



# city commission agenda

## Regular Meeting

February 23, 2015  
3:30 p.m.  
Commission Chambers

commissioners				mayor	commissioners			
seat 1	Steve Leary	seat 2	Sarah Sprinkel	Kenneth W. Bradley	seat 3	Carolyn Cooper	seat 4	Tom McMacken

## welcome

Welcome to the City of Winter Park City Commission meeting. The agenda for regularly scheduled Commission meetings is posted in City Hall the Tuesday before the meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's Web site at [www.cityofwinterpark.org](http://www.cityofwinterpark.org).

## meeting procedures

**Persons desiring to address the Commission MUST fill out and provide to the City Clerk a yellow "Request to Speak" form located by the door.** After being recognized by the Mayor, persons are asked to come forward and speak from the podium, state their name and address, and direct all remarks to the Commission as a body and not to individual members of the Commission, staff or audience.

**Citizen comments at 5 p.m. and each section of the agenda where public comment is allowed are limited to three (3) minutes. The yellow light indicator will remind you that you have one (1) minute left.** Large groups are asked to name a spokesperson. This period of time is for comments and not for questions directed to the Commission or staff for immediate answer. Questions directed to the City Commission will be referred to staff and should be answered by staff within a reasonable period of time following the date of the meeting. Order and decorum will be preserved at all meetings. Personal, impertinent or slanderous remarks are not permitted. Thank you for participating in your city government.

## agenda

1	<b>Meeting Called to Order</b>	
2	<b>Invocation</b> Reverend Steve May, First Baptist Church of Winter Park <b>Pledge of Allegiance</b>	
3	<b>Approval of Agenda</b>	
4	<b>Mayor's Report</b>	<b>*Projected Time</b> <b>*Subject to change</b>
	a. Presentation - Healthy Weight Community Champions Award b. Proclamation - Invasive Species Awareness Week c. Proclamation - Bike Month d. Appointment - Members to Visioning Steering Committee. e. Appointment - MetroPlan Orlando Municipal Advisory Committee f. Appointment - Police Pension Board (Officer Sam Easterbrook to replace Officer Rafael Berrios)	30 minutes

[illegible]



11 Public Hearings	<b>*Projected Time</b> <b>*Subject to change</b>
<ul style="list-style-type: none"> <li>a. <a href="#">Request of Winter Park Real Estate Advisors, Inc:</a> <ul style="list-style-type: none"> <li>- To amend the conditional use approval previously granted at 125 S. Interlachen Avenue to allow for modifications to the approved multi-family project to be composed of six units, three stories and 20,542 square feet of residential living area with parking in the basement level below the project, on property zoned R-4.</li> </ul> </li> <li>b. <b>Ordinance</b> – Vacating and abandoning the portion of Kindel Avenue between Benjamin Avenue and Lewis Drive within the Ravaudage Planned Development and Home Acres Subdivision area (1)</li> <li>c. <a href="#">Request of the City of Winter Park for the property at 2908 Temple Trail:</a> <ul style="list-style-type: none"> <li>- <b>Ordinance</b> – Changing the Future Land Use Designation of Single Family Residential to Open Space and Recreation (1)</li> <li>- <b>Ordinance</b> – Changing the zoning of Single Family (R-1A) District to Parks and Recreation (PR) District (1)</li> </ul> </li> </ul>	<p style="text-align: center;">20 minutes</p> <p style="text-align: center;">15 minutes</p> <p style="text-align: center;">10 minutes</p>
12 City Commission Reports	<b>*Projected Time</b> <b>*Subject to change</b>
<ul style="list-style-type: none"> <li>a. Commissioner Leary</li> <li>b. Commissioner Sprinkel</li> <li>c. Commissioner Cooper</li> <li>d. Commissioner McMacken</li> <li>e. Mayor Bradley</li> </ul>	<p style="text-align: center;">10 minutes each</p>

## 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."



# city commission city manager's report

item type

City Manager's Report

meeting date

February 23, 2015

Below are issues of interest to the Commission and community that are currently being worked on by staff, but do not currently require action on the Commission agenda. These items are being tracked to provide the Commission and community the most up to date information regarding the status of the various issues. The City Manager will be happy to answer questions or provide additional updates at the meeting.

issue	update	date
Quiet Zones	State funds approved for grant disbursement.	Funding agreements being developed. Expect to be received by February 27, 2015.
Fairbanks electric transmission and distribution undergrounding	Engineering cost estimates indicate that the project can be completed within FDOT's available funding. Contracts among Duke, the City, and FDOT are currently in negotiation.	City Commission action expected February/March 2015.
New Hope Baptist Church Project	Exterior construction on the site completed except for parking space striping. Pastor John Phillips continues pursuing licensing for the day care and school through DCF and obtaining required certifications for staff.	Approved Conditional Use will expire in September 2015.
Railroad crossing update	FDOT maintains all street crossings. Repairs included in a CIP.	City requested cost estimates for additional concrete panel installations. Expect to receive estimates by February 20, 2015.
Future tree plantings update	50 trees were planted by February 1, 2015. 50 more scheduled for planting by March 1.	GIS tree vacancy map is on the website. Street tree inventory has started.
MLK (Rollins) Restroom	Plans complete. Rollins will be contracting.	Completion will be Summer 2015.
Collector Roads Street Lighting	Staff has identified 27 collector roads and is preparing a streetlight assessment of these roads. Appropriate plans will be developed for each.	Report back to Commission the 1 <sup>st</sup> meeting in March.
WPPD launches new smartphone app "The WPPD App."	The app will allow users to easily receive information about crime and traffic-related incidents. Residents can also use the app to help keep the community safe by submitting tips about crimes that occur in the city. When necessary, the police department will use the app to broadcast urgent messages to residents, in addition to the OUTREACH program.	The official WPPD smartphone app can be downloaded for free at either at Apple® App Store or Google Play® by searching "Winter Park Police Department App."

Once projects have been resolved, they will remain on the list for one additional meeting to share the resolution with the public and then be removed.

**REGULAR MEETING OF THE CITY COMMISSION**  
**February 9, 2015**

The meeting of the Winter Park City Commission was called to order by Mayor Kenneth Bradley at 3:31 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida. The invocation was provided by Reverend Alison Harry, St. Richard's Episcopal Church, followed by the Pledge of Allegiance.

Members present:

Mayor Kenneth Bradley  
Vice Mayor Steven Leary  
Commissioner Sarah Sprinkel  
Commissioner Tom McMacken  
Commissioner Carolyn Cooper

Also present:

City Manager Randy Knight  
City Attorney Bill Reischmann  
City Clerk Cynthia Bonham

Approval of the agenda

**Motion made by Commissioner McMacken to approve the agenda; seconded by Commissioner Sprinkel and approved by acclamation with a 5-0 vote.**

**Mayor's Report**

- a. Presentation – Florida Department of Environmental Protection 2014 Plant Operations Excellence Award

Water and Wastewater Director David Zusi presented the Florida Department of Environmental Protection 2014 Plant Operations Excellence Award they received.

Other announcements

Mayor Bradley announced that Tom McMacken received the Volunteer of the Year Award by the Chamber of Commerce.

Mayor Bradley announced that Public Works Facilities Management Department employee Steve Mathes was recognized by the Chamber of Commerce as their Chamber Hero for outstanding work.

**City Manager's Report**

City Manager Knight announced that the City received the grant for quiet zones. They will be working with FDOT to bring forward an agreement to the Commission in the near future. Upon questioning regarding the railroad crossings, Assistant Public Works Director Don Marcotte responded regarding some of the high slopes and rails not receiving concrete panels. Commissioner McMacken expressed his preference to bring all the crossings up to a higher rating. Mr. Marcotte will address this.

City Manager Knight announced two property closings including 2600 Lee Road.



### **City Attorney's Report**

No report.

### **Non-Action Item**

#### **a. Financial Report – December 2014**

Finance Director Wes Hamil provided the December 2014 financial report and answered questions.

**Motion made by Commissioner Sprinkel to accept the financial report as presented; seconded by Commissioner Leary and carried unanimously with a 5-0 vote.**

#### **b. Scope of work statements for legal and lobbyist contracts.**

City Manager Knight stated they provided the Commission the scope of services for the three professional services including State lobbyist, City Attorney and the Labor Attorney. Assistant City Manager Michelle del Valle Neuner addressed questions. She spoke about the City Attorney retainer that is in line with the previous City Attorney and that various cities handle the retainer differently. Ms. Neuner spoke about the suggested process of providing a heads up approach with the cost before beginning litigation.

Discussion ensued that some lawsuit costs are small enough that there should be a threshold in place to determine which ones come before the Commission, the need for a comparison with services provided to other cities, the large amount of time our State lobbyist and Labor Attorney have been retained by the City, the importance of having a trust and the successful relationship with all three and the need to review performance every five years.

Mayor Bradley asked if there was a consensus to bring forth a RFP at the next meeting for discussion. There was not a consensus. After further discussion, it was agreed that a comparison of the scope of services with other cities relative to the size of Winter Park and with a limit of five cities was the next step instead of an RFP at this time. Attorney Reischmann asked that the retainer is kept as a separate issue from litigation costs.

### **Consent Agenda**

- a. Approve the minutes of January 26, 2015.
- b. Approve the FY 2015 budget adjustment for GIS Mapping and Graphic Arts Equipment.
- c. Approve the interlocal agreement with Orange County for the Lake Killarney Sediment Inactivation Project.

- d. Cancel the Commission meeting scheduled for Monday, May 25, 2015 due to the Memorial Day holiday.
- e. Approve the following purchase and contracts:
  - 1. PR157082 to Altec Industries, Inc. for 2015 Altec Bucket Truck; \$91,551.00.
  - 2. Piggyback contract with HD Supply Waterworks, Ltd. (Water/Wastewater Material Alliance Extension Agreement No. 895) and authorize the Mayor to execute contract.
  - 3. Amendment No. 3 to GAI Consultants, Inc. for RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (General Civil & Public Facility Engineering) and authorize the Mayor to execute renewal.
  - 4. Amendment No. 3 to Comprehensive Engineering Services, Inc. for RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (Transportation Planning & Engineering) and authorize the Mayor to execute renewal.
  - 5. Amendment No. 3 to CDM Smith, Inc. for RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (Stormwater Management & Design).
  - 6. Amendment No. 3 to Geosyntec Consultants for RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (Stormwater Management & Design).

**Motion made by Commissioner McMacken to approve the Consent Agenda with the adjustments previously made to the minutes and sent to the Commission; seconded by Commissioner Sprinkel.** No public comments were made. **The motion carried unanimously with a 5-0 vote.**

#### **Action Items Requiring Discussion**

a. Sustainability Action Plan

Sustainability Manager Kristopher Stenger provided a PowerPoint summarizing the revisions made after the November 2014 Commission meeting. He addressed the mission of the plan and asked for approval.

**Motion made by Mayor Bradley to approve the plan as presented; seconded by Commissioner McMacken.** Questions were answered by Mr. Stenger.

The following spoke in favor of the plan:  
John Rife, 1650 Pine Avenue  
Gordon Blitch, 695 French Avenue

**Motion carried unanimously with a 5-0 vote.**

b. Progress Point property (1150 North Orange Avenue and 1210/1211/1241 Palmetto Avenue) Notice of Disposal (NOD)

Planning Director Dori Stone asked for formal authorization to move forward with the Notice of Disposal on the Progress Point site. She stated this gives the City the opportunity to ask for proposals, designs and drawings on the site as well as financial requests which will come back to the Commission in approximately 60 days. She reiterated that this does not obligate the City to dispose of this property.

**Motion made by Mayor Bradley to authorize the City's intent to solicit proposals to dispose of this property (1150 Orange Avenue and 1210/1211/1241 Palmetto Avenue along the southeast side of Orange Avenue between Minnesota Avenue and Cypress Avenue), seconded by Commissioner Sprinkel.**

Commissioner Cooper asked for reconsideration of the decision made from the last meeting and to hold onto the property until we have the opportunity to consider the post office. She addressed the previous discussion that the site could not support more development whereby she disagreed. She stated that the site can support the post office distribution center, including all the trucks and employees; and a 40,000 square foot building on Orange Avenue with adequate parking. She asked the Commission to reconsider the possibility that this property has a vital civic use that would result in the residents having a central square in the downtown area.

**Motion amended by Commissioner Cooper to hold the decision on the basic motion until after this has been reviewed by both the Planning and Zoning and Economic Development Advisory Board and they have an opportunity to advise us. Motion failed for lack of a second.**

Discussion ensued that we do not have any deal on the table with the post office, we do not know if and when that will happen, we do not have to accept any of the proposals coming back, and the current zoning on the property. The Palmetto Avenue right-of-way was addressed and the need to inform people that we would entertain creative methods of dealing with that.

Joe Terranova, 151 N. Virginia Avenue, spoke in favor of acquiring the post office property but opposed spending City funds to purchase the post office and having to build another post office.

**Motion carried unanimously with a 5-0 vote.**

c. Proposal for Visioning Steering Committee members

Planning Director Dori Stone addressed the last meeting whereby they were asked to bring back recommendations as to a membership structure for the Visioning Steering Committee. She stated the concept she worked with and that she had

input from several members of the community on consisted of looking at creating an executive committee that would be made up of residents only; each commissioner would get two resident appointments; the committee would then nominate a Chair person and they would offer up suggestions for the other remaining Board members. She summarized staff's recommendation for membership.

**Motion made by Mayor Bradley to approve the recommended membership structure but strike-"not currently serving on any other city boards";** (for clarification purposes, it stated: "Each Commissioner picks two neighborhood appointments of community residents that are not currently serving on any other city boards."). **Motion was seconded by Commissioner Sprinkel.**

There was a consensus that we include our boards as part of this process. Other discussion ensued as to what each Commissioner wanted to see regarding membership and if others currently serving on boards should be able to participate.

**Motion amended by Commissioner Cooper that the Steering Committee represent four out of five members, which is 80% of residents, and representative of neighborhood areas/districts in Winter Park. Motion failed for lack of a second.**

**Motion amended by Commissioner Cooper to leave in the first portion of the basic motion that says "not currently serving on any other city boards", seconded by Commissioner McMacken for discussion.**

Commissioner McMacken addressed his concern with having more than ten or twelve members.

**Motion amended by Commissioner Cooper that the main motion says "the additional seats, the emphasis/preference would be on selecting Winter Park residents that meet the criteria of the additional seats"; seconded by Commissioner McMacken.**

Joe Terranova, 151 N. Virginia Avenue, recommended that we keep the process open with no limitations or restrictions.

Sally Flynn, 1400 Highland Road, recommended that we give consideration to those individuals who have submitted a board application but have never served, as well as current board members.

**Upon a roll call vote on the first amendment (to leave in the first portion of the basic motion that says "not currently serving on any other city boards"); Mayor Bradley and Commissioners Leary, Sprinkel and McMacken voted no. Commissioner Cooper voted yes. The motion failed with a 4-1 vote.**



**Upon a roll call vote on the second amendment (that the main motion says "the additional seats, the emphasis/preference would be on selecting Winter Park residents that meet the criteria of the additional seats"); Mayor Bradley and Commissioners Sprinkel, Cooper and McMacken voted yes. Commissioner Leary voted no. The motion carried with a 4-1 vote.**

**Upon a roll call vote on the main motion as amended, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

In an effort to move things forward, the Commission agreed to announce the names of their two nominees for the Steering Committee at the next meeting.

**Public comments (Items not on the agenda)**

Joan Cason, 1915 Woodcrest Drive, inquired about the 2600 Lee Road property value and asked when it will be sold. City Manager Knight said an appraisal has been conducted and a for-sale sign will be placed on the property after the demolition.

A recess was taken from 5:19 p.m. to 5:37 p.m.

**d. State legislative priorities review and approval**

City Manager Knight presented the 2015 State Legislative priorities. He answered questions and asked for approval.

**Motion made by Mayor Bradley to approve the list as is; seconded by Commissioner Cooper.**

**Motion amended by Commissioner Sprinkel that we make our first priority Mead Garden Lake Lillian Restoration with a set amount of money and go to Bill Peebles (lobbyist) and ask where they think we can get funding to work on the second phase of this; seconded by Mayor Bradley. No public comments were made.**

**Upon a roll call vote on the amendment, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote on the main motion as amended, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

### **Public Hearings:**

- a. ORDINANCE NO. 2988-15: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING PORTIONS OF CHAPTER 102, UTILITIES, ARTICLE IV, SEWERS AND SEWAGE DISPOSAL, OF THE CODE OF ORDINANCES, AS WELL AS CREATING THE CITY OF WINTER PARK GREASE MANAGEMENT ORDINANCE, SECTIONS 102-115.01 THROUGH 102-115.14; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS AND AN EFFECTIVE DATE. Second Reading

City Attorney Reischmann read the ordinance by title. **Motion made by Commissioner Cooper to adopt the ordinance; seconded by Commissioner McMacken.** Water and Wastewater Utility Director David Zusi answered questions. No public comments were made. **Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

- b. Request of Unicorp National Developments, Inc.: (Preliminary) Conditional use approval to redevelop the former Mt. Vernon Inn property with a project to be called Lakeside Crossing of approximately 37,473 square feet of retail and restaurant space including a two level parking deck and surface parking of approximately 317 spaces on the property at 110 S. Orlando Avenue, zoned C-3 and providing for certain exceptions and for the approval of a development order pertaining to the project.

Planning Manager Jeff Briggs explained that the proposed development consists of 37,473 square feet of retail/restaurant development of which 2,820 sq. ft. is used for common area mechanical/trash purposes and 34,653 sq. ft. is rentable commercial floor space. The overall site area is 155,945 square feet (3.58 acres). The developer is proposing a FAR of 44.17% which is within the maximum FAR of 45%. The developer is exceeding the street front minimum setbacks on the Orlando Avenue and Morse Boulevard frontages in order to provide more room for landscaping, sidewalk and outdoor patio dining. On Harper Street and the interior sides, the project meets the applicable setbacks. Impervious coverage or green area also complies with the minimum 15% requirements.

Mr. Briggs explained the variance request to reduce the size of the landscape islands from 12 feet to 9 feet within the surface parking lot that the Planning and Zoning Board denied. As a result, the developer will lose 4 parking spaces, so instead of 315 parking spaces they recommended allowing 311 spaces. The entire project is based on meeting the code requirement of 300 spaces. That requirement includes the 40 parking spaces that are committed by Development Agreement to be set aside as employee parking for the Lakeside project, 30 parking spaces are allocated for the retail stores, and 230 parking spaces are allocated for the four restaurants.

Mr. Briggs advised that this application package is for "preliminary" conditional use approval. The applicant will present the "final" conditional use to the Commission at a later date for consideration and approval.

Mr. Briggs provided a brief summary regarding the applicant's traffic study and advised that the applicant's plans have been reviewed by various city departments including representatives from Planning & Community Development, Public Works, Electric Utility, Water and Wastewater Utilities, Fire, Urban Forestry, Parks & Recreation and City Administration.

Mr. Briggs advised that there was a positive recommendation from Planning & Zoning for approval with following conditions:

1. The Lakeside Crossing Development entitlements comprise 37,473 square feet of commercial development which includes restaurants and retail space.
2. The project is required to have a minimum of 300 parking spaces to meet the anticipated needs of the development plan, which includes a parking garage and surface parking lot. Restaurant seating and floor plans will only be permitted that meet the parking code and no parking variances are to be granted.
3. The entrance to the project along Orlando Avenue will be restricted to right in/right out only.
4. The developer will coordinate and install intersection traffic signal improvements for the full Morse Boulevard/Orlando Avenue intersection to include restricted left turn signals in all directions subject to FDOT and city approval.
5. The developer will contribute \$50,000 to the cost of new mast arms as part of the improvements to Orlando Avenue and West Morse Boulevard.
6. The developer will pay and install the smart signal technology improvements at the Morse Boulevard/Orlando Avenue intersection.
7. The developer will install and maintain decorative paving within the entire Morse Boulevard/Orlando Avenue intersection for safer pedestrian crossing.
8. The developer commits to using 5" caliper street trees along street frontages for landscaping.
9. The developer will work with the city's Arborist regarding any tree replacement and maintenance along Orlando Avenue, Morse Avenue and Harper Avenue as it affects his property.
10. The developer will provide bike parking to be determined as part of the final conditional use review.
11. To incorporate the condition that requires the applicant contribute \$50,000 toward the full signaling cost of West New England Avenue and South Orlando Avenue should the City of Winter Park and FDOT deem it necessary within three years of issuance of certificate of occupancy.

Since this is a quasi-judicial hearing, the following was disclosed: Commissioners Leary and Cooper spoke with staff. Mayor Bradley and Commissioners Sprinkel and McMacken spoke with the developer and staff.

Mr. Briggs responded to questions.

Traffic Engineer, Christopher Simoneaux, P.E., Comprehensive Engineering Services Inc. (CES, Inc.) answered questions.

**Motion made by Commissioner Cooper to approve the preliminary conditional use request with the Planning and Zoning Board comments (conditions); seconded by Commissioner Sprinkel.**

Applicant Chuck Whittall, Unicorp National Development, Inc., spoke about the overall project design concept, the parking garage/spaces and the willingness to save the oak trees along Morse Boulevard.

Joe Terranova, 151 N. Virginia Avenue, explained that he would like reassurance that all power lines surrounding the project will be undergrounded.

Gary Barker, 1029 McKean Circle, spoke in favor of the project as presented.

Mayor Bradley presented statistics comparing the size of the current Mt. Vernon Inn buildings with the size of the proposed project.

Mr. Whittall responded to the public comments made and asked for approval. He briefly described a desire to add 75 more parking spaces which may be the subject of a future request.

**Motion amended by Mayor Bradley that allows an additional 24,000 square feet for the project which permits at least to the current space that we have from the Mt. Vernon Inn. Motion failed for lack of a second.**

**Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

**City Commission Reports:**

City Manager Knight advised that SunRail has lowered their price to \$32,000 (\$16,000/day) to provide train service during the Spring art festival weekend. In addition, they offered to find a sponsor to pay for half of that cost. In an effort to obtain the other half of the cost or a portion thereof, he asked for support to allow staff to work with the Chamber of Commerce and the Art Festival Committee to find a sponsor(s). He advised that this item will have to be presented to the CRA Agency for final approval. A majority agreed to proceed and asked that we track the number of riders.



a. Commissioner Leary

Commissioner Leary advised that a predator has been seen at our local schools and felt that it would be advantageous for our local law enforcement agency to work with the parents in our community to teach them proactive measures in keeping their children safe. He asked for support. Police Chief Railey responded by providing a status update on the individual in question. He offered to coordinate a community forum meeting with the parents and school principals to educate them.

b. Commissioner Sprinkel

Commissioner Sprinkel thanked our Fire Department for their heroic efforts in trying to save the life of a young student at Rollins College this past week.

Upon request, City Manager Knight and Electric Utility Director Jerry Warren answered questions regarding the City's role with BrightHouse Networks.

Commissioner Sprinkel asked if and when they would be going to the Tallahassee legislative meetings this year. City Manager Knight said they can go in early or late March. He was directed to coordinate with our lobbyist to obtain the best date/times and circulate the information to them.

c. Commissioner Cooper

Commissioner Cooper congratulated the Enzian Theatre on their upcoming 25<sup>th</sup> anniversary.

d. Commissioner McMacken - No report.

e. Mayor Bradley

Mayor Bradley advised that he has been approached by several individuals regarding the Orange County School Board role in the usage and maintenance of Showalter Field. He asked for support to allow staff and the Parks and Recreation Board to study the current lease structure and to bring back a proposal as to whatever decisions are necessary. A majority agreed.

Mayor Bradley announced that this Wednesday the MetroPlan Board will discuss Winter Park being a voting member and that they are proposing enactment for the 2015/2016 budget season. He spoke briefly about the associated funding with being a member and that an interlocal agreement will be forthcoming.

The meeting adjourned at 7:07 p.m.

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Mayor Kenneth W. Bradley

ATTEST:

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City Clerk Cynthia S. Bonham, MMC

DRAFT



# city commission agenda item

item type	Consent Agenda	meeting date	February 23, 2015
prepared by department division	Purchasing Division	approved by	<input checked="" type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> N/A		
		final vote	

## Formal Solicitation

	vendor	item   background	fiscal impact	motion   recommendation
1.	Electric Supply	IFB-6-2015 Underground Electric Materials	Total expenditure included in approved FY15 budget.	Commission approve award to Electric Supply and authorize the Mayor to the execute contract.
The City utilized a formal solicitation process to award this contract. Recommend awarding to multiple vendors for cost savings on all line items.				
2.	Gresco	IFB-6-2015 Underground Electric Materials	Total expenditure included in approved FY15 budget.	Commission approve award to Gresco and authorize the Mayor to execute the contract.
The City utilized a formal solicitation process to award this contract. Recommend awarding to multiple vendors for cost savings on all line items.				
3.	HD Supply Power Solutions	IFB-6-2015 Underground Electric Materials	Total expenditure included in approved FY15 budget.	Commission approve award to HD Supply Power Solutions and authorize the Mayor to execute the contract.
The City utilized a formal solicitation process to award this contract. Recommend awarding to multiple vendors for cost savings on all line items.				
4.	Tri-State Utility Products	IFB-6-2015 Underground Electric Materials	Total expenditure included in approved FY15 budget.	Commission approve award to Tri-State Utility Products and authorize the Mayor to execute the contract.
The City utilized a formal solicitation process to award this contract. Recommend awarding to multiple vendors for cost savings on all line items.				
5.	Wesco Distribution Inc.	IFB-6-2015 Underground Electric Materials	Total expenditure included in approved FY15 budget.	Commission approve award to Wesco Distribution Inc. and authorize the Mayor to execute the contract.
The City utilized a formal solicitation process to award this contract. Recommend awarding to multiple vendors for cost savings on all line items.				

## Contracts

	vendor	item   background	fiscal impact	motion   recommendation
6.	GATSO USA, Inc.	Renewal of Red Light Safety Program	Total expenditure Amount: \$403,200 Includes cost reduction of \$38,400 from previous agreement	Commission approve renewal with GATSO USA, Inc. for Red Light Safety Program and authorize the Mayor to execute the contract.
The City utilized a formal solicitation process to award the initial contract.				



# city commission agenda item

Item type	Consent Agenda	meeting date	February 23, 2015			
prepared by	John Holland, Director	approved by	<input checked="" type="checkbox"/> City Manager			
department	Parks and Recreation Department		<input checked="" type="checkbox"/> City Attorney			
division	Administration		<input type="checkbox"/> N/A			
board approval	Parks and Recreation Advisory Board	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> N/A	6-0	final vote
strategic objective	<input checked="" type="checkbox"/> Exceptional Quality of Life <input type="checkbox"/> Fiscal Stewardship <input type="checkbox"/> Intelligent Growth & Development <input type="checkbox"/> Public Health & Safety <input type="checkbox"/> Investment in Public Assets & Infrastructure					

## subject

Agreement renewal to permit the Central Florida Community Sailing Program, Inc. permission to teach a Community Sailing Program in Lake Baldwin Park.

## motion | recommendation

Approve the renewal of the Agreement as presented.

## background

The Parks and Recreation Department has permitted by Agreement the Central Florida Community Sailing Program to provide instructional sailing programs at Lake Baldwin Park since 2009. The Agreement allows the use of Lake Baldwin Park for the public sailing classes and storage of the sailboats. The sailing sessions are provided for a fee to anyone wanting to learn how to sail.

The Agreement can be cancelled by either party with 30 days notice.  
The City receives 20% of their gross revenue. To-date the City has been paid \$3,147.00.

## alternatives | other considerations

None

## fiscal impact

Provides revenue estimated at \$1,500 per year to the City.





# Agreement

## **Central Florida Community Sailing Program, Inc. and The City of Winter Park, Parks and Recreation Department**

1. The Central Florida Community Sailing Program, Inc., a 501(C)3 corporation, hereinafter referred to as The Sailing Club will conduct a public access Community Sailing Program, certified by The American Red Cross for the purpose of teaching residents of Central Florida how to sail.
  - a) The course will consist of 4 two and a half-hour basic classroom instructions and 4 five-hour sessions on the water.
  - b) The purpose of the sailing program is to encourage safe sailing and to foster educational programs for training in the science and art of seamanship and navigation.
  - c) Each student must pass the Basic Sailing written exam, and pass the Basic Sailing on the water exam, to be certified by The American Red Cross.
  - d) A swimming verification test will be performed prior to the first on the water class. Students must also be able to right the boat for the capsize drills. Students are required to furnish their own PFD
  - e) The program will utilize sailboats carrying up to two students each with an instructor and a chase boat.
  - f) Class size will be approximately 8 students per session. Classes are held on Tuesdays and Saturdays, or as otherwise specified and approved.
  - g) All classes are taught by certified Red Cross Instructor volunteers from The Sailing Club.
  - h) All classes will be located at Lake Baldwin Park, on the lake, in Winter Park, Florida.
2. Classes are held monthly between February and November. Certified Red Cross Instructors are provided at no charge and are volunteers of The Sailing Club.
  - a) Registration fees are as follows- Basic Sailing: \$145.00 per person for eight sessions.
3. Boats will be stored between classes in a fenced area in the southeastern portion of Lake Baldwin Park. The fence and the area within the fence is to be maintained solely by the Central Florida Community Sailing Program, Inc. and the City of Winter Park is held harmless from any damage to or theft of the boats or equipment stored within the fence or to the fence itself. The fence must feature screening so that the boats may not be seen from the balance of the park. During class sessions boats will be moved to the existing boat dock adjacent to the boat

ramp where students will launch the boats. The instructor will launch the chase boat.

4. For program graduates, The Sailing Club will hold open sailing on specified Sundays not to exceed 12 per year with a certified instructor present to further the students sailing and safety skills. There will be organized racing and trophies will be presented.
5. The Sailing Club may also sponsor family picnics in the Spring and Fall with open sailing and with certified sailing instructors present. The rental fee for use of the park will be paid.
  - a) The picnics must be coordinated through the Parks and Recreation Special Events Division.
6. The Sailing Club will provide the volunteers for the marketing of the program as well as obtaining sponsors and providing the grant writing.
7. There will be NO COST to the City of Winter Park.
8. Term:
  - a) Following review by the Parks subsidiary board, this Agreement may only be reviewed and extended annually for successive annual terms by a written addendum signed by the City Manager or Mayor on behalf of the City, and by the authorized representative of the Sailing Club.
  - b) This Agreement can be cancelled by either party with a written 30 day notice.
  - c) Upon a termination or expiration of this Agreement, the Sailing Club will, as soon as reasonably possible, and in no event within 10 business days of such termination/expiration, remove all of its property from the premises and shall leave the demised premises restored and cleaned to the same condition in which the property was delivered, reasonable wear and tear excepted.
9. Revenue and Insurance Details
  - a) 10 monthly sessions with 8 students per session = 80 students per year x \$145.00 = \$11,600.00
  - b) Revenue to City of Winter Park 20% of \$11,600.00= \$2,320.00
  - c) Operating Income to Program 80% of \$11,600.00= \$9,280.00
  - d) Insurance Expense:
    1. General Liability Base Cost \$ 800.00
    2. Boat Hull Coverage: \$ 200.00
    3. Sailing School liability coverage @\$35.00 per student \$2,800.00
    4. Total Insurance Coverage:
  - e) \$3,800.00Advertising/sponsorship expense \$1,200.00
  - f) Red Cross instruction booklets \$1,200.00
  - g) Total Operating Expense: \$6,200.00
  - h) Net Revenue to Program for maintenance and new boat purchases \$3,080.00
  - i) The insurance policy will be provided by The Chubb Group in the amount of \$1,000,000 with the Additional Named Insured being The City of Winter

Park.

