



city commission agenda

Regular Meeting

September 14, 2015
3:30 p.m.
Commission Chambers

commissioners				mayor	commissioners			
seat 1	Gregory Seidel	seat 2	Sarah Sprinkel	Steven Leary	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 website at 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 Meeting Called to Order

2 Invocation Reverend Steve May, First Baptist Church of Winter Park Pledge of Allegiance

3 Approval of Agenda

4 Mayor's Report

***Projected Time**
***Subject to change**

- a. Appointment of Selection Committee for Golf Course RFP

5 minutes

5 City Manager's Report

***Projected Time**
***Subject to change**
5 minutes

6 City Attorney's Report

***Projected Time**
***Subject to change**

7	Non-Action Items	*Projected Time *Subject to change
8	Citizen Comments 5 p.m. or soon thereafter (if the meeting ends earlier than 5:00 p.m., the citizen comments will be at the end of the meeting) (Three (3) minutes are allowed for each speaker; not to exceed a total of 30 minutes for this portion of the meeting)	
9	Consent Agenda	*Projected Time *Subject to change
	<ul style="list-style-type: none"> a. Approve the minutes of August 24, 2015. b. Approve the following purchases and contract: <ul style="list-style-type: none"> 1. PR157905 to Sternberg Lanterns for Electric Street Poles; \$103,756. 2. PR158378 to Technical Solutions for Alum Station Upgrades for Lake Osceola; \$220,853. 3. PR158379 to Technical Solutions for Alum Station Upgrades for Lake Mizell; \$100,189. 4. Award to Fisher & Phillips for Labor Attorney services (RFP-18-2015); and authorize the Mayor to execute contract; \$45,000. c. Approve Amendment One to the lease agreement with Crealde Arts, Inc. for the Hannibal Square Heritage Center. 	5 minutes
10	Action Items Requiring Discussion	*Projected Time *Subject to change
	<ul style="list-style-type: none"> a. Consideration of disposal of City owned property located at 301 W. Comstock Avenue known as the Blake Yard b. Progress Point Notice of Disposal c. Selection of City Attorney 	20 minutes 20 minutes 10 minutes
11	Public Hearings	*Projected Time *Subject to change
	<ul style="list-style-type: none"> a. Ordinance – Amending Ordinance No. 1883, “Affordable Housing” to expand the program to include Workforce Housing (2) b. <u>Request of Ferna Bernstein for the annexed property at 1566 W. Fairbanks Avenue:</u> <ul style="list-style-type: none"> - Ordinance – Amending the comprehensive plan Future Land Use Map to establish a Commercial Future Land Use Designation (1) - Ordinance – Amending the official zoning map to establish Commercial (C-3) District zoning (1) c. <u>Request of Unicorp National Developments, Inc.:</u> <ul style="list-style-type: none"> - Ordinance – Amending Chapter 58 “Land Development Code” Article I, “Comprehensive Plan” to add a new comprehensive plan policy to the text of the Future Land Use element within the US Highway 17-92 Corridor Study Area “J” to allow for a floor area ratio of up to 60%, conditioned upon use for parking with both public and private parking benefit (2) 	10 minutes 15 minutes 30 minutes

- Ordinance – Amending Chapter 58 “Land Development Code” Article III, “Zoning” to change within Section 58-76 Commercial (C-3) District, Subsection (E) development standards to allow for a floor area ratio of up to 60%, conditioned upon use for parking with both public and private parking benefit (2)

d. Request of Unicorp National Developments, Inc.:

- Final conditional use approval for the Lakeside Crossing redevelopment of the former Mt. Vernon Inn property in order to allow an increase in the size of the parking garage by approximately 75 spaces from a two and a half level structure to a three level structure 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

e. Adoption of the fee schedule effective October 1, 2015.

20 minutes

10 minutes

12 Budget Public Hearings (Must be held after 5:00 p.m.)

Projected Time

- a. Ordinance - Adopting the millage rate (1)
- b. Ordinance - Adopting the FY 2016 annual budget (1)

30 minutes total

13 City Commission Reports

***Projected Time**
***Subject to change**

- a. Commissioner Seidel
- b. Commissioner Sprinkel
- c. Commissioner Cooper
- d. Commissioner McMacken
- e. Mayor Leary

10 minutes total

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

September 14, 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
Railroad crossing update	Grade crossing repairs included in a CIP managed by FDOT.	Notice to Proceed for construction expected October 2015.
Future tree plantings	Total Trees planted 452 Trees proposed but declined 50 Shade trees planted 310 <ul style="list-style-type: none">· live oak (268)· Southern magnolia(22)· Red maple (9)· Bald cypress (3)· Tulip poplar (1)· Long leaf pine(7 special project) Medium trees planted 49 Understory trees planted 93 Note: locations where medium and understory were planted did not meet the criteria for shade tree planting.	
MLK (Rollins) Restroom	Contractor is currently constructing foundation and walls. Construction will take approximately (four) 4 months.	Anticipate completion by the end of the year.
Historic Preservation Ordinance	Draft under review by the Historic Preservation Board.	Ordinance to be presented to the Commission on November 9.
Visioning Steering Committee	Inviting community to participate at www.visionwinterpark.org .	October 27, 5:30-7:30, Mead Gardens – Keynotes in the Park

New Hope Baptist Church Project	The exterior of the buildings, accessible restrooms, landscaping, parking and drainage have been completed and approved; however, the Pastor has not yet received DCF approval for a day care center. The Pastor has been notified of the expiration of the conditional use permit, and has stated he will follow up with the Planning Department to ask for an extension.	Approved conditional use will expire in September 2015.
Library Public Sessions		3 rd of 3 workshops: Thursday, September 17 at 5:30 p.m. at the Civic Center.

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
August 24, 2015

The meeting of the Winter Park City Commission was called to order by Mayor Steve Leary, at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida. The invocation was provided by Reverend John Legg, Aloma United Methodist Church, followed by the Pledge of Allegiance.

Members present:

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Tom McMacken
Commissioner Carolyn Cooper

Also present:

City Manager Randy Knight
City Attorney Larry Brown
City Clerk Cynthia Bonham

Approval of the agenda

Motion to approve the agenda made by Commissioner Sprinkel (with the tabling of public hearing 'f') and approved by acclamation with a 5-0 vote.

Citizen Budget Comments

Michael Poole, 1671 Summerland Drive, representing the Keep Winter Park Beautiful and Sustainable Board, spoke about their request of 25,000 for an intern and \$40,000 to support the Earth Day celebration. He spoke about the need for a bicycle and pedestrian friendly environment and that the City's reserves should be 15-20% and that there should be a capital reserve.

Mayor's Report

a. Winter Park Historical Association Annual Update

Executive Director Susan Skolfield, Winter Park Historical Museum, provided a presentation and video outlining their accomplishments, exhibitions, and the children's activities. She asked for funding in this year's budget.

b. Recognition of NJW Cheese Company

Mayor Leary presented a proclamation to Nancy and Jack Wilson upon their retirement who worked at the Farmers' Market for 35 years running their company NJW Cheese Company.

c. Board appointment: Lakes and Waterways Board

Mayor Leary nominated Douglas Marks as the alternate member. Seconded by Commissioner McMacken and carried unanimously with a 5-0 vote.

Other items not listed

Mayor Leary reported that he opened up the visioning session the other evening and that there were 265 people who attended. He welcomed the new students attending Rollins College that was named the Most Beautiful Campus in America. He also noted that Patrick Chapin ran the Pike Ice Peak Marathon in honor of his niece who has a terminal illness.

City Manager's Report

City Manager Knight reported about the Selection Committee for City Attorney who ranked the applicants and top five for Commission consideration. Oral presentations are scheduled for August 31 with the opening remarks at 8:45 and the presentations beginning at 9:00 for 45 minutes each with a 15 minute break in between. Presentations are closed but deliberations beginning at 3:00 will be open to the public. There was a consensus to hear all presentations from the top five.

Commissioner McMacken asked that the library visioning process be added to the City Manager's Report. He addressed comments made by the public at the session about the proposed location of the library being on the Civic Center site specifically. He wanted to clarify the Commission decision made was that the site will be at the north end of the park but is not site specific at this time. Commissioner Sprinkel asked to include the number of people attending. City Manager Knight stated they will ask the library staff holding the meetings to keep information on attendance.

Commissioner Sprinkel asked that the City Manager's Report update on trees include the number of live oaks planted.

City Attorney's Report

Attorney Brown provided a resolution that was a ministerial matter to facilitate the real estate closing for the property exchange of 666 Nicolet Avenue (City owned) and 808 Nicolet Avenue (owned by James and Shannon McClain) that was approved by the Commission on April 27, 2015.

Motion made by Commissioner Cooper to adopt the resolution; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.

Mayor Leary addressed emails inadvertently sent to the Commission over the weekend. It was clarified that no one responded to these emails. Mayor Leary asked if these can be blocked in the future. Staff will review. Attorney Brown clarified if a Commission asks a question that he answers and believes it is of general interest to the remainder of the Commission, he will send it to the entire Commission individually.

Non-Action Item

- a. Update on marketing strategies for undergrounding overhead electric service wires

Electric Director Jerry Warren provided a PowerPoint presentation regarding service wires and the owner's responsibility; the estimated cost to replace overhead service wires underground of about \$18 million; of the existing 9,000 have paid about \$30 million to underground existing services; the need to encourage owner conversions; the strategies moving forward; the near term enhanced marking strategy to promote undergrounding (mailings, door hangers, etc.); the offer of a discount price (\$1,000 versus \$3,000) if they allow undergrounding at their residence while the City is there already; and possible future heavy handed strategies if all else fails.

Mr. Warren introduced students from Full Sail University who created a video for our customers that explains the process in a way easily understood by everyone. The video was shown and will be available via many venues, including the City's webpage and U-Tube.

Consent Agenda

- a. Approve the minutes of August 10, 2015.
- b. Approve the following contracts:
1. Renewal with Aetna for Medical Insurance (RFP-6-2007) and authorize the Mayor to execute contract.
 2. Renewal with MetLife for Group PPO Dental Benefits (RFP-19-2008) and authorize the Mayor to execute contract.
 3. Renewal and subsequent Purchase Order with Cigna Group Insurance (RFP-19-2008) Group Term Life, AD&D, Voluntary Term Life for Employee, Spouse and Children, Long Term Disability, and Voluntary Short Term Disability and authorize the Mayor to execute the Renewal Package documents.
- c. Approve the HD Supply Waterworks proposed statement of work for the analysis, optimization and system maintenance of our advanced metering system.
- d. Approve Task Order 2015-01, Ravaudage Master Lift Station Project Definition Report. **PULLED FOR DISCUSSION. SEE BELOW.**

Motion made by Commissioner Sprinkel to approve Consent Agenda items a-c; seconded by Mayor Leary. No public comments were made. **The motion carried unanimously with a 5-0 vote.**

Consent Agenda Item 'd'

Commissioner McMacken pulled this item to ask if this is related to the other item under Action Item. Water and Wastewater Director David Zusi responded that the entire area of 17-92 and Lee Road needs to be diverted to the west for treatment

which this lift station will do. It was explained that if this item is approved and they do not approve item 11-a, we will eventually have to make the improvements to this area anyway.

Motion made by Commissioner McMacken to approve Consent Agenda item 'd', seconded by Mayor Leary. No public comments were made. **The motion carried unanimously with a 5-0 vote.**

Action Items Requiring Discussion

- a. Reimbursement for Ravaudage gravity sewer using portions of project sewer impact fees

Water and Wastewater Director David Zusi addressed the existing sewer and the benefits of the construction of the gravity sewer system within Ravaudage. He stated the proposed plan is to use a portion of the impact fees generated by this project towards these infrastructure improvements.

The City will realize a significant benefit from the construction of the proposed new sewer collection system because it will intercept existing sanitary sewer flow from West of the Ravaudage property and divert it to a new lift station being constructed by the City. This lift station will pump existing and future flows from this area to the wastewater treatment facility operated by Altamonte Springs. The reduced demand on our existing collection system will extend the life of these facilities significantly.

Upon discussion and comments that this request is consistent with what the City has done in the past, **motion made by Commissioner Sprinkel to approve this the way it exists today and going forward with it today, seconded by Mayor Leary.** No public comments were made.

Mr. Zusi commented that he is trying to get a policy for this entire project regarding the infrastructure this evening.

Motion amended by Commissioner Cooper that it be limited to 30% of collected sewer impact fees for the entire Ravaudage project; seconded by Commissioner Seidel for discussion.

Commissioner Seidel stated this is good for the City. Commissioner Cooper spoke about fairness to other developers and precedence relevant to other developers. She stated she wants to do this for this project but also wants to make sure we have the overall capacity issues with money still coming to the City to be used for those. Mayor Leary commented that the amendment is not necessary because if something similar comes forward again for Ravaudage it still has to come to the Commission for approval and if they are uncomfortable and it goes past the 30%, the Commission can just deny it in the future.

Upon a roll call vote on the amendment, Mayor Leary and Commissioners Seidel, Sprinkel, and McMacken voted no. Commissioner Cooper voted yes. The motion failed with a 4-1 vote.

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

Public comments (items not on the agenda)

Nancy Shutts, 2010 Brandywine Drive, supported extra funding for trees. She asked if the public will know where funds are coming from to fund certain projects such as Dr. Phillips. She asked the Commission to begin considering the Winter Park Road, Lake Sue/Pennsylvania Avenue as connectivity for the bicycles and pedestrians. She spoke about the Lake Island Center being uncomfortable because of the temperature in the room for meetings.

John Hunt, 632 Brechin Drive, presented the Mayor with an album entitled: "Trees of Winter Park" that contained many photos that he had taken of trees throughout the City.

John Horvath, 1004 Bradford Drive, spoke about Fire Station 64 and his time spent at that station years ago. He provided a newspaper article from 1968 showing the construction of the station. He was pleased with the renovations being made.

Recess

A recess was taken from 5:16-5:32 p.m.

b. Budget discussion

City Manager Knight outlined the budget process and what needs to be accomplished prior and during the two public hearings scheduled for September. He stated it would be helpful that if there is a consensus on any of the changes to the budget provided by the Commission on their worksheet or any other items so they can go ahead and factor those into the budget ordinance for the first consideration in September.

First addressed was the tree planting and watering budget. Upon discussion, there was a consensus to include \$100,000 in the budget.

Golf course improvements as recommended by the Golf Course Task Force, was brought forward. Mr. Knight stated he met with the task force who is prepared to help us put together an RFP for this process. There was support that this needs to be accomplished but that funding needs to be found.

City Manager Knight stated he has been working with Orange County Public Schools representatives on the Showalter Stadium agreement which he hoped to have a

revised lease agreement for the Commission in the next month. He stated we need about \$180,000 based on what we know but that amount could change. Upon discussion, there was a consensus to find funds for this.

There was discussion regarding the projected State revenues, City Reserves that is in excess of 25% and the \$515,000 put into the Contingency Fund. Commissioner Cooper stated for the record that she stands committed to continuing to increase our Reserves until we reach our goal and did not support taking funds out of the Reserves or Contingency to fund projects this year. Commissioner Sprinkel spoke about the current 25% Reserves being realistic and that 30% is unreachable. She addressed the importance to keep our parks and golf course pristine.

The sale of Progress Point, the Swoope Plant lot and Blake lot was discussed. Planning Director Dori Stone spoke about the Progress Point site Notice of Disposal that came back at \$4.5 million. She stated the Commission will need to decide whether to sell this at the next meeting. There was a consensus to bring this directly to the Commission and bypass the Planning and Zoning Board and not to consider this sale (that has not happened) toward projects needing funding.

The Swoope Plant lot was discussed that is adjacent to the 7th hole of the golf course. Upon discussion, there was a consensus not to sell this property at this time.

The Blake yard property was discussed. There was a consensus to obtain an appraisal and work on a Notice of Disposal.

Other discussion included the Parks Impact Fee Fund that cannot be used to acquire parkland and the Parks Acquisitions Fund done by ordinance that can be modified. There was a consensus not to do anything with these funds.

City Manager Knight then addressed the proposed 1.5% increase in electric rates that generates an additional \$100,000 to the general fund and about the 1.5% increase generating about \$600,000 in operating revenues that would keep the undergrounding program funded at \$3.5 million and not require the use of Reserves. Discussion ensued regarding the continuance of undergrounding at a fast pace. There was a consensus to move forward with the increase of 1.5% which will be reflected in the fee schedule effective October 1.

Upon discussion, there was not a consensus to use CRA funds for a portion of the golf course. Attorney Brown will provide an opinion whether any CRA funds can be used to improve the golf course areas within the CRA.

Discussion ensued regarding an option that the Commission could pay for things out of the Reserves to get things done and then pay it back when the Progress Point property sells. Not everyone agreed since the property is still available. It was pointed out that the City only received one offer for the property and that the

City needs to put out the Notice of Disposal with the entitlements listed so the buyer has a reasonable assurance of what they can get approved.

There was a general consensus to investigate the use of Reserves/Contingency. Commissioner McMacken stated he would support putting less into the Reserves but not take funds out of it.

The Cady Way pool was discussed. City Manager Knight provided information that the YMCA indicated they would provide \$70,000 to fund half of the heating of the pool but not until June 2016.

Commissioner Cooper spoke about the request of the Civil Service Board and asked to unfreeze the four positions and include two additional uniformed police officers (\$170,000) on the street. Mayor Leary stated that our crime is down and he could not support this because he has not been shown any statistics that this would reduce crime in the City. Commissioner McMacken stated he wanted to clarify the crime statistics with Chief Railey and recollected that the positions frozen are not regular patrol officers. He stated he will support this at this time but is going to speak with the police chief before our September hearings and that he could change his mind about supporting this. Commissioner Sprinkel spoke about the use of technology and that we do not always have to have a person doing what technology can do, wanted to look at that and would not support this. Commissioner Seidel spoke in support of adding two additional officers.

Mayor Leary addressed the many other items on the list that they have not discussed. Commissioner Seidel spoke about wanting to complete the undergrounding by a certain timeframe. He addressed funding and future funding to meet this timeframe. City Manager Knight stated they cannot bind a future Commission to fund the undergrounding at a faster pace.

Mayor Leary spoke about the large list of items they have not discussed and suggested to table this and have a separate budget session. Upon further discussion, the work session was scheduled for Monday, August 31 after the oral presentations for City Attorney at 4:00.

Motion made by Mayor Leary to table this discussion, seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.

Public Hearings:

- a. ORDINANCE NO. 3007-15: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, RELATING TO BUILDINGS; AMENDING CHAPTER 22 TO INCORPORATE THE FLORIDA BUILDING CODE WITH CERTAIN ADMINISTRATIVE AND TECHNICAL AMENDMENTS WHICH INCLUDE A FIRE SPRINKLER REQUIREMENT AS THE WINTER PARK BUILDING CODE; DESIGNATING APPLICABLE WIND DESIGN CRITERIA; UPDATING THE PROPERTY AND BUILDING MAINTENANCE CODE WITH AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE. Second Reading

Attorney Brown read the ordinance by title.

Motion made by Commissioner Sprinkel to adopt the ordinance; seconded by Commissioner McMacken. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

b. Fifth Third Bank Development Agreement

Attorney Brown stated both sides have worked out a private deal so the development agreement is ready for approval.

Motion made by Commissioner McMacken to approve the development agreement as negotiated by the two parties; seconded by Commissioner Cooper and carried unanimously with a 5-0 vote.

c. Request of Winter Park Memorial Hospital: Conditional use approval to renovate and expand the emergency services component of the hospital and to build a new five story patient wing on the east side of the hospital located at 200 N. Lakemont Avenue

Commissioner McMacken addressed a possible conflict of interest because of his new employer. Attorney Brown clarified that he does not have a conflict and can vote on this issue.

Planning Manager Jeff Briggs summarized the request to renovate and expand the emergency services component of the hospital and to build a new five story patient wing on the east side of the hospital. He stated the Planning and Zoning Board approved this request with seven (7) conditions.

Executive Director, Winter Park Memorial Hospital Sharon Clary, summarized the services they provide at the hospital and the many supporters for the expansion and renovation. She outlined their request for expansion and the need to go from semi-private to private rooms.

Vice President, Florida Hospital, Tim Burrill further elaborated on what they envision and will be constructed.

Attorney Barron Owen, representing the hospital, spoke in support of the request. He spoke about floor heights and the difference between a hospital and other commercial buildings. He stated they have agreed to the seven (7) conditions and are committed to abiding by and following them. He asked for approval of these projects and to allow them to build a great project.

Commissioner Cooper stated in the future she would like to see major projects such as this one to come before the Commission twice to allow the public more time to review and to make sure the notices sent out include such things as building heights. Mayor Leary stated the process could be discussed at a future date.

Planning Manager Briggs stated an improvement they have done with City-wide notices is now they have the link to the staff reports and the date on which they can be accessed.

Motion made by Commissioner Cooper to approve the request with the seven (7) conditions as recommended by P&Z and the clarification relative to the physical plant that the sound/visual buffer is both to Lakemont and the adjacent building; seconded by Commissioner McMacken.

The following spoke in favor of the request:

Dr. Jay Plotkin, 1733 Lake Berry Drive
John Horvath, 1004 Bradford Drive
Leslie O'Shaughnessy, 331 E. Webster Avenue
Dr. Mitchell Maulfair, 1210 Sunset Drive
Mike Hay, Westminster Winter Park (Assisted Living Facility)
Dr. Leonardo Cisneros, 2365 Forrest Road
Tom Yochum, 1131 Via Lugano

Laura Stark, 433 Worthington Drive, expressed concerns with the west side expansions because of sirens, more vehicles and replacing trees.

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

Recess

A recess was taken from 7:53-8:00 p.m.

- d. Request of Henderson Investments: Subdivision or lot split approval to divide the property at 500 N. Phelps Avenue zoned R-1A into two single family building lots

Planning Manager Jeff Briggs summarized the request. He commented that the request meets all zoning codes including the extra 10' for the corner lot and meets the comprehensive plan test and that the Planning and Zoning Board approved the request.

Motion made by Commissioner McMacken to approve the subdivision request, seconded by Commissioner Sprinkel. No public comments were made. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.

- e. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING ORDINANCE 1882 "AFFORDABLE HOUSING" SO AS TO EXPAND THE PROGRAM TO INCLUDE WORKFORCE HOUSING, PROVIDING DEFINITIONS, PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS AND AN EFFECTIVE DATE First Reading

Attorney Brown read the ordinance by title. Planning Director Dori Stone explained the intent of the ordinance is to include workforce housing for the affordable housing linkage fee and if the Commission decides to implement the linkage fee now or in the future the option would be there to use workforce housing criteria to spend the linkage fee funds on. She explained she reached out to several entities that deal with housing and would like to bring back some options as how to spend workforce housing dollars as well as showing where workforce housing would be available in Winter Park before collecting the linkage fee.

Mayor Leary spoke about the City investing taxpayer dollars in a lot of affordable housing programs and have turned over a lot of real estate to other entities and if the City had done it themselves the City would have maintained those assets. He stated he would like to do something special with workforce housing and would like to see more City employees live here. He asked if the dollars currently available can be used for workforce housing. Attorney Brown stated that the ordinance is clarifying the existing law that always intended to include workforce housing so he was comfortable with this.

Commissioner Cooper expressed her preference about not creating a sense of entitlement for the middle class and that we have a responsibility to care for those who cannot care for themselves. She stated she is not comfortable expanding the definition of people who receive benefit from our housing linkage fee. She stated that she would never want to incorporate workforce housing and take over funds set aside for people who need assistance.

Motion made by Mayor Leary to accept the ordinance on first reading; seconded by Commissioner Sprinkel.

The \$400,000 already in the fund was discussed. Commissioner Cooper wanted to see the Habitat homes expanded to other areas of the City and would like the \$400,000 be used to purchase additional lots for Habitat for Humanity. No public comments were made regarding the ordinance. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel and McMacken voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.**

Allocation of City owned lot at 507 S. Capen Avenue for Habitat for Humanity

Planning Director Dori Stone addressed the lot at 507 S. Capen Avenue that they would like to deed ownership over to Habitat for Humanity for this year's Habitat home. She stated they have had a conversation with the church and Habitat is also offering to help the church build a community center on their property which is

adjacent. She stated this is the last City owned Habitat lot in downtown and next year they will be working with Habitat to look for other property around the City.

Motion made by Commissioner Sprinkel to approve the allocation of the City owned lot at 507 S. Capen Avenue for Habitat for Humanity; seconded by Commissioner Cooper.

Mayor Leary stated he is very supportive of Habitat for Humanity but believed we have met our requirement from a City's respect as to our investment in affordable housing in Winter Park and did not think this was necessary. He stated this is not a negative against Mr. George but is a financial issue.

The following spoke in favor of granting the allocation to Habitat:

Thaddeus Seymour, Habitat for Humanity, residing at 1804 Summerfield Road
Hal George, Habitat for Humanity, residing at 468 Virginia Drive
Ken Vinal, Habitat for Humanity and Trinity Prep School, residing at 8743 Atwater Loop, Oviedo
Roger Sell, 1730 Oneco Avenue

Upon a roll call vote, Commissioners Seidel, Sprinkel, Cooper and McMacken voted yes. Mayor Leary voted no. The motion carried with a 4-1 vote.

f. Request of Rollins College: Tabled until September 28, 2015

City Commission Reports:

- a. Commissioner Seidel - Attended the second library session that was a good meeting and publicized well.
- b. Commissioner Sprinkel - Attended the library session and spoke that there is a lot going on right now in the city.
- c. Commissioner Cooper - No report.
- d. Commissioner McMacken - Attended the visioning session that was great and was well attended.
- e. Mayor Leary - No report.

The meeting adjourned at 8:30 p.m.

ATTEST:

Mayor Steve Leary

City Clerk Cynthia S. Bonham, MMC



city commission agenda item

item type	Consent Agenda	meeting date	September 14, 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		

Purchases over \$75,000

	vendor	item background	fiscal impact	motion recommendation
	Sternberg Lanterns	PR157905 for Electric Street Poles	Total expenditure included in FY15 budget. Amount: \$103,756	Commission approve PR157905 to Sternberg Lanterns for Electric Street Poles.
This is a Sole Source purchase.				
	Technical Solutions	PR157378 for Alum Station Upgrades for Lake Osceola	Total expenditure included in approved FY15 CIP budget. Amount: \$220,853	Commission approve PR158378 to Technical Solutions for Alum Station Upgrades
This is a Sole Source purchase.				
	Technical Solutions	PR157379 for Alum Station Upgrades for Lake Mizell	Total expenditure included in approved FY15 CIP budget. Amount: \$100,189	Commission approve PR158379 to Technical Solutions for Alum Station Upgrades
This is a Sole Source purchase.				

Formal Solicitation

	vendor	item background	fiscal impact	motion recommendation
	Fisher & Phillips	RFP-18-2015 – Labor Attorney Services	Total expenditure included in approved FY16 budget. Amount: \$45,000	Commission approve award to Fisher & Phillips and authorize the Mayor to execute contract.
The City used a formal solicitation process to award this contract.				



city commission agenda item

Item type	Consent Agenda	meeting date	September 14, 2015		
prepared by	Ronald Moore	approved by	<input type="checkbox"/>	City Manager	
department	Parks and Recreation		<input checked="" type="checkbox"/>	City Attorney	
division	Administration		<input type="checkbox"/>	N/A	
board approval		<input type="checkbox"/> yes	<input checked="" 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 type="checkbox"/> Investment in Public Assets & Infrastructure				

subject

Crealde School of Art lease agreement for Winter Park Heritage Center.

motion | recommendation

Approval of amended contract.

background

Crealde School of Art is requesting a change in the lease agreement for the Heritage Center. The Parks and Recreation Department has worked with the City Attorney to amend the lease. The amended lease allows Crealde to use the office that was previously designated but no longer used for the Family Historical Research Area.

alternatives | other considerations

None

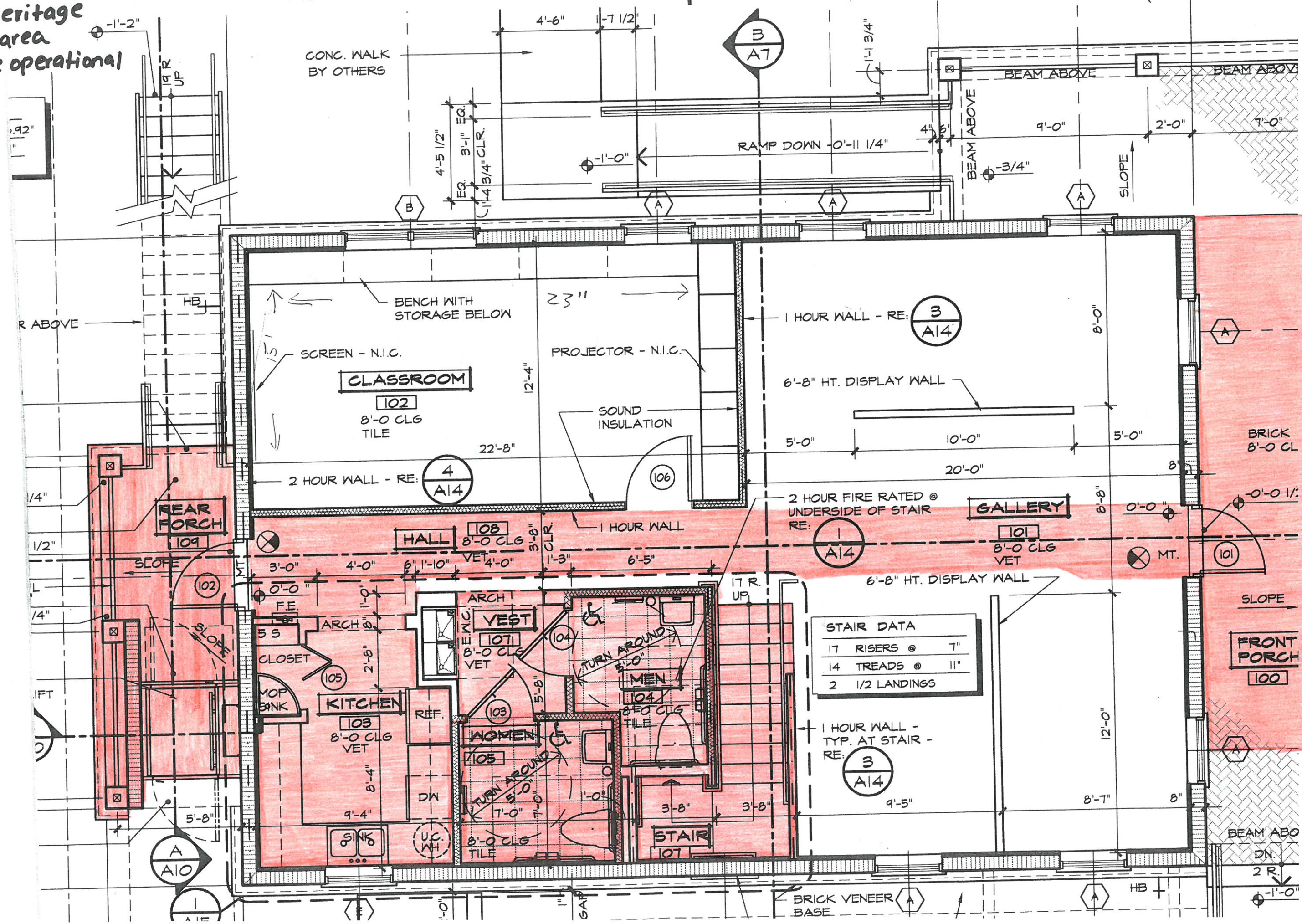
fiscal impact

None

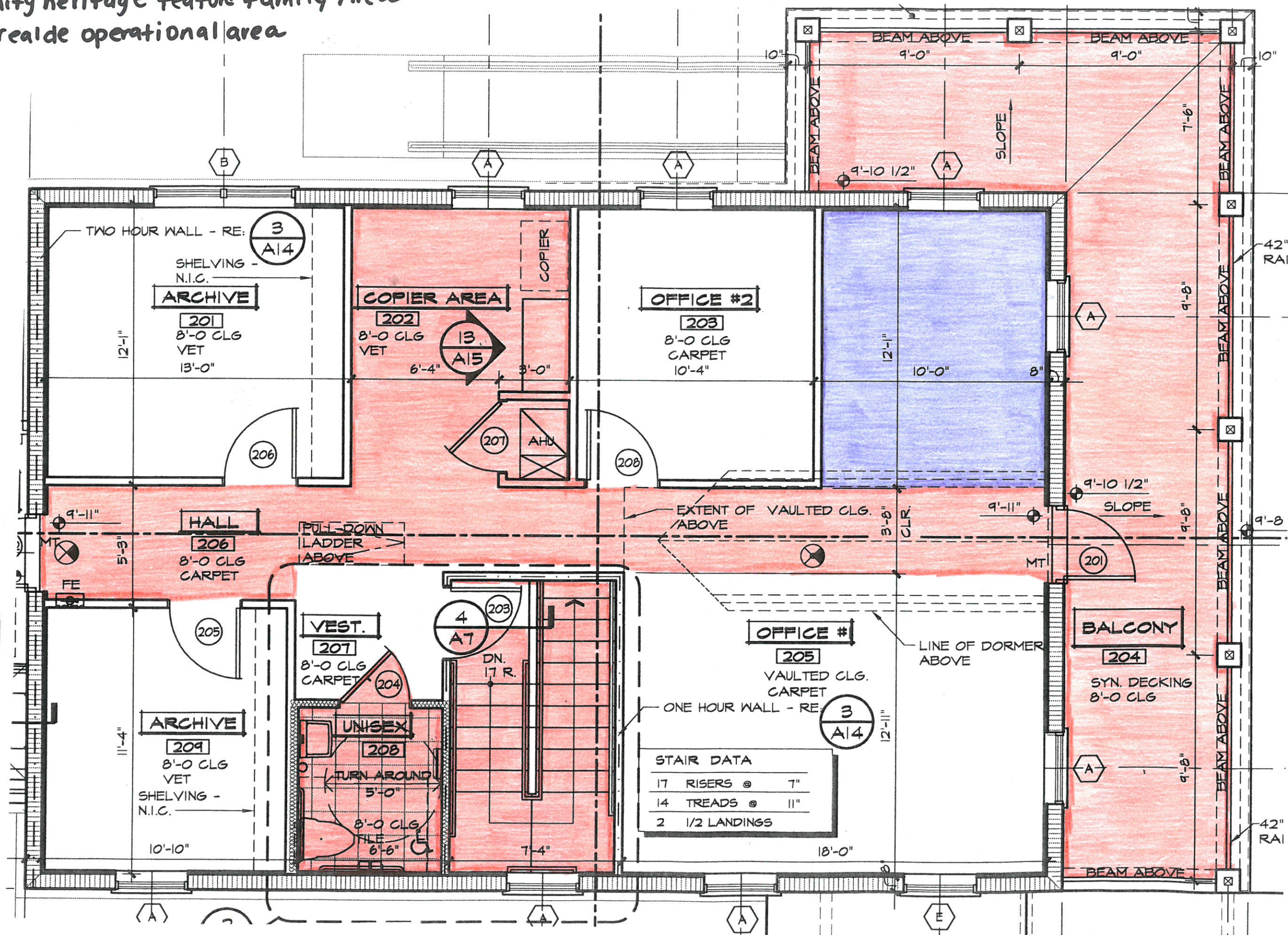
RED - Common area
PURPLE - Unity heritage
feature family area
WHITE - Crealide operational
area.

FLOOR J.

EXHIBIT "B"



RED - Common area
PURPLE - Unity heritage feature Family Area
WHITE - Crealde operational area



**FIRST AMENDMENT TO THE LEASE AGREEMENT (HANNIBAL SQUARE
HERITAGE CENTER)**

THIS FIRST AMENDMENT TO THE LEASE AGREEMENT (HANNIBAL SQUARE HERITAGE CENTER) (the “**First Amendment**”) is dated as of this ____ day of September, 2015, between the **CITY OF WINTER PARK**, a Florida municipal corporation (“**Landlord**”), and **CREALDE ARTS, INC.**, a Florida not for profit corporation (“**Tenant**”).

RECITALS

WHEREAS, Landlord and Tenant entered into the Lease Agreement (Hannibal Square Heritage Center) (the “Lease”), on March 12, 2007, for a Term of thirty (30) years beginning on February 1, 2007, and ending on January 31, 2038; and

WHEREAS, a portion of the Hannibal Square Heritage Center (the “Premises”), more specifically, the Family History Research Area, was previously occupied by the Church of Latter Day Saints; and

WHEREAS, the Church of Latter Day Saints has discontinued its use of the Family History Research Area; and

WHEREAS, Tenant wishes to occupy the Premises to include a portion of the area previously occupied by the Church of Latter Day Saints, for its operation, as further defined in Section 15.12 of the Lease; and

WHEREAS, Tenant agrees that it will conduct itself in a manner so as to maintain its Section 501(c)(3), tax-exempt status throughout the Term of the Lease; and

WHEREAS, the parties desire to amend the terms of the Lease as more particularly described below; and

NOW, THEREFORE, the parties agree as follows:

1. The above-mentioned recitals are true and correct and are fully incorporated.
2. Revise Exhibit “B” of the Lease to reflect the area used by the City as the Heritage Family History Display Area (“Display Area”), which is indicated in purple on the sketch attached as Exhibit “B.”
3. Revise Section 3.07 of the Lease to state:

3.07. Landlord shall have full and unfettered rights of access to the Premises. Landlord shall provide Tenant with keys to all locking areas within the Premises,

except for the Display Area. Landlord shall not distribute keys to the Premises to any person or entity other than Landlord's agent(s), including, without limitation, City staff, plumbers, carpenters, and janitors, without prior written consent of Tenant.

4. Amend Section 4.01 of the Lease to state:

4.01. Tenant will, throughout the Term, at its own expense, perform regular maintenance of the interior of the Premises to ensure such interior is in good order and condition, which includes making repairs and replacements (including those to appliances) necessary to keep the interior of the Premises in that condition. All maintenance, repairs, and replacements required by this section must be performed promptly when required and so as not to cause depreciation in the value of the Premises. Such interior maintenance of the Premises includes, without limitation, painting as needed, repair of normal wear and tear to the interior of the building, minor plumbing, supply and replacement of light bulbs, janitorial service, and repair or replacement due to wear and tear to the carpet in the Premises. Tenant shall keep the Common Area (as herein defined) clean, clear and free from clutter. Clutter includes, without limitation, desks, chairs or tables. Notwithstanding anything to the contrary, Landlord will permit Tenant to maintain a desk and chair in the Common Area so long as the placement of such desk and chair complies with any and all applicable state and local building and fire codes. Notwithstanding anything herein to the contrary, Tenant shall not be responsible for any repair, maintenance, or operational costs relating to the Display Area as defined herein. All repairs, maintenance, and operational responsibility not assigned to Tenant within this Lease shall be the responsibility of Landlord.

5. Revise Section 6.01 of the Lease to state:

6.01. Tenant shall be responsible for its respective portion of the utility charges, including but not limited to, charges for water, sanitary sewer, electricity, heat, gas, and telephone and facsimile service, in and about the Premises during the Term. Landlord shall receive the utility bills for the electricity, heat, gas, water and sanitary sewer for the entire Premises. Upon monthly receipt of such bills, Landlord will send Tenant an invoice reflecting Tenant's proportionate share of the utility charges based upon square footage of the Premises, which shall equal ninety two percent (96%) of the entire bill. Tenant shall pay Landlord such amount no later than thirty (30) days after Tenant's receipt of the invoice, and Landlord shall be responsible for paying the charges directly to the utility company or entity furnishing the service before the charges are delinquent.

Tenant is subject to eviction for failure to timely pay its portion of the utility charges to Landlord. Notwithstanding anything to the contrary, Tenant shall be solely responsible for receiving and paying all utility bills directly to the utility company for Tenant's telephone and facsimile lines.

