave.

The club's first treasurer, Rose Bynum, recalled her memories of the club before it had a clubhouse in an interview for the Winter Park Historical Association: "They were fortunate enough to have a lady here with motivation. She was from Chicago and her name was Mary Lee DePugh. She lived on Fairbanks where Holler Chevrolet is now. As a little girl I would go and sit and listen to her, and I would help her write letters. There was a white lady and her name was Mrs. Peasley. She would get the other ladies together and their families, and they would come over and have dinner on Thursdays."



The Ideal Woman's Club, now at 141 S. Pennsylvania Ave., had its start in 1937.

## Club With Clout

The letters Rose recalled writing were sent to the state Senate requesting funding for the club. Because most of the members of the club were working women who were off on Thursday, meetings were held twice a month on Thursday nights in members' homes or in the library.

Mary Lee had a strong commitment to her church in Illinois, the Ebenezer A.M.E. Church. She joined the Ward Chapel A.M.E. Church in Winter Park and encouraged the church and the Ideal Woman's Club to work together on programs to improve the lives of Hannibal Square's residents.

She did not stop there. Concerned about the moral and spiritual health of her community, she allowed the Ideal clubhouse to be used by other civic organizations that had no place to meet, thus providing support to the Boy Scouts and other youth organizations. She also taught parenting classes and organized community social events.

Mary Lee DePugh died at age 83 in 1949, and was buried in Pinewoods Cemetery along Lakemont Drive. The year before she died, the DePughs deeded their home to Maud Kraft, and it is believed her husband moved back to Evanston after Mary Lee's death. In 1950, the Ideal Woman's Club placed a marker at her grave to commemorate her efforts in forming the club.

## Filling Community Needs

Mary Lee's name can also be found on one of the projects she spearheaded, a nursing home located within Hannibal Square. In the late 1930s, an ailing, elderly neighbor of Mrs. Chaney Laughlin, one of Mary Lee's friends, needed assistance, spurring Mary Lee and Laughlin, along with other Ideal Woman's Club members, to form the Benevolent Women's Club. Through the club's Mary Lee DePugh Clinic, medical and dental care were provided to many in Hannibal Square who could not otherwise afford those services.

The Benevolent Women's Club continued programs Mary Lee helped start, and five years after she died, the Mary Lee DePugh Nursing Center was established to care for elderly black residents in 1954. It took time to raise the funds and obtain government approvals. R.T. Miller, who spent his winters in the city, donated half of the \$30,000 needed for a facility to accommodate 10 patients, and the rest came from other sources. The first nursing home patient checked in during January 1956. It was the first state-licensed nursing home dedicated to serving black residents. Laughlin served as the first supervisor, until she resigned about a year later for health reasons.

Over the years, the Mary Lee DePugh Nursing Center has survived because of the hard

work and financial support from Winter Park residents on both sides of the railroad tracks. Included on the list of supporters are philanthropist August G. Bush, hotelier Robert Langford, attorney Kenneth Murrah and Rollins College professor Edwin Osgood Grover.

The nursing center at 550 W. Morse Ave., built on land contributed by the Ideal Woman's Club, has grown from 28 to 40 beds and is served by a staff of about 50. Patients include those who pay their own way as well as those supported by government funds. Although officially named the Mary Lee DePugh Nursing Center, in 2009 the grounds were named The Gardens at DePugh Nursing Center to emphasize improvements made to the facility, including a garden designed to stimulate the senses, funded by the Winter Park Health Foundation.

The Ideal Woman's Club house burned in the mid-1990s. The club quickly acquired land at 141 S. Pennsylvania Ave. and built a more modern facility, which it still occupies today. Its members continue to serve their community with a strong sense of civic responsibility that would make Mary Lee proud. ♡

*Gayle and Steve Rajtar are the authors of A Guide to Historic Winter Park, Florida, published by The History Press. To contact them or order a copy of the book, write to rajtar@aol.com*

# History Speaks: The Rollins College History Department Blog

This blog is a digital forum to discuss the link between history and the people, events, and ideas shaping our world.

Monday, March 9, 2009

## Focus on Central Florida History: Historic Winter Park & The Depugh Nursing Center

For several years I have been working with students to explore local history.

The project, called Historic Winter Park, experimented with different formats to display the primary source research conducted in my classes. In the past, we worked closely with Winter Park Historical Association, but their recent website redesign removed the Historic Winter Park webpages. In the future, I hope to create a new permanent home

for student created web-pages hosted on-campus. In the meantime, I want to keep those of you (if there are any of you) that might be interested in Central Florida's unique history in the loop. To accomplish that goal, I have decided to share some of the student research on the *History Speaks* blog. Winter Park has a unique African-American history and so, this has been a direction I have pushed the students to explore. The Depugh Nursing Center is the oldest African-American institution of its kind in Florida. The Olin Library archive has great archival materials that allowed students in my U.S. history survey to write the piece below.



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**Julian C. Chambliss**  
G+ Follow

Julian C. Chambliss is an author, editor, and historian at Rollins College in Winter Park, Florida. His research and teaching interests



**The DePugh Nursing Center** is a small building that sits on 550 West Morse Avenue in Winter Park, Florida. When you walk inside, everyone smiles at you and the atmosphere is light, not tension filled like many nursing centers often are. What many people do not know about the DePugh Nursing Center is that it is one of the oldest organizations in Winter Park, and was one of the first of its kind. The DePugh Nursing Center was Florida's first state approved nursing home dedicated to the African American community and it helped to pioneer medical centers and nursing centers for African American communities, not only in Florida, but all across the country.

Mary Lee DePugh moved to the town of Winter Park, Florida in the winter of 1937. She moved with her husband, Baker, from Evanston, Illinois to escape the harsh northern winters. She moved at the request of her friend, Maud Kraft. Maud knew the DePughs when she lived in Evanston ten years prior. Maud's late husband, George, was a wealthy Evanston businessman, and she needed help when he passed away. When the DePughs agreed to move to Winter Park, Maud bought a home for them in Westside Winter Park. This allowed the DePughs to live in a comfortable home in the black community instead of working as "live ins" in the white community. Mary Lee was happy in Winter Park, but she thought something was missing. Both Mary Lee and Maud were members of Woman's Clubs in Evanston, Illinois, and they shared an appreciation for women's clubs activism. Maud was a member of the Woman's Club of Winter Park and she supported Mary Lee's idea to establish a woman's club on the Westside. Maud assisted DePugh in obtaining a building from the Congregational Church. On July 29, 1937, the Ideal Woman's Club was chartered and May Lee DePugh was its first president.

As the club grew, the women found more services to provide to the Winter Park community. The first project the women undertook was to provide medical services to those in the community who could not otherwise afford it. After several fund raising efforts, their goal was achieved. The women were able to establish a dental and medical unit.

On February 14, 1954, Dr. Louis Schulz, president of the medical-dental clinic board, suggested the board turn its assets over to the Mary Lee DePugh Nursing Home Inc. A board for the nursing home was quickly established and they met for the first time on April 11, 1954. The Ideal Woman's Club offered to contribute a plot of ground adjacent to the Club and the medical-dental clinic for the nursing home. The board began to plan what would be within the nursing home. They wanted to be able to accommodate an average of ten patients. They also wanted a maternity ward and an operating room for minor surgery. When the estimated costs were added up, it was said the cost of such a building would be approximately \$30,000. The board was overwhelmed and unsure whether they could raise those funds.

Fortunately, a resident of Winter Park, who wished to remain anonymous, offered to give \$15,000 toward the building fund, which meant the residents of Winter Park and the surrounding areas would just have to match that to have the funds they needed. The residents rallied, and they were

focus on urban development and urban popular culture in the United States. His academic writing has appeared in the *Florida Historical Quarterly*, *Pennsylvania History: A Journal of Mid-Atlantic Studies*, *Specs: A Journal of Arts & Culture*, *Studies in American Culture*, *Georgia Historical Quarterly*, *Journal of Urban History*, and *Ohio Valley History*. In addition, he has published opinion and commentary in popular forum such as the *Los Angeles Times*, *The Orlando Sentinel*, *The Christian Science Monitor*, and *PopMatters.com*. [View my complete profile](#)

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  - [August](#) (1)
  - [July](#) (2)

able to raise the money needed. It was later found out that the anonymous donor was Mr. R. T. Miller, a winter resident of Winter Park. He lived in Winter Park for over twenty years and was a constant benefactor to its social and charitable organizations. He never, however, allowed his name to be mentioned in conjunction to his donations. This led him to be known as "Mr. Anonymous."

The nursing home facility ended up having twenty-eight beds and was completed in a year and a half. The opening ceremonies took place in January 1956. The nursing home's first patient was admitted on January 25, 1956. All resident rooms were furnished by memorials and all tasks around the home were performed by volunteers. The DePugh Nursing Home was Florida's first state approved nursing home dedicated to the African American Community. Mrs. Chaney Laughlin was the home's first supervisor. She was forced to retire due to health reasons, so she secured the services of Mrs. Hazel Venable to succeed her in early 1957.

Mrs. Hazel Venable worked hard to keep the home up and running. In the early years, this was very difficult because income was low and most of the patients were supported by welfare. In February 1957, a group known as Friends of the DePugh Nursing Home was organized by Harriet Peasley and Mrs. W. H. Bowles became the first president. The Friends of the nursing home were there to assist with any financial needs the DePugh Nursing Home found they had. The first project assisted by the Friends of the DePugh Nursing Home was a sun porch on the south side of the facility. It was built in 1959 and cost approximately \$2,600. The Friends of the nursing home paid a major portion of the cost.

With the help of the Friends of the DePugh Nursing Home, the facility was slowly able to grow and more services were offered. The facility also became more well-known in the community, and soon benefactors would offer donations without being solicited. An example of this occurred in August, 1961. A.G. Bush was passing the facility and felt concern for the patient's comfort in the Florida heat. Bush made a contract to place air conditioning units in the building. Bush assumed the responsibility for maintenance and operating costs until his death in 1966. Even after his death, the Bush Foundation continued to cover maintenance costs until 1970. They gave approximately \$5,000 per year.