- j) Designation of class time schedules and price schedules must be submitted for approval by the City of Winter Park Parks and Recreation Department.
  - k) The Sailing Club hereby agrees to hold harmless and indemnify the City of Winter Park and its agents and employees from and against any and all claims, lawsuits, damages, and costs of defense, both at trial and on appeal, where any of such claims, lawsuits, damages and /or costs arise out of the or during the course of any activity related to or authorized by this Agreement or any operations or activity of The Sailing Club, its employees, agents, volunteers, customers and/or participants on City land and/or in or about Lake Baldwin.
  - l) The insurance maintained by The Sailing Club shall name the City as an additional insured and shall specifically cover and insure against these indemnified matters. The Sailing Club shall provide this Agreement to its insurance agent(s) and its insurer by written notice, with a copy to the City Manager showing notice of this indemnity to the Club's insurer.
  - m) The Sailing Club must keep the required insurance in full force and effect during the entire term of this Agreement, as it may be extended. The Club must provide to the City Manager a current and "in effect" Certificate of Insurance showing the City as an additional insured.
10. The Sailing Club shall keep good accounting records of all revenue it receives for which the City shall receive a percentage under the terms hereof. On at least a quarterly basis the Club shall provide these records to the City along with its accounting showing that the City has been or will be paid the correct amount(s) due hereunder. The City Manager or designee shall have the right to review these records and other records of the Club that he may identify, upon written demand.
11. The Sailing Club will keep all records received or generated as a result of or during the course of the conduct of its business pursuant to this Agreement during the term of this Agreement as it may be extended and for 5 years after termination or expiration hereof. And, the Club agrees that it will abide by Florida's Public Records Act, Chapter 119, to the extent it is determined that law applies to the conduct of the business contemplated hereunder.
12. Contacts: Listed below are the names or titles of the persons who shall receive any notice required or allowed under the Agreement.
- a) Central Florida Community Sailing Program, Inc.: Marti Miller, PO BOX 547823, Orlando, FL 32854, Phone: 407-628-8081
  - b) City Of Winter Park: Randy Knight, City Manager, 401 Park Avenue South, Winter Park, FL 32789, Phone: 407-599-3235

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
City of Winter Park

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
Central Florida Sailing Program, Inc.

3/12/13	City of Winter Park-March Class-4 students	\$116.00
4/29/13	City of Winter Park-April Class-9 students	\$258.00
6/8/13	City of Winter Park-May Class-9 students	\$261.00
6/30/13	City of Winter Park-June Class-10 students	\$287.00
10/2/13	City of Winter Park-Sept Class-8 students	\$232.00
10/16/13	City of Winter Park-Oct Class-7 students	\$200.00
11/26/13	City of Winter Park-Nov. Class-6 students	\$174.00
3/24/14	City of Winter Park-Mar Class-4 students	\$116.00
4/30/14	City of Winter Park-Apr Class-4 students	\$116.00
5/14/14	City of Winter Park-May Class-10 students	\$290.00
6/4/14	City of Winter Park-June Class-11 students	\$319.00
9/17/14	City of Winter Park-Sept Class-7 students	\$203.00
10/30/14	City of Winter Park-Oct Class-11 students	\$319.00
11/13/14	City of Winter Park-Nov Class-9 students	\$256.00

**Total**

**\$3,147.00**



# city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	February 23, 2015						
prepared by	John Holland, Director	approved by	<input checked="" type="checkbox"/>	City Manager					
department	Parks and Recreation Department		<input type="checkbox"/>	City Attorney					
division	Administrative		<input type="checkbox"/>	N/A					
board approval	Parks and Recreation Advisory Board	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no	<input type="checkbox"/>	N/A	5-1	final vote
strategic objective	<input checked="" type="checkbox"/> Exceptional Quality of Life		<input checked="" type="checkbox"/>	Fiscal Stewardship					
	<input type="checkbox"/> Intelligent Growth & Development		<input type="checkbox"/>	Public Health & Safety					
	<input type="checkbox"/> Investment in Public Assets & Infrastructure								

## subject

The Concours d'Elegance use of the Winter Park Golf Course

## motion | recommendation

Approve the use of the Winter Park Golf Course for the Concours d'Elegance. The event promoter has requested multiple year approval of the event.

## background

Last year the Concours d'Elegance was granted City Commission approval to use the Winter Park Golf Course for their 2014 event. The approval was based upon the evaluation of the impact of the event on the golf course. The golf course Superintendent reported the condition of the course was not impacted by the event. The event manager worked very closely with golf course staff and followed all instructions as to accessing the fairways and protection of the turf.

The City received several letters and emails from residents and businesses regarding concerns including parking in neighborhoods, the event fencing, and blocking of streets (Ref. attached). On January 28<sup>th</sup>, a Public Meeting was held by the Parks and Recreation Advisory Board prior to their consideration of approving the request for the 2015 event. The Public Meeting was very positive and concerns were heard and addressed by the event promoter. The majority of the speakers were in favor of the event to continue on the golf course.

The Parks and Recreation Advisory Board approved the request for continuing the Concours d'Elegance on the golf course venue.

**alternatives | other considerations**

The Concours d’Elegance requires a site that can provide controlled access for the public. The most prestigious car shows in the U.S. are held on golf courses. No other city venues meet the requirements of the event.

**fiscal impact**

The current fee for use of the Winter Park Golf Course is \$5,000 per day for setup and \$10,000 per day for Paid Admission event. Total \$30,000

*"An Invitational, Judged Event Celebrating the Art of Automotive Design"*



February 5, 2015

Dear Mayor Bradley and City Commissioners.

On behalf of The Winter Park Concours d'Elegance, we are very pleased at the prospect of continued production of the Fourteenth Annual Winter Park Concours d'Elegance on the Winter Park Country Club Golf Course. We have had the opportunity to review both positive and negative feedback from our community outreach. We have been made aware of opportunities for improvement in our continued use of the Country Club and would like to address our planned revisions. We will improve parking by utilizing the Third Hole of the Golf Course for additional parking and provide shuttles from Off-Site locations to attendees to alleviate traffic congestion. Secondly, we have changed the fencing to a more discreet and natural-looking green mesh to be placed on the outside of the fence. We are certain this will enhance the look of the fencing tremendously to the surrounding neighborhood. In addition, we will not erect fencing near Casa Feliz until Saturday evening. Over the last thirteen years, The Winter Park Concours has strived to be an integral event for the enjoyment of the community and to further enhance the rich arts and cultural scene. We anticipate producing the most beautiful and admired Concours d'Elegance to date in 2015!

Thank you for your continued support!

Tim Webber

Executive Producer





**PARKS AND RECREATION  
ADVISORY BOARD**

**January 28, 2015  
Public Meeting**

**The meeting was called to order by Chairman Blair Culpepper at 4:02 p.m. at the Winter Park Community Center in conference room C.**

Advisory Board Members present:

Chairman Blair Culpepper  
Vice Chairman Julio de Arcos  
Carl Creasman (arrived 4:30pm)  
Marni Spence  
Gary Diehl  
Taylor Sacha

Staff present:

Director John Holland  
Assistant Director Brenda Moody  
Assistant Director Chuck Trice  
Assistant Director Ron Moore  
Recording Secretary Kesha Jones  
Lieutenant Jeffrey Biles-WPPD  
Business Operations Manager Leif Bouffard

Advisory Board Members absent:

Joel Roberts via teleconference 4:55 call in.  
Janet Atkins

Staff absent:

**Discussion:**

Winter Park Concours d'Elegance

Parks and Recreation Director John Holland introduced the public meeting to the advisory board members. Board Chairman Blair Culpepper facilitated residents wishing to speak on the matter of continuing the Concours d'Elegance event on the golf course. Residents addressed the board with both favorable comments and with concerns that included parking, traffic, noise levels, road closures, cars on the fairways, the fence and appropriate use of the golf course. Event Applicant Tim Webber addressed the traffic on Park Avenue by stating that there would be no road closure in front of Saint Margaret Mary next year and spoke to the board about the event. Of the 19 residents that spoke 13 of them had positive feedback and 6 had concerns.

The meeting adjourned at 5:00 p.m., no action was taken.

---

Kesha Jones  
Recording Secretary

**PARKS AND RECREATION  
ADVISORY BOARD  
January 28, 2015**

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Assistant Director Ron Moore  
Recording Secretary Kesha Jones  
Lieutenant Jeffrey Biles - WPPD  
Business Operations Manager Leif Bouffard

Advisory Board Members absent:

Joel Roberts via teleconference 4:55 call in.  
Janet Atkins

Staff absent:

Guests:

Tim Webber, Concours d'Elegance  
Cynthia Hasenau

**Consent Agenda:**

a) Approval of Minutes – November 19, 2014

**Motion made by Julio de Arcos to approve consent agenda item 'a'; seconded by Marni Spence. The motion carried unanimously with a 6-0 vote.**

b. Winter Park Concours d'Elegance 2015

Applicant Tim Webber addressed the board and spoke about the move of the Concours d'Elegance from Park Ave to the golf course, which brought a better quality and variety of cars. Attendance was about 4000. Mr. Webber is proposing to take all activity off Park Ave, possibly add holes 3, 5, 6 and 7 to the 2015 event; using holes 5, 6 and 7 for parking high end cars removing them from the streets and using hole 3 for event parking. Tim Webber is going to work with staff to address the concerns of the residents. Carl Creasman would have liked to have seen more detailed information on the event and an event application such as those used for Central Park.

**Motion made by Julio de Arcos to approve action Items agenda item 'b'; seconded by Blair Culpepper. The motion carried 5-1 with Carl Creasman voted no.**

c) Earth Day Central Park

Annual event held in Central Park (city event)

**Motion made by Marni Spence to approve action Items agenda item 'c'; seconded by Carl Creasman. The motion carried 6-0 with Carl Creasman voted no.**

d) Orlando Big Band Concerts (Fee Waiver Request)

Applicant Bennett Harmon asked to table the request pending submission of proper paperwork.

**Motion made by Carl Creasman to table the request for agenda item 'd'; seconded by Julio d Arcos. The motion carried 6-0 with**

Staff Report:

Staff provided a report of maintenance comparison, for the city's athletic fields and other facilities. Staff presented the board with better options and the best possible option for maintaining fields. Winter Park athletic fields receive about 1600 hours of use per year. Staff also offered suggestions to improve drainage. Joel Roberts would like to see a capital project schedule for the athletic fields, a breakdown over the next few years of the maintenance of all the athletic fields.

Staff will adjust the Strategic Plan to reflect any future field maintenance capital projects.

Staff informed the board of the Park House Academy annual event, and Historical Museum Presents "Mr. Rogers in the Park" in Central Park.

Mr. Holland informed the Park Board of discussion about a local resident interested in raising money to put an artificial surface on Showalter Field, also discussion of the possibility of the City renegotiating the current contract of the facility with Orange County Public Schools

City commission approved a 400, 000 grant for maintenance lakes, a portion of those funds will be used to beautify lake Lillian in Mead Gardens.

**Next Meeting – February 25, 2015 @ 5:00 p.m., Parks & Recreation, Community Center conference room C.**

The meeting adjourned at 6:20 p.m.

---

Kesha Jones  
Recording Secretary



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

[www.cityofwinterpark.org](http://www.cityofwinterpark.org)

## MEMORANDUM

**TO:** Parks and Recreation Advisory Board Members

**FROM:** John Holland, Director

**DATE:** January 7, 2015

**REF:** Concours d'Elegance on the Winter Park Golf Course

As you are aware this year's Concours d'Elegance was held on the Winter Park Golf Course on November 16<sup>th</sup>, 2014. It was relocated from the Park Avenue / Central Park venue to the golf course by the event holder with granted approvals from both the Parks and Recreation Advisory Board and the City Commission. This move was predicated in order to permit the fencing of the venue and the collection of admission fees which is prohibited in Central Park.

The relocation of the event from Central Park to the golf course required the renting and closing of the course for a period of five days. The fee of \$30,000 was paid by the event holder for the five day use of the golf course. In past years the Concours d'Elegance paid an average annual fee of \$3,300 for use of Central Park for the event.

As with any major change of a large event venue there are adjustments and need for changes that present themselves before, during and after the event. This event was no exception. The city received a number of letters, emails and phone calls from residents regarding concerns and issues they would like to see addressed for future Concours d'Elegance events.

In order to address these issues a public meeting has been scheduled for January 28<sup>th</sup>, 4:00 to 5:00 prior to the Park and Recreation Advisory Board meeting. This public meeting will provide residents with the opportunity to voice their concerns and suggestions prior to the Advisory Board meeting and the event holders request for the 2015 Concours d'Elegance event approval.

I have attached a number of letters, emails and notes that I have received from residents and businesses that express their concerns, suggestions and recommendations regarding the event. These will most likely be the subject of discussion during the Public Meeting and will be addressed by the event holder at the conclusion of the meeting and then in his presentation to the Board.

Please review the documents provided and be prepared to discuss the issues during the Parks and Recreation Advisory Board meeting relative to the approval request of the 2015 Concours d'Elegance.

Please let me know if you have any questions.





## REQUESTING

RENT THE WINTER PARK COUNTRY CLUB  
THURSDAY, NOVEMBER 12 - MONDAY, NOVEMBER 16, 2015  
EVENT DATE: SUNDAY, NOVEMBER 15, 2015

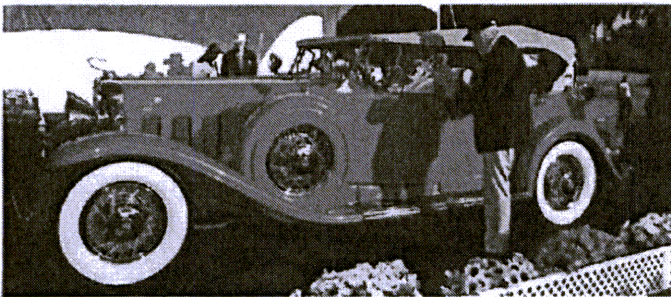
AMOUNT = \$30,000.00

Tim Webber  
Executive Director  
407.399.3688 c  
TimWebber@thecoordinatorinc.com

[www.winterparkconcours.com](http://www.winterparkconcours.com)  
Winter Park Concours d'Elegance Events are "Rain or Shine" Event



## THE NEW TRADITION BEGAN...

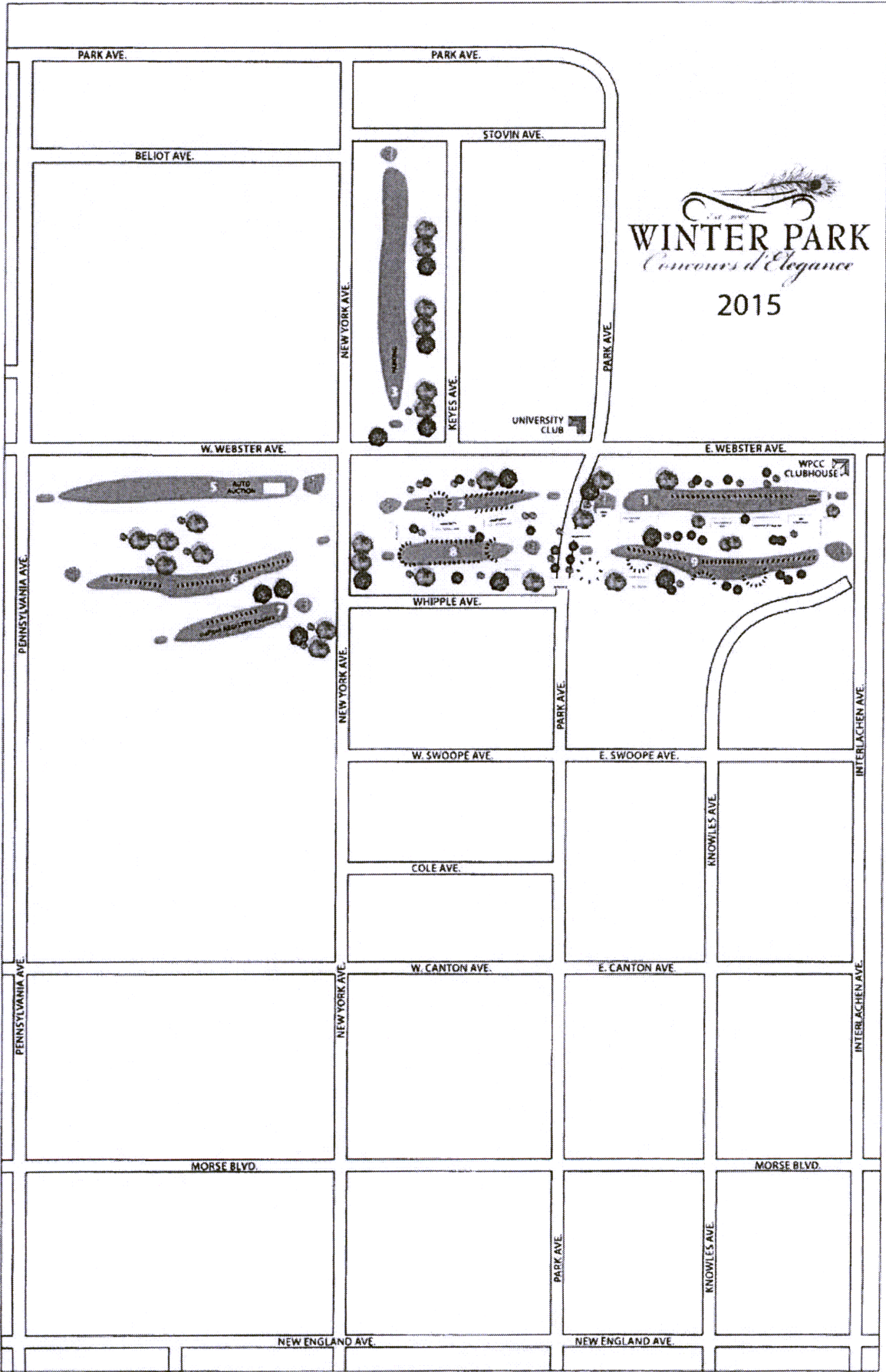


Join us for this year's  
14<sup>th</sup> Annual  
Winter Park Concours  
d'Elegance



SUNDAY, NOVEMBER 15<sup>th</sup>, 2015





## Concours d' Elagance - Neighborhood feedback

- Casa Feliz wedding event(s) impacted (esthetics of holes #1 &2)
- Concours d' Elagance music & public address system clearly audible throughout neighborhood
- Parking/police not monitored on Golfview Terrace & Lincoln Circle (golfcart transportation being provided to patrons)
- St. Margaret Mary Church services impacted
- Clean up process was excellent. Impact to golf course was none

## Suggestions for future events

- Consider relocation CdE to holes #6 & #7, with free shuttle service available to/from event venue (this will minimize impact on neighborhood; provide the ambiance of tree canopy between holes #6 & #7; encourage downtown parking, shopping & dining)
- Consider having golf course available on Thursday, Friday, Saturday and Monday on holes #1, 2,3,4,5,8 &9
- Police coverage and restrict patron parking on Golfview Terrace and Lincoln Circle



4396 Four Lakes Drive  
Melbourne, Florida 32940  
321.604.6544

November 22, 2014

John Holland  
City of Winter Park  
Parks & Recreation Department  
721 West New England Avenue  
Winter Park, Florida 32789  
407.599.3334

Dear Mr. Holland,

Thank you very much for taking the time to speak with me yesterday regarding my concerns with my upcoming wedding at Casa Feliz on Saturday, 11/14/15. When my fiance, Bill Sibert, and I received the phone call on Friday, 11/14/14, from Melissa at Casa Feliz informing us of the new location of the Winter Park Concours D' Elegance, we felt immediately heartbroken. The most special day of our lives was about to be impacted in a big way. We tried to remain calm and decided it would be best to see for ourselves what this "fencing" looked like and what impact it would truly have on our special day.

As we drove up our hearts sank. The once majestic Spanish style villa full of romance with breathtaking and beautiful views now simply looked like an ordinary brick house amongst towering and vast fencing. The welcoming feeling we once had as we drove up to the place where we planned to say our "I do's" quickly turned into feelings of sadness, frustration, anger, anxiety, regret. Perhaps most of all was the feeling of helplessness.

All we could tell ourselves was thank goodness we knew a year in advance. We really started to panic when we realized that although we had booked our date well in advance of a year, we would possibly have to wait until 2016 to tie the knot. Not to mention paying the fees to change the date with all of pre-booked vendors and having to ask our bridal party, family and close friends to cancel their accommodation reservations at The Alford Inn.

It wasn't until I spoke to you that we started to have hope that our special day could be preserved. I was very encouraged when you told me that you had spoken to the event planner and that he said the fencing could wait to be erected until after our wedding on Saturday, 11/14/15. This would indeed help us tremendously. Our wedding festivities will conclude at 8:30pm that evening. Of course, for many reasons, we would be thrilled if the show returned to it's original location. However, in the event that it is to be once again held at the Winter Park Country Club golf course we do have some concerns and hopefully some viable solutions that we feel would help us and other couples that find themselves in our position.

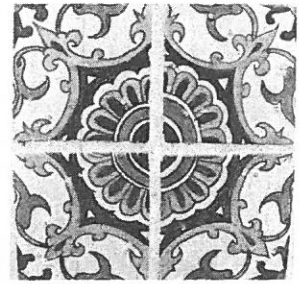
The new location presents challenges that include visual eyesores (fencing, tents, equipment and cars as a backdrop), limited parking (making it difficult for wedding guests and event spectators to find parking), increased traffic and changed traffic patterns (people driving through Casa Feliz's circular drive and foot traffic on the grounds of Casa Feliz) and noise (music, sound checks and announcements). We think the best solution and compromise would be to have the Winter Park Concours D' Elegance moved to the fairways one block west of North Park Avenue. Another option would be to promote parking close to shops on downtown South Park Avenue and provide transportation to and from the fairways west of North Park Avenue.

We would very much appreciate any information you can give us as early as possible so that we can best plan for our most special day. In addition, we ask that you please make the decision on the exact date, location and time of the Winter Park Concours D' Elegance for 2015 and announce it as soon as possible to further assist us and Casa Feliz in our wedding planning. We thank you very much for your time and consideration in this matter and value the opportunity to voice our concerns and ideas. I look forward to speaking to you soon.

Kind regards,

Jean Marie Fuller

# Casa Feliz



November 19, 2014

Dear Mayor and Commissioners, Mr. Holland, and Mr. Knight,

When considering whether or not to allow the Concours D'Elegance to take place on the Winter Park Golf Course next to Casa Feliz in 2015, we hope you will consider our perspective.

As you may know, Casa Feliz rents out over a year in advance for weekend dates during peak wedding seasons (fall and spring). November is our busiest month of the year. It is our rental revenues that enable the museum to stay open, without any city funding, thus preserving an important part of Winter Park history while promoting an appreciation for our native architecture. Well over 10,000 people visit Casa Feliz each year, between our open houses, special programs, and rental events.

We understand that even though the Concours website lists November 13-15 as next year's car show weekend, this is subject to change based on the availability of cars coming from Europe. This uncertainty is causing our clients for next November, who observed the inconvenience and upheaval experienced by this year's renters, great consternation.

Attached are some photographs that show the view of the golf course from Casa Feliz this past weekend. Our clients complained that they had little understanding when they booked the property just how disruptive the car show would be. We didn't either.

As I'm sure you've heard from others, the fencing was very unattractive. Not only did it affect the renters during the actual show, but the renters from the preceding days while the fence was being erected.

In addition to the unsightliness, we experienced the following:

- All day Sunday, two staff members were needed to stand guard of our parking spaces in the lot we share with the Golf Club, and at the Christian Science church lot, which our clients were required to rent due to the projected parking shortage.

656 Park Avenue North . Winter Park . FL . 32789  
mailing address: P.O. Box 591 . Winter Park . FL . 32790  
phone: 407.628.8200. email: [info@casafeliz.us](mailto:info@casafeliz.us) . website: [casafeliz.us](http://casafeliz.us)  
*Member of the Florida Trust for Historic Preservation . Listed on the National Register of Historic Places*

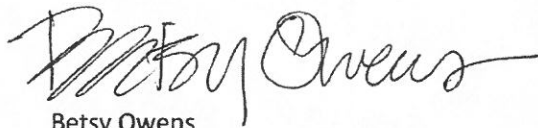
- Because of the traffic and crowds, it was difficult for our renters and their guests to navigate downtown Winter Park and reach Casa Feliz. We understand that car show attendees provide revenues for Winter Park businesses and hotels, but please understand that our renters do as well. The wedding party on Sunday booked a large block of rooms at the Alford Inn and their guests spent the weekend patronizing Winter Park businesses.
- The single entrance to the car show on Park Avenue resulted in the routing of hundreds of people through the Casa Feliz arch, which presented a serious hardship for the caterers and other vendors setting up the events at Casa Feliz, not to mention the bridal party trying to have their photos taken on the property.

We have enjoyed a positive working relationship with our neighbors at the Winter Park Country Club and with the Parks and Recreation staff. We try to err on the side of graciousness. When a Mears tour bus that we rented caused damage to the green near the clubhouse last February, Casa Feliz reimbursed the city \$600 for the planting of new sod. When the city sprinkler system malfunctioned last month, dousing an entire wedding party in the middle of the ceremony, we reimbursed the understandably distraught renters their entire rental fee (\$2600) but did not ask the City to share in this cost. Thus, we would hope that our concerns regarding the Concours d'Elegance are given due consideration.

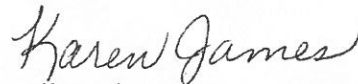
We are proud of downtown Winter Park, as you are, and realize that we all benefit when people are attracted from outside the area to host and attend events here. However, we would respectfully ask that if the City is considering leasing the golf course to this event again next year that you might exclude the ninth hole/fairway that directly abuts Casa Feliz and the Golfview Terrace Neighborhood. At the very least, we would ask that the car show planners declare as soon as possible what date the event will take place in Winter Park next year, so that we can advise our clients.

Thank you for your consideration.

Sincerely,



Betsy Owens  
Executive Director  
Friends of Casa Feliz



Karen James  
Chairman  
Friends of Casa Feliz

















## John Holland

---

**From:** Sandy Womble <swomble902@aol.com>  
**Sent:** Monday, November 24, 2014 12:43 PM  
**To:** John Holland  
**Cc:** Mayor and Commissioners; James E. White; mykyl1@aol.com; steven.mcelveen@theavenuenetwork.com  
**Subject:** New Traditional Car Show

Dear John,

Thank you for asking for my opinion regarding last week's car show on the golf course for your 'private' meeting with the event promoter. While I realize this will be a 'private' meeting, I would still like to attend. Please let me know when the meeting will be scheduled.

Following are my observations (and a few from neighbors):

### PARKING

While I read in public records, added police protection was given to the event sponsors, I did not see any police monitoring illegal parking throughout our neighborhood. Old England had cars lining both sides of the streets in spite of the abundance of no parking signs. Cars were parked on Interlachen and Georgia as well that clearly aren't legal parking areas.

A small vehicle ferried event goers to their cars parked on the narrow street of Golfview Circle.

The cemetery was at full capacity leaving no room for visitors. Even during the art festival there is no parking in the cemetery for this very reason.

### NOISE

Amplified sound was allowed all day Sunday intruding on neighbors all the way to Stovin. It was very loud at my house, I can't imagine what it was like on Webster. Imagine if you will, not being able to enjoy a peaceful and beautiful day outside on your day off due to noise pollution.

Casa Feliz, the Winter Park Country Club and the University Club all have strict guidelines prohibiting exterior amplified sound during events. Shouldn't this same policy be enacted for the car show?

### FENCING and LIGHT POLLUTION



I don't need to state the obvious, however, I am concerned at any event promoter who lacks the sensitivity to understand the intrusion created when one erects a chain link fence with black tarp as well as placing loud, flood lights scattered throughout. These lights were left on the entire weekend and were very intrusive on the Casa Feliz wedding.

I noticed in the public records there was no fencing detail provided by the sponsor. Had that been required, at the very least, there would not have been such a huge misunderstanding between the City and sponsor over what is and isn't appropriate. *If this show is held at the golf course in the future, would you limit fencing to 2-3' white picket fencing?*

#### INTRUSION INTO OUR NEIGHBORHOOD

Obviously, there was an abundance of people milling around. A family was seen rifling through a neighbor's trash during this period. Given this is prime time for gypsies, police protection should've been provided 24/7 at the event promoter's expense. *At minimum, could we please have police protecting our neighborhood and enforcing the no parking areas next year?*

#### CASA FELIZ EVENT

The wedding and reception although beautiful and the caterers went out of their way to accommodate everyone, the show's intrusion was still very present since most of the event (wedding and dinner) took place outside. Parking was a real issue for guests that night as well and many complained.

\*\*\*

While I appreciate the City's open-minded idea to try new things, I don't think this event worked on the golf course. I personally believe Park Avenue or the West Meadow would be a more suitable location affording merchants the opportunity to capture income from the many visitors. But that is just my opinion. Hopefully you will weigh the opinions of others in this area of town and the merchants when reaching a decision for next year's event with the sponsor.

I hope the City will ask the sponsor provide detailed financial records of this event like they require from other nonprofits who ask for City's assistance. I assume income was generated in addition to ticket sales - i.e., food sales, sponsorships, etc.

From reviewing the records, I noticed even the Parks Assistant Director Brenda Moody noted when this event was approved by the Parks board, that 1) this event required a substantial policy change, and 2) neighbors needed to be noticed. I appreciated Brenda's thoroughness and honesty regarding the unusual precedence of this show which potentially opens the flood gates for other large events.

While I don't know whether this event lead to a 'major policy change' I do know the neighborhood, Morse Museum, Casa Feliz and churches were not noticed. Hopefully that will not happen again.

From the records, it seemed there was a flawed belief this show should be placed at the golf course in order to bring income to the course for improvements and the course needed this type of recognition. The golf course is a historic commodity like no other and is sacrosanct to our community.

Records prove this park has never been a money maker nor should it be. Parks are not income generating entities, correct? That is why we pay the big bucks in taxes so that Parks and Recreation can maintain our beautiful parks for us to enjoy. Haven't we been through this same misunderstanding that parks generate income in the past? I specifically mean the controversy over the dog park and the tennis courts - to name a few.

Finally, I support and have enjoyed the car show in the past. Hopefully, you and your board can remedy these issues so that an event that brings such a positive return to our community doesn't turn into a negative again.

Sincerely,

Sandy Womble  
940 Old England Ave

cc: Please place my letter into the public record under 'Citizens' Comments for tonight's City Commission meeting. (Thank you.)

## John Holland

---

**From:** Sandy Womble <swomble902@aol.com>  
**Sent:** Friday, November 14, 2014 2:13 PM  
**To:** John Holland; Mayor and Commissioners; Randy Knight; Michelle del Valle  
**Subject:** Re: Car Show

Dear John,

Thank you for your prompt reply to my correspondence regarding the car show on our public golf course. I hoped to have heard from the leaders who approved this event - our City Commissioners and the Mayor. The buck stops with them. Only Commissioner Cooper responded and she graciously apologized.

*"Let me bring you up to speed on the Concours d'Elegance. After last year's event in Central Park the event promoter contacted the city staff and basically said that the event could not continue unless they were able to secure the event space and charge admission."*

It seems to be a common practice that when people threaten to pick up their marbles and move their event (or development) elsewhere that the City caves in without weighing the options: car show, Trader Joe's, push through of Lee Rd, SOB, etc. Fortunately, the residents stopped the crazy MLB deal before a private enterprise was allowed to take over another public park.

And the now epidemic lack of transparency is troublesome. Why wasn't some sort of notice given to all affected parties - the golfers, neighbors, Casa Feliz and the University Club? Had we been included in this decision, I'm pretty sure all parties would've been happier with a more appropriate location like hole 5 near Webster and Pennsylvania.

*The City has received payment of \$30,000 for the use of the golf course.*

\$30,000 seems to be a paltry amount given the lack of income from the golfers and the intrusion on our community. I'm assuming - since you didn't mention it - there was no negotiation holding the vendor responsible for golf course repair once all of the cars and foot traffic and fencing is removed. Due diligence would apply in mitigating the damages caused from the **projected 80,000 visitors**.

*"...their proposal was to imitate the leading car shows in the U.S. (Pebble Beach) and host the event on the golf course."*

In all due respect John, this event in no way compares to the car show at the private Pebble Beach Country Club. First, that golf course is located between a highway and the ocean - a perfect setting for a large scale car show.

Their ticket sales are \$275 in advance or \$300 on the day of the event. The Winter Park show is commanding a mere \$20 per ticket.

The car show at Pebble Beach reaps millions of dollars which they donate to charity. Was donating part of their proceeds to our community nonprofits ever discussed with this vendor? How exactly does this event benefit us?

I am hoping that we never have this type of disruption on our public golf course next to our neighborhood again. It was a boneheaded decision and those at the top were responsible, not staff. In the future, the residents' peace of mind should be a guide in making decisions like this one, not the bottom line of an outside business entity.

Again, the Commission should personally apologize to the wedding party who rented out Casa Feliz and use a portion of the little money you will earn to comp the wedding expense.

The bridal parties live in Winter Park. You can get that information from Betsy Owens at Casa Feliz.

Respectfully,

Sandy Womble

PS. And where are the projected 80,000 people going to be parking????