6. Revise Section 9.04 of the Lease to state:

9.04. Tenant must indemnify and hold Landlord harmless against any claims, demands, damages, costs, and expenses, including reasonable attorney's fees for defending claims and demands, arising from the conduct or management of Tenant's business on the Premises or its use of them, with the exclusion of the Display Area, from any breach by Tenant of any conditions of this Lease; or from any act or negligence of Tenant, its agents, contractors, employees, subtenants, concessionaires, or licensees in or about the Premises. If any action or proceeding is brought against Landlord by reason of any such claim, Tenant, upon notice from Landlord, will defend the action or proceeding by counsel acceptable to Landlord. This section survives the expiration or earlier termination of this Lease.

7. Revise Section 15.11 of the Lease to state:

15.11. A material consideration for Landlord to enter into this Lease is the fact that Tenant is a Florida not for profit corporation, and is recognized as a Section 501(c)(3) entity under the provisions of the Internal Revenue Code of 1986, as amended. Throughout the Term of this Lease, Tenant shall maintain such corporate status and tax exempt recognition.

Accordingly, Tenant shall abide by the requirements of Section 501(c)(3), Internal Revenue Code, which absolutely prohibits Tenant from directly or indirectly participating in, or intervening in, any political campaign on behalf of (or in opposition to) any candidate for elective public office. Tenant shall not make contributions to political campaign funds or make public statements of position (verbal or written) on behalf of the organization in favor of or in opposition to any candidate for public office. Tenant understands that violating this prohibition may result in denial or revocation of tax-exempt status and the imposition of certain excise taxes. Should Tenant lose its Section 501(c)(3) status, the Lease and this Amendment shall terminate immediately. Landlord will not be liable to any costs or losses incurred by Tenant as a result of the termination. Additionally, Tenant shall indemnify City, its employees, and agents in accordance with Section 9.04 of the Lease for any claims that may arise as a result of this Section. This indemnification provision shall survive termination of the Lease.

8. Revise Sections 15.12(b) and (c) of the Lease to state:

(b) Act as the curator and facilitator of all programs held at the Hannibal Square Heritage Center, except the Display Area, which will be managed by the City's Parks and Recreation Department Director or its designee;

(c) Be responsible for the funding of and all programming aspects at the Hannibal Square Heritage Center (except the Display Area), including, without limitation, the care of exhibitions, collections, and archives; curating, planning, and implementation of educational curricula; facilitating partnerships; training and management of staff; payment of teaching and administrative salaries; and acquisition of materials and specialized equipment;

9. Revise Section 15.13 of the Lease to state:

Heritage Family History Display Area

15.13. Tenant acknowledges that the provision of an area to display the Heritage Center Permanent Collection, known as "The Heritage Collection: Photographs and Oral Histories of West Winter Park," is one of the essential functions of the Hannibal Square Heritage Center. Accordingly, in addition to and not in limitation of the other duties and obligations contained in this Lease, Tenant shall set aside the space indicated in purple on the sketch attached as Exhibit "B" and incorporated into the Lease (the "Heritage Family History Display Area"), in the Hannibal Square Heritage Center that is sufficient for a display area for family artifacts. The City's Parks and Recreation Department Director or designee shall have the right to control the use of the Display Area; provided, however, the use of the Display Area shall not unreasonably interfere with Tenant's operations. During regular business hours, any individual utilizing the Display Area, and such other individuals as permitted by Landlord, shall have access to the common areas of the building (the "Common Area"), including, without limitation, hallways, kitchen, restrooms, lift, stairwells, front and rear balconies, front and rear porches, and copy area. The Common Area is indicated in red on the sketch attached as Exhibit "B." Access to the Premises during non-business hours by anyone other than Tenant shall be permitted only with Tenant's prior consent.

10. Revise Section 15.14 of the Lease to state:

15.14. In addition to Landlord's other obligations expressed elsewhere in this Lease or in applicable law, and subject to approval of funding in the City of Winter Park's annual budget, Landlord shall be responsible for exterior maintenance and landscaping, set-up for the telephone system, and insurance for the Hannibal Square Heritage Center building (not including programs and

activities). In addition, Landlord shall be responsible for the janitorial services within the Display Area.

11. All other terms and conditions of the Lease remain in full force and effect.

The undersigned Landlord and Tenant execute this First Amendment effective as of the _____ day of _____, 2015.

LANDLORD

By: _____
Steve Leary, Mayor

TENANT

By: _____

Print Name: _____

As its: _____



city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	September 14, 2015		
prepared by	Dori Stone	approved by	<input checked="" type="checkbox"/>	City Manager	
department	Planning & Comm. Development		<input type="checkbox"/>	City Attorney	
division			<input type="checkbox"/>	N/A	
board approval	N/A	<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"/>	<input type="checkbox"/> Intelligent Growth & Development	
	<input type="checkbox"/> Investment in Public Assets & Infrastructure	<input type="checkbox"/> Public Health & Safety			

subject

Consideration of disposal of city owned property located at 301 W. Comstock Avenue known as the Blake Yard

motion | recommendation

Recommend directing staff to proceed with an administrative Future Land Use change and rezoning prior to an appraisal and issuance of a Notice of Disposal for the property.

background

At the City Commission work session on August 31, 2015, the Commission asked staff to bring forward information about the city owned property known as the Blake Yard, located at 301 W. Comstock Avenue. The Electric Utility Department has used this property as a lay-down yard until recently. The city allowed David Weekly Homes to store construction materials on the property during the redevelopment along Lyman Avenue. After that project was finished, David Weekly left that gravel for easier city maintenance.

The property currently has a Future Land Use of Institutional and a zoning district of PQP. Public uses that have been previously considered for the property include continuing to use it as a lay down yard, repurposing it for parking or developing it as a small park site for the neighborhood. The city's Electric Utility has stated that they no longer need the site for a lay down yard. Staff evaluated the use of the site for parking prior to the expansion of the City Hall lot and found that the configuration of the lot does not work well for parking. Access is also a considerable problem since Comstock is a cul-de-sac. The last option is to develop the property as a park site. Access again becomes an issue as well as maintenance and security.

If the City Commission decides to dispose of the property, staff would recommend changing the Future Land Use and zoning designation to one that fits the intended neighborhood development. Staff is recommending that the Commission consider either Single-family Residential with an R-1A zoning district or Low Density Residential with an R-2 zoning district. Either are compatible with the surrounding development.

Staff would recommend direction from the City Commission to proceed with a Future Land Use Map amendment and rezoning prior to any appraisal of the property. Once an appraisal is complete, staff would recommend issuing a Notice of Disposal (NOD) on the site. The NOD is required since the property is located within the CRA.

alternatives | other considerations

The City Commission can continue to hold the property.

fiscal impact

There is minimal fiscal impact for notification of a small Future Land Use change and rezoning.

BLAKE YARD ANALYSIS

Background

The city-owned Blake Yard property at 301 W. Comstock Avenue is 19,325 square feet in size with 38 feet of paved frontage on Comstock Avenue. The current Future Land Use is Institutional and the zoning is PQP. This property has historically been used as a lay down yard for material storage by the City's Electric Utility.



Public uses which have been discussed in the past include keeping it as a material storage yard, converting it to parking or using it as park. With the redevelopment of the residential to the north and west of the parcel, a storage yard seems to be an inconsistent and possibly nuisance use to the property owners. The city addressed the parking issue by removing the former Public Works building and creating significantly more parking around City Hall which serves other employees in the downtown area as well as the Farmer's Market on Saturdays. The other public use option would be to develop it as park. A park in this location would be an amenity to a small group of residents but based on its location would not be easily accessible to the community. The property and the surrounding area are highlighted in the attached photos.

To be consistent with the surrounding area, staff would recommend the City Commission consider a Future Land Use change to either Single Family Residential (up to 5 DU/acre) with a zoning district of R-1A or Low Density Residential (up to 10 DU/acre) with a zoning district of R-2.

District Analysis

Single Family (R-1A): The R-1A zoning requires 8,500 square foot lot size minimums, so this property would yield two (2) conforming single family home lots. The existing character of Comstock Avenue is single family homes on smaller lots. The adjacent properties to the west are the two new David Weekly single family homes on 50 foot wide lots of 6,250 square feet. It could be possible to rezone to R-1A and provide a variance to the lot size of 6,440 square feet for each future lot to then yield three (3) single family homes that would be on lots of comparable size to the existing homes on Comstock Avenue. Each lot then would yield a maximum house size of 2,769 square feet including garage under the R-1A maximum FAR of 43%.

Low Density (R-2): The R-2 zoning allows up to a maximum of one unit for each 4,000 square feet of land area, so the Blake Yard property could yield a maximum of four (4) units. Those four (4) units could be in one unified building or two duplexes. To the rear of the Blake Yard property are the David Weekly duplexes (attached townhomes) of eight total units built as four duplexes. Based on the maximum 55% FAR in the R-2 zoning, the future townhouse units could be up to 2,657 square feet in size including garage. Given the shape and dimensions of the Blake Yard property it may be very difficult to site plan the full four units, each with a two car garage and access to them via common alley and to provide space for storm water retention for the driveway/alleys, plus two visitor parking spaces. Three units may be a more realistic yield given those development limitations.

Either option may require a shared driveway access from Comstock for any future redevelopment, either a common driveway or an access alley as was done for the David Weekly homes.

Process

The City Commission can direct staff to change the Future Land Use Map and zoning district prior to any further action on the property. This process should take approximately 60 days.





city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	September 14, 2015						
prepared by	Dori Stone	approved by	<input checked="" type="checkbox"/>	City Manager					
department	Planning & Comm. Development		<input type="checkbox"/>	City Attorney					
division			<input type="checkbox"/>	N/A					
board approval	EDAB	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no	<input type="checkbox"/>	N/A	6-0	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 type="checkbox"/>	Investment in Public Assets & Infrastructure							

subject

Consider sale of 1150 Orange Avenue (Progress Point site)

motion | recommendation

Recommend approval of the sale of 1150 Orange Avenue (Progress Point site) by directing the city staff to negotiate a contract for sale and allowing the buyers to move forward with appropriate development applications for subsequent review and approval prior to closing.

background

In 2011, the city exchanged a city-owned property for the property located at 1150 Orange Avenue known as the Progress Point site. This site is approximately 3.74 acres in size and currently has a FLU designation of Office with an O-2 zoning classification. This project is not located in the CRA.

In April 2015 the city staff issued a Notice of Disposal (NOD) to solicit proposals for the redevelopment of the Progress Point site. The NOD was advertised in the Orlando Sentinel and also on an on-line commercial property sale site known as Loop Net. The city staff issued over 30 packets containing information about the property and the NOD. After a 90 day period, the only proposal was submitted by ROC Development. ROC development is proposing an 82 unit assisted living center with a 32 bed memory care facility as well as a 6000 square foot restaurant with outdoor dining on the point of the property. Palmetto Avenue is proposed to remain open.

The developer has offered \$4.5 million for the entire site, which is in keeping with the 2011 appraisal of \$4.4 million with approximately \$12.9 to \$16.7 million for the

buildings. ROC is a for-profit corporation and is subject to ad valorem tax. This development activates the taxable value which is estimated to be \$71,000 - \$86,000 to the city's general fund. The buyers also understand that they will be responsible for the debt service special assessments from the Orange Avenue improvements. This redevelopment is anticipated to bring over 100 new jobs to the city for the assisted living center with an additional 50 employees in the restaurant site. Staff has requested an updated appraisal which is scheduled to be sent to the city by Friday, September 11. The report will be forwarded to the Commission as soon as it is received.

The City Commission can choose to either accept the proposed NOD or reject it. If the proposal is accepted, staff will negotiate a contract between the city and the buyer and ask the city attorney to prepare a closing document. The acceptance of this offer **does not** authorize any change to land use, zoning or a conditional use application. The buyers will be responsible to make all appropriate applications and go through the required public hearing processes. It is anticipated that the conditional use application for the proposed development will require a city-wide notice which will bring the project forward through the development process in January 2016.

The Economic Development Advisory Board (EDAB) reviewed the proposal and recommended unanimously to support the sales for this proposal.

In reviewing this proposal, staff feels that the project meets the character of Orange Avenue, promotes new jobs and creates active redevelopment along the Orange Avenue corridor. Staff would recommend accepting the development proposal and allowing staff to negotiate a contract.

alternatives | other considerations

The City Commission can choose to reject the NOD proposal and choose another path to either market the property or retain the property in the city's ownership. If rejected, staff would recommend exploring additional options for the entitlements and sale of the site.

fiscal impact

The buyers are offering \$4.5 million for 1150 Orange Avenue with closing upon approval of the land use change, rezoning and conditional use.



ROC / LCS

CITY OF WINTER PARK

Progress Point Property Proposal

Date of Opening: May 4, 2015 at 10:00 AM

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	LAMM & Company Partners
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“Offer Letter”

April 29, 2015

To the City of Winter Park Mayor and City Commissioners
c/o Cynthia Bonham
Office of the City Clerk
City Hall
401 Park Avenue South
Winter Park, FL 32789

Re: Proposal for acquisition of Progress Point Property

Dear Ms. Bonham,

ROC Seniors Housing, Life Care Services, Lamm and Company Partners and Helman Hurley Charvat Peacock / Architects, Inc. have partnered together to present our proposal to develop and operate a distinctive and game changing senior living community that attracts, retains and enhances the lives of seniors in Winter Park.

Our collective history combines the best and brightest in one of the most innovative and exciting industry sectors. We understand creative living spaces, the power of collaboration and partnerships, the strength of strategic alliances with institutions, municipalities, communities, universities and residents. We understand and promote the importance of well-being, lifelong learning, wellness and vibrancy, while providing security, safety and a sense of comfort and commitment for not only our residents, but their families.

Offer:

\$3,500,000 - \$4,000,000 depending on site conditions.

No financing contingency.

Closing 30 days after successful rezoning to accommodate at least 112 residences and issuance of pertinent building permits.

Proposal:

Construct a Class A quality facility to accommodate an initial phase of at least 112 assisted living and memory care residences. The project would include open courtyards, greenspace and coordinated streetscape. The plan would leave Palmetto Avenue intact and incorporated into the streetscape and parking amenities. The campus would have .5 acres of expansion capacity reserved for future use.

We are excited to be considered and look forward to working with your team.

Sincerely,

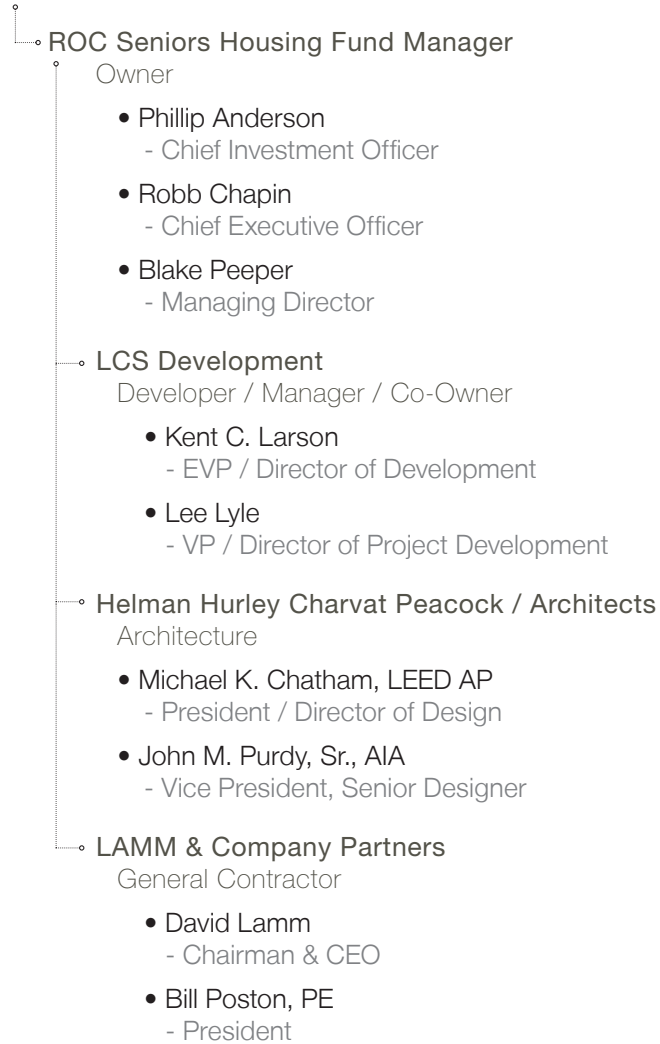
Phil Anderson
Chief Investment Officer
ROC Seniors Housing Fund Manager, LLC
1000 Legion Place, Suite 1600
Orlando, FL 32801


Kent C. Larson
EVP/Director of Development
LCS Development
400 Locust Street, Suite 820
Des Moines, IA 50309-2334

“Team”

TEAM INFORMATION

City of Winter Park





ABOUT ROC

ROC|Seniors Housing & Medical Properties Fund LP (the “Fund” or “ROC|Seniors”) is a private investment vehicle managed by ROC Seniors Housing Fund Manager, LLC (“ROC”) which invests in healthcare real estate located throughout the United States, with a primary focus on independent living, assisted living and memory care facilities (collectively, “Seniors Housing”).

\$5.5 BILLION EXPERIENCE, 300 PROPERTIES

ROC|Seniors is managed by a team of eight professionals including Dean Allara, Phillip Anderson, Robb Chapin, Donaldson Hartman, Robert Morse, Rick Steinberger, Jonathan Slager, David Wagle and Blake Peeper. Messrs. Anderson, Chapin, Steinberger, and Peeper have collectively, in previous ventures, purchased, developed or managed approximately 300 seniors housing projects and medical properties with a combined enterprise value of approximately \$5.5 billion.

MARISTONE OF FRANKLIN

Nashville, TN
53 AL/MC Units



RIVER POINT OF KERRVILLE

Kerrville, TX
53 AL/MC Units



TOWN VILLAGE NORTH DALLAS

Dallas, TX
269 IL/AL Units



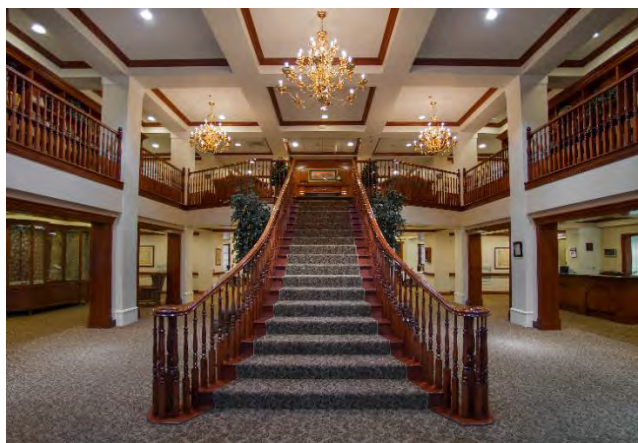
300+ PROPERTIES ACROSS THE U.S.



Roc Seniors Housing representative project:

Courtyard at Jamestown, Provo, UT.

Best in class asset with 104 AL/28MC units.



Maristone of Franklin and Mariston of Providence

Nashville, TN



Town Village North Dallas

Dallas, TX



River Point

Kerrville, TX





Phillip Anderson

General Partner / Chief Investment Officer

Education:

Bachelor of Science with honors in Civil Engineering from the Georgia Institute of Technology.

Profile:

Phillip Anderson is a member of the Investment Committee of the General Partner and serves as Chief Investment Officer for the Investment Manager and is a member of its Executive Committee and Asset Management Group. He has more than 28 years of leadership experience in healthcare real estate. Prior to the formation of ROC Seniors, Mr. Anderson co-headed capital markets for the national Seniors Housing efforts of Cushman and Wakefield, Inc. (previously Sonnenblick-Goldman) from May 2011 to October 2013. Over a two year period in this role, Mr. Anderson's team arranged more than \$200 million of general partner equity, limited partner equity and senior debt for Seniors Housing investments. In addition, his team led over \$800 million of investment sales and advisory engagements in the Seniors Housing sector. In 2006, Mr. Anderson founded The Genova Company to pursue personal investments and advisory services, which he continues to pursue today. His experience with The Genova Company includes a \$100 billion global bank on Seniors Housing investments in the United States. From 1999 to 2006, Mr. Anderson served as Chief Operating Officer and Executive Vice President of CNL Retirement Properties, Inc. ("CNL Retirement Properties"), a public, non-listed REIT focused on Seniors Housing properties and medical facilities, which was sold in 2006. During that period, Mr. Anderson oversaw all Seniors Housing acquisitions and the asset management of over 280 Seniors Housing and medical properties. Prior to joining CNL Retirement Properties, Mr. Anderson worked with the Hyatt Corporation from 1985 to 1998, during which time he served as senior vice president of development and a member of the executive team that created Classic Residence by Hyatt, Hyatt Hotel's Seniors Housing affiliate, and oversaw the development and acquisition of upscale Seniors Housing facilities, including over \$300 million of new development. Mr. Anderson has been a member of the American Seniors Housing Association since 1994. In addition, he has served as a member of the board of directors of the National Investment Center for Seniors Housing and Care Industries and as a board member to Westminster Retirement Communities, a not-for-profit manager of continuing care retirement communities. Mr. Anderson also served as an elected City Commissioner for the City of Winter Park, Florida from February 2008 to February 2011.





Robb Chapin

General Partner / CEO

Education:

Bachelor of Science in business management from Appalachian State University and is currently a Master of Business Administration candidate at the Crummer Graduate School of Business at Rollins College.

Profile:

Robb Chapin, is a member of the Investment Committee of the General Partner and serves as the Chief Executive Officer of the Investment Manager and a member of its Executive Committee and Executive Administration Group. In 2012, he co-founded Servant Capital Group, a privately held commercial real estate fund manager that specialized in the acquisition of healthcare properties. From 2005 to 2012, Mr. Chapin served as Co-Chief Executive Officer for Servant Investments and Co-Founder of Servant Healthcare Investments, LLC ("Servant Healthcare Investments"), an affiliate of Servant Capital Group, where he was responsible for corporate strategy, capital formation and served on the executive committee. Servant Healthcare Investments was the subadvisor to a public non-traded healthcare REIT focused on seniors housing and other healthcare related properties and the general partner/sponsor of a private healthcare development fund. From 1999 to 2005, Mr. Chapin served as Executive Vice President for Truststreet Properties, Inc., a publically traded REIT and CNL Financial Group, Inc., a company that held over 2,000 properties in over 40 states. For Truststreet Properties, Inc., Mr. Chapin managed the investment strategy for the acquisition of single-tenant net leased properties and was responsible for over \$2 billion of commercial real estate acquisitions and investments. From 1997 to 1998, Mr. Chapin participated in the formation of CNL Retirement Properties, which acquired a portfolio consisting of over 275 properties nationwide and was valued at over \$4.2 billion. Prior to joining CNL Retirement Properties in 1997, he was the President of Leader Enterprises, a premier sports marketing company.





Blake Peeper

Managing Director

Education:

Bachelor of Science in business from Furman University and his Master of Business Administration with a concentration in finance from the Crummer Graduate School of Business at Rollins College

Profile:

Blake Peeper serves as Managing Director of Acquisitions for the Investment Manager and is a member of its Asset Management Group. Mr. Peeper has been involved in closing over \$1 billion in real estate transactions over the past ten years. Since 2012, Mr. Peeper has served as Senior Vice President of Investments for Servant Capital Group where he is responsible for the firm's investment activities, which includes origination, structuring, underwriting and financing of properties, and plays an integral role in investment strategy and portfolio optimization. From 2011 until joining Servant Capital Group in 2012, he was employed by CNL Financial Group, Inc. ("CNL Financial Group") as an acquisition consultant for two affiliated REITs, CNL Lifestyle Properties, Inc. ("CNL Lifestyle Properties") and CNL Healthcare Trust, Inc. and was involved in the acquisition of over \$200 million of Seniors Housing properties across the United States. From 2007 to 2011, Mr. Peeper was Vice President of Investments for New Broad Street Companies where he led originations, underwriting and structuring of mixed-use development projects for the company. From 2006 to 2007, he was the Senior Director of Development for Marriott Vacation Club International where he originated, structured and underwrote land acquisitions and development opportunities for Marriott Vacation Club International and Ritz Carlton Club vacation ownership projects. From 2005 to 2006, he served as the Manager of Investments of CNL Lifestyle Properties, and from 2004 to 2005, in his first role at CNL Financial Group, he helped create and grow CNL Lifestyle Properties, a REIT with over \$3 billion in portfolio properties.



The Villa at Suffield Meadows AL/MC
Warrenton, Virginia
56 AL Units/12 MC Units

About LCS

LCS is a leading provider of high-quality senior lifestyle products and services. Established in 1971, the LCS Family of Companies provide full-service senior living management, development, group purchasing, and home health for continuing care retirement communities (CCRC), and stand-alone rental assisted living and memory care communities. LCS is a national company that currently manages 112 communities, 16 home health offices, 250+ supplier contracts, and employs 550 people.

LCS Development

LCS Development has been designing and developing senior living communities since 1971, and we draw from this extensive background in every community we serve.

As one of the LCS Family of Companies, we have an in-depth understanding of the senior living experience—and unlimited access to in-house resources that other developers must out-source. We specialize in strategic and master planning and project management for both new and existing senior living communities. We bring decades of financial expertise to every project, making the decision to partner with us a low-risk solution for your community.

The LCS Development in-house architects, designers and project managers oversee every detail, coordinating efforts with your local team and vendors to ensure the end project meets your budget and your expectations.



Project Profiles



The Heritage at Brentwood, Brentwood, Tennessee (CCRC)



Sagewood, Phoenix, Arizona (CCRC)



Timber Ridge at Talus, Issaquah, Washington (CCRC)



HHCP FIRM OVERVIEW

Helman Hurley Charvat Peacock/Architects, Inc. (HHCP) is one of the most established architectural design firms in Central Florida. Founded in 1975, HHCP employs more than 50 architects, planners, and technical staff that are further supported by carefully selected consulting engineers, interior designers and other specialists with whom we have had long successful relationships. HHCP has grown and evolved into an international firm providing comprehensive planning and architectural services nationwide and in over 30 countries around the globe, from our headquarters located in downtown Orlando, Florida and an international office in Shanghai, China.

For more than 35 years, HHCP has collaborated with a varied base of clients to positively enhance the architectural landscape of the regions we serve. Within the Central Florida community, HHCP Architects has completed major projects for Buckner Retirement Services, Sunbelt Health Care Center, Department of Veterans Affairs, Forum Group, Life Care Services, LifeSpace Communities, Florida Hospital, Orlando Health, Health Management Associates, City of Orlando, Orange County Government, Rosen Hotels International, University of Central Florida, the Orlando Science Center, Sea World, Walt Disney World and many other clients.

The diverse practice areas of HHCP include:

- + Healthcare and Research Facilities
- + Senior Care & Assisted Living
- + Hotels & Resorts
- + Themed Entertainment
- + Planning, Mixed Use & Residential
- + Government & Civic
- + Higher Education
- + Construction Analysis, Support and Evaluation (CASE)

The planning and design of healthcare, research and

senior care/assisted living facilities are among HHCP's largest practice areas. These highly specialized markets are led by HHCP Healthcare; the firm's largest operating division, which has a staff of professionals solely dedicated to healthcare and related projects. The range of our projects span the entire continuum of services and include master planning, detailed designs for expansions and renovations to existing facilities and new or replacement facilities for a broad range of private and public clients. HHCP Healthcare has completed hundreds of projects throughout Florida, 16 other states, and Puerto Rico having a total construction value of more than \$3 Billion.

Together, we go beyond the status quo in providing services to, and meeting the expectations of, our clients. We are committed to thoroughly listening, exploring and understanding the unique needs of every client and project. HHCP forms collaborative teams within an integrated design process that fosters innovative and creative strategies and solutions that are also timely, fiscally appropriate and maximize our client's return on investment – at every level. The benefit: buildings that meet their intended purpose and use; a highly satisfied base of continuing clients; and a reputation as champions of our client's vision and translating their goals into reality.



EXPERTISE

Senior Living Facilities Design

The quality reputation and recognition HHCP has earned as a leading design and planning firm for Senior Living Facilities is an accomplishment of great pride for our firm. Understanding the special needs of aging residents within Independent Living Units (ILU), Adult Congregate Living Facilities (ACLF), and Skilled Nursing Facilities (SNF) is a unique, specialized, and rewarding design service of HHCP. Creating an adaptive, supportive, comfortable and satisfying home that people in their golden years can enjoy within a community environment that stimulates and motivates a positive and rewarding lifestyle is the goal of every retirement community we design. America is a leader in the study and creation of quality retirement communities and the most prominent developers have turned to HHCP for their leadership of planning and insight of design.

Hotel & Resort Design

Designing for the best guest experience has always been the focus of our Resort and Hotel Design process. Whether the project is an exclusive boutique hotel, urban convention hotel, prominent golf resort, or an exotic timeshare resort, our designers understand the critical differences of design, function, and finance and market position. Our global experience in evaluating the target market and designing a distinctive product for each new opportunity has often allowed our clients a competitive edge for success and longevity. We pride ourselves in understanding of back-of-house operations that facilitate a functional design efficient in both area allocation and staffing. Numerous domestic and international awards from the American Resort Development Association are a clear recognition of our design success, yet the most important recognition is our clients' success and millions of happy guests, who enjoy an HHCP-designed guest experience.

Health Facilities Design

Our knowledge of healthcare facility design comes from over 30 years of client interaction, continuing education, testing of new design applications and understanding the changing nature of healthcare delivery and facilities. We strive for flexibility in the design, as well as functional enhancement, aesthetic quality and economic viability of our healthcare facilities.

HHCP Healthcare consists of 20 designers, planners, managers, project coordinators and support staff who have dedicated their careers to the design of healthcare facilities. Their hands-on knowledge of multiple healthcare project types range from replacement hospitals to additions/renovations for women's and infants centers, imaging centers, outpatient surgical centers, emergency departments and medical office buildings.

Licensed in 17 states and Puerto Rico, HHCP Healthcare has completed more than 450 healthcare projects totaling more than \$3 billion. We believe this depth of experience and knowledge brings the latest trends in healthcare planning, technology, and communication ideas to our clients.

Residential Community Design

Having designed some of the most prominent and prestigious residential resort communities around the world, HHCP focuses on creating a lifestyle that will appeal to each project target market. The amenities of the community, convenience of service, and sensitive relationship to natural features are a critical part of the planning and design of the lifestyle. The architecture in terms of image, function, and cultural criteria are a vital focus in profiling the target market. HHCP realizes that the decision of one's home and the community where they can live, work, and play is one of the most rewarding design opportunities for planning growth and influencing cross cultural quality of life.



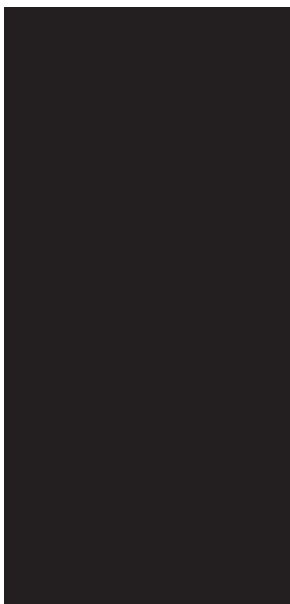
Profile

Lakeview Terrace Retirement Community is an existing continuing care retirement complex located on a scenic hilly site in Altoona, Florida. To address the community's growth and long term goals, HHCP prepared a multi-phase master plan for the 100 acre site, designed around two existing recreational lakes. Phase one of the development includes a new 40,000 SF community clubhouse overlooking the lake with a banquet hall and two private dining rooms providing seating for approximately 120 persons and an exterior terrace for up to 50 residents. Also included in the clubhouse is and a new 3,300 SF full service kitchen and buffet area, a 40 seat bar and grille, a pre-function lounge with reception lobby and 9,445 SF of shell space for future build out and a 368 seat auditorium with stage facilities for community meetings, and entertainment events. Linked to the clubhouse will be a new 39,000 SF, four story, Independent Living Tower, with a 10,000 SF basement parking level for resident autos and golf carts. The 24 living units in the tower are a mix of one and two bedroom options, each with private balconies.

The Skilled Nursing Facility is a 56,000 SF, four-cluster complex of 16 beds each with a central service core for residents requiring skilled nursing care, dementia care and assisted living convenience. The common area in each cluster includes a resident activity center, fireplace and open and private dining accommodations. The central focal point of each cluster's common area is a full height, custom sculptured, artificial tree, with a surrounding Koi fish pool providing a naturalistic setting for the resident living area. Phase 1 also includes two 5,000 SF, four-plex Villas staggered along a sloping hillside overlooking the lake. Each Villa will include a mix of 1 and 2 bedroom apartments with private balconies and covered parking for autos and golf carts.

The existing complex includes 37 detached Garden Homes sprinkled throughout the winding roads of the site as well as a 3-story and a 5-story apartment building. The exterior of all existing residential buildings are being upgraded with architectural features, materials and colors to be compatible with the new architectural image of Phase 1.





Profile

HHCP has been the Architect for multiple new and renovation projects for Village on the Green since the retirement facility was originally designed in 1984. HHCP's most recent project was the 26,000 SF Health Center Renovations and Systems Upgrade which was completed in January 2012. The complex includes a Community Center, a 30 bed Skilled Nursing Facility including assisted living, 13 four Plex Garden Homes and 6 five-story Apartment Towers. In today's dollars it is a \$35,000,000 campus of approximately 280,000 SF.

Developed on 29 acres bordering on five holes of Sabal Point Golf Course, this Continuing Care Retirement Community offers a country club lifestyle to its retired residents. Village on the Green is in the heart of it all, but once inside our front gate you would never even know it. Here you feel like you're in a wonderful, secluded world. That's because the Golf Club is surrounded by 3,000 wooded acres - 2,000 of which are a wildlife preserve. The Clubhouse provides for relaxed dining and a full range of social and recreational amenities.

Residential units at Village on the Green include one, two and three bedroom apartments contained in three-story, 36 unit buildings as well as two bedroom villas. Apartment communities are linked to the Clubhouse with covered walkways to provide protection from Florida's sun and predictable afternoon summer showers.



Profile

The Miller Center was designed to serve two separate, but related functions. A portion of the structure was designed to accommodate an Adult Day Care Center licensed for forty participants, most of whom are Alzheimer patients. In addition to divisible specialized activities spaces for each group, a variety of services spaces have been provided, including a clinic, hair salon, personal grooming, and laundry areas. A large, screened porch opens onto a controlled outdoor program area designed for both active and passive activities.

Special attention was devoted to preserving a number of large trees on site and the plan configuration was developed to maintain these valuable natural assets. These large trees provide a shade canopy at both entrances and in the outdoor activities area. The character of the building is intentionally residential; partly to fit the neighborhood, but primarily to provide a sense of familiarity to the many cognitively impaired individuals who come to the facility daily. We wanted them to feel like they were visiting someone's home, rather than going to an institution.

The entrance from the parking area is via a beautifully landscaped trellis patio and provides access to the Operations center for the overall facility. A Resource Center is available for the residents seeking information including assistance with on-line research. Offices are equipped with Life Line, an emergency alert service, and the local chapter of the Alzheimer Association.



Profile

The planning of full-service retirement communities involves a number of challenges. Chief among these is the need to create a series of accommodations which are tailored to the varied needs of residents while maintaining some visual separations between the levels of care. Nestled in a serene woodland setting – Calder Woods combines an array of amenities and activities to enhance the physical, mental and spiritual well-being of every resident, in all seasons of life. Calder Woods features 94 independent living apartments, a 30-unit assisted living facility, a 16 bed certified memory care support unit, a 30-bed state-of-the-art skilled care center, spacious apartment homes, and a 19,000 square foot clubhouse.



Profile

The skilled nursing facility is composed of two 60-bed “villages”, each containing three 20-bed “neighborhoods”. Neighborhoods are clustered around a village center containing all of the nursing support areas. The typical neighborhood includes both private and semi-private resident rooms. Private rooms have direct access to outdoor patios via glass doors. The semiprivate rooms are designed to avoid the typical problems that frequently arise regarding privacy and loss of control over personal space by featuring clearly identifiable zones for each resident. The rooms are arranged into small groups and situated around an open foyer providing privacy and a homelike atmosphere. A separate dining room and central kitchen area is provided for each of the two villages contributing to the welcoming community feeling.

In order to maintain the homelike feeling, special attention was paid to the design of daily caregivers needs by creating unique ways to camouflage equipment. Closable fireplace-like niches conceal wheelchairs and other items and 8-foot catwalks above utility rooms provide access to HVAC equipment allowing maintenance personnel to conduct routine repairs unbeknownst to residents. The design objective was to create a supportive, homelike and non-institutional environment.



Profile

Skilled nursing care is the core of the Alliance Community's services, which also includes rehabilitation care, sub-acute care with its own 20-bed unit, and a Dementia/Alzheimer's care specialty unit. HHCP worked closely with the Owners, as well as the City of Deland and Volusia County representatives to provide a Development Master Plan in addition to providing full A/E services for the expansion of the original Nursing Center and a new Health Services Facility.

Designed in the Florida vernacular, the architecture complements the character of the surrounding neighborhood, while at the same time offering a budget-conscious approach to retrofitting some of the existing buildings so that they could become visually integrated with the new structures.

The existing nursing center was remodeled to provide assisted living accommodations for 24 individuals in 8 private and 8 semi-private rooms. The new 69,000 sf three-story Health Services Building included 32 assisted living rooms along with necessary support spaces on the ground floor. The 2nd and 3rd floors each contain a skilled nursing unit, providing a total of 130 (80 new and 50 renovated) skilled beds. Separate circulation elements segregate assisted from skilled residents.

Currently HHCP is designing a "Small House" concept Assisted Living Building on the Alliance Community Campus. The building will be constructed in 2 phases. The first phase includes 14 residential units with a common great room living area, dining room, kitchen, media room, and support facilities. The second phase will include 10 additional living units and a second living/dining area. All 24 units will share a common entrance, but operate as two small homes. If successful, additional small houses will be added to the campus based on demand.





Profile

Designed with in a country club setting, Aston Gardens at Sun City Center contains ten buildings housing 264 one and two bedroom independent living apartment homes.

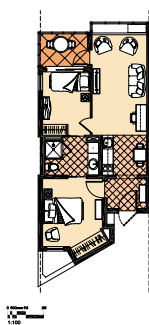
The community offers quaint lakeside gazebos, a koi pond, golf course, a citrus grove and park, along with many other amenities. The Bermuda style architecture provides a welcoming atmosphere for Residents. Exceptionally spacious floor plans, a country club setting featuring golf course vistas make Aston Gardens at Sun City Center an innovative option in independent senior living. It proudly features an elegantly appointed 20,372 SF clubhouse that contains a bank, library, game room, Grande Ballroom, comfortable lounge, luxurious dining rooms, a cozy fireplace, fitness center, an arts studio, a beauty and barber salon.



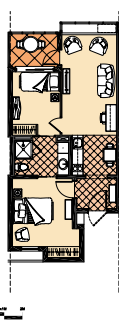
Profile

A common international reference for life in retirement is someone living in their “golden years”. These special years following one’s working life when achievements are complete, time for enjoyment is more abundant, and friends, family, especially grandchildren, are a special focus; are precious years which can be even more rewarding when your home and community are designed to best support a quality retirement life style. This is the Golden Years Goal targeted by Mr. Hu Yufang’s China Retirement Club communities designed by the aging community experts at HHCP Design International in Orlando, Florida USA, and this will be a “life worth waiting for!”

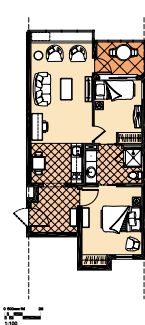
The China Retirement Club community in Kunshan is developed as a lake side harbor town unique in its atmosphere and life style from other retirement destinations. The master plan is organized around a central harbor town village and marina with convenient access for all residents. The village is the social activity center providing all indoor amenities and services for the community. The other primary activity zone is the outdoor sports recreation park positioned along the primary lake edge providing tennis, swimming, badminton, lawn sports, relaxation pavilions and gardens for enjoying nature, fresh air and the expansive lake view.