In 1964, it was decided by the board of directors that the home needed to expand. Under the leadership of Gen. T. J. Du Bose and Robert Langford, Winter Park enabled a financial campaign to raise money for the expansion. In the end, the sun porch built in 1959 was eliminated, but it enabled the home to increase its beds from twenty-eight to thirty-five. It also allowed the home to acquire a refrigerator, stove, and a cleaning cart. They were also able to remodel the nurses' station in the main corridor and create a new conference room and storage closets.

It was around this time the home began to operate on a more sound business basis. They were able to hire someone to keep track of bookkeeping and medical records. In 1966, Winter Park attorney Kenneth Murrah became president of the home. During his tenure, he was instrumental in securing the home for more expansion. In 1967, the home received a bequest from the estate

- ▶ June (1)
- ▶ May (1)
- ▶ April (2)
- ▼ March (3)
- Community Outreach and the Rollins History Departm...
- The Jack Lane Colloquium Presents: Dr. Jim Norris
- Focus on Central Florida History: Historic Winter ...
- ▶ February (1)
- ▶ 2008 (14)
- ▶ 2007 (148)



of Mrs. Georgia Nelidsky of \$153,000. The home purchased new lots for the addition to the home in 1968. Kenneth Murrah insisted the expansion was necessary. The facilities would not allow separation of patients who needed medical care from those who required constant custodial care. Because of the crowded conditions, the home did not qualify for benefits under medicare. If the home received medicare, they would be able to bring in a medical doctor to certify needs of a care home, and the DePugh Nursing Home could be qualified as a care home. Fortunately, the home was able to expand.

In October 1976, the Mary Lee DePugh Nursing Home cut the ribbon to officially open the nursing home's new addition. The addition included a lounge, kitchen, dining room, multi-purpose room, and a patio.

Though Mary Lee DePugh passed away in 1949 at the age of 83 and was unable to see the DePugh Nursing Center flourish, she would have felt her vision had been fulfilled. The DePugh Nursing Home continues to give a loving home to those who need it most. The history of the DePugh Nursing Home has many stories of human kindness. Many members of the Winter Park community gave aid to those who society left homeless and without care. The DePugh Nursing Home has given hope to so many throughout the years, and will continue to do so. The nursing home still stands in Winter Park on its original site, 550 West Morse Boulevard. Their website proudly states their motto, "We're family when you're away from family..." They have provided amazing care for the community of Winter Park, and will continue to do so.

**Created in HIS 142: United States History to 1877, Written By: Madeline Obier and Nick Sweeney**

Posted by [Julian Chambliss](#) at 10:10 AM



Labels: [African-American Life Central Florida](#), [DePugh Nursing Center](#), [Mary Lee Depugh](#), [Winter Park History](#)

### 3 comments:



**R. Baldwin** said...

Dear Dr. Chambliss:

Richard Baldwin here, secretary of Mary Lee DePugh Nursing Home. We would love to meet you and/or your class to discuss and verify the history of both Mrs. DePugh and the nursing center named in her honor. You may call me at 407-325-7520 or email back to me.

March 10, 2009 at 8:30 PM



**universityloveconnection** said...

We have a few college students online from Florida College and we love your blog postings, so well add your rss or news feed for them, Thanks and please post us and leave a comment





## A BENEVOLENT BEGINNING : CARING WAS THEIR CALLING

LESLIE O'SHAUGHNESSY

### GOOD SAMARITANS ANSWERED THE NEEDS OF WESTSIDE'S ELDERLY WITH THE MARY LEE DEPUGH NURSING CENTER

Defined as "disposed to doing good," the word benevolent evokes an old-fashioned time when such an act came more from necessity than from vogue. Today there are countless nonprofits, marches and galas for causes and charities. Yet true benevolence isn't marked by a stunning table decoration, but rather by the good that grows from the effort. The Mary Lee DePugh Nursing Center in Winter Park is a real-life definition of benevolence. But it might never have existed had it not been for the efforts of friends Chaney Laughlin and Mary Lee DePugh and their Benevolent Woman's Club.

As the saying goes, "when you want something done, ask a woman." Such was the case in the early 1930s when Laughlin's elderly neighbor became ill. Jumping at the chance to help a friend in need, Laughlin enlisted the support of friends, most of whom were members of the Ideal Woman's Club of Winter Park. Their kindness soon blossomed into an organization that became the Benevolent Woman's Club. As president of the Ideal Woman's Club, DePugh commanded respect and inspired the efforts to provide medical services to those who could not afford them. In continued service to the health care needs of the Westside community, club members created the Mary Lee DePugh Clinic to provide medical and dental outpatient care.

#### EARLY DAYS

Time and again, the good Samaritans of the Benevolent Woman's Club stayed the course as led by DePugh and Laughlin, both now deceased. True to their original mission of addressing the needs of the Westside elderly, they conceived the Mary Lee DePugh Nursing Center in 1954 and held fried-chicken dinners to pay the bills. On Jan. 16, 1956, the first resident was admitted to the facility on Morse Boulevard at Pennsylvania Avenue. It's there today, tucked beneath a cluster of four old live oaks.

"Until DePugh, there was no place for the elderly on the Westside, and we got a lot of people to donate their time and talent," says Leroy Brown, a longtime resident and former member of the facility's board of directors.

As Florida's first state-approved nursing home dedicated to the African-American community, it was a pioneer for elder care not only in Florida but across the country. Through the years, the not-for-profit facility has grown from 28 beds to 40 and now offers a full range of skilled nursing care with a staff of 50. Services offered at the center include physical, speech, occupational, respiratory and nutritional therapies, as well as rehabilitation services. The center serves both private-pay patients and Medicare and Medicaid patients. Last year the home was awarded four out of five stars by the Florida Agency for Health Care Administration.

Also in 2009, the board of directors agreed to call the facility The Gardens at DePugh Nursing Center as part of a rebranding initiative and to bring awareness to renovations both inside and outside the facility. In addition, a sensory garden will be installed on the grounds.

While the legal name remains the Mary Lee DePugh Nursing Center, the change in the marketing name prompted some concern that it may blur the original identity created by the Benevolent Woman's Club.

"It is important that the Mary Lee DePugh name remain front and center for those of us who knew these women, and for those who didn't to be educated by what brave undertakings these women did during Jim Crow times," says Fairlyn Livingston, manager of the Hannibal Square Heritage Center and a Westside community historian. "Their legacy is that when there were no facilities for African-Americans for short- and long-term care, these two progressive-minded women [DePugh and Laughlin] led the others to make the dream a reality."

As the nation struggles with the challenges of health care in the future, a look back at the deeds of those women might offer perspective. "We have to as a community and a city take care of people who can't take care of themselves," Livingston says. "Everyone deserves that as a human being."

Those running the facility feel that it will continue to maintain the core value of compassion, which is no easy task in the competitive, uncompromising world of managed health care. Rocky Robinson, Westside resident and president of the

DePugh board, is encouraged and passionate about the direction the home is headed. "We are true to the original mission to serve those in the community who could not provide services for themselves," he says. "How we look towards the future has changed, but we remain small enough to give you the 'in home feel' while giving the treatment and services that our residents require."

'It's like A family here'

Lillie Harris greets visitors with a luminous smile. When asked why she enjoys working at the center, the charismatic receptionist grins and says, "You really get to know the residents and their loved ones; it's like a family here, and we have the best cook in town."

Activities director Christine Williams keeps residents busy with parties, bingo and projects that often involve students from Rollins College who are earning community-service hours. In the common area, Thelma Robinson sits with college student Richard Couch, and together they work on an art project. Robinson is clearly enjoying herself and glows with gratitude. "I told him I so appreciate him volunteering; I couldn't do it without him," she says.

Jerome Donnelly, a retired English professor from the University of Central Florida and a former Winter Park city commissioner, has volunteered many hours at the facility and has made many friends through the years. He considers former residents such as Ethel Britt a friend and spent time reading, visiting and taking her to the old Winter Park Mall. Britt, who was paralyzed in 1963 and has since passed away, had no family to care for her and had been to many facilities before moving to DePugh. Donnelly remembers her saying frequently, "When I came to DePugh, baby, I had a ball!" He has seen firsthand how refreshed and connected the residents become with visitors. He smiles when remembering resident Willie Lewis, whom he took to get a second watch. Lewis insisted on wearing two watches because he worried one might stop and cause him to miss breakfast. Says Donnelly, a former board member, "If I were in a home, it's where I'd want to be. The emphasis is on the patients."

#### FILLING A NEED

It takes special people to make a place special, and for 47 years retired school administrator Leroy Brown has served the DePugh center. He played a critical part in acquiring the land for the home and shepherding it through construction projects. Present for most of the important milestones, he remembers when air conditioning was installed and now takes pride in the recent evolution. When asked what the original founders would think of the center today, Brown says, "I'm sure they would be very proud, especially for what it has become." Modest about his impressive tenure he simply says, "It was something I could do that would help. I could see people with needs so I just stayed on for 40 or so years."

Hal George, owner of Parkland Homes and a member of the advisory board of the Community Redevelopment Agency, also has donated time and talent. "We realized the importance of how it was started and wanted to help things get to the next level without losing its heritage," he says. The photographs of the founders in the lobby add a warm, welcoming touch that makes the center feel less like an institution and more like a living room. Flat-screen TVs hang on the walls at a perfect level for those viewing from wheelchairs, and game tables, bookcases and soothing colors complete the décor. A business facade grant through the CRA has made the exterior as welcoming as Lillie at the front desk.

**YEARS OF MEMORIES** Tucked away on a small table in the nursing home lobby sit two large scrapbooks that document the center's early days. The books showcase events, occasions and celebrations, including photographs from festive coronations of Mr. and Mrs. DePugh. The coronation was an annual celebration honoring two residents who most exemplified the center; they were selected by residents and staff. Williams and Harris recently discussed reviving the tradition, which has been abandoned for several years. The memory books also include photos of visits from Girl Scout troops, children from the Welbourne Day Nursery, and happy occasions of years gone by.

The books make it clear how the center's harmony flows from the hearts of staff, volunteers and the community. In one photograph a group of young women flash broad smiles. Much like the women of the Benevolent Woman's Club, the members of the Winter Park-Maitland Chapter of the Alpha Kappa Alpha sorority stand unified and determined, a sight that would no doubt make Mary Lee DePugh and Chaney Laughlin proud.