-----Original Message-----

From: John Holland <JHolland@cityofwinterpark.org>

To: Sandy Womble <swomble902@aol.com>; Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>; Randy Knight <Rknight@cityofwinterpark.org>; Michelle del Valle <Mdelvalle@cityofwinterpark.org>

Sent: Fri, Nov 14, 2014 9:29 am

Subject: RE: Car Show

Good morning Sandy,

Let me bring you up to speed on the Concours d'Elegance. After last year's event in Central Park the event promoter contacted the city staff and basically said that the event could not continue unless they were able to secure the event space and charge admission. Of course, that is not permitted in Central Park so their proposal was to imitate the leading car shows in the U.S. (Pebble Beach) and host the event on the golf course. The event details were presented to the City staff, the Parks and Recreation Advisory Board and the City Commission.

Approval was granted to allow the promoters to use the golf course for this

year's event and evaluate the outcome and impacts afterward. The City has received payment of \$30,000 for the use of the golf course. We are very interested in your comments and suggestions regarding the event so that we may determine any changes needed for the future (if any) of the event.

I will put you down for: 1. Tacky fence and 2. Large commercial sign for discussion at our after-event meeting.

Sandy, please let me know your thoughts and give me a call if you need to. 407 599 3373.

John

[cid:image002.jpg@01CFFFED.7EA55450]

City of Winter Park  
721 W. New England Ave.  
Winter Park, FL. 32789  
cityofwinterpark.org<<http://cityofwinterpark.org/>>

John Holland

Director

Parks Administration

407.599.3373

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[<http://cityofwinterpark.org/signatures/twitter.png>] <<http://twitter.com/WinterParkFla>>  
[<http://cityofwinterpark.org/signatures/vimeo.png>] <<http://vimeo.com/winterparkfla>>

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Sandy Womble [<mailto:swomble902@aol.com>]  
Sent: Thursday, November 13, 2014 4:44 PM  
To: Mayor and Commissioners; John Holland; Randy Knight; Michelle del Valle

Subject: Car Show

Dear Commission and Staff:

Our neighborhood has always been keenly aware that we are one green space away from commercial encroachment. Walking down the street this afternoon I was aghast at the tacky, temporary fencing that now engulfs our golf course. What pray tell were you thinking? Please explain the purpose of the fencing. To keep people out? Is the non Winter Park car show organization now charging a fee to view the cars? How much is this organization paying to rent out the golf course for the weekend?

Who dreamed up the bright idea of erecting a large commercial sign at the end of Old England, a residential avenue.

Saturday evening I and many others are attending a wedding at Casa Feliz. Imagine if you will planning a wedding months in advance, paying a premium price for what is a luxury property only to discover 2 days before the wedding that the surrounding property has been encroached upon by an outside organization hosting a fence display and secondly a car show. In my mind, the City should reimburse the bride and groom for this ugly inconvenience and personally apologize to the neighborhood and the wedding party and any other event goers in this area.

Everyone is clamoring to get inside Winter Park - last week's chalk show, the runners, the this, the that. For two months we had to suffer through 100s of unsightly pink flamingos in all of our public parks for a singular cause - to benefit Winter Park Hospital.

I usually just roll my eyes and keep my mouth shut, but this time takes the cake for allowing yet another organization to encroach on property NOT intended for this purpose. We have so many other venues that could've been used: the West Meadow, MLK Park, Mead Gardens where it traditionally was held - all more appropriate venues. As leadership continues to allow anyone and everyone to use our public parks for any purpose they invent and/or build whatever they like, our quality of life is greatly compromised.

Truthfully, I would not have cared about a car show on the golf course, but I do care about the inappropriate fencing and now hordes of people invading our neighborhood. The golf course is not the Amway arena!

In the future, I ask that you notice the neighbors and Casa Feliz months in advance for any organization petitioning to use the golf course for such a large event. It's our neighborhood, we should have a say so.

Regards,

Sandy Womble  
940 Old England

## John Holland

---

**From:** swomble902 <swomble902@aol.com>  
**Sent:** Tuesday, November 18, 2014 3:46 PM  
**To:** peter.weldon@gmail.com  
**Cc:** John Holland; Mayor and Commissioners  
**Subject:** RE: FW: [FWD: FW: Car Show]

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

**From:** "Peter J. Weldon" <peter.weldon@gmail.com>  
**Date:** 11/18/2014 2:55 PM (GMT-05:00)  
**To:** swomble902@aol.com  
**Cc:** JHolland@cityofwinterpark.org, MayorandCommissioners@cityofwinterpark.org  
**Subject:** FW: [FWD: FW: Car Show]

Sandy,

I offer counterpoint to your correspondence below with John Holland.

Winter Park's quality of life is based on many factors. One of these factors is the special events our city attracts from running events, to the seasonal art festivals, and now include the annual car show.

I have been inconvenienced trying to get out of my neighborhood during Saturday morning running events. I have been inconvenienced knowing that I need to avoid downtown on weekends when the unique character of our city is on display for all to see.



I has never occurred to me that I should whine about these minor inconveniences. I see the beauty and joy in these events. They reflect the quality and attractiveness of our city, provide wonderful opportunities for family and friends to share time and interests (how about that weather on Sunday!), and help define Winter Park throughout Florida as a special place to live.

I shared a very happy afternoon this past Sunday with a neighbor and thousands of other residents and visitors who experienced some truly unique and beautiful automobiles in a very special setting on a very beautiful day.

I am sad that you are not happy.

Regards, Pete Weldon

-----Original Message-----

From: Sandy Womble <[swomble902@aol.com](mailto:swomble902@aol.com)>

To: JHolland <[JHolland@cityofwinterpark.org](mailto:JHolland@cityofwinterpark.org)>; MayorandCommissioners <[MayorandCommissioners@cityofwinterpark.org](mailto:MayorandCommissioners@cityofwinterpark.org)>; Rknight <[Rknight@cityofwinterpark.org](mailto:Rknight@cityofwinterpark.org)>; Mdelvalle <[Mdelvalle@cityofwinterpark.org](mailto:Mdelvalle@cityofwinterpark.org)>

Sent: Fri, Nov 14, 2014 2:12 pm

Subject: Re: Car Show

Dear John,

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*"Let me bring you up to speed on the Concours d'Elegance. After last year's event in Central Park the event promoter contacted the city staff and basically said that the event could not continue unless they were able to secure the event space and charge admission."*

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The bridal parties live in Winter Park. You can get that information from Betsy Owens at Casa Feliz.

Respectfully,

Sandy Womble

PS. And where are the projected 80,000 people going to be parking????

-----Original Message-----

From: John Holland <[JHolland@cityofwinterpark.org](mailto:JHolland@cityofwinterpark.org)>

To: Sandy Womble <[swomble902@aol.com](mailto:swomble902@aol.com)>; Mayor and Commissioners <[MayorandCommissioners@cityofwinterpark.org](mailto:MayorandCommissioners@cityofwinterpark.org)>; Randy Knight <[Rknight@cityofwinterpark.org](mailto:Rknight@cityofwinterpark.org)>; Michelle del Valle <[Mdelvalle@cityofwinterpark.org](mailto:Mdelvalle@cityofwinterpark.org)>

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John Holland

Director

Parks Administration

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From: Sandy Womble [<mailto:swomble902@aol.com>]  
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To: Mayor and Commissioners; John Holland; Randy Knight; Michelle del Valle  
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Regards,

Sandy Womble  
940 Old England

## John Holland

---

**From:** Catherine Hinman <chinman@morsemuseum.org>  
**Sent:** Tuesday, November 18, 2014 11:43 AM  
**To:** Craig O'Neil  
**Cc:** Tom Mobley; Clarissa Howard; John Holland  
**Subject:** RE: Car show on Sunday

Thanks, Craig!

---

**From:** Craig O'Neil [<mailto:coneil@cityofwinterpark.org>]  
**Sent:** Tuesday, November 18, 2014 11:42 AM  
**To:** Catherine Hinman  
**Cc:** Tom Mobley; Clarissa Howard; John Holland  
**Subject:** RE: Car show on Sunday

Hello Catherine,  
I am copying John Holland with your message regarding the road closure for last weekend's Concours d'Elegance as he may be able to better address specifics concerns. On behalf of the city, I apologize for any inconvenience the event may have caused.  
Best regards.  
Craig

---

**From:** Catherine Hinman [<mailto:chinman@morsemuseum.org>]  
**Sent:** Tuesday, November 18, 2014 10:32 AM  
**To:** Clarissa Howard; Craig O'Neil  
**Cc:** Tom Mobley  
**Subject:** Car show on Sunday

Hi Clarissa and Craig,

I am not sure who to talk to with the City about this so thanks for forwarding this to the right people. On Sunday, we were surprised to see North Park Avenue closed to traffic beginning at Canton and to find not only the barricades but white tents set up all along the avenue in front of the Morse and St. Margaret Mary.

It was my understanding that someone is supposed to inform businesses or institutions about road closures. That for example is the very reason we began handing out the Christmas in the Park posters up and down the avenue.

I also do think it negatively affected our attendance in the Museum on Sunday. The main thing, however, is that someone should have let us know what to expect.

Thanks again for getting this note to the right department.

Best,

Catherine

**Catherine Hinman**

*Director of Public Affairs and Publications*

The Charles Hosmer Morse Museum of American Art

445 N. Park Ave., Winter Park, FL 32789

(407) 645-5311 | [www.morsemuseum.org](http://www.morsemuseum.org)

*Follow us on [Facebook](#) and [Twitter](#)!*



## John Holland

---

**From:** Carolyn Cooper <1carolyncooper@gmail.com>  
**Sent:** Monday, November 17, 2014 10:41 PM  
**To:** John Holland  
**Subject:** Fwd: Sunday November 16

Begin forwarded message:

**From:** Patti Secrist <psecrist@cfl.rr.com>  
**To:** <mayorandcommissioners@cityofwinterpark.org>  
**Subject:** Sunday November 16  
**Date:** November 16, 2014 at 1:53:52 PM EST

I am voicing my complaint about the use of Park Ave in front of St. Margaret Mary Church for the car show today. I think it is very disrespectful and thoughtless to ignore the needs of the church members, especially at 8 AM on a Sunday morning. As a member, who lives within walking distance, I do not need the area marked on Park Avenue for drop off, but many older members do.

It is my understanding, the City was offered \$20,000.00 (and hopefully will collect it) for the use of that section of Park Avenue. It is also my understanding, St. Margaret Mary was in opposition to the agreement.

The complete disregard for our older members, and the idea the City would allow noisy vendors in front of the church on a Sunday, with services at 8:00, 9:30 and noon is offensive and unconscionable.

Patti Secrist  
133 W. Swoope Ave

## John Holland

---

**From:** Carolyn Cooper <1carolyncooper@gmail.com>  
**Sent:** Monday, November 17, 2014 9:53 PM  
**To:** John Holland  
**Cc:** Brenda L Moody; Ronnie Moore  
**Subject:** Car Show 2014  
**Attachments:** I think the Winter Park Concours D' Elegance confirmed me as a car LUVer.docx

I have attached a facebook post I just saw. I would like to be present to hear the discussion regarding ways to improve next years show. Let me know your schedule. I will send you things I see and input I have received. I have had lots of calls. Carolyn

I think the Winter Park Concours D' Elegance confirmed me as a car LUVer. I remember the first time we attended the event, fall of 2006. We were Winter Park newbies. I didn't know what it was as we stumbled upon it. We were amazed that it kept going and going and going, the amazing automobiles on display.

This past weekend we saw a very different event than we'd seen previously.

While the signs announced "A New Traditional Begins", the banners bothered me for reasons other than the quite awkward wording.

I have been hearing from Park Avenue merchants for a few months now, quite UNhappy about what was to be, what was seen this past Sunday. In the last few weeks I began hearing from Locals – here meaning those who do not own businesses on Park Avenue – as well. Yesterday was no exception. The

emotions ran from outright anger to simple, sincere regret. In what may be a first for me after a conversation, one business owner requested that I write something to share.

As one who has spent much time along Park Avenue during the last few years, I have often remarked that the Concours D' Elegance is one of the very few events greeted as anxiously by retailers as restaurateurs. Many events along The Avenue end up benefiting restaurants, as attendees will stop to have a bite, a drink . . . . before, during or after. For retailers, such events can seem a blessing or a curse. It just depends. It is RARE, to my experience, to hear such unanimous appreciation for an event, with perhaps only the Winter Park Sidewalk Art Festival and Concours D' Elegance in that group. That was not the case this year.

You might wonder if a business has the right to be "angry" about the change. I can tell you that, at least in part, I'm sure that feeling came from finding out about the change so late in the game. I believe many felt blind-sided as so much word of the change came by word of mouth. Also, as one restaurant owner told me, the weekend of Concours D' Elegance has consistently been his business' third best of the year. As he explained it, such a change can prompt re-evaluating the rent being paid, plans for the future. The topic of rents on Park Avenue is not a small one, as – I can tell you from information provided me directly from tenants – some spaces have seen 100% increases in just the past year.

I have been told lots of things about why this decision was made and exactly who was involved in making it. Honestly, I still feel confused. My understanding is the final approval came via the city commission, with one commissioner, Sarah Sprinkel, voting no.

After hearing from so many disappointed business owners – as I know so many visitors on Park Avenue did as well, as I witnessed it quite vocally several times – and others on Park Avenue yesterday, I do not believe it is now constructive to point fingers or attempt to rehash what was done. I would simply like to suggest that we, all who appreciate what this event can be to Park Avenue, engage in a beneficial dialogue for next year.

## John Holland

---

**From:** Sandy Womble <swomble902@aol.com>  
**Sent:** Sunday, November 16, 2014 3:27 PM  
**To:** Mayor and Commissioners; Randy Knight; John Holland  
**Subject:** Old England Avenue 3:15  
**Attachments:** oldengland.jpg

My house is to the right.

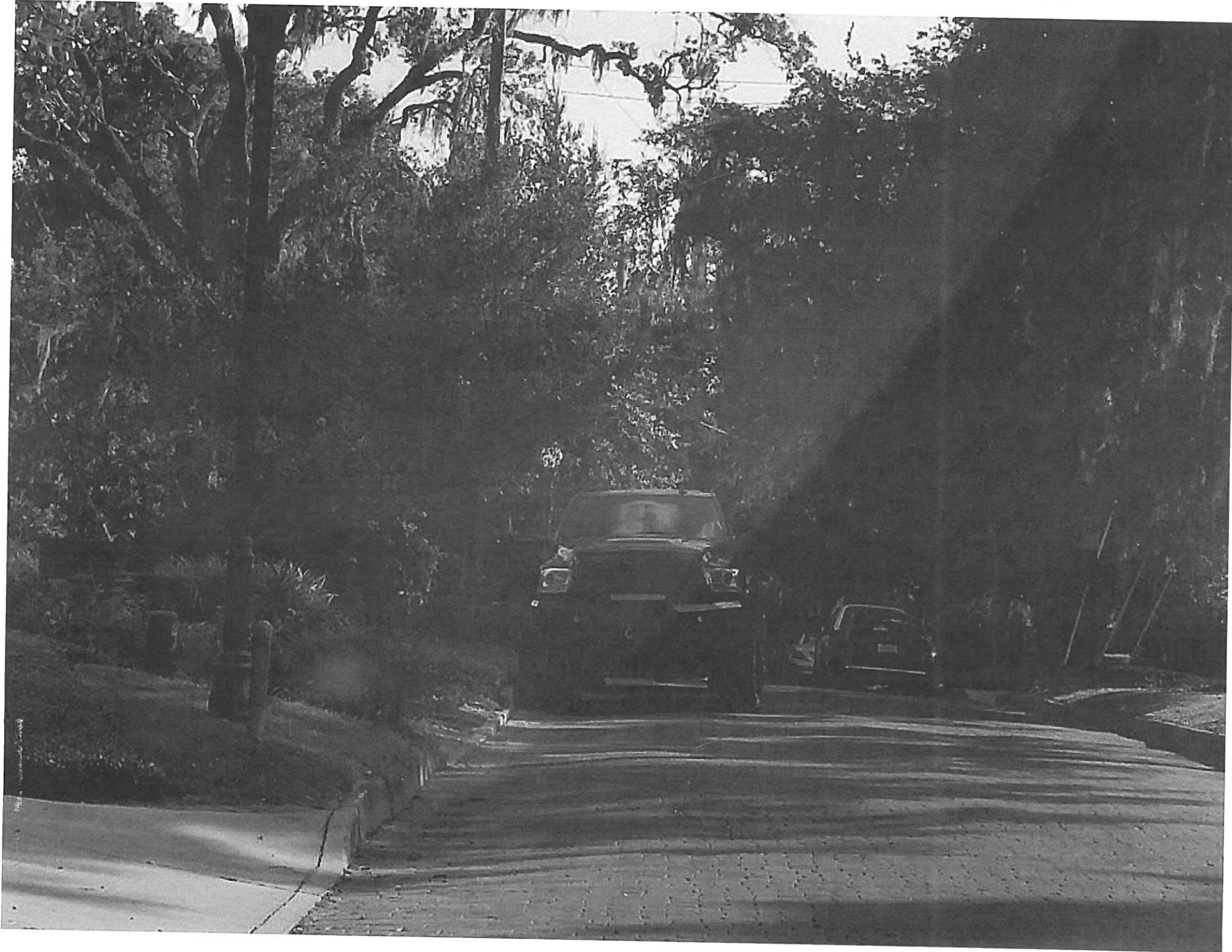


Photo: [illegible]

**CITY OF WINTER PARK**  
**PARKS AND RECREATION DEPARTMENT**  
**PARK USE APPLICATION**



Park Requested: Winter Park Country Club Email: Tim E concours  
Organization Name: Winter Park Concours LLC  
Contact Name: Tim Webber

Address: P.O. Box 540554 Orlando FL 32854  
Work Phone: 407 699 9190 Home Phone: \_\_\_\_\_ Cell Phone: 407 399 3680

Organization Status: Profit: ☒ Registered Non-Profit: ☐ If so, what type? \_\_\_\_\_  
Tax Number: 26-1833935 Other (specify) \_\_\_\_\_

Proposed Event Date: Nov 15, 2015 Second Choice: \_\_\_\_\_  
Event Time: 10 - 5 pm Set up time: Thursday Nov 12 Break Down Time: Mon Nov 16, 2015

Are dates/times flexible? \_\_\_\_\_ Alternate Dates: \_\_\_\_\_

Type of Event: Classic Car Show Is this a Fundraiser? NO

Describe Event in Detail: The Art of Automobile

(Attach detailed outline) \_\_\_\_\_

Area of Park Requested: NA - Golf Course

Stage? \_\_\_\_\_ List Electricity Requirements? NA

Expected size of Crowd: 10,000 Estimated Parking Requirements? NA

Will there be amplified music? Yes If Yes, type: \_\_\_\_\_ Hours: 9-5 pm

Amplified Voices: Yes If Yes, type: \_\_\_\_\_ Hours: 9-5 pm

Are you proposing tents: Yes If Yes, type: see Attached

\*\*\*The use of tent stakes is Strictly Prohibited. Tents must be secured with weights.

Is the consumption of alcoholic beverages requested? Yes If yes, will it be sold? Yes

Are you proposing to sell anything? \_\_\_\_\_ T-shirts? \_\_\_\_\_ Posters? \_\_\_\_\_

Other (describe): \_\_\_\_\_

Are you proposing food sales? Yes If Yes, type: Sandwiches

Describe in detail: \_\_\_\_\_

Will there be displays? Yes If Yes, type: Cars on Display

Are banners/signs requested? NO If Yes, type: \_\_\_\_\_

Describe banners/signs in detail. What will they say and how many: \_\_\_\_\_

Please note that the display banners and signs severely limited and subject to zoning and park regulations.

Will there be booths: Yes If Yes, type: Vendor 10 x 20

Describe booth contents and numbers in detail: \_\_\_\_\_

What Sanitation Facilities are planned? Restroom Trailer TBD

Central Park has no restrooms. The City of Winter Park requires two portalets per 300 people if no food or drink is on site. If there is food and/or drink on site, two portalets per 125 people are required. The City does not provide portalets.

What Clean up Arrangements will be made? Hire Staff

Have you held this event in the past? Yes Where? Same

Size of Crowd at previous event? 4000 Date of Last Event? 11 / 2014

Name and Phone Number of location official at Last Event: \_\_\_\_\_

How will event be advertised/marketed? Yes

How many event staff members will you provide, describe duties: (20) to make sure Event Runs properly

The City of Winter Park charges a fee for Park use, see fee schedule. Further, a deposit equal to the fee is required and is refundable subject to the condition of the park post event. A certificate of insurance may also be required.

"By execution hereof, the undersigned releases and discharges and agrees to hold harmless the City of Winter Park from any and all claims, demands, action, or right of action arising out of or by reason of the use of City Owned Facilities, except due to the sole negligence of the City"

By signing below, client acknowledges receipt of and understanding of facility rules and regulations on a separate sheet.

TYPED NAME INDICATES SIGNATURE \_\_\_\_\_ DATE: 2.16.2015

For Office Use Only: Parks and Recreation Board Agenda Date (if needed) \_\_\_\_\_

Dep Ck # \_\_\_\_\_ Parks and Recreation Board Approval: \_\_\_\_\_ If Yes, list conditions of approval if any: \_\_\_\_\_

Deposit Rec # \_\_\_\_\_

Dep Date: \_\_\_\_\_ Rental Fee Receipt #: \_\_\_\_\_ Check Number: \_\_\_\_\_ Date Paid \_\_\_\_\_

Refunded: \_\_\_\_\_ Comments: \_\_\_\_\_

Retained: \_\_\_\_\_

Date Ref/Ret: \_\_\_\_\_ STAFF SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_





## SPECIAL EVENT PERMIT APPLICATION

City of Winter Park  
401 S. Park Ave.  
Winter Park, FL 32789  
407-599-3237

PERMIT # \_\_\_\_\_

DATE OF SUBMITTAL: \_\_\_\_\_

FEES:	FOR PROFIT:	NON-PROFIT:
PROCESSING	\$100.00	\$10.00
PERMIT	\$50.00	\$30.00
STREET CLOSURES (UP TO 400 PEOPLE)	\$100.00	\$100.00
STREET CLOSURES (401 + PEOPLE)	\$200.00	\$200.00

\*\*\*ALL FEES ARE NON-REFUNDABLE\*\*\*

CHECK ONE: For Profit ☒ Non-Profit ☐ (Must provide proof of IRS Code 501c(3))

NAME OF EVENT: Winter Park Concours d'Elegance

ADDRESS OF EVENT: Winter Park Country Club

DATE OF EVENT: From 11-15-15 To 11-15-15

TIME OF EVENT: From 6:00 a.m./p.m. To 6:00 a.m./p.m.

ANY EVENTS THAT INVOLVE USE OF PUBLIC PROPERTY, CREATE TRAFFIC, NOISE OR  
SIMILAR CONCERNS MAY REQUIRE APPROVAL BY CITY COMMISSION

ARE YOU REQUESTING ANY STREET CLOSURES? YES ☒ NO ☐

If yes, where? See attached

ARE YOU REQUESTING ELECTRICAL ACCESS? \_\_\_\_\_

DETAILED EVENT DESCRIPTION EXPLAINING BRIEFLY HOW EVENT WILL BENEFIT THE RESIDENTS  
AND BUSINESSES OF WINTER PARK: (Please see attached information sheet)

the display and judging of 200+ rare and Exotic cars, boats  
and motorcycles, along with unique vehicles. An Afternoon awards  
Ceremony and entertainment. This event bring business to Winter  
Park merchants and entertainment to residents and their guests

City staff requested: YES ☒ NO ☐ Estimated attendance: 10,000

Will there be any type of sound equipment: YES ☒ NO ☐ If yes, please describe below:

wireless digital Speakers

Are there any active construction sites within the area of this event? YES ☐ NO ☒

Are alcoholic beverages being: Served? YES ☒ NO ☐ Sold? YES ☒ NO ☐

(State Alcoholic Beverage License REQUIRED for sale of alcoholic beverages. 1-800-375-6975)

APPLICANT/CONTACT PERSON NAME: Tim Webber

ADDRESS: PO Box 540556, Orlando, FL 32854

PHONE: (407) 649-9190 FAX: (407) 649-9385 EMAIL: tim@winterparkconcours.com

[Signature]  
APPLICANT SIGNATURE

2/16/15  
DATE



## SPECIAL EVENT- HOLD HARMLESS AGREEMENT

Date of Coverage: November 15 2015


CITY OF WINTER PARK  
401 S. PARK AVE.  
WINTER PARK, FL 32789

BUSINESS NAME: Winter Park Concours LLC

BUSINESS ADDRESS: PO Box 540556, Orlando, FL 32854

I, Tim Webber, agree to protect, indemnify, defend, save and hold harmless the City of Winter Park, its officers, and employees from any and all claims, liability, lawsuits, damages, and causes of action which may arise out of the permit or the permittee's activity on the permitted premises in accordance with Chapter 90, Section 90-161 (a) of the City of Winter Park Code of Ordinance.

Signed this 16th day of February, 2015

  
Signature

Tim Webber - President  
Printed name and title



## SPECIAL EVENT CONSENT/NOTIFICATION

Chapter 58 Section 58-71(z) and 58-84(u)(b) 1 & 2.: signed consent or notification from each neighboring business or resident on the immediate right, left, front, and rear of the Special Event site. The consent or notification shall reflect that the signatory party has been advised of the location, duration, and nature of the special event, including any special effects to be used. A larger area of consent/notification may be required depending on the size and scope of the event.

NAME OF EVENT: Winter Park Concours d'Elegance

ADDRESS OF EVENT: Winter Park Country Club

DATE OF EVENT: From 11-15-15 To 11-15-15

TIME OF EVENT: From 6:00 a.m./p.m. To 6:00 a.m./p.m.

APPLICANT/CONTACT NAME/COMPANY: Tim Webber / Winter Park Concours LLC

ADDRESS: P.O. Box 540556, Orlando, FL 32854

TELEPHONE: (407) 649-9190 FAX: (407) 649-9385 EMAIL: tim@winterparkconcours.com

EVENT DESCRIPTION (Include nature of event, any special effects, number and type of production vehicles, etc.)

The display and judging of approx 200 rare and  
Exotic cars, boats and motorcycles. Show vehicles  
arrive 8am, judging begins at 9:30am. The  
Awards Ceremony will be in afternoon.

Anticipated attendance: 10,000

\*\*\*\*\*

**YES, I have been notified of the above-referenced event**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_



2015 Winter Park Concours d'Elegance  
*Sunday, November 15<sup>th</sup>, 2015*

*Proposed Street Closures*

Time: 1:00am – 7:00pm

\*Note: Hours are similar to last years event

*Closures:*

- Park Avenue – Closed from Swoope Avenue to Webster Avenue from 1 am - 7 pm
- New York Avenue – Closed from Swoope Avenue to Webster Avenue from 1 am to 7 pm
- New York Avenue - Closed from Webster Avenue to Beloit Avenue from 5 am - 9 am and from 4 pm - 6 pm (loading in and loading out)
- Webster Avenue - Closed from New York Avenue to Park Avenue from 5 am - 9 am and from 4 pm to 6 pm (loading in and loading out)

*Police Needed*

- Saturday, November 14, 2015 – Barricade Points for Tour d'Elegance in Hannibal Square
- Sunday, November 15, 2015 – Barricade Points for Show and Crowd Control Winter Park Concours

*Coordination Meeting*

- Prior to Event (Time to be Determined by WPPD)

www.WinterParkConcours.com / TimWebber@WinterParkConcours.com  
PO Box 540556 / Orlando, FL 32854 / Office – (407)649-9190 / Fax – (407)649-9385





SUNDAY, NOVEMBER 15, 2015

TENTING

- (25) 10 X 10' HIGH PEAK TENTS/WEIGHTED
- (4) 10 X 20' HIGH PEAK TENTS/ WEIGHTED
- (1) 10 X 30' HIGH PEAK TENT/WEIGHTED
- (6) 20 X 20' HIGH PEAK TENT/WEIGHTED
- (6) 20 X 40 HIGH PEAK TENTS/WEIGHTED
- (2) 20 X 60' HIGH PEAK TENTS / WEIGHTED
- (4) 40' X 40' HIGH PEAK TENTS/WEIGHTED

WINTER PARK CONCOURS D'ELEGANCE EVENTS ARE "RAIN OR SHINE" EVENTS





2015 Winter Park Concours d'Elegance  
*Sunday, November 15<sup>th</sup>, 2015*

Addendum

This is an addendum to be submitted with the SPECIAL EVENTS CONSENT FORM for the 14th Annual Winter Park Concours d'Elegance scheduled for Sunday, November 15, 2015.

The Addendum event is the Winter Park Tour d'Elegance, which is scheduled to take place on Saturday, November 14, 2015 and is part of the two-day car show.

Name of Event:	Tour d'Elegance
Address of Event:	Hannibal Square
Date of Event:	From 11/14/15 to 11/14/15
Time of Event:	8:00 am to 10:00 am

Event Description

- Prior to 7:00 am, barricades will be positioned as shown on the attached diagram.
- Approximately 80-90 show cars will arrive in the Hannibal Square area and park in designed areas between 8:00 am - 10 am. The owners/operators will be served breakfast.
- The first car will depart on the Tour d'Elegance at approximately 9:30 am with the last car departing approximately 10:00 am.
- The cars on the Tour will depart via Pennsylvania - South bound to Fairbanks Avenue - West bound to I-4.

Anticipated Attendance

150 - 175 Participants

Respectfully submitted,

Tim Webber  
Executive Director

Virginia Drive

N

XXXX BARRICADES  
PARKING AREAS

HANNIBAL EAST

ENGLAND

D  
E  
X  
T  
E  
R  
'  
S

DOUGLAS

PENNSYLVANIA

HANNIBAL  
PARK

NEW

PARKING

LOT

VACANT LOT  
(GRASS)

LYMAN

WEST HANNIBAL

RECREATION  
BLDG.

HANNIBAL SQUARE



# city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	February 23, 2015		
prepared by	Cindy Bonham	approved by	<input checked="" type="checkbox"/>	City Manager	
department	City Clerk		<input type="checkbox"/>	City Attorney	
division			<input type="checkbox"/>	N/A	
board approval		<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> N/A	final vote
strategic objective	<input type="checkbox"/> Exceptional Quality of Life		<input type="checkbox"/>	Fiscal Stewardship	
	<input type="checkbox"/> Intelligent Growth & Development		<input type="checkbox"/>	Public Health & Safety	
	<input type="checkbox"/> Investment in Public Assets & Infrastructure				

## subject

Appointment of Canvassing Board for March 10, 2015 General Election

## motion | recommendation

Three actions/motions are necessary as follows:

- 1. Appoint three members to the 2015 General Election Canvassing Board. Each member must be able to attend the meetings scheduled for March 10 at 4:00 p.m. and March 12 at 2:00 p.m. (see explanation below).** For the 2015 election, the following can serve on the Board: Mayor Bradley and Commissioners Sprinkel, Cooper and McMacken. For any disqualified City Commissioner or Mayor, the City Clerk can act as the alternate Canvassing Board member. We need to have a quorum, so we need to have three (3) Canvassing Board members.
- 2. Motion to accept the canvassing criteria as set by the state and used by Orange County for canvassing absentee ballots.**
- 3. Motion to allow the Orange County Supervisor of Elections to open and run all absentee ballots through the tabulator ahead of time that are not questionable and are valid (without ascertaining the results until 7:00 p.m.).**

That will save the Canvassing Board a lot of time as that portion will be completed upon our arrival. The Canvassing Board will only need to accept or reject any absentees that have issues with them (such as no signature, signatures do not match, etc.).

## **background**

Per our Charter, the Commission must appoint three (3) of its members to consist of the Canvassing Board. For any disqualified City Commissioner or Mayor, the City Clerk can act as the alternate Canvassing Board member.

This will require the Board to meet at the Supervisor of Elections Office on March 10 at 4:00 to conduct the Logic and Accuracy Test on the tabulating equipment, canvass any absentee/provisional ballots, and to select the contest and precinct to be audited on March 12. The board will be required to meet again on March 12 at 2:00 at the Supervisor of Elections Office to certify the election results, canvass any outstanding provisional ballots and to perform the audit in accordance with Chapter 101.591, Florida Statutes and Rule 1SER08-04, F.A.C.

If necessary, the board will reconvene the same day at 5:00 p.m. to canvass any provisional ballots not otherwise previously processed, certify the election results if not already certified, and perform the audit.

The City Clerk will Chair the meeting and guide the board as necessary.