2 BEDROOM UNIT - TYPE B
SCALE 1/100 DATE: 12-14-06
Unit Area = 61 sm
Balcony = 5.3 sm
Total Area = 66.3 sm



2 BEDROOM UNIT - TYPE B2
SCALE 1/100 DATE: 12-14-06
Unit Area = 62 sm
Balcony = 5.3 sm
Total Area = 67.3 sm



2 BEDROOM UNIT - TYPE B3
SCALE 1/100 DATE: 12-14-06
Unit Area = 67 sm
Balcony = 5.3 sm
Total Area = 72.3 sm



**President
Design Director**

MChatham@HHCP.com

Profile

As Design Director, Mike is responsible to the client and the design team for design concepts, development of the overall project design and project design standards. Mike has over 27 years of design and project documentation experience in a wide variety of project types. His enthusiasm and experience qualify him to undertake a variety of demanding design challenges. He continuously exhibits the ability to quickly understand the functional, programmatic, and budgetary requirements of the client, and to sensitively resolve these issues through the creative design and illustration of their projects. He has a strong record of bringing creative solutions to technically complex planning and design projects.

Selected Projects

- Lakeview Terrace Retirement Community, Altoona FL
- The Alliance Community, Deland, FL
- Village on the Green, Longwood, FL
- UCF Continuing Care Retirement Community Master Plan, Orlando, FL
- Christian Village Retirement Resort Community, Tavares, FL
- Ladies of the Grand Army of the Republic Home, Pittsburgh, PA
- Bay Harbour Club, Continuing Care Retirement Community, Sarasota, FL
- WDW Polynesian Resort Rehab, Lake Buena Vista, FL
- WDI Golden Oak Clubhouse, Lake Buena Vista, FL
- Jekyll Island Convention Center & Beach Village, Jekyll Island, GA
- Rosen Shingle Creek Resort, Orlando, FL
- Embassy Suites Hotel, Lake Buena Vista, FL
- Fairmont Orlando at Grand Cypress, Orlando, FL
- Wyndham Grand Orlando Resort at Bonnet Creek, Orlando, FL
- Wyndham Vacation Resort at Bonnet Creek, Orlando, FL
- Marriott's Grande Vista Resort & Golf Academy, Orlando, FL
- Gateway Hilton Hotel, Kissimmee, FL
- Caribe Village Timeshare Resort, Orlando, FL
- Caribe Royale Resort Convention Center Expansion, Orlando, FL
- Vistana Resort Interval Ownership Resort, Hutchinson Island, FL
- Comfort Suites Hotel, Kissimmee, FL
- Palm Sales Centre, Dubai, UAE
- Trump Plaza (Village Centre), Palm Jumeirah, Dubai, UAE

Education

- University of Florida, Gainesville, FL
*Bachelor of Design
Master of Architecture*

Qualifications & Affiliations

- American Institute of Architects (AIA)
- Registered Architect: AL, AR, FL, GA, KY, LA, MS, MO, NV, PA, PR, SC, TX, WA, WV
- NCARB Certified
- USGBC LEED Accredited Professional
- University of Florida, College of Architecture Liaison Committee

Awards

- The Palm Sales Centre, Dubai, UAE
2004 ARDA Gold Award - Sales Centers
- Lynx Central Station, Orlando, FL
*2004 Award of Excellence - Downtown Orlando Partnership
2004 Excellence in Construction / Eagle Award - Associated Builders and Contractors, Inc.*
- Marriott Grande Vista Resort & Golf Academy, Orlando, FL
*1998 ARDA Silver Award - Resort Design
1994 ARDA Silver Award - Land Utilization*
- University of Florida Young Designer for 2002



**Vice President
Design Director**

jpurdy@HHCP.com

Profile

John is an award winning Senior Design Architect with over 45 years of design experience both nationally and internationally. He brings exciting solutions to design issues while always integrating the Client into the process. He continuously exhibits the ability to bring creative solutions to technically complex planning and design projects. John is a diverse architectural designer with experience in hospitality, leisure, education, civic, retirement and health care facilities.

Selected Projects

- Lakeview Terrace Assisted and Independent Living Community, Altoona, FL
- Lakeview Terrace Dementia Facilities, Altoona, FL
- Lakeview Terrace Skilled Nursing Cluster Homes Concept, Altoona, FL
- UCF Continuing Care Retirement Community Land Use Analysis, Orlando, FL
- The Vineyard Care Retirement Community Land Use Analysis, Windermere, FL
- Red Maple Retirement Community, Kunshan, China
- 250-Unit Assisted Living Community, Sunrise, FL
- 300-Unit Retirement Community, Palm Beach, FL
- 360-Unit Congregate Living Facility, Altamonte Springs, FL
- Alliance Community for Retirement Living, DeLand, FL
- Alzheimer Care Center, Orlando, FL
- Aston Gardens, 240 Units, Parkland, FL
- Aston Gardens, 264 Units, Sun City Center, FL
- Aston Gardens, 276 Units, Pelican Marsh, FL
- Bentley Village, 180 Units of Independent Living, Naples, FL
- Bentley Village, 48 Assisted Living and Dementia Facility, Naples, FL
- Brethren Home, New Oxford, PA
- Buckner Retirement Community, Beaumont, TX
- Calder Woods, Beaumont, TX
- Continuing Care Retirement Community, Pompano Beach, FL
- Fairhaven Retirement Center, Upper Sandusky, OH

Education

- University of Illinois, Urbana, Illinois
Bachelor of Architecture (with Honors)
- Crozier Theological Seminary
University of Chicago Divinity School

Member of

- American Institute of Architects
- Registered Architect: PA
- NCARB Certified

Awards

- Sunbelt Living Center, Apopka, FL
1994 Outstanding Project Award Hospital, Health Care Facilities \$3-\$10 Million, The Central Florida Chapter of Associated Builders and Contractors, Inc.
- Emerald Grande at HarborWalk Village, Destin, FL
2008 ARDA Gold Award - Interior Design - Common Area
- Marriott Grande Vista Resort & Golf Academy, Orlando, FL
1998 ARDA Silver Award - Resort Design
1994 ARDA Silver Award - Land Utilization
- The Palm Trump International Hotel and Tower, Dubai, UAE
2006 ARDA Silver Award - Resort Architecture
- The Palm Master Plan, Dubai, UAE
2005 ARDA Gold Award - Site Utilization
2004 ARDA Gold Award - Resort Architecture



*Construction
Managers*

*General
Contractors*

Design/Build

*Development
Managers*

CORPORATE HISTORY

Lamm & Company Partners is a well-established Construction Manager and Design/Builder for select manufacturing, commercial, and interiors projects; specializing in income producing and investment grade properties for owner-users, investors and institutions. Lamm & Company Partners is comprised of the Building Group, Interiors Group, and the Development Group.

Since its inception in 1991, Lamm & Company Partners has established an excellent client base and a broad range of successful project experience. We develop long-term relationships to provide better, smarter and faster delivery of investment opportunities; proving us to be a partnership that delivers on-time, on-budget projects.

Lamm & Company Partners has been able to maintain a continued growth rate because of its dedication to customer satisfaction, prompt performance, high standards of workmanship and attention to the myriad of details necessary to bring all projects to successful completion.

The most outstanding attribute of Lamm & Company Partners is that we continually demonstrate our philosophy of client satisfaction. This is evident by the high percentage of repeat and negotiated work we have with investors, owner-users, and institutions; a few of which include:

- Full Sail University
- Taurus Development
- Florida Bank of Commerce
- Florida Hospital
- Rollins College
- Fields Group
- TrustCo Bank
- Avalon Park Group, Inc.
- College Park Business Center
- Orlando Heart Center
- Dyer, Riddle, Mills & Precourt, Inc.
- Workforce of Central Florida



LAMM
COMPANY
PARTNERS



Development
Managers

Construction
Managers

General
Contractors

Design/Build

Park Tower at Avalon (Encore) • Healthcare Facility

ORLANDO, FLORIDA

- OWNER: AVALON SENIOR LIVING, LLC
- ARCHITECT: BAKER BARRIOS ARCHITECTS
- CONTRACT AMOUNT: \$10,105,000
- SQUARE FOOTAGE: 80,000 SF
- DESCRIPTION: NEW CONSTRUCTION

MULTIPURPOSE PERFORMANCE VENUE



“Progress Point Property Project Profile”

PROGRESS POINT PROPERTY PROJECT PROFILE

Providing Residents with World-Class Living

Drawing on the combined experience from some of the country's most experienced owners and operators of seniors housing, we have envisioned a community that serves assisted living and memory care residents with grace and understanding.

Gateway Greenspace

- Open Courtyard framing the community and cooling the streetscape
- Corner Park connecting this central pedestrian intersection
- Pedestrian scale

Community Commons

- Approximately 15,000 square feet
- Intergenerational Bistro and Coffee Bar open to the public
- First class dining facilities for Residents
- Resident activity and gaming areas, indoor and outdoor
- Administrative and support offices
- Marketing and sales offices
- Wellness Center for therapy and medical advice and assistance

Assisted Living

- 80 unit upscale facility offering personal and directed licensed care
- Ample one bedroom, 2 bedroom and Alcove residences
- While Residents enjoy 3 meals a day in the Commons, kitchenettes are provided in apartments

Memory Care

- 32 units
- Primarily studio apartments
- Customized programs to promote independence and harmony

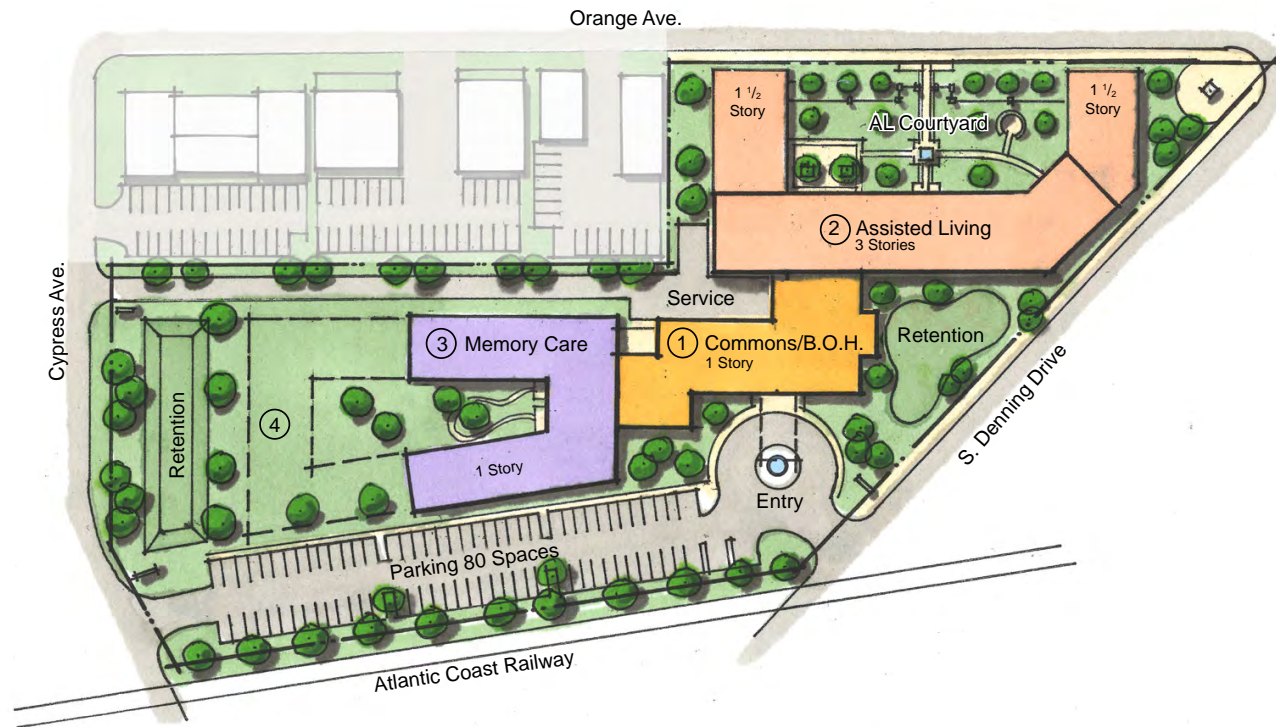
Ample Parking

- 80 Spaces
- Primarily accommodating staff

Expansion/Commercial Use

- 0.5 Acres reserved for future uses

- ① Commons/ B.O.H.
1 Story - 12,814 sf
- ② Assisted Living
80 Apartments
3 Story - 58,759 sf
- ③ Memory Care
32 Units
1 Story - 15,412 sf
- ④ Future Expansion



ROC Seniors/LCS AL/MC Community Winter Park FL

4.30.15
HHCP Architects

Conceptual Elevation



View from Orange Avenue



Conceptual Elevation Massing Study



View from Orange Avenue

Conceptual Elevation Massing Study



View from Orange Avenue



CONTACT

Phil Anderson

Chief Investment Officer

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Orlando, FL 32801

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M : (407) 739-0002

David Wigle

Senior Vice President of Investments

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1000 Legion Place, Suite 1600

Orlando, FL 32801

P : (407) 255-2222

M : (407) 415-2888

Ken C. Larson

EVP / Director of Development

LCS DEVELOPMENT

400 Locust Street, Suite 820

Des Moines, IA 50309

P : (515) 875-4604

M : (515) 991-1053



ROC Seniors

ROC Seniors Housing Fund Manager, LLC

June 12, 2015

Mr. Randy B. Knight
City Manager
City Hall
401 Park Avenue South
Winter Park, FL 32789

Re: Revisions to Proposal for acquisition of Progress Point Property

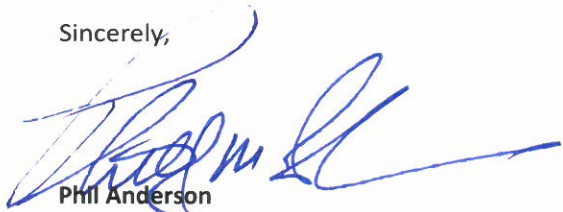
Dear Randy,

It was a pleasure meeting with you and thank you for your insight and additional perspective. We are thrilled about the project's thoughtful combination of uses adding much needed low impact senior's housing, an outstanding and attractive restaurant component with off-street parking while preserving the unique quality of the city. Pursuant to our discussion this morning, we offer the following revisions to our original proposal.

- The land price would be \$4.5M.
- The proposal assumes 32 memory care units and 80 assisted living units in Phase 1 with expansion potential of an additional 32 memory care units for a total of 144 units.
- Site PD rezoning allowing for a FAR in excess of 45%.
- The proposal assumes the Orange Avenue frontage would include a 1000 SF Coffee/Bistro and a 5000 SF restaurant with outdoor dining located on the point at Orange Ave and Denning Drive. The proposal assumes the existing utilities alignment remains in-place and we can build within 10 feet of the utilities.
- Access to Palmetto Ave would remain in a continuous drive parallel to the tracks. Traffic speed controls would be included.
- The design would include a tiered roofline with 1.5, 2 and 3 floors stepped back from Orange Avenue.

We are excited to be considered and look forward to working with your team.

Sincerely,



Phil Anderson
Chief Investment Officer
ROC Seniors Housing Fund Manager, LLC
A subsidiary of Bridge Investment Group Partners, LLC
1000 Legion Place, Suite 1600
Orlando, FL 32801

ROC Seniors

ROC Seniors Housing Fund Manager, LLC

August 14, 2015

Economic Development Advisory Board
401 Park Avenue South
Winter Park, FL 32789-4386

Re: Revisions to Proposal for acquisition of Progress Point Property

Dear EDAB Members,

Please find additional information about the proposed purchase and development of the property known as Progress Point.

- The land price would be \$4.5M.
- The proposal assumes 32 memory care units and 82 assisted living units in Phase 1 with expansion potential of an additional 32 memory care units for a total of 144 units.
- The proposal assumes the Orange Avenue frontage would include 6000 SF restaurant with outdoor dining located on the point at Orange Ave and Denning Drive. The proposal assumes the existing utilities alignment remains in-place and we can build within 10 feet of the utilities.
- Rezoning to support proposed uses.
- Access to Palmetto Ave would remain in a continuous drive parallel to the tracks. Traffic speed controls would be included.
- The design would include a tiered roofline with 2 and 3 floors stepped back from Orange Avenue.

Estimated Economic Impact: The property is currently valued by Orange County Property Appraiser as \$2.7M for the land and \$563,558.00 for the buildings.

The estimated value upon completion of the proposed project is \$4.5M for the land and approximately \$12.9M to \$16.7M for the buildings. The total new taxable value would be between \$17.4M and \$21.2M. It is important to note that ROC Seniors does not operate as a not-for-profit and, accordingly, is subject to ad valorem tax. This equates to between \$71,206.00 - \$86,756.00 to City general fund and \$4,785.00 - \$5,830.00 in Winter Park Debt Service (Series 2011 and 2004). It would also pay additional funds annually to cover the Orange 17-92 Road Improvement.

The total construction cost is expected to be \$31M and would create approximately 100 construction related jobs during the 12 months of construction. Payroll of such jobs would be approximately \$8M.

August 14, 2015

Page 2

The proposed development of the Assisted Living and Memory Care project will employ approximately 85 FTEs with an annual payroll of \$2.3M. The restaurant is expected to employ approximately 50 FTEs with an annual payroll of \$1.2M.

In addition, the impact of the additional residents and employees located on the pedestrian friendly Orange Avenue corridor will positively impact the businesses in the area.

We appreciate your consideration of the additional information related to our proposal.

Sincerely,



Phil Anderson

Chief Investment Officer

ROC Seniors Housing Fund Manager, LLC

*A subsidiary of Bridge Investment Group
Partners, LLC*

1000 Legion Place, Suite 1600

Orlando, FL 32801



city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	September 14, 2015		
prepared by	City Manager	approved by	<input checked="" type="checkbox"/>	City Manager	
department			<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

Selection of City Attorney

motion | recommendation

Authorize Mayor to execute a contract with then number one ranked firm Fishback Dominick for City Attorney services.

background

Upon the Commission's direction the City issued an RFP for City Attorney services. After oral presentations on August 31, 2015 the Commission ranked the firms as follows: #1 – Fishback Dominick; #2 – Garganese Weiss D'Agresta; #3 – Greenspoon Marder; #4 – Vose Law Firm; #5 – Bryant Miller Olive.

Attached are two contract options from Fishback Dominick. The only difference between the two is the retainer component in Section 3A.

Option 1 is directly from their proposal. It is a monthly retainer of \$5,500 which covers the first 30 hours each month with hours above 30 billed at their hourly rates delineated in Section 3B.

Option 2 is a monthly retainer of \$15,500 which covers the first 80 hours each month with hours above 80 billed at their hourly rates delineated in Section 3B. Based upon the City's history in using attorney services staff recommends this option.

The effective date of the contract would be October 1st.

Staff further suggest that we review how the new contract is working after 6 months and if a different arrangement is needed we can negotiate such at that time.

alternatives | other considerations

The Commission has the option of re-ranking the respondents or suggesting a different retainer model.

fiscal impact

City Attorney services are currently budgeted at \$25,000 per month which covers half hours except litigation and bond work.

Option 1

RETAINER AGREEMENT FOR LEGAL SERVICES

THIS RETAINER AGREEMENT FOR LEGAL SERVICES (this "Agreement") made and entered into this 14th day of September 2015, by and between FISHBACK, DOMINICK, BENNETT, ARDAMAN, AHLERS, LANGLEY & GELLER LLP a/k/a Fishback Dominick, whose address is 1947 Lee Road, Winter Park, Florida 32789-1834, (hereinafter referred to as the "Firm"), and the CITY OF WINTER PARK, a municipal corporation of the State of Florida, whose address is 401 Park Avenue South, Winter Park, Florida (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, the Firm desires to provide legal services to the City and the City desires to receive such services; and

WHEREAS, this Agreement is entered into in accordance with a competitive request for proposal process; and

WHEREAS, the City is authorized under the City of Winter Park Charter, Florida Constitution and the laws of the State of Florida to enter into this Agreement and to perform all of its obligations hereunder.

NOW THEREFORE, in consideration of the agreement and promises set forth herein and other good and valuable consideration, the parties agree as follows:

1. ENGAGEMENT OF FIRM. Effective on October 1, 2015, the City engages the Firm and the Firm agrees to perform the legal services for the City as set forth herein. A. Kurt Ardaman, Daniel W. Langley and Richard S. Geller of the Firm shall serve as the primary attorneys to provide legal services under this Agreement. A. Kurt Ardaman of the Firm is hereby appointed and shall serve in the capacity of City Attorney to the City of Winter Park in accordance with the City Charter and the Code of Ordinances of the City. Mr. Ardaman will be the primary attorney for the Firm attending City Commission meetings. Daniel W. Langley shall serve in the capacity of Deputy City Attorney for the City of Winter Park and may attend City Commission meetings in the absence of Mr. Ardaman. Further, Daniel W. Langley will be the primary attorney for the Firm attending Planning and Zoning Board and Board of Zoning Adjustment meetings. In the event of Mr. Ardaman's and Mr. Langley's temporary absence due to scheduling conflicts, vacation or sickness, one of the Firm's experienced municipal lawyers will attend such meeting(s). Mr. Geller will be the principal attorney for litigation matters and Christopher R. Conley will be the primary attorney for the Code Enforcement Board. The other attorneys of the Firm will also provide legal services to the City as the need arises and shall serve as assistant city attorneys.

2. SCOPE OF SERVICES.

A. The City of Winter Park, acting by and through its City Commission as a collegial body, is the Firm's client, and the Firm shall take direction from the City Commission and, on a

day to day basis, from the City Manager. The Firm shall provide professional advice, counsel, representation, and legal services, as may be assigned and as necessary to protect the City's interests, including, but limited to: (i) attending all regular and special meetings of City Commission unless excused by the City Commission or City Manager; (ii) attending all regularly scheduled Planning and Zoning Board and Code Enforcement Board meetings unless excused by the City Commission or City Manager and, upon request, attend any other City board, commission or committee meetings; (iii) as requested by the City Manager, provide a Firm attorney for up to four (4) hours per week of office time and staff meetings at City Hall at a mutually agreeable date and time in a space designated by the City Manager; (iv) be available as needed or requested by the Commission, City Manager, individual Commissioners and staff to review, research and provide advice and counsel with regarding to questions of law, development applications, contracts, ordinances, actions/inactions, legislation and other matters needed or required by the City; (v) represent the City in proceedings before all federal and state courts and administrative proceedings in the State of Florida; (vi) act as an intermediary and legal advisor for the City when special counsel or insurance defense counsel is appointed to represent the City in any legal proceeding; (vii) real estate transactions; and (viii) draft ordinances, resolutions, contracts, development agreements, interlocal agreements, and other agreements.

B. In compliance with Section 112.313(16)(c), Florida Statutes, Mr. Ardaman and the Firm may recommend, refer or assign legal work for the City to attorneys, law clerks and paralegals within the Firm and to "of-counsel" attorneys associated with the Firm.

C. It is acknowledged that the City may elect to assign certain legal services to outside legal counsel not associated with the Firm in certain matters, for example where the City's insurer will provide legal counsel for the City, retirement and pension benefits matters, union and employment law matters and bond counsel services. The Firm shall not be responsible for matters the City assigns to legal counsel/attorneys outside of the Firm. As the Firm deems appropriate and in specialized matters, the Firm may recommend to the City that special legal counsel be used for defined purposes. If recommended by the Firm, the City Manager may approve use of special counsel for an expenditure of legal fees payable to the special legal counsel not to exceed the City Manager's spending authority under the ordinances and rules of the City. All other requests to utilize special counsel shall be subject to prior approval of the City Commission.

3. COMPENSATION. Compensation to the Firm from the City will consist of a monthly retainer, an hourly rate for services, reimbursement of costs as incurred and other compensation as follows:

A. Retainer Services. A retainer in the amount of \$5,500.00 per month will be paid by the City to the Firm. The monthly retainer amount covers the Firm's legal services to the City for up to the first thirty (30) hours of work per month, excluding billable costs. The retainer amount excludes the Firm's fees and costs covered by paragraphs 3. C. through 3. H., inclusive.

B. General Services. All matters and services that are not covered by the monthly retainer shall be billed on an hourly basis (in increments of one-tenth of an hour) at the following rates:

Partners and Board Certified Attorneys	\$225.00 per hour
Associates (non-Board Certified)	\$200.00 per hour
Paralegals & Law Clerks	\$110.00 per hour
Legal Assistants	\$80.00 per hour

C. Litigation Services. Litigation services including administrative, arbitration, and court and appellate proceedings, shall be at the same rates as provided in subsection 3.B. above.

D. With regard to cost reimbursement, the City agrees to reimburse the Firm for its out-of-pocket costs, including court filing fees, court reporter's fees, long distance telephone calls, facsimile charges, electronic research (e.g. Lexis-Nexis and Westlaw), real estate closing costs, express delivery charges, postage, printing, costs of reproducing documents (in firm copies billed at \$0.20 per copy), and necessary travel expenses at IRS standard mileage rates (not to include mileage back and forth to City Hall or the Orange County Courthouse) and other similar expenses.

F. The rendering of title commitments and issuance of title insurance policies incident to the purchase or sale of real estate by City will be in accordance with applicable promulgated rates for such insurance plus cost of title search. The Firm shall serve as title agent on all transactions involving the City's purchase or sale of real property, unless otherwise directed by the City Commission.

G. For professional services involving municipal finance (e.g. general obligation bonds, revenue bonds, or other types of bond issuance), Firm shall be paid a lump sum fee for such services to compensate the Firm for the time incurred in reviewing and revising of financing and bond documents and the drafting of an legal opinion letter and for the potential risks associated with the issuance of an opinion letter relating to the legality of the City's issuance of bond. Fees for this type of legal work shall be negotiated in good faith between the Firm and City Manager.

H. For legal services provided by the Firm in which third parties reimburse the City (such as development review pass through matters reimbursed by applicants/developers and prevailing party attorneys' fee awards), the Firm's hourly rates will be one-third higher than the hourly rates provided to the City under Paragraph 3. B. of this Agreement (rounded up to the nearest five dollar increment), subject to rate adjustments as may be mutually approved by the Firm and City Manager.

4. INVOICES. Invoices for professional services will be rendered by the Firm to the City on a monthly basis. City agrees to pay invoices submitted by the Firm within twenty (20) days of the date of such invoice. Invoices shall denote what attorney or other person who conducted the work, a brief explanation of the type of work performed, the date on which the

work was performed, and the amount of time expended in performing the work. Invoices shall also show the cost reimbursements being sought by the Firm.

5. TERMINATION. This Agreement is a continuing services agreement with no specific termination date. The Firm understands that it serves at the pleasure of the City Commission of the City of Winter Park and that the City is not obligated to utilize the services for any specific time period. The City Commission may terminate this Agreement at any time in accordance with the City Charter, without penalty. The Firm may terminate this Agreement and its representation of the City at any time without penalty. Upon termination of legal services, the City shall remain obligated to pay the Firm for previous services rendered and any services rendered during the transition to the City's new legal counsel.

6. NOTICES. All notices, demands or other writing made under this Agreement are to be given, or made or sent, or which may be given or made or sent, by either party through this Agreement to the other, shall be deemed to have been given, made or sent when made in writing and deposited in the United States mail, certified, return receipt requested and postage prepaid and addressed as follows:

TO Firm: City Attorney
Attn: A. Kurt Ardaman
Fishback, Dominick, Bennett, Ardaman
Ahlers, Langley & Geller LLP
1947 Lee Road
Winter Park, Florida 32789-1834
With copy by email to ardaman@fishbacklaw.com

TO City: City Manager
Attn: Randy Knight
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789
With copy by email to
rknight@cityofwinterpark.org

The address to which any notice, demand or other writing may be given, or made, or sent, as above provided, may be changed by written notice given by such party as above provided.

7. LIABILITY. During the term of this Agreement, the Firm shall maintain a professional liability insurance policy with a minimum of five million dollars in liability coverage. The City acknowledges and understands that there are no assurances or guarantees, either expressed or implied, with respect to the outcome of any particular issue or matter handled by the Firm. The City agrees that the services provided by the Firm under this Agreement are performed as an officer of the City and therefore, the City hereby extends protections afforded by Section 111.07, Florida Statutes to the Firm and each of its partners, attorneys, law clerks and paralegals and the City shall defend the same accordingly.

8. LAWS. The parties acknowledge that this Agreement is governed by the laws of the State of Florida and is binding upon the parties' successors and assigns.

9. ENTIRE AGREEMENT. The terms of this Agreement are intended by the parties as a final expression of their agreement with respect to such terms herein, and also as a complete and exclusive statement of such terms. There are no other provisions, terms, conditions or obligations. Provided however, the terms of this Agreement may be subsequently modified in writing upon the mutual consent of the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be made and entered into the day and year first written above.

FIRM:

CITY OF WINTER PARK

Fishback, Dominick, Bennett, Ardaman,
Ahlers, Langley & Geller LLP

Steve Leary, Mayor

A. Kurt Ardaman, Partner
For the Firm

ATTEST:

Cindy Bonham, City Clerk

Option 2

RETAINER AGREEMENT FOR LEGAL SERVICES

THIS RETAINER AGREEMENT FOR LEGAL SERVICES (this "Agreement") made and entered into this 14th day of September 2015, by and between FISHBACK, DOMINICK, BENNETT, ARDAMAN, AHLERS, LANGLEY & GELLER LLP a/k/a Fishback Dominick, whose address is 1947 Lee Road, Winter Park, Florida 32789-1834, (hereinafter referred to as the "Firm"), and the CITY OF WINTER PARK, a municipal corporation of the State of Florida, whose address is 401 Park Avenue South, Winter Park, Florida (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, the Firm desires to provide legal services to the City and the City desires to receive such services; and

WHEREAS, this Agreement is entered into in accordance with a competitive request for proposal process; and

WHEREAS, the City is authorized under the City of Winter Park Charter, Florida Constitution and the laws of the State of Florida to enter into this Agreement and to perform all of its obligations hereunder.

NOW THEREFORE, in consideration of the agreement and promises set forth herein and other good and valuable consideration, the parties agree as follows:

1. ENGAGEMENT OF FIRM. Effective on October 1, 2015, the City engages the Firm and the Firm agrees to perform the legal services for the City as set forth herein. A. Kurt Ardaman, Daniel W. Langley and Richard S. Geller of the Firm shall serve as the primary attorneys to provide legal services under this Agreement. A. Kurt Ardaman of the Firm is hereby appointed and shall serve in the capacity of City Attorney to the City of Winter Park in accordance with the City Charter and the Code of Ordinances of the City. Mr. Ardaman will be the primary attorney for the Firm attending City Commission meetings. Daniel W. Langley shall serve in the capacity of Deputy City Attorney for the City of Winter Park and may attend City Commission meetings in the absence of Mr. Ardaman. Further, Daniel W. Langley will be the primary attorney for the Firm attending Planning and Zoning Board and Board of Zoning Adjustment meetings. In the event of Mr. Ardaman's and Mr. Langley's temporary absence due to scheduling conflicts, vacation or sickness, one of the Firm's experienced municipal lawyers will attend such meeting(s). Mr. Geller will be the principal attorney for litigation matters and Christopher R. Conley will be the primary attorney for the Code Enforcement Board. The other attorneys of the Firm will also provide legal services to the City as the need arises and shall serve as assistant city attorneys.

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day to day basis, from the City Manager. The Firm shall provide professional advice, counsel, representation, and legal services, as may be assigned and as necessary to protect the City's interests, including, but limited to: (i) attending all regular and special meetings of City Commission unless excused by the City Commission or City Manager; (ii) attending all regularly scheduled Planning and Zoning Board and Code Enforcement Board meetings unless excused by the City Commission or City Manager and, upon request, attend any other City board, commission or committee meetings; (iii) as requested by the City Manager, provide a Firm attorney for up to four (4) hours per week of office time and staff meetings at City Hall at a mutually agreeable date and time in a space designated by the City Manager; (iv) be available as needed or requested by the Commission, City Manager, individual Commissioners and staff to review, research and provide advice and counsel with regarding to questions of law, development applications, contracts, ordinances, actions/inactions, legislation and other matters needed or required by the City; (v) represent the City in proceedings before all federal and state courts and administrative proceedings in the State of Florida; (vi) act as an intermediary and legal advisor for the City when special counsel or insurance defense counsel is appointed to represent the City in any legal proceeding; (vii) real estate transactions; and (viii) draft ordinances, resolutions, contracts, development agreements, interlocal agreements, and other agreements.

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work was performed, and the amount of time expended in performing the work. Invoices shall also show the cost reimbursements being sought by the Firm.

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6. NOTICES. All notices, demands or other writing made under this Agreement are to be given, or made or sent, or which may be given or made or sent, by either party through this Agreement to the other, shall be deemed to have been given, made or sent when made in writing and deposited in the United States mail, certified, return receipt requested and postage prepaid and addressed as follows:

TO Firm: City Attorney
Attn: A. Kurt Ardaman
Fishback, Dominick, Bennett, Ardaman
Ahlers, Langley & Geller LLP
1947 Lee Road
Winter Park, Florida 32789-1834
With copy by email to ardaman@fishbacklaw.com

TO City: City Manager
Attn: Randy Knight
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789
With copy by email to
rknight@cityofwinterpark.org

The address to which any notice, demand or other writing may be given, or made, or sent, as above provided, may be changed by written notice given by such party as above provided.

7. LIABILITY. During the term of this Agreement, the Firm shall maintain a professional liability insurance policy with a minimum of five million dollars in liability coverage. The City acknowledges and understands that there are no assurances or guarantees, either expressed or implied, with respect to the outcome of any particular issue or matter handled by the Firm. The City agrees that the services provided by the Firm under this Agreement are performed as an officer of the City and therefore, the City hereby extends protections afforded by Section 111.07, Florida Statutes to the Firm and each of its partners, attorneys, law clerks and paralegals and the City shall defend the same accordingly.

8. LAWS. The parties acknowledge that this Agreement is governed by the laws of the State of Florida and is binding upon the parties' successors and assigns.

9. ENTIRE AGREEMENT. The terms of this Agreement are intended by the parties as a final expression of their agreement with respect to such terms herein, and also as a complete and exclusive statement of such terms. There are no other provisions, terms, conditions or obligations. Provided however, the terms of this Agreement may be subsequently modified in writing upon the mutual consent of the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be made and entered into the day and year first written above.

FIRM:

CITY OF WINTER PARK

Fishback, Dominick, Bennett, Ardaman,
Ahlers, Langley & Geller LLP

Steve Leary, Mayor

A. Kurt Ardaman, Partner
For the Firm

ATTEST:

Cindy Bonham, City Clerk



city commission public hearing

item type	Public Hearing	meeting date	September 14, 2015
prepared by department division	Dori Stone Planning & Community Development Department	approved by	<input checked="" type="checkbox"/> City Manager <input checked="" type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	N/A	<input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	final vote

Subject: An Ordinance amending Ordinance 1883 to include the category of Workforce Housing (2nd Reading)

Summary:

The City Commission asked staff to revise the adopted Affordable Housing Ordinance to broaden the categories of assistance to include people who may qualify by income for workforce housing programs. Affordable housing is for working persons and families that make 80% of less of the median family income. Workforce housing expands the income range for eligibility to include up to 120% of the median family income. Those persons tend to include those employed in such positions as those beginning careers in nursing, public safety, clerical, etc. This Ordinance will accomplish that goal.

Staff has also provided a breakdown of the housing assistance since the adoption of the Ordinance and the creation of the CRA in 1994. To provide some clarification, when the Affordable Housing Ordinance was first adopted and the linkage fee was collected, the city did buy lots and construct fifteen homes in the Hannibal Square neighborhood. This program ran from 1992 through 1998. Since then, the fee has been used for either Habitat projects, leveraged for the Hannibal Square Community Land Trust (HSCLT) or the Winter Park Housing Authority. CRA funds have gone to the HSCLT or housing rehabilitation which is managed in-house.

Fiscal Impact:

Unless the City Commission decides to reactivate the linkage fee, there is no additional fiscal impact from the adoption of this Ordinance.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA,
AMENDING ORDINANCE NO. 1883 "AFFORDABLE
HOUSING" SO AS TO EXPAND THE PROGRAM TO INCLUDE
WORKFORCE HOUSING, PROVIDING DEFINITIONS,
PROVIDING FOR SEVERABILITY, CODIFICATION,
CONFLICTS AND AN EFFECTIVE DATE.**

WHEREAS, the City of Winter Park adopted Ordinance 1883 on August 29, 1990 which established an affordable housing program within the City, and

WHEREAS, the City of Winter Park desires to broaden the opportunities for program development that may also respond to the workforce housing needs of individuals and families, and

WHEREAS, Ordinance No. 1883 needs to be amended to provide for that broader representation of individuals and families, and

WHEREAS, words with single underline shall constitute additions to the original text and strike through text shall constitute deletions to the original text, and where not no indicated shall indicate the text as unchanged from the language existing prior to adoption of this Ordinance.

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

SECTION 1. That Ordinance No. 1883 "Affordable Housing" shall be amended to read as follows and to be codified as Article VIII within Chapter 2, "Administration":

ARTICLE VIII. AFFORDABLE AND WORKFORCE HOUSING.

Sec. 2-201. Affordable and Workforce Housing.

- (a) The City Commission of the City of Winter Park has determined that the public health, safety and general welfare ~~requires warrants~~ the implementation of an affordable and workforce housing program for the following purposes:
- (1) To implement the goals, policies and objectives of the Winter Park Comprehensive Plan,
 - (2) To provide housing opportunities for lower and moderate income families in order to meet the existing and anticipated housing needs of such persons and to maintain a socio-economic mix in the community,
 - (3) To satisfy the community's obligation to provide a fair share of the community's housing production is affordable to lower and moderate income families,
 - (4) To provide for a range of housing opportunities for those who work in Winter Park and who provide the community with essential services, especially in the public health and safety sectors of the economy.

Sec. 2-202. Affordable and Workforce Housing Fee Established.

- (a) In order to implement affordable and workforce housing programs as may be established or financially supported by the City Commission, an affordable and workforce housing fee is hereby established to be paid at the time of issuance of building permits. The City Commission shall adopt such fees at the time of approval of the City fee schedule and may designate the allocation of such fees.
- (b) The affordable housing fee shall be assessed for all new construction on vacant lots, for all new net building additions and such fees shall apply to the renovation or redevelopment of existing buildings and building space when the building permit value exceeds fifty (50%) percent of the ~~replacement cost~~ building value of the building on the most recent Orange County property tax roll at the time of construction.

Sec. 2-203. Exemptions.

- (a) The following buildings constructed within the City of Winter Park shall be exempt from the affordable and workforce housing fee:
 - (1) Residential buildings constructed as part of or financially supported as part of the City's affordable or workforce housing program.
 - (2) Residential building ~~projects units which contain a set aside of housing units~~ which qualify under the definition of affordable or workforce housing, as defined herein.
 - (3) Non-residential building construction that constitutes the exempt use of property for educational, literary, scientific, religious, charitable or governmental use, as defined by Chapter 196, Florida Statutes, or that is used for such purposes by organizations which qualify for exemption from taxation under Section 501 (c) (3) of the Internal Revenue Code.
 - (4) Nursing homes, assisted living or memory care facilities.
- (b) Whenever questions arise as to the applicability of exemptions, or the method of calculation of exemptions or fees such interpretations may be requested from the City Commission by the City Manager or by the affected party.

Sec. 2-204. Affordable and Workforce Housing Program.

- (a) The City Commission shall establish, after public hearing, an affordable and workforce housing program and projects to be undertaken by the City or in partnership with other housing providers.

Sec. 2-205. Definitions.

Affordable Housing means a dwelling unit with regard to a unit for sale which costs eighty (80%) percent or less than the median price of the homes sold in the previous year in the Orlando metropolitan area and is sold to a person or person whose annual income is eighty (80%) percent or less of the median income, adjusted for family size for Orange County, Florida, and with regard to units for rent, one which rents monthly for less than eighty (80%) percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area or is rented at a monthly rent (not including utilities) to a person or persons

not to exceed more than thirty (30%) percent of their gross monthly income(s) inclusive of utility allowance and who's annual income is eighty (80%) percent or less of the median income, adjusted for utility allowance and for family size for Orange County, Florida.