[VIEW ALL ARTICLES](#)





HOME

OUR STORY

OUR CENTER

AT A GLANCE

BOARD OF DIRECTORS AND STAFF

MEDICAL RESIDENCY PROGRAM

SENSORY GARDEN

REHABILITATION CENTER

SERVICES

ADMISSIONS

CAREER OPPORTUNITIES

NEWS & EVENTS

CONTACT

## The Gardens at DePugh – Our Center

### Sensory Garden

The outdoor Sensory Garden creates a therapeutic experience for residents of The Gardens at DePugh by engaging each of the five senses. Inside the garden are:

- Citrus trees (smell)
- A butterfly garden (sight)
- A Tripoli fountain (sound)
- An herb garden (taste)
- A multi-surface Rehab Track (touch)

Funded by a grant from the Winter Park Health Foundation, this peaceful environment provides an engaging resource to practically apply all of the senses.



*For more information, please view the links below.*

[At a Glance](#)

[Board of Directors and Staff](#)

[Medical Residency Program](#)

[Rehabilitation Center](#)



### Upcoming Events

Please call 407-644-6634 for more information.




[HOME](#)
[OUR STORY](#)
[OUR CENTER](#)
[AT A GLANCE](#)
[BOARD OF DIRECTORS AND STAFF](#)
[MEDICAL RESIDENCY PROGRAM](#)
[SENSORY GARDEN](#)
[REHABILITATION CENTER](#)
[SERVICES](#)
[ADMISSIONS](#)
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## The Gardens at DePugh – Our Center

### Medical Residency Program

In addition to providing a comfortable, caring environment, The Gardens is also a center for geriatric excellence. In partnership with Florida Hospital's Family Medicine Residency Program, we have become the hospital's main clinical teaching site for geriatric medical education. As part of the residency program, licensed physicians at various levels who have had two to four years of experience at Florida Hospital will care for the medical needs of our residents. Through this integrated program, our residents receive quicker and more frequent access to licensed medical doctors, ensuring state-of-the-art medical treatment that impacts every area of the facility – from nursing and therapy to pharmacy and social services.



*For more information, please  
view the links below.*

[At a Glance](#)
[Board of Directors and Staff](#)
[Sensory Garden](#)
[Rehabilitation Center](#)


### Upcoming Events

Please call 407-644-6634 for more information.





SW 6589  
Alyssum

106-CT

SW 6311  
Mendocino Rose

SW 6657  
Amber Wave

SW 6890  
Osage Orange

SW 6677  
Goldenrod

123-CE

SW 6647  
Evergreen

SW 6955  
Tudor Blue

SW 7006  
Extra White

THE GARDENS AT DEPUGH NURSING CENTER  
550 W. MORSE BLVD  
WINTER PARK, FL 32789  
407.644.6634

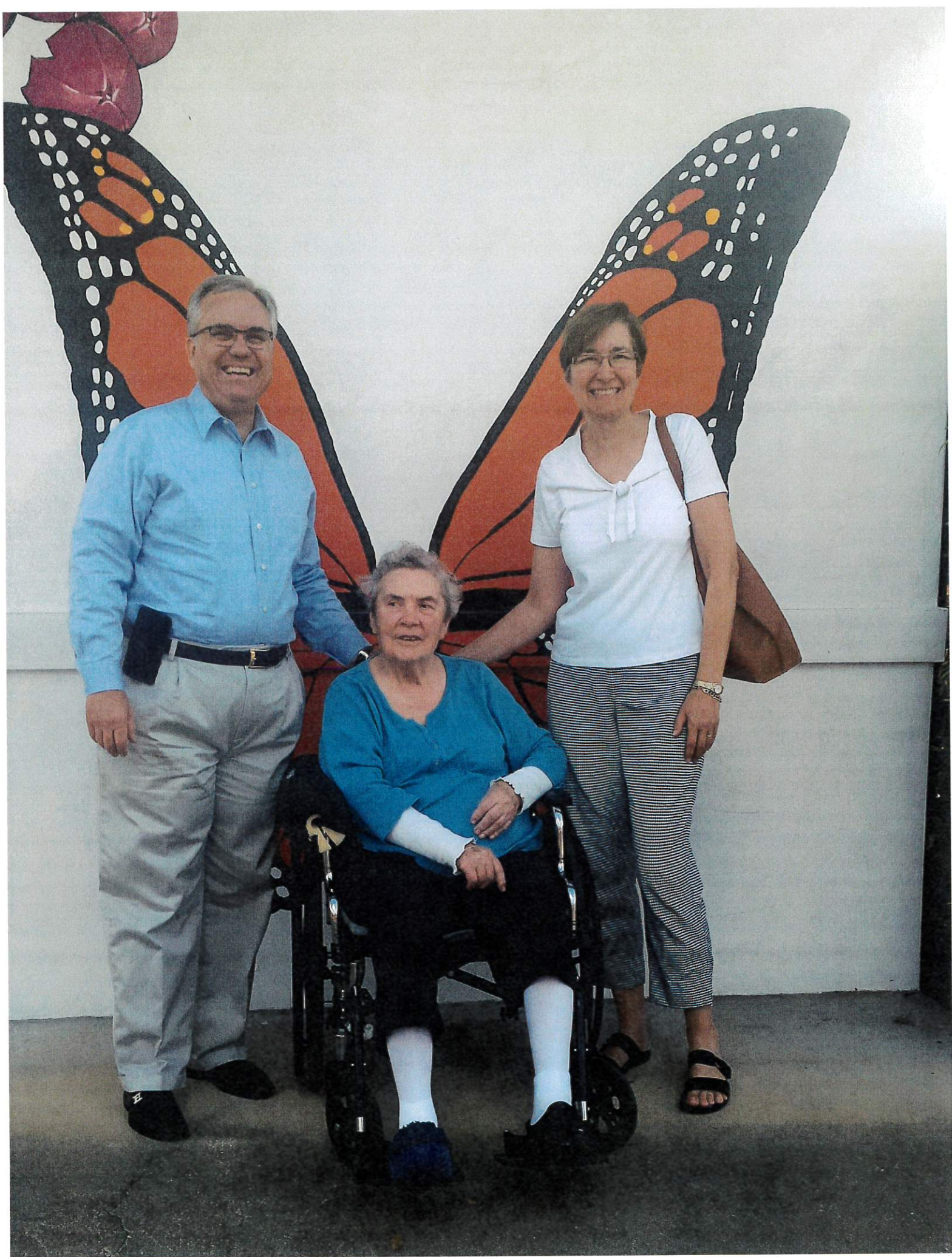
FACING PENNSYLVANIA AVE.











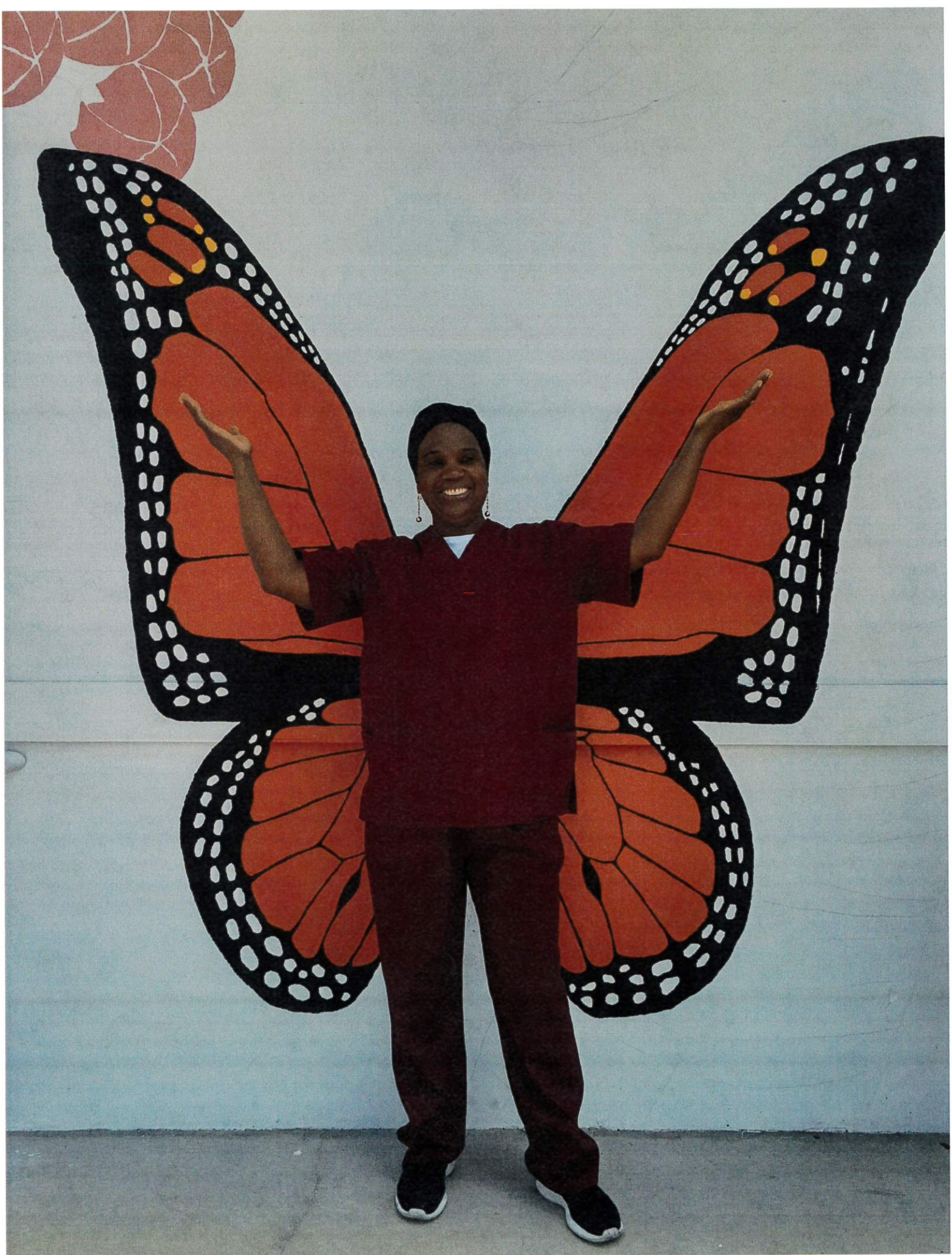














5323 Millenia Lakes Blvd., Suite 300,  
Orlando, Florida 32839.  
Phone: (407) 734-4200  
Email: info@sunriverconcepts.com

**Project Name:** The Gardens at Depugh  
**Project Owner:** The Gardens at Depugh  
**Scoop of Work:** Furnish and install : -Acrylic and Aluminum Donor Names Tree. 47" Pedestal Sign Stand. Aluminum No Parking Sign. Aluminum Handicapped Sign. 18" and 12" PVC Wall Signs 3' Aluminum Wall Sign. Monument Sign. Refurbish New Paint, New LED's, New Face. 84" Monument Sign, illuminated Acrylic faces.