## **alternatives | other considerations**

N/A

## **fiscal impact**

N/A

To be used for -  
2015 General Election

Orange County Canvassing Board  
2014 Criteria

Adopted 2/27/14

Absentees	Accept	Reject	Case by Case	CB Review?
No Signature [101.68(2)(c)1]		X		
Signature does not match [101.68(2)(c)1] [101.65-15th day]		X		
Signature printed and does not match the signature on file [101.68(2)(c)1] [101.65]		X		
Voter signed envelope for someone else and the other person had a request on file	X			
Certificate envelope has two signatures and both voters requested ballots and both received the same card numbers.	X			
Voter sends ballot in blank envelope that does not have the oath [101.64(2)]		X		
Voted wrong ballot card (voter has moved) [101.045]			X	
Voter deceased or canceled since ballot returned [101.68(2)(c)1]	X			
Late return of absentee ballot (Except UOCAVA voters) [101.67(2)]		X		
Voted early or at the polls [101.69]		X		
F.S. 101.68 Until 5pm on the day before the election, the supervisor shall allow an elector who has returned an absentee ballot that does not include the elector's signature to complete and submit an affidavit in order to cure the unsigned absentee ballot.				
<b>First time voters who registered by mail - Special Absentees</b>	<b>Accept</b>	<b>Reject</b>	<b>Case by Case</b>	
Voter provides proper identification or indicates exemption [101.6923]	X			
Voter does not provide proper identification or indicate an exemption by 7 pm [101.6923]		X		
<b>Provisional Ballots 101.048</b>	<b>Accept</b>	<b>Reject</b>	<b>Case by Case</b>	
Voter is eligible, signature matches, correct precinct	X			
Voter is eligible but did not have proper ID - Signature matches that on file	X			
Voter given the provisional in error--should have voted a regular ballot	X			
Voter's application was not verified by State, voter furnished additional information prior to 5 p.m. of second day. Voter deemed eligible.	X			
Ballot cast in wrong precinct		X		
Voter name not found - not registered to vote		X		
Voter moved into county- Eligible, signature matches, correct precinct [101.045]	X			
Voter moved out of county		X		
Voter was canceled as a Felon or for other reasons		X		
Voter registered after the books closed		X		

**Orange County Canvassing Board  
2014 Criteria**

<b>Provisional Ballots 101.048</b>	<b>Accept</b>	<b>Reject</b>	<b>Case by Case</b>	<b>CB Review?</b>
Voter's application was not verified by State, voter did not furnish additional identification by 5 p.m. of the second day.		X		
Voter's application was incomplete so not eligible to vote		X		
Voter's signature does not match and voter refuses to sign "Signature Differs" Affidavit. If signature on Prov <b>matches</b> that on file in the SOE office	X			
Voter's signature <b>does not match</b> and voter refuses to sign "Signature Differs" Affidavit. If signature on Prov <b>does not match</b> that on file in the SOE office		X		
Voter had been sent an absentee ballot, did not surrender it, absentee ballot has not been received by SOE	X			
Voter's right to vote has been challenged			X	
Voter has disputed party affiliation in PPP and Primary - provisional ballot is the wrong party according to SOE research		X		
Voter has already voted by absentee or at an early voting center		X		
Voting hours extended - voter is eligible and in the correct precinct [101.049]	X			
Voting hours extended - voter is eligible and NOT in the correct precinct		X		
<b>Absentees from Overseas Voters (10 days after the election)</b>	<b>Accept</b>	<b>Reject</b>	<b>Case by Case</b>	
No Postmark or date [101.6952] and [1S-2.013]		X		
Dated or postmarked on or by election day [101.6952] and [1S-2.013]	X			
Dated on or before election day but postmarked later or no postmark	X			
Dated and postmarked after election or dated after election with no postmark		X		
<b>State Write-In Ballot</b>	<b>Accept</b>	<b>Reject</b>	<b>Case by Case</b>	
Wait to see if we have requests - have never had one				



**Orange County Canvassing Board  
2014 Criteria**

<b>Federal Write In Absentee Ballot</b>	<b>Just the Facts</b>			<b>CB Review?</b>
	<b>Accept</b>	<b>Reject</b>	<b>Case by Case</b>	
Must be a registered voter in the county				
Must have signed the FWAB and the signature verified				
No date and no postmark - received after election day		<b>X</b>		
Dated or postmarked on election day or earlier	<b>X</b>			
No request received but dated on or before election day and oath is signed.	<b>X</b>			
Challenge of overseas voter based on not meeting definition of [97.021(22)]			<b>X</b>	
Not registered by deadline - all overseas voters		<b>X</b>		
<b>10-Day Extension for Overseas Voters:</b> Any absentee ballot (regular, FWAB, or State write-in) can still be counted for all races ONLY in PPP and General Elections if it is received after 7 p.m. on Election day and up through 10 days after, provided it is dated or postmarked no later than Election Day. Returned regular absentee ballot always trumps write-in absentee ballots if received by 7 pm, Election day. If FWAB is returned first, FWAB cannot be canvassed before 7pm to wait to see if regular ballot will arrive. [101.6952(5)] Rule 1S-2.013				
<b>Date Adopted:</b>	<b>Orange County Canvassing Board</b>			
<b>County Judge</b>				
<b>County Commissioner</b>				
<b>Supervisor of Elections</b>				

# **1S-2.027 Standards for Determining Voter's Choice on a Ballot.**

(1) **Application.** The standards in this rule apply to determine whether the voter has clearly indicated a definite choice for purposes of counting a vote cast on a ballot in a manual recount as provided specifically by Section 102.166, F.S.

## **(2) Direct recording electronic voting system.**

(a) A vote cast on this voting system is valid for a particular candidate, issue choice, or judicial retention choice when the voter marks the ballot electronically as specified in the ballot instructions.

(b) A vote cast on this voting system is valid for a particular write-in candidate when the voter types on the touch screen the name of a write-in candidate in accordance with the ballot instructions.

## **(3) Optical scan voting system.**

(a) A vote cast on this voting system is valid for a particular candidate, issue choice, or judicial retention choice when the voter marks the ballot as specified in the ballot instructions.

(b) A vote cast on this voting system is valid for a particular write-in candidate when the voter writes in the name of a candidate in the designated write-in space and fills in the oval or arrow next to the write-in candidate's name.

## **(4) Manual review and tabulation.**

(a) The standards under this subsection apply in all instances where a contest is not marked as specified in the ballot instructions under subsection (2) or (3) and a manual review of the voter's markings on a ballot is required to determine whether there is a clear indication that the voter has made a definite choice in a contest.

(b) The canvassing board must first look at the entire ballot for consistency. Then the provisions of paragraph (c) apply to determine whether the voter has made a definite choice in a contest, provided the voter has not marked any other contest on the ballot, or if the voter has marked other contests, he or she has marked them in the same manner, subject to the exceptions in subparagraphs 7., 10., and 15. The following are examples of valid votes after review for consistency:

<p><b>For Attorney General</b> (Vote for one)</p> <p><input type="radio"/> Lucille Ball</p> <p><input checked="" type="radio"/> Jack Benny</p> <p><input type="radio"/> Desi Arnaz</p> <p><input type="radio"/> Lenny Bruce</p>
<p><b>For Commissioner of Agriculture</b> (Vote for one)</p> <p><input type="radio"/> Jack Ritter</p> <p><input type="radio"/> Audra Lindley</p> <p><input checked="" type="radio"/> Francis Bavier</p> <p><input type="radio"/> Jack Dodson</p>
<p><b>For State Representative</b> (Vote for one)</p> <p><input checked="" type="radio"/> Don Nichols</p> <p><input type="radio"/> Michael Ross</p> <p><input type="radio"/> Bernie West</p> <p><input type="radio"/> Norman Fell</p>

*Ballot Situation 1: Recount in race of State Representative. The two ovals in the first two races are filled in properly, but the voter has circled the candidate's name in the state representative race. Since the voter did not mark the state representative race in the same manner as in the other races, it cannot be determined whether the voter has clearly indicated a definite choice for Don Nichols.*

<b>For Attorney General</b> (Vote for one)		
Lucille Ball	←	—
Jack Benny	←	—
Desi Arnaz	←	—
Lenny Bruce	←	—
<b>For Commissioner of Agriculture</b> (Vote for one)		
Jack Ritter	←	—
Audra Lindley	←	—
Francis Bavier	←	—
Jack Dodson	←	—
<b>For State Representative</b> (Vote for one)		
Don Nichols	←	—
Michael Ross	←	—
Bernie West	←	—
Norman Fell	←	—

*Ballot Situation 2: Recount in race of State Representative. All races on this ballot are marked in the same manner. Since the ballot is consistently marked as in paragraph (c), the vote cast for Michael Ross in the state representative race is a valid vote.*

For Attorney General (Vote for one)		
Lucille Ball	←	—
Jack Benny	←	—
Desi Arnaz	←	—
Lenny Bruce	←	—

For Commissioner of Agriculture (Vote for one)		
Jack Ritter	←	—
Audra Lindley	←	—
Francis Bavier	←	—
Jack Dodson	←	—

For State Representative (Vote for one)		
Don Nichols	←	—
Michael Ross	←	—
Bernie West	←	—
Norman Fell	←	—





*Ballot Situation 3: Recount in State Representative race. Each race is marked differently so that no consistency in marking exists. It cannot be determined which marking, if any, is clearly indicative of the voter's choice. Therefore, the vote cast for Bernie West is not valid.*

(c) Subject to the provisions of paragraph (b), the following marks constitute a valid vote as indicated for a particular candidate, issue choice, or judicial retention choice:

1. The voter circles or underlines either the oval or arrow next to a candidate's name, issue choice, or judicial retention choice.





**Valid Vote for Ball**

**For Attorney General**  
(Vote for one)

	Lucille Ball
	Jack Benny
	Desi Arnaz
	Lenny Bruce





**Valid Vote for Ball**

**For Attorney General**  
(Vote for one)

Lucille Ball	
Jack Benny	
Desi Arnaz	
Lenny Bruce	





**Valid Vote for Ball**

**For Attorney General**  
(Vote for one)

	Lucille Ball
	Jack Benny
	Desi Arnaz
	Lenny Bruce

**Valid Vote for Ball**





**For Attorney General**  
(Vote for one)

Lucille Ball	
Jack Benny	
Desi Arnaz	
Lenny Bruce	

2. The voter circles or underlines the name of a candidate, issue choice, or judicial retention choice.



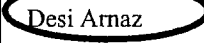

**Valid Vote for Arnaz**

**For Attorney General**  
(Vote for one)

	Lucille Ball
	Jack Benny
	Desi Arnaz
	Lenny Bruce

**Valid Vote for Arnaz**

**For Attorney General**  
(Vote for one)

Lucille Ball	
Jack Benny	
	Desi Arnaz
Lenny Bruce	

3. The voter circles or underlines the party abbreviation associated with a candidate's name.

**Valid Vote for Benny**

**For Attorney General**  
(Vote for one)

<input type="radio"/> Lucille Ball	DEM
<input type="radio"/> Jack Benny	<u>REP</u>
<input type="radio"/> Desi Arnaz	GRN
<input type="radio"/> Lenny Bruce	LBT

**Valid Vote for Benny**

**For Attorney General**  
(Vote for one)

Lucille Ball	DEM	←	-
Jack Benny	<u>REP</u>	←	-
Desi Arnaz	GRN	←	-
Lenny Bruce	LIB	←	-

4. The voter marks an "X," a check mark, a cross, a plus sign, an asterisk or a star, any portion of which is contained in a single oval or within the blank space between the head and tail of a single arrow. The marking must not enter into another oval or the space between the head and tail of another arrow.

**Valid Vote for Ball**

**For Attorney General**  
(Vote for one)

<input checked="" type="radio"/> Lucille Ball
<input type="radio"/> Jack Benny
<input type="radio"/> Desi Arnaz
<input type="radio"/> Lenny Bruce

**Valid Vote for Ball**

**For Attorney General**  
(Vote for one)

Lucille Ball	←	X	-
Jack Benny	←	-	-
Desi Arnaz	←	-	-
Lenny Bruce	←	-	-

**Invalid Vote**

**For Attorney General**  
(Vote for one)

<input type="radio"/> Lucille Ball
<input checked="" type="radio"/> Jack Benny
<input type="radio"/> Desi Arnaz
<input type="radio"/> Lenny Bruce

**Invalid Vote**

**For Attorney General**  
(Vote for one)


Lucille Ball	←	X	-
Jack Benny	←	-	-
Desi Arnaz	←	-	-
Lenny Bruce	←	-	-





5. The voter draws a diagonal, horizontal, or vertical line, any portion of which intersects two points on the oval and which does not intersect another oval at any two points. If it is a horizontal line, the line must not strike through the name of the candidate.


**Valid Vote for Ball**

**For Attorney General**  
(Vote for one)

 Lucille Ball


 Jack Benny


 Desi Arnaz


 Lenny Bruce


**Valid Vote for Ball**

**For Attorney General**  
(Vote for one)

 Lucille Ball


 Jack Benny


 Desi Arnaz


 Lenny Bruce


**Invalid Vote**

**For Attorney General**  
(Vote for one)

 Lucille Ball

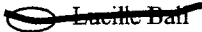
 Jack Benny


 Desi Arnaz


 Lenny Bruce


**Invalid Vote**

**For Attorney General**  
(Vote for one)

 Lucille Ball

 Jack Benny



 Desi Arnaz



 Lenny Bruce



6. The voter draws a diagonal or vertical line that intersects an imaginary line extending from the center of the head of a single arrow to the center of the tail of the same arrow, provided the diagonal or vertical line does not intersect the imaginary line joining the head and tail of another arrow.



**Valid Vote for Ball**

**For Treasurer**  
(Vote for one)

Lucille Ball  



Jack Benny  



Desi Arnaz  



Lenny Bruce  



**Invalid Vote**

**For Treasurer**  
(Vote for one)

Lucille Ball  

Jack Benny  

Desi Arnaz  

Lenny Bruce  

7. The voter marks all the choices for a race but further clarifies a choice for a particular candidate, issue choice or judicial retention choice by placing an additional mark or marks showing support solely for that particular candidate, issue or judicial retention choice.

**Valid Vote for Arnaz**

**For Commissioner of Education**  
(Vote for one)

☐ Lucille Ball

☐ Jack Benny

☒ Desi Arnaz

☐ Lenny Bruce

**Valid Vote for Ball**

**For Commissioner of Education**  
(Vote for one)

Lucille Ball ←

Jack Benny ←

Desi Arnaz ←

Lenny Bruce ←

**Valid Vote to Keep Justice in Office**

**Judicial Retention**  
**State Supreme Court**  
(Vote yes or no)

Shall Justice Tom Poston be retained as Chief Justice of the State Supreme Court

☒ Yes \_\_\_\_\_

☐ No \_\_\_\_\_

8. The voter strikes through all the choices for candidates, issue, or judicial retention except for one and also leaves the write-in candidate space blank.

**Valid Vote for Bruce**

**For Commissioner of Agriculture**  
(Vote for one)

☒ ~~Lucille Ball~~

☒ ~~Jack Benny~~

☒ ~~Desi Arnaz~~

☐ Lenny Bruce

☐ \_\_\_\_\_  
Write-In

9. The voter writes words such as "Vote for [candidate's name]," "Count this vote" or "Vote no on amendment or referendum," or "I want this one", provided there are no other markings in the race that would constitute a valid vote for a different candidate, issue choice, or judicial retention choice pursuant to rule.

**Valid Vote for Arnaz**

For State Senator (Vote for one)	
<input type="radio"/>	Lucille Ball
<input type="radio"/>	Jack Benny
<input type="radio"/>	Desi Arnaz <i>This one</i>
<input type="radio"/>	Lenny Bruce

**Invalid Vote**

For State Senator (Vote for one)	
Lucille Ball	← —
Jack Benny	← —
Desi Arnaz	← —
Lenny Bruce	← —

*↑ This one*

**Valid "No" vote**

Proposed Constitutional Amendment No. 1 Article __, section __ (Popular Name)	
An amendment to limit the increase in the assessed value of a taxpayer's real property after a countywide reappraisal and to require a property tax credit.	
<input type="radio"/> YES	<i>I vote no</i> Proposed Constitutional Amendment No. 1
<input type="radio"/> NO	Proposed Constitutional Amendment No. 1

10. The voter fills in the majority of an oval, or the majority of the distance between the head and the tail of an arrow designating a particular candidate, issue choice, or judicial retention choice regardless of how other races on the ballot are marked.

**Valid Vote for Arnaz**

**For School Board Member**  
(Vote for one)

☐ Lucille Ball

☐ Jack Benny

☒ Desi Arnaz

☐ Lenny Bruce

**Valid Vote for Arnaz**

**For School Board Member**  
(Vote for one)

Lucille Ball ← —

Jack Benny ← —

Desi Arnaz ← —

Lenny Bruce ← —

11. If a voter marks fewer candidates than there are positions to be elected for those offices, then the votes for all of those marked candidates shall count. For example, if the voter is allowed to vote for 5 candidates in a special district election ("Vote for 5") and the voter marks 2 candidates, the votes for those two marked candidates shall count.

**Valid Votes for Arnaz and Bruce**

**For County Commissioner**  
(Vote for three)

☐ Lucille Ball

☐ Jack Benny

☒ Desi Arnaz

☒ Lenny Bruce

**Valid Vote for Benny**

**For School Board Member**  
(Vote for two)

Lucille Ball ← —

Jack Benny ← —

Desi Arnaz ← —

Lenny Bruce ← —

12. The voter draws an arrow from the arrow head to a particular candidate, issue choice or judicial retention choice or draws an arrow head on the tail end of the arrow in lieu of filling in the void between the arrow head and the tail for the particular candidate, issue choice or judicial retention choice.

**Valid Vote for Arnaz**

**For U.S. Senator**  
(Vote for one)

Lucille Ball ← —

Jack Benny ← —

Desi Arnaz ← —

Lenny Bruce ← —

**Valid Vote for Bruce**

**For U.S. Senator**  
(Vote for one)

Lucille Ball ← —

Jack Benny ← —

Desi Arnaz ← —

Lenny Bruce ← →

13. The voter darkens or bolds the arrow head and the arrow tail but does not fill in the void between the arrow head and the tail.

**Valid Vote for Ball**

For Attorney General (Vote for one)		
Lucille Ball	←	█
Jack Benny	←	—
Desi Arnaz	←	—
Lenny Bruce	←	—

14. The voter punches the oval or the void between the arrow head and tail.

**Valid Vote for Ball**

For Attorney General (Vote for one)	
<input checked="" type="radio"/>	Lucille Ball
<input type="radio"/>	Jack Benny
<input type="radio"/>	Desi Arnaz
<input type="radio"/>	Lenny Bruce

**Valid Vote for Benny**

For Attorney General (Vote for one)		
Lucille Ball	←	—
Jack Benny	←	—
Desi Arnaz	←	—
Lenny Bruce	←	—

15. The voter marks two or more choices similarly in one of the ways indicated in paragraphs 1.- 14. and additionally writes in comments such as “not this,” “ignore this,” “don’t want,” or “wrong,” or “Vote for [candidate’s name]” such that voter’s definite choice is clearly indicated.

**Valid Vote for Ball**

For Clerk of Court (Vote for one)	
<input checked="" type="radio"/>	Lucille Ball
<input checked="" type="radio"/>	Jack Benny <i>wrong</i>
<input type="radio"/>	Desi Arnaz
<input type="radio"/>	Lenny Bruce

**Valid Vote for Arnaz**

For Clerk of Court (Vote for one)		
Lucille Ball	←	—
Jack Benny	←	—
Desi Arnaz	←	—
Lenny Bruce	←	—

*Yes!*

(5) **Write-in Voting.**

(a) A voter is determined to have made a definite choice for a write-in vote for the joint office of President/Vice-President if the voter writes in either the last name of the candidate for President or the last name of the candidate for Vice-President. This standard similarly applies to constitute a valid write-in vote for the joint office of Governor/Lieutenant Governor if the voter writes in either the last name of the candidate for Governor or the last name of the candidate for Lieutenant Governor.

**Valid Vote for Joint Qualified Write-in President and Vice President Candidates, Lenny Bruce and Sally Marr**

<b>For President/Vice President</b> (Vote for one)	
<input type="radio"/>	Lucille Ball Buster Keaton
<input type="radio"/>	Jack Benny Don Wilson
<input type="radio"/>	Desi Arnaz Xavier Cugat
<input type="radio"/>	Lenny Bruce Sally Marr
<input type="radio"/>	<u>Marr</u> Write-in

(b) A voter is determined to have made a definite choice for a named candidate if the voter indicates a vote for a candidate named on the ballot and also writes-in the name of that same candidate in the blank space for 'write-in candidate'.

**Valid Vote for Benny**

<b>For Attorney General</b> (Vote for one)	
<input type="radio"/>	Lucille Ball
<input checked="" type="radio"/>	Jack Benny
<input type="radio"/>	Desi Arnaz
<input type="radio"/>	Lenny Bruce
<input checked="" type="radio"/>	<u>Benny</u> Write-In



(c) A voter is determined to have made a definite choice for a particular candidate if the voter either writes in the name of a qualified write-in candidate or the name of a candidate who is named on the ballot in that race.

**Valid Vote for Smith, if Smith  
is a qualified write-in candidate**

For Public Defender (Vote for one)	
<input type="radio"/>	Lucille Ball
<input type="radio"/>	Jack Benny
<input type="radio"/>	Desi Arnaz
<input type="radio"/>	Lenny Bruce
<input type="radio"/>	<u>Smith</u>
	Write-In

**Valid Vote for Bruce**

For Public Defender (Vote for one)	
Lucille Ball	<input type="radio"/>
Jack Benny	<input type="radio"/>
Desi Arnaz	<input type="radio"/>
Lenny Bruce	<input type="radio"/>
<u>Bruce</u>	<input checked="" type="radio"/>
Write-In	

(d) If a voter abbreviates, misspells or varies the form of the name of a candidate in the write-in candidate space, it shall not affect the determination of whether the voter has made a definite choice.

(e) If a voter indicates a vote for a candidate named on the ballot and also writes in a name of a different person in the write-in candidate space, it shall be considered an overvote and none of the votes are valid for that race.





**Invalid Vote**

For Sheriff (Vote for one)	
<input checked="" type="radio"/>	Lucille Ball
<input type="radio"/>	Jack Benny
<input type="radio"/>	Desi Arnaz
<input type="radio"/>	Lenny Bruce
<input checked="" type="radio"/>	<u>GOOFY</u>
	Write-In

**Invalid Vote**

For Sheriff (Vote for one)	
Lucille Ball	<input checked="" type="radio"/>
Jack Benny	<input type="radio"/>
Desi Arnaz	<input type="radio"/>
Lenny Bruce	<input type="radio"/>
<u>Chester</u>	<input checked="" type="radio"/>
Write-In	

(6) **Overvotes.** Except as otherwise provided in subsections (4) and (5), if the voter marks more choices than there are positions or choices for that office or issue, it shall be considered an overvote and none of the votes are valid for that race.

Invalid Vote		Invalid Vote	
For U.S. Representative (Vote for one)		For U.S. Representative (Vote for one)	
<input type="radio"/> Lucille Ball		Lucille Ball	
<input type="radio"/> Jack Benny		Jack Benny	
<input checked="" type="radio"/> Desi Arnaz		Desi Arnaz	
<input checked="" type="radio"/> Lenny Bruce		Lenny Bruce	

- 7) **Valid Vote.**
- (a) A vote shall not count for any particular candidate, issue choice, or judicial retention choice at issue unless determined to be a valid vote pursuant to this rule.
- (b) If a voter does not mark a candidate, judicial retention choice, or issue choice in a contest, the valid votes for other candidates or issues on the same ballot shall still be counted.

*Specific Authority 20.10(3), 97.021, 102.166(4) FS. Law Implemented 101.5614(5) 102.166(4); FS. History—New 6-6-02, 10-6-08.*





# city commission public hearing

item type	Public Hearing	meeting date	February 23, 2015
prepared by department division	Jeff Briggs Planning Department	approved by	<input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	7-0 final vote

## **Subject: Amendment to Conditional Use for Modifications to the Multi-Family Project at 125 S. Interlachen Avenue.**

This is a Conditional Use request by the new owners of the Ye Olde Bric condo property at 125 S. Interlachen Avenue to amend the previously approved conditional use plans to allow for modifications to the multi-family project originally approved in 2006 and modified in 2013. It remains six units but is now three stories (versus four stories) and 20,542 square feet of building area with parking in the basement level below the building. See plans attached.

### **Summary:**

On September 25, 2006 the City Commission by a 4-1 vote approved a Conditional Use, for a six unit, four story, 23,500 square foot condominium project to replace the existing Ye Ole Brick condo building at 125 S. Interlachen Avenue. That project to be developed by Robert Vega required a Conditional Use approval for buildings over 10,000 sq. ft. and this specific project included exceptions that were approved for additional building lot coverage (50% vs. 40%) and additional height (four stories – 45 feet vs. three stories – 35 feet).

The property is zoned R-4; but with less than 20,000 square feet of land area (15,250 sq. ft.) the Code requirements state that the building must conform to the R-3 development standards. The City Commission compromised in the original 2006 approval between the R-3 and R-4 standards. Six units are the permitted R-3 residential density. The 50% building lot coverage was less than the 55% permitted in R-4 but more than the 40% allowed in R-3. The building height of four stories and 45 feet was less than the five stories and 55 feet allowed in R-4 but more than the three stories and 35 feet of R-3.

That original Conditional Use approval was valid for two years. On October 14, 2008 the City Commission granted to the original developer, Mr. Robert Vega, an extension to that original Conditional Use approval for another two years. That conditional use approval was to expire on October 14, 2010. However, in the interim, Mr. James Moyer recovered the property (in lieu of foreclosure) and obtained another two year extension of the Conditional Use approval on August 23, 2010. That approval was to expire on October 14, 2012 however, the City Commission granted an additional extension until October 14, 2014. Mr. Moyer again requested a further extension in August 2014 and based on the State Law and advice from the city attorney, this was granted administratively. That legal opinion and letter are attached. Thus, the project still maintains the entitlements and code exceptions that were approved in 2006 for Robert Vega and renewed/amended in 2013 for Phil Keen.

Now there is a new owner of the property, Winter Park Real Estate Advisors, Inc. which closed on the property on November 25, 2014. They are ready to proceed with the project. However, there are certain changes which are deemed by staff to be "significant changes" that require a subsequent review and recommendation from the Planning Board and approval by the City Commission. Those include "when there is a change in the architectural style of the building" which was the case before with the architectural design proposed by Phil Keen and is also the case now with this new design. Thus, this subsequent approval is required under our Code due to the architectural modifications and due to some design changes and a minor setback exception desired.

**Current Project Plan Request:** The project parameters retain some of the "compromises" from the original approval in 2006 and subsequent approval in 2013 between the R-3 and R-4 districts and in some cases they are further reduced. The project remains six units which is the R-3 residential density. The building footprint or building lot coverage has been reduced to 43.1% from the 50% allowable from the 2006/2013 approval which is slightly more than the 40% lot coverage allowed in R-3 and less than the 55% lot coverage allowed in R-4. The square footage of the project has also been reduced from the 23,500 square feet approved in 2006 and 2013 to the current size of 20,369 square feet. There also is a corresponding decrease in floor area ratio from the 154% permitted in 2006/2013 to the current 133%. Again this is a compromise between the R-3 maximum FAR of 110% and the R-4 maximum FAR of 200%.

One of the new design features is the approach to the underground or basement parking level. Experience with The Residences and Villa Sienna on Interlachen Avenue has shown that the ramp down to the basement parking level within the 25 foot front setback is excessively steep. So this design raises the basement level to be two feet above grade with the balance below grade that then reduces the slope down the ramp to the basement. The physical dimensions of the underground or basement parking level have also been expanded outward which provides much easier turning radius for cars inside the basement and also provides room for visitor parking spaces. This increase in height of the basement then forms a two foot high patio level outside the first floor of the residential units. At two feet or less in height, these are patios/decks and not a "building" and thus can extend into the setback areas. With a two foot tall patio and a four foot tall privacy wall around the patio, it is not different than a six foot tall wall that would be allowed in the setback area or on the property line.

Another major change is that the project has been reduced to three stories from the four stories approved in 2006/2013. The heights approved in 2006/2013 were 45 feet to the top of the roof, another 3 feet above (48 feet) for rooftop parapet walls and 10 feet above 45 feet for the elevator tower (55 feet). This three story building is 35.5 feet to the roof top. Then there are parapet walls of varying heights for architectural interest another 5.5 to 9.5 feet in height for a total visual height of 41-45 feet) vs. the previous 48 feet of visible height. Back within the rooftop are the elevator/stair tower elements for each units that are 13.5 feet of added height (49 feet). The plans also contemplate a covered trellis area on the rooftop. The height of the trellis shelter roof is 45 feet high which is consistent with the original 2006/2013 approvals.

There is a new setback exception that is requested for the ornamental turret elements on the sides and the front of the building. The Code would allow these architectural extensions up to 18 inches into the setbacks if they are no longer than 8 feet wide. Because of the curved nature of these turrets they are 10 feet wide. On the sides of the buildings this two feet is insignificant and adds to the architectural appeal. On the front of the building, the designer was

sensitive to that street view. Thus the materials provided include perspective elevations both with and without those architectural elements on the front of the building. From the staff's perspective, the appearance is enhanced with these design elements.

**Other Considerations:** This project is intended to be developed not as a condominium but as fee simple townhouses pursuant to a replat provided that the fire separation Building Code challenges can be accomplished. To the extent that any "subdivision approval" is required, then this process provides that agreement subject to meeting the applicable Building Code requirements. This fee simple/replat marketing approach is what was approved by the City and was done for the 400 Swoope townhouse project and also will be done for Morse/Virginia brownstone project.

Experience has taught us that special attention needs to be paid to the placement of the electric transformers and back flow preventers. It is not a significant issue with the green electric transformer or switch gear boxes but the appearance of the backflow preventers next to the sidewalk quickly diminishes the visual appeal of the development. While one can accept that in commercial locations, it is not acceptable on Interlachen Avenue. There are conditions recommended to address these circumstances.

### **Planning and Zoning Board Recommendation:**

**Motion made by Mr. Gottfried, seconded by Mr. Weldon to approve the request to amend the conditional use approval previously granted to the property at 125 S. Interlachen Avenue to allow for modifications to the approved multi-family project together with the conditions recommended by staff as follows:**

- 1. The exterior patio walls shall be screened by landscaping and any other proposed walls within setback areas shall be no higher than three feet in height.**
- 2. The electric transformer/switch gear and backflow preventers shall be located adjacent to the building so they can and shall be effectively screened by landscaping.**

**Motion carried unanimously with a 6-0 vote.**





**CITY OF WINTER PARK  
Planning & Zoning Board**

**Regular Meeting  
City Hall, Commission Chambers**

**February 3, 2015  
6:00 p.m.**

**MINUTES**

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Chairman James Johnston called the meeting to order at 6:00 p.m. in the Commission Chambers of City Hall. Present: James Johnston, Chairman, Peter Gottfried, Vice-Chairman, Shelia De Ciccio, Ross Johnston, Robert Hahn, and Peter Weldon. Absent: Tom Sacha and Randall Slocum. Staff: Planning Manager, Jeff Briggs, and Recording Secretary Lisa Smith.

**Approval of minutes – January 6, 2015**

**Motion made by Mr. Gottfried, seconded by Mr. Weldon to approve the January 6, 2015, meeting minutes. Motion carried unanimously with a 6-0 vote.**

**REQUEST OF WINTER PARK REAL ESTATE ADVISORS, INC. TO:** AMEND THE CONDITIONAL USE APPROVAL PREVIOUSLY GRANTED TO THE PROPERTY AT 125 S. INTERLACHEN AVENUE TO ALLOW FOR MODIFICATIONS TO THE APPROVED MULTI-FAMILY PROJECT TO BE COMPOSED OF SIX UNITS, THREE STORIES AND 20,542 SQUARE FEET OF RESIDENTIAL LIVING AREA WITH PARKING IN THE BASEMENT LEVEL BELOW THE PROJECT ZONED R-4.

Planning Manager Jeffrey Briggs presented the staff report and explained that new owners of the Ye Olde Bric Condo property located at 125 South Interlachen Avenue are requesting to amend the previously approved conditional use to allow for modifications to the multi-family project. He said that the project was first approved in 2006 and modified in 2013. Mr. Briggs discussed the history of the subject property in detail. He reviewed the plans that are currently proposed. He noted that the project parameters retain some of the “compromises” from the original approval in 2006 and subsequent approval in 2013 between the R-3 and R-4 districts and in some cases they are further reduced. The project remains six units which is the R-3 residential density. The building footprint or building lot coverage has been reduced to 43.1% from the 50% allowable from the 2006/2013 approval which is slightly more than the 40% lot coverage allowed in R-3 and less than the 55% lot coverage allowed in R-4. The square footage of the project has also been reduced from the 23,500 square feet approved in 2006 and 2013 to the current size of 20,369 square feet. There also is a corresponding decrease in floor area ratio from the 154% permitted in 2006/2013 to the current 133%. Again this is a compromise between the R-3 maximum FAR of 110% and the R-4 maximum FAR of 200%. He also reviewed the issues of parking, setbacks, and height.