Workforce Housing means a dwelling unit with regard to a unit for sale which costs one hundred twenty (120%) percent or less than the median price of the homes sold in the previous year in the Orlando metropolitan area and is sold to a person or person whose annual income is one hundred twenty (120%) percent or less of the median income, adjusted for family size for Orange County, Florida, and with regard to units for rent, one which rents monthly for less than one hundred twenty (120%) percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area or is rented at a monthly rent (not including utilities) to a person or persons not to exceed more than thirty (30%) percent of their gross monthly income(s) inclusive of utility allowance and who's annual income is one hundred twenty (120%) percent or less of the median income, adjusted for utility allowance and for family size for Orange County, Florida.

Residential Construction means an enclosed residential building and floor areas used for living and habitation included screened porches and guest houses but excluding garages, carports, open balconies, porches or lanais, screen pool enclosures, cabanas, attics and storage sheds.

Non-residential Construction means enclosed building and floor areas used for non-residential purposes but excluding parking decks or garages, carports or covered parking, attics, external mechanical or storage buildings.

Square footage means the square footage calculated in the same method as defined and utilized within the zoning code as calculated for floor area and floor area ratio.

Section 2. Incorporation Into Code. This ordinance shall be incorporated into the Winter Park City Code. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance and the City Code may be freely made.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. Conflicts. All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

Section 5. Effective Date. This ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Park, Florida.

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 Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham

RESIDENTIAL UNITS BUILT WITH CITY ASSISTANCE

Updated 09/01/15

SINGLE FAMILY HOME PROGRAM

Properties Purchased for the City's Single-Family Housing Program: (15)

464 W. Canton Ave	770 W. Lyman Ave
531 W. Canton Ave	794 W. Comstock Ave
677 W. Canton Ave	851 W. Comstock Ave
404 Garfield Ave	811 Douglas Ave
414 Garfield Ave	790 Douglas Ave
824 W. Lyman Ave	788 Douglas Ave
315 W. Lyman Ave	301 S. Capen Ave
766 W. Lyman Ave	

Properties Purchased or Funds Provided by the City to Habitat for Humanity for the Construction of Single-Family Homes: (42)

522 W. Comstock Ave	832 English Court
540 W. Comstock Ave	865 English Court
626 W. Comstock Ave	875 English Court
754 W. Comstock Ave	880 English Court
815 W. Comstock Ave	1500 Indiana Ave
817 W. Comstock Ave	661 W. Lyman Ave
801 W. Comstock Ave	665 W. Lyman Ave
865 W. Comstock Ave	684 W. Lyman Ave
510 S. Denning	705 W. Lyman Ave
670 Douglas Ave	779 W. Lyman Ave
680 Douglas Ave	829 W. Lyman Ave
771 Douglas Ave	813 New England Ave
786 Douglas Ave	764 New England Ave
787 Douglas Ave	824 W. New England Ave
820 Douglas Ave	834 W. New England Ave
830 Douglas Ave	870 New England Ave
841 Douglas Ave	880 New England Ave
847 Douglas Ave	600 N. Pennsylvania
854 Douglas Ave	531 W. Swoope Ave
881 Douglas Ave	701 Symonds Ave
887 Douglas Ave	1235 Wisconsin Ave

HANNIBAL SQUARE COMMUNITY LAND TRUST HOMES

Properties purchased and provided to the Land Trust: (20)

652/654 Canton Ave.	835/845/855/865/875 New England Ave
634/638/642/646 Canton Ave	657 Symonds Ave
650/651/661/662/671/681/701 Isreal Simpson	663 Symonds Ave

MULTI-FAMILY PROJECTS WITH WINTER PARK HOUSING AUTHORITY

600 Railroad Ave - Railroad Avenue Apartments – 30 rental units

CRA Housing Rehabilitation Program Summary
09/01/15

REHAB DATE	PROGRAM	NOTES	ADDRESS	CITY	STATE	ZIP	AWARD	PROJECT STATUS
Dec-02	CRA	roof, walkway, fence, screen door, cabinets, handicap ramp, exterior paint, landscaping, roof vent, windows, front porch	438 Garfield Ave	Winter Park	FL	32789	\$6,232.58	Complete
Oct-02	CRA	tree removal, paint, soffit, windows, repair wood	701 Douglas Ave	Winter Park	FL	32789	\$14,999.70	Complete
Nov-02	CRA	roof, paint fence/porch/walkway, exterior paint, locks, shutters, exterior electrical	451 Garfield Ave	Winter Park	FL	32789	\$4,030.00	Complete
Dec-03	CRA		781 Carver St	Winter Park	FL	32789	\$8,305.00	Complete
Jun-03	CRA	landscaping, gate, electric for irrigation, sewer, exterior paint	810 Carver St	Winter Park	FL	32789	\$10,388.40	Complete
Jun-03	CRA	repair kitchen ceiling, garage door, gutter, kitchen cabinets, roof	690 Depugh St	Winter Park	FL	32789	\$9,880.00	Complete
Nov-03	OC/CRA	emergency roof repair, dry wood treatment	510 S Capen Ave	Winter Park	FL	32789	\$4,044.95	Complete
Apr-03	CRA	pruning, plumbing, fences, electrical, sewer, foundation,	7 Carver Ct	Winter Park	FL	32789	\$10,607.08	Complete
Dec-03	CRA	roof, fence, portico construction, flood lamp	814 W Comstock Ave	Winter Park	FL	32789	\$9,632.00	Complete
May-03	CRA	roof, porch repair, exterior paint, concrete walkway	901 Carver St	Winter Park	FL	32789	\$7,824.49	Complete
Aug-03	OC/CRA	roof, fence, kitchen cabinets, exterior doors, plumbing, porch	705 W Lyman Ave	Winter Park	FL	32789	\$9,976.95	Complete
Oct-03	OC/CRA	landscaping, exterior paint, tree pruning, fence walkway tree trimming, roof, entryway stairs, concrete walkway, front & back door	301 S Capen Ave	Winter Park	FL	32789	\$10,971.00	Complete
Jun-03	OC/CRA		737 N Capen Ave	Winter Park	FL	32789	\$15,000.00	Complete
Jul-03	CRA	landscaping, roof, exterior paint, kitchen floor, driveway	663 W Comstock Ave	Winter Park	FL	32789	\$14,620.22	Complete
Aug-03	CRA	relocation of ac unit, ac repair, roof,	875 English Ct	Winter Park	FL	32789	\$4,443.00	Complete
Mar-04	OC/CRA	exterior paint, fence, plumbing, tile repair, storm door, tree trim	315 W Lyman Ave	Winter Park	FL	32789	\$10,957.53	Complete
May-04	CRA	pest control	411 Garfield Ave	Winter Park	FL	32789	\$995.95	Complete
Nov-04	OC/CRA	total house rehabilitation	764 W Comstock Ave	Winter Park	FL	32789	\$36,900.00	Complete
6/1/2004	CRA	roof, door, exterior paint,	445 S Virginia Ave	Winter Park	FL	32789	\$10,387.00	Complete
Jan-04	OC/CRA	shed, floor, paint, fence, front porch,	788 Douglas Ave	Winter Park	FL	32789	\$11,115.88	Complete
1/1/2004	OC/CRA	roof, landscaping, ceiling, tree removal, insulation,	691 Symmonds Ave	Winter Park	FL	32789	\$11,383.00	Complete
Jun-04	CRA	pest control, foundation repair, front porch, railings, exterior doors, bathroom, windows, kitchen cabinets, paint exterior, roof	862 W Comstock Ave	Winter Park	FL	32789	\$15,216.95	Complete
Jun-04	CRA		662 Callahan St	Winter Park	FL	32789	\$10,970.00	Complete
Jul-04	CRA	plumbing, electric, kitchen mill work, pest control windows, screen door, fascia repair, electrical, roof repair, painting, awning	811 English Ct	Winter Park	FL	32789	\$15,014.38	Complete
Mar-04	OC/CRA		444 Garfield Ave	Winter Park	FL	32789	\$9,735.00	Complete
Jul-04	CRA	irrigation, plumbing, driveway, masonry exterior paint	414 Garfield Ave	Winter Park	FL	32789	\$10,998.98	Complete

CRA Housing Rehabilitation Program Summary
09/01/15

2/1/2004	CRA	kitchen cabinets, landscaping, fence, driveway extension, roof	834 W New England	Winter Park	FL	32789	\$10,990.00 Complete
10/1/2004	CRA	door, window, tub and tile, kitchen cabinets, paint,	851 Symmonds Ave	Winter Park	FL	32789	\$14,930.00 Complete
Jul-04	CRA	fence, roof, soffit vents, paint, tree trim	434 Garfield Ave	Winter Park	FL	32789	\$5,688.00 Complete
Oct-04	CRA	fascia repair, driveway, front porch	705 Douglas Ave	Winter Park	FL	32789	\$10,969.00 Complete
5/1/2004	OC/CRA	landscaping, fence, exterior paint, tree removal, roof repair	824 W New England	Winter Park	FL	32789	\$10,653.00 Complete
Feb-04	CRA	termite treatment, irrigation, windows, exterior doors	680 Douglas Ave	Winter Park	FL	32789	\$10,883.90 Complete
		concrete slope, exterior drain installation, fence, tree trimming,					
Nov-04	CRA	irrigation, landscape	401 W New England	Winter Park	FL	32789	\$9,311.50 Complete
Mar-04	CRA	fence, storm door, landscaping, irrigation, exterior paint	801 W Comstock Ave	Winter Park	FL	32789	\$11,000.00 Complete
		roof, landscaping, bathroom plumbing, ac repair, grout exterior					
Oct-04	CRA	paint, sewer	840 Carver St	Winter Park	FL	32789	\$14,832.50 Complete
4/1/2004	CDBG	plumbing, kitchen cabinets, plaster walls, interior paint, roof	710 W Webster Ave	Winter Park	FL	32789	\$14,000.00 Complete
		landscaping, bathroom window, porch electric, exterior door					
Dec-04	CRA	trim, exterior paint	817 W Comstock Ave	Winter Park	FL	32789	\$10,991.50 Complete
Sep-04	CRA	roof, exterior paint, carpentry, irrigation,	830 N Denning Ave	Winter Park	FL	32789	\$8,631.00 Complete
May-04	CRA	landscape, tile work, plumbing, door & window repair, fence	771 Douglas Ave	Winter Park	FL	32789	\$10,899.62 Complete
Dec-04	CRA	tree removal, exterior painting, irrigation, driveway	510 S Denning Ave	Winter Park	FL	32789	\$10,744.00 Complete
10/1/2004	CRA	exterior paint, exterior carpentry, roof,	740 W New England	Winter Park	FL	32789	\$8,996.00 Complete
Dec-04	CRA	landscape, irrigation, exterior paint, roof, electrical	880 N Denning Ave	Winter Park	FL	32789	\$10,905.50 Complete
		irrigation, sod, plants, fence, kitchen cabinets, patch walls,					
Sep-04	CRA	bathroom cabinet, exterior paint, tiles	670 W Canton Ave	Winter Park	FL	32789	\$15,062.34 Complete
Dec-04	CRA	windows, kitchen cabinets, reroof, carpentry	438 N Capen Ave	Winter Park	FL	32789	\$11,000.00 Complete
Aug-04	CRA	awnings, exterior paint, kitchen cabinets, repaint	3 Carver Ct	Winter Park	FL	32789	\$8,452.00 Complete
		pest control, windows, paint, replace door, driveway extension,					
Sep-04	OC/CRA	roof	506 Garfield Ave	Winter Park	FL	32789	\$15,351.70 Complete
5/1/2005	CRA	fence, exterior paint,	331 N Virginia Ave	Winter Park	FL	32789	\$9,702.00 Complete
6/5/2005	CRA	landscape, repair roof, fence, porch, interior/exterior paint,	710 W Swoope Ave	Winter Park	FL	32789	\$20,236.00 Complete
Jun-05	CRA	sod,handrail,fence,	540 W Comstock Ave	Winter Park	FL	32789	\$10,736.00 Complete
Sep-05	CRA	mildew, door, tree work, awnings, landscape, exterior paint	413 Carolina Ave	Winter Park	FL	32789	\$10,763.95 Complete
Jun-05	CRA	windows, roof	512 W Canton Ave	Winter Park	FL	32789	\$10,543.00 Complete
Jul-05	OC/CRA	windows, interior ceiling, pest control,	920 N Denning Ave	Winter Park	FL	32789	\$11,060.84 Complete

CRA Housing Rehabilitation Program Summary
09/01/15

Apr-05	CRA	plumbing, fence, exterior paint, irrigation, tree removal	830 Douglas Ave	Winter Park	FL	32789	\$10,582.50 Complete
Feb-05	OC/CRA	fence, door, landscaping, irrigation, exterior paint	787 Douglas Ave	Winter Park	FL	32789	\$10,599.00 Complete
Aug-05	OC/CRA	pest control, fence, exterior paint, patio slab	880 English Ct	Winter Park	FL	32789	\$11,119.73 Complete
		exterior painting, landscaping, irrigation, walkway					
Apr-05	CRA	reconstruction, , awnings, pest control	521 W Canton Ave	Winter Park	FL	32789	\$11,884.90 Complete
		tile work, landscape, exterior paint, exterior doors, window					
Sep-05	CRA	repair.	786 Douglas Ave	Winter Park	FL	32789	\$10,929.91 Complete
		pest control, paint trim, exterior paint, roof, carpentry, tree					
Mar-05	OC/CRA	removal	662 Depugh St	Winter Park	FL	32789	\$10,165.90 Complete
10/1/2005	CRA	fence, tree removal	840 Symmonds Ave	Winter Park	FL	32789	\$9,798.00 Complete
May-05	CRA	landscape, exterior paint, roof	950 N Denning Ave	Winter Park	FL	32789	\$8,135.58 Complete
Nov-05	CRA	pest control, exterior paint, siding, exterior electrical,	821 English Ct	Winter Park	FL	32789	\$10,969.55 Complete
		drywall, driveway, railing, tree removal, landscape, irrigation, air					
Sep-05	OC/CRA	ducts	521 Carolina Ave	Winter Park	FL	32789	\$15,187.25 Complete
4/1/2005	CRA	ac unit, termite, plumbing, vinyl floors, bathroom, roof	677 W Swoope Ave	Winter Park	FL	32789	\$11,197.00 Complete
		irrigation, exterior paint, driveway repair, kitchen cabinets, trim					
May-05	CRA	trees, pest control	819 W Comstock Ave	Winter Park	FL	32789	\$15,065.40 Complete
Oct-05	CRA	gate, trim exterior doors, fence, irrigation, landscape,	820 Douglas Ave	Winter Park	FL	32789	\$10,590.00 Complete
Oct-05	OC/CRA	exterior doors, tree removal, landscape, roof, exterior paint	824 W Lyman Ave	Winter Park	FL	32789	\$10,994.00 Complete
Dec-05	CRA	fix irrigation: water leak & placing a timer	670 W Canton Ave	Winter Park	FL	32789	\$573.20 Complete
Apr-05	CRA	exterior paint, plumbing, windows, roof, carpentry	710 W Canton Ave	Winter Park	FL	32789	\$9,303.00 Complete
Nov-05	CRA	front porch, shed, ac repairs/installation	710 W New England	Winter Park	FL	32789	\$14,995.00 Complete
Mar-05	CRA	windows & foundation	510 Carolina Ave	Winter Park	FL	32789	\$10,913.00 Complete
		insulation, drop ceiling, water heater wire, breaker, paint					
Nov-06	CRA	bedroom, roof	810 W Canton Ave	Winter Park	FL	32789	\$11,540.00 Complete
		kitchen cabinets, kitchen reconstructions, plumbing, roof					
Apr-06	CRA	covering replacement	650 W Canton Ave	Winter Park	FL	32789	\$11,404.00 Complete
Feb-06	OC/CRA	roof, a/c, plumbing,	832 English Ct	Winter Park	FL	32789	\$10,995.13 Complete
Jun-06	CRA	door repairs, sink, roof	691 Dunbar St	Winter Park	FL	32789	\$10,020.00 Complete
		fence, termite, driveway extension, patio extension, fascia, soffit,					
4/1/2006	CRA	flood lights	678 W Swoope Ave	Winter Park	FL	32789	\$11,171.00 Complete
3/1/2006	CRA	termite treatment, irrigation, exterior door, painting	841 W Swoope Ave	Winter Park	FL	32789	\$4,089.00 Complete
		insulation, siding, concrete driveway, exterior doors, windows,					
Aug-06	CRA	kitchen cabinets, counter tops	831 Carver St	Winter Park	FL	32789	\$17,996.40 Complete
Feb-06	CRA	gates, exterior paint, roof, carpentry,	797 English Ct	Winter Park	FL	32789	\$10,479.00 Complete
Jul-06	CRA	landscaping, exterior paint, tool shed, roof	794 W Comstock Ave	Winter Park	FL	32789	\$10,024.00 Complete

CRA Housing Rehabilitation Program Summary
09/01/15

Feb-06	CRA	exterior doors, kitchen cabinets, fence	770 Carver St	Winter Park	FL	32789	\$10,976.08 Complete
Dec-07	CRA	fence, shingles, tile repairs, tile in foyer, shed, roof	684 W Lyman Ave	Winter Park	FL	32789	\$11,361.00 Complete
Nov-07	CRA	bath, bedroom & kitchen floor, paint, kitchen cabinets, plumbing	405 Carolina Ave	Winter Park	FL	32789	\$19,641.00 Complete
Oct-08	CRA	windows, electrical kitchen, insulation, exterior paint, partial roof work	600 Depugh St	Winter Park	FL	32789	\$19,980.00 Complete
Aug-08	CRA	tub, toilet, HVAC, livingroom frame, roof, concrete walkway	701 W Comstock Ave	Winter Park	FL	32789	\$18,291.00 Complete
Dec-08	CRA	exterior paint, trim trees, roof, bathroom floor, door, hvac	811 Douglas Ave	Winter Park	FL	32789	\$16,155.00 Complete
Dec-08	CRA	plumbing, electrical, bathroom floor,	920 N Denning Ave	Winter Park	FL	32789	\$11,967.19 Complete
Sep-08	CRA	roof repair for unfinished work	810 W Canton Ave	Winter Park	FL	32789	\$7,303.00 Complete
Feb-08	CRA	exterior paint, windows, drain, fence, roof	840 N Denning Ave	Winter Park	FL	32789	\$9,991.00 Complete
Mar-08	CRA	electrical, roof, insulation, windows, external doors, kitchen cabinets, plumbing	678 Callahan St	Winter Park	FL	32789	\$21,731.00 Complete
8/1/2008	CRA	windows, electric, kitchen door & cabinets, hvac, ac unit, roof	617 W Swoope Ave	Winter Park	FL	32789	\$18,834.00 Complete
Sep-08	CRA	walls, dry wall, termite control, paint,	847 Douglas Ave	Winter Park	FL	32789	\$16,081.09 Complete
May-08	CRA	roof	521 Carolina Ave	Winter Park	FL	32789	\$4,920.00 Complete
Aug-08	CRA	fence, storm door, tree removal/cleanup, concrete floor porch,	522 W Comstock Ave	Winter Park	FL	32789	\$10,970.00 Complete
Jan-08	CRA	exterior paint, irrigation, landscape	706 W Lyman Ave	Winter Park	FL	32789	\$12,383.00 Complete
Jan-08	CRA	plumbing, vinyl floors, electric, interior paint	840 Carver St	Winter Park	FL	32789	\$5,350.00 Complete
Aug-08	CRA	porch roof, flood lights, bathroom plumbing, seal in windows, storm door, hand rails, kitchen sink.	663 W Comstock Ave	Winter Park	FL	32789	\$12,862.00 Complete
Sep-08	CRA	window, new AC, termite treatment	820 Douglas Ave	Winter Park	FL	32789	\$500.00 Complete
1/1/2008	CRA	insurance reimbursement for deductible in floors & cabinets	411 N Pennsylvania Ave	Winter Park	FL	32789	\$16,000.00 Complete
May-08	CRA	roof, bathroom, doors,	720 W New England	Winter Park	FL	32789	\$19,990.74 Complete
Apr-09	CRA	shed, floor, paint, electrical, plumbing, hvac,	712 W Comstock Ave	Winter Park	FL	32789	\$7,040.00 Complete
Apr-09	CDBG	exterior paint, roof, bathroom electric, carpentry	840 W Comstock Ave	Winter Park	FL	32789	\$16,850.00 Complete
Apr-09	CDBG	roof, exterior doors, interior doors, plumbing, hvac, ceilings,	690 Depugh St	Winter Park	FL	32789	\$9,495.81 Complete
Aug-09	CRA	windows, electrical	841 Douglas Ave	Winter Park	FL	32789	\$4,170.00 Complete
Apr-09	CDBG	roof, doors, windows, hvac, plumbing, electrical, sewer electric, exterior wood, tank plumbing, hand rails, window repair, gypsum repair, floor in bedroom, interior trim, exterior paint.	701 Douglas Ave	Winter Park	FL	32789	\$14,718.00 Complete
Apr-09	CDBG	exterior, roof, driveway, interior, hvac, electrical					

CRA Housing Rehabilitation Program Summary
09/01/15

Sep-09	CDBG	mechanical, plumbing, tile, foundation repair, exterior painting, landscaping	2148 Blossom Ln	Winter Park	FL	32789	\$15,000.00 Complete
7/1/2009	CRA	front porch repair, hvac, gutters, exterior lighting, electrical, bathroom plumbing, kitchen repairs,	834 W New England	Winter Park	FL	32789	\$8,919.00 Complete
Jul-09	CRA	repairs	678 Callahan St	Winter Park	FL	32789	\$4,241.07 Complete
Nov-09	CRA	windows, doors, exterior fascia, plumbing, paint, tile, electric	705 Douglas Ave	Winter Park	FL	32789	\$19,550.00 Complete
10/1/2009	CDBG	windows, ceiling and wall repair in bedrooms/hallway, drywall repair, soffits and fascia, paint, roof seal coat and repair	1530 Mayfield Ave	Winter Park	FL	32789	\$15,000.00 Complete
Jan-09	CRA	windows, plumbing, master bathroom, gypsum repair, flooring, Roof, doors, screen enclosure, shower, bathroom tile, windows,	900 N Denning Ave	Winter Park	FL	32789	\$20,000.00 Complete
11/1/2009	CDBG	kitchen ceiling, garage retaining wall and door	2469 Whitehall Cir	Winter Park	FL	32789	\$15,000.00 Complete
Aug-09	CRA	porch reconstruction, windows, electrical, plumbing, mechanical front/back door, windows, exterior paint, exterior skirt, electrical, railing, mechanical, floor, vent, interior ceilings,	730 Callahan St	Winter Park	FL	32789	\$19,150.00 Complete
Jun-09	CDBG	plumbing, porch wall repair, windows, replace ac unit, electric, plumbing, roof, tile, interior trim	509 Garfield Ave	Winter Park	FL	32789	\$16,900.00 Complete
Aug-09	CRA	bathroom plumbing, tile, roof, interior trim, cabinets	680 Douglas Ave	Winter Park	FL	32789	\$10,850.00 Complete
Dec-09	CDBG	floor, porch, doors, wood repair, drywall, roof, garage roof, front and atrium deck	1722 Chestnut Ave	Winter Park	FL	32789	\$15,000.00 Complete
5/1/2009	OC/CRA	wood repair	780 W New England	Winter Park	FL	32789	\$9,000.00 Complete
6/1/2009	CDBG	water heater, floor framing, plumbing, exterior painting, windows, kitchen, electric	785 N. Phelps Ave	Winter Park	FL	32789	\$15,000.00 Complete
Aug-09	CRA	paint exterior, remove trees, roof soffit and fascia, doors, garage door, window screens, water heater, plumbing, electrical interior paintig, electrical, water heather, pest control, rear porch	654 W Lyman Ave	Winter Park	FL	32789	\$20,000.00 Complete
4/1/2009	CDBG	interior painting, plumbing, car port, awning, porch, roof	949 Turner Rd	Winter Park	FL	32789	\$13,765.00 Complete
Aug-10	CRA	windows, roof, exterior paint, rails, steps	413 Carolina Ave	Winter Park	FL	32789	\$9,825.00 Complete
Aug-10	CRA	interior/exterior painting, AC, floors, pest control, carpentry, windows, porch	7 Carver Ct	Winter Park	FL	32789	\$13,735.00 Complete
Apr-10	CRA	roof, porch, windows, interior painting, floors, bathroom, epoxy	430 Carolina Ave	Winter Park	FL	32789	\$19,990.00 Complete
Dec-10	CRA		865 W Comstock Ave	Winter Park	FL	32789	\$20,000.00 Complete
Aug-10	CRA		880 N Denning Ave	Winter Park	FL	32789	\$8,736.00 Complete

CRA Housing Rehabilitation Program Summary
09/01/15

Aug-10	CRA	window AC unit, ceilings, interior painting, interior doors, front porch, soffitt, roof,	670 W Canton Ave	Winter Park	FL	32789	\$16,000.00	Complete
Dec-11	CRA	side roof respiars, bathroom plumbing, side porch repair, exterior paint, A/C unit installed, soffit repair	830 Carver St	Winter Park	FL	32789	\$19,927.00	Complete
Mar-12	CRA	internal painting, external painting, bathroom showe rrepair, floors, fence	829 W Lyman Ave	Winter Park	FL	32789		in process
Jan-12	CRA	foundation, air conditioning units, bathroom plumbing, toilet, vanity sink	654 W Lyman Ave	Winter Park	FL	32789	\$11,990.00	Complete
TOTAL							\$1,527,823.82	

CLT Finance History

Affordable Housing Trust Fund

<i>Fiscal Year</i>	<i>Amount</i>	<i>Description</i>
2005	\$ 60,000.00	Operational Costs
2006	\$ 60,000.00	Operational Costs
	\$ 250,000.00	Down Pmt Assistance for 10 Home Owners (25K each)
	\$ 50,000.00	Insurance and Closing Costs
2007	\$ 30,000.00	Operational Costs
2008	\$ 90,000.00	Operational Costs
2009	\$ 60,000.00	Operational Costs
	\$ 600,000.00	Total From AHT

Canton Park Construction

Promissory Note	\$ 1,260,000.00	
Was paid back with sales	<u>\$ (1,260,000.00)</u>	
	\$ -	(City covered all fees and permits, additional cost not included)

Cash Transfers from CRA

<i>Fiscal Year</i>	<i>Amount</i>	<i>Description</i>
2006	\$ 1,000,000	Development funds for HSCLT was 6 months late in transfer

Additional Contracting Fees and Legal Expenses

<i>Fiscal Year</i>	<i>Amount</i>	<i>Description</i>
1999-2006	\$ 6,552.00	Misc Exps
1999-present	<u>\$ 50,000.00</u>	Est. Legal fees
	\$ 56,552.00	

Total Cash	\$ 1,656,552.00
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<i>Land</i>	<i># lots</i>	<i>Cost Per</i>	<i>Total</i>
Canton Park 10 lots	10	\$ 100,000	\$ 1,000,000.00
Comstock 3 lots	3	\$ 150,000	\$ 450,000.00
New England 7 lots	7	\$ 175,000	\$ 1,225,000.00
663 Symonds (Wounded Warrior)	1	\$ 45,000	\$ 45,000.00

Total Land	\$ 2,720,000.00
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Total Cash and Land investment in CLT	\$ 4,376,552.00
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Note that total cost does not include staff time as well as ancillary costs associated with public meetings, committee meetings, etc.



city commission **public hearing**

item type	Public Hearing	meeting date	September 14, 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 & Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	7-0 final vote

Subject: Ordinances to Establish Commercial Future Land Use and C-3 Zoning on the Annexed Property at 1566 W. Fairbanks Avenue.

On July 27th the City annexed the commercial property at 1566 W. Fairbanks Avenue pursuant to the property owner's voluntary annexation request. These Ordinances will establish a Commercial FLU designation on the Comprehensive Plan maps and Commercial (C-3) zoning on this property. The property now has the same Commercial FLU and C-3 zoning in Orange County, so there is no change.

Planning and Zoning Board Recommendation:

Motion made by Mr. Sacha, seconded by Mr. Slocum to amend the "Comprehensive Plan" Future Land Use Map so as to establish a Commercial Future Land Use designation to the annexed property at 1566 W. Fairbanks Avenue. Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Sacha, seconded by Mr. Slocum to amend the official Zoning Map so as to establish Commercial (C-3) district zoning on the annexed property at 1566 W. Fairbanks Avenue. Motion carried unanimously with a 7-0 vote.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT 1566 WEST FAIRBANKS AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the owner of the property more particularly described herein has voluntarily requested annexation into the City of Winter Park and in compliance with Chapter 171, Florida Statutes, said property has been annexed into the City of Winter Park, and

WHEREAS, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan future land use map designation as a small scale amendment to the Comprehensive Plan, and

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and Rule 9J-5, F.A.C. 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.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to establish a Commercial future land use designation on the annexed property at 1566 W. Fairbanks Avenue and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as follows:

LOTS 2 & 3, BLOCK "A", LAWNDALDE ANNEX SUBDIVISION AS RECORDED IN PLAT BOOK "J",
PAGE 50 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
PROPERTY TAX ID# 12-22-29-5000-01-020

SECTION 2. This ordinance shall become effective 31 days after adoption but shall not become effective if this Ordinance is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance is in compliance with Chapter 163, Florida Statutes.

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 Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 1566 W. FAIRBANKS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the owner of the property more particularly described herein has voluntarily requested annexation into the City of Winter Park and in compliance with Chapter 171, Florida Statutes, said property has been annexed into the City of Winter Park, and

WHEREAS, the City Commission intends to establish a municipal zoning designation on this property in compliance with the establishment of a similar Comprehensive Plan future land use designation for said property, and

WHEREAS, the establishment of 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.

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

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to establish Commercial (C-3) district zoning on the annexed property at 1566 W. Fairbanks Avenue, more particularly described as follows:

LOTS 2 & 3, BLOCK "A", LAWNDAL E ANNEX SUBDIVISION AS RECORDED IN PLAT BOOK "J",
PAGE 50 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
PROPERTY TAX ID# 12-22-29-5000-01-020

SECTION 2. This ordinance shall become effective 31 days after adoption. If this Ordinance or the related companion Ordinance amending the Comprehensive Plan for this property is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption, it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance is in compliance with Chapter 163, Florida Statutes.

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 Steve Leary

Attest:

City Clerk



city commission public hearing

item type	Public Hearing	meeting date	September 14, 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 & Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	5-0 final vote

Subject: Ordinances to Amend the Comprehensive Plan and Zoning Code to allow for Expanded Parking Garages on the East Side of Orlando Avenue between Morse Blvd. and Comstock Avenue.

This public hearing is the request by Unicorp National Developments, Inc. for a:

1. Comprehensive Plan policy amendment to allow additional floor area ratio for parking garages with public and private parking which includes their property, and
2. Zoning Code amendment to implement the Comp. Plan amendment.

Summary:

On June 22, 2015 the City Commission approved, at first reading, the transmittal of a Comprehensive Plan Amendment (CPA) and Zoning Code Amendment to enable Unicorp to expand the project parking garage by 75 parking spaces which would change it from a 2½ level structure to a 3 level structure. The request committed one-half of those spaces as "private parking" that could be used for expanded restaurant seating and the other half would be deemed "public parking" to be provided in excess of the City's parking code requirements.

At the June 22, 2015 meeting this proposed amendment was modified to just include the properties along the east side of Orlando Avenue between Morse Boulevard and Comstock Avenue. In the interim, the CPA was sent to the Florida Dept. of Economic Opportunity for review and comment. The City has received their response and they have no objection to the CPA as originally proposed.

At the June 22, 2015 meeting, this method for approval via a Comprehensive Plan and C-3 Zoning Code was discussed as well as an alternative to provide for a variance or exception to the parking in order to accomplish this approval via a Development Agreement. It has been determined by the City Attorney, at the request of the City Commission, that the alternative method of approval via Development Agreement is a viable alternative. That method would be to classify the 40 employee parking spots within the parking garage (provided for the Lakeside/Trader Joe's project) as public parking, thus not counting toward the floor area ratio. The Development Agreement that is part of the Final Conditional Use approval agenda item contains those provisions. The City Commission must decide which method is most appropriate to allow for the third floor of the parking garage to be completed.

Note** Should the City Commission decide NOT to adopt the Comp. Plan amendment then a motion is needed in order to inform FDEO.**

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

July 30, 2015



The Honorable Steve Leary
Mayor, City of Winter Park
401 South Park Avenue
Winter Park, Florida 32789

Dear Mayor Leary:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the City of Winter Park (Amendment 15-1ESR), which we received on June 30, 2015. We reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department of Economic Opportunity's authorized scope of review that would be adversely impacted by the amendment if adopted.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City considers appropriate changes to the amendment(s) based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment(s) after adoption.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Barbara Lenczewski, Planning Analyst at (850) 717-8502 or by email at Barbara.Lenczewski@deo.myflorida.com.

Sincerely,



Ana Richmond, Chief
Bureau of Community Planning

AR/bl

Enclosure(s): Procedures for Adoption

cc: Jeff Briggs, Manager, Planning & Zoning, City of Winter Park
Hugh Harling, P.E., Executive Director, East Central Florida Regional Planning Council

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
866.FL.A.2345 | 850.245.7105 | 850.921.3223 Fax
www.floridajobs.org | [www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" IN THE FUTURE LAND USE ELEMENT SO AS TO ADD A NEW POLICY TO THE US HIGHWAY 17-92 CORRIDOR PLANNING AREA "J" TO PROVIDE FOR ADDITIONAL FLOOR AREA RATIO FOR PARKING GARAGES IF EQUAL PRIVATE AND PUBLIC PARKING IS PROVIDED; PROVIDING FOR CODIFICATION, 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, the City Commission desires to amend the Comprehensive Plan, Future Land Use Element, within US Highway 17-92 Corridor planning area "J" in order to allow floor area ratios up to 60%, if the increase over a 45% floor area ratio is exclusively for parking garage spaces and where the resultant increase in parking spaces are equally split between private and public parking, and

WHEREAS, such amendment 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 Winter Park Planning and Zoning Board, 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 June 2, 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 at which the City Commission has 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. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan", is hereby amended by adding a new Future Land Use Policy within the US Highway 17-92 Corridor Planning Area "J" on Page 1-61 of the Goals, Objectives and Policies to read as follows:

Policy 1-4.1.J.16: Provide for Increased Floor Area Ratio on Orlando Avenue Based on Construction of a Parking Garage and Provision of Dedicated Public Parking. Notwithstanding the commercial intensity limits established elsewhere in this element, this policy shall enable the properties fronting on the east side of Orlando Avenue between Morse Blvd. and

Comstock Avenue to be developed with a maximum commercial intensity (Floor Area Ratio) of 60% as long as: 1) all FAR above 45% is applied to a parking garage; and 2) one-half of the floor area ratio that is above 45% is dedicated public parking. The dedicated public parking spaces shall be over and above the parking spaces required for the commercial project pursuant to the City of Winter Park Land Development Code.

SECTION 2. Codification. This ordinance shall be incorporated into the Winter Park City Code. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance and the City Code may be freely made.

SECTION 3. 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 4. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5. Effective Date of Ordinance. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

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 Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING", SECTION 58-76 COMMERCIAL (C-3) DISTRICT, SO AS TO ALLOW FOR ADDED FLOOR AREA RATIO FOR PARKING GARAGES IF EQUAL PRIVATE AND PUBLIC PARKING IS PROVIDED, LIMITED TO LOCATIONS ALONG THE ORLANDO AVENUE CORRIDOR; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the City Commission has amended the Comprehensive Plan to provide for additional floor area ratio allowance for parking garages subject to limits on their location and usage; and

WHEREAS, this Land Development Code amendment is needed to implement the policy amendment within the Comprehensive Plan so that the two Codes are consistent and not in conflict; and

WHEREAS, the zoning text amendment is consistent with the Comprehensive Plan, the requested zoning text changes will achieve conformance with the Comprehensive Plan, 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 City Staff recommends this Ordinance, and the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their June 2, 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; and

WHEREAS, words with double underlined type shall constitute additions to the original text and strike through shall constitute deletions to the original text.

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

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning", Section 58-76 "Commercial (C-3) district", subsection (e) (3) is hereby amended to read as follows:

Sec. 58-76. Commercial (C-3) District.

(e) *Development standards.*

(3) The maximum floor area ratio and building lot coverage shall be forty-five (45%) percent. The floor area ratio shall include the floor area of any attached or detached above-grade private parking garage. The forty-five (45%) percent floor area ratio and building lot coverage may be increased by an additional five (5%) percent if the parking for the increased five (5%) percent floor area ratio is located entirely underground beneath the building's footprint or if the building's upper floor(s) are cantilevered over such parking or if it is for a hotel building. However, for properties with frontage on the east side of Orlando Avenue, between Morse Blvd. and Comstock Avenue, the City Commission may approve a floor area ratio of up to sixty (60%) percent as long as: 1) all FAR above forty-five (45%) percent is applied to a parking garage; and 2) one-half of the floor area ratio that is above forty-five (45%) percent is dedicated public parking. The dedicated public parking spaces shall be over and above the parking spaces required for the commercial project pursuant to the City of Winter Park Land Development Code.

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 Steve Leary

Attest:

City Clerk



city commission public hearing

item type	Public Hearing	meeting date	September 14, 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 & Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	5-0 final vote

Subject: Final Conditional Use for the Expanded Parking Garage for the Lakeside Crossing Project at 110 S. Orlando Avenue.

This public hearing is the request by Unicorp National Developments, Inc. for their "final" amended Conditional Use approval for the expanded three level parking garage of 276 spaces.

Summary:

Unicorp National Developments, Inc. received their initial "final" conditional use approval for their Lakeside Crossing project from the Commission on April 27, 2015, for the property at 110 S. Orlando Avenue. That approval was for the 2½ level parking garage of 201 spaces. The footprint dimensions, location and setbacks of the parking garage are the same that were approved with the preliminary CU approval in April. The only change is that the parking garage would be fully two-stories in height (25 feet tall approx.) on all sides with parking on the roof/upper third level. The floor area ratio under the CPA method is 52.52% and via the revised Development Agreement approach would be 43.79%, within the maximum 45% FAR for that C-3 zoning.

Parking Garage Design: The new façade elevations have been substantially revised from the previous conceptual plans shown in April and June in order to respond to the City's new parking garage design guidelines. The attached elevations show both the structure and the landscape buffer as staff also asked the applicant for versions with the landscaping removed. The important design elements are that:

1. The City recognizes the contemporary architectural character to the Lakeside Crossing project and that the parking garage design is attempting to incorporate and replicate some of those design elements.
2. The Developer's architects have incorporated architectural appeal to the facades and have added design elements that were not included in the initial versions of the design such as the addition of the planter boxes, window framing and other new design improvements.
3. The additions of the window/opening framing and planter boxes is much like what was done at the Winter Park Towers parking garage. Attached is a picture of the WP Towers garage that shows those elements. This plan does not include the "Juliet" railing projections seen in the picture as they are not compatible with this contemporary style but otherwise the picture provides an example of those exterior façade elements.
4. The pattern of the façade sections of 3-bay without planters, then 4-bay with planters, then 3-bay without, then 4-bay with planters, then 3-bay without planters along

Harper Street, which needs to be continued on the 4 bay section facing south to New England Avenue, as well as the southern-most 4-bay section visible to the public facing west toward Orlando Avenue.

5. The design goal unique to this location is the desire to shield the cars from view parked on the rooftop level from sight when one is further away within Martin Luther King Jr. Park. The alternating parapet wall heights of 3 foot 7 inches to 4 feet 6 inches will obscure most of the vehicles but not the tops of larger vehicles like SUV's.

6. There is no visible structure roof over the stairs on the southeast corner of parking garage. The structure roof and elevator will be on the northwest corner where the contemporary design is incorporated into those elements. The interior walls of the stair/elevator tower will be painted as well as the exterior walls on the rooftop level of the stair elevator tower.

7. LED lighting will be used throughout the inside of the garage to provide safe and balanced light levels (the LED fixtures are much more efficient at eliminating hot/dark spots, providing much more uniform lighting).