**Project address:** 550 W Morse Blvd,  
Winter Park, FL 32789

**Permitting jurisdiction:** [Type Permit Jurisdiction]

**All drawings are reviewed and approved by**

Chad S. Linn, P.E. License No. 57524  
P.O. Box 140024 . Orlando, Florida 32814  
Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

## PROJECT SCHEDULE

Description	QTY	PG
-Acrylic and Aluminum Donor Names Tree.	One(01)	A.0 - A.1
-47" Pedestal Sign Stand	One(01)	B.0 - B.1
-Aluminum No Parking Sign	Three(03)	C.0
-Aluminum Handicapped Sign	Two(02)	D.0
-18" and 12" PVC Wall Signs	One(01)	E.0 - E.1
-3' Aluminum Wall Sign	One(01)	F.0 - F.1
-Monument Sign. Refurbish: New Paint, New LED's, New Face.	One(01)	G.0 - G.1
-84" Monument Sign, illuminated Acrylic faces	One(01)	H.0 - H.2

## SHEETS INDEX

Sheet Title	PG
- Cover Sheet	1
-Acrylic and Aluminum Donor Names Tree.	2
-47" Pedestal Sign Stand	4
-Aluminum No Parking Sign	5
-Aluminum Handicapped Sign	6
-18" and 12" PVC Wall Signs	8
-3' Aluminum Wall Sign	10
-Monument Sign. Refurbish: New Paint, New LED's, New Face.	12
-84" Monument Sign, illuminated Acrylic faces	14

# The Gardens at Depugh

550 W Morse Blvd, Winter Park, FL 32789

## Location Map



Wind Speed  
Mean Height  
60 ft  
140 mph  
All Wind Loads Meet 6th edition 2017 Florida Building code  
Wind Code  
ASCE 7-10 Exposure  
C  
Risk Category  
II  
Wind Pressure (Wp)  
48.19 psf  
Total Pressure = Wp+Sf  
1.40  
67.47 psf  
GCP =

Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.  
UL  
File#E-065494

Project Number
Account Manager
Dr. Jon M. Hornlein
Date Started
02/09/2018
Drawing approval date
Project Manager
Designer
Andrea Descartes
Drawing approved by
Number of revisions

5323 Millenia Lakes Blvd., Suite 300,  
Orlando, Florida 32839.  
Phone: (407) 734-4200  
Email: info@sunriverconcepts.com

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**Project address:** 550 W Morse Blvd,  
Winter Park, FL 32789

**Permitting jurisdiction:** [Type Permit Jurisdiction]

**All drawings are reviewed and approved by**

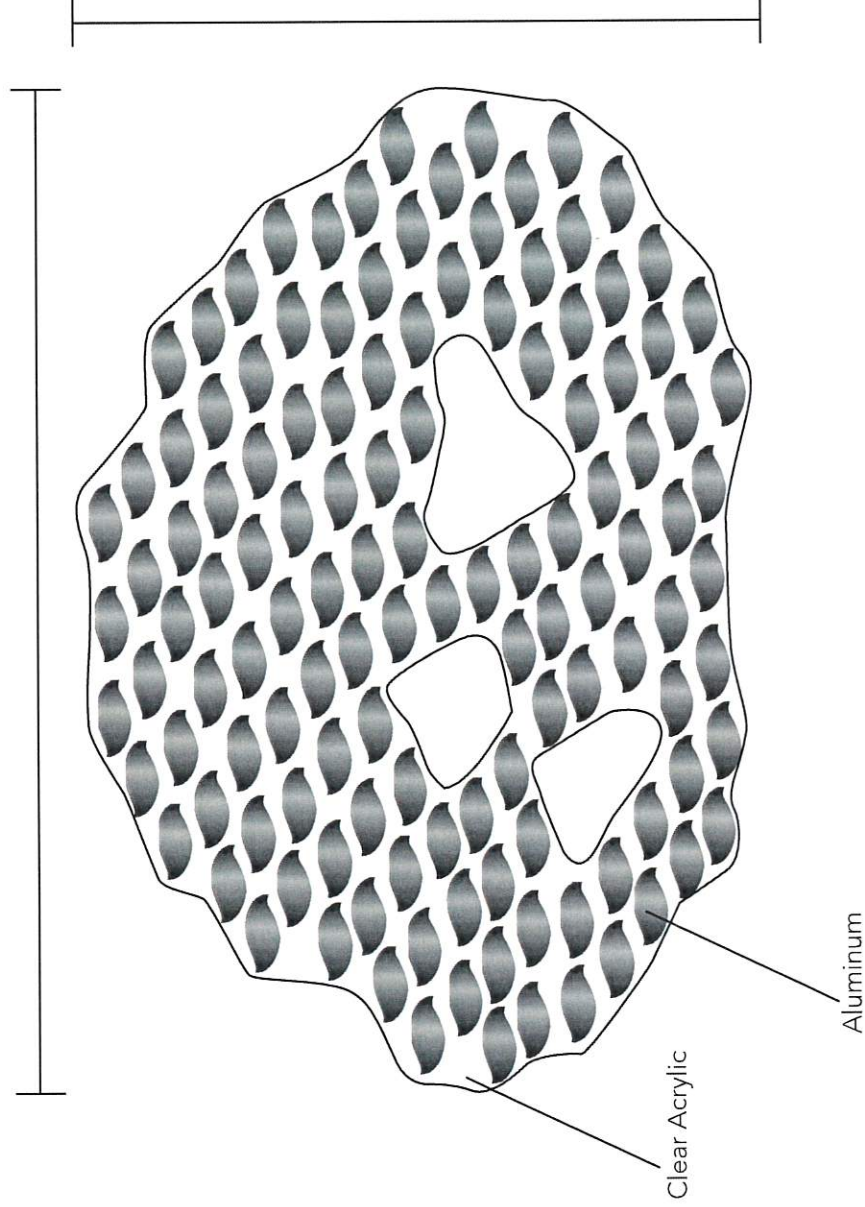
Chad S. Linn, P.E. License No. 57524  
P.O. Box 140024 . Orlando, Florida 32814  
Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed Main Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Pressure (Wp)	44.1 psf			
GCP	1.40		Total Pressure = WP+SF	67.47 psf

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inspection prior to leaving our facility. c US  
File#E465494

A.0

## Acrylic and Aluminum Donor Names Tree. Size & Design



Project Number	
Account Manager	Dr. Jon M. Hornlein
Date Started	02/09/2018
Drawing approval date	
Project Manager	
Designer	Andrea Descartes
Drawing approved by	
Number of revisions	



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Wind Speed 140 mph  
Main Height 50 ft

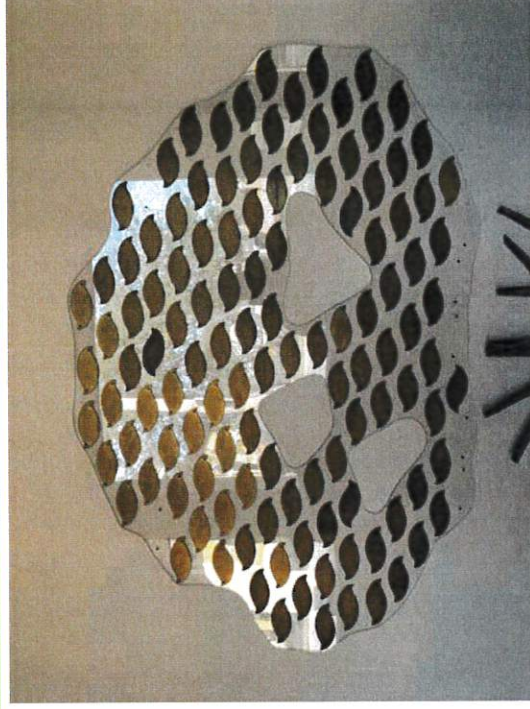
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GCP = 1.00

C Risk Category II  
Total Pressure = WP+SF 67.47 psf

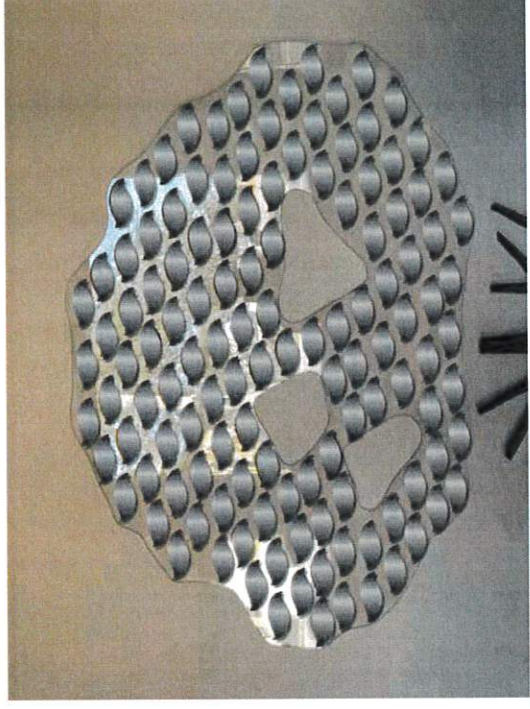
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 US  
File#E465494

A.1

## Acrylic and Aluminum Donor Names Tree. Render



Before



After

Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

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**Project Name:** The Gardens at Depugh  
**Project Owner:** The Gardens at Depugh  
**Scoop of Work:** Furnish and install : -Acrylic and Aluminum Donor Names Tree, 47" Pedestal Sign Stand, Aluminum No Parking Sign, Aluminum Handicapped Sign, 18" and 12" PVC Wall Signs 3' Aluminum Wall Sign, Monument Sign, Refinish New Paint, New LED's, New Face..84" Monument Sign, illuminated Acrylic faces.