He explained that other issues to consider are that this project is intended to be developed not as a condominiums but as fee simple townhouses pursuant to a replat provided that the fire separation Building Code challenges can be accomplished. To the extent that any “subdivision approval” is required, then this process provides that agreement subject to meeting the applicable Building Code requirements. This fee simple/replat marketing approach is what was approved by the City and was done for the 400 Swoope townhouse project and also will be done for Morse/Virginia brownstone project.

Mr. Briggs noted that special attention needs to be paid to the placement of the electric transformers and back flow preventers. It is not a significant issue with the green electric transformer or switch gear boxes but the appearance of the backflow preventers next to the sidewalk quickly diminishes the visual appeal of the development. While one can accept that in commercial locations, it is not acceptable on Interlachen Avenue. There are conditions recommended to address these circumstances. Staff recommended approval of the request subject to the following conditions:

1. The exterior patio walls shall be screened by landscaping and any other proposed walls within setback areas shall be no higher than three feet in height.
2. The electric transformer/switch gear and backflow preventers shall be located adjacent to the building so they can and shall be effectively screened by landscaping.

Mr. Briggs responded to Board member questions and concerns.

Bill Platts, Slocum Platts Architects, 670 North Orlando Avenue, represented the applicant. He agreed with the staff report and conditions as presented by Mr. Briggs. He responded to Board member questions and concerns.

Jeff Bein, 147 Interlachen Avenue, gave his concerns regarding the landscape buffer, setbacks and parking for the project, as an adjacent neighbor.

Michael Gekos, 147 Interlachen Avenue, asked the status of a soil analysis. The applicant responded that the soil test has been completed and there are no issues with regard to sink holes opening up.

Gerri Ribacki, spoke on behalf of her mother that lives in a unit on the corner of Morse Boulevard and Interlachen Avenue. She requested clarification as to the location of ingress/egress for the parking garage and was please that there would not be a driveway adjacent to their building.

No one else wished to speak concerning this request. Public Hearing closed.

Mr. Weldon expressed support for the project and noted that the project has vested rights and is being reduced in scale from the previous approvals. Mr. Gottfried agreed and noted that many of the modifications were improvements from the previous approvals. A question was raised on the continuation of the conditional use by the State Legislation and Mr. Briggs and Mr. Johnston responded. Discussion ensued about the setbacks for the basement garage, the first floor patios and the height of their privacy walls and the landscaping required per the condition offered by staff. It was confirmed that the elevation with the bay window/turrets on the Interlachen frontage were the plans being approved. Discussion by other Board members expressed support for the applications and modifications.

**Motion made by Mr. Gottfried, seconded by Mr. Weldon to approve the request to amend the conditional use approval previously granted to the property at 125 S. Interlachen Avenue to allow for modifications to the approved multi-family project to be composed of six units, three stories and 20,542 square feet of residential living area with parking in the basement level below the project. In addition to the following conditions:**

3. The exterior patio walls shall be screened by landscaping and any other proposed walls within setback areas shall be no higher than three feet in height.
4. The electric transformer/switch gear and backflow preventers shall be located adjacent to the building so they can and shall be effectively screened by landscaping.

**Motion carried unanimously with a 6-0 vote.**



**CITY OF WINTER PARK  
Planning & Zoning Board**

**Regular Meeting  
City Hall, Commission Chambers**

**February 3, 2015  
6:00 p.m.**

**MINUTES**

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1. The exterior patio walls shall be screened by landscaping and any other proposed walls within setback areas shall be no higher than three feet in height.
2. The electric transformer/switch gear and backflow preventers shall be located adjacent to the building so they can and shall be effectively screened by landscaping.

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No one else wished to speak concerning this request. Public Hearing closed.

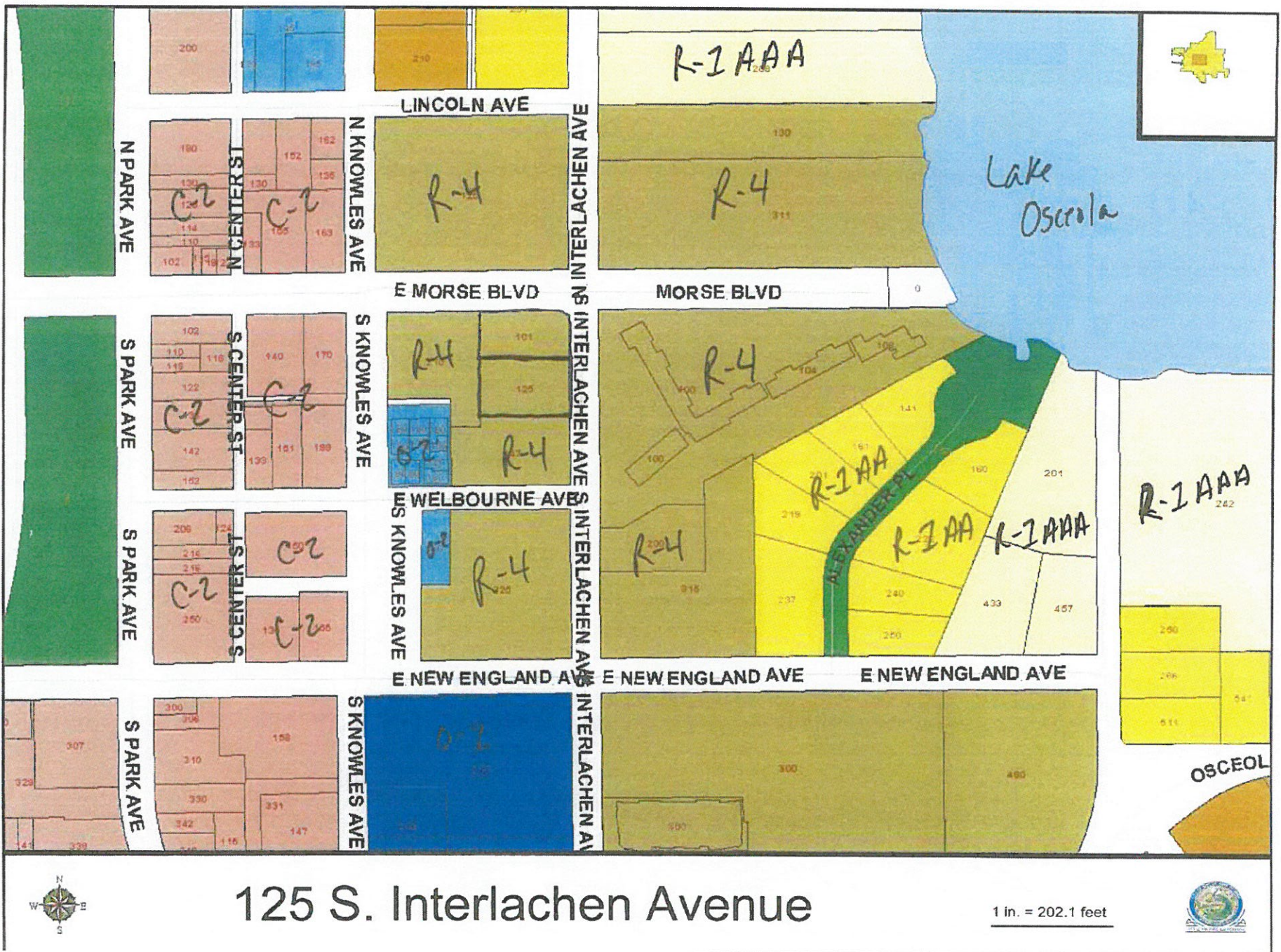
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4. The electric transformer/switch gear and backflow preventers shall be located adjacent to the building so they can and shall be effectively screened by landscaping.

**Motion carried unanimously with a 6-0 vote.**















August 28, 2014

Mr. James E. Moye  
Moye, O'Brien, Pickert & Dillon, LLP  
800 South Orlando Avenue  
Maitland, Florida 32751

RE: Extension Request for 125 S. Interlachen Avenue

Dear Mr. Moye:

As the Planning and Community Development Director, I am authorizing an administrative extension of the valid conditional use permit for property located at 125 Interlachen Avenue in Winter Park, Florida for a period of two years pursuant to the Laws of Florida 2014-218, Section 46. This application will now expire on August 29, 2016.

I have also requested a refund of the fees from your most recent extension request under the city's public hearing process. We will send you the refund by mail when it is processed.

I appreciate your patience in this matter. If you have any further questions, please contact me at (407) 599-3665.

Sincerely,

Dori Stone, AICP  
Planning and Community Development Director

Cc: George Wiggins, Building Official  
Jeff Briggs, Planning Manager

CITY OF WINTER PARK

401 South Park Avenue

Winter Park, Florida

32789-4386

PLANNING DEPARTMENT

P 407.599.3290

F 407.599.3449





BROWN, GARGANESE, WEISS & D'AGRESTA, P.A.

*Attorneys at Law*

111 N. Orange Ave., Suite 2000  
P.O. Box 2873  
Orlando, Florida 32802-2873  
Phone (407) 425-9566  
Fax (407) 425-9596

**L. Robin McKinney**

*rmckinney@orlandolaw.net*

August 20, 2014

Dori Stone, Director  
Planning & Community Development  
City of Winter Park  
401 Park Avenue South  
Winter Park, FL 32789

RECEIVED  
AUG 27 2014  
CITY OF WINTER PARK  
PLANNING DEPARTMENT

Re: Conditional Use Extensions - SunTrust and Interlachen

Dear Dori:

This letter will serve as our response to your request for a legal opinion regarding whether two applicants, SunTrust and Interlachen, who have applied for extensions of their conditional use permits, are entitled to such extensions, pursuant statutory provisions granting extensions of local government development orders. In our opinion, the applicants are entitled to extensions pursuant to the statutory provisions, as they have met the requirements of the statutes and have not exceeded the four year cap on extensions.

The statutory extensions of development orders date back to Senate Bill 360, enacted in 2009, when the Legislature determined that, due to real estate market conditions, it would mandate extensions of local government development orders. This provision was renewed in SB 1752, codified at Laws of Florida 2010-147, and HB 7207, codified at Laws of Florida 2011-139. For the last three years those extensions have been renewed, and the Legislature required that requests for extension be made in writing by the dates specified in the statute. The total number of years for the extension of any one development order is four years.

The City Code of Winter Park contains a procedure for the extension of a conditional use permit that is distinct from the automatic extensions granted by statute. Section 58-90(d)(2) provides that the City Commission may grant an extension of a conditional use permit at its discretion. In order to determine whether the two applicants for conditional use permit extensions should be granted such extensions by staff instead of City Commission, it is necessary to analyze whether their prior extensions were granted pursuant to City Code or statute.

The SunTrust bank branch received the following approvals:

August 2010 – final conditional use approval for 2 yrs.

August 27, 2012 – extension for 1 year by City Commission until August 27, 2013

May 13, 2013 – additional one year extension until August 27, 2014

SunTrust is now requesting an additional one year extension. This applicant qualifies for an extension under the statute because the conditional use permit is a development order with an expiration date between January 1, 2014 and January 1, 2016. The owner may request and be administratively granted the extension pursuant to Laws of Florida 2014-218, Section 46, as the request is in writing and "identifies the specific authorization for which the holder intends to use the extension and the anticipated timeframe for acting on the authorization."

The Interlachen property received the following approvals:

Sept. 25, 2006 – City Commission approved conditional use for the over 10,000 sq. ft and 4 stories

Oct. 14, 2008 – City Commission grants extension of 2 years to developer Mr. Vega

\*\*Mr. Moye recovers property in lieu of foreclosure

August 23, 2010 – City Commission grants Mr. Moye 2 yr extension

May 13, 2012 – City Commission grants 2 yr extension until October 14, 2014


Mr. Moye is now requesting an extension to October 14, 2016. The first extension was granted in 2008, which was before the statutory extensions were enacted. Arguably, he was entitled to the extension in 2010, provided that he complied with the following from 2010-147:

- (3) The holder of a valid permit or other authorization that is eligible for the 2-year extension must notify the authorizing agency in writing by December 31, 2010, identifying the specific authorization for which the holder intends to use the extension and the anticipated timeframe for acting on the authorization.

The evidence on record, however, does not indicate that the prior extensions were granted pursuant to the statutory provisions. If those earlier two approvals had been granted pursuant to the statutory provisions, then arguably this property would have reached the 4 year cap. The owners paid an application fee on each occasion and went through the public hearing process for approval. Given that there is no fee requirement for the statutory approval, nor any required public hearing process, it is our opinion that the past extensions were granted pursuant to the City Code, rather than by statute. Accordingly, Mr. Moye is entitled to the statutory extension, to be granted administratively. You may wish to ask the applicants to provide revised request letters specifically stating that the requests are made pursuant to the extension provisions of Laws of Florida 2014-218.

Please advise if we can provide you with any further assistance relating to this matter.

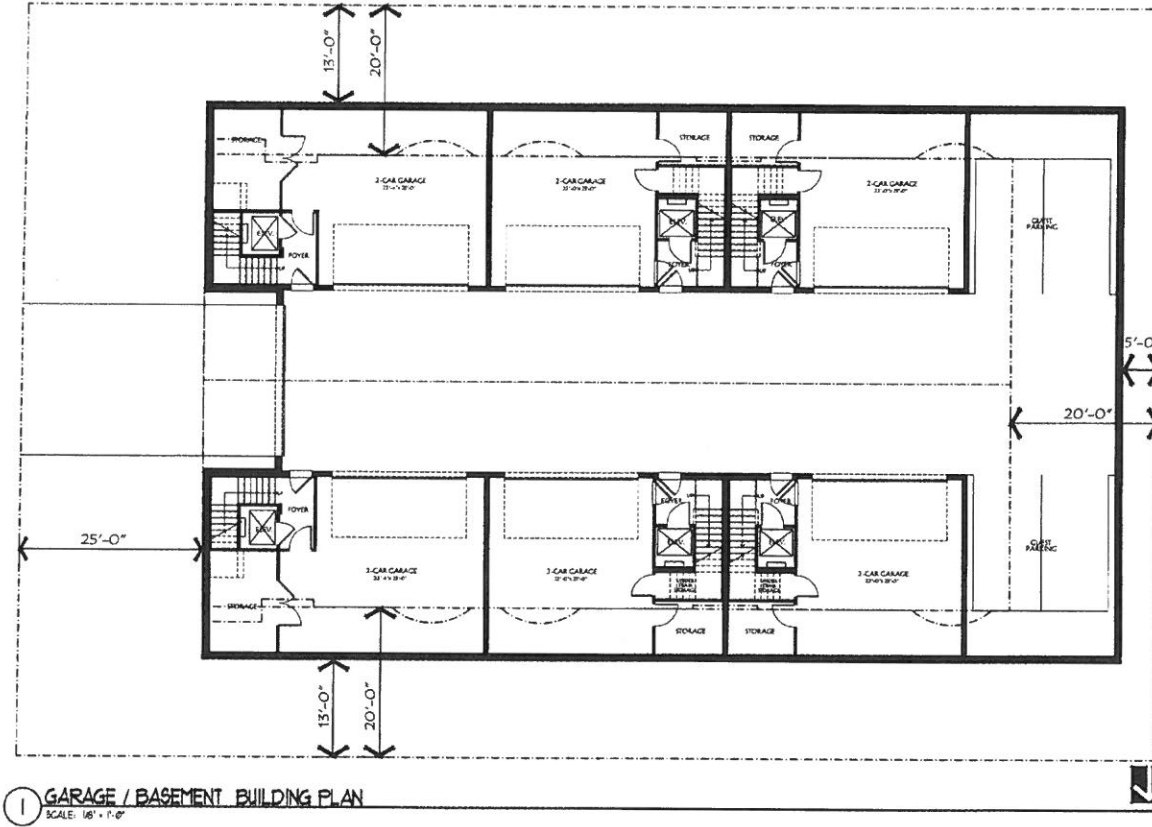
Sincerely,



L. Robin McKinney

LRM/nh

cc: Usher L. Brown, Esq.



1 GARAGE / BASEMENT BUILDING PLAN  
SCALE: 1/8" = 1'-0"

REVISIONS

**SLOCUM PLATTS**  
ARCHITECTS, P.A.  
RANFALL J. SLOCUM JR. 13288 WILLIAM P. PLATTS AVE 13242  
178 NORTH GOLF COURSE AVENUE SUITE 100 FORT LAUDERDALE FL 33301  
TEL: 954.566.3011 FAX: 954.566.3071  
WWW.SLOCUMPLATTS.COM



WILLIAM P. PLATTS, ARCHITECT

TOWNHOME UNIT DATA  
**SOUTH INTERLACHEN PLACE**  
WINTER PARK, FLORIDA

DRAWN	CAD
CHECKED	
DATE	01-09-2005
SCALE	AS NOTED
JOB NO.	M-300X
SHEET	A1.1

REVISIONS

**SLOCUM PLATT**  
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1500 W. 15TH AVENUE, SUITE 100  
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WWW.SLOCUMPLATT.COM

**TOWNHOME BUILDING PLANS**  
**SOUTH INTERLACHEN PLACE**  
WINTER PARK, FLORIDA

DESIGN: CAD  
CHECKED: LPP  
DATE: 01-19-2006  
SCALE: AS NOTED  
JOB NO: 14-XXXX  
SHEET

**A1.2**

REQUIREMENTS	
ZONING:	R-4 (CENTRAL BUSINESS DISTRICT)
MAX. BUILDING HEIGHT:	45' (FROM GRADE)
MAX. FLOOR AREA RATIO:	200%
MAX. STORIES:	3
MAX. IMPERVIOUS COVERAGE:	50%
BUILDING FOOTPRINT:	15%
TOTAL COVERAGE:	75%
BETBACKS:	75%
FRONT:	10'
REAR:	10'
SIDES:	10'

AREA CALCULATIONS	
SITE AREA	5,250 SF.
MAX. BLDG. FOOTPRINT ALLOWED (30%)	1,575 SF.
MAX. BLDG. FOOTPRINT PROVIDED (43.1%)	6,583 SF.
TOTAL COVERAGE ALLOWED (75%)	11,438 SF.
TOTAL COVERAGE PROVIDED (133.1%)	1,122 SF.
MAX. BLDG. FLR. AREA RATIO ALLOWED (200%)	30,500 SF.
MAX. BLDG. FLR. AREA RATIO PROVIDED (133.1%)	20,369 SF.

HVAC AREA	
GARAGE LEVEL (BASEMENT)	(1596 SF.)
1ST FLOOR:	6,583 SF.
2ND FLOOR:	6,383 SF.
3RD FLOOR:	6,383 SF.
ROOF TOP:	1,020 SF.
TOTAL HVAC:	20,369 SF.

NON-HVAC AREA	
GARAGE LEVEL:	3,500 SF.
1ST FLOOR:	-
2ND FLOOR:	-
3RD FLOOR:	-
ROOF TOP:	244 SF.
TOTAL NON HVAC:	3,744 SF.

RAY PROJECTIONS	
APPROVED RAY	15' 11" 8'-0" 2'-0"
PROPOSED RAY A	15' 11" 8'-0" 2'-0"
PROPOSED RAY B	15' 11" 8'-0" 2'-0"

UNIT 'A'	
1ST FLOOR HVAC:	1,884 SF.
2ND FLOOR HVAC:	1,884 SF.
3RD FLOOR HVAC:	1,884 SF.
TOTAL HVAC:	3,552 SF.

UNIT 'B'	
1ST FLOOR HVAC:	912 SF.
2ND FLOOR HVAC:	869 SF.
3RD FLOOR HVAC:	869 SF.
TOTAL HVAC:	2,710 SF.

UNIT 'C'	
1ST FLOOR HVAC:	1,331 SF.
2ND FLOOR HVAC:	1,331 SF.
3RD FLOOR HVAC:	1,331 SF.
TOTAL HVAC:	3,411 SF.

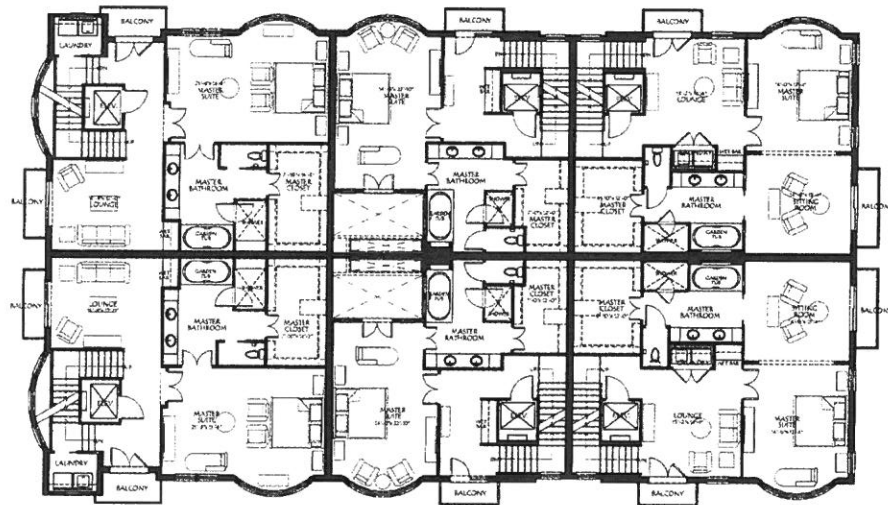
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3RD FLOOR HVAC:	1,331 SF.
TOTAL HVAC:	3,411 SF.

**1 BUILDING PLAN - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"

K.F. ADG



1 BUILDING PLAN - SECOND FLOOR  
SCALE: 1/8" = 1'-0"

1/18/2006

REVISIONS

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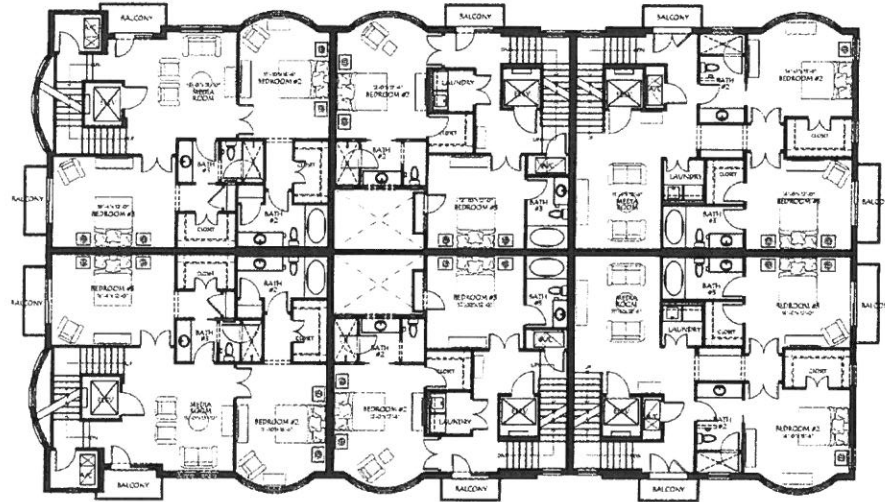
WINTER PARK, FLORIDA

**TOWNHOME BUILDING FLAHS**  
**SOUTH INTERLACHEN**  
**PLACE**  
WINTER PARK, FLORIDA

DRAWN: CAD  
CHECKED: JWP  
DATE: 01-19-2006  
SCALE: AS NOTED  
JOB NO.: 14-XXXX  
SHEET

**A13**





1 BUILDING PLAN - THIRD FLOOR  
SCALE: 1/8" = 1'-0"

J. R. JACOBS

REVISIONS

**SLOCUM PLATTS**  
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WWW.SLOCUMPLATTS.COM

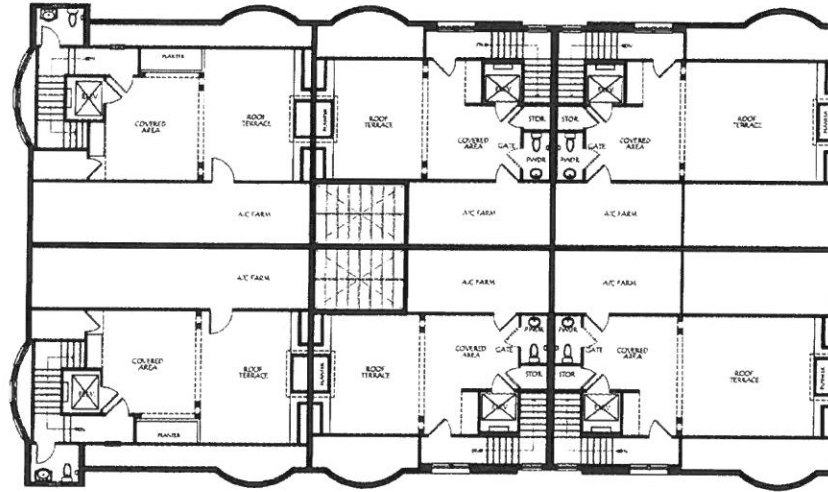


RELIANT PLATTS, ARCHT.

**TOWNHOME BUILDING PLAN**  
**SOUTH INTERLACHEN**  
**PLACE**  
WINTER PARK, FLORIDA

DRAWN
CAD
CHECKED
DATE
01-15-2005
SCALE
AS NOTED
JOB NO.
14-2004
SHEET

A14



1 BUILDING PLAN - ROOF TOP / ROOF PLAN  
SCALE: 1/8" = 1'-0"

11-11-2005

REVISIONS

**SLOCUM PLATTS**  
ARCHITECTS, P.A.  
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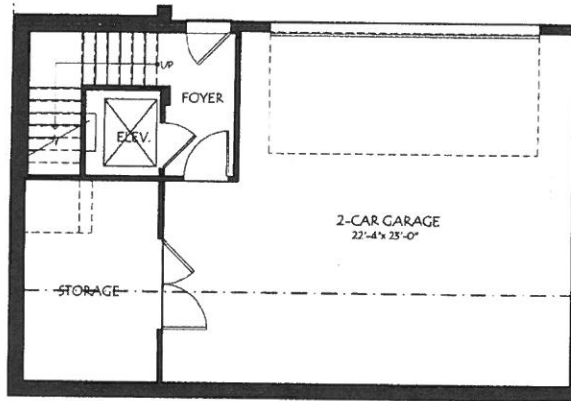


RELIANT PLATTS ARCHITECTS

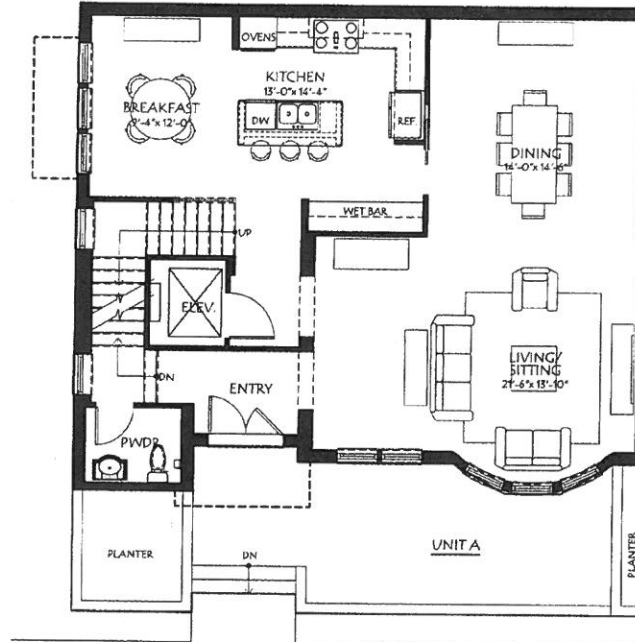
**TOWNHOME BUILDING PLANS**  
**SOUTH INTERLACHEN PLACE**  
WINTER PARK, FLORIDA

DRAWN  
CAD  
CHECKED  
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DATE  
01-19-2005  
SCALE  
AS NOTED  
JOB NO.  
14-XXXX  
SHEET

**A1.5**



1 UNIT 'A' - GARAGE/BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 UNIT 'A' - FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS

**SLOCUM PLATT**  
ARCHITECTS, P.A.

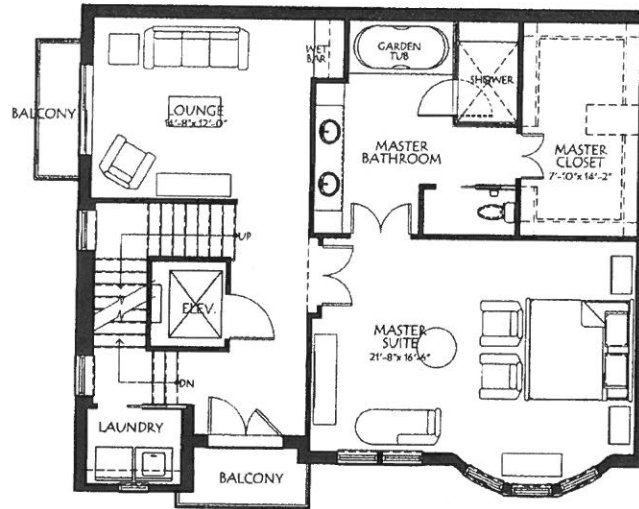
BARBARA A. SLOCUM AS 12345 WILLIAM P. PLATT AS 12345  
400 NORTH 1ST STREET, SUITE 1000, MIAMI, FL 33136  
TEL: 305.555.1234 FAX: 305.555.1235  
WWW.SLOCUMPLATT.COM

**TOWNHOME UNIT PLANS**

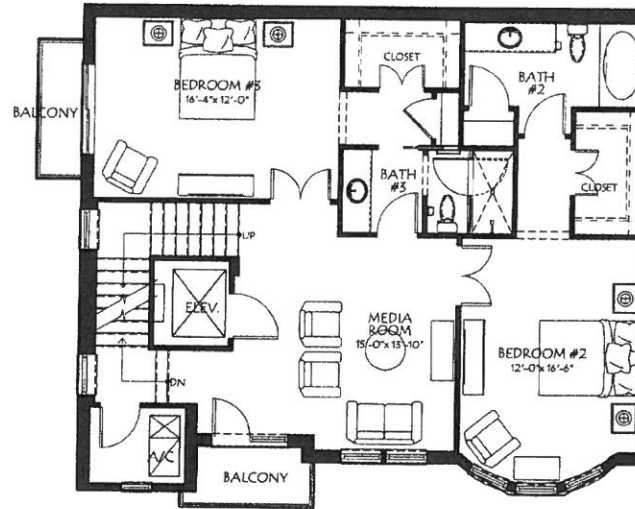
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WINTER PARK, FLORIDA

DESIGN: CAD  
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DATE: 05-05-2005  
SCALE: AS NOTED  
JOB NO: 14-1000  
SHEET: A2.0



1 UNIT 'A' - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 UNIT 'A' - THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

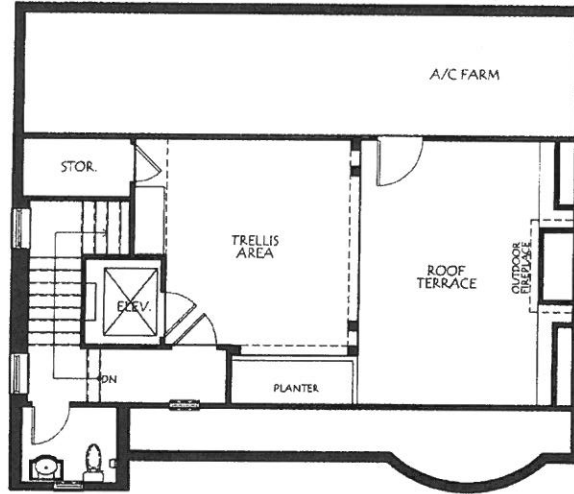
REVISIONS

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**TOWNHOME UNIT PLANS**  
**SOUTH INTERLACHEN PLACE**  
WINTER PARK, FLORIDA  
SLOCUM PLATT ARCHITECTS, P.A.