8. The rooftop light poles will be similar to the ones used at the WP Hospital parking garage. See picture attached. Placement is on the interior rather than on the exterior sides of the parking to minimize their visibility.

9. Most of the different "looks" on the exterior are from the textured paint and scoring of different colors versus differing exterior material coverings.

10. The articulation (in's and out's) that one sees along the façade walls are 8 inch pop-outs.

11. The City understands that all of the openings will have a metal framing element and none of the openings will be an opening with only a railing except for those openings behind the planter boxes. There will be a black mesh screen at some of the openings where necessary for safety.

12. The City's objective in the parking garage design guidelines is to have the openings resemble building windows as much as possible, thus with metal framing of more equal dimensions as if it looked like window framing, versus the upside down 'cross' is what is required by the design guidelines.

Landscape Plan: The other component of this final CU is the landscape plan for this section of the project around the parking garage. As part of the previous overall project approval, new live oak trees of 5-inch caliper, 10-12 feet tall, are to be planted in the parkway green space along the Harper Street and New England Avenue frontages.

On the land area between the property line/sidewalk and the parking garage structure, there is only six feet of setback on the Harper Street side and some of that is encumbered by the complimentary planter boxes to be on the parking garage façade. Landscaping along Harper Street is a low camellia hedge (2½ feet tall) and nine Japanese blueberry trees, 8-9 feet tall.

On the New England Avenue side, there is 25 feet between the sidewalk and parking garage structure. The plan shows a low hedge buffer of azalea plants (2½ feet tall) and six Magnolia trees up by the garage that are 10-12 feet tall. While this landscaping will buffer and screen the lower half of the parking garage in the beginning years, the upper half of the 25 foot tall structure is without landscape screening, thus the need for architectural appeal.

Parking Variance/Exception: The applicant is also requesting approval of a parking variance or exception to allow "Smile Dental" to lease 3,000 square feet of the 16,800 square feet of retail space within this project. The City's parking code is one space for each 250 sf for retail (4 per 1,000) and one space for each 200 sf (5 per 1,000) for medical/dental. So while 12 parking

spaces are being provided for that space, the code would require 15 spaces. There is a letter (attached) from the applicant addressing why they believe this 3 space exception will work within the total 379 on-site parking spaces. The applicant feels that the dental use is strongest during the day when the restaurants need is not as strong and then that tenant space is closed at night helping to provide added parking for the restaurant patrons.

Summary and P&Z Recommendation: The public benefit to this amended Conditional Use request for an expanded parking garage is that the patrons of the Lakeside Crossing businesses will have 39 more parking spaces above and beyond the code requirements to use. Those 39 extra parking spaces will certainly help during the peak times for the three proposed restaurants.

The appearance of a full 2-story/3 level parking garage at approximately the same height (25 feet) as the commercial buildings will look appropriate in terms of architecture and scale. When one discounts the "public parking" aspect of the request, the amount of floor area ratio above Code (48.4% FAR versus 45% FAR) is not significant even without the special Development Agreement exception.

The Development Agreement contains the entitlements provided, the variances or exceptions granted and the specific terms of the parking allocation for the project along with the requirement for a subsequent 'parking management plan' addressing how the parking will be used.

Planning & Zoning Board Recommendation:

Motion made by Mr. Sacha, seconded by Mrs. De Ciccio to grant final Conditional Use Approval to the Lakeside Crossing project for the expanded parking garage including the applicant's request for a parking variance for Smile Dental for 12 spaces versus the 15 required per code with the following conditions:

- 1. The design elements of the parking garage as clarified in this staff report with respect to the parking garage and landscape plan are to be part of the design requirements for the parking garage.**
- 2. That the planter box pattern needs to be continued on the 4 bay section facing south to New England Avenue, as well as the southern-most 4-bay section visible to the public facing west toward Orlando Avenue.**
- 3. That the metal framing design within the openings must resemble building windows as much as possible, with metal framing of more equal dimensions in order to look like window framing, versus the upside down 'cross', as required by the design guidelines.**

Motion carried unanimously 5-0 vote. J. Johnston and R. Slocum abstained.

PREPARED BY AND RETURN TO:

Jeffrey Briggs, Planning Manager
City of Winter Park
401 Park Avenue
Winter Park, FL 32789
(407) 599-3440

**DEVELOPER'S AGREEMENT FOR
LAKESIDE CROSSING – 110 S. ORLANDO AVENUE**

THIS AGREEMENT ("Agreement") entered into and made as of the ____ day of _____, 2015, by and between the **CITY OF WINTER PARK, FLORIDA**, 401 S. Park Avenue, Winter Park, Florida, 32789 (hereinafter referred to as the "City"), and **LAKESIDE CROSSING, LLC**, a Florida limited liability company (referred to as "/Developer"), 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819.

W I T N E S S E T H

WHEREAS, LAKESIDE CROSSING, LLC is the Developer of certain real property at 110 S. Orlando Avenue, lying within the municipal boundaries of the City, as more particularly described on Exhibit "A" attached to and incorporated into this Agreement (hereinafter referred to as "Property")

WHEREAS, the Developer desires to develop the Property with commercial retail, office and restaurant space of approximately 37,473 SF with a companion parking garage and surface parking to be known as Lakeside Crossing, as more particularly shown on Exhibit "B", the final site plan, attached to and incorporated into this Agreement by reference (hereinafter, the "Project"); and

WHEREAS, the Developer desires to facilitate the development of the Project, in compliance with the laws and regulations of the City and of other governmental authorities, as well as provide assurances that the Project will be compatible with surrounding properties; and

WHEREAS, on September 14, 2015, the City granted certain conditional use approvals and other zoning code exceptions and has approved the development of the Project, provided that Developer abide by the restrictions mutually agreed upon for the operation and future use of the Property, and that this Agreement shall set out the terms of the City's approvals.

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained, the City and the Developer agree as follows:

SECTION 1. RECITALS

The above recitals are true and correct and form a material part of the Agreement.

SECTION 2. CONDITIONS OF APPROVAL

The /Developer agrees to develop and maintain the Project and Property in accordance with the conditions of approval imposed by the City Commission and outlined as follows:

1. The Project consists of approximately 37,473 square feet of commercial development which includes restaurant, retail and office space.

2. The Project is required to have a minimum of 379 parking spaces, which includes a parking garage and surface parking lot. The City will only approve restaurant seating and floor plans that meet the City's parking code requirements granted in this Agreement. Fifteen (15) bicycle spaces have been deemed adequate for this Project.

3. The entrance to the Project from Orlando Avenue will be restricted to right in/right out only.

4. The Developer will coordinate and install intersection traffic signal improvements for the Morse Boulevard/Orlando Avenue intersection to include restricted left turn signals in all directions, subject to FDOT and City approval.

5. At the time of issuance of the first building permit, or as otherwise may be mutually agreed to by the City and Developer, the Developer will contribute \$50,000 to the City toward the cost of new mast arms as part of the improvements to Orlando Avenue and West Morse Boulevard, subject to City approval and appropriation of the City's share of the cost of the mast arms.

6. At the time of issuance of the first building permit, the Developer will pay \$5,000 to the City, representing the Developer's pro-rata share of the cost to install adaptive traffic signal control technology improvements at the Morse Boulevard/Orlando Avenue intersection.

7. Subject to City approval, the Developer agrees to install decorative paving within the entire Morse Boulevard/Orlando Avenue intersection for safer pedestrian crossing.

8. The Developer commits to using a minimum of 5 inch caliper street trees along street frontages.

9. The Developer will work with the City's Arborist regarding necessary tree replacement and maintenance along Orlando Avenue, Morse Avenue and Harper Avenue adjacent to the Property.

10. The setback for the parking garage on Harper Street is reduced from 10 feet down to 6 feet along the length of the parking garage so that the interior traffic aisles may be widened to 24 feet.

11. That the Project shall be required to submit to the City for approval and amendment as conditions necessitate a "Parking Management Plan" for subsequent approval by the City to maintain oversight on the management of the parking garage, specifically restricting and limiting any areas reserved via signage for specific tenants, restricting and limiting any areas to be set aside for valet parking and shall require City approval for any parking fees to be charged for use of the project's parking other than for valet parking, etc. It is the Developer's commitment that there shall be no fees charged to employees or the public for parking on-site; that only to a minimum degree necessary will parking be reserved for specific tenants and that joint usage by the public for special events within Martin Luther King, Jr. park is to be permitted.

12. In conformance with the Morse Boulevard design guidelines there shall be no interior illuminated signs permitted on this Project.

SECTION 3. SIGNAGE

The Project is limited to monument signage only for all ground signs in lieu of pole signs, and the location and number of monument signs shall be subject to Conditional Use approval by the City Commission. Interior illuminated signs are prohibited.

SECTION 4. PARKING REQUIREMENTS.

(a) **Parking Management Plan.** The City will approve a Parking Management Plan to govern the Developer's management and operation of the parking garage and surface parking, and the Plan may be amended by the City in the future in its sole discretion. The Parking Management Plan shall detail the operations and regulations governing parking within the Project, including specifying any areas/spaces to be set aside for valet parking and the times for such valet parking usage; any areas/spaces to be signed as reserved for specific tenant usage; and whether any charges shall be imposed for parking. The Developer will not charge for the parking by employees, customers or clients of the businesses within the Project unless expressly approved by the City Commission as part of the Parking Management Plan. Additionally, in recognition of the relationship between this Property and the adjacent Martin Luther King, Jr. city park, Developer cannot erect signage restricting parking by the general public other than as specified in the Parking Management Plan.

(a) **Parking Count.** The Property contains 379 spaces, but only 300 are to be counted as parking available for this Project, due to some of the spaces being dedicated public parking and some being restricted for use by another project. Of those 300 parking spaces, there are 67 spaces provided for the 16,800 square feet retail or office space, based on the zoning code requirement of one space for each 250 square feet of retail or office space and 233 spaces provided for the three restaurants which allows for a maximum of 699 total seats based on the zoning code requirement of one space for each three seats. This total seat count includes seating within the restaurants as well as outdoor patio dining.

(b) **Public Parking Restriction.** There will be thirty-nine (39) public parking spaces, in the parking garage, meaning that these thirty-nine (39) spaces are for the use of the general public and cannot be counted toward the minimum parking requirements of any of the retail, office or restaurant tenant space at the Property. These thirty-nine (39) spaces shall be subtracted from the 379 total parking spaces when calculating the parking available for the Project and as "public parking" shall not count toward the floor area ratio for this Project.

(c) **Off-site Parking Restriction.** There will be forty (40) parking spaces that shall be considered off-site parking tied to 111 N. Orlando Avenue, meaning that these forty (40) spaces cannot be used in any fashion toward meeting the minimum parking requirements of any of the retail, office or restaurant tenant space needs at 110 S. Orlando Avenue. These forty (40) spaces shall be subtracted from the 379 total parking spaces when calculating the parking available for the Project. Those forty (40) spaces shall be deemed "public parking" and shall not count toward the floor area ratio for this Project.

(d) **Allowance for Dental Tenant.** Parking shall be considered adequate based upon the parking provided as outlined above to allow the dental/medical usage of 3,000 square feet of tenant space previously committed to retail usage.

SECTION 5. STORM WATER RETENTION

The Developer will retrofit the Property to conform to the storm water retention requirements of the City and the St. Johns River Water Management District.

SECTION 6. LANDSCAPING

The Developer will provide enhanced landscaping as detailed by City along the Harper Street and New England Avenue frontages and oak trees will be used to achieve substantial screening of the parking garage.

SECTION 7. AMENDMENTS TO THIS AGREEMENT

Amendments to this Agreement, if requested by the Developer, may be permitted if approved following review by the City in conformance with the City's Land Development Code.

SECTION 8. AGREEMENT TO BE BINDING

This Agreement, including any and all supplementary orders and resolutions, together with the approved development plan, the master sign plan, and all final site plans, shall be binding upon the Developer and their successors and assigns in title or interest. The provisions of this Agreement and all approved plans shall run with the Property and shall be administered in a manner consistent with Florida Statutes and local law.

SECTION 9. ENFORCEMENT

This Agreement may be enforced by specific performance. In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Developer shall be responsible for all costs and expenses, including attorney's fees, whether or not litigation is necessary, and if necessary, both at trial and on appeal, incurred in enforcing or ensuring compliance with the terms and conditions of this Agreement, which costs, expenses and fees shall also be a lien upon the Property superior to all others. Interest on unpaid overdue sums shall accrue at the rate of eighteen percent (18%) compounded annually or at the maximum rate allowed by law.

SECTION 10. GOVERNING LAW; VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The venue for purpose of litigation shall be in Orange County, Florida.

SECTION 11. RECORDING

This Agreement shall be recorded, at Developer's expense, among the Public Records of Orange County, Florida no later than fourteen (14) days after full execution. Notwithstanding the foregoing, the same shall not constitute any lien or encumbrance on title to the Property and shall instead constitute record notice of governmental regulations, which regulates the use and enjoyment of the Property.

SECTION 12. TIME IS OF THE ESSENCE

Time is hereby declared of the essence as to the lawful performance of all duties and obligations set forth in this Agreement.

SECTION 13. SEVERABILITY

If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

SECTION 14. DEVELOPMENT PERMITS

Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Developer or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction.

SECTION 15. SUBORDINATION/JOINDER

Unless otherwise agreed to by the City, all liens, mortgages and other encumbrances not satisfied or released of record, must be subordinated to the terms of this Agreement or the lienholder join in this Agreement. It shall be the responsibility of the Developer to promptly obtain the said subordination or joinder, if necessary, in form and substance acceptable to the City Attorney, prior to the City's execution of the Agreement.

SECTION 16. TERM; EFFECTIVE DATE

This Agreement shall not be effective and binding until the latest date that this Agreement is approved by and signed by all parties hereto. The Agreement will be effective for 50 years from the Effective Date.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the Owner/Developer and the City have executed this Agreement as of the day and year first above written.

LAKESIDE CROSSING LLC, a
Florida limited liability corporation

By: RILEY 1, LLC, a Florida limited
liability company, Manager

By: CW FAMILY, LLLP, a Florida
limited liability partnership, Manager

By: CW FAMILY, LLC, a Florida
limited liability company, General Partner

By: _____

Name: _____

Its: _____

Date: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2015,
by _____, as _____ of Lakeside Crossing LLC. He (She)
☐ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

CITY OF WINTER PARK, FLORIDA

ATTEST:

By: _____
Mayor Steve Leary

By: _____
City Clerk

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by
_____, Mayor, of the City of Winter Park, Florida, who is personally known to
me.

Notary Public
Printed Name: _____
My commission expires: _____

EXHIBIT "A"

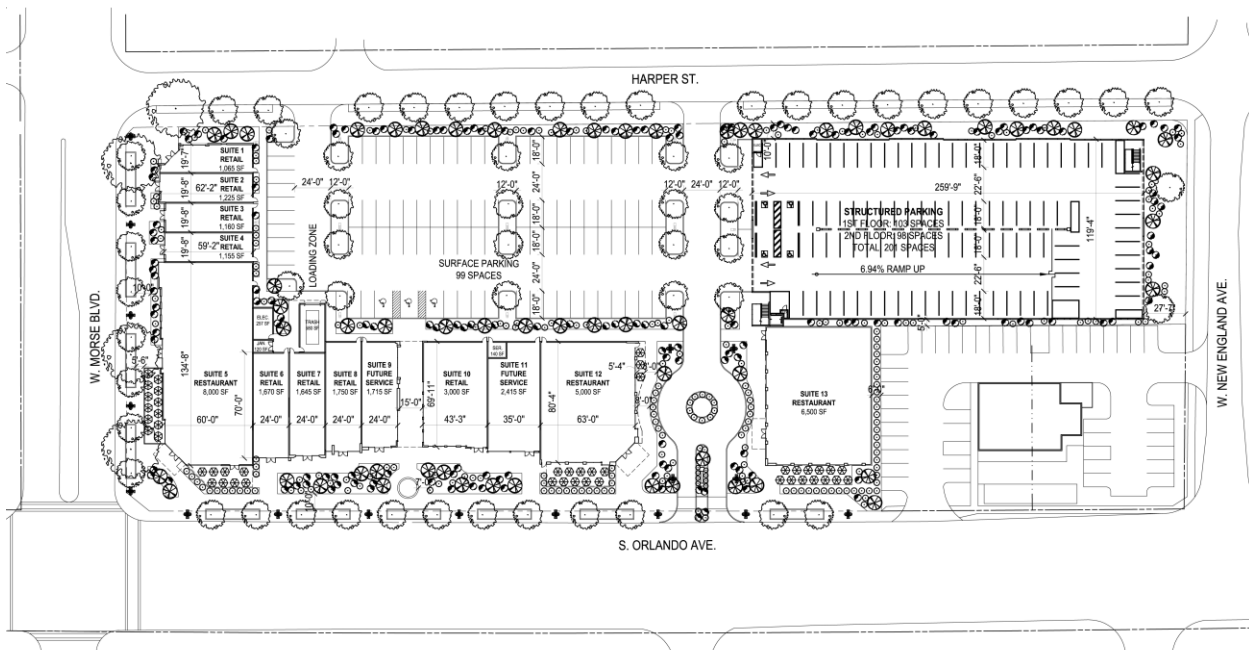
110 S. Orlando Avenue

LOTS 5 THROUGH 28, BLOCK 10 (LESS W 10 FT OF LOTS 5 THRU 14 FOR R/W & LESS NW COR OF LOT 14 & NE COR OF LOT 15 FOR R/W), LAKE ISLAND ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "M", PAGE 95, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PROPERTY TAX ID#: 01-22-29-4512-10-050

EXHIBIT "B"

Site Plan of the Project





city commission agenda item

Item type	Public Hearing	meeting date	September 14, 2015		
prepared by	Wes Hamil, Finance Director	approved by	<input checked="" type="checkbox"/> City Manager		
department	Finance		<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 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

Semi-annual update to Fee Schedule

motion | recommendation

Approve adjustments to the Fee Schedule as outlined in the attached summary

background

City practice has been to review the Fee Schedule twice each year to ensure fees are adequate and appropriate. The first five pages of the attached contain a summary of the fees that are changed as well as estimates of the impact on net revenues. The remainder of the attached is the Fee Schedule as revised for the proposed changes.

alternatives | other considerations

fiscal impact

See attached

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2015**

	Current Fee	Proposed Fee
Building and Permitting Fees:		
Permit fee for low voltage alarm system	45.00	40.00

Effective July 1, 2015, the maximum permit fee for a low voltage alarm is \$40 per State Statute. The impact of this change is estimated at less than \$1,000

Engineering Inspection Fees:		
Lift stop work order	new fee	100.00
Neglect or failure to schedule required inspection	new fee	100.00
Failure to have City approved site grading plan on site for inspection	new fee	100.00

New fees to encourage compliance with engineering inspection requirements. Projected revenues from these fees are estimated to be less than \$2,000

Water, sewer and irrigation rates and fire line fees:

Inside City:

Residential & multi-family customers:

Rate block 1	1.22	1.18
Rate block 2	1.81	1.75
Rate block 3	2.58	2.50
Rate block 4	3.45	3.34
Rate block 5	4.42	4.28
Rate block 6	6.41	6.20

Commercial/public authority customers:

Rate block 1	1.22	1.18
Rate block 2	1.81	1.75
Rate block 3	2.58	2.50
Rate block 4	3.45	3.34
Rate block 5	4.42	4.28

Irrigation customers:

Rate block 1	2.58	2.50
Rate block 2	3.45	3.34
Rate block 3	4.42	4.28
Rate block 4	6.41	6.20

Sewer customers:

Charge per thousand gallons consumption	4.40	4.61
---	------	------

Outside City:

Residential customers:

Rate block 1	1.52	1.47
Rate block 2	2.26	2.18
Rate block 3	3.22	3.12
Rate block 4	4.31	4.17
Rate block 5	5.52	5.35
Rate block 6	8.01	7.75

Commercial/public authority customers:

Rate block 1	1.52	1.47
Rate block 2	2.26	2.18
Rate block 3	3.22	3.12

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2015**

	Current Fee	Proposed Fee
Rate block 4	4.31	4.17
Rate block 5	5.52	5.35
Irrigation customers:		
Rate block 1	3.22	3.12
Rate block 2	4.31	4.17
Rate block 3	5.52	5.35
Rate block 4	8.01	7.75
Sewer customers:		
Charge per thousand gallons consumption	5.50	5.76

The above adjustments reflect an overall increase in water and sewer revenues of 1.57% which equals the Price Index increase as published by the Public Service Commission as provided for in City Ordinance No. 2605-04. Revenues increase by about \$430,000. Water rates decrease and sewer rates increase to match the City's projected costs for these services in FY 2016.

Electric service fees:

Residential:

Customer charge (per month)	9.35	9.55
Non-fuel energy charges (per kWh for first 1,000 kWh per month)	6.49	6.63
Non-fuel energy charges (per kWh for kWh over 1,000 kWh per month)	7.65	7.82

General service - non-demand:

Customer charge (per month):		
Unmetered account	6.96	7.11
Secondary metering voltage	12.34	12.61
Primary metering voltage	156.08	159.44
Non-fuel energy charge (per kWh)	6.55	6.69

General service - non-demand 100% load factor usage:

Customer service charge (per month):		
Unmetered account	7.26	7.45
Secondary metering voltage	12.88	13.21
Non-fuel energy charge (per kWh)	3.33	3.39

General service - demand:

Customer charge (per month):		
Secondary metering voltage	12.82	13.14
Primary metering voltage	162.19	166.20
Demand charge (per kW of Billing Demand)	4.48	4.59
Non-fuel energy charge (per kWh)	3.74	3.83

Optional time of use rate:

Customer charge (per month):		
Secondary metering voltage	21.42	21.99
Primary metering voltage	173.53	178.12
Demand charge:		
Base demand charge (per kW of Off-Peak Demand)	1.12	1.15
On-peak demand (per kW of On-Peak Demand)	3.40	3.49
Non-fuel energy charge:		
Per On-Peak kWh	6.20	6.37
Per Off-Peak kWh	2.52	2.58

The above adjustments are projected to increase electric service revenues by about \$600,000. These are the first non-fuel rate adjustments since October 1, 2009. The impact to the electric services portion of a customer's bill is estimated to be about 1.5%.

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2015**

	Current Fee	Proposed Fee
Utility Service Fees:		
Service reconnection fee	28.70	29.00
Utility service disconnection fee (electric)	45.00	250.00
Streets Division Fees:		
Traffic Signal Worker Regular rate	new fee	30.00
Traffic Signal Worker Overtime rate	new fee	45.00
Traffic Signal Worker Holiday rate	new fee	60.00
Bucket Truck	new fee	60.00
Maintenance of Traffic Service Vehicle	new fee	20.00
		5% of total invoice before admin costs are added
Mobilization fee	new fee	

The Utility and Streets Division fees were set for additional costs and services provided. Total additional revenue is estimated at less than \$5,000.

	Current Fee	Proposed Fee
Line stop fees:		
Inside City:		
Line stop fees (with contractor or owner support):		
4", single	1,253.00	1,835.00
4", double	2,108.00	3,546.00
6", single	1,530.00	2,218.00
6", double	2,899.00	4,312.00
8", single	2,111.00	2,347.00
8", double	3,646.00	4,570.00
10", single	2,561.00	2,870.00
10", double	4,279.00	5,616.00
12", single	3,031.00	3,032.00
12", double	5,231.00	5,944.00
Line stop fees (with no support from contractor or owner):		
4", single	1,958.00	2,765.00
4", double	3,393.00	5,421.00
6", single	2,171.00	3,148.00
6", double	3,773.00	6,187.00
8", single	2,549.00	3,277.00
8", double	4,330.00	6,445.00
10", single	3,179.00	3,800.00
10", double	5,025.00	7,491.00
12", single	3,755.00	3,962.00
12", double	6,310.00	7,815.00
Outside City:		
Line stop fees (with contractor or owner support):		
4", single	1,566.00	2,294.00
4", double	2,635.00	4,432.00
6", single	1,913.00	2,773.00
6", double	3,624.00	5,390.00
8", single	2,639.00	2,934.00
8", double	4,558.00	5,712.00

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2015**

	Current Fee	Proposed Fee
10", single	3,201.00	3,588.00
10", double	5,349.00	7,020.00
12", single	3,789.00	3,790.00
12", double	6,539.00	9,769.00

Outside City:

Line stop fees (with no support from contractor or owner):

4", single	2,448.00	3,323.00
4", double	4,241.00	6,513.00
6", single	2,714.00	3,802.00
6", double	4,716.00	7,471.00
8", single	3,186.00	3,963.00
8", double	5,412.00	7,793.00
10", single	3,974.00	4,617.00
10", double	6,282.00	9,101.00
12", single	4,694.00	4,819.00
12", double	7,887.00	9,505.00

Fire Hydrant Meter Deposit	1,500.00	2,000.00
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Line stop fees were adjusted based on current practices and materials used. Total revenue from these fees will probably increase less than \$10,000

Parks and Recreation Fees:

Men's basketball league (team fee)	300.00	350.00
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FARMER'S MARKET:

12' x 10' space Outside without electricity (per week)	21.00	26.00
Additional 6 feet (per week)	12.00	14.00
12' x 10' space outside with electricity (per week)	25.00	30.00
Additional 6 feet with electricity (per week)	15.00	17.00
12' x 10' inside space without electricity (per week)	27.00	32.00
12' x 10' inside space with electricity (per week)	30.00	35.00

Saturday Market:

Part-Time Vendor Fees:

12' x 10' Outdoor space without electricity (per week)	31.00	36.00
Additional 6 feet without electricity (per week)	22.00	24.00
12' x 10' Outside space with Electricity (per week)	35.00	40.00
Additional 6 feet with electricity (per week)	25.00	27.00
12' x 10' inside space without electricity (per week)	37.00	42.00
12' x 10' inside space with electricity (per week)	40.00	45.00

Central Park, Central Park West Meadows, Mead Garden, Lake Baldwin Park, MLK Park, Cady Way Park, and Shady Park:

Set up days for event preparation	new fee	75% of small event fee for the park (small event fee is currently \$550, so set up fee will be \$412.50)
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**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2015**

Current Fee	Proposed Fee
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Proposed changes to men's basketball league and Farmers' Market Fees are to keep current with what our surrounding cities charge. Set up fees will help offset our costs for these services. Overall, these adjustments to Parks fees are estimated to increase revenues by less than \$10,000

CITY OF WINTER PARK



FEE SCHEDULE

Effective October 1, 2015

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Pricing Basis Legend	
C	Pricing is based on costs
M	Pricing is based on market comparisons
S	Pricing is stipulated by Florida Statutes

Copy charge per page	0.15 (C)
Double sided	0.20 (C)

* If payment is not received within 30 days, the city may file a civil action against the check writer for three times the amount of the check, but in no case less than \$50.00, in addition to the payment of the check plus any court costs, reasonable attorney fees, and any bank fees incurred by the City in taking the action.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PLANNING FEES:

LAND DEVELOPMENT FEES:

Application Fee Schedule:

Annexations	500.00 (M)
Annexations requiring citywide notice	500.00, plus actual cost of notice (M)
Appeals.....	500.00 (M)
Appeals of decisions made by Historic Preservation Board	35.00 (M)
Comprehensive Plan amendments and rezoning:	
Less than one acre (1,500 ft. notice)	1,000.00 (M)
More than one acre (city-wide notice).....	6,000.00 (M)
Conditional use (including extensions/re-establishments):	
(applications with 500 ft notice)	500.00 (M)
(applications with 1,500 ft notice)	1,000.00 (M)
(applications requiring quarter page ad)	1,000 (M)
(applications with city-wide notice)	6,000.00 (C)
Development Review Committee Application Fees:	
Concept or preliminary plan	300.00 (M)
Final plan submittal	500.00 (M)
Revision to plan previously reviewed	200.00 (M)
Interpretations by Code Enforcement	200.00 (M)
Lakefront site plan reviews:	
Residential construction.....	150.00 (M)
Commercial or multi-family construction	250.00 (M)
Plan storage fees:	
Plan storage fee for approved building plans not retrieved by applicant:	
Up to six months following approval date	No charge
After six months.....	\$5 per day
After nine months	Return all but one plan to applicant or continue charge (at option of the City)
Street abandonments	250.00 (M)
Subdivision:	
Three lots or less	500.00 (M)
Over three lots	800.00 (M)
Lot consolidations:	
Three lots or less	500.00 (M)
Over three lots	800.00 (M)
Subdivisions with road improvements	1,000.00 (M)
Variances:	
Single family residential	200.00 (M)
Multi-family and commercial	400.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PLANNING FEES (continued):

LAND DEVELOPMENT FEES (continued):

Parks impact fee (per new dwelling unit).....2,000.00 (M)

After the Fact Requests - Double the application fee and triple the building permit fee

Applications tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting, will be charged for additional advertising and notification costs, plus \$100.00.
--

Costs incurred by the City for additional consultant investigation, traffic analysis, and planning activities prompted by the proposal shall be assessed to the project at the rate of 110%. This charge shall be added at the next logical development review point when a fee to the City is required, e.g.; rezoning request, subdivision request, conditional use request or building permits

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

BUILDING AND PERMITTING FEES

Application and Permit Fees:

Adult entertainment application fee (non-refundable)	200.00 (C)
Adult entertainment application fee - annual fee	750.00 (C)
Facilities permit application	10.00 (C)
Filming fees:	
Motion pictures:	
Application Processing Fee	100.00 (C)
Private property (registration of exemption)	25.00 (C)
Permit Fees:	
Public streets, parks, buildings or city facilities (per day)	500.00 (C)
Less than 10 persons or 2 vehicles involved (per day)	50.00 (C)
plus reimbursement of additional costs to the City, if any	
Still photography:	
Application Processing Fee	50.00 (C)
On private property	0.00 (C)
Permit Fees:	
Public street or public property (per day)	250.00 (C)
Less than 10 persons or 2 vehicles involved (per day)(city facilities) ..	25.00 (C)
plus reimbursement of additional costs to the City, if any	
Use of City Personnel	cost plus 30% (C)
Closing out sale permit	50.00 (C)
Closing out extension fee	30.00 (C)
Garage sale permit	10.00 (C)
Garage sale permit (residents over age 59)	5.00 (C)
Newsrack permit	100.00 (C)
Newsrack permit processing fee	50.00 (C)
Alcoholic beverage license	50.00 (C)
Sidewalk sale permit	200.00 (C)
Sidewalk sale permit during the Art Festival	150.00 (C)
Parking lot during the Art Festival	80.00 (C)
Sidewalk café application processing fee (non-refundable)	50.00 (C)
Sidewalk café permit fee	
1 – 4 seats	80.00 (C)
5 – 8 seats	100.00 (C)
9 – 12 seats	120.00 (C)
13 – 16 seats	140.00 (C)
17+ seats	160.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

BUILDING AND PERMITTING FEES (continued)

Solicitation permits application:	
Processing fee	100.00 (C)
Permit fee	300.00 (C)
Non-profit solicitation permits application:	
Processing fee	10.00 (C)
Permit fee	30.00 (C)
Special event permit processing fee	50.00 (C)
Special event permit	100.00 (C)
Non-profit special event permit processing fee	
(Internal Revenue Code 501C(3) organizations)	10.00 (C)

required, e.g.; rezoning request, subdivision request, conditional use request or building permits
--

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

BUILDING AND PERMITTING FEES (continued)

Application and Permit Fees (continued):

Non-Profit special event permit.....	30.00 (C)
Special events requiring street closure permit processing fee.....	100.00 (C)
Special event permit for events requiring street closure:	
Small events (less than 400 persons)	100.00 (C)
Large events requiring multiple department approval.....	200.00 (C)
Duplicate permit placard	5.00 (C)
Duplicate occupational license.....	5.00 (C)
Lien and foreclosure research (allow seven business days)	25.00 (C)
Lien and foreclosure research (immediate request, one business day)	50.00 (C)
Business certificate processing.....	15.00 (C)

Building/Land Development Code (LDC) Fee (Based on valuation of construction*):

Minimum to \$1,000 in valuation *	\$30.00 (C)
Over \$1,000 in valuation *	0.9%# of valuation plus \$30.00 ** (C)
Plans review fee for valuations over \$4,000, except permits not requiring plan review	½ of building/LDC permit fee## (C)
Plan review fee for revisions.....	25.00 per page (C)
(or if more than 50% of original plan, then full plan review fee is required, reduction allowed for minor revisions on each page)	
Inspector training	0.04% of valuation (C)
Affordable Housing fee	\$0.00 per sq. ft. (C)
of new or remodeled floor area, excludes areas of garages, carports, cabanas, storage sheds, churches, tax exempt non-profit organizations, nursing homes and assisted living facilities.	
Roofing permits	0.5% of valuation plus \$30.00** (C)
Inspection fee for other City Departments	40.00/inspection (C)
State Fee (new or remodeled floor area).....	3% of permit amount or \$4 minimum (S)
Transfer of permit to new contractor or applicant	50.00 (C)
Reinstatement of expired permit (if approved)	100.00 (C)
Extension of building permits.....	25.00 (C)
Pool fence violation inspection	100.00 (C)
Stop work order inspection fee	50.00 (C)
Site development permit (when allowed):	
Minimum fee	100.00 (C)
(or .2% of valuation, if higher)**	
Plan Submission Fee (for permitted plans exceeding 11 x 17, per page)***	1.00 (C)

* Building valuations shall be based on the actual contract cost or the building valuation data established by the Building Department, whichever is greater.

** For fee computations, all valuations are rounded up to the <u>next highest</u> thousand dollars.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

BUILDING AND PERMITTING FEES (continued)

*** in lieu of paying fee, applicant may provide plans in either PDF or TIFF format within 14 days of issuance of permit. In addition, any approved plan revisions must also be submitted electronically.

.6% for building code enforcement and .3% for Land Development Code enforcement, totaling .9%.

.3% for building code enforcement and .15 for Land Development Code enforcement, totaling .45%.

After the fact requests - double the variance application fee and triple the building, electrical, plumbing and gas permit fees. For construction begun or completed without permit - fee shall be tripled

The cost of inspection fees for other City Departments is determined during plan review and paid with building permit.

Excavation/Landfill Permit Fees:

Placement or removal of 40 cubic yards or less 50.00 (C)
Placement or removal of over 40 cubic yards 100.00 (C)

Exterior Examination Application Fee:

Master/contractors 200.00 (C)
Journeyman 150.00 (C)

Competency Card Fees:

Journeyman (\$80 for two years, when available) 50.00 (C)
Master/contractors (\$200 for two years, when available) 100.00 (C)

Demolition Permits (expires within 30 days):

1 or 2 family dwellings 150.00 (C)
Accessory buildings 50.00 (C)
Other buildings6% of valuation or \$100.00, whichever is greater (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

BUILDING AND PERMITTING FEES (continued)

Electrical Permit Fees:

Issuing each permit	40.00 (C)
Central air conditioning unit	10.00 (C)
Cooktop	3.00 (C)
Dental unit.....	2.00 (C)
Dishwasher	3.00 (C)
Disposal	3.00 (C)
Dryer	3.00 (C)
Electric elevator	7.50 (C)
Electric range.....	3.00 (C)
Electric welder:	
Transformer type to 50 amps	3.00 (C)
Transformer type over 50 amps	7.50 (C)
Fan - Commercial, ceiling, exhaust or bath	5.00 (C)
Fan - Residential, ceiling, exhaust or bath.....	1.00 (C)
Fixture - each.....	0.25 (C)
Furnace, oil	5.00 (C)
Heating appliance - each	3.00 (C)
Motor or generator - each	5.00 (C)
Outlet - each	0.25 (C)
Oven	3.00 (C)
Pool wiring	10.00 (C)
Pre-power inspection requests - Inspection fee:	
Residential.....	40.00 (C)
Commercial	50.00 (C)
Service up to 200 amps	5.00 (C)
Each additional 100 amps to 1200 amps	1.00 (C)
Sign outlet, per circuit	3.00 (C)
Subfeed panel.....	2.00 (C)
Temporary service	5.00 (C)
Time switch.....	2.00 (C)
Water heater	3.00 (C)
Window air conditioning unit	5.00 (C)
X-Ray	5.00 (C)

Low Voltage Security Alarm System..... 40.00 (S)

Tier 2 Interconnection of Customer Owned Renewable Generation Systems . 240.00 (C)

Gas Permit Fees:

Issuing each permit	40.00 (C)
Each gas fixture	5.00 (C)

Building Moving Permits:

Into or within the City (for buildings over 1,000 square feet)	400.00 (C)
Into or within the City (for buildings 1,000 or less square feet).....	200.00 (C)
Outside the City	100.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

BUILDING AND PERMITTING FEES (continued)

Issuance of Temporary Certificate of Occupancy:

Single family residence.....	85.00 (C)
All others	175.00 (C)

Mechanical Permit Fees:

Minimum up to \$1,000 valuation.....	40.00 (C)
Each additional \$1,000 to \$25,000 (round to next higher thousand)	5.00 (C)
Each additional \$1,000 above \$25,000	2.50 (C)

Plumbing Permit Fees:

Issuing each permit	40.00 (C)
For installation, alteration or repair of water treatment equipment	5.00 (C)
For repair or alteration to drainage or vent piping.....	5.00 (C)
Plumbing fixture floor drain or trap - each.....	5.00 (C)
Repiping - per structure	30.00 (C)
Water heater or vent - each	5.00 (C)

Reinspection fee:

For all trades.....	30.00 (C)
Repeat reinspection on same item	100.00 (C)
Continued repeat inspection (3 rd visit or more).....	300.00 (C)
After the third inspection there will be a hearing before the Construction Board of Adjustment and Appeals with possible loss of occupational license and a letter to the CILB	
Missed inspection	100.00 (C)

Vacuum Breakers or Backflow Prevention Devices:

One to five	5.00 (C)
Over five, each	0.50 (C)
Gasoline and fuel oil tanks (residential).....	10.00 (C)
Septic tank or drain field - each	10.00 (C)
Sewer:	
Commercial - each.....	60.00 (C)
Residential - each	50.00 (C)
Replacement of house sewer:	
20' or more in length.....	50.00 (C)
Less than 20' in length.....	20.00 (C)
Sprinkler system	15.00 (C)

Vehicle for Hire Fees: (Driver permit fees valid from October 1 to September 30)

Taxi Driver permit (per driver, per year).....	60.00 (C)
Non-Motorized Vehicles:	
Application Fee (one time fee per business)	40.00 (C)
Driver Permit:	
Initial fee, per driver	15.00 (C)
Renewal fee, per driver, per year	5.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

BUILDING AND PERMITTING FEES (continued)

Well Permit Fees:

Issuing each permit	40.00 (C)
..... plus \$4.00 per inch or diameter up to 6",	
..... and \$2.00 per inch for each inch over 6" in diameter (C)	

Landscaping Fees:

First landscaping inspection (included in permit fee).....	0.00
Re-inspection fee	30.00 (C)

Tree Removal Permits:

Single family residential	35.00 (C)
Non-residential or multi-family property	100.00 (C)
Reinspection of tree (second and third visits).....	25.00 (C)
Reinspection of tree (each required visit after the third).....	75.00 (C)
Request for appeals to Tree Preservation Board	35.00 (C)
Compensation for removing a protected tree	110.00 per caliper inch dbh (C)

OTHER CHARGES:

Appeals of Building Code heard by Board of Adjustment & Appeals.....	100.00 (C)
Address change and /or additional requests (commercial and residential):	
Processing Fee for 1 address (all requests – approved or denied).....	15.00 (C)
Processing Fee per address for additional addresses	
(all requests – approved or denied)	5.00 (C)
Letter of Reciprocity for contractors	15.00 (C)
Off-site advertising sign permit	50.00 (C)
Annual outdoor advertising sign permit (per sign)	50.00 (C)
Street name petitions (per application)	300.00 (C)
Advertising space on Park Avenue Street Directory Kiosks (Annual Rates)*:	
20" high by 9" wide panel	804.00 (C)
20" high by 18" wide panel	1,608.00 (C)
40" high by 18" wide panel	3,216.00 (C)
60" high by 18" wide panel	4,824.00 (C)
Banners:	
North Park Ave. (Morse Blvd. to Webster Ave., 17 poles).....	510.00 (C)
South Park Ave. (Fairbanks Ave. to Morse Blvd., 16 poles).....	480.00 (C)
E. Morse Blvd. (US 17-92 to Pennsylvania Ave., 10 double sided poles)	600.00 (C)
W. Morse Blvd. (Pennsylvania Ave. to Interlachen Ave., 11 double	
sided poles)	660.00 (C)
New England Ave. (New York Ave. to Hannibal Square West, 16 poles).....	480.00 (C)
Pennsylvania Ave. (Lyman Ave. to Israel Simpson Ct., 26 poles).....	780.00 (C)
N. Orange Ave. (Fairbanks Ave. to Minnesota Ave., 20 poles)	600.00 (C)
S. Orange Ave. (Denning Dr. to US 17-92, 20 poles).....	600.00 (C)
Street Pole Signs:	
One time initial posting fee	450.00 (C)
Annual participation fee	100.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

BUILDING AND PERMITTING FEES (continued)

Administrative charge for having overgrown properties mowed, cleaned or cleared of debris, hazardous trees or other unsightly articles	150.00 (C)
Administrative charge for repeated mowing or clearing of properties	300.00 (C)
Recording documents with Orange County:	
Notice of Commencement	20.00 (C)
Deed Covenant	30.00 (C)

*Requires a twelve-month contract with one half of the annual amount due upon reservation of the advertising space. The remaining balance will be billed in equal monthly installments.