**Project address:** 550 W Morse Blvd,  
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**All drawings are reviewed and approved by**

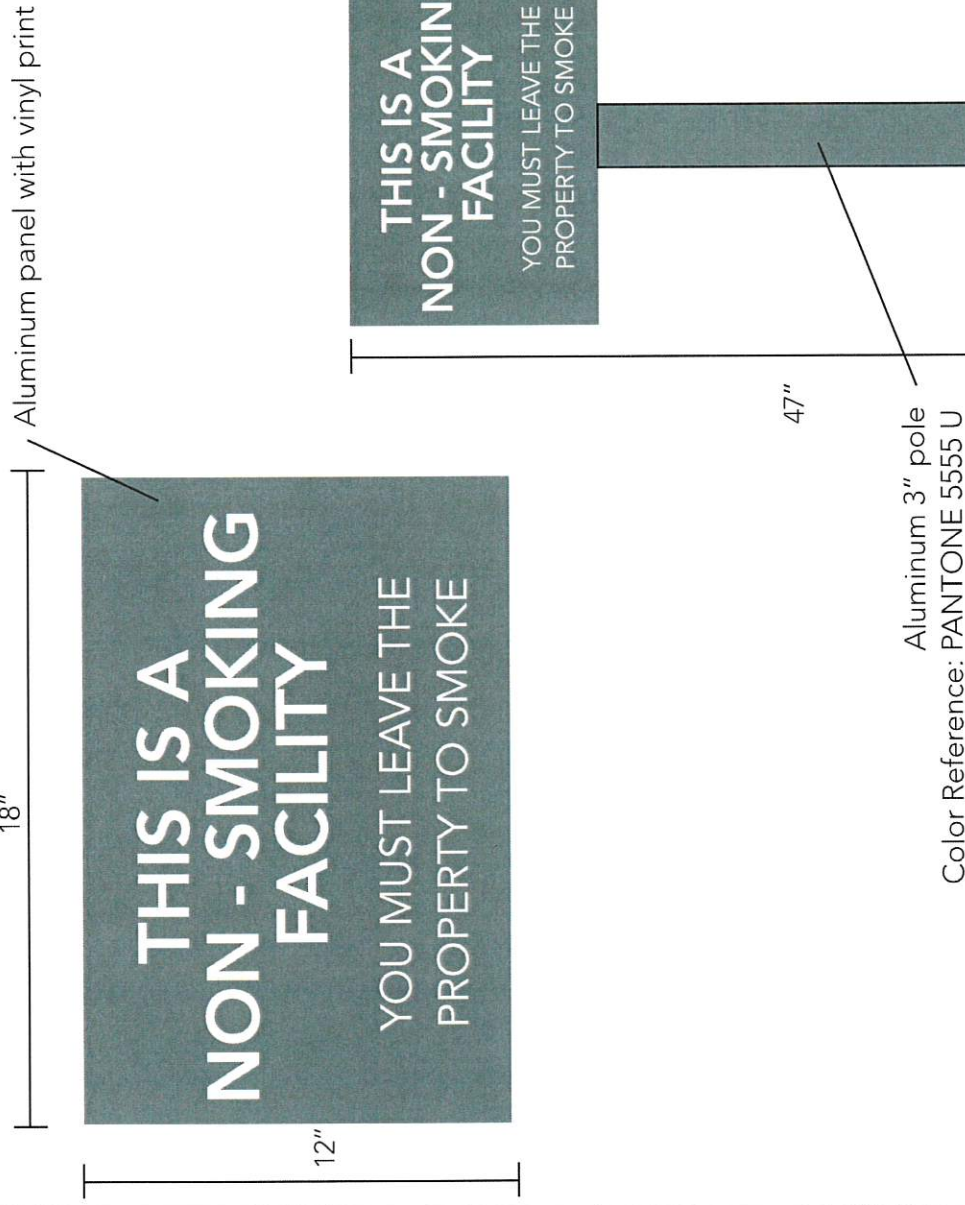
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P.O. Box 140024 . Orlando, Florida 32814  
Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code Pressure (Wp) GCP	ASCE 7-10 Exposure C 1.40	C	Risk Category II	
Total Pressure = Wp+Sf 87.47 psf				

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File#E465494

B.0

## 47" Sign Stand - Non Smoking Sign. Size and Design



Project Number	
Account Manager	Dr. Jon M. Hornlein
Date Started	02/09/2018
Drawing approval date	
Project Manager	
Designer	Andrea Descartes
Drawing approved by	
Number of revisions	



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Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 50 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (Wp)	40.19 psf			
GCP	1.40	Total Pressure = Wp*SF 67.47 psf		

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File#E465494

B.1

## 47" Sign Stand - Non Smoking Sign. Render



Before



After

Project Number

Account Manager

Dr. Jon M. Homlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

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P.O Box 140024 . Orlando, Florida 32814  
Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed 140 mph  
Mean Height 60 ft

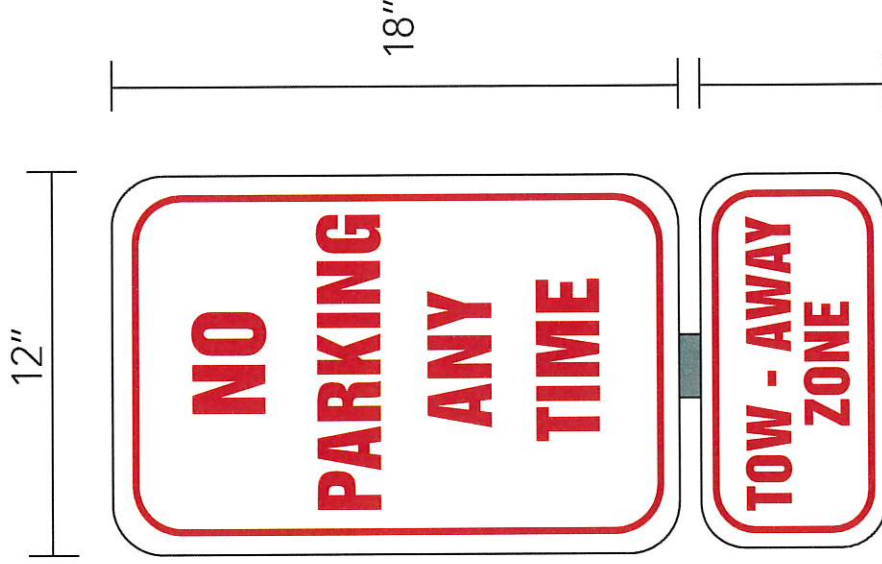
Wind Code ASCE 7-10 Exposure C Risk Category II  
Wind Pressure (Wp) 48.19 psf  
Gcp = 1.40 Total Pressure = Wp-SF 67.47 psf

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All products are subject to quality control inspection prior to leaving our facility.  
**UL** US  
File#E465494

**C.0**

## Aluminum No Parking Sign. Design and Size.

**Note: 1 pole of 4'H and 2 poles of 6'H on Green color.**



Aluminum 3" pole  
Color Reference: PANTONE 5555 U

Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

Sheet No. 6 of 16



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Phone: (407) 734-4200  
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**Project Name:** The Gardens at Depugh  
**Project Owner:** The Gardens at Depugh  
**Scoop of Work:** Furnish and install : -Acrylic and Aluminum Donor Names Tree. 47" Pedestal Sign Stand. Aluminum No Parking Sign. Aluminum Handicapped Sign. 18" and 12" PVC Wall Signs 3' Aluminum Wall Sign. Monument Sign. Refinish New Paint, New LED's, New Face. 84" Monument Sign, illuminated Acrylic faces.

**Project address:** 550 W Morse Blvd,  
Winter Park, FL 32789

**Permitting jurisdiction:** [Type Permit Jurisdiction]

**All drawings are reviewed and approved by**  
Chad S. Linn, P.E. License No. 57524  
P.O Box 140024 . Orlando, Florida 32814  
Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (Wp)	48.19 psf			
Gcp =	1.40	Total Pressure = Wp*Gf 67.47 psf		

Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.  
**UL**  
File#E465494

C.1

## Aluminum No Parking Sign. Render

**Note: 1 pole of 4' H and 2 poles of 6'H on Green color.**

Before



After



Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions



5323 Millenia Lakes Blvd., Suite 300,  
Orlando, Florida 32839.  
Phone: (407) 734-4200  
Email: info@sunriverconcepts.com

**Project Name:** The Gardens at Depugh  
**Project Owner:** The Gardens at Depugh  
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**All drawings are reviewed and approved by**

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P.O. Box 140024 . Orlando, Florida 32814  
Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code
Wind Code Wind Pressure (Wp) GCP #	ASCE 7-10 Exposure 48.19 psf 1.40	C Risk Category II Total Pressure = Wp+SF 67.47 psf

Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.  File#E465494

D.0

## Aluminum Handicapped Sign



Project Number	
Account Manager	Dr. Jon M. Hornlein
Date Started	02/09/2018
Drawing approval date	
Project Manager	
Designer	Andrea Descartes
Drawing approved by	
Number of revisions	

5323 Millenia Lakes Blvd., Suite 300,  
Orlando, Florida 32839.  
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Email: info@sunriverconcepts.com

**Project Name:** The Gardens at Depugh  
**Project Owner:** The Gardens at Depugh  
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**All drawings are reviewed and approved by**

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P.O. Box 140024 . Orlando, Florida 32814  
Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed 140 mph  
Mean Height 60 ft

Wind Code ASCE 7-10 Exposure C Risk Category II  
Wind Pressure (Wp) 1.40 Total Pressure = Wp\*SF 67.47 psf  
GCP =

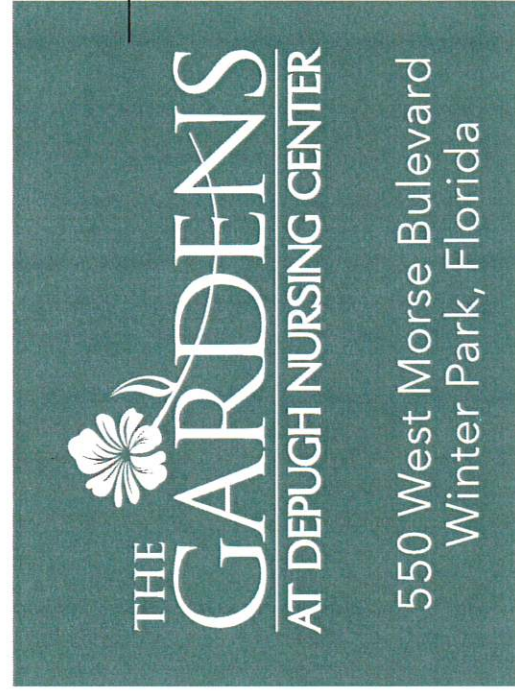
Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.



E.O

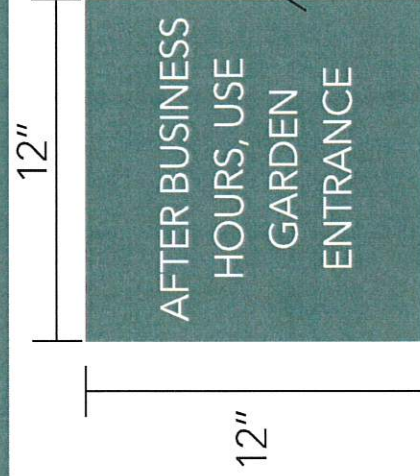
## 18" and 12" PVC Wall Signs. Size & Design

24"



18"

PVC panel with vinyl print



12"

12"

Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

Sheet No. 8 of 16



5323 Millenia Lakes Blvd., Suite 300,  
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**Permitting jurisdiction:** [Type Permit Jurisdiction]

**All drawings are reviewed and approved by**

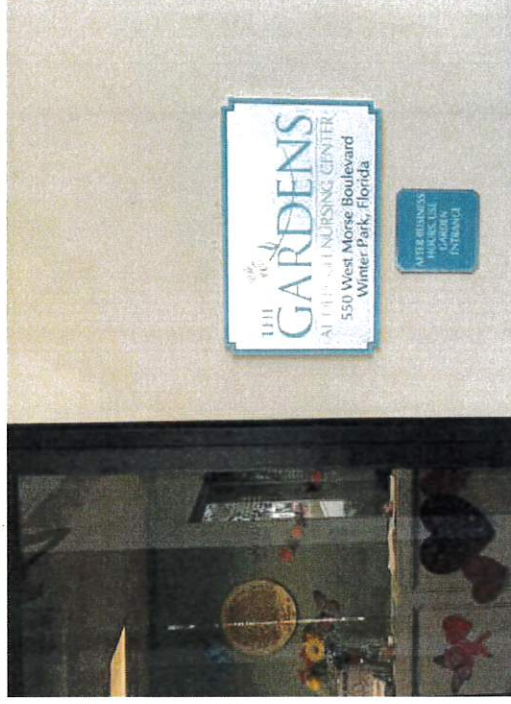
Chad S. Linn, P.E. License No. 57524  
P.O Box 140024 . Orlando, Florida 32814  
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Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 50 ft	All Wind Loads Meet 6th edition 2017 Florida Building code
Wind Code	ASCE 7-10 Exposure	
Wind Pressure (WP)	48.10 psf	C Risk Category II
GCP =	1.40	Total Pressure = WP+SF 67.47 psf

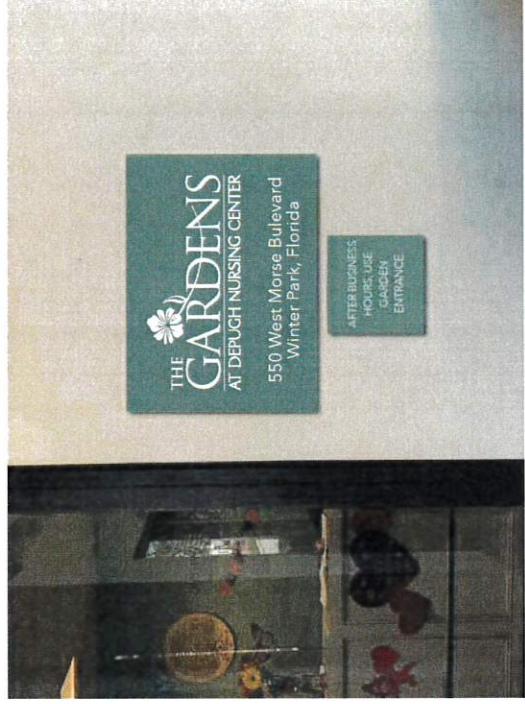
Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.  **UL**  
File#E465494

E.1

## 18" and 12" PVC Wall Signs. Render



Before



After

Project Number

Account Manager

Dr. Jon M. Homlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions



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**All drawings are reviewed and approved by**

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Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (WP)	48.19 psf			
GCP =	1.40	Total Pressure = WP*SF 67.47 psf		

Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.  US  
File#E465494

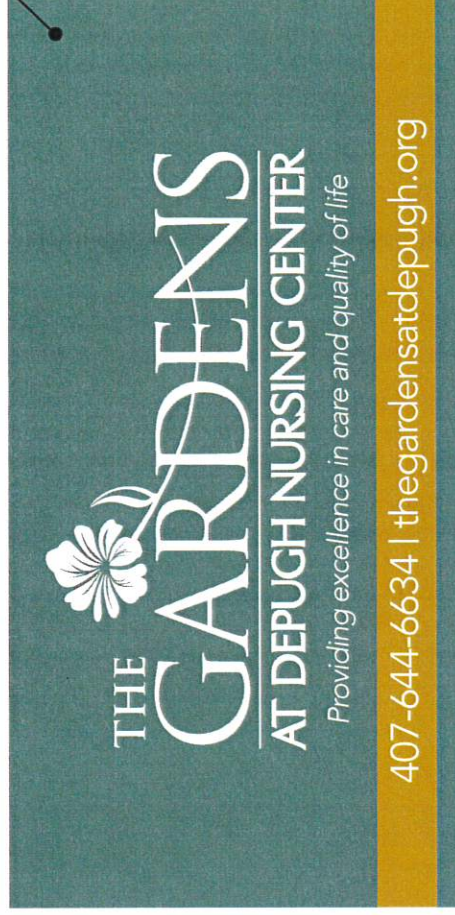
F.O

### 3' Aluminum Wall Sign. Size & Design

Aluminum panel with vinyl print

6'

3'



Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

Sheet No10 of 16

5323 Millenia Lakes Blvd., Suite 300,  
Orlando, Florida 32839.  
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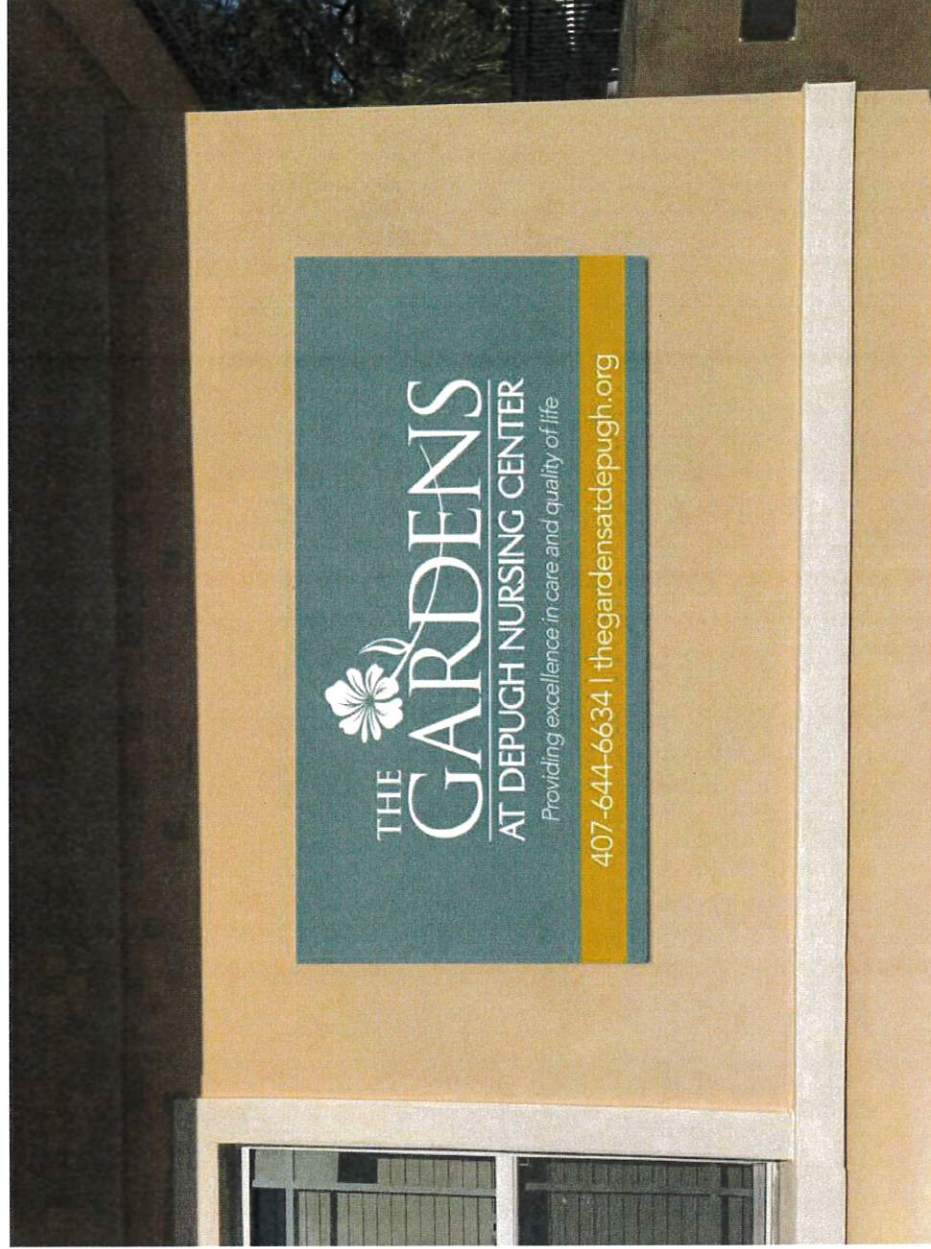
**All drawings are reviewed and approved by**

Chad S. Linn, P.E. License No. 57524  
P.O Box 140024 . Orlando, Florida 32814  
Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 50 ft	All Wind Loads Meet 6th edition 2017 Florida Building code			
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II	
Wind Pressure (Wp)	45.19 psf				
GCP =	1.40	Total Pressure = Wp*SF 67.47 psf			

Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.  us  
File#E465494

### 3' Aluminum Wall Sign. Render



Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions



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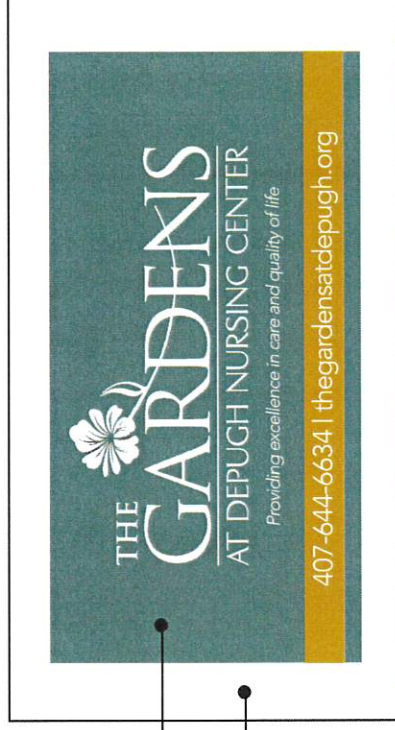
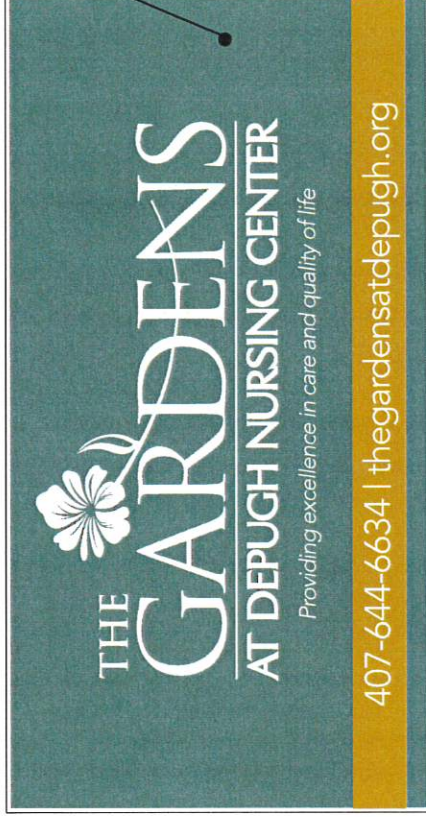
Wind Speed 140 mph  
Mean Height 60 ft  
All Wind Loads Meet 6th edition 2017 Florida Building code  
Wind Code ASCE 7-10 Exposure C Risk Category II  
Wind Pressure (WP) 45.19 psf  
GCP = 1.40  
Total Pressure = WP+SF 67.47 psf

Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.  
UL US  
File#E465494

**G.0**

**Monument Sign. Refurbish: New Paint, New LED's, New Face. Size & Design**

Acrylic Face  
with clear vinyl print



New Face and LED's

New Paint  
White Color

Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

Sheet No12 of 16

5323 Millenia Lakes Blvd., Suite 300,  
Orlando, Florida 32839.  
Phone: (407) 734-4200  
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**Permitting jurisdiction:** [Type Permit Jurisdiction]

**All drawings are reviewed and approved by**

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P.O. Box 140024 . Orlando, Florida 32814  
Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code			
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II	
Wind Pressure (WPP)	48.10 psf				
GCP =	1.40		Total Pressure = WPP+GFP	67.47 psf	

Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.  Us  
File#E465494

G.1

## Monument Sign. Refirbish: New Paint, New LED's, New Face. Size & Design



Before



After

Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions





Innovative Marketing, Signage and Branding Solutions

5323 Millenia Lakes Blvd., Suite 300,  
Orlando, Florida 32839.

Phone: (407) 734-4200

Email: info@sunriverconcepts.com

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Phone: 407 252 6433  
Fax: 407 392 2776  
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height 60 ft	140 mph	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (WP)	48.19 psf			
GCP =	1.40	Total Pressure = WP*SF 67.47 psf		

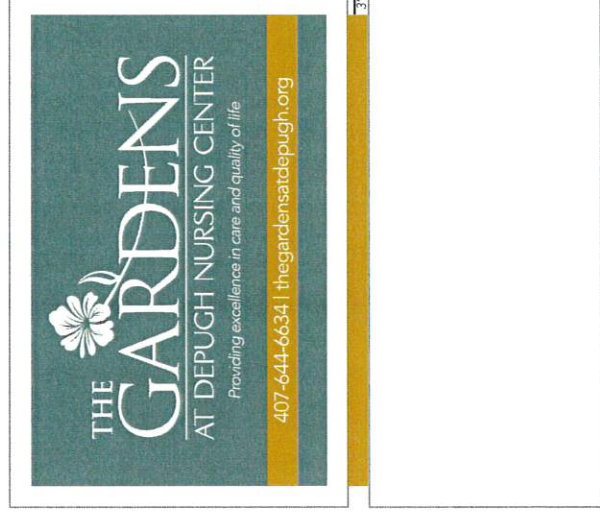
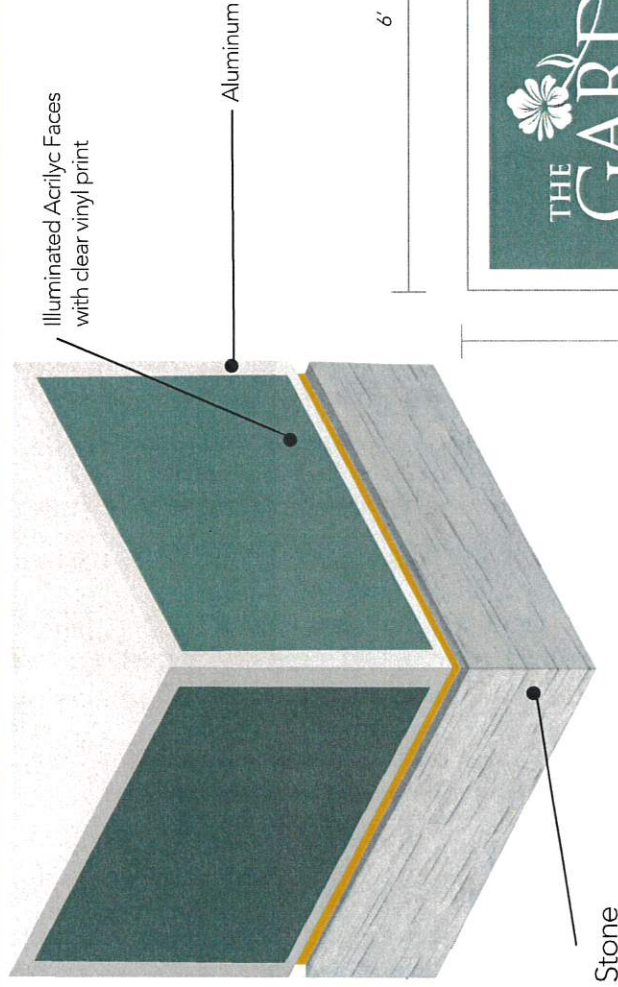
Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.



File#E465494

H.O

## 84" Monument Sign, illuminated Acrylic faces. Size & Design



Project Number	
Account Manager	Dr. Jon M. Hornlein
Date Started	02/09/2018
Drawing approval date	
Project Manager	
Designer	Andrea Descartes
Drawing approved by	
Number of revisions	

5323 Millenia Lakes Blvd., Suite 300,  
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Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (WP)	48.19 psf			
GCP =	1.40	Total Pressure = WP*SF 67.47 psf		

Quality Control and UL certification  
All products are subject to quality control inspection prior to leaving our facility.  
 US  
File#E465494

H.1

## 84" Monument Sign, illuminated Acrylic faces. Render



Before



After

Project Number	
Account Manager	
Dr. Jon M. Homlein	
Date Started	02/09/2018
Drawing approval date	
Project Manager	
Designer	Andrea Descartes
Drawing approved by	
Number of revisions	



winter park



community  
redevelopment  
agency

# agenda item

meeting date May 24, 2018

item type ☐ Administrative  
☒ Action  
☐ Information

approved by ☐ City Manager  
☐ City Attorney  
☒ N/A

## CRA advisory board

### Subject: Item 2B

Request from Enzian Theatre

### motion | recommendation

Consideration to approve \$7,000 for Popcorn Flicks beginning in FY18-19.

### background

Since 2007, the CRA has supported Enzian Theatre by providing funding for cultural arts programming within the CRA district. The purpose of the funds is for the 'Popcorn Flicks' event which provides a monthly movie enjoyed in Central Park. Since 2013, funding has totaled \$6,000 yearly. Since that time, movie and licensing fees have increased resulting in a net loss for Enzian Theatre as a whole.

Staff is requesting an increase to the CRA's contribution of Popcorn Flicks to \$7,000 to offset this increase. Included as part of the item is the FY15-16 and FY16-17 annual reports from Enzian including attendance totals and general ledger expenses.

### alternatives | other considerations

Consider funding at a different amount  
Do not consider funding

### fiscal impact

\$7,000 beginning in FY18-19

**ENZIAN THEATER – POPCORN FLICKS IN THE PARK**  
**Report to the City of Winter Park**  
**Jan 2015 – June 2016**

For the last 14 years, Enzian has partnered with the City of Winter Park to provide free, family-friendly films outdoors in beautiful Central Park. This popular program has become a Winter Park tradition, with couples, families, visitors, and residents alike spreading their blankets and lawn chairs on the grass to enjoy an evening in the park with friends and a fun film. Enzian provides all the technical aspects of the presentation, including selecting and obtaining each film; hosting (or “emceeing”); and transportation, set-up, and take-down of the outdoor screen, projection equipment, and sound equipment. The films are promoted jointly by Enzian and the City. Over the last 18 months, the following films have been shown through this series:

DATE	FILM	ATTENDANCE
1/8/15	To Have and Have Not	50
2/12/15	The Philadelphia Story	100
3/12/15	The Poseidon Adventure	200
4/24/15	Girl Happy	200
5/14/15	A Little Princess	150
6/11/15	Batman	800
7/9/15	Muscle Beach Party	200
8/27/15	Harry Potter & the Chamber of Secrets	400
9/10/15	Strangers on a Train	200
10/8/15	The Thing from Another World	150
11/12/15	Charlotte’s Web	250
12/4/15	Home Alone & How the Grinch Stole Christmas	800
1/14/16	The Public Enemy	30
2/11/16	Moonstruck	350
3/10/16	The Quiet Man	150
4/12/16	One Million Years B.C.	55
5/12/16	Sense & Sensibility	275
6/9/16	Westworld	300
<b>TOTAL</b>		<b>4,660</b>



# Enzian Theater Inc.

1300 S Orlando Ave

Maitland, FL 32751-6415

## General Ledger Activity Report

From : 01/01/15 To : 12/31/15

Date	Acct.#	Ref./Account Name	Description	Debits
	5204308	Special - Popcorn Flicks	BEGINNING BALANCE	
01/15/15			Swank Motion -RG 2007803	174
01/22/15			U-Haul -4324115	52.72
01/31/15			PFLIX Box Labor	100
01/31/15			PFLIX Proj Labor	45
01/31/15			Jan Programming Pflix	100
02/19/15			Swank Motion -RG 2020089	174
02/28/15			PFLIX Box Labor	100
02/28/15			PFLIX Proj Labor	45
02/28/15			Feb Programming Pflix	100
03/31/15			Criterion Pic-402143	175
03/31/15			SunTrust Bank-AMAZON0309	27.95
03/31/15			SunTrust Bank-NETFLX0318	15.97
03/31/15			SunTrust Bank-AMAZON0316	5.52
03/31/15			PFLIX Box Labor	100
03/31/15			PFLIX Proj Labor	45
3/31/15			Mar Programming Pflix	100
04/30/15			Swank Motion -RG 2038608	176
04/30/15			SunTrust Bank-NETFLX0418	15.97
04/30/15			PFLIX Box Labor	100
04/30/15			PFLIX Proj Labor	45
04/30/15			Apr Programming Pflix	100
05/15/15			Swank Motion -RG 2048380	176
05/15/15			U-Haul -4392414	65.9
05/28/15			U-Haul -4400523	68.39
05/28/15			SunTrust Bank-AMAZON0512	19.52
05/31/15			PFLIX Box Labor	100
05/31/15			PFLIX Proj Labor	45
05/31/15			May Programming Pflix	100
06/18/15			Swank Motion -RG 2056427	176
06/26/15			U-Haul -4419308	52.04
06/30/15			U-Haul -4423746	118.25
06/30/15			PFLIX Box Labor	100
06/30/15			PFLIX Proj Labor	45
06/30/15			June Programming Pflix	100
07/01/15			7/1 Pflix Box Labor	100
07/01/15			7/1 Pflix Proj Labor	45
07/16/15			Swank Motion -RG 2064732	26

07/21/15	U-Haul -4437986	52.11
07/31/15	July Programming Pflix	100
08/01/15	8/1 Pflix Box Labor	100
08/01/15	8/1 Pflix Proj Labor	45
08/28/15	Swank Motion -RG 2079213	176
08/28/15	SunTrust Bank-AMAZON 812	13.78
08/31/15	U-Haul -4470314	58.1
08/31/15	Aug Programming Pflix	100
09/01/15	9/1 Pflix Box Labor	100
09/01/15	9/1 Pflix Proj Labor	45
09/03/15	Swank Motion -RG 2088434	165.5
09/24/15	U-Haul -4479123	51.89
09/30/15	SunTrust Bank-UHAUL09/05	21.51
09/30/15	Comfort House-A-301698	245
09/30/15	Sept Programming Pflix	100
10/01/15	October Pflix Labor	145
10/15/15	Swank Motion -RG 2103820	176
10/29/15	U-Haul -4501985	101.28
10/29/15	U-Haul -4498122	60.29
10/31/15	SunTrust Bank-EXXONMOBIL	12.75
10/31/15	Oct Programming Pflix	100
11/01/15	November Pflix Labor	145
11/12/15	Swank Motion -RG 2118747	176
11/30/15	Comfort House-A-301699	245
11/30/15	Nov Programming Pflix	100
12/01/15	December Pflix Labor	145
12/10/15	Swank Motion -DB 2127772	75
12/30/15	U-Haul -4532651	52.27
12/30/15	Criterion Pic-41024	175
12/31/15	Comfort House-A-301700	95
12/31/15	Swank Motion -RG2137548	176
12/31/15	Dec Programming Pflix	100
ACCOUNT TOTALS		6587.71



**ENZIAN THEATER – POPCORN FLICKS IN THE PARK**  
**Report to the City of Winter Park**  
**July 2016 – June 2017**

For the last 15 years, Enzian has partnered with the City of Winter Park to provide free, family-friendly films outdoors in beautiful Central Park. This popular program has become a Winter Park tradition, with couples, families, visitors, and residents alike spreading their blankets and lawn chairs on the grass to enjoy an evening in the park with friends and a fun film. Enzian provides all the technical aspects of the presentation, including selecting and obtaining each film; hosting (or “emceeing”); and transportation, set-up, and take-down of the outdoor screen, projection equipment, and sound equipment. The films are promoted jointly by Enzian and the City. Over the last 18 months, the following films have been shown through this series:

<b>DATE</b>	<b>FILM</b>	<b>ATTENDANCE</b>
7/14/16	Sabrina (1954)	300
8/25/16	Toy Story 2	75
9/8/16	Cool Hand Luke	125
10/13/16	House of Wax (1953)	400
11/10/16	Aladdin	1200
12/2/16	The Santa Clause (w/How the Grinch Stole Christmas)	1000
1/12/17	The Producers	125
2/9/17	Harold & Maude	350
3/9/17	A League of Their Own	350
4/25/17	Barefoot in the Park	250
5/11/17	North by Northwest	500
6/8/17	Close Encounters of the Third Kind	250
<b>TOTAL</b>		<b>4,925</b>

# Enzian Theater Inc.

1300 S Orlando Ave

Maitland, FL 32751-6415

## General Ledger Activity Report

From : 07/01/16 To : 06/30/17

Date	Acct. #	Ref./Account Name	Description	Debits
	5204308	Special - Popcorn Flicks	BEGINNING BALANCE	
07/19/16			Swank Motion -DB2202988	150
07/29/16			SunTrust Bank-AMZN0717	50.85
07/29/16			Netflix	15.97
07/31/16			Pflix Programming	100
07/31/16			Pflix Labor	150
08/17/16			Swank Motion -DB2218671	150
08/30/16			Swank Motion -DB2230422	150
08/31/16			U-Haul -4699855	35.46
08/31/16			SunTrust Bank-AMZN0825	26.28
08/31/16			NetFlix	15.97
08/31/16			U-Haul -4709306	71.22
08/31/16			Pflix Programming	100
08/31/16			Pflix Labor	150
09/30/16			U-Haul -4719400	36.72
09/30/16			SunTrust Bank-NTFLX0929	15.97
09/30/16			Pflix Programming	100
09/30/16			Pflix Labor	150
10/20/16			Swank Motion -DB2248994	150
10/27/16			U-Haul 4742201	39.23
10/31/16			SunTrust Bank-NETFLX1030	15.97
10/31/16			Pflix Programming	100
10/31/16			Pflix Labor	150
11/16/16			Swank Motion -DB2262208	150
11/16/16			Rialto Pictur-PRODUCERS	275
11/23/16			U-Haul -4762663	74.52
11/30/16			SunTrust Bank-AMZN1102	18.99
11/30/16			SunTrust Bank-NETFLX1129	15.97
11/30/16			Pflix Programming Labor	100
11/30/16			Pflix Labor	150
12/28/16			U-Haul -4773763	40.48
12/31/16			SunTrust Bank-NETFLX1229	15.97
12/31/16			Pflix Programming Labor	100
12/31/16			Pflix Labor	150
01/18/17			Comfort House-A-328923	250
01/31/17			SunTrust Bank-AMZN0119	68.04



01/31/17	SunTrust Bank-UHAUL0108	47.84
01/31/17	SunTrust Bank-NETFLX0129	15.97
01/31/17	Pflix Programming Labor	100
01/31/17	Pflix Labor	150
02/22/17	U-Haul -4826670	36.09
02/28/17	Swank Motion -DB2294514	150
02/28/17	Pflix Programming Labor	100
02/28/17	Pflix Staff Labor	150
02/28/17	Comfort House	250
03/15/17	Swank Motion -DB2305473	150
03/15/17	Comfort House	250
03/30/17	U-Haul -4844662	36.72
03/31/17	SunTrust Bank-NETFLX0302	15.97
03/31/17	SunTrust Bank-NETFLIX032	15.97
03/31/17	Pflix Programming Labor	100
03/31/17	Pflix Staff Labor	150
04/19/17	Comfort House	250
04/30/17	Swank Motion -DB2324472	150
04/30/17	SunTrust Bank-NETFLIX04	15.97
04/30/17	Pflix Programming Labor	100
04/30/17	Pflix Staff Labor	150
04/30/17	U-Haul -4870759	51.61
04/30/17	U-Haul	41.72
05/10/17	U-Haul -4877222	44.73
05/24/17	Swank Motion -DB 2335775	150
05/31/17	U-Haul -4885045	36.72
05/31/17	Pflix Programming Labor	100
05/31/17	Pflix Staff Labor	150
06/30/17	Comfort House-A-330509	250
06/30/17	Swank Motion -DB2349240	150
06/30/17	U-Haul -4907292	38.6
06/30/17	Pflix Programming Labor	100
06/30/17	Pflix Staff Labor	150

ACCOUNT TOTALS

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6980.52

winter park



community  
redevelopment  
agency

# agenda item

meeting date May 24, 2018

item type ☐ Administrative  
☐ Action  
☒ Information

approved by ☐ City Manager  
☐ City Attorney  
☒ N/A

## CRA advisory board

### Subject: Item 3A

CRA Agency meeting review

### motion | recommendation

N/A

### background

Staff will review the CRA Agency meeting with the advisory board for discussion purposes.

### alternatives | other considerations

### fiscal impact

N/A