DRAWN	CAD
CHECKED	UPD
DATE	01-09-2015
SCALE	AS NOTED
JOB NO.	14-100X
SHEET	A2.1



1 UNIT 'A' - ROOF TOP / ROOF PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS

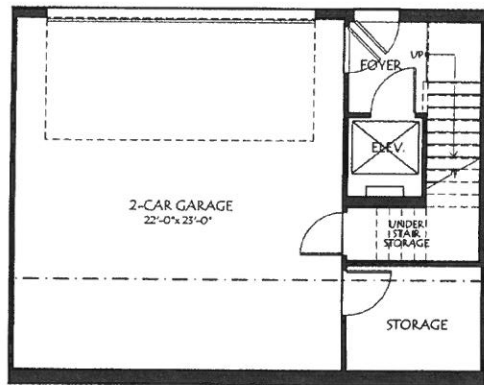
**SLOCUM PLATTS**  
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KANSAS CITY, MISSOURI 64111  
401 NORTH ORLAND AVENUE SUITE 1001 KANSAS CITY, MO 64101  
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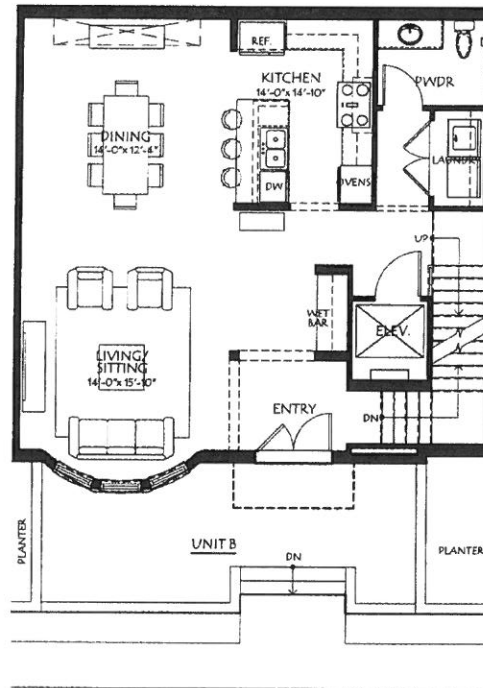
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**SOUTH INTERLACHEN PLACE**  
WINTER PARK, FLORIDA

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LPT  
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JOB NO: 14-0008  
SHEET

**A2.2**



1 UNIT 'B' - GARAGE/BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 UNIT 'B' - FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS

SLOCUM PLATT  
ARCHITECTS, P.A.



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WILLIAM P. PLATT ARCHITECT

FLORIDA

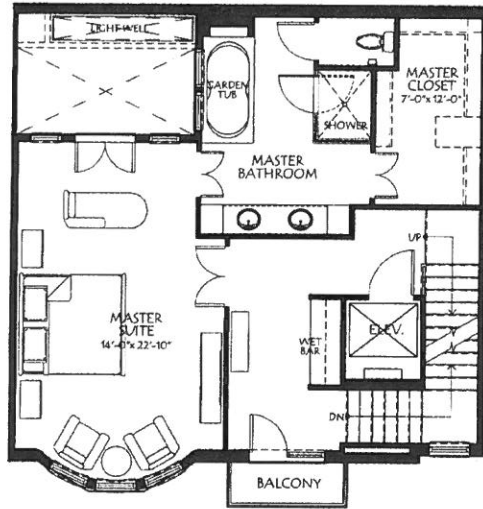
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SOUTH INTERLACHEN  
PLACE

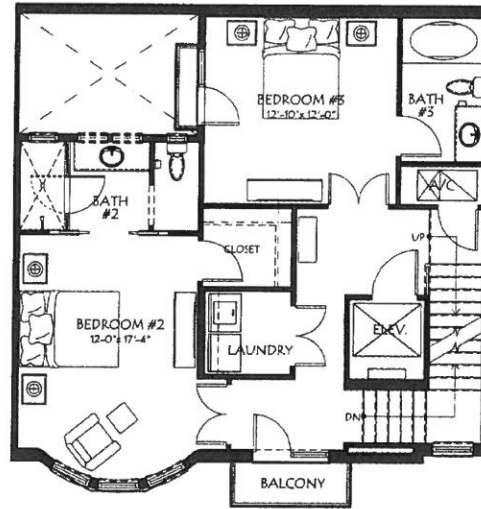
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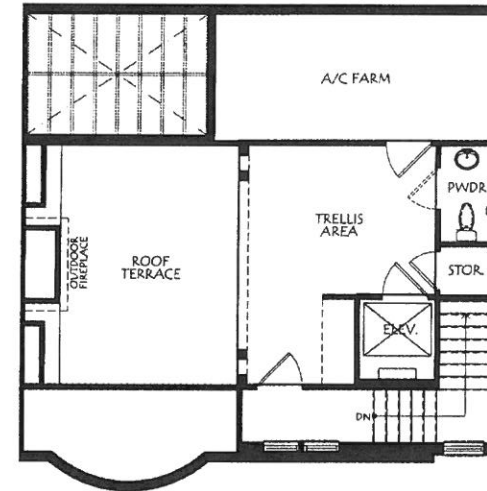
A2.3



1 UNIT 'B' - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 UNIT 'B' - THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 UNIT 'B' - ROOF TOP / ROOF PLAN  
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION

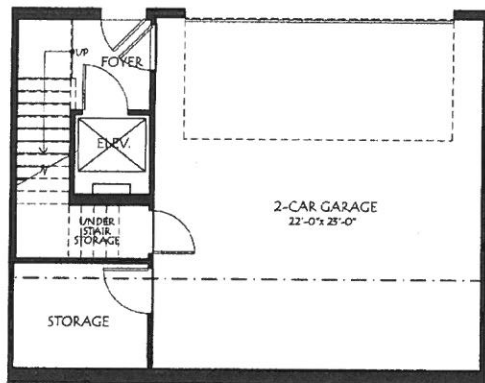
**SLOCUM PLATT**  
ARCHITECTS, P.A.

MANASSA, VA SLOCUM AS 1328 WILLIAM P. PLATT AS 1324  
479 HUNTERS LANE SUITE 1000 MANASSAS, VA 20108  
TEL: 703/794-1177 FAX: 703/794-1177  
WWW.SLOCUMPLATT.COM

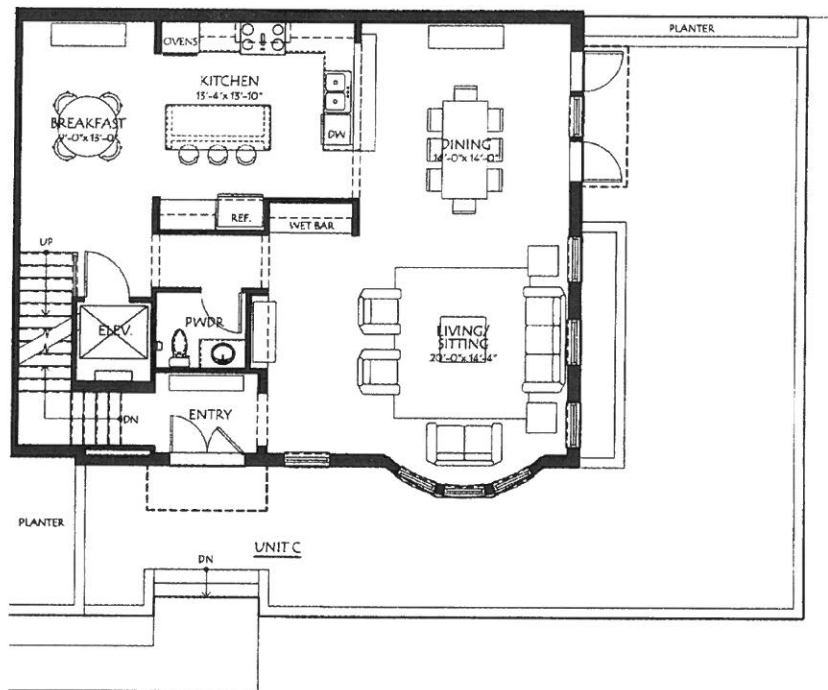
**TOWNHOME UNIT PLANS**  
**SOUTH INTERLACHEN PLACE**  
WINTER PARK  
FLORIDA

DESIGN  
CAD  
CHECKED  
UPP  
DATE 01-25-2005  
SCALE AS NOTED  
JOB NO. 14-300X  
SHEET  
**A2.4**





1 UNIT 'C' - GARAGE/BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 UNIT 'C' - FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS

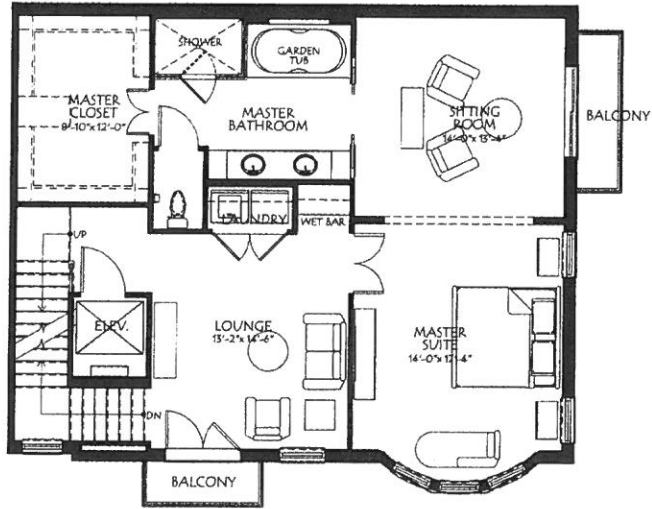
**SLOCUM PLATT  
ARCHITECTS, P.A.**  
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470 NORTH HOLLAND AVENUE, SUITE 1800, PALM BEACH, FL 33480  
TEL: 561.833.1177  
WWW.SLOCUMPLATT.COM



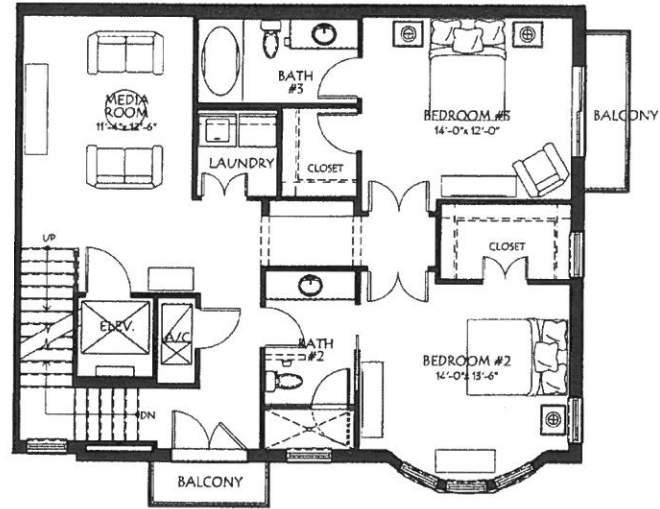
WINTER PARK, FLORIDA  
SOUTH INTERLACHEN  
PLACE

TOWNHOME UNIT PLANS  
WINTER PARK, FLORIDA  
SOUTH INTERLACHEN  
PLACE

DRAWN	CAD
CHECKED	
DATE	01-06-2016
SCALE	AS NOTED
JOB NO.	14-0000
SHEET	A2.5



1 UNIT 'C' - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 UNIT 'C' - THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS

**SLOCUM PLATT**  
ARCHITECTS, P.A.



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WWW.SLOCUMPLATT.COM

WILLIAM P. PLATT, ARCHITECT

FLORIDA

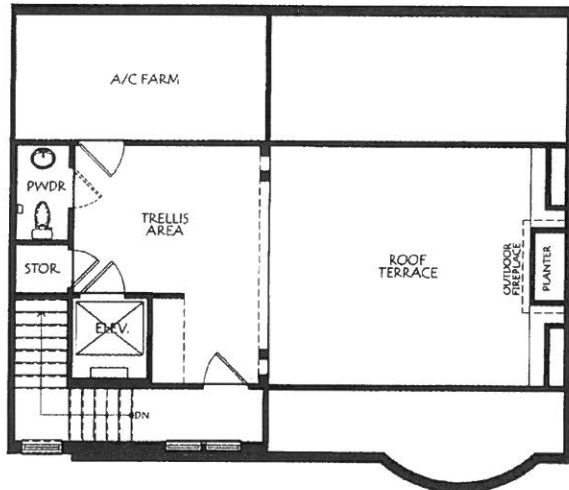
WINTER PARK

TOWNHOME UNIT PLANS

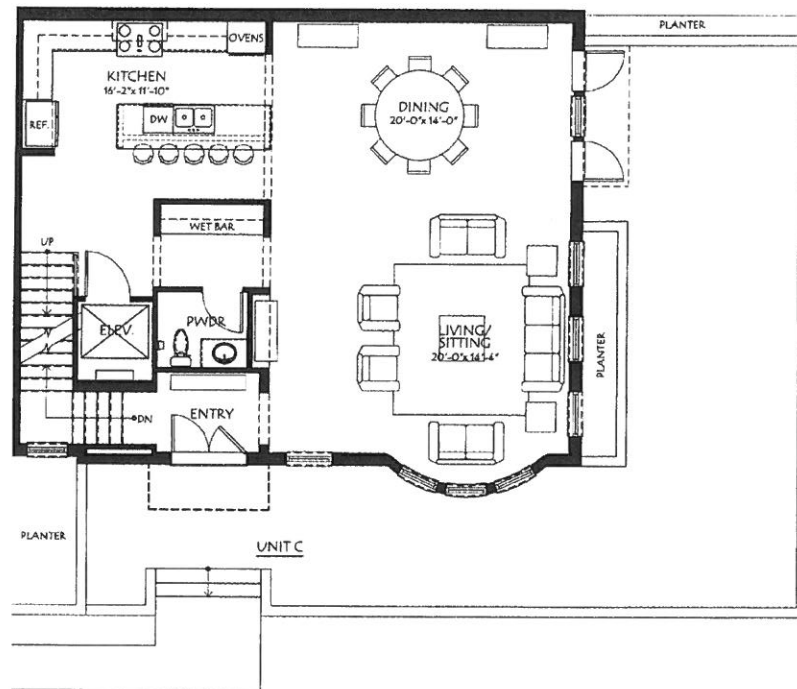
**SOUTH INTERLACHEN  
PLACE**

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CHECKED  
BPP  
DATE  
01-26-2005  
SCALE  
AS NOTED  
JOB NO.  
14-XXXX  
SHEET

**A2.6**



1 UNIT 'C' - ROOF TOP / ROOF PLAN  
SCALE: 1/4" = 1'-0"



2 UNIT 'C' - FIRST FLOOR PLAN - OPTION  
SCALE: 1/4" = 1'-0"

REVISIONS

**SLOCUM PLATT**  
ARCHITECTS, P.A.

BARRELL / SLOCUM ARCHITECTS, P.A. 1325E WILKINSON PL. PLATTSBURGH, NY 12061  
TEL: (516) 461-1000 FAX: (516) 461-1001  
WWW.SLOCUMPLATTS.COM



**TOWNHOME UNIT PLANS**  
**SOUTH INTERLACHEN PLACE**  
WINTER PARK, FLORIDA

DRAWN  
CAD  
CHECKED  
BY  
DATE  
01-09-2006  
SCALE  
AS NOTED  
JOB NO.  
14-000X  
SHEET

A2.7





1 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

A-E-2/046

REVISIONS

**SLOCUM PLATT'S**  
ARCHITECTS, P.A.  
BARRELL / SLOCUM AS 1300 WILLOW PLATT'S ARCHITECTS  
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WWW.SLOCUMPLATT.COM



WILLOW PARK, ARIZONA

**TOWNHOME ELEVATION**  
**SOUTH INTERLACHEN PLACE**  
WINTER PARK, FLORIDA

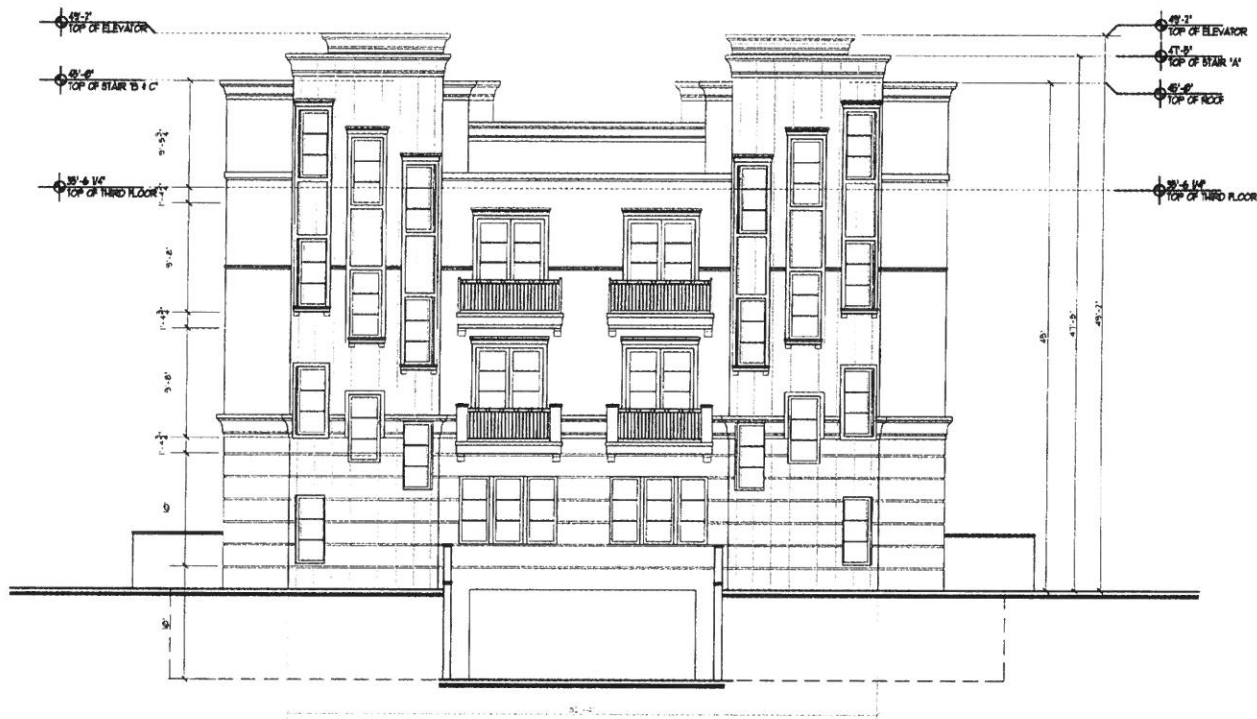
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DATE	01-15-2015
SCALE	AS NOTED
JOB NO.	14-000X
SHEET	

A6.1



8.  $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

A6.2



1 EAST ELEVATION  
SCALE: 3/16" = 1'-0"

K.E.E./DUG

REVISIONS

**SLOCUM PLATTS**  
ARCHITECTS, P.A.  
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WWW.SLOCUMPLATTS.COM



WINTER PARK, FLORIDA

**TOWNHOME ELEVATION - CONCEPT**  
**SOUTH INTERLACHEN PLACE**  
WINTER PARK, FLORIDA

DRAWN
CAD
CHECKED
DATE
01-19-2015
SCALE
AS NOTED
JOB NO.
14-000X
SHEET
<b>A6.3</b>



## REVISIONS

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79 NORTH ORLANDO AVENUE, SUITE 1001 MAJFLAND, FL 32781  
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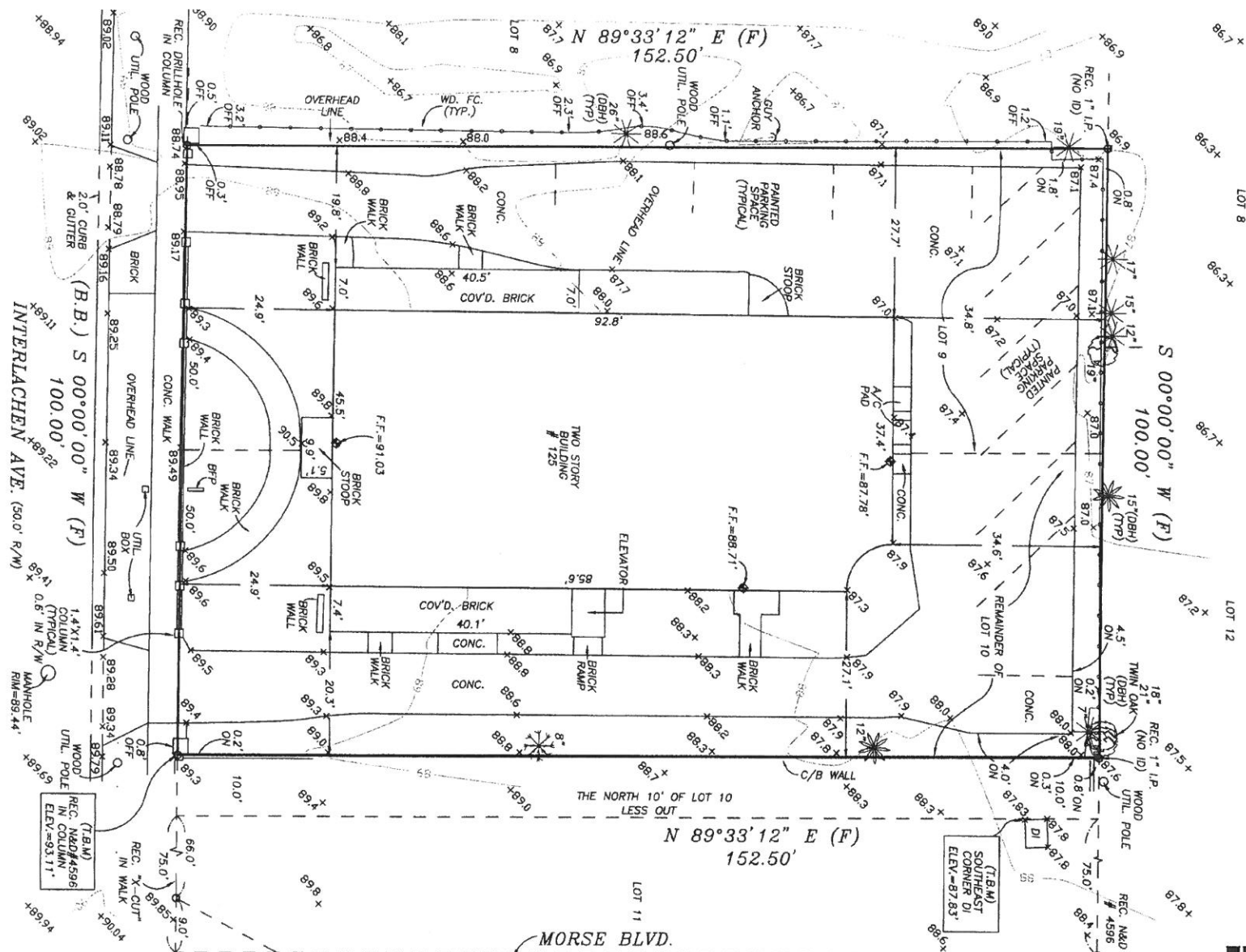


## WINTER PARK

**SOUTH INTERLACHEN  
PLACE**

DRAWN
CAD
CHECKED
WPP
DATE
01-05-2005
SCALE
AS NOTED
JOB NO.
14-XXX
SHEET

# A1.0



1 SURVEY  
SCALE: 1/8" = 1'-0"

# A1.0

*Original Architectural Style - as approved in 2006*



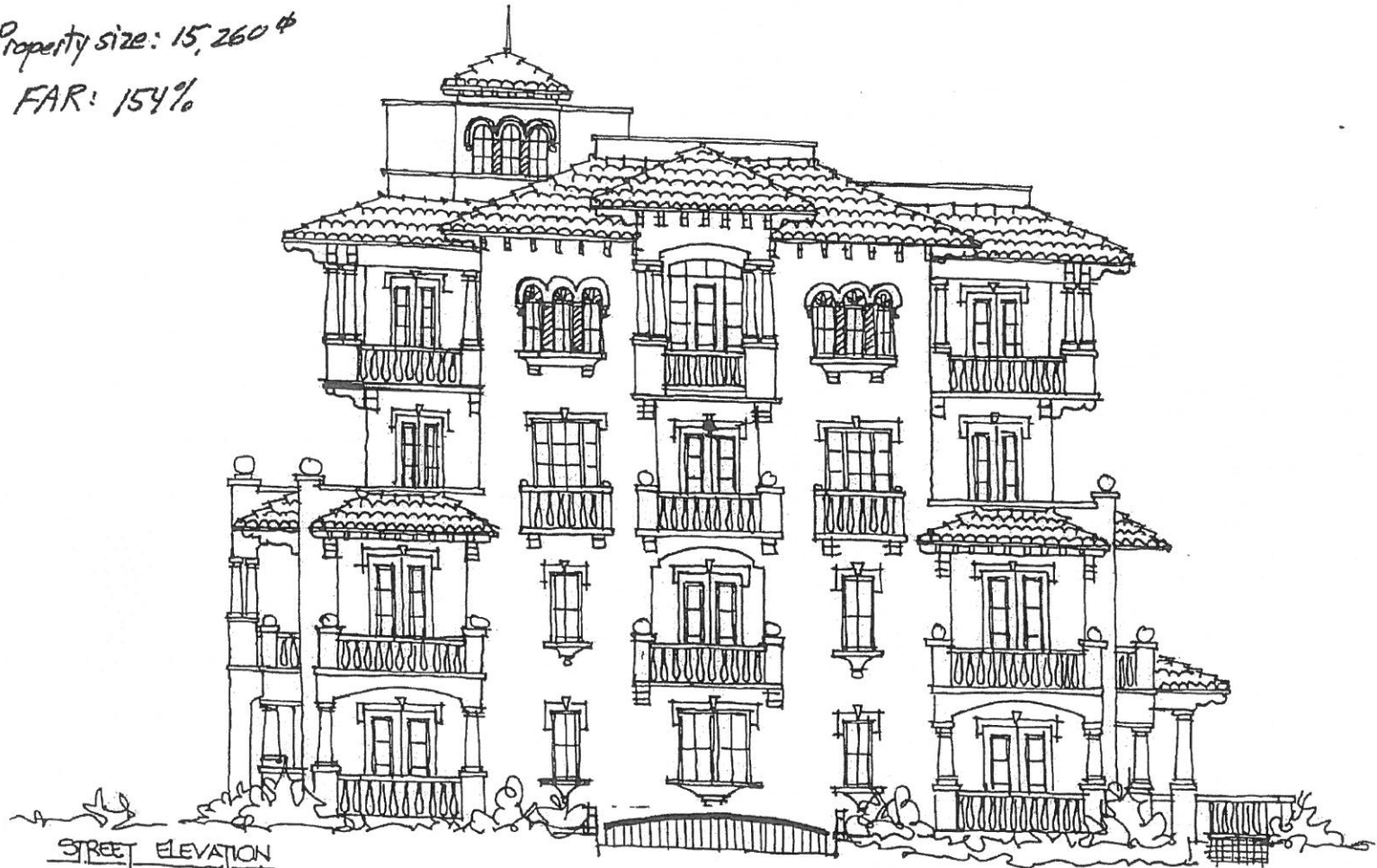
# 2006 Project Plans

Robert Vega's Project e 125 S. Interlachen Zoning: R-4

Six units 23,500  $\Phi$  total

Property size: 15,260  $\Phi$

FAR: 154%

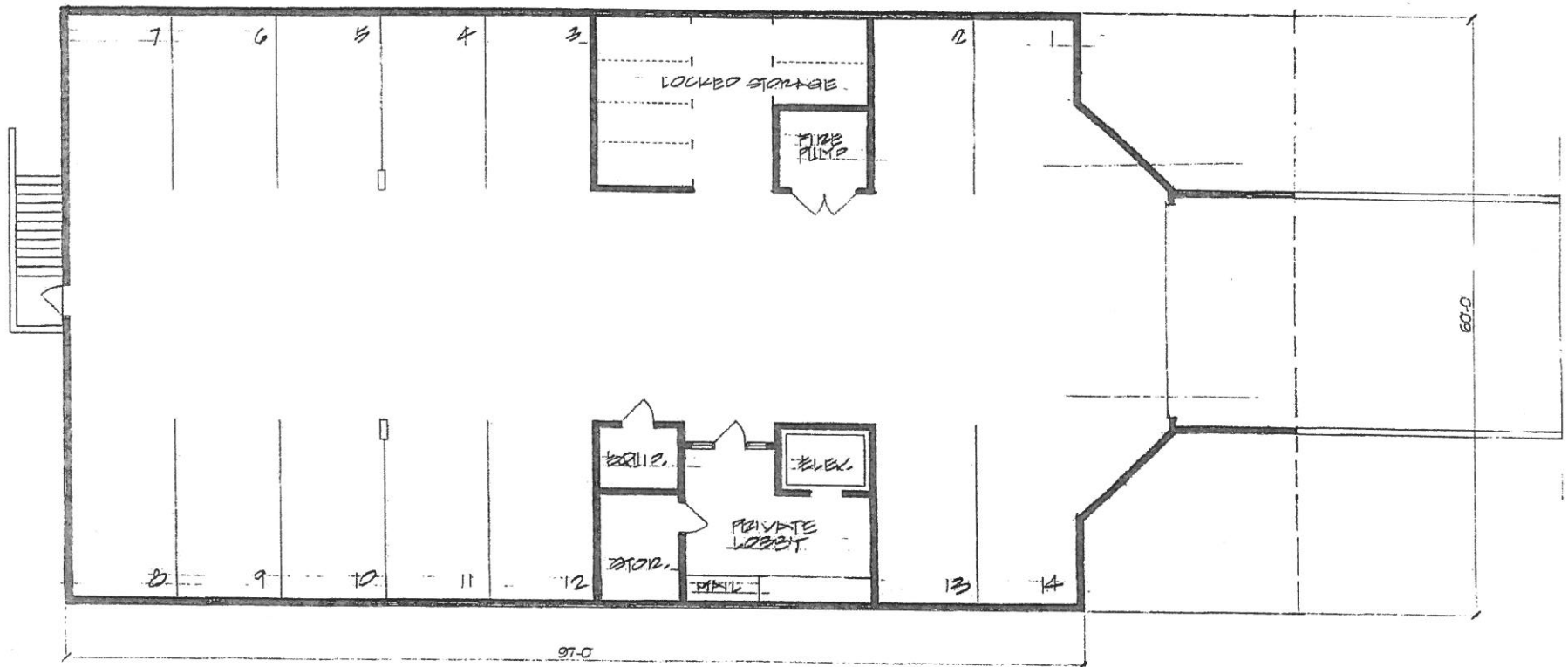






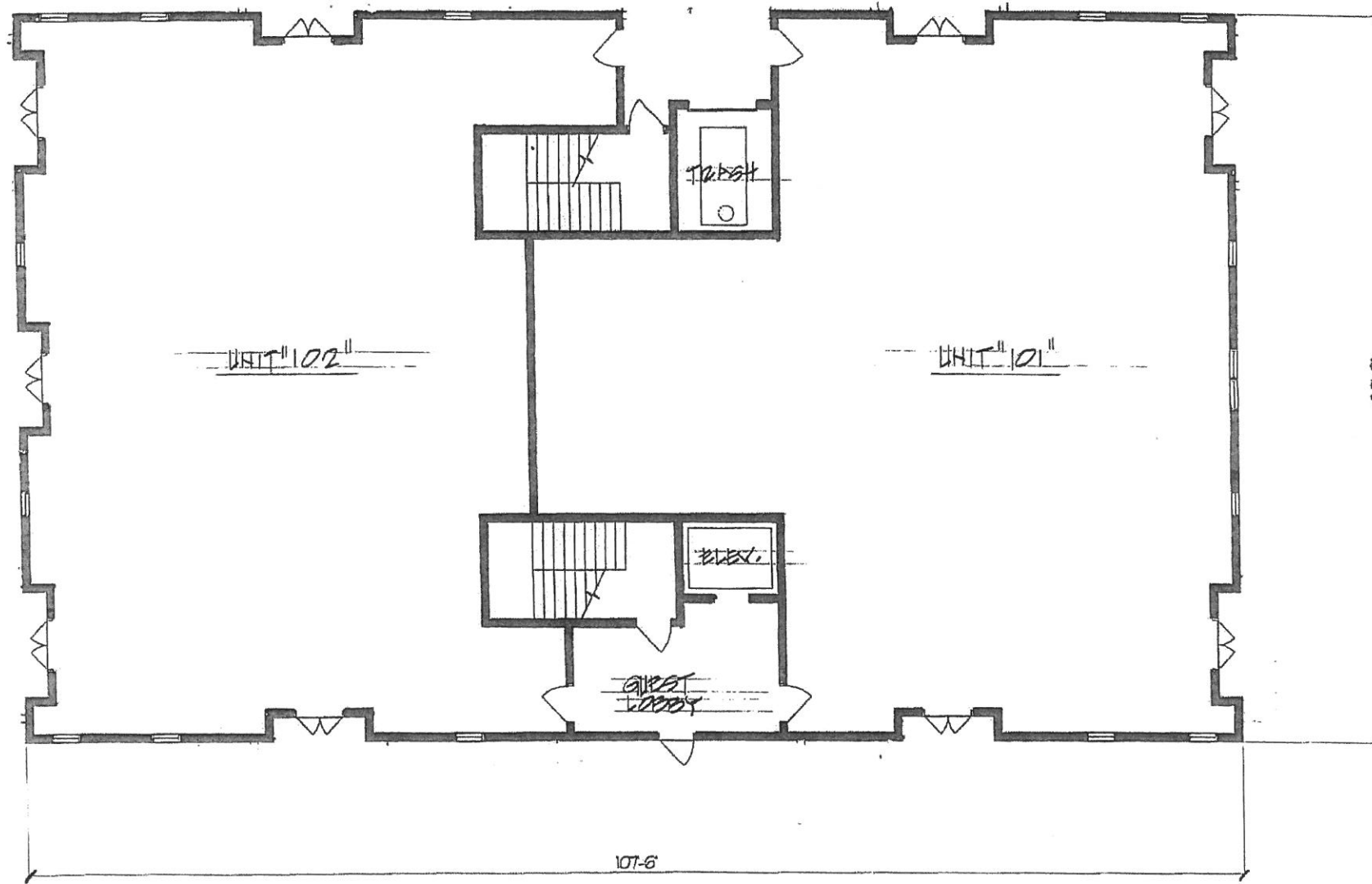
IDE ELEVATION  
EET.