PUBLICATIONS:

Community Redevelopment Agency Plan	15.50 (C)
Community Redevelopment Agency Plan Amendment for Expansion Area.....	13.65 (C)
Comprehensive Plan Goals, Objectives and Policies	60.00 (C)
Comprehensive Plan Data, Inventory and Analysis	85.00 (C)
CD of Comprehensive Plan Goals, Objectives and Policies and Data, Inventory and Analysis	10.00 (C)
Land Development Code	30.00 (C)
Land Development Code (zoning article only)	15.00 (C)
Historic Resources Survey (color copy)	58.00 (C)
Historic Resources Survey (black & white copy)	12.80 (C)
Subdivision regulations	10.00 (C)
Park Avenue "Architectural Design Guidelines"	10.00 (C)
Morse Boulevard "Facade Design Guidelines"	10.00 (C)

The 2010 Florida Building Code may be purchased through the Building Officials Association of Florida website: www.boaf.net

or the International Code Council website: <http://shop.iccsafe.org/codes/state-and-local-codes/florida.html>

The 2008 National Electrical Code can be purchased through the Building Officials Association of Florida website: www.boaf.net

or the National Fire Prevention Associate website:
<http://www.nfpa.org/catalog/product.asp?pid=700858SB&cookie%5Ftest=1>

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

BUILDING AND PERMITTING FEES (continued)

Maps:

Zoning and future land use map (digital form)	60.00 (C)
Zoning map	10.00 (C)
Future land use map	10.00 (C)

Retrieval and research of plans and documents in storage

(Research and copying costs not included).....	15.00 (C)
Additional research	20.00 (C)

Listings:

Business Listings:*	
Printed (per page).....	0.50 (C)
Label ready format, sheet of 20 (per page)**	2.00 (C)
On diskette (per disk)***	6.00 (C)

* The above orders will include a \$50.00 per hour labor/computer charge; 15 minimum (\$12.50). Orders will be taken with a three to four day turn around time.

** Labels will not be provided, but the listing will be printed in a copy ready format to reproduce on a label readily available for purchase by the requestor at any office supply retailer.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PUBLIC WORKS FEES

Street Division:

Regular rates (per hour):

Division chief	44.70 (C)
Assistant division chief	36.40 (C)
Field supervisor	33.00 (C)
Foreman/crew leader	31.00 (C)
Traffic Control employee	25.00 (C)
Traffic Signal worker	30.00 (C)
Equipment Operator II and III	29.00 (C)
Street sweeper/Operator I	24.00 (C)
Maintenance Worker	23.00 (C)
Crew (1 Supervisor and 2 Workers)	79.00 (C)

Overtime rates (per hour):

Division chief	67.05 (C)
Assistant division chief	54.60 (C)
Field supervisor	49.50 (C)
Foreman/crew leader	46.50 (C)
Traffic Control employee	37.50 (C)
Traffic Signal worker	45.00 (C)
Equipment Operator II and III	43.50 (C)
Street sweeper/Operator I	36.00 (C)
Maintenance Worker	34.50 (C)
Crew (1 Supervisor and 2 Workers)	118.50 (C)

Holiday rates (per hour):

Division chief	89.40 (C)
Assistant division chief	72.80 (C)
Field supervisor	66.00 (C)
Foreman/crew leader	62.00 (C)
Traffic Control employee	50.00 (C)
Traffic Signal worker	60.00 (C)
Equipment Operator II and III	58.00 (C)
Street sweeper/Operator I	48.00 (C)
Maintenance Worker	42.40 (C)
Crew (1 Supervisor and 2 Workers)	158.00 (C)

Equipment: (per hour)

Excavator	60.00 (C)
Front end loader	60.00 (C)
Vaccon	60.00 (C)
Bucket truck	60.00 (C)
Rubber tire backhoe	30.00 (C)
Street sweeper	30.00 (C)
Semitractor w/trailer	50.00 (C)
Tandem Dump truck	30.00 (C)
Flatbed truck	20.00 (C)
Pickup truck	10.00 (C)
Bobcat/skid steer	22.00 (C)
Miscellaneous drills, saws, 3-4 inch water pumps	10.00 (C)
6" well point/by pass pump	20.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PUBLIC WORKS FEES (continued)

Street Division (continued):

Barricade daily rental (each)	1.50 (C)
Maintenance of traffic service vehicle	20.00 (C)
Mobilization fee	5% of invoice prior to admin costs (C)

Facilities Maintenance:

Regular rate (per hour):	
Custodial	24.10 (C)
Supervisor	43.50 (C)
Tradesman	30.75 (C)
Overtime rate (per hour):	
Custodial	34.18 (C)
Supervisor	62.34 (C)
Tradesman	44.11 (C)
Holiday rate (per hour):	
Custodial	44.25 (C)
Supervisor	81.17 (C)
Tradesman	57.46 (C)
Vehicle charge (per hour).....	14.00 (C)
Decorative Street Light Installation (per pole)	250.00 (C)
Decorative Street Light Maintenance (per pole/per month).....	2.43 (C)

Engineering:

Driveway fee:	
Basic fee.....	50.00 (C)
Additional fee for reinspection	30.00 (C)
Final plat review - per lot	100.00 (C)
Pressure test reinspection fee.....	100.00 (C)
Project inspection fee:	
Construction cost:	
\$ 0 - \$ 5,000.....	10% of construction cost (M)
\$ 5,000 - \$ 20,000.....	\$500 plus 4% above \$5,000 (M)
Over \$ 20,000	\$1,000 plus 3% above \$20,000 (M)
Lift stop work order	100.00 (M)
Neglect or failure to schedule required inspection.....	100.00 (M)
Failure to have City approved site grading plan on site for inspection	100.00(M)
Right-of-way Permit Fee	90.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PUBLIC WORKS FEES (continued)

Engineering, continued:

Right-of-way permit for construction projects utilizing all or part of street/sidewalk (daily rate equals 1/10 of the monthly rate for each day:

Blocking sidewalk	\$1,000.00 per month (M)
Blocking lane of traffic:	
Over 5,000 vehicles per day	\$5,000 per month (M)
Under 5,000 vehicles per day	\$2,000 per month (M)
Blocking parking lane:	
Inside Central Business District	\$3,000 per month (M)
Outside Central Business District	\$1,000 per month (M)
Transverse cuts:	
Open cut - paved areas (each cut)	270.00 (C)
Open cut - right-of- way (each cut)	110.00 (C)
Open cut - dirt road (each cut)	150.00 (C)
Bore and jack (each operation)	200.00 (C)
Copies of blueprints	5.00 (C)

Keep Winter Park Beautiful:

Engraved bricks - Farmer's Market Lot:	
Single size (4 * 8) - Individuals or Pets	80.00 (M)
Double(8 * 8)	120.00 (M)
Corporate	250.00 (M)
Personalized park benches, various locations	2,500.00 (M)
Maps, each	3.00 (M)
Maps, 200 or more each	1.50 (M)
Dance lessons & sessions	80.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

REFUSE SERVICE FEES

Monthly Refuse Service Fees:

Residential pickup fee (with recycling bins)	18.50 (C)
Residential recycling cart fee (per recycling cart).....	2.70 (C)
Residential charge for each additional garbage cart above two	9.30 (C)
Additional cart maintenance fee for each garbage cart above two	77.97 (C)

Commercial customers utilizing the cart collection system (per cart)	31.64 (C)
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Bulk Pickup – Residential (requires photo and city approval prior to collection):

Up to 2 cubic yards	80.55 (C)
Each additional cubic yard above 2	33.57 (C)

Bulk yard waste in excess of 3 yards (per each additional yard)	12.00 (C)
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Compactor charges for Center Street corridor	Actual Cost
Compactor charges are allocated to the establishments they serve based on square footage and intensity of use factors.	

Other commercial, compactor and roll-off fees will be billed directly by Waste Pro

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

STORMWATER FEES

Monthly Stormwater Utility Fees:

Single family residential property: (based on square feet of impervious area:

Class 1 (1,099 and smaller).....	6.59 (C)
Class 2 (1,100 and 1,699)	8.24 (C)
Class 3 (1,700 and 2,299)	9.89 (C)
Class 4 (2,300 and 2,899)	11.56 (C)
Class 5 (2,900 and 3,499)	13.21 (C)
Class 6 (3,500 and 4,099)	14.85 (C)
Class 7 (4,100 and 4,699)	16.51 (C)
Class 8 (4,700 and 5,299)	18.16 (C)
Class 9 (5,300 and 5,899)	19.80 (C)
Class 10 (5,900 and 6,499)	21.66 (C)
Class 11 (6,500 and 7,099)	23.12 (C)
Class 12 (7,100 and 7,699)	24.77 (C)
Class 13 (7,700 and 8,299)	26.41 (C)
Class 14 (8,300 and 8,899)	28.07 (C)
Class 15 (8,900 and higher)	29.72 (C)

Multi-family residential property:

Apartment unit - per dwelling unit.....	8.24 (C)
Condominium unit - per dwelling unit	8.24 (C)
Duplex - per dwelling unit	8.24 (C)

Non-residential/commercial property (per ERU)

(ERU = Equivalent Residential Unit of 2,324 sq. ft.).....	11.56 (C)
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Stormwater Variance Request 200.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

SHORELINE ALTERATION FEES

Shoreline Alteration Permit:

Plants only	50.00 (C)
Plants and retaining wall	100.00 (C)

Dock site plan review (Lakes and Waterways Advisory Board):

Dock only	75.00 (C)
Dock and Boathouse	100.00 (C)

Retainment or seawall	100.00 (C)
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CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

BOAT USER FEES

Boat Stickers:

Boat sticker costs are computed according to a formula based upon the horsepower (hp) of the motor, plus the length (lg) of the boat, times (*) a set amount.

Annual permit:

City resident	hp + lg * \$0.50 (C)
Non-resident	hp + lg * \$0.75 (C)

Annual commercial permit:

City resident	hp + lg * \$1.00 (C)
Non-resident	hp + lg * \$1.50 (C)

Half-year permit (January 1 to June 30):

City resident	hp + lg * \$0.25 (C)
Non-resident	hp + lg * \$0.375 (C)

Daily user fee(regardless of size of boat and horsepower of motor)..... \$6.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

UTILITY SERVICE FEES

Cut on/off fee:

New service	28.00 (C)
New service - after 4:30 p.m.	85.00 (C)
Broken Lock	18.00 (C)
Broken Yoke	15.00 (C)
Emergency cut on/off - 7:00 a.m. to 3:30 p.m.	No charge (C)
Emergency cut on/off - 3:30 p.m. to 4:30 p.m.	28.00 (C)
Emergency cut on/off - after 4:30 p.m.	85.00 (C)
Trip charge	28.00 (C)
Non-payment – up to 4:30 p.m.	42.50 (C)
Non-payment - after 4:30 p.m.	85.00 (C)
Broken/damaged curb stop valve replacement fee	85.00 (C)
Metering taming fee	75.00 (C)

Water or Irrigation Deposits:

Inside City:

5/8 inch * 3/4 inch meter	60.00 (C)
1 inch meter	85.00 (C)
1 ½ inch meter	105.00 (C)
2 inch meter	145.00 (C)
3 inch meter	225.00 (C)
4 inch meter	330.00 (C)
6 inch meter	600.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Outside City:

5/8 inch * 3/4 inch meter	75.00 (C)
1 inch meter	100.00 (C)
1 ½ inch meter	130.00 (C)
2 inch meter	165.00 (C)
3 inch meter	270.00 (C)
4 inch meter	375.00 (C)
6 inch meter	690.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Water and Sewer Deposits:

Inside City:

5/8 inch * 3/4 inch meter	105.00 (C)
1 inch meter	120.00 (C)
1 ½ inch meter	150.00 (C)
2 inch meter	420.00 (C)
3 inch meter	510.00 (C)
4 inch meter	600.00 (C)
6 inch meter	885.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

UTILITY SERVICE FEES (continued)

Water and Sewer Deposits (continued):

Outside City:

3/4 inch meter	145.00 (C)
1 inch meter	165.00 (C)
1 ½ inch meter	195.00 (C)
2 inch meter	570.00 (C)
3 inch meter	675.00 (C)
4 inch meter	780.00 (C)
6 inch meter	1,140.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Water, Sewer and Garbage Deposits (Inside City Only):

3/4 inch meter	135.00 (C)
1 inch meter	150.00 (C)
1 ½ inch meter	180.00 (C)
2 inch meter	450.00 (C)
3 inch meter	540.00 (C)
4 inch meter	630.00 (C)
6 inch meter	915.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Fire Line Deposits:

Inside City:

1 inch meter	11.25 (C)
2 inch meter	32.00 (C)
3 inch meter	64.00 (C)
4 inch meter	106.50 (C)
6 inch meter	200.00 (C)
8 inch meter	315.00 (C)
10 inch meter	453.00 (C)
12 inch service connection	675.00 (C)
16 inch service connection	980.00 (C)

Outside City:

1 inch meter	14.00 (C)
2 inch meter	40.00 (C)
3 inch meter	80.00 (C)
4 inch meter	133.00 (C)
6 inch meter	250.00 (C)
8 inch meter	393.00 (C)
10 inch meter	566.00 (C)
12 inch service connection	843.00 (C)
16 inch service connection	1,225.00 (C)

Fire Hydrant Meter Deposit	2,000.00 (C)
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CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

UTILITY SERVICE FEES (continued)

Water and Wastewater:

Commercial plan review fee:

First review	125.00 (C)
Each revision	50.00 (C)
Utility inspection (per inspection)	40.00 (C)

Meter and Service Installation:

Inside City:

5/8 inch * 3/4 inch meter	772.00 (C)
1 inch meter	823.87 (C)
1 ½ inch meter	1,799.73 (C)
2 inch meter	1,994.10 (C)
3 inch meter	see below
4 inch meter	see below
6 inch meter	see below
8 inch meter	see below
10 inch meter	see below

All meters 3" and larger will be calculated at current costs for meter assembly, materials, labor and restoration.

Outside City (*):

5/8 inch * 3/4 inch meter	965.35 (C)
1 inch meter	1,029.83 (C)
1 ½ inch meter	2,249.67 (C)
2 inch meter	2,492.63 (C)
3 inch meter	see below
4 inch meter	see below
6 inch meter	see below
8 inch meter	see below
10 inch meter	see below

All meters 3" and larger will be calculated at current costs for meter assembly, materials, labor and restoration plus 25%.

* above fee plus applicable Orange County Right of Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

UTILITY SERVICE FEES (continued)

Field Testing Meters (flow test):

5/8 x 3/4 inch meter 28.00 (C)

Bench Testing Meters:

Cost of Test - by meter size - Outside Service Contracted:

5/8 x 3/4 inch meter 90.00 (C)

1 inch meter 90.00 (C)

1 1/2 inch meter 231.00 (C)

2 inch meter 241.00 (C)

Cost of Test - by meter size - In-House City Staff Utilized

3/4 inch meter x 2.0 hours 60.50 (C)

1 inch meter x 2.0 hours 60.50 (C)

1 1/2 inch meter x 2.5 hours 70.00 (C)

2 inch meter x 2.5 hours 70.00 (C)

No charges will be assessed to a customer if the meter bench test or field test results are outside acceptable limits.
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Water Impact Fees:

Inside City:

5/8 inch * 3/4 inch 1,100.00 (C)

1 inch 2,750.00 (C)

1 1/2 inch 5,500.00 (C)

2 inch 8,800.00 (C)

3 inch 17,600.00 (C)

4 inch 27,500.00 (C)

6 inch 55,000.00 (C)

8 inch 88,000.00 (C)

Outside City:

5/8 inch * 3/4 inch 1,375.00 (C)

1 inch 3,440.00 (C)

1 1/2 inch 6,875.00 (C)

2 inch 11,000.00 (C)

3 inch 22,000.00 (C)

4 inch 34,375.00 (C)

6 inch 68,750.00 (C)

8 inch 110,000.00 (C)

Water Main Extension Fees:

Inside City, per foot actual cost

Outside City, per foot 1.25 times actual cost

Water main extension fees will be allocated to all affected property owners.
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Other charges to be calculated along with the water main extension fee are connection fees, meter costs and installation, deposits, and backflow service fees.
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CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

UTILITY SERVICE FEES (continued)

Fire Line Installation Fees – includes saddle, tap and tubing to backflow or property line, whichever is closer (inside city):

1 inch fire line	529.00 (C)
2 inch fire line	1,274.00 (C)
Larger than 2 inch fire line	(actual cost at time of installation)

Fire Line Installation Fees – includes saddle, tap and tubing to backflow or property line, whichever is closer (outside city):

1 inch fire line	661.00 (C)
2 inch fire line	1,773.00 (C)
Larger than 2 inch fire line	(actual cost at time of installation)

Water Main Tapping Fees (Inside City):

2 inch	153.00 (C)
4 inch	230.00 (C)
6 inch	250.00 (C)
8 inch	290.00 (C)
12 inch	355.00 (C)

Water Main Tapping Fees (Outside City):

2 inch	188.00 (C)
4 inch	238.00 (C)
6 inch	313.00 (C)
8 inch	364.00 (C)
12 inch	444.00 (C)

Meter Relocation Fee:

Inside City:

5/8 inch * 3/4 inch.....	477.00 (C)
1 inch	529.00 (C)
1 ½ inch – 2 inch	1,267.00 (C)
3 inch - 8 inch	Labor and materials (C)

Outside City (*):

5/8 inch * 3/4 inch.....	670.00 (C)
1 inch	735.00 (C)
1 ½ inch – 2 inch	1,741.00 (C)
3 inch - 8 inch	Labor and materials plus 25% (C)

* above fee plus applicable Orange County Right of Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

UTILITY SERVICE FEES (continued)

Sewer Impact Fees:

Inside City:

Impact fee - single family	2,700.00 (C)
Impact fee - multiple dwelling	2,700.00 (C)
Impact fee - ERC	2,700.00 (C)

Outside City:

Impact fee - single family	3,375.00 (C)
Impact fee - multiple dwelling	3,375.00 (C)
Impact fee - ERC	3,375.00 (C)

Sewer Laterals:

Installation Fee:

Inside City:

0-6' Deep.....	1,680.00 (C)
6-12' Deep.....	3,710.00 (C)
>12' Deep.....	Actual Cost

Outside City:

0-6' Deep.....	2,100.00 (C)
6-12' Deep.....	4,638.00 (C)
>12' Deep	1.25 x actual Cost

..plus applicable Orange County Right-of-Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

WATER AND WASTEWATER USAGE FEES
(COST BASED)

Inside the City Limits				
	Water (Residential)	Water (Commercial/Public Authority)	Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption			
Block 1	1.18	1.18	2.50	4.61
Block 2	1.75	1.75	3.34	4.61
Block 3	2.50	2.50	4.28	4.61
Block 4	3.34	3.34	6.20	4.61
Block 5	4.28	4.28	6.20	4.61
Block 6	6.20	4.28	6.20	4.61
Base ERM Charge	8.62	8.62	8.62	10.19
Additional Unit Charge	4.64	4.64	4.64	5.48

Outside the City Limits				
	Water (Residential)	Water (Commercial/Public Authority)	Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption			
Block 1	1.47	1.47	3.12	5.76
Block 2	2.18	2.18	4.17	5.76
Block 3	3.12	3.12	5.35	5.76
Block 4	4.17	4.17	7.75	5.76
Block 5	5.35	5.35	7.75	5.76
Block 6	7.75	5.35	7.75	5.76
Base ERM Charge	10.78	10.78	10.78	12.73
Additional Unit Charge	5.80	5.80	5.80	6.85

ERM = Equivalent Residential Meter

Note: sewer charges are capped for residential customers without separate irrigation meters at 14,000 gallons.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

WATER AND WASTEWATER USAGE FEES (CONTINUED)

The Monthly Base Charge is based on the size of the meter. The applicable Equivalent Meter Ratio in the table below multiplied by the Base ERM Charge above determines the monthly Base Charge.

Bills for water, sewer and irrigation service are determined using the applicable rates in the tables above and the block sizes in the tables below based on customer class and meter size.

Block Structure Price Breaks by Meter Size:

Commercial/Public Authority Water Block Structure						
Meter Size in Inches	Equivalent Meter Ratio	Usage Up To				Usage Over:
		Block 1 (1,000 gallons/month)	Block 2 (1,000 gallons/month)	Block 3 (1,000 gallons/month)	Block 4 (1,000 gallons/month)	Block 5 (1,000 gallons/month)
¾	1	4	8	12	20	20
1	2 ½	10	20	30	50	50
1 ½	5	20	40	60	100	100
2	8	32	64	96	160	160
3	16	64	128	192	320	320
4	25	100	200	300	500	500
6	50	200	400	600	1,000	1,000
8	80	320	640	960	1,600	1,600
10	115	460	920	1,380	2,300	2,300

Residential Water Block Structure					
Usage Up To					Usage Over:
Block 1 (1,000 gallons/month)	Block 2 (1,000 gallons/month)	Block 3 (1,000 gallons/month)	Block 4 (1,000 gallons/month)	Block 5 (1,000 gallons/month)	Block 6 (1,000 gallons/month)
4	8	12	16	20	20

Irrigation Water Block Structure			
Usage Up To			Usage Over:
Block 1 (1,000 gallons/month)	Block 2 (1,000 gallons/month)	Block 3 (1,000 gallons/month)	Block 4 (1,000 gallons/month)
4	8	12	12

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

ELECTRIC RATES
(COST)

Residential Rates			
Customer Charge	\$	9.55	per month
Energy Charge:			
1 st 1,000 kWh	\$	0.066250	per kWh
All kWh above 1,000	\$	0.078150	per kWh
Fuel Cost Recovery Factor:			
1 st 1,000 kWh	\$	0.0314900	per kWh
All kWh above 1,000	\$	0.0414900	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

Lighting Service (LS-1)			
Fixture and Maintenance Charge (includes energy charge and fuel cost recovery)			Depends upon fixture type
Customer charge (per line of billing):			
Metered accounts	\$	3.49	per month
Non metered accounts	\$	1.22	per month
Energy & demand charge	\$	0.023490	per kWh
Fuel cost recovery factor	\$	0.035390	per kWh
Franchise Fee	\$	0.060000	
Gross Receipts Tax	\$	0.025641	
Electric Utility Tax	\$	0.100000	
Subsequent Re-establishment of service	\$	10.00	

GENERAL SERVICE ELECTRIC RATES

Non-Demand (GS-1)			
Rates will also apply to Temporary Service (TS-1)			
Customer Charges:			
Non Metered Accounts	\$	7.11	per month
Metered Accounts:			
Secondary Delivery Voltage	\$	12.61	per month
Primary Delivery Voltage	\$	159.44	per month
Energy Charge	\$	0.066930	per kWh
Fuel Cost Recovery Factor	\$	0.035390	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only)		7.4500%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

ELECTRIC RATES (CONTINUED)

Non-Demand (100% Load Factor Usage (GS-2))			
(For customers with fixed wattage loads operating continuously throughout the billing period)			
Customer Charges:			
Non Metered Accounts	\$	7.45	per month
Metered Accounts	\$	13.21	per month
Energy Charge	\$	0.033940	per kWh
Fuel Cost Recovery Factor	\$	0.035390	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only)		7.5000%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

Demand (GSD-1)			
Rates will also apply to Temporary Service (TS)			
Applicable for any customer other than residential with a measurable annual kWh consumption of 24,000 kWh or greater per year			
Customer Charges:			
Secondary Delivery Voltage	\$	13.14	per month
Primary Delivery Voltage	\$	166.20	per month
Demand Charge	\$	4.59	per kWh
Energy Charge	\$	0.038300	per kWh
Fuel Cost Recovery Factor	\$	0.035390	per kWh
Delivery Voltage Credit: when a customer takes delivery at primary voltage, the demand charge will be subject to this credit	\$	0.350000	Per kWh
Metering Voltage Adjustment: When a customer takes delivery at primary voltage, the energy charge, demand charge and delivery voltage credit will be subject to this adjustment		1.0000%	
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only)		7.4500%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

GENERAL SERVICE ELECTRIC RATES (CONTINUED)

General Service Demand Optional Time of Use (GSDT-1)			
Closed to new customers as of 06-01-2006			
Customer Charges:			
Secondary Delivery Voltage	\$	21.99	per month
Primary Delivery Voltage	\$	178.12	per month
Demand Charges:			
Base Demand	\$	1.15	per kWh
On Peak Demand	\$	3.49	per kWh
Energy Charges:			
On-peak kWh	\$	0.063660	per kWh
Off-peak kWh	\$	0.025820	per kWh
Fuel Cost Recovery Factors:			
On-peak kWh	\$	0.047050	per kWh
Off-peak kWh	\$	0.031270	per kWh
Delivery Voltage Credit: when a customer takes delivery at primary voltage, the demand charge will be subject to this credit	\$	0.350000	Per kWh
Metering Voltage Adjustment: When a customer takes delivery at primary voltage, the energy charge, demand charge and delivery voltage credit will be		1.0000%	
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only)		7.5000%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

GENERAL SERVICE ELECTRIC RATES (CONTINUED)

TEMPORARY SERVICE (TS) (Rate from appropriate General Service schedules are applied)	
Applicable to any customer for temporary service such as displays, construction, fairs, exhibits and similar temporary purposes	
Deposit required at the time of initiating service	

Service Charges			
Opening an account at a new service location (permanent connection)	\$	61.00	
Opening an account at a new service location (temporary connection)	\$	104.00	
Utility service application fee	\$	5.00	
Reconnect service	\$	28.00	
Reconnect service after a disconnection for nonpayment or			
Violation of a rule or regulation (up to 4:30)	\$	42.50	
after normal business hours (after 4:30)	\$	85.00	
Dishonored check (NSF)	\$	25.00	Or 5% of the check amount, whichever is greater
Change of account with leaving service active (applicable to multi-housing only)	\$	10.00	
Electric meter tampering fee	\$	75.00	
Disconnect of electric service at the pole	\$	250.00	
Deposit for electric service	\$	250.00	Or two months estimated charges, whichever is greater
Prepare trees around power lines for safe private trimming or removal if necessary			Actual cost

RESIDENTIAL UNDERGROUND SERVICE FEE (applies to single family residential projects only)	
Remodels	3,000.00
200 amp or less	3,000.00
All services to 400 amp	6,000.00
Greater than 400 amp	Cost to serve

Deposit required for electric service:

..... \$250 or two months estimated charges, whichever is greater

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

FIRE LINE FEES

Inside City: (buildings with separate plumbing facilities for fire protection):

Fire line size (flat rate per month):

1 inch service connection	4.25 (C)
2 inch service connection	11.87 (C)
3 inch service connection	23.84 (C)
4 inch service connection	37.02 (C)
6 inch service connection	74.51 (C)
8 inch service connection	119.19 (C)
10 inch service connection	171.39 (C)
12 inch service connection	234.03 (C)
16 inch service connection	339.34 (C)

Outside City: (buildings with separate plumbing facilities for fire protection):

Fire line size (flat rate per month):

1 inch service connection	5.33 (C)
2 inch service connection	14.86 (C)
3 inch service connection	29.78 (C)
4 inch service connection	46.26 (C)
6 inch service connection	93.12 (C)
8 inch service connection	148.96 (C)
10 inch service connection	214.22 (C)
12 inch service connection	292.53 (C)
16 inch service connection	424.19 (C)

Hourly charges for city employees and equipment in Utilities Services Division:

Regular rates: (per hour)

Deputy Assistant Director	60.99 (C)
Assistant Division Chief	33.37 (C)
Field Supervisor	37.23 (C)
Equipment Operator	27.18 (C)
Foreman/Crew Leader	34.36 (C)
Utility Service Worker	19.84 (C)

Overtime rates: (per hour)

Deputy Assistant Director	91.48 (C)
Assistant Division Chief	50.05 (C)
Field Supervisor	55.84 (C)
Equipment Operator	40.77 (C)
Foreman/Crew Leader	51.54 (C)
Utility Service Worker	29.76 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

FIRE LINE FEES (continued)

Hourly charges for city employees and equipment in Utilities Services Division (continued):

Holiday rates: (per hour)

Deputy Assistant Director	121.98 (C)
Assistant Division Chief	66.74 (C)
Field Supervisor	74.46 (C)
Equipment Operator	54.36 (C)
Foreman/Crew Leader	68.72 (C)
Utility Service Worker	39.68 (C)

Vehicle Charges: (per hour)

Flatbed dump truck	15.00 (M)
Small dump truck.....	15.00 (M)
Tandem dump truck	30.00 (M)
Pickup truck.....	15.00 (M)
Crew cab	20.00 (M)
TV Van	75.00 (M)
Locator (call duty) van	15.00 (M)
Vaccon	85.00 (M)
Semitractor	60.00 (M)

Equipment Charges: (per hour)

Pumps, daily (bypass and well point)	30.00 (M)
Rubber tire backhoe	50.00 (M)
Trackhoe	75.00 (M)
Portable trailer generator.....	45.00 (M)
Directional boring machine	50.00 (M)
Harbin.....	20.00 (M)
Light tower.....	15.00 (M)
Vactron	20.00 (M)
Easement hose reel	15.00 (M)
Air compressor	15.00 (M)
Bobcat	25.00 (M)
Misc pumps, saws, compacting equipment, locator equipment, lateral TV camera, hand tools, etc.	10.00 (M)
Barricade daily rental (each)	1.10 (M)

Associated material costs shall be calculated at a rate not to exceed actual cost to the City. Ref: OUC/Winter Park Alliance contract for parts, fittings and supplies.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

CROSS CONNECTION CONTROL PROGRAM FEES

Backflow testing charge (per device inside City).....35.00 (M)

Backflow testing charge (per device outside City)40.00 (M)

Replacement charges:

Inside City:

1 inch PVB 160.00 (C)

1 inch Reduced pressure..... 265.00 (C)

1 ½ inch PVB..... 365.00 (C)

1 ½ inch Reduced pressure..... 420.00 (C)

2 inch PVB..... 420.00 (C)

2 inch Reduced pressure..... 510.00 (C)

Outside City:

1 inch PVB 200.00 (C)

1 inch Reduced pressure..... 330.00 (C)

1 ½ inch PVB..... 450.00 (C)

1 ½ inch Reduced pressure..... 525.00 (C)

2 inch PVB..... 525.00 (C)

2 inch Reduced pressure..... 635.00 (C)

Repair charges:

Repair ¾" – 1" backflow preventors (includes parts and labor) 35.00 (C)

Repair 1 ¼" – 2" backflow preventors (includes parts and labor) 65.00 (C)

All above fees will be added to the customer's next utility bill after the work is completed and satisfactorily tested.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

UTILITY DEMOLITION DISCONNECT FEES

Utility disconnects for demolition:

Inside City:

Water services (cut and cap behind meter @ property line and installation of hose bib stand):

5/8" * 3/4" - 1"	58.00 (C)
1.5" - 3"	81.00 (C)
4"	129.00 (C)
6"	154.00 (C)
8"	193.00 (C)

Fire lines (cut and cap @ property line):

2"	35.00 (C)
4"	129.00 (C)
6"	154.00 (C)
8"	193.00 (C)

Sanitary sewer laterals (cut and cap & install cleanout @ property line):

Up to 6" (per line), 6' deep or less	277.00 (C)
Up to 6" (per line), greater than 6' deep	539.00 (C)

Electric services 250.00 (C)

Outside City:

Water services (cut and cap behind meter @ property line and installation of hose bib stand):

5/8" * 3/4" - 1"	72.50 (C)
1.5" - 3"	101.25 (C)
4"	161.25 (C)
6"	192.50 (C)
8"	241.25 (C)

Fire lines (cut and cap @ property line):

2"	43.75 (C)
4"	161.25 (C)
6"	192.50 (C)
8"	241.25 (C)

Sanitary sewer laterals (cut and cap & install cleanout @ property line):

Up to 6" (per line), 6' deep or less	346.25 (C)
Up to 6" (per line), greater than 6' deep	673.75 (C)

Electric services 250.00 (C)

Fire hydrant relocation fee:

Inside City	1,850.00 (C)
Outside City	2,312.50+ (C)

applicable Orange County permit fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

LINE STOP FEES

Inside City:

Line stop fees (with contractor or owner support):

4", single.....	1,835.00 (C)
4", double	3,546.00 (C)
6", single.....	2,218.00 (C)
6", double	4,312.00 (C)
8", single.....	2,347.00 (C)
8", double	4,570.00 (C)
10", single.....	2,870.00 (C)
10", double	5,616.00 (C)
12", single.....	3,032.00 (C)
12", double	5,944.00 (C)

Line stop fees (with no support from contractor or owner):

4", single.....	2,765.00 (C)
4", double	5,421.00 (C)
6", single.....	3,148.00 (C)
6", double	6,187.00 (C)
8", single.....	3,277.00 (C)
8", double	6,445.00 (C)
10", single.....	3,800.00 (C)
10", double	7,491.00 (C)
12", single.....	3,962.00 (C)
12", double	7,815.00 (C)

Outside City:

Line stop fees (with contractor or owner support):

4", single.....	2,294.00 (C)
4", double	4,432.00 (C)
6", single.....	2,773.00 (C)
6", double	5,390.00 (C)
8", single.....	2,934.00 (C)
8", double	5,712.00 (C)
10", single.....	3,588.00 (C)
10", double	7,020.00 (C)
12", single.....	3,790.00 (C)
12", double	9,769.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

LINE STOP FEES

Outside City:

Line stop fees (with no support from contractor or owner):

4", single.....	3,323.00 (C)
4", double	6,513.00 (C)
6", single.....	3,802.00 (C)
6", double	7,471.00 (C)
8", single.....	3,963.00 (C)
8", double	7,793.00 (C)
10", single.....	4,617.00 (C)
10", double	9,101.00 (C)
12", single.....	4,819.00 (C)
12", double	9,505.00 (C)

Support from contractor or owner includes assisting the line stop procedure by excavating around pipe, and provide backhoe as needed. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County.

No support from contractor or owner would indicate that the City will perform the line stop procedure entirely with no assistance from the contractor or owner.

Fees include all fittings and materials required to complete line stop.

Plus Orange County right-of-way permit use fees

Perform Electro Fusion Process for HDPE Couplings and Fittings (2" – 12", two couplings or fittings max:

Inside City	236.00 (C)
Outside City	295.00 (C)

Contractor to prepare work area or excavation, HDPE pipe to be exposed and clean in a safe working environment. City crew will prep pipe and supply necessary equipment to perform electro fusion process. Contractor to furnish couplings or fittings. Additional couplings/fittings shall be fused at the same rate as above. If in the County, City is to be named on the Orange County Permit to enable work to be performed under contractors permit.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

INDUSTRIAL WASTE FEES

A formula is used to determine the surcharges. The surcharge is proportionate to the water consumption and exceedance of any or all of BOD, TSS or oil and grease. The more water used, the higher the surcharge will be, likewise, the less water used the lower the surcharge will be.

The charges are based on three factors:

- Biological Oxygen Demand (BOD) 300 mg/L
- Total Suspended Solids (SS) 300 mg/L
- Oil and Grease 100 mg/L

Biological Oxygen Demand (BOD):

BOD is a measurement of the amount of oxygen being depleted in the wastewater. Oxygen depletion can occur because of a number of reasons. The main reason is the decaying of organics. Anything that had life in it at one time will use oxygen in its decaying process. Oxygen is critical for the proper treatment of wastewater. It is very expensive to oxidate wastewater. This test is performed by an independent laboratory. It takes five days to get the results back. The maximum allowable limit is 300 mg/L.

Total Suspended Solids (SS):

Total Suspended solids are any solids that will not settle in moving water. This test is performed by an independent laboratory. The laboratory bakes the water out of the sample. The maximum allowable limit is 300 mg/L.

Oil and Grease:

Any petroleum product, oil based product, or animal or vegetable fat will show up as an oil or grease. An independent laboratory on an as needed basis performs this test. The maximum allowable limit is 100 mg/L.

Formula for calculation- Test results from all 3 parameters express in mg/l will be added for the total surcharge amount plus laboratory fees.

Milligrams per liter TSS-300 times the monthly flow expressed MGD(60,000=0.060)*3.50=

Milligrams per liter BOD-300*times the monthly flow expressed MGD(60,000=0.060)*3.50=

Milligrams per liter Oil & Grease*100 times the monthly flow expressed MGD(60,000=0.060)*3.50=

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

INDUSTRIAL WASTE FEES (continued)

Re-inspection fees40.00 (M)

The IW inspector shall inspect any repairs, replacements or other deficiencies and shall provide written notice of compliance or noncompliance. In the event of continuing noncompliance, re-inspections will be performed.

Hauler registration fee.....40.00 (M)

Registrations shall be effective for a period of three years. The registration required by the City shall be in addition to any other permits, registrations, or occupational licenses required by federal, state, and local agencies having lawful jurisdiction. The registration is not transferable.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PUBLIC SAFETY FEES

POLICE FEES AND FINES:

Administration Fees:

Copies:

Parking or uniform traffic citation	0.15 (S)
Double sided copies	0.20 (S)
Certified copies	1.00 (S)
Reports except traffic or homicide (per page)	0.15 (S)
Traffic or homicide reports	25.00 (S)
Fingerprinting of civilians (except employee applicants) (city residents)	5.00 (C)
Fingerprinting of civilians (except employee applicants) (non-residents)	10.00 (C)
Photographs, recordings and videos on CD	1.00 (S)
Audio tapes (including 911 calls)	1.00 (S)
Video copy of DUI cases	1.00 (S)
Background checks	5.00 (C)
Crash report	2.00 (S)
Good conduct letter	10.00 (C)

Research for public records requests estimated at thirty minutes or more will require a deposit based on the estimated time to complete the request and the hourly rate of the employee completing the request and computer time.

Off-Duty Police Services (three hour minimum):

Regular Off-Duty Rates per Hour:

Police officer	35.00 (C)
Details requiring a police supervisor	40.00 (C)

Holiday Off-Duty Rates per Hour:

Police officer	48.00 (C)
Details requiring a police supervisor	53.00 (C)

Civil Penalty Fines:

Interference with overtime parking enforcement	50.00 (M)
Tampering with immobilization device	100.00 (M)
Removal of immobilization device by enforcement officer	75.00 (M)
Skateboarding within central business district	10.00 (M)

Responding to false alarms:

First response	0.00
Second and third response within 6 months of first response	0.00
Business:	
Fourth response within 6 months of third response	50.00 (M)
All succeeding responses within 6 months of the last response	100.00 (M)
Residential:	
Fourth response within 6 months of third response	25.00 (M)
All succeeding responses within 6 months of the last response	50.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PUBLIC SAFETY FEES (continued)

Parking Fines: *

Each fine amount includes a \$5.00 surcharge as authorized by Florida State Statute 316.660(4)(a)&(b) and City Code 98.91 to fund the School Crossing Guard programs within the City of Winter Park

Blocking drive or roadway (travel lane/obstructing traffic).....	25.00 (M)
Bus zone or taxi stand.....	25.00 (M)
Disabled only/permit required.....	255.00 (S)
Double parking	25.00 (M)
Extended over lines.....	25.00 (M)
Fire lane/hydrant/red curb	110.00 (S)
Loading zone (commercial vehicles only)	25.00 (M)
Other	25.00 (M)
On parkway	25.00 (M)
On sidewalk/crosswalk	25.00 (M)
Over posted time limit.....	25.00 (M)
Parking prohibited (yellow curb/no sign)	25.00 (M)
Rear or left wheels to curb	25.00 (M)
Successive overtime (each offense)	45.00 (M)
Unauthorized (reserved) space	25.00 (M)
Where signs prohibit.....	25.00 (M)
Movement of vehicle in Central Business District to circumvent posted parking restrictions	55.00 (M)

* After five days, an additional \$5.00 will be assessed for any of the parking fines listed above.

* After receiving a mailed <i>Notice of Summons</i> for any or the above parking fines, an additional \$15.00 will be assessed.

Traffic signal violations:

Red light camera infraction	158.00 (S)
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CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PUBLIC SAFETY FEES (continued)

FIRE FEES:

EMS Transport Fee:

Transport:	
BLS.....	720.00 (M)
ALS1.....	925.00 (M)
ALS2.....	1,028.00 (M)

Plus distance transported from incident location to medical facility . 12.00 per mile (M)
HIPAA qualified patient information package (per patient event)..... 50.00 (C)

Motor Vehicle Fire Response:

Motor Vehicle Fire Response: 500.00 (M)

False Alarm Response fee:

First response.....	0.00 (M)
Second and third response within 6 months of first response.....	0.00 (M)
Fourth response within 6 months of third response	100.00 (M)
All succeeding within 6 months of the last response.....	250.00 (M)
Known alarm is activated by on scene construction workers or alarm company technicians.....	200.00 (M)

Fire/Rescue Service fees:

Hourly Charges for city employees and equipment:
Command unit/Chief officer, per hour or part thereof..... 125.00 (C)
Engine company, per hour or part thereof..... 225.00 (C)
Ladder company, per hour or part thereof..... 275.00 (C)
Rescue unit, per hour or part thereof 200.00 (C)
Special needs..... Figured on a cost recovery basis (C)
Hazardous materials cost recovery fees and/or response to intentional, malicious or
negligently incidents are based on the cost of manpower, equipment and materials
used.

Fire inspections:
After hour inspections..... 200.00 (C)
Maintenance reinspection fee:
First reinspection No Charge (M)
Second reinspection..... 40.00 (M)
Third reinspection..... 60.00 (M)
Fourth reinspection..... 100.00 (M)
Any subsequent reinspections 100.00 (M)

Inspector Training fee, per project (\$1,000 minimum project value) 25.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PUBLIC SAFETY FEES (continued)

Licensing Fees:

Health Department inspections	40.00 (M)
HRS inspections.....	40.00 (M)
Occupational License inspections	40.00 (M)

Permits By Use: (annual registration fee)

Ammunition, explosives and blasting agents	40.00 (M)
Burn permits (bonfires).....	40.00 (M)
Cryogenic fluids.....	40.00 (M)
Dry cleaning plants.....	40.00 (M)
Fire lane permits	40.00 (M)
Fireworks.....	40.00 (M)
Flammable/combustible liquids	40.00 (M)
High piled combustible stock.....	40.00 (M)
Hazardous chemicals.....	40.00 (M)
LP gas	40.00 (M)
Lumber storage	40.00 (M)
Places of assembly	40.00 (M)
Repair garages.....	40.00 (M)
Tents and air supported structures	40.00 (M)

Plans Review Fees:

Construction plans review - new and existing:	
\$1,000 value or less (no inspector training fee).	25.00 (M)
\$1,001 value or over.....	55.00 plus 0.05% of total work (M)
Revised plans.....	25.00 (unless more than 50% of original plan, then full fee applies) (M)
Construction inspections	25.00 or 1/2% of valuation (whichever is greater) (M)
After hour inspections.....	200.00 (M)
Construction reinspection fees:	
First reinspection	40.00 (M)
Second reinspection.....	50.00 (M)
Additional reinspection	100.00 (M)

Special Detail Services:

Personnel requested or required to be detailed for	
Special events (minimum of 3 hours)	35.00 per hour/per employee (C)
Special events (supervisor, if necessary).....	\$45.00 per hour/per supervisor (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PUBLIC SAFETY FEES (continued)

Public Education Services:

Fire station birthday party program:

Basic program	175.00 (C)
Plus \$5.00 per person up to a maximum of 20 attendees	
First aid class (per student)	20.00 (C)
CPR classes (per student)	35.00 (C)
Combination first aid and CPR class (per student)	50.00 (C)
Babysitter training class (per student)	55.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PARKS AND RECREATION FEES

Adult Sports Team Fees:

Flag Football and Softball	\$450.00 (M)
Men's Basketball League Team Fee.....	\$350.00 (M)

Field Rental Rates:

Cady Way, Martin Luther King, Jr. and Ward Park Baseball, Softball and Multipurpose fields A-1, A-2, C and Showalter East Multipurpose:

Before 5:00 p.m., per hour	29.00 (C)
After 5:00 p.m., per hour	52.00 (C)
Unscheduled or late reservation rates (less than two full business days), per hour/before 5:00 pm.....	50.00 (M)
Unscheduled or late reservation rates (less than two full business days), per hour/after 5:00 pm.....	75.00 (M)
Field prep (lines), per field each time (standard lining multipurpose field)	50.00 (C)
Field prep (lines), per field each time (specialty lining multipurpose field) ...	100.00 (C)
Field prep (lines), for late reservations per multipurpose field	100.00 (C)
Field prep (lines), per field each time (standard lining Baseball/Softball).....	25.00 (C)
Field prep (lines), per field each time (specialty lining Baseball/Softball).....	50.00 (C)
Field prep (lines), for late reservations per Baseball Softball field	50.00 (C)

All day (8:00 am to 9:00 pm)	450.00 (C)
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Winter Park Youth League Fee:

Martin Luther King, Jr., Showalter East and Ward A1, A2, B, C (flat fee) ...	25.00 (C)
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Continuous rate hourly (specific guidelines must be met):

20% discount for Ward B, C and D (specific guidelines required)	
Before 5:00 pm.....	23.00 (C)
After 5:00 pm.....	42.00 (C)

Ward Park Field B:

Before 5:00 p.m., per hour	40.00 (C)
After 5:00 p.m., per hour	75.00 (C)
Unscheduled or late reservation rates (less than two full business days), per hour/before 5:00 pm.....	50.00 (M)
Unscheduled or late reservation rates (less than two full business days), per hour/after 5:00 pm.....	75.00 (M)
Field prep (lines), per field each time (standard lining)	50.00 (C)
Field prep (lines), per field each time (specialty lining)	100.00 (C)
Field prep (lines), for late reservations per field	100.00 (C)
All day (8:00 am to 9:00 pm)	450.00 (C)

Winter Park Youth League Fee:

Martin Luther King, Jr., Showalter East and Ward A1, A2, B, C (flat fee) ...	30.00 (C)
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20% discount for Ward B, C and D (specific guidelines required)

Continuous rate hourly (specific guidelines must be met):

Before 5:00 pm.....	32.00 (C)
After 5:00 pm.....	60.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

Bus Use Fees:

Hourly rate (two hour minimum, 100 mile maximum).....	100.00 (M)
Deposit	100.00 (M)
Cancellation fee (within 72 hours of scheduled use).....	100.00 (M)

Program Fees:

Recreation ID Card:

Resident	0.00 (M)
Non-resident.....	15.00 (M)
Card Replacement Fee.....	5.00 (C)

After School Program:

Resident (monthly).....	40.00 (M)
Non-resident (monthly).....	65.00 (M)
Registration fee	25.00 (M)
Fee for students qualifying for reduced lunch, (monthly), (City residents only) ...	25.00 (M)
Fee for students qualifying for free lunch, (monthly), (City residents only)	15.00 (M)

Teen Summer Camp Program (completed grades 5 – 8, per week):

Resident	40.00 (M)
Free/reduced lunch programs, per child	25.00 (M)
Non-resident	65.00 (M)
Registration fee	25.00 (M)

Summer Camp Program (completed grades K – 4, per week):

Resident:	
1 st child in family	65.00 (M)
Each additional child in family	50.00 (M)
Non-resident.....	85.00 (M)
Reduced lunch, 1 st child	20.00 (M)
Reduced lunch, each additional child	10.00 (M)
Registration Fee.....	25.00 (M)
Free lunch, 1 st child	10.00 (M)
Free lunch, each additional child.....	5.00 (M)
Registration Fee.....	25.00 (M)

School's Out Program (single day camp during school year holidays):

Resident, per day	10.00 (M)
Non-resident, per day.....	15.00 (M)
After School Participant.....	5.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PARKS AND RECREATION FEES (CONTINUED)

Holiday Camps:

Fall Camp – 3 days:

Resident	35.00 (M)
Non-resident.....	50.00 (M)
After School Participant.....	20.00 (M)

Winter Holiday Camp – two 2 day sessions:

Resident, each 2 day session	25.00 (M)
Non-resident, each 2 day session	35.00 (M)
After School Participant, each 2 day session.....	15.00 (M)

Spring Break Camp, 5 days:

Resident	60.00 (M)
Non-resident	85.00 (M)
After School Participant.....	30.00 (M)

Middle School After School Program:

Resident with Recreation ID card.....	0.00 (M)
Non-Resident with Recreation ID card (per week).....	20.00 (M)

Other:

Late pick up fee:

1 st 30 minutes	5.00 (M)
Each additional 15 minutes	5.00 (M)
Late payment fee	5.00 (M)

Before Care (7:00-8:00 am and 5:30 – 6:00 pm for specific programs):

Schools Out Days, per day	2.00 (M)
Holiday and Summer Camps, per week.....	5.00 (M)

General Program Guidelines:

Youth/Teen Program Fees (based on minimum enrollment)	Direct Cost
Adult Programs (based on minimum enrollment).....	Direct Costs plus 15%

Contracted program fees will not exceed 110% of the regional market rate for a similar program. CRA funded programs will be offered at a zero to nominal fee.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PARKS AND RECREATION FEES (CONTINUED)

Community Center Pool:

Daily (resident)	2.00 (M)
Daily (non-resident)	4.00 (M)
Group rate (residents, over 15 guests in a group, per group member)	1.50 (M)
Group rate (non-residents, over 15 guests in a group, per group member)	3.50 (M)
Ten visit punch pass (resident)	15.00 (M)
Ten visit punch pass (non-resident)	30.00 (M)
Pool rental:	
Less than thirty guests (hourly, 2 hour minimum)	100.00 (M)
Additional hourly fee per fifteen guests over initial thirty guests	15.00 (M)
Deposit	100.00 (M)
Pool Party – 2 hours, maximum of 40 guests, normal operational hours	125.00 (M)
Individual Pool Pass – (resident)	55.00 (M)
Individual Pool Pass – (non-resident)	80.00 (M)
Family Pool Pass – (residents, up to 5 family members per pass)	150.00 (M)
Family Pool Pass – (non-residents, up to 5 family members per pass)	225.00 (M)
Family Pool Pass – (CRA residents, up to 5 family members per pass)	105.00 (M)
Lap Swim Pass – (resident)	35.00 (M)
Lap Swim Pass – (non-resident)	50.00 (M)
Lap Swim Pass – (CRA resident)	30.00 (M)

Fitness/Weight Room:

Annual Pass:

Resident	85.00 (M)
Non-resident	160.00 (M)
CRA area resident	60.00 (M)
City employee	60.00 (M)

Corporate rate:

Gold (includes 60 vouchers, \$60 each per year for each additional voucher over 60, provides access to lap swim, open gym, and open volleyball)	750.00 (M)
Silver (includes 10 vouchers, \$65 each per year for each additional voucher over 10, provides access to lap swim, open gym, and open volleyball)	500.00 (M)
Bronze (includes 5 vouchers, \$70 each per year for each additional voucher over 10, provides access to lap swim, open gym, and open volleyball)	250.00 (M)
Youth Annual Pass (ages 14-21, ages 14-16 will be required to attend training)	
Resident	30.00 (M)
Non-resident	50.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PARKS AND RECREATION FEES (CONTINUED)

Fitness/Weight Room (continued):

Monthly Pass:

Resident	15.00 (M)
Non-resident.....	25.00 (M)
CRA area resident.....	10.00 (M)
City employee.....	10.00 (M)
Daily pass, all users	5.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

CEMETERY FEES

Palm Cemetery:

Single space - resident.....	5,000.00 (M)
Single space – qualified non-resident	5,500.00 (M)
Cremation space - resident	850.00 (M)
Cremation space – qualified non-resident.....	900.00 (M)
Baby space	150.00 (M)
Qualified non-resident baby space.....	170.00 (M)
Interment of cremains:	
Weekdays.....	350.00 (M)
Saturdays	450.00 (M)
Tent for cremains interment:	
Weekdays.....	1,000.00 (M)
Saturdays	1,200.00 (M)
Opening and closing charges:	
Weekdays.....	1,200.00 (M)
Weekdays, for graveside services beginning after 5:00 pm).....	1,300.00 (M)
Saturdays	1,500.00 (M)
Disinterment of vault (weekdays only, rules apply)	1,200.00 (M)
Mausoleum space (limited number of spaces).....	80,000.00 (M)

Pineywood Cemetery:

Single space - resident.....	2,500.00 (M)
Single space – qualified non-resident	3,000.00 (M)
Baby space	150.00 (M)
Qualified non-resident baby space.....	170.00 (M)
Cremation space - resident	650.00 (M)
Cremation space – qualified non resident.....	700.00 (M)
Qualified non-resident cremation space.....	480.00 (M)
Interment of cremains:	
Weekdays.....	350.00 (M)
Saturdays	450.00 (M)
Tent for cremains interment:	
Weekdays.....	1,000.00 (M)
Saturdays	1,200.00 (M)
Opening and closing charges:	
Weekdays.....	1,200.00 (M)
Weekdays, for graveside services beginning after 5:00 pm).....	1,300.00 (M)
Saturdays	1,500.00 (M)
Disinterment of vault (weekdays only, rules apply)	1,200.00 (M)

Columbarium:

Single or Double space:	
Resident	2,200.00 (M)
Qualified non-resident	2,800.00 (M)
Interment (Saturday)	350.00 (M)
Tent for columbarium interment	300.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

GOLF COURSE FEES (all include sales tax)

Green Fees November-April (Residents/Non-residents):

	Mon/Tue	Wed/Thur	Fri/Sat/Sun/Holidays
7-9AM	\$10/\$12	\$11/\$13	\$15/\$17
9-11AM	\$10/\$12	\$12/\$14	\$14/\$16
11AM-1PM	\$9/\$11	\$10/\$12	\$13/\$15
1-3PM	\$8/\$10	\$10/\$12	\$14/\$16
3-5PM	\$9/\$11	\$11/\$13	\$15/\$17
5-7PM	\$8/\$10	\$10/\$12	\$14/\$16

*Prices in chart reflect 9 hole ticket with residents/non-residents respectively (M)

Green Fees May-October (Residents/Non-residents):

	Mon/Tue	Wed/Thur	Fri/Sat/Sun/Holidays
7-9AM	\$9/\$11	\$10/\$12	\$14/\$16
9-11AM	\$8/\$10	\$11/\$13	\$13/\$15
11AM-1PM	\$8/\$10	\$9/\$11	\$12/\$14
1-3PM	\$8/\$10	\$9/\$11	\$13/\$15
3-5PM	\$9/\$11	\$10/\$12	\$14/\$16
5-7PM	\$9/\$11	\$9/\$11	\$13/\$15

*Prices in chart reflect 9 hole ticket with residents/non-residents respectively (M)

Green Fees:

Replay rate for all players	5.00 (M)
Resident 9 hole Jr. ticket, up to middle school	6.00 (M)
Non-resident 9 hole Jr. ticket, up to middle school	8.00 (M)
Resident 9 hole high school and college student	7.00 (M)
Non-resident 9 hole high school and college student	9.00 (M)
City employees rate for first round	6.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

GOLF COURSE FEES (CONTINUED)

Annual Play Pass:

Single resident	600.00 (M)
Double resident	900.00 (M)
Single non-resident	650.00 (M)
Double non-resident (family members residing in same household)	1000.00 (M)
Jr. membership (resident)	230.00 (M)
Jr. membership (non-resident)	250.00 (M)
Student membership (resident)	280.00 (M)
Student membership (non-resident)	300.00 (M)
Corporate membership (16 members at \$500)	8,000.00 (M)
City employee rate	250.00 (M)
Ten-Round Pass	110.00 (M)

Cart Rental:

9-Hole – Single (includes sales tax)	7.00 (M)
9-Hole – Double (includes sales tax)	14.00 (M)
Pull cart (includes sales tax)	3.00 (M)
Club Rental (includes tax)	10.00 (M)
Club Storage, annual (includes tax)	125.00 (M)
Club Storage, monthly (includes tax)	12.00 (M)
Electric Cart, annual (includes tax)	650.00 (M)
Electric Cart, monthly (includes tax)	65.00 (M)

Tournament Fees (includes tax):

Night scramble (40 person minimum)	800.00 (M)
Each additional golfer above 40	25.00 (M)
Private scramble (maximum of one per month, 48 person minimum)	1,200.00 (M)
Each additional golfer above 48	25.00 (M)

Advertising:

Scorecard ad space (one year, per ad)	1,000.00 (M)
Premium scorecard ad space (one year, per ad)	1,500.00 (M)

Groupon, SaveMyCity and other such marketing discounts as well as seasonal discounts may be offered at the discretion of the City Manager

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

GOLF COURSE FEES (CONTINUED)

Golf lessons:

Individual lessons:

Half hour.....	50.00 (M)
Hour	80.00 (M)
3 hour package	210.00 (M)
5 hour package	300.00 (M)
10 hour package	500.00 (M)

Playing lessons, per person:

9 holes	125.00 (M)
18 holes.....	200.00 (M)

Group lessons, per person:

One hour package:

2 students.....	60.00 (M)
3 students.....	50.00 (M)
4 students.....	40.00 (M)

Three hour package:

2 students.....	150.00 (M)
3 students.....	120.00 (M)
4 students.....	90.00 (M)

Five hour package:

2 students.....	200.00 (M)
3 students.....	150.00 (M)
4 students.....	120.00 (M)

Ten hour package:

2 students.....	300.00 (M)
3 students.....	200.00 (M)
4 students.....	150.00 (M)

Course Rental

Full Course Rental – Daily 7am to Dusk Events - Free to Public	5,000.00 (M)
Full Course Rental – Daily 7am to Dusk – Paid Admission Events.....	10,000.00 (M)

Croquet Court Rental –

Daily Rate Only – Free to Public or Private	\$1000.00 (M)
Daily Rate Only – Paid Admission Events	\$2000.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

TENNIS FEES

Tennis Court Rental:

Annual Play Pass Fees:

Six-Month Annual Play Passes:

All Courts:

Resident - one adult	185.00 (M)
Resident - family (2 or more)	275.00 (M)
Resident - youth (17 or under)	86.00 (M)
Non-resident - one adult	246.00 (M)
Non-resident - family (2 or more)	327.00 (M)
Non-resident - youth (17 or under)	115.00 (M)
City employee	84.00 (M)
Seniors receive a \$25 discount on adult price (age 65 years or older)	

Hard Courts Only:

Resident - one adult	84.00 (M)
Resident - family (2 or more)	150.00 (M)
Resident - youth (17 or under)	45.00 (M)
Non-resident - one adult	155.00 (M)
Non-resident - family (2 or more)	230.00 (M)
Non-resident - youth (17 or under)	69.00 (M)
City employee	51.00 (M)
Seniors receive a \$25 discount on adult price (age 65 years or older)	

Annual Play Passes:

All Courts:

Resident - one adult	336.00 (M)
Resident - family (2 or more)	490.00 (M)
Resident - youth (17 or under)	126.00 (M)
Non-resident - one adult	435.00 (M)
Non-resident - family (2 or more)	575.00 (M)
Non-resident - youth (17 or under)	173.00 (M)
City employee	144.00 (M)
Seniors receive a \$25 discount on adult price (age 65 years or older)	

Hard Courts Only:

Resident - one adult	157.00 (M)
Resident - family (2 or more)	276.00 (M)
Resident - youth (17 or under)	69.00 (M)
Non-resident - one adult	252.00 (M)
Non-resident - family (2 or more)	374.00 (M)
Non-resident - youth (17 or under)	103.00 (M)
City employee	75.00 (M)
Seniors receive a \$25 discount on adult price (age 65 years or older)	

FOR HARD COURTS: With hard court punch card, pay additional \$1.00 to upgrade to clay. With hard court membership, pay additional \$2.00 to upgrade to clay courts up to six upgrades. After six upgrades, member may plan on clay only by upgrading membership to ALL COURT, 10 play punch card or clay court fee.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

TENNIS FEES (CONTINUED)

Non-Play Pass Fees (\$1.00 off with Facility Use Card pre-tax):

Singles - 1 ½ hours; Doubles - 2 hours (Residents)	
Clay court (includes tax).....	6.00 (M)
Hard court (includes tax).....	5.00 (M)
City employee:	
Clay court (includes tax).....	3.00 (M)
Hard court (includes tax).....	2.00 (M)
Child, non-prime time, hourly:	
Hard court (includes tax):	
Resident	3.00 (M)
Soft court (includes tax):	
Resident	4.00 (M)

Tennis Passes: (10 play passes)

Clay courts:	
Pass	55.00 (M)
Hard courts:	
Pass	45.00 (M)

Adult Tennis Programs:

Beginning/Intermediate, various times, four 1-hour sessions, monthly fee	50.00 (M)
Drop in fee.....	20.00 (M)
Men's Advanced, Mondays, 7:00 – 8:30pm, four sessions, monthly fee	97.50 (M)
Drop in fee.....	30.00 (M)
Various 1-hour adult non-team clinic, various times, hourly fee.....	9.00 (M)
Friday night clay court round robin, 1 st and 3 rd Fridays, 6:30 – 8:30pm:	
Members	0.00 (M)
Non-members.....	6.00 (M)
Men's Challenge Ladder, various times:	
Members (all courts).....	0.00 (M)
Non-members (clay court).....	6.00 (M)
Non-members (hard court).....	5.00 (M)

Junior Tennis Programs:

3-4 years old, Tues/Thurs/Sat 45 minutes, monthly fee:	
1 day per week.....	45.00
2 days per week	85.00
5-15 years old, Mon-Sat, 60 minutes, one day per week.....	60.00
5-15 years old, Mon-Sat, 60 minutes, two days per week.....	110.00
5-15 years old, Mon-Sat, 60 minutes, three days per week.....	150.00
11 years old, Tues/Thurs/Sat 60 minutes, 2 days per week	110.00
Age 10 years and under, Monday/Wednesday, monthly fee:	
Junior pre tournament training, 90 minutes, three days per week	150.00

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

TENNIS FEES (CONTINUED)

Junior Tennis Programs (continued):

After School Programs:

Tournament Training, Tue/Wed/Thu, 4:00 – 6:00pm, monthly fee:	
2 days per week	290.00 (M)
3 days per week	390.00 (M)
Pre tournament Training, Tue/Thu 5:30 – 7:00 pm, monthly fee:	
2 days per week	290.00 (M)
3 days per week	275.00 (M)
Middle/High School Summer Camp, day/time TBD, weekly fee	275.00 (M)
Recreation Camp, day/time TBD, weekly fee.....	132.00-195.00 (M)
Weekend camp, day/time TBD, daily fee	55.00 (M)
Full time program, 5 days per week, 20 hours per week, 2 privates per week included.....	1175.00 (M)
10 hours per week, two privates per week.....	875.00 (M)
Drop in per session.....	50.00(M)

Other Tennis Fees:

Private lessons, fee dependent on instructor, hourly	40.00 – 95.00 (M)
Semi-private lessons, fee dependent on instructor, half hour	40.00 – 95.00 (M)
Group lessons, dependent on instructor, hourly	40.00 – 95.00 (M)
Team clinic, dependent on instructor, hourly	40.00 – 95.00 (M)
Junior tournament entry fee	38.00 - 45.00 (M)
League rate	
(if at least 75% of team roster are not members of tennis center).....	150.00, plus non-member hourly rate (M)
Ball rental machine, hourly.....	20.00 (M)
Annual ball machine membership, per person (twenty memberships available).....	150.00
Annual ball machine membership, family (twenty memberships available).....	200.00
Special Events	
Member.....	0 – 20.00 (M)
Non Member.....	6.00 – 30.00 (M)

Groupon, Living Social, SaveMyCity and other such marketing and seasonal discounts may be offered at the discretion of the City Manager

Before any contract agreement is reached with such discount organizations and subcontractor, the subcontractor must submit the terms for approval to the City Manager through the Parks and Recreation Department Management.

Tennis Instructors must be contracted through management company

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

TENNIS FEES (CONTINUED)

Tournament Entry Fees: (includes tennis balls)

Court fee (2 hour time frame, x number of courts x number of two hour time frames =
base fee:

First day of tournament	Base fee, less 10% (M)
Second day of tournament	Base fee, less 25% (M)
Third day of tournament	Base fee, less 30% (M)
Fourth day of tournament	Base fee, less 35% (M)
Fifth day of tournament	Base fee, less 40% (M)

No tournaments may be longer than five days, holidays are time and one half rates. The price includes six folding tables and twenty five chairs and a pop up tent.

A roster is required for league and team play. 75% of roster must be members, or pay a \$100 flat fee and the hourly rates.

Tennis Center Pavilion Rental:

Small Pavilion:

Full day	50.00 (M)
Half day	30.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

RECREATION FACILITY RENTAL FEES

AZALEA LANE RECREATION CENTER - Meeting room: (20% discount off regular fee for residents 30% discount off regular fee for verified non-profits)

East Room (30' x 30'):

Hourly	50.00 (M)
Deposit	100.00 (M)
Continuous user (hourly)	40.00 (M)

West Room (30' x 50'):

Hourly	70.00 (M)
Deposit	100.00 (M)
Continuous user (hourly)	50.00 (M)

CIVIC CENTER: (20% discount off regular fee for residents, 30% discount off regular fee for verified non-profits)

Continuous Users (at least 6 times in 6 months):

Ballroom:

Hourly	100.00 (M)
Deposit	300.00 (M)

Meeting Rooms:

Hourly	45.00 (M)
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Kitchen: (set up fee and deposit are not applicable)

Hourly	45.00 (M)
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One Time Users:

Ballroom:

Hourly	160.00 (M)
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Meeting Rooms:

Hourly	70.00 (M)
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Kitchen: (set up fee and deposits are not applicable)

Hourly	70.00 (M)
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Ballroom and kitchen:

Fridays and Saturdays (11:00 am – midnight).....	2,000.00 (M)
Deposit	500.00 (M)

Entire building for a full day:

Fridays and Saturdays (11:00 am – midnight).....	2,800.00 (M)
Deposit	500.00 (M)

Cancellation Fee, Civic Center only:

Cancellation for any reason.....	Full deposit retention
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CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

RECREATION FACILITY RENTAL FEES (CONTINUED)

COMMUNITY CENTER:

City resident/employee discount off regular rental fee	20%
CRA district resident discount off regular rental fee	25%
Non-profit organization discount off regular rental fee	30%

Continuous User:

Small room, A or B or senior room, hourly	50.00 (M)
Large room, C or D, hourly	70.00 (M)
Ballroom; A,B,C and D combined, hourly	225.00 (M)
Rooms C, D and kitchen combined, hourly	160.00 (M)
Ballroom and kitchen combined, hourly	200.00 (M)
Kitchen, hourly	30.00 (M)
Amphitheater (outdoor stage), hourly	50.00 (M)
Gymnasium:	
Half of gym, hourly	40.00 (M)
Entire gym, hourly	100.00 (M)
Deposit (each meeting room/amphitheater, kitchen)	100.00 (M)

One Time User:

Small room, A or B or senior room, hourly	65.00 (M)
Large room, C or D, hourly	95.00 (M)
Ballroom; A,B,C and D combined, hourly	275.00 (M)
Rooms C, D and kitchen combined, hourly	210.00 (M)
4:00 pm to midnight, Friday, Saturday, Sunday	1,225.00 (M)
Ballroom and kitchen combined, hourly	325.00 (M)
4:00 pm to midnight, Friday, Saturday, Sunday	1,575.00 (M)
Rooms C and D, hourly	170.00 (M)
Ballroom, kitchen 4:00 pm to midnight with 2 hour amphitheater	1,650.00 (M)
Kitchen, hourly	50.00 (M)
Early start fee (events requiring building access before 7:00 am)	50.00 (C)
Early set up fee	150.00 (M)
Amphitheater (outdoor stage):	
Two hours	175.00 (M)
Six hours	500.00 (M)
Gymnasium:	
Half of gym, hourly	50.00 (M)
Entire gym, hourly	125.00 (M)
Deposit:	
Each meeting room/amphitheater, kitchen	100.00 (M)
Ballroom A,B,C and D combined	400.00 (M)
Unscheduled time premium over regular rate, hourly	15.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

RECREATION FACILITY RENTAL FEES (CONTINUED)

COUNTRY CLUB (20% discount off regular fee for residents, 30% discount off regular fee for verified non-profits):

Continuous User:

Dining Room:

Hourly	70.00 (M)
Deposit	100.00 (M)

Club lounge:

Hourly	70.00 (M)
Deposit	100.00 (M)

Full building:

Hourly	110.00 (M)
Deposit	200.00 (M)

One Time User - (Friday and Saturday- Full Building)

Hourly	140.00 (M)
4 p.m. to 12 midnight	900.00 (M)
Deposit	250.00 (M)

One Time User - Hourly: (Sunday through Thursday)

Dining Room (hourly)	100.00 (M)
Club lounge (hourly)	100.00 (M)
Full building (hourly)	140.00 (M)
Deposit	250.00 (M)

FARMER'S MARKET:

Saturday Market:

12' x 10' space Outside without electricity (per week)	26.00 (M)
Additional 6 feet (per week)	14.00 (M)
12' x 10' space outside with electricity (per week)	30.00 (M)
Additional 6 feet with electricity (per week)	17.00 (M)
12' x 10' inside space without electricity (per week)	32.00 (M)
12' x 10' inside space with electricity (per week)	35.00 (M)

Part-Time Vendor Fees:

12' x 10' Outdoor space without electricity (per week)	36.00 (M)
Additional 6 feet without electricity (per week)	24.00 (M)
12' x 10' Outside space with Electricity (per week)	40.00 (M)
Additional 6 feet with electricity (per week)	27.00 (M)
12' x 10' inside space without electricity (per week)	42.00 (M)
12' x 10' inside space with electricity (per week)	45.00 (M)
Vendor's deposit	50.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

RECREATION FACILITY RENTAL FEES (CONTINUED)

Building Rental: (20% discount off regular fee for residents, 30% discount off regular fee for verified non-profits):

Continuous User - Hourly: (Sunday through Thursday), hourly 70.00 (M)

One Time User:

Hourly 140.00 (M)

Entire Building

6:00 p.m. to midnight, Fri. and Sat. (set up 4:00 pm – 6:00 pm) 1,400.00 (M)

Parking Lot - in addition to building rental 400.00 (M)

Deposit 300.00 (M)

LAKE ISLAND HALL RECREATION CENTER - Meeting room: (20% discount off regular fee for residents, 30% discount off regular fee for verified non-profits):

Daily rate, Monday - Friday 400.00 (M)

Weekly rate, Monday – Friday, 8:00am – 5:00 pm 500.00 (M)

Continuous User:

Hourly 50.00 (M)

Deposit 200.00 (M)

One Time User:

Hourly 80.00 (M)

Deposit 200.00 (M)

Winter Park Welcome Center:

Winter Park Community Foundation Room

(includes catering kitchen, restrooms and outdoor patio):

Weekday for 1 – 4 hours, per hour 70.00 (M)

Weekday for over 4 hours, per hour 60.00 (M)

Series of 4 or more rentals for 1 - 4 hours, per hour 60.00 (M)

Series of 4 or more rentals for over 4 hours, per hour 50.00 (M)

Weekend (all day) 500.00 (M)

Note: rental rates can be reduced by 50% for one half of room

Entire First Floor (includes Galloway Foundation gallery, Welcome gallery and Winter Park Health Foundation Community Room):

Weekday (until 6:00 pm) not available

Weekday (after 6:00 pm), per hour 90.00 (M)

Weekend (all day) 750.00 (M)

Fire marshal, required to be on site for events hosting over 90 people,
per hour 25.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

RECREATION FACILITY RENTAL FEES (CONTINUED)

Winter Park Welcome Center (continued):

Additional one-time fees:

Cleaning (for events over 4 hours)	30.00 (M)
Staffing (weekdays before 9:00 am and/or after 5:00 pm), per hour	20.00 (M)
Staffing (weekends), per hour	25.00 (M)
 Gallery display use deposit	 100.00 (M)
Gallery display use cancellation fee (if cancellation is made less than thirty days in advance)	25.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PARK FEES

DEPOSITS FOR GROUP EVENTS ARE EQUAL TO EVENT FEE

Azalea Lane Playground (20% resident discount):

Small Pavilion:

Full day 50.00 (M)

Half day 30.00 (M)

Central Park:

Group Events:

Small events (less than 400 people) 550.00 (M)

Large events (400 – 2,000 people) 1,650.00 (M)

Significant events 2,001 + people 2,750.00 (M)

Set up days for event preparation 75% of Small Event Fee (M)

Rose Garden wedding 200.00 (M)

Deposit 100.00 (M)

Central Park West Meadows:

Group Events (fee is doubled for functions charging admission):

Small events (less than 400 people) 550.00 (M)

Large events (400 – 2,000 people) 1,650.00 (M)

Significant events 2,001 + people 2,750.00 (M)

Set up days for event preparation 75% of Small Event Fee (M)

Mead Garden:

Group Events:

Small events (less than 400 people) 550.00 (M)

Large events (400 – 2,000 people) 1,650.00 (M)

Significant events 2,001 + people 2,750.00 (M)

Set up days for event preparation 75% of Small Event Fee (M)

Amphitheater (two hours) 300.00 (M)

Deposit 100.00 (M)

Large Pavilion (20% resident discount):

Full day 100.00 (M)

Half day (open to noon or 2 pm to close) 70.00 (M)

Lake Baldwin Park:

Group Events:

Small events (less than 400 people) 550.00 (M)

Large events (400 – 2,000 people) 1,650.00 (M)

Significant events 2,001 + people 2,750.00 (M)

Set up days for event preparation 75% of Small Event Fee (M)

Large Pavilion (20% resident discount):

Full day 90.00 (M)

Half day (open to noon or 2 pm to close) 60.00 (M)

Small Pavilion (20% resident discount):

Full day 50.00 (M)

Half day (open to noon or 2 pm to close) 30.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PARK FEES (CONTINUED)

Martin Luther King, Jr., Park:

Group Events:

Small events (less than 400 people)	550.00 (M)
Large events (400 – 2,000 people)	1,650.00 (M)
Significant events 2,001 + people	2,750.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)
East Lawn Area (less than 200 people, hourly before dark)	29.00 (M)

Community Playground pavilion (20% resident discount):

Full day	90.00 (M)
Half day (open from noon or 2 pm to close)	60.00 (M)

Ward Park:

Large Pavilion (20% resident discount):

Full day	100.00 (M)
Half day (open to noon or 2 pm to close)	70.00 (M)

Howell Branch Preserve:

Large Pavilion (20% resident discount):

Full day	90.00 (M)
Half day (open to noon or 2 pm to close)	60.00 (M)

Observation Deck and Tables:

Full day	50.00 (M)
Half Day (open to noon or 2pm to close)	30.00 (M)

Cady Way Park:

Group Events:

Small events (less than 400 people)	550.00 (M)
Large events (400 – 2,000 people)	1,650.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)

Shady Park:

Group Events:

Small events (less than 400 people)	550.00 (M)
Large events (400 – 2,000 people)	1,650.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)

Pavilion:

Full day	100.00 (M)
Half day (open to noon or 2:00 pm to close)	70.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

PARK FEES (CONTINUED)

Phelps Park:

Pavilion Rental (2)(20% resident discount):

Full day 90.00 (M)

Half day (open to noon or 2:00 pm to close) 60.00 (M)

Kraft Azalea Garden:

Exedra area wedding 200.00 (M)

Exedra area wedding deposit 100.00 (M)

Violation of dog ordinance:

1st offense 50.00 (M)

2nd offense 100.00 (M)

Park business permit (monthly):

Twenty attendees or less 35.00 (M)

Over twenty attendees 110.00 (M)

Park Concessionaire Permit:

Category A: Prepackaged food/beverage, no cooking.

Per sales day per sales station 25.00 (M)

Per week (three day limit) per sales station 60.00 (M)

Per month (12 day limit) per sales station 150.00 (M)

Category B: Prepared Food as defined by Florida DBFR.

Per sales day per sales station 50.00 (M)

Per week (three sales day limit) per sales station 120.00 (M)

Per month (12 sales day limit) per sales station 300.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

SPECIAL EVENT AND MISCELLANEOUS FEES

MISCELLANEOUS CHARGES:

Inflatables/bounce house permit fee	25.00 (M)
Building and Pavilion Holiday Rate	Time and ½ Regular (M)
.....	Rental Rates (M)
Facility rental building late payment fee	5% of balance due (M)
Special event application fee	50.00 (M)
Parks Alcohol Usage Request Application Fee (non-refundable)	50.00 (M)
Field rental storage, approximately 100 sq. ft. monthly.....	100.00 (M)
Sat Market Tables, each (round and rectangular, inside use only)	8.00 (M)
LCD projector and screen	50.00 (M)
Wireless microphone	50.00 (M)
Pipe and Drape	50.00 (M)
Portable stage	100.00 (M)
Scoreboard renter per day, Community Center gymnasium:	
One scoreboard.....	\$20.00 (M)
Both scoreboards	\$30.00 (M)
Staffing (per hour)	21.00 (M)
Planning, Delivery, Setup, Pick up (per hour)	21.00 (M)
Transport Charge/Delivery Pickup	30.00 (M)
Crowd control fencing (per 200 feet).....	150.00 (M)
Special event trailer with tables and chairs	300.00 (M)
Equipment Rental - Per Event:	
Banquet tables (each, off site events only)	5.00 (M)
Folding chairs (each).....	2.00 (M)
Podium (each)	20.00 (M)
Portable public address system	50.00 (M)
Risers 3' x 8' (each).....	40.00 (M)
Riser skirts (each)	10.00 (M)
Table skirts (each).....	15.00 (M)
Tent 20' x 40'	375.00 (M)
Tent 10' x 10'	50.00 (M)
Tent 10' x 10' Fire Rated 701	80.00 (M)
Portable Scoreboard per day	50.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2015

SPECIAL EVENT AND MISCELLANEOUS FEES (CONTINUED)

Cancellation Fees:

Pavilions and Fields (no deposit is required):

Cancellation with less than 14 days notice	No refund (M)
Cancellation with 14-30 days notice	Retain 50% of rental fee (M)
Cancellation with 30-90 days notice	Retain 25% of rental fee (M)
Cancellation with over 90 days notice	\$20 processing fee (M)

Buildings*, amphitheater, park rentals (deposit is required):

Cancellation with less than 30 days notice	Retain 100% of rental fee (M)
Cancellation with 30-60 days notice	Retain deposit (M)
Cancellation with 60-90 days notice	Retain 50% of deposit (M)
Cancellation with over 90 days notice	\$20 processing fee (M)

* Except Civic Center

A double deposit is required for all functions charging admission and serving alcohol

A double deposit is required for all functions for minors charging admission



city commission public hearing

item type	Public Hearing	meeting date	September 14, 2015
prepared by	Peter Moore	approved by	<input type="checkbox"/> City Manager
department	Administrative Services		<input checked="" type="checkbox"/> City Attorney
division	Budget		<input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> N/A		
strategic objective	<input 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

Ordinance adopting millage rates for the FY 2016 budget.

motion | recommendation

Approve operating millage rate at 4.0923 mills and debt service millage rates at 0.0892 and 0.1858 for the General Obligation Bonds, Series 2004 and 2011, respectively.

background

The proposed FY 2016 General Fund budget was prepared assuming the operating millage rate would be kept at its current level of 4.0923 mills. Because property valuations increased, the proposed property tax levy represents a 5.54% increase from FY 2015. The city's tax rate has been held constant for the last 7 years and the overall combined millage rate will decline due to a reduction in the voted debt service millage. The overall voted debt service millage has decreased by 7.8% this year and after FY 16 the Golf Course bonds will be paid off reducing the voted debt millage by about one-third.

The operating millage rate of 4.0923 mills was approved by the City Commission as the tentative millage rate on July 27. All property owners received a Notice of Proposed Property Taxes from the Orange County Property Appraiser in August that was based on the proposed millage rates above. This notice also advised property owners of this first public hearing on millage rates and the budget.

The operating millage rate can be reduced below 4.0923 mills but not increased. Any reduction in projected property tax revenues would require a corresponding reduction in General Fund budget appropriations.

fiscal impact

No fiscal impact unless the Commission chooses to reduce the operating millage rate below 4.0923 mills. Every 0.25 of a mill generates approximately \$1.1 million in annual property tax revenue.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING A 4.0923 MILL AD VALOREM TAX LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE GENERAL OPERATING EXPENSES OF THE CITY, A .0892 MILL VOTED DEBT SERVICE LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE CITY OF WINTER PARK, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2004, AND A .1858 MILL VOTED DEBT SERVICE LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE CITY OF WINTER PARK, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2011.

WHEREAS, the Legislature of the State of Florida mandated a procedure for calculating the taxable value for each taxing authority by the County Property Appraiser and provided for the calculation of rolled back millage rate, and

WHEREAS, the City of Winter Park, Florida has made the necessary rolled back millage calculation as required by law and found it to be 3.8774 mills.

WHEREAS, the citizens of Winter Park approved the issuance of \$5,125,000 General Obligation Bonds, Series 1996 at the June 4, 1996 bond referendum which were subsequently refunded by General Obligation Bonds, Series 2004.

WHEREAS, the citizens of Winter Park approved the issuance of \$11,000,000 General Obligation Bonds, Series 2001 at the May 16, 2000 bond referendum which were subsequently refunded by General Obligation Bonds, Series 2011.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER PARK:

SECTION 1. That an ad valorem tax levy upon all real and personal property is hereby levied at a rate of 4.0923 mills, the same to be appropriated for the general operating expenses of the City in accordance with the budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016. In addition, that an ad valorem tax levy upon all real and personal property is hereby levied at a rate of .0892 mills, the same to be appropriated for the City of Winter Park, Florida General Obligation Bonds, Series 2004 and that an ad valorem tax levy upon all real and personal property is hereby levied at a rate of .1858 mills, the same to be appropriated for the City of Winter Park, Florida General Obligation Bonds, Series 2011.

SECTION 2. The above levy to cover general operating expenses of the City is two thousand one hundred forty-nine ten-thousandths above the rolled back millage of 3.8774 mills. Pursuant to State Statutes this levy represents a 5.54% increase in property taxes above the rolled back rate.

SECTION 3. The City Commission, after full, complete and comprehensive hearings and expressions of parties wishing to be heard, declares the tax levy to be reasonable and necessary for the immediate preservation and benefit of the public health, safety and welfare.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this 28th day of September, 2015.

Steve Leary, Mayor

Attest:

Cynthia S. Bonham, City Clerk



city commission **public hearing**

item type	Public Hearing	meeting date	September 14, 2015
prepared by	Peter Moore	approved by	<input checked="" type="checkbox"/> City Manager
department	Administrative Services		<input checked="" type="checkbox"/> City Attorney
division	Budget		<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 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

Ordinance adopting the fiscal year 2016 budget.

motion | recommendation

Adopt the attached Ordinance setting forth the FY 2016 Budget and Five-year Capital Plan.

background

This is the first of two public hearings on the budget. A summary of the proposed budget is included as Schedule A. This will represent the 8th year that the City Commission has been presented with an annual budget with no change in the property tax rate to pay for city services.

The City Manager presented his proposed budget to the City Commission at the July 13, 2015 City Commission Meeting. The Commission has discussed the budget at subsequent meetings. At the August 31th worksession the Commission reached consensus regarding the following changes to the proposed budget:

- Additional Police Officers: Two new police officers were added to the budget for \$170k and two frozen positions were removed.
- Tree Purchases: \$100,000 was added to the Forestry budget to increase planned plantings and watering of new trees.
- Golf Course Renovation: \$1.2 million was earmarked for improvements to the Golf Course. Proceeds will initially come from reserves and be refunded from the sale of real estate assets.
- Showalter Field Improvements: \$180k was added to fund turf and stadium improvements as part of a pending negotiation to make improvements to the site.
- Municipal Fiber Study: \$30k was added to study the feasibility of municipal fiber deployment in concert with the Electric Undergrounding effort.

- f) Electric Rate Increase: 1.5% average increase to the typical customer's bill will generate approximately \$600k in funding for the Electric Utility to maintain the undergrounding program at \$3.5 million without using reserves. The increase will also generate \$100k in additional funding for the General Fund through utility taxes and franchise fee equivalent.
- g) State Revenue Estimates: \$100k was added to anticipated revenues to be received from state transfers for items like sales tax and communication services tax.

These changes have been incorporated into the proposed budget and are reflected in Schedule A (attached).

fiscal impact

The budget is balanced per Statute.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016 AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN; APPROPRIATING FUNDS FOR THE GENERAL FUND, DESIGNATIONS TRUST FUND, STORMWATER UTILITY FUND, COMMUNITY REDEVELOPMENT FUND, FEDERAL FORFEITURE FUND, POLICE GRANT FUND, DEBT SERVICE FUND, WATER AND SEWER FUND, ELECTRIC UTILITY FUND, FLEET MAINTENANCE FUND, VEHICLE/EQUIPMENT REPLACEMENT FUND, EMPLOYEE INSURANCE FUND, GENERAL INSURANCE FUND, CEMETERY TRUST FUND, GENERAL CAPITAL PROJECTS FUND AND STORMWATER CAPITAL PROJECTS FUND; PROVIDING FOR MODIFICATIONS; PROVIDING FOR AMENDMENTS TO SAID ANNUAL BUDGET TO CARRY FORWARD THE FUNDING OF PURCHASE ORDERS OUTSTANDING AND UNSPENT PROJECT BUDGETS AS OF SEPTEMBER 30, 2015; AND AUTHORIZING TRANSFER OF FUNDS HEREIN APPROPRIATED BETWEEN DEPARTMENTS SO LONG AS THE TOTAL FUND APPROPRIATIONS SHALL NOT BE INCREASED THEREBY.

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

SECTION 1. The annual budget of the City of Winter Park for the fiscal year beginning October 1, 2015 and ending September 30, 2016 as set forth on Schedule A attached hereto and by reference made a part hereof, is hereby adopted and approved after full, complete and comprehensive hearings and in consideration of the expressions of all parties concerned. It is hereby declared that said budget represents and presents the judgment and intent of the City Commission as to the needs and fiscal requirements of the various departments of the City government for the next ensuing twelve-month period.

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

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

SECTION 4. The City Manager is hereby authorized to increase the line item appropriation in the attached budget to cover those purchase orders which shall have been issued on or prior to September 30, 2015, but not filled as of that date, and is authorized to pay for all goods or services received pursuant to such purchase orders from all the funds so appropriated. All such increases shall be appropriated to the corresponding accounts in the same funds against which they were outstanding as of September 30, 2015. The City Manager shall report to the City Commission all such purchase orders.

SECTION 5. The City Manager is hereby authorized to increase the line item appropriation in the attached budget to cover the unspent portion of project length budgets as of September 30, 2015. The City Manager shall report to the City Commission all such project budgets carried forward from fiscal year 2015 to fiscal year 2016.

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

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this 28th day of September, 2015.

Steve Leary, Mayor

Attest:

Cynthia S. Bonham, City Clerk

Schedule A

	2016 Proposed	2015 Adopted
Revenues:		
Property Taxes	\$ 17,927,507	\$ 16,489,478
Franchise Fees & Utility Taxes	7,862,329	7,851,250
Licenses & Permits	2,437,975	2,493,500
Intergovernmental	7,145,937	6,738,306
Charges for Services	5,604,608	5,396,450
Fines and Forfeitures	937,797	1,300,100
Miscellaneous	710,700	621,700
Transfers from Other Funds	5,081,185	4,906,943
Fund Balance	<u>1,513,284</u>	<u>833,284</u>
Total Revenues	\$ <u>49,221,322</u>	\$ <u>46,631,011</u>
Expenditures:		
General Administration	\$ 4,889,265	\$ 4,630,706
Planning & Development	1,981,911	1,798,041
Public Works	7,042,811	6,788,658
Police	13,385,918	13,418,138
Fire	11,814,541	11,288,494
Parks and Recreation	7,315,293	6,868,157
Organizational Support	1,422,472	1,394,580
Transfers To Other Funds	4,904,457	3,894,781
Non-Departmental	(160,000)	(325,000)
Reimbursements from Other Funds	(3,790,346)	(3,625,544)
Contingency Reserve	<u>415,000</u>	<u>500,000</u>
Total Expenditures	\$ <u>49,221,322</u>	\$ <u>46,631,011</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Designations Trust Fund Summary**

	2016 Proposed	2015 Adopted
Revenues:		
Miscellaneous	75,000	150,000
Transfers from other funds	293,436	282,000
Fund Balance	\$ <u>0</u>	\$ <u>0</u>
Total Revenues	\$ 368,436	\$ 432,000
Expenditures:		
Transfers to other funds	75,000	75,000
Organizational Support	293,436	357,000
Parks & Recreation	\$ <u>0</u>	\$ <u>0</u>
Total Expenditures	\$ <u>368,436</u>	\$ <u>432,000</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Stormwater Utility Fund Summary**

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Licenses	\$ 49,000	\$ 48,000
Charges for Services	2,430,127	2,341,221
Intergovernmental	12,500	10,000
Miscellaneous	45,000	45,000
Transfers From Other Funds	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>2,536,627</u>	\$ <u>2,444,221</u>
Expenditures:		
Operations	\$ 2,536,627	\$ 2,444,221
Reimbursements to Other Funds	0	0
Contingency	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>2,536,627</u>	\$ <u>2,444,221</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Community Redevelopment (CRA) Fund Summary

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Intergovernmental Revenues	\$ 1,506,764	\$ 1,257,232
Charges for Services	225,000	225,000
Miscellaneous	60,000	50,000
Transfers	1,390,428	1,160,162
Fund Balance	<u>806,257</u>	<u>0</u>
Total Revenues	\$ <u>3,988,449</u>	\$ <u>2,692,394</u>
Expenditures:		
Operating Expenses	\$ 1,046,897	\$ 855,250
Capital Projects	1,327,183	13,200
Debt Service	1,494,053	1,498,378
Organizational Support	63,000	15,000
Reimbursements To Other Funds	53,323	45,905
Transfers To Other Funds	3,993	3,993
Contingency Reserve	<u>0</u>	<u>260,668</u>
Total Expenditures	\$ <u>3,988,449</u>	\$ <u>2,692,394</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Police Grant Fund Summary**

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Intergovernmental	\$ <u>964,044</u>	\$ <u>902,380</u>
Total Revenues	\$ 964,044	\$ 902,380
Expenditures:		
Police	\$ <u>964,044</u>	\$ <u>902,380</u>
Total Expenditures	\$ <u>964,044</u>	\$ <u>902,380</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Federal Forfeiture Fund Summary**

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Fund Balance	\$ <u>77,730</u>	\$ <u>77,730</u>
Total Revenues	\$ 77,730	\$ 77,730
Expenditures:		
Transfers to other funds	\$ <u>77,730</u>	\$ <u>77,730</u>
Total Expenditures	\$ <u>77,730</u>	\$ <u>77,730</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Debt Service Fund Summary**

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Property Taxes	\$ 1,203,400	\$ 1,201,521
Special Assessments	161,439	164,000
Transfers From Other Funds	911,009	909,786
Fund Balance	<u>40,844</u>	<u>35,635</u>
Total Revenues	\$ <u>2,316,692</u>	\$ <u>2,310,942</u>
Expenditures:		
Debt Service	\$ <u>2,316,692</u>	\$ <u>2,310,942</u>
Total Expenditures	\$ <u>2,316,692</u>	\$ <u>2,310,942</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Water and Sewer Fund Summary**

	2016 Proposed	2015 Adopted
Revenues:		
Utility Fee	\$ 28,530,809	\$ 28,246,738
Miscellaneous	313,700	185,100
Fund Balance	<u>355,000</u>	<u>4,568,339</u>
Total Revenues	\$ <u>29,199,509</u>	\$ <u>33,000,177</u>
Expenditures:		
Operations	\$ 16,606,807	\$ 15,926,623
Debt Service	5,827,930	5,869,813
Capital Projects	1,970,000	6,091,218
Reimbursements to Other Funds	2,324,829	2,187,363
Transfers to Other Funds	2,354,943	2,710,699
Contingency Reserve	<u>115,000</u>	<u>214,461</u>
Total Expenditures	\$ <u>29,199,509</u>	\$ <u>33,000,177</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Electric Utility Fund Summary

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Utility Fee	\$ 46,676,195	\$ 47,020,104
Intergovernmental Revenues	3,077,000	0
Miscellaneous	41,950	35,000
Transfers from Other Funds	0	0
Fund Balance	450,000	450,000
	<u> </u>	<u> </u>
Total Revenues	\$ <u>50,245,145</u>	\$ <u>47,505,104</u>
Expenditures:		
Operations	\$ 2,859,490	\$ 2,764,786
Bulk Power Costs	30,790,326	31,544,243
Debt Service	4,928,204	4,545,334
Capital Projects	7,331,188	4,239,400
Transfers to Other Funds	2,930,566	2,862,204
Reimbursements to Other Funds	1,405,371	1,386,390
Storm and Working Capital Reserves	0	0
Contingency Reserve	<u>0</u>	<u>162,747</u>
Total Expenditures	\$ <u>50,245,145</u>	\$ <u>47,505,104</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Fleet Maintenance Fund Summary**

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Charges for Services	\$ 1,406,431	\$ 1,397,023
Miscellaneous	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>1,406,431</u>	\$ <u>1,397,023</u>
Expenditures:		
Operations	\$ 1,399,608	\$ 1,391,137
Reimbursements to Other Funds	6,823	5,886
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>1,406,431</u>	\$ <u>1,397,023</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Vehicle/Equipment Replacement Fund Summary

	2016 Proposed	2015 Adopted
Revenues:		
Vehicle/Equipment Rentals	\$ 1,750,000	\$ 1,511,676
Debt Proceeds	0	0
Miscellaneous	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>1,750,000</u>	\$ <u>1,511,676</u>
Expenditures:		
Operations	\$ 6,200	\$ 6,000
Vehicle and Equipment Acquisitions	1,600,000	1,294,000
Debt Service	0	0
Reimbursements to Other Funds	0	0
Transfers to Other Funds	0	0
Contingency Reserve	<u>143,800</u>	<u>211,676</u>
Total Expenditures	\$ <u>1,750,000</u>	\$ <u>1,511,676</u>
Excess of Revenues Over (Under) Expenditures	<u><u>0</u></u>	<u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Employee Insurance Fund Summary**

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Charges To Departments	\$ 5,665,813	\$ 5,328,630
Charges To Employees	1,428,934	1,620,916
Miscellaneous	542,115	559,201
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>7,636,862</u>	\$ <u>7,508,747</u>
Expenditures:		
Insurance Costs	\$ 7,636,862	\$ 7,508,747
Reimbursements to Other Funds	0	0
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>7,636,862</u>	\$ <u>7,508,747</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
General Insurance Fund Summary**

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Charges To Departments	\$ 2,285,747	\$ 2,157,424
Miscellaneous	5,000	5,000
Fund Balance	<u>0</u>	<u>12,592</u>
Total Revenues	\$ <u>2,290,747</u>	\$ <u>2,175,016</u>
Expenditures:		
Insurance Costs	\$ 2,290,747	\$ 2,175,016
Reimbursements to Other Funds	0	0
Transfers to Other Funds	0	0
Contingency	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>2,290,747</u>	\$ <u>2,175,016</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Cemetery Fund Summary**

	2016 Proposed	2015 Adopted
Revenues:		
Lot Sales	\$ 324,000	\$ 272,500
Miscellaneous	40,000	10,000
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>364,000</u>	\$ <u>282,500</u>
Expenditures:		
Transfers To Other Funds	\$ 294,147	\$ 239,714
Reimbursements to Other Funds	0	0
Contingency Reserve	<u>69,853</u>	<u>42,786</u>
Total Expenditures	<u>364,000</u>	<u>282,500</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
General Capital Projects Fund Summary**

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Transfers From Other Funds	\$ 2,983,301	\$ 2,623,754
Intergovernmental Revenues	0	0
Debt Proceeds	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>2,983,301</u>	\$ <u>2,623,754</u>
Expenditures:		
Capital Projects	\$ 2,983,301	\$ 2,623,754
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>2,983,301</u>	\$ <u>2,623,754</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

City of Winter Park, Florida
Annual Budget for Fiscal Year 2016
Stormwater Capital Projects Fund Summary

	<u>2016 Proposed</u>	<u>2015 Adopted</u>
Revenues:		
Stormwater Utility Fees	\$ 643,523	\$ 668,523
Intergovernmental	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>643,523</u>	\$ <u>668,523</u>
Expenditures:		
Capital Projects	\$ 625,000	\$ 650,000
Transfers to other funds	18,523	18,523
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>643,523</u>	\$ <u>668,523</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS**

Description	Funding Source	Estimated 5 Yr. Cost	Schedule of Planned CIP Expenditures				
			FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
General Capital Projects	General Fund	11,997,169	3,282,686	2,508,352	2,014,587	2,287,279	1,904,265
	Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000
	Police Forfeiture Funds	155,460	77,730	77,730	-	-	-
	General Fund Reserves restricted for Building Code Enforcement	266,568	133,284	133,284	-	-	-
	Cemetery Trust Fund	45,000	45,000	-	-	-	-
	Grants/Fund Raising	170,000	-	170,000	-	-	-
	Parks Bond Issue	5,070,000	-	-	70,000	5,000,000	-
Stormwater Capital Projects	Stormwater Utility Fees	2,912,046	643,523	618,523	575,000	550,000	525,000
Community Redevelopment	Tax Increment Financing	4,497,930	1,331,176	543,993	1,290,000	575,648	757,113
Water and Sewer Fund	Water and Sewer Fees	8,980,833	1,440,000	1,845,833	1,856,667	1,915,000	1,923,333
	Sewer Impact Fees	576,000	250,000	326,000	-	-	-
	Water Impact Fees	2,424,000	-	224,000	1,250,000	950,000	-
	Prior Bond Proceeds	375,000	375,000	-	-	-	-
Electric Services Fund	Electric Service Fees	21,026,867	3,978,959	3,996,543	4,334,657	4,350,350	4,366,357
	Grants/Fund Raising	3,077,000	3,077,000	-	-	-	-
	Prior Bond Proceeds	900,000	450,000	450,000	-	-	-
Totals		62,848,873	15,159,358	10,969,258	11,465,911	15,703,278	9,551,068

**SUMMARY OF CAPITAL PROJECTS
GENERAL CAPITAL PROJECTS**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Public Works	Pavement Resurfacing and Brick Road Repairs	General Fund	3,654,048	692,686	713,231	734,587	749,279	764,265
Public Works	Sidewalk, bikepath and curb repairs	General Fund	1,575,000	300,000	300,000	325,000	325,000	325,000
Public Works	Facility replacement account funding (replacement of flooring, roofing, air conditioning and painting) (75% General Fund, 25% Water and Sewer Fund)	General Fund	1,000,000	150,000	175,000	200,000	225,000	250,000
ITS	Information Technology Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	General Fund	485,000	90,000	95,000	100,000	100,000	100,000
Parks	General Parks Major Maintenance	General Fund	1,000,000	200,000	200,000	200,000	200,000	200,000
Parks	Mead Garden Master Plan Renovation	General Fund	100,000	100,000				
Parks	Central Park Maintenance/Restroom Building	General Fund	178,000				178,000	
Parks	Golf Course - Resurface the tees and rebuild greens	General Fund	1,200,000	1,200,000				
Parks	Showalter Field Improvements	General Fund	180,000	180,000				
Parks	Restroom/Concessions - Ward Park	General Fund	155,000	155,000				
Parks	Athletic Field and Tennis Center Lighting	General Fund	590,000	90,000	125,000	125,000	125,000	125,000
		Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000
Parks	Ward Park Pavilion	General Fund	72,000		72,000			
Parks	Lake Baldwin Park Improvements	Grants/Fund Raising	170,000		170,000			
Parks	Development of Northwest Sports Complex	Parks Bond Issue	5,070,000			70,000	5,000,000	
Parks	Pineywood Cemetery Storage and Office Building	Cemetery Trust Fund	45,000	45,000				
Parks	Complete Restoration of Hard Courts Azalea Lane	General Fund	180,000			90,000	90,000	
Parks	Restroom MLK, Jr. Park	General Fund	155,000				155,000	
Public Works	Bicycle/pedestrian improvements plan	General Fund	370,000	70,000	75,000	75,000	75,000	75,000
Public Works	Install pedestrian signals and rebuild antiquated traffic signals at various locations throughout the city	General Fund	310,000	55,000	60,000	65,000	65,000	65,000
Public Works	Golf Course - Storage Building	General Fund	100,000			100,000		
Public Works	Golf Course - Club House Renovations	General Fund	225,000		225,000			

**SUMMARY OF CAPITAL PROJECTS
GENERAL CAPITAL PROJECTS**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
General	Enterprise Resource Program Software Replacement (ERP)	General Fund	468,121		468,121			
		Police Forfeiture Funds	155,460	77,730	77,730			
		General Fund Reserves restricted for Building Code Enforcement	266,568	133,284	133,284			
Totals			18,079,197	3,613,700	2,964,366	2,159,587	7,362,279	1,979,265

Totals by Funding Source:

	5 Yr. Cost	FY 2016	FY 2017	FY 2018	FY 2019	FY 2019
General Fund	11,997,169	3,282,686	2,508,352	2,014,587	2,287,279	1,904,265
Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000
Police Forfeiture Funds	155,460	77,730	77,730	-	-	-
General Fund Reserves restricted for Building Code Enforcement	266,568	133,284	133,284	-	-	-
Cemetery Trust Fund	45,000	45,000	-	-	-	-
Grants/Fund Raising	170,000	-	170,000	-	-	-
Parks Bond Issue	5,070,000	-	-	70,000	5,000,000	-
	18,079,197	3,613,700	2,964,366	2,159,587	7,362,279	1,979,265

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2015-2016**

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Public Works	Pavement Resurfacing	The City's pavement resurfacing program calls for the resurfacing of eight to nine miles of streets in the upcoming fiscal year. A pavement condition assessment identifies those streets in most need of resurfacing to prevent degradation of the road base.	Local option gas tax revenues	\$ 692,686	Investments in routine road repaving reduces the annual costs of road repairs.
Public Works	Sidewalk, Bikepath & Curb Repairs	Replacement of sidewalks, bikepaths and curbing where necessary for public safety	Local option gas tax revenues	\$ 300,000	No additional impact on operating budget
Public Works	Facility Replacement Account	This account will accumulate funds for the replacement of roofs, air conditioning, paint and flooring for City's facilities.	General Fund - \$130,000 and Water and Sewer Fund - \$43,333	\$ 200,000	No additional impact on operating budget
Information Technology	Information Technology Upgrades	Upgrades to computers, networks, servers and phone systems	General Fund - \$80,000, Water & Sewer Fund - \$42,500 and Electric Services Fund - \$42,500	\$ 180,000	No additional impact on operating budget
Parks	Major Parks Maintenance Items	The City of Winter Park and Seminole County both have contributing drainage basins that lead to a ditch behind the homes along N Lakemont Avenue and Arbor Park Drive. Over years access for maintenance of the ditch becomes more and more difficult. Piping of the ditch is desired and has been discussed. This project will provide funding to cost share with Seminole County for preliminary design.	General Fund	\$ 200,000	No additional impact on operating budget
Parks	Mead Garden Master Plan Renovation	Improvements to Mead Garden. This is a multi year project that will require a significant contribution of private funds if it is to be completed. The master plan was accepted by the City Commission in 2008. This project begins implementation of that plan	General Fund - \$100,000, funds to be raised privately - \$100,000	\$ 100,000	\$85,000 additional funding allocated to budget through Operational Support
Parks	Golf Course - Resurface the tees and rebuild greens	This substantial renovation of Winter Park's 9 hole course will include a replacement of the aging irrigation system, resurfacing of the tees and rebuilding of the greens, along with landscape, and course play improvements.	General Fund sale of real estate assets.	\$ 1,200,000	During construction the closure of the course will impact regularly anticipated revenues from use of the course at about \$100 - 150k for the fiscal year.

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2015-2016**

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Parks	Showalter Field Improvements	This project covers the estimated gap in funding needed to make improvements to the turf and stadium at Showalter Field.	General Fund sale of real estate assets.	\$ 180,000	The city is currently in negotiations to resume management of the facility. If a deal is reached the city will receive lease payments for the use of the site.
Parks	Restroom/Concessions - Ward Park	Replaces the aging restroom and adds a covered patio area for concession sales.	General Fund - \$155,000	\$ 155,000	No additional impact on operating budget
Parks	Athletic Field & Tennis Court Lighting	Replace athletic field lighting on baseball field #7, multipurpose field A, and softball fields #9 and #10 at Ward Park as well as tennis court lighting. This is a multi year project that was begun in FY 2011 and expected to end in FY 2019.	General Fund - \$90,000; Cell Tower Revenues - \$75,000	\$ 165,000	No additional impact on operating budget. Reduces maintenance on existing aging lighting stock.
Public Works	Bicycle/Pedestrian Plan Improvements	Funding for this project will be used to create and promote a viable and safe pedestrian and bicycle-friendly infrastructure and promote these modes of transportation throughout the city.	General Fund	\$ 70,000	No additional impact on operating budget
Public Works	Pedestrian & Traffic Signal Upgrades	This project is part of a multi year plan to upgrade antiquated traffic signals and improve the safety of pedestrians crossing intersections.	General Fund	\$ 55,000	No additional impact on operating budget
General	Enterprise Resource Program Software Replacement (ERP)	This project would replace the city's current enterprise operating software, purchased in the 1980s, with a modern software system. This change is necessary to continue to provide modern and efficient municipal services including transferring to a Windows based operating platform, online permitting and payment, automation of many manual tasks, functionality with mobile applications, and integration with GIS. Implementation is estimated to take 3 years and cost approximately \$2 million.	Police Forfeiture Funds - \$77,730; General Fund Reserves Restricted for Building Code Enforcement - \$133,284; Stormwater Fees - \$18,523; CRA TIF - \$3,993; Electric System Revenues - \$129,771	\$ 363,301	Once implemented, approximately \$200k annually, however the city currently pays about \$150k annually for ERP maintenance and related programs that would go away with any replacement. Further efficiency enhancements are also expected.

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
STORMWATER CAPITAL PROJECTS FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Public Works	Drainage Improvements - Most of the City's stormwater sewer infrastructure is over fifty years old. Some of these older systems do not meet the City's current drainage standards and in many cases are experiencing pipe material failures. Groundwater seepage into the stormwater sewer system is considered an illicit discharge carrying sediments to the City's lakes compromising water quality.	Stormwater Fees	575,000	160,000	80,000	100,000	130,000	105,000
Public Works	Miscellaneous Land Locked Lakes Stormwater Retrofits	Stormwater Fees	155,000	-	100,000	55,000		
Public Works	Dixie Parkway - Outfall No. 3 - Stormwater Retrofit	Stormwater Fees	300,000	-	300,000			
Public Works	Lake Killarney Stormwater Outfall improvements - Stormwater Retrofits	Stormwater Fees	170,000	170,000				
Public Works	Lake Sue Outfalls Retrofits - Phase 2	Stormwater Fees	90,000	90,000				
Public Works	Lake Bell Outfalls - Stormwater Retrofits	Stormwater Fees	100,000		100,000			
Public Works	Ninth Grade Center Pond Modifications	Stormwater Fees	100,000	100,000				
Public Works	Seminole County Ditch Piping at Arbor Park Dr.	Stormwater Fees	475,000	75,000		400,000		
Public Works	GIS Mapping	Stormwater Fees	10,000	10,000				
Public Works	Stormwater Education Program	Stormwater Fees	100,000	20,000	20,000	20,000	20,000	20,000
Public Works	Regional Pond Facilities	Stormwater Fees	800,000				400,000	400,000
General	Enterprise Resource Program Software Replacement (ERP)	Stormwater Fees	37,046	18,523	18,523			
Totals			2,912,046	643,523	618,523	575,000	550,000	525,000

Note: The stormwater capital improvement plan has been approved by the Lakes and Waterways Board.

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Stormwater Fund
Fiscal Year 2015-2016

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Public Works	Stormwater drainage improvements	Most of the City's stormwater infrastructure is over sixty years old. Groundwater seepage into the stormwater system can compromise the water quality in the City's lakes.	Stormwater utility fee	\$ 160,000	No additional impact on operating budget
Public Works	Lake Killarney Stormwater Outfall improvements	In compliance with the City's National Pollutant Discharge Elimination System permit this project will implement retrofits to existing storm water outfalls to remove pollutants from stormwater runoff.	Stormwater utility fee	\$ 170,000	No additional impact on operating budget
Public Works	Lake Sue Outfalls - Stormwater Retrofits	Along the north east shoreline of Lake Sue in Winter Park the City maintains four stormwater outfalls. This project will provide the funding for the construction of liquid/solid separators at the street level in order to replace the leaf traps.	Stormwater utility fee	\$ 90,000	No additional impact on operating budget
Public Works	Ninth Grade Center Pond Modifications	This funding will provide for the construction of a much needed maintenance access around the west side of the pond, while increasing the pond volume and creating a protected pedestrian path along the top of the bank.	Stormwater utility fee	\$ 100,000	No additional impact on operating budget
Public Works	Seminole County Ditch Piping along Arbor Park Dr.	The City of Winter Park and Seminole County both have contributing drainage basins that lead to a ditch behind the homes along N Lakemont Avenue and Arbor Park Drive. This project will improve access and add piping in cooperation with Seminole County.	Stormwater utility fee	\$ 75,000	No additional impact on operating budget
Public Works	GIS Mapping	The City's National Pollution Discharge Elimination System (NPDES) Permit requires inventory and mapping of its storm sewer infrastructure.	Stormwater utility fee	\$ 10,000	The Stormwater Admin operating budget includes approximately \$10,000 in personnel costs related to implementing this project.
Public Works	Stormwater Education Program	This project creates an educational path with signage along the north shoreline of Lake Virginia behind Rollins College. Signs will describe the existing local habitat and the importance of stormwater and lakes management for its protection.	Stormwater utility fee	20,000	No additional impact on operating budget

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
COMMUNITY REDEVELOPMENT AGENCY FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	
General	Enterprise Resource Program Software Replacement (ERP)	TIF	7,986	3,993	3,993				
CRA	New York Streetscape Improvements	TIF	1,762,183	762,183	500,000	500,000			
CRA	Denning Drive Enhancements	TIF	500,000	500,000					
CRA	17-92 / Webster Intersection	TIF	717,113					717,113	
CRA	17-92 / Fairbanks Intersection	TIF	1,285,648			750,000	535,648		
CRA	Small Scale CIP Improvements	TIF	225,000	65,000	40,000	40,000	40,000	40,000	
Totals			4,497,930	1,331,176	543,993	1,290,000	575,648	757,113	
			TIF	4,497,930	1,331,176	543,993	1,290,000	575,648	757,113

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2015-2016**

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
CRA	New York Streetscape Improvements	From Fairbanks to Canton Ave - Improvements to ROW, including curbs, roadways, hardscapes, furnishings, landscaping and irrigation, and RR crossings. Removes 'illegal' parking spaces and outlines parking through curb cuts and bulbouts.	Tax Increment Financing	\$ 762,183	This project is a one time expenditure and should not impact ongoing operational costs.
CRA	Denning Drive Improvements	Proposed scope includes restriping of Denning Drive to allow for public walkways and potential utility strip on east side	Tax Increment Financing	\$ 500,000	This project is a one time expenditure and should not impact ongoing operational costs.
CRA	Small Scale CRA Improvements	Purpose of this fund is to include minor project expenditures that may be incurred throughout the year such as SunRail weekend ridership, district enhancements, or other small scale projects.	Tax Increment Financing	\$ 65,000	These projects would be one time expenditures and should not impact ongoing operational costs.

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
WATER AND WASTEWATER FUND**

				CIP				
Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Water and Sewer	Rehabilitation of defective sewer mains with heavy ground water infiltration	Water and Sewer Fees	2,770,000	370,000	600,000	600,000	600,000	600,000
Water and Sewer	Rehabilitation of sanitary manholes to restore their structural integrity	Water and Sewer Fees	450,000	50,000	100,000	100,000	100,000	100,000
Water and Sewer	Short Liner Installation - for rehabilitation of sanitary sewer mains and laterals from the main to the property line	Water and Sewer Fees	1,100,000	-	250,000	250,000	300,000	300,000
Water and Sewer	Upgrade water mains - replacement of sub-standard water mains throughout the water distribution system.	Water and Sewer Fees	3,200,000	600,000	650,000	650,000	650,000	650,000
Water and Sewer	Replacement of asbestos cement sanitary force mains deteriorated by hydrogen sulfide gas	Water and Sewer Fees	160,000	-	40,000	40,000	40,000	40,000
Water and Sewer	Lift Station Upgrades	Water and Sewer Fees	725,000	325,000	100,000	100,000	100,000	100,000
Water and Sewer	Expansion of reclaimed water system	Water and Sewer Reserves	1,550,000	-	-	300,000	1,250,000	-
		Water Impact Fees	2,350,000		150,000	1,250,000	950,000	-
Water and Sewer	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Prior Bond Proceeds	375,000	375,000	-	-	-	-
		Water and Sewer Reserves	2,644,502	-	986,146	1,192,000	466,356	-
Water and Sewer	Purchase Additional Sewer Capacity from Altamonte	Sewer Impact Fees	500,000	250,000	250,000	-	-	-
Water and Sewer	Orange County Territory Restructure	Sewer Impact Fees	76,000	-	76,000	-	-	-
		Water Impact Fees	74,000	-	74,000	-	-	-
ITS	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	Water and Sewer Fees	242,500	45,000	47,500	50,000	50,000	50,000
Public Works	Funding of facility replacement account for Public Works Complex items (flooring, roofing, air conditioning & paint) (75% General Fund, 25% Water and Sewer Fund)	Water and Sewer Fees	333,333	50,000	58,333	66,667	75,000	83,333
Totals			16,550,335	2,065,000	3,381,979	4,598,667	4,581,356	1,923,333

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
WATER AND WASTEWATER FUND**

				CIP				
Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Totals by Funding Source:								
	Water and Sewer Fees		8,980,833	1,440,000	1,845,833	1,856,667	1,915,000	1,923,333
	Water and Sewer Reserves		4,194,502	-	986,146	1,492,000	1,716,356	-
	Sewer Impact Fees		576,000	250,000	326,000	-	-	-
	Water Impact Fees		2,424,000	-	224,000	1,250,000	950,000	-
	Prior Bond Proceeds		375,000	375,000	-	-	-	-
			16,550,335	2,065,000	3,381,979	4,598,667	4,581,356	1,923,333

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Water & Sewer
Fiscal Year 2015-2016

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Water and Sewer	Upgrade sanitary sewer mains	Defective sanitary sewer mains will be rehabilitated to decrease heavy ground water infiltration, in effect reducing the total flow to waste water facilities.	Water and Sewer Fees	\$ 370,000	This project will reduce wastewater treatment costs by reducing ground water infiltration
Water and Sewer	Rehabilitate sanitary sewer manholes	Sanitary sewer manholes deteriorated by hydrogen sulfide gas will be reconstructed. Repairing and restoring the structural integrity to the manholes will eliminate the possibility of collapse and groundwater infiltration, thus reducing flows and associated treatment costs.	Water and Sewer Fees	\$ 50,000	This project will reduce wastewater treatment costs by reducing ground water infiltration
Water and Sewer	Upgrade water mains	Water main upgrades consist of construction and upgrade of water mains and service lines to replace sub-standard water mains throughout the water distribution system. This work will improve water quality, flows and fire protection in the impacted areas.	Water and Sewer Fees	\$ 600,000	No additional impact on operating budget
Water and Sewer	Lift station upgrades	Replacement of "can" type lift stations close to failure with submersible "rail" type lift stations. Includes completing projects at stations 47, 28, and 25.	Water and Sewer Fees	\$ 325,000	No additional impact on operating budget
Water and Sewer	Iron Bridge Regional Wastewater Treatment Facility	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Prior Bond Proceeds	375,000	No additional impact on operating budget
Water and Sewer	Purchase Additional Sewer Capacity from Altamonte	The City has an interlocal agreement with Altamonte for sewer capacity. New development changes along W. Fairbanks and Lee Rd. may require additional capacity.	Sewer Impact Fees	250,000	Could potentially raise annual interlocal payments made to Altamonte. Current amount is undetermined but FY spending for this agreement was \$12k last year.

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
ELECTRIC SERVICES FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Electric Services	Routine Capital improvements including: undergrounding electric lines, renewals and replacements, and other improvements required to provide service and improve the reliability of the electric system	Electric System Revenues	3,924,825	754,188	769,272	784,657	800,350	816,357
Electric Services	Undergrounding of Electric Lines	Electric System Revenues	16,600,000	3,050,000	3,050,000	3,500,000	3,500,000	3,500,000
		Prior Bond Proceeds	900,000	450,000	450,000	-	-	-
Electric Services	West Fairbanks Undergrounding Project	Grants/Fund Raising	3,077,000	3,077,000				
General	Enterprise Resource Program Software Replacement (ERP)	Electric System Revenues	259,542	129,771	129,771			
ITS	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	Electric System Revenues	242,500	45,000	47,500	50,000	50,000	50,000
Totals			25,003,867	7,505,959	4,446,543	4,334,657	4,350,350	4,366,357

Totals by Funding Source:

Prior Bond Proceeds	900,000	450,000	450,000	-	-	-
Grants/Fund Raising	3,077,000	3,077,000	-	-	-	-
Electric System Revenues	<u>21,026,867</u>	<u>3,978,959</u>	<u>3,996,543</u>	<u>4,334,657</u>	<u>4,350,350</u>	<u>4,366,357</u>
	25,003,867	7,505,959	4,446,543	4,334,657	4,350,350	4,366,357

Note: No additional bond issues are anticipated in the period covered by this Capital Improvement Plan

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Electric Services
Fiscal Year 2015-2016

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Electric Services	Routine Capital: annual electric system improvements	These improvements include undergrounding electric lines and other improvements to increase the reliability of the electric system.	Electric Service Fees	\$ 754,188	No impact on operating budget
Electric Services	Undergrounding Electric Utilities	This is part of an ongoing plan to underground electric utility lines over the next 8 - 10 years.	Electric Service Fees - \$3,050,000; Prior Bond Proceeds - \$450,000	\$ 3,500,000	As electric utilities are placed underground there will be less costs for trimming trees around power lines.
Electric Services	West Fairbanks Undergrounding	In partnership with Duke Power and the Florida Department of Transportation, this project removes the major overhead wires along W. Fairbanks between I-4 and Hwy. 17/92.	Grants/Fund Raising	\$ 3,077,000	No ongoing impact on the operating budget is anticipated by the completion of this project. If actual costs exceed grant amount there may be additional capital costs but none are currently anticipated.