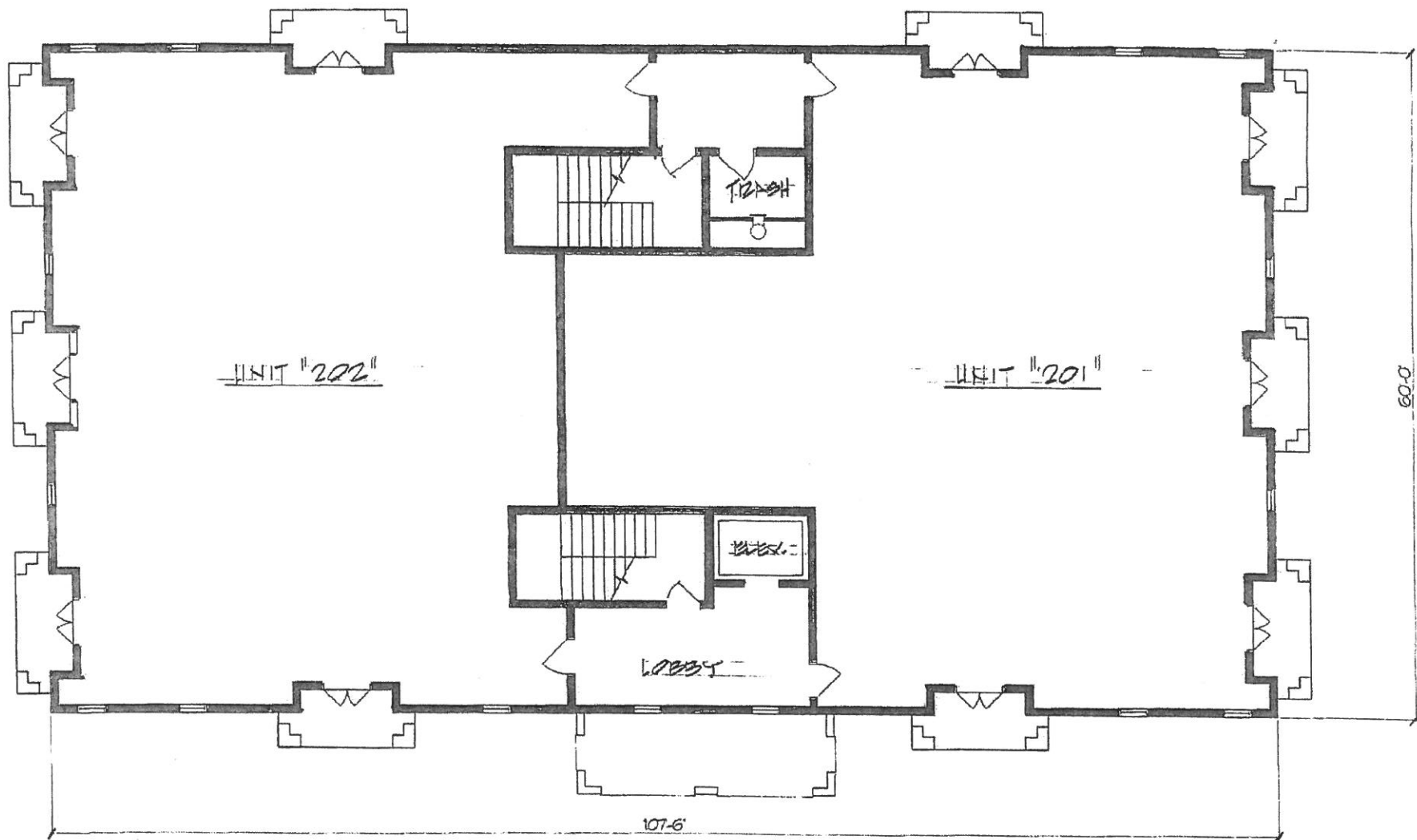


PARKING GARAGE LEVEL

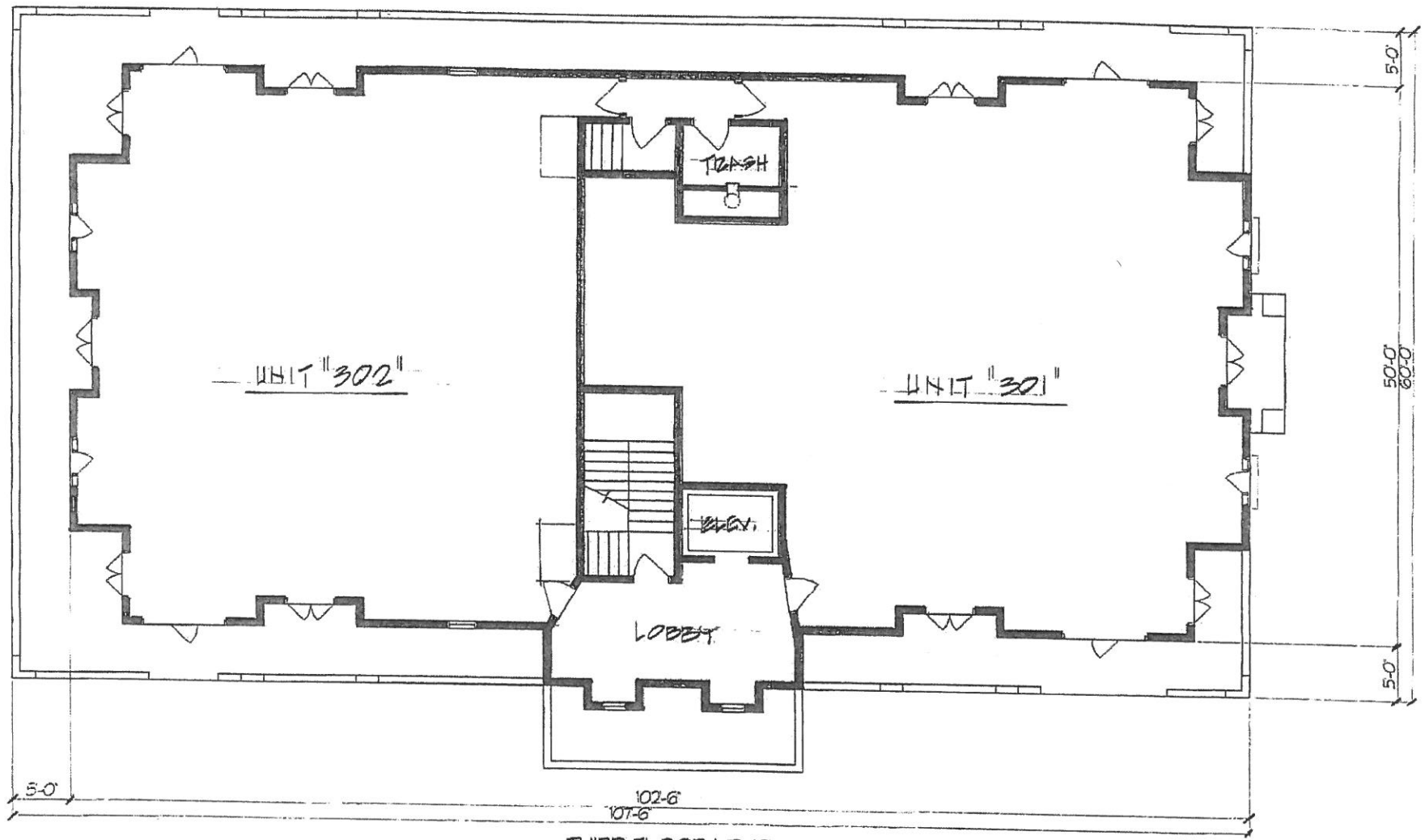




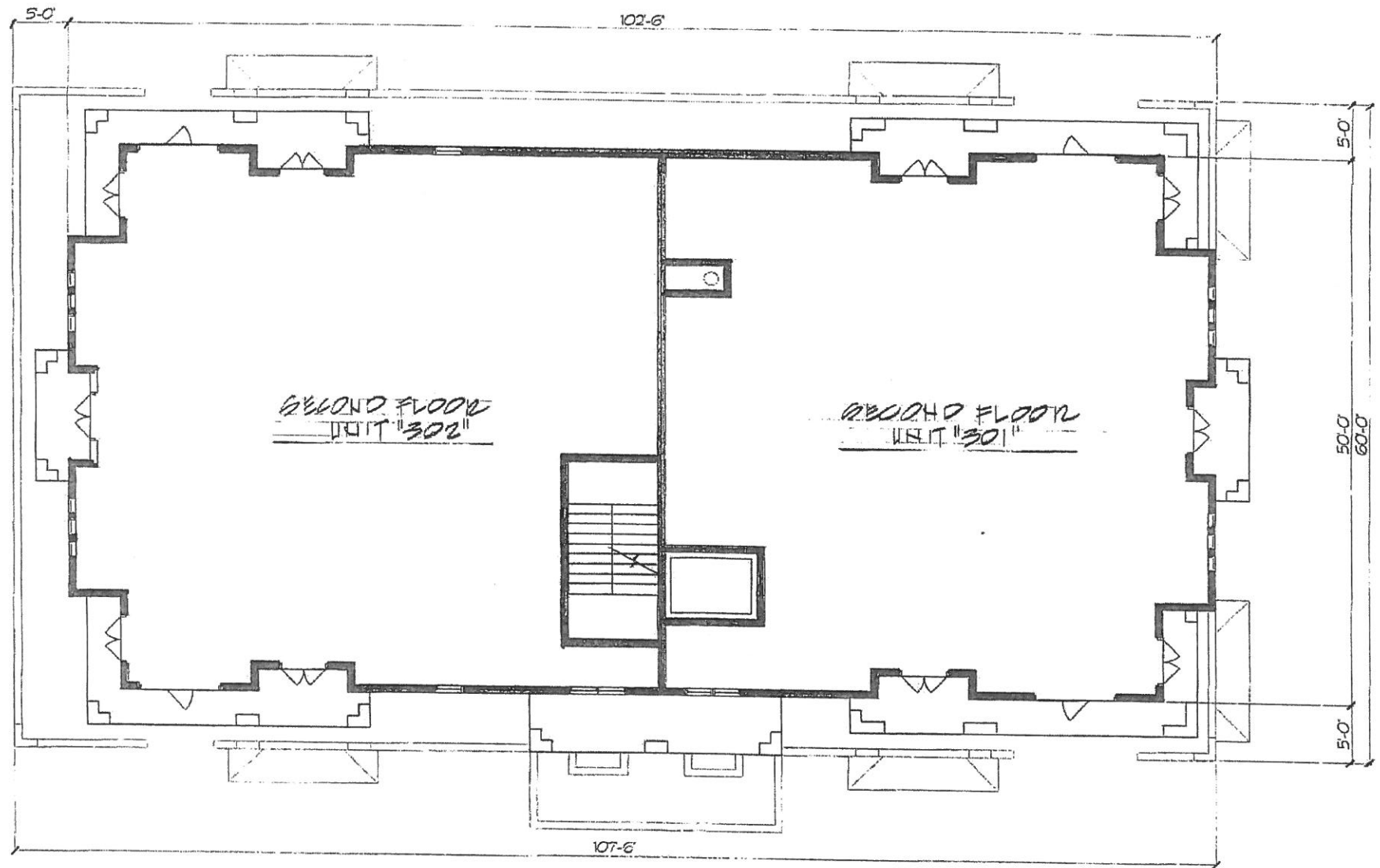
FIRST FLOOR LEVEL



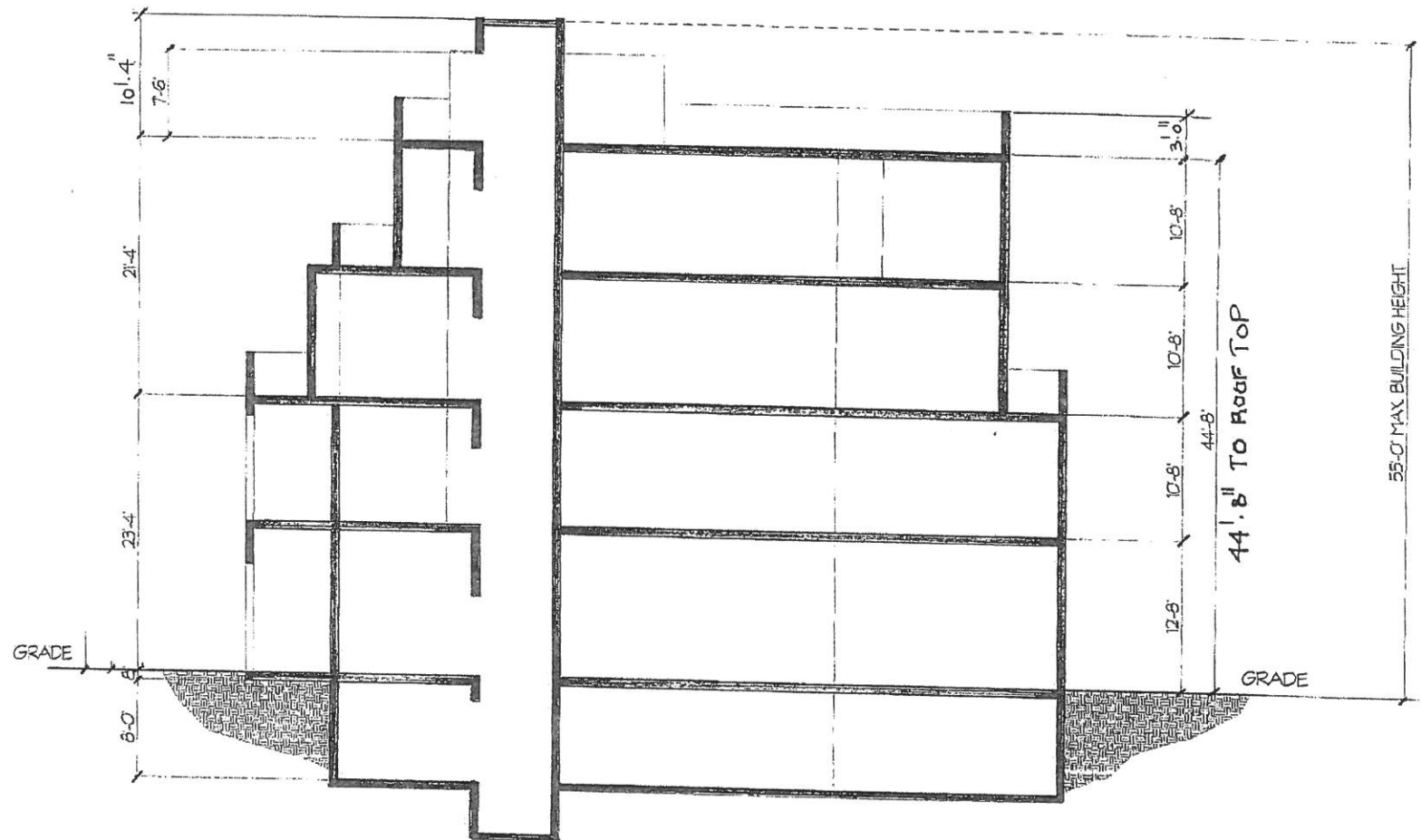
SECOND FLOOR LEVEL



THIRD FLOOR LEVEL



FOURTH FLOOR LEVEL



CROSS SECTION

# Phil Kean plans - as approved in 2013



## ARCHITECT:

Architecture by  
**Phil Kean**  
 LLC  
 983 N. Orange Avenue  
 Winter Park, FL 32789  
 PH: 407-606-3023  
 FAX: 407-606-3023  
 © Philip L. Kean  
 All Rights Reserved

DATE: September 21, 2017

## PROJECT INFORMATION:

125 S. Interlachen Ave.  
 Winter Park, Florida

## PLAN HISTORY

DATE	DESCRIPTION
00-00-00	PRELIM DESIGN
05-20-2013	REVIEW SET ONLY THESE PLANS ARE NOT FINISHED

## SHEET DATA:

DESIGNED BY: PHIL KEAN  
 DRAWN BY: ERIC AL LUCIA  
 CHECKED BY:

## SHEET DESCRIPTION

FRONT RENDERING

## SHEET

10





# ARCHITECT:

Architecture by  
**Phil Kean**  
 L.L.C.  
 1857 N. Orange Avenue  
 Winter Park, FL 32789  
 PH: 407-506-3022  
 FAX: 407-506-3053  
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 All Rights Reserved

DATE: September 21, 2013

## PROJECT INFORMATION:

125 S. Interlachen Ave.  
 Winter Park, Florida

## PLAN HISTORY

DATE	DESCRIPTION
00-00-00	PRELIM DESIGN
05-20-2013	REVIEW SET ONLY THESE PLANS ARE NOT FINISHED

## SHEET DATA:

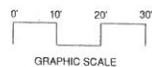
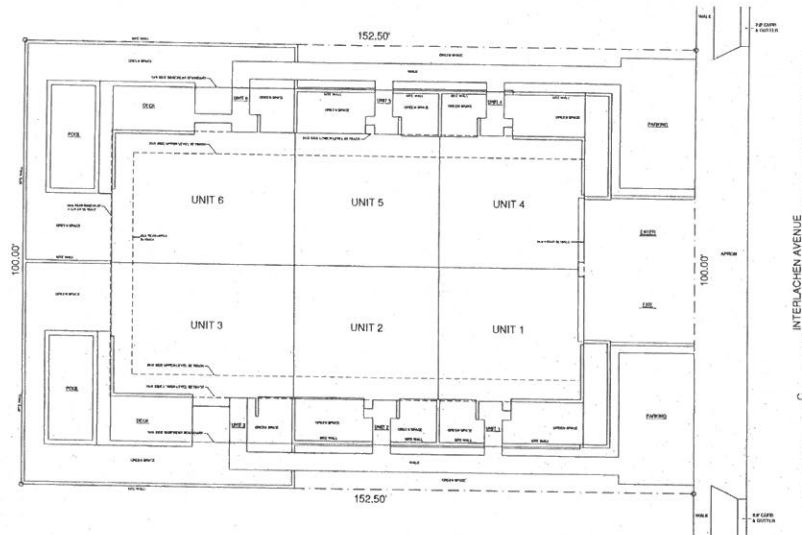
DESIGNED BY: PHIL KEAN  
 DRAWN BY: ERIC AL LUCIA  
 CHECKED BY:

## SHEET DESCRIPTION

REAR RENDERING

## SHEET

11



PROPOSED SITE PLAN  
SCALE: 1" = 10'-0"

DESCRIPTION:  
LOT 9 & 10, LESS THE TOWNSHIP EASEMENT OF LOT 10, AKA TOWNHOMES REVISION OF BLOCK 26 OF  
WINTER PARK, AS RECORDED IN PLAT BOOK 1, PAGE 24 OF THE PUBLIC RECORDS OF ORANGE  
COUNTY, FLORIDA.  
LOT SIZE = .26 ACRES OR - 11,350 SQ. FT.  
ZONING: R-1  
PARCEL ID: 96-23-26-0000-004-10  
DWS  
DWS  
DWS



VICINITY MAP  
NOT TO SCALE

ARCHITECT:

Architecture by  
**Phil Kean**  
P.A.  
963 N. Orange Avenue  
Winter Park, FL 32789  
PH 407-569-3822  
FAX 407-569-3823  
C Phil Kean  
Jill Kean

DATE: September 11, 2013  
www.philkean.com

PROJECT INFORMATION:

125 S. Interlachen Ave.  
Winter Park, Florida

PLAN HISTORY

DATE	DESCRIPTION
00-00-00	PRELIM DESIGN
05-20-2013	REVIEW SET ONLY THESE PLANS ARE NOT FINISHED

SHEET DATA:

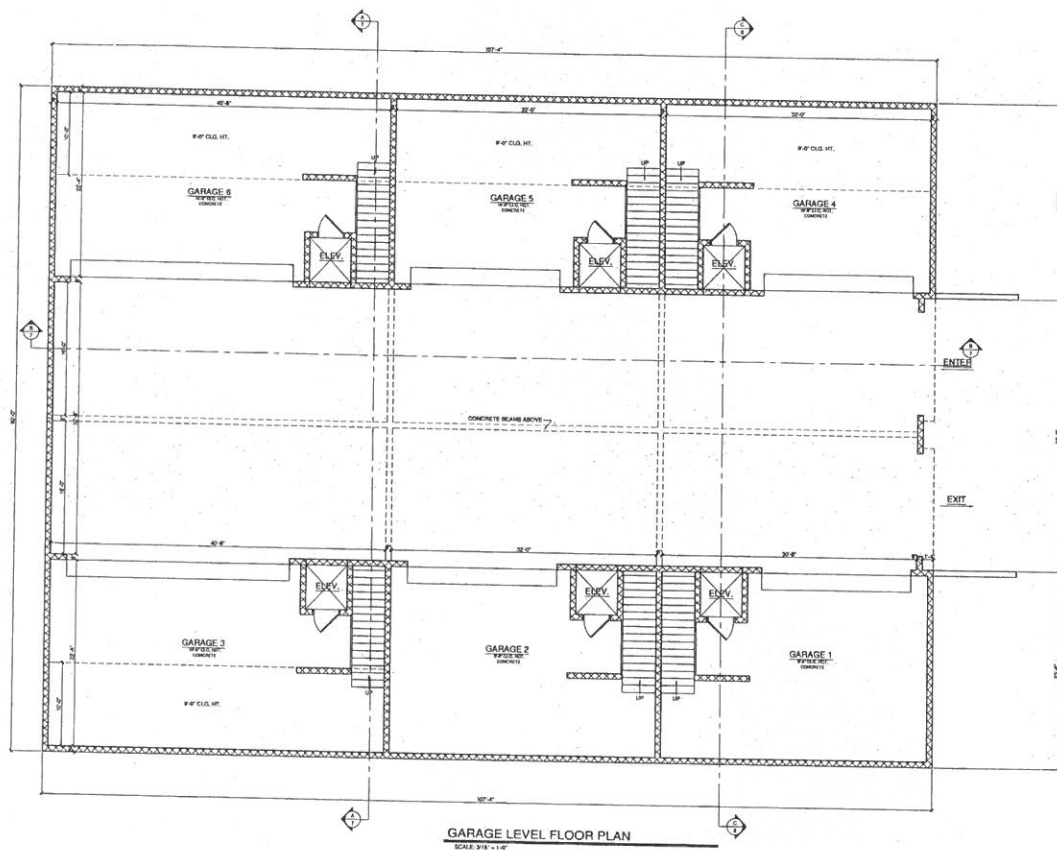
DESIGNED BY: PHIL KEAN  
DRAWN BY: ERIC M. LUCIA  
CHECKED BY:

SHEET DESCRIPTION

SITE PLAN

SHEET

AS



<b>UNIT 1 / 4</b>	
1ST LEVEL AC	966
CON. ENTRY	32
2ND LEVEL AC	966
BALCONY	875
4TH LEVEL AC	80
BALCONY	471
MECH.	243
GARAGE	781
<b>TOTALS FOR UNIT 1 / 4</b>	
AC	3278
CON. ENTRY	32
BALCONY	430
GARAGE	781
MECH.	38
<b>UNIT 2 / 5</b>	
1ST LEVEL AC	972
CON. ENTRY	32
2ND LEVEL AC	966
3RD LEVEL AC	966
4TH LEVEL AC	803
BALCONY	324
MECH.	38
GARAGE	773
<b>TOTALS FOR UNIT 2 / 5</b>	
AC	3507
CON. ENTRY	32
BALCONY	324
GARAGE	773
MECH.	38
<b>UNIT 3 / 6</b>	
1ST LEVEL AC	1298
CON. ENTRY	26
2ND LEVEL AC	1298
3RD LEVEL AC	1247
4TH LEVEL AC	647
BALCONY	566
MECH.	38
GARAGE	885
<b>TOTALS FOR UNIT 3 / 6</b>	
AC	4955
CON. ENTRY	26
BALCONY	566
GARAGE	885
MECH.	38

ARCHITECT:  
Architecture by  
**Phil Kean**  
111  
1871 N. Orange Avenue  
Winter Park, FL 32789  
PH: 407-598-3022  
FAX: 407-598-3023  
© Phil Kean  
All Rights Reserved

PROJECT INFORMATION:

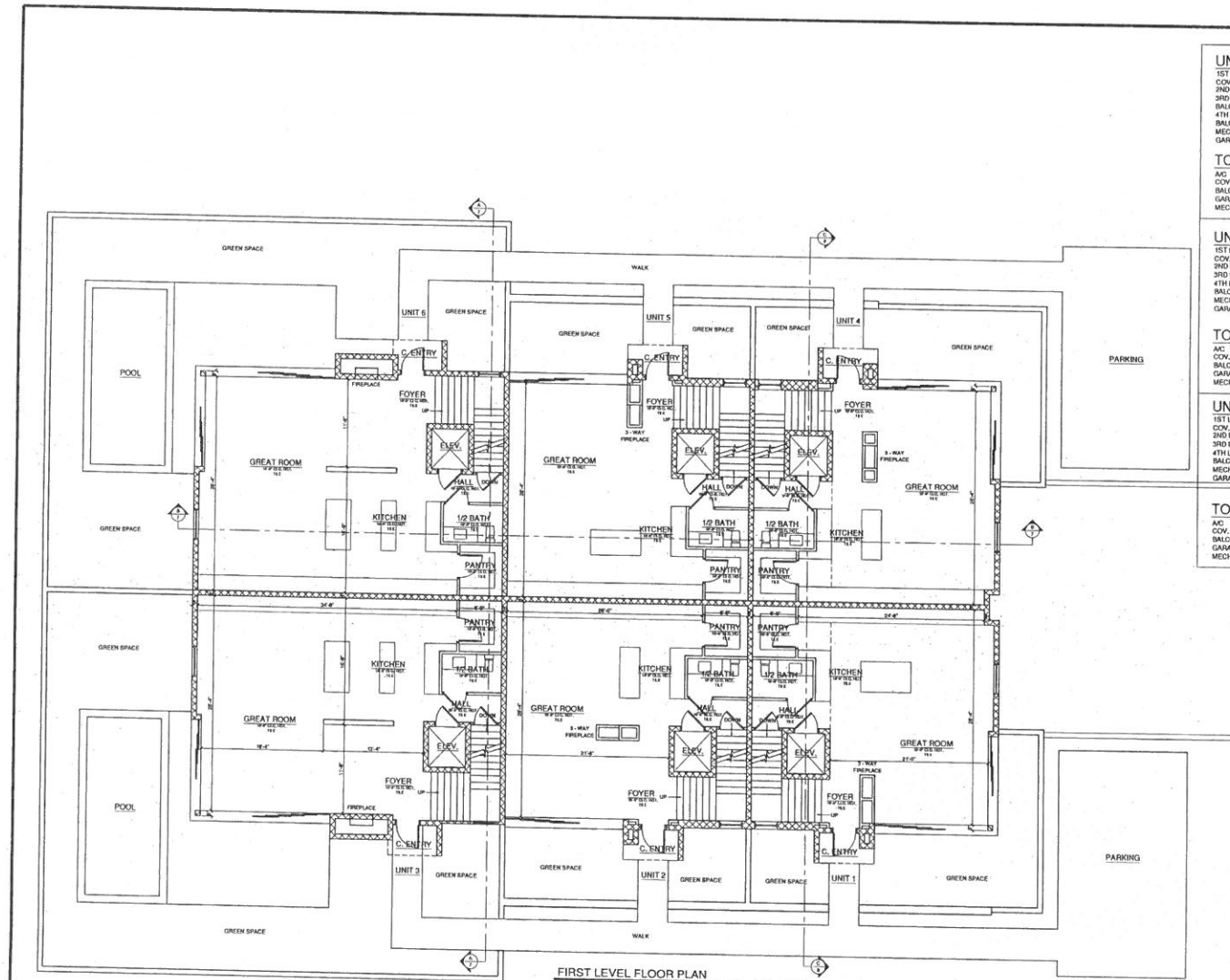
125 S. Interlachen Ave.  
Winter Park, Florida

PLAN HISTORY	
DATE	DESCRIPTION
00-00-00	PRELIM DESIGN
05-20-2013	REVIEW SET ONLY THESE PLANS ARE NOT FINISHED

SHEET DATA:  
DESIGNED BY: PHIL KEAN  
DRAWN BY: ERIC M. LUCIA  
CHECKED BY:

SHEET DESCRIPTION  
GARAGE LEVEL FLOOR PLAN

SHEET



FIRST LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

<b>UNIT 1 / 4</b>	
1ST LEVEL AC	966
CON. ENTRY	32
2ND LEVEL AC	966
BALCONY	875
4TH LEVEL AC	966
BALCONY	471
MECH.	348
GARAGE	761
<b>TOTALS FOR UNIT 1 / 4</b>	
AC	3078
CON. ENTRY	32
BALCONY	438
GARAGE	761
MECH.	38
<b>UNIT 2 / 5</b>	
1ST LEVEL AC	972
CON. ENTRY	32
2ND LEVEL AC	966
3RD LEVEL AC	966
4TH LEVEL AC	623
BALCONY	324
MECH.	38
GARAGE	773
<b>TOTALS FOR UNIT 2 / 5</b>	
AC	3507
CON. ENTRY	32
BALCONY	324
GARAGE	773
MECH.	38
<b>UNIT 3 / 6</b>	
1ST LEVEL AC	1228
CON. ENTRY	29
2ND LEVEL AC	1290
3RD LEVEL AC	1247
4TH LEVEL AC	647
BALCONY	556
MECH.	38
GARAGE	985
<b>TOTALS FOR UNIT 3 / 6</b>	
AC	4255
CON. ENTRY	29
BALCONY	556
GARAGE	985
MECH.	38

**ARCHITECT:**

Architecture by  
**Phil Kean**  
963 N. Orange Avenue  
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FAX: 407-599-3823  
Phil Kean, Owner  
JUL 2009

DATE: September 10, 2013  
WWW.PHILKEANARCHITECT.COM

**PROJECT INFORMATION:**

125 S. Interlachen Ave.  
Winter Park, Florida

**PLAN HISTORY**

DATE	DESCRIPTION
00-00-00	PRELIM DESIGN
05-20-2013	REVIEW SET ONLY THESE PLANS ARE NOT FINISHED

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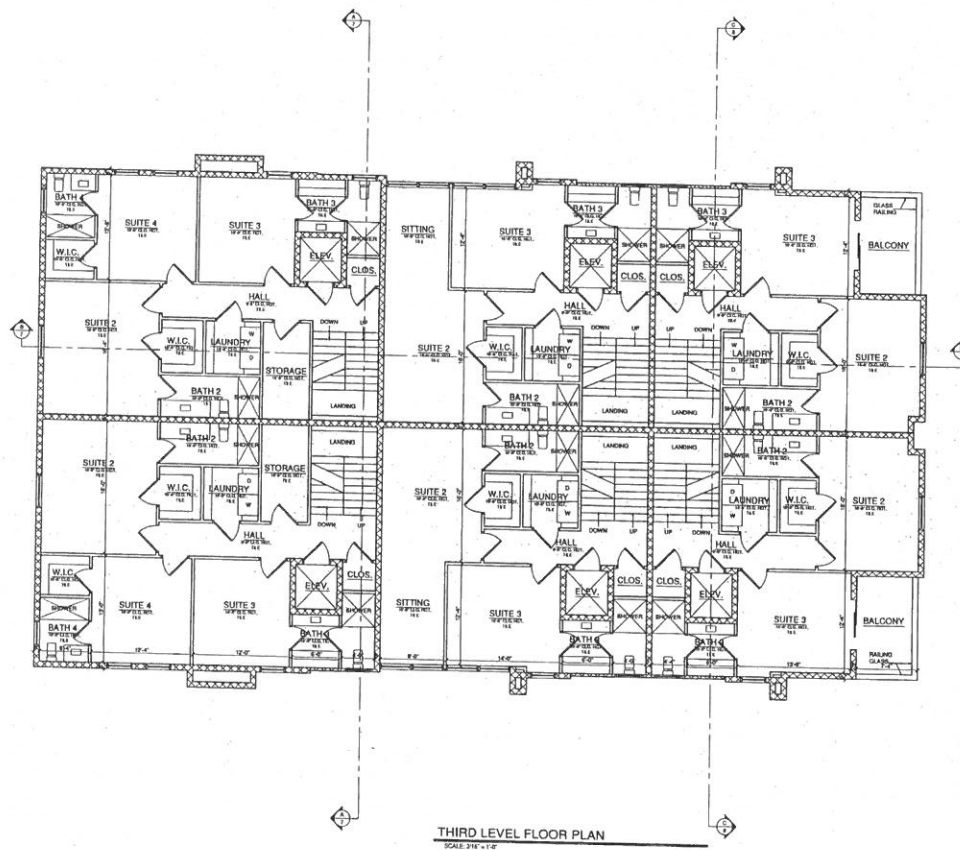
DESIGNED BY: PHIL KEAN  
DRAWN BY: ERIC M. LUCIA  
CHECKED BY:

**SHEET DESCRIPTION**

FIRST LEVEL FLOOR PLAN

**SHEET**

1.1



THIRD LEVEL FLOOR PLAN  
SCALE: 3/4" = 1'-0"

<b>UNIT 1 / 4</b>	
1ST LEVEL AC	968
CONV. ENTRY	32
2ND LEVEL AC	968
3RD LEVEL AC	875
BALCONY	90
4TH LEVEL AC	471
BALCONY	348
MECH.	38
GARAGE	781
<b>TOTALS FOR UNIT 1 / 4</b>	
AC	3578
CONV. ENTRY	32
BALCONY	438
GARAGE	781
MECH.	38
<b>UNIT 2 / 5</b>	
1ST LEVEL AC	972
CONV. ENTRY	32
2ND LEVEL AC	968
3RD LEVEL AC	866
4TH LEVEL AC	603
BALCONY	324
MECH.	38
GARAGE	773
<b>TOTALS FOR UNIT 2 / 5</b>	
AC	3507
CONV. ENTRY	32
BALCONY	324
GARAGE	773
MECH.	38
<b>UNIT 3 / 6</b>	
1ST LEVEL AC	1298
CONV. ENTRY	28
2ND LEVEL AC	1226
3RD LEVEL AC	1247
4TH LEVEL AC	647
BALCONY	506
MECH.	38
GARAGE	980
<b>TOTALS FOR UNIT 3 / 6</b>	
AC	4255
CONV. ENTRY	28
BALCONY	538
GARAGE	980
MECH.	38

ARCHITECT:  
Architecture by  
**Phil Kean**  
2821 N. Orange Avenue  
Winter Park, FL 32789  
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FAX: 407-586-3823  
C/Phil Kean  
AS 25981

PROJECT INFORMATION:

125 S. Interlachen Ave.  
Winter Park, Florida

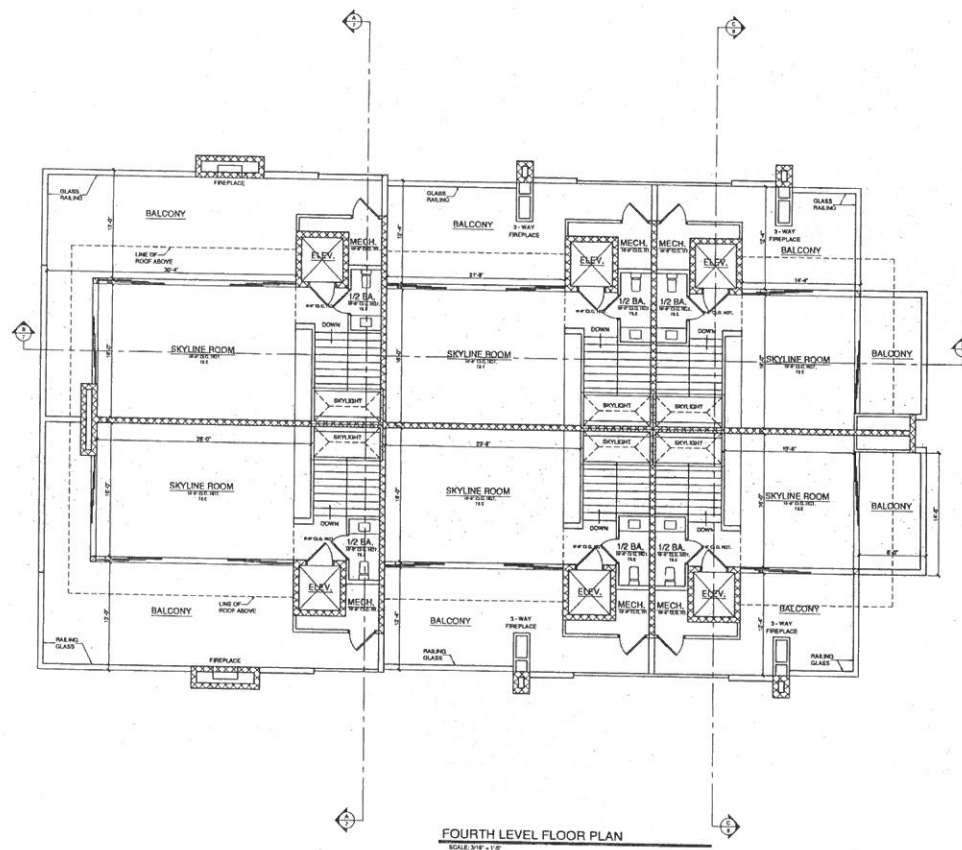
PLAN HISTORY	
DATE	DESCRIPTION
00-00-00	PRELIM DESIGN
05-20-2013	REVIEW SET ONLY THESE PLANS ARE NOT FINISHED

SHEET DATA:  
DESIGNED BY: PHIL KEAN  
DRAWN BY: ERIC M. LUCIA  
CHECKED BY:

SHEET DESCRIPTION  
THIRD LEVEL FLOOR PLAN

SHEET





<b>UNIT 1 / 4</b>	
1ST LEVEL A/C	968
COV. ENTRY	32
2ND LEVEL A/C	966
3RD LEVEL A/C	975
BALCONY	60
4TH LEVEL A/C	471
BALCONY	348
MECH.	38
GARAGE	781
<b>TOTALS FOR UNIT 1 / 4</b>	
A/C	3278
COV. ENTRY	32
BALCONY	438
GARAGE	791
MECH.	38
<b>UNIT 2 / 5</b>	
1ST LEVEL A/C	972
COV. ENTRY	32
2ND LEVEL A/C	966
3RD LEVEL A/C	966
4TH LEVEL A/C	603
BALCONY	324
MECH.	38
GARAGE	773
<b>TOTALS FOR UNIT 2 / 5</b>	
A/C	2957
COV. ENTRY	32
BALCONY	324
GARAGE	773
MECH.	38
<b>UNIT 3 / 6</b>	
1ST LEVEL A/C	1296
COV. ENTRY	29
2ND LEVEL A/C	1296
3RD LEVEL A/C	1247
4TH LEVEL A/C	647
BALCONY	558
MECH.	38
GARAGE	988
<b>TOTALS FOR UNIT 3 / 6</b>	
A/C	4268
COV. ENTRY	29
BALCONY	558
GARAGE	988
MECH.	38

ARCHITECT:  
Architecture by  
**Phil Kean**  
1985 N. Orange Avenue  
Winter Park, FL 32789  
PHI 407-505-3022  
FAX 407-505-3023  
© Philip L. Kean  
AIA 2009

DATE: September 21, 2013  
PROJECT INFORMATION:

125 S. Interlachen Ave.  
Winter Park, Florida

PLAN HISTORY	
DATE	DESCRIPTION
00-00-00	PRELIM DESIGN
05-20-2013	REVIEW SET ONLY THESE PLANS ARE NOT FINISHED

SHEET DATA:  
DESIGNED BY: PHIL KEAN  
DRAWN BY: ERIC M. LUCIA  
CHECKED BY:

SHEET DESCRIPTION  
FOURTH LEVEL FLOOR PLAN

SHEET





#### ELEVATION NOTES:

##### DESCRIPTION

1. STONE FINISH.
2. STUCCO FINISH.
3. 6" STUCCO BAND.
4. GRANULATED ROOF, OVER APPROVED WATER BARRIER, OVER ROOF SHEATHING.

#### ARCHITECT:

Architecture by

**Phil Kean**

963 W. Orange Avenue  
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FAX 407-596-3023  
P. Kean, L. Kean  
JUL 2009

DATE: September 15, 2013  
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#### PROJECT INFORMATION:

125 S. Interlachen Ave.  
Winter Park, Florida

#### PLAN HISTORY

DATE	DESCRIPTION
09-09-09	PRELIM DESIGN
09-20-2013	REVIEW SET ONLY THESE PLANS ARE NOT FINISHED

#### SHEET DATA:

DESIGNED BY: PHIL KEAN  
DRAWN BY: ERIC M. LUCIA  
CHECKED BY:

#### SHEET DESCRIPTION

FRONT AND REAR  
ELEVATIONS

#### SHEET

5



LEFT ELEVATION  
SCALE 3/8" = 1'-0"



RIGHT ELEVATION  
SCALE 3/8" = 1'-0"

#### ELEVATION NOTES:

##### DESCRIPTION

1. STONE FINISH.
2. STUCCO FINISH.
3. 6" STUCCO BAND.
4. GRANULATED ROOF, OVER APPROVED WATER BARRIER, OVER ROOF SHEATHING.

#### ARCHITECT:

Architecture by  
**Phil Kean**  
P.L.L.C.  
963 N. Orange Avenue  
Winter Park, FL 32789  
PH 407-299-2022  
FAX 407-299-2923  
C/Philip L. Kean  
JUL 9/08

DATE: September 23, 2013  
WWW.PHILKEAN.COM

#### PROJECT INFORMATION:

125 S. Interlachen Ave.  
Winter Park, Florida

#### PLAN HISTORY

DATE	DESCRIPTION
00-00-00	PRELIM DESIGN
05-20-2013	REVIEW SET ONLY THESE PLANS ARE NOT FINISHED

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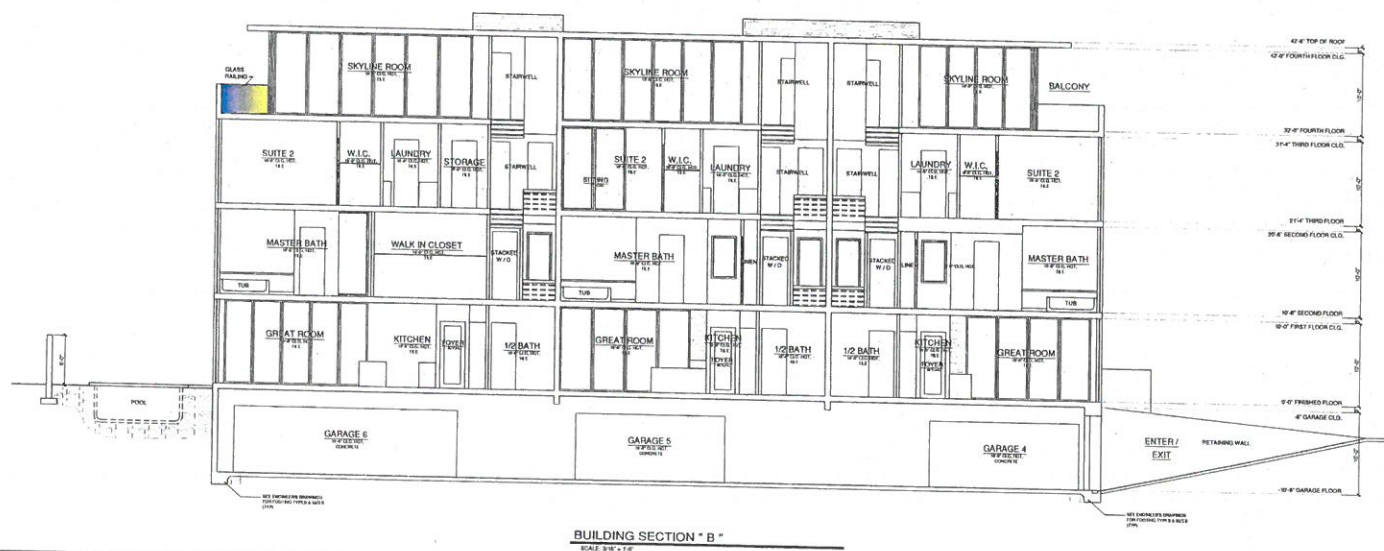
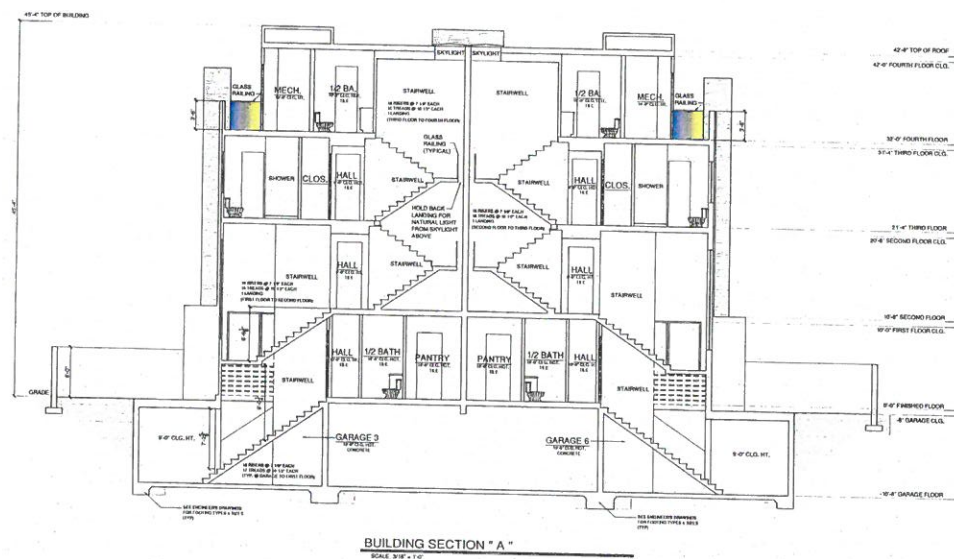
DESIGNED BY: PHIL KEAN  
DRAWN BY: ERIC M. LUCHA  
CHECKED BY:

#### SHEET DESCRIPTION

LEFT AND RIGHT  
ELEVATIONS

#### SHEET

6



ARCHITECT:

Architecture by  
**Phil Kean**  
L.A.

953 H. Orange Avenue  
Winter Park, FL 32789  
PH 407-599-2922  
FAX 407-599-3023  
☐ Philip L. Keen  
AS 00001

DATE: September 21, 2012  
WWW.FINEARTSANDMORE.COM

#### PROJECT INFORMATION:

125 S. Interlachen Ave.  
Winter Park, Florida

#### PLAN HISTORY

DATE	DESCRIPTION
00-00-00	PRELIM DESIGN
05-20-2013	REVIEW SET ONLY THESE PLANS ARE NOT FINISHED

SHEET DATA:

DESIGNED BY: PHIL KEAN  
DRAWN BY: ERIC M. LUCIA  
CHECKED BY:

## SHEET DESCRIPTION

## BUILDING SECTIONS

SHEET

7



# city commission agenda item

Item type	Public Hearing	meeting date	February 23, 2015		
prepared by	Troy Attaway	approved by	<input checked="" type="checkbox"/> City Manager		
department	Public Works		<input type="checkbox"/> City Attorney		
division	Administration		<input type="checkbox"/> N/A		
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A		final vote		
strategic objective	<input type="checkbox"/> Exceptional Quality of Life		<input type="checkbox"/> Fiscal Stewardship		
	<input checked="" type="checkbox"/> Intelligent Growth & Development		<input type="checkbox"/> Public Health & Safety		
	<input checked="" type="checkbox"/> Investment in Public Assets & Infrastructure				

## subject

Abandon a portion of Kindle Avenue from Lewis to Benjamin

## motion | recommendation

Motion to approve the abandonment of a portion of Kindle Avenue.

## background

The City has received a request to abandon a portion of Kindle Avenue from Lewis to Benjamin to help with the redevelopment of this area.

To compensate for the loss of this road, the developer will construct a parallel road approximately 75 feet to the north to be called Morgan Lane. This road will serve all of the functions as Kindle Avenue being proposed for abandonment. This action is also consistent with the abandonment of Kindle Avenue west of Lewis which has already been approved.

There is a requirement, that the actual road surface of Kindle will not be removed and the road will not be closed until Morgan Lane is completely constructed and open for traffic.

## alternatives | other considerations

## fiscal impact

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA  
VACATING AND ABANDONING THE PORTION OF KINDEL  
AVENUE BETWEEN BENJAMIN AVENUE AND LEWIS DRIVE  
WITHIN THE RAVAUDAGE PLANNED DEVELOPMENT AND  
HOME ACRES SUBDIVISION AREA, MORE PARTICULARLY  
DESCRIBED HEREIN.**

**WHEREAS**, the City Commission desires to foster the development of the Ravaudage Planned Development by vacating and abandoning certain platted streets within the Home Acres subdivision as platted in Plat Book "M", Page 97 of the Public Records of Orange County, Florida, so that an alternate street system can be developed to better serve the economic growth of this area, and

**WHEREAS**, this Ordinance meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to abutting property owners and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

**WHEREAS**, the city public works department has provided for participation by the public in the process by providing information as requested and has also rendered its recommendations to the City Commission; and

**WHEREAS**, the Winter Park City Commission has reviewed the proposed Ordinance and held advertised public hearings at which the City Commission has provided for public participation in the process in accordance with the requirements of state law.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF  
THE CITY OF WINTER PARK** as follows:

**Section 1.** The City Commission of the City of Winter Park hereby vacates and abandons the portion of the right-of-way of Kindel Avenue between Benjamin Avenue and Lewis Drive per the plat of Homes Acres, as recorded in Plat Book "M", Page 97, as more particularly described in Exhibit "A".

**Section 2.** This Ordinance is conditioned upon the receipt by the City of an easement to be recorded in the Public Records of Orange County for a private street to be called Morgan Lane to run from Bennett Avenue to Benjamin Avenue, so as to eliminate the creation of a dead-end road and maintain a street grid pattern within the Ravaudage planned development.

**Section 3.** All ordinances or portions of ordinances in conflict herewith are hereby repealed.

**Section 4.** This ordinance shall become effective upon the delivery to the City and recording in the Public Records of Orange County of the easement for the private street, as detailed in Section 2 of this Ordinance.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, on the 9<sup>th</sup> day of March, 2015.

---

Mayor Kenneth W. Bradley

ATTEST:

---

City Clerk Cynthia S. Bonham



# SKETCH OF DESCRIPTION

OF  
A PORTION OF KINDEL AVENUE  
(THIS IS NOT A SURVEY)

Exhibit "A"

## LEGAL DESCRIPTION:

THAT PORTION OF KINDEL AVENUE AND PARK, LYING EAST OF OF LEWIS DRIVE AND WEST OF BENJAMIN AVENUE, HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 13, BLOCK "B", HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 00°02'43"E ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 35.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°02'43"E A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY; SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°02'43" AND A CHORD BEARING OF S 44°58'38"E; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF AFORESAID KINDEL AVENUE, THENCE RUN N 90°00'00"E ALONG THE NORTH LINE OF SAID KINDEL AVENUE, A DISTANCE OF 234.92 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°54'37"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.54 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AFORESAID BENJAMIN AVENUE, THENCE RUN S 00°05'24"W ALONG SAID WEST LINE A DISTANCE OF 84.97 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF KINDEL AVENUE; THENCE RUN S 90°00'00"W ALONG SAID SOUTH LINE A DISTANCE OF 249.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°57'17"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,685 SQUARE FEET MORE OR LESS.

## SURVEYOR'S NOTES:

1. The above described land lies within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
2. Bearings shown hereon are based on the West Line of Lewis Drive, Home Acres, having a bearing of N 00°02'43" E, (Assumed).
3. See Sketch on Sheet 2 of 2.

SHEET 1 OF 2

**HENRICH-LUKE & SWAGGERTY, LLC**

surveyors & mappers



165 Middle Street  
Suite 1101  
Lake Mary, Florida 32746  
(407) 647-7346  
FAX (407) 647-8097  
Licensed Business No. 7276

Job No: E-8974  
Date: 4-2-13  
Drawn By: MIL  
Scale: 1"=100'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT VALID WITHOUT SHEET 2-OF 2


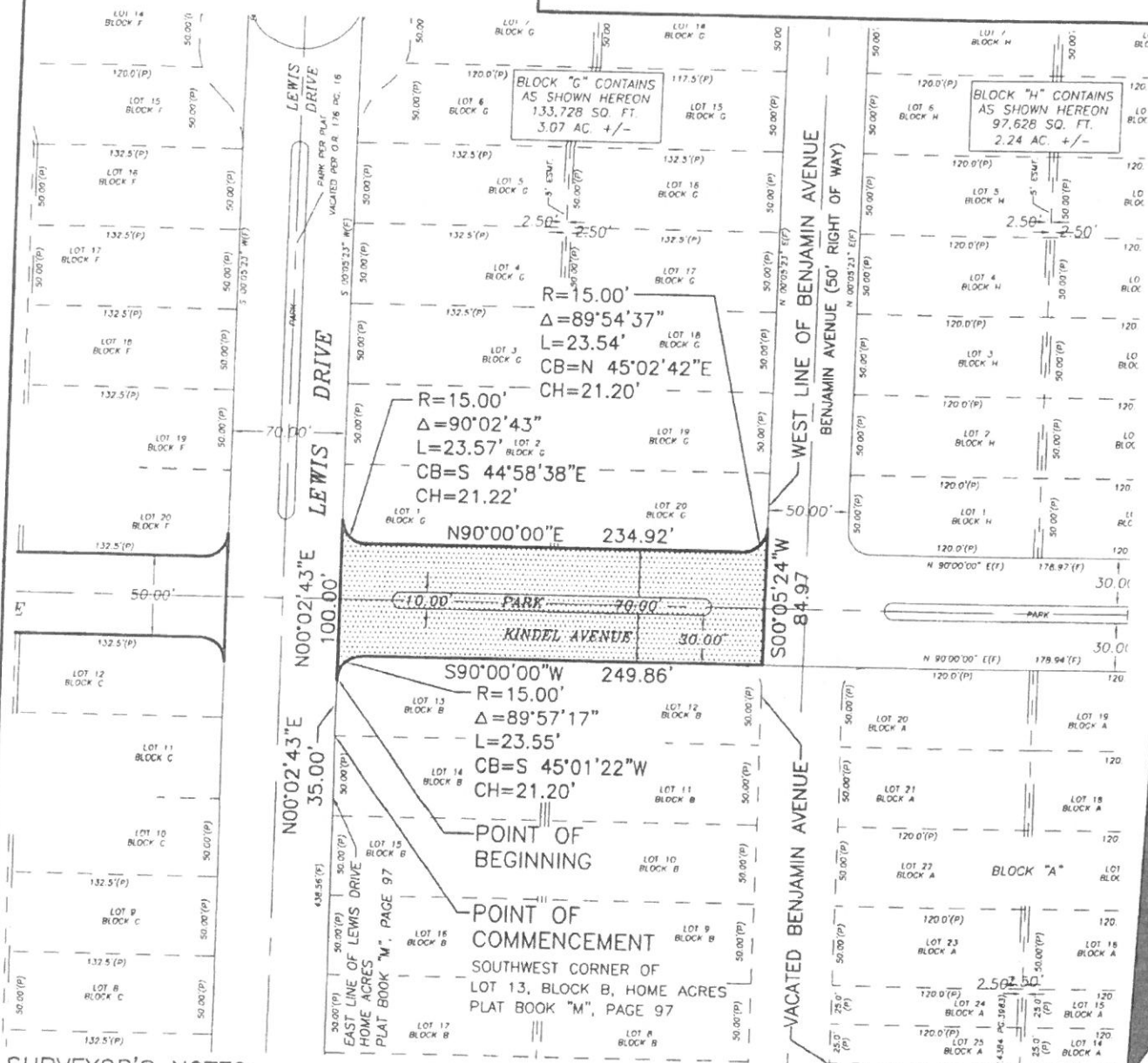
  
Mark I. Luke  
Professional Surveyor & Mapper  
Florida Registration #5006

Exhibit "A" cont.

# SKETCH OF DESCRIPTION OF A PORTION OF KINDEL AVENUE (THIS IS NOT A SURVEY)



## SURVEYOR'S NOTES:

1. The above described land lies within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
2. Bearings shown hereon are based on the East Line of Lewis Drive, Home Acres, having a bearing of N 00°02'43\" E. (Assumed).
3. See Legal Description on Sheet 1 of 2.

SHEET 2 OF 2

**HENRICH-LUKE & SWAGGERTY, LLC**



surveyors & mappers  
165 Middle Street  
Suite 1101  
Lake Mary, Florida 32746  
(407) 647-7348  
FAX (407) 647-8097  
Licensed Business No. 7278

Job No: E-8974  
Date: 4-2-13  
Drawn By: MIL  
Scale: 1"=100'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
NOT VALID WITHOUT SHEET 1 OF 2

Mark I. Luke  
Professional Surveyor & Mapper  
Florida Registration #5006



# city commission public hearing

item type	Public Hearing	meeting date	February 23, 2015
prepared by department division	Jeff Briggs Planning Department	approved by	<input checked="" type="checkbox"/> City Manager <input checked="" type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	6-0 final vote

## **Subject: Ordinances for Park and Open Space Zoning on 2908 Temple Trail.**

Two Ordinances to designate property at 2908 Temple Trail, just purchased by the City, to be changed from Single Family Residential to Park and Open Space designations.

### **Summary:**

On December 29, 2014, the City purchased the property at 2908 Temple Trail. The property is designated Single Family Residential in the Comprehensive Plan and zoned R-1A. Even though varying amounts of this property have been in the Howell Branch Creek floodplain over the years; the property has been zoned residential back from the days when it was within unincorporated Orange County prior to annexation by the City in the 1980's.

The City purchased this property with funds from the Park Acquisition Trust fund in order to add this parcel to the City's holdings of the adjacent Howell Branch Preserve Park. The City has not determined exactly how the property will be used or if it will just remain as is. However, the staff will not be doing anything without consultation with the adjacent neighbors. However, as a "city property" purchased with Park Acquisition funding, the appropriate Comp. Plan designation is now "Open Space and Recreation" and the appropriate Zoning is "Park and Recreation (PR)". This will add 17,122 square feet (0.39 acres) to the City's park inventory.

### **Planning and Zoning Board Recommendation:**

**Motion made by Mr. Weldon, seconded by Mrs. DeCiccio to amend the Comprehensive Plan Future Land Use Map designation of single-family residential to open space and recreation on the property at 2908 Temple Trail. Motion carried unanimously with a 6-0 vote.**

**Motion made by Mr. Weldon, seconded by Mrs. DeCiccio to change the zoning of single-family residential (R-1A) to Parks and Recreation (PR) on the property located at 2908 Temple Trail. Motion carried unanimously with a 6-0 vote.**

**REQUEST OF THE CITY OF WINTER PARK FOR:** AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO OPEN SPACE AND RECREATION ON THE PROPERTY AT 2908 TEMPLE TRAIL.

**REQUEST OF THE CITY OF WINTER PARK FOR:** AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE THE ZONING OF SINGLE FAMILY (R-1A) DISTRICT TO PARKS AND RECREATION (PR) DISTRICT ON THE PROPERTY AT 2908 TEMPLE TRAIL.

Planning Manager Jeffrey Briggs presented the staff report and explained that the City has recently purchased the property at 2908 Temple Trail. The subject property is designated Single Family Residential in the Comprehensive Plan and zoned R-1A. He said that even though varying amounts of this property have been in the floodplain over the years; the property has been zoned residential prior to annexation by the City in the 1980s. He noted that City purchased this property with funds from the Park Acquisition Trust fund in order to add this parcel to the City's holdings of the adjacent Howell Branch Preserve Park. He advised that the City has not determined exactly how the property will be used and that the staff will not be doing anything without consultation with the adjacent neighbors. He noted that as a "city property" purchased with Park Acquisition funding, the appropriate Comprehensive Plan designation is now "Open Space and Recreation" and the appropriate Zoning is Park and Recreation (PR). Staff recommended approval. Mr. Briggs responded to Board member questions and concerns.

No one wished to speak concerning this issue. Public Hearing closed.

The consensus amongst the Board members was that this was the appropriate zoning given the intended use by the City.

**Motion made by Mr. Weldon, seconded by Mrs. DeCiccio to amend the Comprehensive Plan Future Land Use Map designation of single-family residential to open space and recreation on the property at 2908 Temple Trail. Motion carried unanimously with a 6-0 vote.**

**Motion made by Mr. Weldon, seconded by Mrs. DeCiccio to change the zoning of single-family residential (R-1A) to Parks and Recreation (PR) on the property located at 2908 Temple Trail. Motion carried unanimously with a 6-0 vote.**


























# OCA Web Map

Florida Turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
	Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Park	Hospital





# OCPA Web Map

OCA Web Map			Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Florida Turnpike		Public Roads		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Gated Roads		Block Line		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land		Block Number	111.9	Parcel Dimension



Created: 3/17/2014

This map is for reference only and is not a survey.



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY RESIDENTIAL FUTURE LAND USE TO OPEN SPACE AND RECREATION ON THE PROPERTY AT 2908 TEMPLE TRAIL, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, the Winter Park City Commission adopted its Comprehensive Plan on February 23, 2009 via Ordinance 2762-09, and

**WHEREAS**, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

**WHEREAS**, the City of Winter Park, the owner of the property, as petitioner for a future land use amendment, is desirous of amending the future land use designation from Single Family Residential to Open Space and Recreation; and

**WHEREAS**, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 166, Florida Statutes; and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Winter Park Planning and Zoning Commission, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on February 3, 2015, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

**WHEREAS**, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on February 23, 2015 and March 9, 2015 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1. Future Land Use Map Amendment.** That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation from Single Family Residential to Open Space and Recreation on the property at 2908 Temple Trail, more particularly described as follows:

BEG FROM NW COR SE1/4 OF SW1/4 OF SEC RUN S 682.33 FT S 88 DEG E 240 FT FOR POB CONTINUE S 88 DEG E 135.7 FT N 48 DEG E 120.1 FT TO RD NWLY ALONG RD 103.94 FT S 46 DEG W 242.46 FT TO POB IN SEC 29-21-30

**Parcel ID#** 29-21-30-0000-00-034

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small scale development amendment is in compliance.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ZONING ON THE PROPERTY AT 2908 TEMPLE TRAIL, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Winter Park, the owner of a property at 2908 Temple Trail has requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning change will achieve conformance with the Comprehensive Plan for the property, and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes, and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their February 3, 2015 meeting; and

**WHEREAS**, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

**WHEREAS**, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1. Official Zoning Map Amendment.** That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation from Single Family (R-1A) District to Parks and Recreation (PR) District on the property at 2908 Temple Trail, more particularly described as follows:

BEG FROM NW COR SE1/4 OF SW1/4 OF SEC RUN S 682.33 FT S 88 DEG E 240 FT FOR POB CONTINUE S 88 DEG E 135.7 FT N 48 DEG E 120.1 FT TO RD NWLY ALONG RD 103.94 FT S 46 DEG W 242.46 FT TO POB IN SEC 29-21-30

**Parcel ID#** 29-21-30-0000-00-034

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** This Ordinance shall become effective upon the effective date of Ordinance \_\_\_\_\_. If Ordinance \_\_\_\_\_ does not become effective, then this Ordinance shall be null and void.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk