



city commission agenda

Regular Meeting

January 25, 2016
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 Alison Harrity, St. Richard's Episcopal Church Pledge of Allegiance

3 Approval of Agenda

4 Mayor's Report

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

a. Presentation: Core Value Coin Recipients – 1st Quarter FY2016

10 minutes

5 City Manager's Report

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

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 January 11, 2016. b. Approve the following contract and formal solicitation: <ul style="list-style-type: none"> 1. Authorize the Mayor to execute the funding agreement for FY2016 operating and capital expenditures to Mead Botanical Garden, Inc.; \$185,000. 2. Award to Hylant – Orlando (RFP-5-2016), Employee Benefit Agent of Record; and authorize the Mayor to execute contract and approve all subsequent purchase orders for this contract. 	5 minutes
10	Action Items Requiring Discussion	*Projected Time *Subject to change
	a. Acquisition of property at 1111 W. Fairbanks Avenue (former bowling alley)	15 minutes
	b. 2016 Fire Rescue Department Standards of Cover	15 minutes
11	Public Hearings	*Projected Time *Subject to change
	a. <u>Request of A. J. Thomas III:</u> Subdivision or lot split approval to divide the property at 2715 Woodside Avenue, zoned R-1A, into two single family building lots.	10 minutes
	b. Resolution – Designating the Capen-Showalter House at 633 Osceola Avenue as a historic landmark on the Winter Park Register of Historic Places	5 minutes
	c. Resolution – Requesting the Florida Legislature to amend the Sunshine and public meeting laws to allow elected officials of a municipality to hold meetings outside municipal boundaries for the purpose of discussing matters of interest to the municipality with State and National Officials	15 minutes
	d. Resolution – To support the Innovative Traffic Signal Technologies Pilot Project	10 minutes

- e. Ordinance – Amending Section 58-65 “R-1AAA Lakefront District” subsection (f)(1)(h) and Section 58-66 “R-1A and R-1AA District to remove unnecessary deed restriction requirements to streamline the permitting process; to establish rear setbacks for Single Family Residential properties with short lot depths; and to correct a Single Family dwelling coverage error and modify certain miscellaneous residential provisions (1)

30 minutes

- f. Request of the Winter Park Health Foundation: (Must be held at 5:00 p.m.)

- Ordinance – To add a new comprehensive plan policy to the text of the Future Land Use Element within the Winter Park Hospital Study Area “C” to allow for a building floor area ratio of up to 98%, conditioned upon use for health and wellness related uses (2)
- Ordinance – Amending Chapter 58 “Land Development Code”, Article III, “Zoning” to change within Section 58-72 Office (O-1) District, Subsection (F) Development Standards to allow for a building floor area ratio of up to 98%, conditioned upon use for health and wellness related uses (2)
- Ordinance – Amending the official zoning map to change Office (O-2) District zoning to Office (O-1) District zoning on a portion of the property 2010 Mizell Avenue and the properties at 1992 Mizell Avenue, 101 S. Edinburgh Drive and 149 S. Edinburgh Drive (2)
- Approval of a development agreement to provide for the consolidation of properties into 2005 Mizell Avenue and the adjacent streets for a new “Project Wellness” facility including provisions for the vacating and abandoning of City Streets and the dedication to the city of substituting right-of-ways

30 minutes

12 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 each

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.”



item type

City Manager's Report

meeting date

January 25, 2016

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	Four of Winter Park's street crossings are included in FDOT's CIP for installing concrete panels. Estimates were provided for the remaining crossings.	FDOT is expected to complete the work by 1 st quarter 2016. The City and FDOT are working in cooperation to complete the improvements at Lyman/New York Avenues in January 2016, not included in the CIP.
MLK (Rollins) Restroom	The MLK punch list walk through is Wednesday, 12/9/15.	Opening should be by February 1, 2016.
Visioning Steering Committee	Inviting community to participate at www.visionwinterpark.org .	
New Hope Baptist Church Project	The exterior of the buildings, accessible restrooms, landscaping, parking and drainage have been completed and approved. The Pastor has agreed to obtain assistance of a designer to improve the architectural appearance of the buildings to include the area at the base of the structures. Awaiting response from Pastor.	Tabled at the October 26 Commission meeting to come back to the Commission at a later date.
Progress Point property	Planning and Zoning Board work session was held on 11/3/2015 and joint meeting with EDAB was held on 1/19/2016.	Review outcome with City Commission in February 2016.
Ward Park restrooms	Design is being completed on two new restrooms by the new soccer fields and adjacent to the existing restrooms at the Little League fields.	Out to bid no later than the end of January 2016. Bid release rescheduled due to extraordinary attention required by currently active construction projects.

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

January 11, 2016

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. Mayor Leary asked for a moment of silence for a young Winter Park resident John Michael Night who had sustained injuries who is in need of contributions to his medical care (Caring Bridge.org). The invocation was provided by Reverend Dr. Harold Custer, St. Andrews 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 Kurt Ardaman
City Clerk Cynthia Bonham

Approval of the agenda

Motion made by Commissioner McMacken to approve the agenda (it was acknowledged that the Rollins College public hearing had to be held at 5:00); seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.

Mayor's Report

Mayor Leary spoke about how spectacular the City looked during the holiday season and the many people visiting the City. He thanked staff for their efforts.

City Manager's Report

1. City Manager Knight reported that the DOT contractor will be working to smooth the railroad intersection of Lyman and New York Avenues on the January 23 weekend. He was requested to speak with Chief Railey to ensure there is police presence.
2. City Manager Knight asked if the Commission would like to have a work session to discuss the garbage RFP before it goes back out because of policy type decisions raised by the various vendors interested in performing these services. Upon discussion, a work session was scheduled for February 8 at 2:00 before the Commission meeting.
3. City Manager Knight announced that the bowling alley property is back on the market and asked if the Commission wants him to move forward with negotiating a contract with Rollins. He stated that Rollins purchased it for \$2,850,000 and they are willing to sell it to the City for what they paid for it. Upon discussion, there was a consensus for the City Manager to move forward with entering into negotiations and discussions with Rollins College.

4. Commissioner McMacken addressed the email from our City Attorney concerning attendance of the Commission as a body in Tallahassee to meet with legislators. Attorney Ardaman summarized the law being specific with the two instances where the Commission is allowed to meet as a whole outside their political boundary (cities with less than 500 residents and when two governmental bodies meet to discuss things of common interest or require by law settlement dispute resolutions). He stated there is no exemption for meetings outside of a City Commission's political boundary other than those two instances. He advised the Commission against doing this.

Commissioner Cooper expressed that she believed as the legislative body they have the right to make this decision and that it is critical that they are representing the City as one voice because of the potential impact and having a more commanding position. She asked to have more extensive conversation on this. Mayor Leary commented that Commissioners can meet individually with our legislators if they see the need and that they are still being represented as a unified body even though they are all not present. He stressed the importance to listen to our new City attorney regardless of what has happened in the past.

Attorney Ardaman addressed the sunshine law. He spoke about several attorneys who believe the legislature should address this. Commissioner Sprinkel addressed the importance to listen to our City attorney.

After further discussion, there was a general consensus (Commissioner Cooper disagreed because of wanting more time to discuss) to put this on the next agenda as a resolution for discussion because of the upcoming scheduled trip to Tallahassee. Commissioner Seidel expressed his preference to speak with our legislators to have the law changed for this type of meeting. He will speak with the City Manager to reach out to our elected officials to have this discussion if he decides to pursue this.

5. Commissioner Seidel inquired about Progress Point. He commented that he asked the business owners at that location to figure out how much parking is needed as opposed to the City trying to determine what they need so it is known going into the development whether we sell the property for less so there is public parking, or if it is part of the deal. Planning Manager Jeff Briggs explained that the EDAB and P&Z Boards will meet jointly on January 19 as a work session to try and come to a combined recommendation as to how to move forward on Progress Point. He stated the earliest date it can come before the City Commission is the first meeting of February.

City Attorney's Report

No report.

Non-Action Item

a. Financial Report – September 2015

Finance Director Wes Hamil presented the September 2015 financial report and answered questions. Mayor Leary asked Mr. Hamil about property values outside the CRA. Mr. Hamil stated we look favorable compared to others.

Consent Agenda

- a. Approve the minutes of December 14, 2015. **PULLED FOR DISCUSSION. SEE BELOW.**
- b. Approve the following purchases and contract:
 - 1. PR159128 to ALTEC Industries, Inc. for the purchase of two AT40M-AWD bucket trucks; \$240,000 (Vehicle Replacement Fund). **PULLED FOR DISCUSSION. SEE BELOW.**
 - 2. PR159163 to ADPI Intermedix for EMS Fire Billing Services Collections; \$84,000.
 - 3. Contract renewal with Gerhartz & Associates LLC, RFQ-16-2012 (Continuing Contract for GIS Services) and authorize the Mayor to execute Amendment 3.
- c. Approve the letter outlining plans to update the Comprehensive Plan per Chapter 153.3191, Florida Statutes (Evaluation and appraisal notification to the Florida Department of Economic Opportunity).
- d. Adopt the Orange County Canvassing Board criteria for canvassing Winter Park absentee ballots; and allow the Orange County Canvassing Board to canvass the Winter Park election and certify the election results.

Motion made by Mayor Leary to approve Consent Agenda items 'b.2&3', 'c', and 'd'; seconded by Commissioner Cooper. No public comments were made. The motion carried unanimously with a 5-0 vote.

Consent Agenda Item 'a' – Minutes of December 14, 2015

Commissioner Cooper asked to pull the minutes so that more information can be included as to what City staff presented at the meeting regarding the public notice provided for the historic preservation public hearing.

Motion made by Commissioner Cooper to table the minutes until the City Clerk can add staff comments; seconded by Commissioner McMacken for discussion purposes. Motion was withdrawn.

Motion made by Commissioner Cooper to approve the minutes and that the City Clerk go back and reflect the staff's discussion; seconded by Mayor Leary. No public comments were made. The motion carried unanimously with a 5-0 vote.

Consent Agenda Item 'b-1' - PR159128 to ALTEC Industries, Inc. for the purchase of two AT40M-AWD bucket trucks; \$240,000 (Vehicle Replacement Fund)

Commissioner Sprinkel pulled this to ask about the plan moving forward regarding vehicle replacement because of her not wanting to see new City vehicles. Budget Manager Peter Moore stated these trucks have a life of about 10 years which they have reached and are in need of replacing them because of their wear and tear. Mr. Moore stated he will be happy to meet with Commissioner Sprinkel to address the plan moving forward.

Motion made by Commissioner Sprinkel to approve Consent Agenda item 'b.1'; seconded by Mayor Leary. No public comments were made. **The motion carried unanimously with a 5-0 vote.**

Action Items Requiring Discussion

No action items.

Public Hearings:

Request of Rollins College was moved to 5:00 p.m. (see last page)

- b. ORDINANCE NO. 2026-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA VACATING AND ABANDONING THE UTILITY EASEMENTS LOCATED AT 110 SOUTH ORLANDO AVENUE, WINTER PARK, FLORIDA, PROVIDING AN EFFECTIVE DATE Second Reading

City Attorney Ardaman read the ordinance by title.

Motion made by Commissioner McMacken to adopt the ordinance; seconded by Commissioner Cooper. 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.**

- c. RESOLUTION NO. 2166-16: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, TO PROVIDE A MECHANISM FOR THE FINANCING OF ENERGY CONSERVATION AND EFFICIENCY IMPROVEMENTS, RENEWABLE ENERGY IMPROVEMENTS, AND WIND RESISTANCE IMPROVEMENTS; AUTHORIZING THE EXECUTION OF A NON-EXCLUSIVE INTERLOCAL SUBSCRIPTION AGREEMENT WITH THE FLORIDA PACE FUNDING AGENCY FOR AN INITIAL TERM OF THREE YEARS ENDING SEPTEMBER 30, 2018; PURSUANT TO WHICH THE FLORIDA PACE FUNDING AGENCY WILL ADMINISTER A FINANCING PROGRAM FOR SUCH IMPROVEMENTS WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY; AUTHORIZING AND DIRECTING CITY OFFICIALS, OFFICERS, EMPLOYEES AND AGENTS TO TAKE SUCH ACTIONS AS MAY BE NECESSARY OR DESIRABLE IN FURTHERANCE OF THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

City Attorney Ardaman read the resolution by title. Building and Sustainability Manager Kris Stenger addressed the presentation from the last meeting and recapped the program that was unanimously approved by the Keep Winter Park Beautiful and Sustainable Board. He clarified that this is a non-exclusive agreement.

Jonathan Schaefer, Evest Florida, explained, after questioning, that if the City decides to end the contract in three years that they would not continue to offer the program to would-be participants thereafter, but they would continue to follow through with the repayment process with the participants until the debt was fully repaid.

Motion made by Commissioner Sprinkel to adopt the resolution and the interlocal agreement; 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.**

- d. RESOLUTION NO. 2167-16: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 700 OXFORD ROAD, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

City Attorney Ardaman read the resolution by title.

Motion made by Commissioner McMacken to adopt the resolution; seconded by Commissioner Cooper. 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. RESOLUTION NO. 2168-16: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 901 GEORGIA AVENUE, WINTER PARK, FLORIDA AS A HISTORIC LANDMARK ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

City Attorney Ardaman read the resolution by title.

Motion made by Commissioner McMacken to adopt the resolution; seconded by Commissioner Cooper. 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.**

City Commission Reports:

- a. Commissioner Seidel – Asked for discussion regarding the K-Mart Plaza and an extension of Webster Avenue through the plaza. He stated he wants to make it a viable opportunity for the developer and the City and asked if there is support for

staff to move forward with negotiating or through incentives even though the project was approved as presented on December 14, 2015.

Commissioner McMacken stated he did not agree with going back and asking for something we do not have funding or traffic studies for. He stated that this is an existing development, the developer is moving forward with the project, and that a road extension could take years to get approved and designed.

Commissioner Cooper expressed her preference to hear first from our transportation people to determine any large benefit and to ascertain the cost. She supported Commissioner Seidel in asking staff to provide some options.

Commissioner Sprinkel disagreed with the Commission coming back after the fact to ask for this. She expressed the importance of having all transportation issues planned together at once and not individually.

Commissioner Cooper asked as we go forward to think about our process of how things come to the Commission and if there are ways to improve the process so it is not too late next time. Mayor Leary commented that the Commission is a policy setting Commission and their role is not as planners; these types of questions should come during the Planning and Zoning process and not wait until things get through staff and the public process. He stated he understands and appreciates Commissioner Seidel's perspective but that the applicant's representative stated at the last meeting that he had no interest in considering this.

b. Commissioner Sprinkel – Asked about the State of the City luncheon scheduled for this Friday and if they are invited because she has not received anything in her inbox as an invite. City Manager Knight stated he thought the executive assistant had sent out this information.

Commissioner Sprinkel asked if any updates are planned regarding the visioning in the City. City Manager Knight spoke about providing an interim update on a future agenda.

c. Commissioner Cooper – Asked when the historic preservation incentives will come before the Commission. City Manager Knight stated the Historic Preservation Board is discussing this on Wednesday before it comes to the Commission. He stated there are non-monetary incentives included. Mayor Leary asked if this should go through the Board of Adjustments for any recommendations since they deal with variances. There was a consensus to have the BOA provide a recommendation.

Commissioner Cooper asked when the board celebrations are going to begin again. City Manager Knight stated money has been budgeted and will bring something forward.

Commissioner Cooper spoke about their previous discussions and asked about the issue of commercial impact fees for the use of our parks and to compare to other cities and to see if it makes sense for Winter Park. There was a consensus to look at this along with the other recommendations previously provided.

d. Commissioner McMacken – Commented about the great holiday festivities and the numerous visitors to the City.

e. Mayor Leary – Mentioned the high school student John Michael Night who needs help with medical expenses (Caring Bridge.org) because of an unfortunate incident.

Public comments (items not on the agenda)

No public comments were made.

Recess

A recess was taken from 4:47 – 5:00 p.m.

Public Hearings

a. Request of Rollins College:

ORDINANCE NO. 3025-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING REGULATIONS" SECTION 58-67 "LOW DENSITY RESIDENTIAL (R-2) DISTRICT" SO AS TO ADD A NEW CONDITIONAL USE FOR CHILD CARE CENTERS, SUBJECT TO CERTAIN LIMITATIONS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE Second Reading

Conditional use approval for a child care and educational facility operated by Rollins College on the property at 315 Holt Avenue, zoned R-2 and providing for the approval of a development agreement pertaining to the project.

Attorney Ardaman read the ordinance by title. Planning Manager Jeff Briggs explained this is being held at 5:00 due to Florida Statutes and is the second reading. He addressed the conditional use request that needs approval and that the motion should include the incorporation of the development agreement that incorporates the conditions that were recommended by the Planning and Zoning Board and negotiated with the adjacent neighborhood association.

Motion made by Commissioner McMacken to adopt the ordinance; 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.**

Motion made by Commissioner McMacken to approve the conditional use request that contains the materials outlined in the development agreement (includes the incorporation of the development agreement that incorporates the conditions that were recommended by the Planning and Zoning Board and negotiated with the adjacent neighborhood association); seconded by Commissioner Cooper. 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.

The meeting adjourned at 5:03 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham, MMC



city commission agenda item

item type	Consent Agenda	meeting date	January 25, 2016
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		

Contracts

	vendor	item background	fiscal impact	motion recommendation
1.	Mead Botanical Garden, Inc.	Funding Agreement for FY2016 Operating and Capital Expenditures.	Total expenditure included in approved FY16 budget. Amount: \$185,000	Commission authorize the Mayor to execute contract to Mead Botanical Garden, Inc.

Commission approved expenditure in FY2016 budget.

Approval of contract shall constitute approval for all subsequent purchase orders made against contract.

Formal Solicitations

	vendor	item background	fiscal impact	motion recommendation
2.	Hylant – Orlando	RFP-5-2016 – Employee Benefit Agent of Record	Total expenditure included in approved FY16 budget. Amount: \$70,000	Commission approve award to Hylant – Orlando, authorize the Mayor to execute contract and approve all subsequent purchase orders for this contract.

The City issued a formal solicitation to award this contract.

Approval of contract shall constitute approval for all subsequent purchase orders made against contract.



city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	January 25, 2016		
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 checked="" type="checkbox"/> Investment in Public Assets & Infrastructure				

subject

Acquisition of property at 1111 W. Fairbanks Avenue (former bowling alley)

motion | recommendation

Approve acquisition of 1111 W. Fairbanks Avenue for \$2,900,000.

background

1111 W. Fairbanks Avenue is owned by Rollins College. It was acquired in June 2013 for \$2,850,000 for the purpose of expanding some of the College's sports facility needs but those plans did not come to fruition. It is my understanding that the College has received an offer but wanted to give the City the first opportunity to purchase since we had expressed interest in the past.

In September 2014 the City's Community Redevelopment Agency declined to acquire this property for the purchase price of \$3,250,000. The vote to acquire failed on a tied 3-3 vote. At that time the property was under contract with another buyer so it would have been an assignment of that contract. The sale with the other buyer did not close so the property is back on the market.

The property is 1.63 acres. Since the last time the City considered the acquisition the building has been demolished and the paved parking lot removed. The property is now vacant. Rollins has stated that between closing costs and demolition they have an additional \$50,000 in the property so that is why the offer price is \$2.9 million.

One purpose for the proposed acquisition is to obtain the frontage that will allow for a future expansion of the turn lanes on that section of Fairbanks. The property is

located adjacent to Martin Luther King, Jr. Park so the remainder of the property could be used to expand that park. The remainder could also be remarketed by the City for a use the Commission determines to be appropriate for that location.

alternatives | other considerations

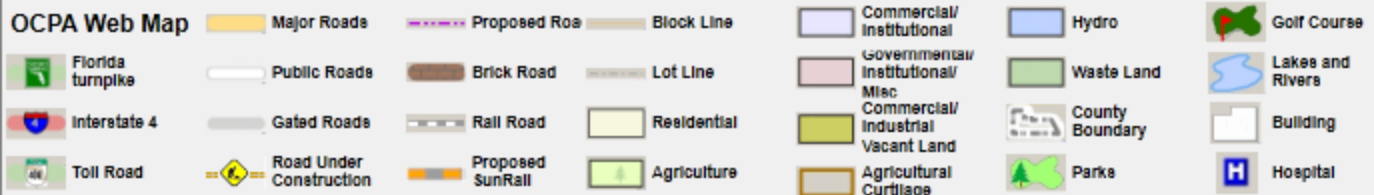
The City can decline the purchase and work with Rollins and the future owner to acquire just the amount of property needed to expand the turn lanes.

fiscal impact

\$2,900,000 plus closing costs. If the commission chooses acquires the property with the intent of expanding the park it has \$394,985 in the Parks Acquisition Fund and \$646,367 in the Parks Impact Fee Fund leaving a balance of \$1,858,648 that would need to be funded from either reserves, proceeds from the sale of other properties and/or CRA funds. If the Commission plans to use CRA funds it would need to be approved by the Community Redevelopment Agency.

The property is not currently on the tax roll. When it was on the tax roll in 2014 the city taxes were \$6,380.


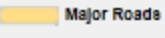
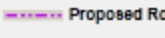
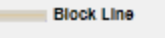
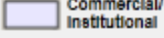
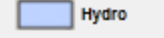

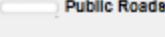
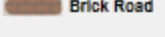
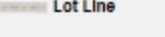
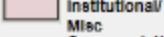
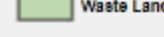
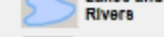

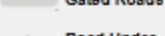
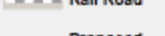
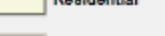
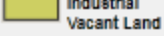
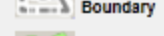
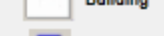

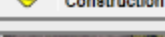
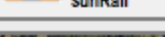
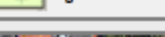
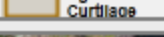

OCA Web Map



Created: 1/15/2016

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

OCPA Web Map

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



Created: 1/15/2016

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



city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	January 25, 2016		
prepared by	Fire Chief James White	approved by	<input checked="" type="checkbox"/>	City Manager	
department	Fire Rescue		<input type="checkbox"/>	City Attorney	
division	Fire Administration		<input type="checkbox"/>	N/A	
board approval	Civil Service Board January 5, 2016	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> N/A	final vote
strategic objective	<input checked="" type="checkbox"/> Exceptional Quality of Life	<input checked="" type="checkbox"/> Fiscal Stewardship			
	<input checked="" type="checkbox"/> Intelligent Growth & Development	<input checked="" type="checkbox"/> Public Health & Safety			
	<input checked="" type="checkbox"/> Investment in Public Assets & Infrastructure				

subject

Presentation of the 2016 Fire Rescue Department Standards of Cover

motion | recommendation

It is the recommendation of the Fire Rescue Department staff to accept the presentation of the agency's 2016 Standard of Cover document and adopt the Standards within. A motion in support of the recommendation should be structured to accept the presentation of the 2016 Fire Rescue Department's Standards of Cover and to apply the stated performance Benchmarks for all services provided by the agency.

background

In 2001, the City adopted the community's first Risk Assessment / Standard of Cover (SOC) policy for all services provided by the Fire Rescue Department. With the initiation of this standard, a process by which the Fire Department has based their levels of performance has been benchmarked. The community standard has been renewed in 2005 and again in 2010.

The SOC includes a comprehensive review of the overall risk factors faced by the community which the fire department is responsible for preventing and or mitigating. Once the risks are defined the current assets of the department in both apparatus and personnel are measured against the industry's current benchmarks. The adopted standard is then applied to the entire community to assist in the measuring of those expected performance outcomes.

In previous actions, the City Commission has accepted the 2001, 2006, and 2010 update of the agency's SOC giving the Fire Department direction on those specific levels of service. At this time, the Fire Department is once again presenting for

consideration by the Commission the 2016 edition of the Community Risk Assessment / Standard of Cover.

A draft copy of the 2016 Fire Rescue Department Standard of Cover is included for your review.

alternatives | other considerations

The Fire Rescue Department's updated 2016 Standard of Cover meets all the recommendations and requirements of the Commission on Fire Accreditation International for those agency's seeking to maintain their community's accredited status. While alternatives exist throughout the SOC document, the community must conduct a comprehensive assessment of risk, determine levels of service and benchmark those services against this standard. No other alternatives exist to the facts contained in the SOC document.

fiscal impact

The Fire Rescue Department utilizes the community adopted Standard of Cover to create the accepted levels of service. There is no additional fiscal impact to the acceptance and adoption of the standards contained within the SOC. The community does risk not meeting the accepted industry benchmarks for service without adoption of a standard such as this.

City of Winter Park Fire Rescue

Winter Park, Florida

Community Risk Assessment and Standards of Cover

Randy B. Knight, City Manager

James E. White, Fire Chief

Dan Hagedorn, Lieutenant - Accreditation Manager

Fourth Edition

January 2016

Revisions:

First Edition - January 2001

Second Edition – January 2006

Third Edition – January 2011

Fourth Edition – January 2016

Introduction

The Commission on Fire Accreditation International (CFAI) defines the Standards of Cover for a fire department as being those “adopted written policies and procedures that determine the distribution, concentration and reliability of fixed and mobile response forces for fire, emergency medical services, hazardous materials and other technical types of response” (CFAI, 2015).

For decades, there have been numerous attempts to create a common “standard” for the services provided by firefighters and paramedics without gaining any real national consensus. However, over the past several decades industry standards have been adopted, namely by the National Fire Protection Association (NFPA), which created a consensus standard for the staffing of fire and medical response apparatus in a community. While the benchmarks found in NFPA Standard 1710 are slowly taking hold, many fire chiefs remain skeptical of its need. Some communities have adopted portions of these staffing and response mandates but few communities have the ability to completely comply.

For a local government to have confidence that their fire and emergency services are meeting the needs of the community a complete assessment of the risk must be honestly applied. The application of a tested risk assessment models allow fire chiefs and their elected leaders the ability to make educated decisions on the level of emergency services they desire.

Due to the limited amount of resources available to respond to the vast array of real emergencies, it is best that communities set response standards based on identified risks specific to their area. Fire Chiefs who don’t apply a valid risk assessment model to their communities are not able to adequately educate their community’s leadership of their true needs. At best, they are basing everything from daily staffing to apparatus deployment on guesswork or potentially failed past practices.

The City of Winter Park initiated the community’s first self-assessment process for achieving International Accreditation in 1999. The current fire service accreditation model is supported by the International Associations of Fire Chiefs (IAFC) and the International City / County Managers Association (ICMA) and is awarded by the Commission on Fire Accreditation International (CFAI). As part of the agency self-assessment process, it is paramount that the agency qualify the community mission and vision for services. Therefore, the first comprehensive assessment of risk completed for Winter Park yielded the foundations for the current adopted Standards of Cover (SOC).

In 1999, the developed risk assessment process reviewed each and every property in several key areas of potential risk. One portion of the risk assessment calculated the total square footage for each property which yielded the needed fire flow (water) calculations for 25, 50 and 100 percent of fire involvement of the property. In addition, an assessment was performed on those areas of non-fire related risk as well as hazardous materials and technical rescue situations. While this process was deemed credible at the time, it failed in several ways to completely assess the community’s risk.

On December 12, 2000, the Winter Park City Commission accepted the second edition of the agency's comprehensive Community Risk Assessment and Standard of Response Coverage (SOC). The first SOC served as the basis for decisions involving emergency services delivered by the agency throughout the city. On several occasions the document was utilized in making key community decisions by our elected officials on annexations and development.

In 2003, the agency attempted to implement a packaged community risk assessment program from the United States Fire Administration called RHAVE. Standing for Risk Hazard and Value Evaluation, RHAVE was found to be cumbersome and failed to serve as the "end-all" risk hazard tool for our community. The agency identified several factors which made the application of RHAVE in Winter Park ineffective. First, RHAVE seemed to be built for communities who were more diverse in their makeup. Knowing that Winter Park is mostly comprised of residential neighborhoods, RHAVE's scoring matrix considered the entire community to be of a "moderate risk" with scores between 15 and 39. The agency determined that using RHAVE to modify existing response patterns or zones would not be effective. It was decided that a program which would be easier to manage and could produce accurate and timely data for first responders could be developed from the examples of others.

The current method of assessing community's risk was adapted from a program found in use at the Jacksonville Naval Air Station Fire Department, Jacksonville, Florida (NASJAX). While not as detailed as RHAVE, the current Community Risk Assessment (CRA) program allows fire crews to perform specifically designed "windshield" surveys of each property in the community which points out specific areas of risk. Coupled with several other common assumptions and known facts related to a particular property, a very valid risk assessment is now in place. The current CRA gives first responders the ability to regularly review each property in their Geographical Planning Zones and become familiar with the identified levels of "risk". In addition, it provides the community more than adequate information to maintain the current SOC.

Other tools of risk assessment are applied to the community as well. Each type of service provided is reviewed and a critical tasking measurement of each tactical assignment is developed. The application of pertinent geographical informational system (GIS) data is also used to help determine the best possible deployment of fire and EMS assets throughout the city.

The agency is committed to the philosophy of maintaining those policies and procedures needed to maintain International Accreditation. While the label of "Accredited" is important to the community, the practice of risk assessment is more critical to the process of operating the fire department. In addition, the process of performing continuous risk assessment of the community provides vital information for not only our first responders, but for management as well. These important community policy decisions cannot be made without properly and thoroughly assessing the potential risk.

This edition of the Standards of Cover represent the continued commitment to a comprehensive assessment of the community's risk. Because the agency has adopted a formal process of assessing risk as a way of doing business, the city has established expectations and goals for all services provided by the agency. With the application of these policies community leaders and city residents are better informed

and make more educated decisions on the levels of emergency service they can anticipate. This document serves as the fourth such complete review of the community's risk and current deployment of fire and EMS assets. Policies and decisions are regularly made using this data, which includes not only emergency response expectations, but includes those goals the community-driven strategic plan has on every day operations.

The baselines and benchmark statements found in this edition of the SOC are based on those derived from the Commission on Fire Accreditation International's eight edition of the Fire and Emergency Services Self-Assessment Manual (FESSAM). The data included in the FESSAM is based on the work of hundreds of fire agencies worldwide who have provided similar data to the process. The fact that the FESSAM statements are broadly inclusive of all different types of communities, Winter Park's data, when applied to these benchmarks gives the community confidence that the dollars spent on fire and emergency medicine response is best utilized to provide the maximum possible benefit. One of the most important changes in this edition of the SOC is that the city's population density has increased to where the response baseline and benchmark performance goals are now measured against **Urban** communities, verse the Suburban measurements found in previous standards.

As with past documents, this fourth edition of the SOC also includes several key recommendations to offer the agency the opportunity to continuously improve the levels of service. When coupled with the latest version of the strategic plan, the SOC and the agency's responses to the accreditation self-assessment help maintain a course of constant improvement for the community.

The overarching goal of our agency is to improve the outcomes of every event and encounter we have with a resident, business owner, or visitor. This theme has been carried over into this fourth edition of the Standards of Cover. Improving Outcomes ... Every Day is not just a saying. Our firefighters are trained, equipped, and staffed so that the expectations of the community are exceeded with every encounter, every day.

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Executive Summary

In the minds of the leadership of the agency it is unconscionable for a provider of emergency services to proclaim to a level of service, or demand more resources from a community, without first conducting a comprehensive and strategic assessment of the risks being faced. Only after the application of a proven and consistent risk assessment model is made by the community can an agency develop what today is referred to as the community's standard of cover performance contract.

It is the responsibility of an agency to provide the community's decision makers an educated calculation of the expected risk, what resources are available to respond to that risk, and what outcomes can be expected. All of these factors should play a role in the provision of the community's emergency services.

In the past it was common for a fire chief to state their agency had a mythical average "four minute" response time. No one questioned this time because after all, it was coming from the fire chief. In all cases, no matter when those fire department resources arrived on the scene, the fire eventually would go out. Unfortunately people also die in fires, but did they have to? How long does it really take from the time a resident calls 9-1-1 until the firefighters arrive at the front door. Many would agree that even the largest departments can't respond within those legendary four minutes.

The city of Winter Park Fire Rescue Department has always been recognized by its peers as a leader in the industry. The community expects and demands the best from all government services and places a tremendous trust and responsibility with the fire department. It was with this in mind that the agency first headed out in 1999 to conduct the first community risk assessment.

From that first assessment the community adopted a standard of cover for fire and non-fire responses. The application of this standard was city-wide and has since served the community well. Since its inception, the SOC has been used to successfully relocate two fire stations, acquire another fire station from a neighboring agency, and annex approximately one square mile of residential and commercially developed property.

In 2004, it became evident that while the existing SOC was meeting the community's expectations, maintaining the methods used to evaluate risk throughout the community was overwhelming. More commercial property was being developed and the firefighters being used to assess these occupancies were not as accurate as they needed to be. A more systematic method was needed which took advantage of available technology.



In the fall of 2004 the agency began a complete review and evaluation of the existing standard of coverage policy. It was determined the most accurate and manageable system of risk assessment for Winter Park would be to implement the system used by the Fire Department, Naval Air Station Jacksonville, Florida. When applied to the Winter Park community it yielded an accurate and manageable calculation of each commercial and major multi-family residential structure in the community.

The Community Risk Assessment (CRA) statistical data was used to support the application of the standard of cover and determine future needs for the agency based on the real risk to the community. The real risk, once assessed, was rated against the available resources and a recommendation was made for a standard of cover which best meets the community's expectations.

As a result of this comprehensive and on-going risk assessment the fire department now provides the community's elected officials detailed and accurate information which help set the current *Standards of Cover*. In this case, the recommended policy for the standard meet all baseline and benchmark measurements within an acceptable level of deviation. These performance measurements are considered aggressive in today's urban environment. However, in order to have the ability to have a chance to use the training and equipment provided them they must arrive within a specific window of time; arrive too late and all the resources in the world won't make a difference in the outcome.

As a result of continued positive community feedback, the agency is confident that the current levels of emergency services being provided are making a positive change in people's lives. Our emergency medical response times assure residents that advanced life support personnel and equipment will arrive in time to have the best chance for survivability. In the case of structure fires, our response time, concentration and deployment of resources allows enough trained and equipped personnel to arrive in time to stop most fires in the area or level of origin, and participation in local and regional joint response agreements allow for unlimited drawdown of all types of resources.

Statistically, our *Standards of Cover* speaks to the community's commitment to the highest levels of public safety. Winter Park's dollar loss from fire is statistically low when compared to the national average and the community has not experienced a fire related fatality in more than two decades. Patient care is provided in such a way that some conditions are stabilized or reversed prior to arrival at local hospitals.

As the agency once again takes a comprehensive assessment of the community's risk, it remains confident that the industry best-practices purported by the Commission on Fire Accreditation International are properly educating the elected officials on the levels of service being delivered by the fire rescue department.



A. Description of the Community

This component of the *Standards of Cover* helps set the stage for all aspects of service delivery and serves to introduce and orient the overall community to the standard. Aspects reviewed include the legal basis for the agency, historical data, major milestones accomplished by the agency, finance and funding of services, topography, climate, population and demographics. In addition, the section looks at the layout of the area served as well as the type and description of the areas served by what type of agency service.

Legal Basis

The city of Winter Park is governed by a Council / Manager form of government. The Winter Park City Commission is comprised of a five member body. All commission seats are elected to three-year alternating terms and are selected at-large by all the residents. The following individuals represent the current elected and appointed officials of the city of Winter Park, Florida.

Steve Leary.....Mayor
Greg Seidel (Seat 1).....Commissioner
Sarah Sprinkel (Seat 2)Commissioner / Vice Mayor
Carolyn Cooper (Seat 3)Commissioner
Tom McMacken (Seat 4)Commissioner

Randy B. KnightCity Manager
Michelle Neuner.....Assistant City Manager
James E. White.....Fire Chief



Chartered:1887

Incorporated:1925

Municipal Area in Sq. Miles 9+

Form of Government:Commission / Manager

Millage Rate for Fiscal 20155.25

The city manager appoints all city department heads, subject to City Commission confirmation. The city manager has the ultimate approval of all employees and acts as the Chief Executive Officer of the city.

The city manager is responsible for carrying out commission policies through a professionally trained and experienced staff. The fire department, as well as the police department are directly responsible to and are further governed by the city's Civil Service Code. First adopted into the city charter section 4.07 in 1949, the Civil Service Code outlines the functions and duties of each agency.

As included in Chapter 74 of the City of Winter Park Code of Ordinances (Exhibit A) the Civil Service Board is maintained by the City Commission to operate as an independent board of review for the city's public safety departments. Monthly meetings are conducted to review the operations of the department and approve any and all employee relations' issues. The Civil Service Board includes five civilians in addition to one employee elected each from the police and fire departments.



History of Service

Winter Park is a city of about 28,000 residents located just north of Orlando in Orange County, Florida. One of Florida's finest cities, it is famous for its stately trees, abundant parks, brick-lined streets, spectacular homes, museums, vibrant lakes and fine shops along Park Avenue. The city was originally developed as a winter resort for wealthy northerners seeking refuge from the harsh winters and a tranquil place to rest and relax. Fortunately, the city has maintained its natural beauty for more than 125 years.



Winter Park Fire Department *circa 1960*

Winter Park was originally named Lakeview in 1858 and re-named Osceola in 1870. Eleven years later, the name Winter Park was chosen by its founders. Loring Chase and Oliver Chapman, who during an informal discussion, decided they wanted the name to be something about a park in winter - thus the name change to Winter Park. Tourists came to the city originally to enjoy Winter Park's beautiful lakes, warm temperatures and natural surroundings. Today residents and guests enjoy these same amenities in addition to great restaurants, museums, entertainment, theater, outdoor activities, festivals and much more.

Rollins College, the oldest college in Florida and the nation's premiere liberal arts college, was founded in Winter Park in 1885 by New England Congregationalists who sought to bring their style of liberal arts education to Florida. *Time Magazine* has praised Rollins College, which has produced Rhodes, Fulbright, Goldwater and Truman Scholars, as well as a Nobel laureate. The *U.S. News & World Report* consistently rates Rollins College as one of "America's Best Colleges".

The city's most prominent features include its lakes, tree canopy, bricked streets and the shopping district along Park Avenue. Central Park is a large, open downtown park featuring towering trees and inviting park benches. The Central Park was deeded to the city by one of its most influential early citizens - Charles Hosmer Morse. The city is also famous for the Winter Park Sidewalk Art Festival, which draws over 250,000 visitors each year to Central Park to enjoy some of the best art and music in the United States.



Winter Park was first chartered in 1887 and the present Commissioner-Manager form of government was adopted in 1949. The governing body is comprised of four Commissioners and a Mayor who are elected to three-year terms by a citywide, non-partisan election. The city Commission appoints the City Manager, City Attorney and numerous advisory board members.

Winter Park established its first organized fire protection in 1900. The city's fire limits were set from Lyman Avenue north to Canton Avenue and from New York Avenue east to Interlachen Avenue. Six fire extinguishers were strategically placed throughout the district to extinguish fires.

Several major fires occurred in the early 1900s with the Seminole Hotel fire being the largest in Winter Park's history. This grand hotel burned to the ground in September of 1902. The owner's had only \$30,000 of insurance preventing the hotel from being rebuilt on its original site.

On December 1, 1909, Rollins College lost its only classroom building and all of its scientific equipment to fire. Knowles Hall burned to the ground in a dramatic late-night blaze. Limited equipment and resources only enabled the volunteer firefighters to keep the fire from spreading to adjacent buildings.

The Winter Park Fire Department was further established through adoption of the City Charter in 1925 and is recognized in Sections 1.01 and 4.07. The city reaffirmed the existence of the fire department and officially recognized the additional services provided by the agency on December 12, 2000. Adoption of Resolution #1734 made it known that the Winter Park Fire Department may also be officially known as the Winter Park Fire-Rescue Department. Additionally, the State of Florida recognizes the fire organization through Florida Statute Chapter 166 (166.021) and Chapter 633.

Winter Park's fire protection was enhanced over the next several years. In 1915, Fire Chief E.R. Favor purchased a one-horse wagon that carried 500 feet of hose and an extension ladder. By 1916, a motorized vehicle was used to tow the trailer to fire calls. From 1913 through the early 1950s, Winter Park was protected by an all-volunteer fire department. It wasn't until the mid-1950s, that the city hired the first paid firefighters. In 1945, the Winter Park Fire Department answered a total of one hundred twenty-eight calls.

An Easter morning fire on April 6, 1969 placed Winter Park on the map. The *Winter Park Mall* fire was the first major fire incident in the United States involving an enclosed shopping mall. The initial response of one pumper and a rescue truck with four firefighters was small by today's standards. However, a general alarm was sounded and firefighters from five fire departments brought the blaze under control in about four hours.



Another incident again brought notoriety to the city of Winter Park. In May 1981, a large geodetic sinkhole opened up near the intersection of Fairbanks Avenue and Denning Drive . After devouring a home, several cars, parts of several businesses, and a municipal swimming pool, the sinkhole was stabilized.

With the passage of the EMS Act of 1973, the agency took on the additional responsibility of providing emergency medical services to the community. Firefighters were trained and certified as emergency medical technicians and paramedics and the agency provided first responder, non-transport emergency medical service.

During the following three decades, the agency continued to upgrade and maintain a state-of-the-art emergency medical service. Operating within a two-tiered EMS system, the fire department would respond, treat and stabilize the patient and then load the patient into a private ambulance for transport to a medical facility. The fire department's quicker response provided for more timely treatment than the ten-minute response standard that was required of the contractually provided ambulance service.

On Jan. 1, 1997, the Winter Park Fire-Rescue Department implemented the current single-tiered EMS service in the 3w community, becoming the sole provider of emergency medicine. The agency had been providing advanced life support EMS since the early 70's, and the addition of patient transport allowed the agency to provide a more complete level of EMS. Today, the firefighter paramedics transport almost 2000 patients annually generating more than \$900,000 for the city's general revenue fund.

To further confirm the city's faith and support for the fire department EMS program in 1997 the City Commission unanimously passed the city's first EMS ordinance (Exhibit B). The Ordinance makes the Winter Park Fire-Rescue Department the "sole provider of emergency medical services within the city".

In December 2014, the agency applied for and received accreditation from the Commission on the Accreditation of Ambulance Services (CAAS). The comprehensive review of the agency's patient care protocols, training, medical direction, and operations, resulted in one of the highest first-time ratings for any CAAS accredited service.

The property insurance industry, through the Insurance Services Office (ISO), rate a community's fire protection capability; this rating helps determine the cost of insurance premiums for both residential and commercial property. Based on a Public Protection Classification scale of 1 to 10 (Class 1 being the best) the ISO surveys and rates more than 35,000 communities throughout the United States; less than one tenth of one percent of these communities are rated at Class 1.



Over the past decade the city of Winter Park and their fire department have improved the communities ISO rating from a 4 to the best available, Class 1. The most recent rating was conducted in January 2014 and resulted in one of the highest ratings seen by the ISO. This resulting score and rating has served to offer those commercial properties who are insured by companies who use the ISO PPC rating a reduction in their annual fire insurance. It also confirmed once again, that the people of Winter Park enjoy the protection and safety of having one of the only twice accredited (CFAI and CAAS), and ISO Class 1 agencies in the United States.

Although the most commonly thought of service that is provided by the agency is fire protection, firefighters routinely provide a variety of other public safety related services. These services include health care, building construction plans review and inspections, environmental conservation, emergency management, public education and risk reduction activities. Emergency services are provided to a specific jurisdictional area from three (3) Fire/EMS service centers. While not ideally located for the strategic delivery of service, Winter Park residents continue to benefit from services far exceeding the national average. In May 2000, the citizens of Winter Park voted to approve the sale of 11 million dollars in municipal bonds for the construction and renovation of two fire stations and the city's law enforcement center. Construction was completed in May 2002 on fire station 62, and in June 2003 on the new Public Safety Complex which included fire station 61.

In what has become a rather innovative agreement between the city of Winter Park and Orange County Fire Rescue the responsibility for operating fire station 64 was transferred from Orange County to Winter Park in January 2000. The plan brought one shift per year on duty from Winter Park, replacing a shift from Orange County over a three year period. While this program was somewhat different, it offered the city of Winter Park an opportunity to assume the additional service delivery area, which had been annexed into the corporate limits, without having to hire the additional firefighters all in one fiscal year. This transfer of service reduced the previous total response time of this unit into Winter Park by approximately two minutes. In July 2015, the city approved funding for the renovation of this aged facility.

Much of the city's growth in the recent past has been internal. While our geographical service area has remained close to the same for the past 50 years, the services provided by the agency have changed dramatically. With more technical responsibilities constantly being placed upon the fire service, the agency stands ready to serve and protect the citizens from all perils.

Today, the agency is formally organized and structured in a traditional style. The fire chief serves as the organization's chief administrative officer and is supported by a command staff management team consisting of a Deputy Chief, one Division Chief, three Battalion Chiefs and one Fire Marshal. A Senior Staff Assistant as well as one part-time Technical Staff Assistant supports the agency's clerical responsibilities.



The Finance and Administration Section Chief oversees the administrative, financial budgeting and purchasing operations of the agency and reports directly to the chief of department.

Managing the needs of the emergency operations staff falls to the deputy fire chief. This position is responsible for supervising the three battalion chiefs as well as the EMS delivery system and all agency training. The battalion chiefs oversee the daily operations of each shift and supervise the Fire-Rescue Division. Shifts operate on a 24-hour on, 48-hour off schedule within a twenty-one day work period. Three engines, one truck company, two advanced life support transport rescues (ambulances), one emergency medical services supervisor, and one battalion chief deliver fire and EMS operational service. The operations division's maximum daily staffing level is twenty-three people, with a minimum staffing of nineteen. Shift personnel maintain facilities and apparatus, conduct safety surveys, public education details and attend training sessions while assigned a duty shift.

The Division Chief of Firefighter Health, Safety and Training position supervises all firefighter health and safety programs. The Division Chief reports directly to the Deputy Chief of the Department and manages all safety and health, as well as firefighter training, for all personnel.

One Emergency Medical Services (EMS) supervisor (Captain) is assigned to each shift. These individuals work to oversee the entire emergency medical service environment including the maintenance of the medical supply inventory, quality assurance, certification requirements as well as research and development. In addition, these supervisors respond to all technical rescues and structural fires and serve as the scene safety officer.

The fire marshal (Captain) is responsible for the management and review of all commercial construction plans, fire inspections and public fire education functions for the agency. The fire marshal reports directly to the deputy chief and is responsible for supervising one field inspector as well as the agency's community risk reduction specialist. All positions are clearly outlined in the agency's 2015 organizational chart (Exhibit C).



Service Milestones

The city of Winter Park established its' first fire protection initiatives on April 15, 1900. With the purchase of fire extinguishers and the appointment of residents as firefighters to monitor and gather those extinguishers if a fire broke out, Winter Park was one of the first communities in the area to have organized fire protection.

In the early 1900's Winter Park joined other central Florida communities and purchased motorized fire apparatus with pumps, hose and ladders capable of protecting the growing assets of this new city. Several large building fires occurred in the first several decades of the 20th century that helped to reinforce that the leaders of Winter Park were in fact doing the right thing in building their communities fire protection capabilities.

Fire protection continued to be enhanced as new technology allowed for more aggressive and progressive tactics. The force of personnel within the fire department began to transition from an all-volunteer agency in the mid-1950's when the first career firefighters were hired by the City. These full-time employees were now able to continue to focus on the communities growing fire protection needs as more development and annexations took place.

On Easter morning, April 1, 1969 Winter Park and its fire department made history as the city experienced the nation first significant structure fire involving an enclosed shopping mall. Then referred to as the Winter Park Mall this large expanse of enclosed walkways, shops and large anchor stores really announced the beginning of what would be an architectural and cultural phenomena in the United States over the next three decades. Shopping malls like Winter Park's served as a place for residents to meet, shop and be seen. At the time of its construction no one really knew how fire would behave in these newly designed structures. The fire codes of the day had not addressed issues such as fire separation, smoke handling and exiting.

Fortunately for the mall's owners and occupants the city and its fire department demanded that the shopping mall be protected throughout most of the common areas with fire sprinklers. The fire which took place in 1969 began in a storage area and spread to several stores before the firefighters could bring it completely under control. By today's standards, not nearly enough firefighters (six) were part of the initial assignment and even with calls for mutual aid the Winter Park Mall fire really initiated the communities review of how its effective firefighting force.

The first sub-station was opened in late 1969 on the city's east side. Fire Station 2, now referred to by its regionally assigned number of 62, established a two-person engine company on the communities ever



growing eastside. The original facility was totally renovated in 2001 and remains in operation at the original location today.

In 1971, the city determined the need for providing consistent fire protection to the communities Westside. The main fire station, located close to its original location on Lyman Avenue adjacent to city hall, was also immediately aside the very busy railroad tracks which serve to dissect the city's west side. The community opened Fire Station 3 in a converted trash-transfer station in the same location as the current Headquarters on Canton Avenue. Engine 60 operated at this location until 2001 when construction on the current Public Safety Facility began.

Winter Park's initiation into the provision of emergency medicine began in 1976. With the passage of the State's EMS Statutes in 1973 Winter Park initiated the development of one of the regions first firefighter paramedic programs. A patient transport capable "Rescue" truck was purchased with community donations and staffed at the main fire station. This one unit responded to all medical calls throughout the city with the department's only paramedic. At the time, a private ambulance company was responsible for patient transportation, but Winter Park always maintained the capability to transport patients in those instances when the private company was not available.

In a move to enhance the overall capability of firefighter paramedics in the field Winter Park designed and purchased two of the country's first patient transport capable fire engines in the spring of 1982. These commercial chassis units were built by Florida-based Emergency One, Inc. and marked the beginning of a trend towards more fire-based medical services throughout the area. These fire engines could, if needed, transport patients while maintaining a level of fire protection with the community's cross-trained firefighters. While they were very innovative for their time, their function as both a patient transport unit and fire truck left much to be desired. They were thought by many not to do either functions very well. Both units were refurbished in 1992 and remained in service as reserve apparatus until 2001. Several other communities throughout the country have experimented with these dual-purpose fire engine / ambulances, also being met with mild success. The Winter Park model is often used as an example to these agencies planning the experiment.

Throughout the middle of the 20th century most fire departments in central Florida were very territorial and only called upon each other if really needed under a rather vague mutual-aid agreement. In 1992, Winter Park signed, what was at the time, a five-party aid agreement that progressively removed the jurisdictional boundaries of each community to provide a true "first-response" protocol. Along with this agreement, and after the impacts of Hurricane Andrew in 1992, Winter Park signed the State of Florida's newly developed State-wide Mutual Aid Agreement. These agreements, which remain in effect today, confirms both from a local and regional perspective, Winter Park Fire Rescue participates as a partner in



seeing that the closest appropriate assistance makes it to the scene of an emergency, no matter the jurisdiction or location.

Until August 1997, Winter Park participated under the Orange County agreement for patient transport services. Since its inception, emergency patient transport services had been performed by private ambulance company such as Herndon Ambulance, American Medical Transport (AMT) and finally by Rural Metro, Inc. With approval of the City Commission, Winter Park broke ties with Rural Metro and began patient transport services in January 1998. Over the past seventeen years fire rescue has been the sole provider of patient transport service only receiving assistance from our fire-based partners as needed. This fire-based transport service has not only proven itself as the best for the patient due to exclusive patient care continuity, it has returned more than \$900,000 annually to the city's general fund budget.

In late 1999, the city's annexation efforts and Comprehensive Plan development forced the agency to research ways of providing additional fire and EMS services. Recently annexed areas of the city's northeast quadrant drove the agency to enter into a three-year agreement with Orange County Fire Rescue to assume the staffing responsibilities for fire station 64. Located within the annexed area, station 64 was transitioned to Winter Park Fire Rescue utilizing a very unique, one-shift per year, interlocal agreement. In order to lessen the fiscal impact of hiring all the needed firefighters in one fiscal year, the agency added three firefighters per-year for five years and staffed the single resource engine company one shift at a time. The remaining shift periods continued to be staffed by Orange County Fire Rescue. Today, this remains one of the most unique way of transitioning station responsibilities after an agency has annexed or assumed responsibility for another geographical area.

In August 2001, after completing a rigorous self and peer assessment, fire rescue became the first agency in Orange County and only the second in the central Florida region to achieve International Accreditation. This extensive review of the department's entire operation established the means by which the department operates today. From the strategic planning processes and response to each performance measurement to the establishment of the city's risk assessment tool and the first standards of cover, Winter Park has emerged as a model agency for the application of the CFAI accreditation process.

In 2003, the agency moved its' headquarters operation into a new 78,000 square foot facility shared with the city police department and the city's 9-1-1 center. The city's public safety facility houses not only fire headquarters and fire station 61, it is also home to the city's Emergency Management Operations Center (EOC), otherwise referred to as the "Sandbox". This new facility was put to the test during the summer of 2004 when central Florida was hit with four category one or better Atlantic hurricanes over a five week period. These storms tested the young facility and provided valuable insight into later improvements for the EOC.



After seeing the ambulance industry struggle with the aspects of safety and not noting a safe way to properly restrain firefighters while treating ambulatory patients, in 2004 the agency embarked on a two-year quest to make change happen. Working with numerous vendors in the manufacturing industry, Winter Park Fire Rescue found itself in the role as the lead agency advocating for improved firefighter safety and ambulance design.

In 2006, Winter Park took delivery of the industry's first two "Action Safe" ambulances. This new concept incorporated a more ergonomically designed patient compartment, a five-point integrated into all passenger seats and 9g brackets for all equipment. The agency was awarded for their efforts both locally and Internationally by the International Association of Fire Chiefs for their efforts. Today, the Action Safe ideas are finding their way into design standards for ambulances being established by the National Fire Protection Association (NFPA 1917).

In 2006, and once again in 2011, the agency was awarded International Accreditation. Additionally, two Chief Officers and 9 Fire Officers obtained professional designation credentialing with CFAI. With this commitment, and in Adopting the CFAI accreditation process as the agency's business plan helped establish the levels of continuous performance required to maintain accredited status.

The agency has continue to develop its' role as the city's emergency managers. After several key events which highlighted the city's inability to properly warn it's residents of any impending emergency, the agency established the city's "Outreach" Emergency Alert Network. Outreach combines both an outdoor tornado siren and speaker network with a very robust digital electronic warning and information system. Outreach can alert residents through all levels of personal technology including text (SMS), email, calling and messaging. In addition, the agency holds annual emergency management exercises (TTX) and has led the city's National Incident Management System (NIMS) compliance efforts through the adoption of policy, certification and training.



Agency Financial Support

The fire rescue operation is a direct and specific department of the municipal government of the city of Winter Park. The operations of the agency are funded solely through appropriations made by the city through the governmental budgeting process.

Annually, the agency provides a proposed budget document to the city manager based upon the defined community-driven strategic planning process. Specific funding requests are based on the sustainment and advancement of the goals and objectives defined in the plan. The city manager has responsibility for presenting to the City Commission for consideration a balanced budget.

All fiscal plans and policies are set by the City Commission and are monitored by the city's Finance Department. The agency is required to maintain its' annual expenditure processes utilizing the Finance Department's electronic management system (HTE). The HTE system allows input of both personnel and non-personnel expenses. All aspects of the agency's finances and budgeting controls are set to policy made and enforced by the City Commission.

Regular reports are produced which reflect the agency's financial performance. While the agency manages several project accounts, no Enterprise type accounts are currently in place. When required, Budget Adjustments are formally presented to the City Commission for consideration and approval.

A comprehensive annual financial report (CAFR) is generated in and includes the operations, performance and compliance measurements for the entire city. The city's Finance Department has been awarded the Government Finance Officer's (GFOA) Certificate of Merit for their procedures and practices for the past decade.



Description of Service Area:

The city limits of Winter Park and the fire rescue service area are located within the metropolitan Orlando region of Orange County, Florida. As with most of the municipal developments throughout central Florida, Winter Park was founded by relocated northern industrialist around the turn of the 20th century who were looking for a better climate and an expansion of their business. Winter Park is nestled within a protected area of lakes and a large, mature tree canopy that provides a level of security from most of Florida's troublesome weather phenomena such as tornados and hurricanes.

Winter Park is considered as a suburb of the larger city of Orlando, and is home to some of the regions more prestigious residential addresses. While the city contains a wide-range of both commercial and residential property many of the areas private homes are located along lake-front lots and set far from narrow, brick-paved streets. While the city limits boarder Interstate 4, none of this vital east, west Florida icon is actually within the city's boarder.



The Central Florida Region



The Metro Orlando Area

Located just to the north of and directly adjacent to the city limits of Orlando, while small in comparison, Winter Park contains much of central Florida's core of culture and higher education. Winter Park is also the proud home to Rollins College, the Mores Museum of American Art and Albin Polasek Museum of Art.

With many waterfront properties, Winter Park is home to twenty-one navigable lakes. The lakes and adjacent waterways have a direct impact on both the distribution and concentration of emergency resources as the community's network of roads was not necessarily constructed with either large vehicles or emergency apparatus response in mind.



Economically Winter Park's tax-base is controlled mostly by a large volume of high-end residential property. Helping support the base is the communities crown-jewel, the Park Avenue commercial district and the adjacent Central Park.

Physiography:

Winter Park is located in Orange County, Florida. Overall the Florida peninsula is considered a vast plateau rising above both the Gulf of Mexico and the Atlantic Ocean. Winter Park lies approximately 30 miles from the east coast of Florida rising only 90 feet above sea level. The city is also divided by twenty-one lakes that provide numerous opportunities for recreation and more passive enjoyment.

The landscape is also covered with the a thick canopy of trees. For more than three decades Winter Park has been recognized as a *Tree City USA*, living up to being named central *Florida's Premiere Urban Village*. The combination of a heavy tree canopy, low sea level and a predominance of lakes impacts the assessment of community risk when addressing accessibility and the ability to deal with severe weather conditions.

Weather Variables:

Central Florida and the Winter Park area are considered by many people to be a good place to live with its normally moderate, tropical climate. However, regularly high humidity and the continued risk of severe weather events such as tornados and hurricanes leave many to balance the risk of living in a normally sunny and warm climate with risk of these natural disasters.

The annual Atlantic Hurricane season begins annually on June 1 and extends to the end of November. For many decades the threat of damage from a hurricane was considered rather remote for Winter Park. With its land mass being protected by its distance from the east (27 miles) and west (70 miles) from each of Florida's coasts many never worried about the threat, that is until the summer of 2004 when the area was damaged by three hurricanes within a nine week period.

The average annual low temperature occurs in January at 54 degrees, with the average low in July being 74.7 degrees. Precipitation in January is 2.27 inches, while in July rainfall averages 8.4 inches. In the summer the threat of daily thunderstorms exists. The area is also prone to frequent and strong lightning and has been referred to as the lightning capital of the world.

Population:

Winter Park is located in the metro-Orlando area of central Florida. While many associate the Orlando area with vacations and fun, Winter Park does not necessarily consider itself a tourist destination. Winter



Park was established in 1882, and was first settled by northern businessmen who wanted to move their resources to a warmer climate.

As reported in the 2014 United States Census update, the population of Winter Park numbers 29,203 residents with a density of 3,200 persons per square mile. Over the past several decades, Winter Park has continued to evolve into a predominately residential community. The once smaller, concrete block homes of less than 1500 square feet are being slowly replaced by large estate homes easily growing past 6000 square feet. Along with the growth of larger private dwellings, the commercial community has also seen a redevelopment. This section outlines those keys factors continuously considered during the development and maintenance of a community standard.

The entire service area is considered to be **Urban** in nature when compared to the description presented in the eight edition of the Fire and Emergency Services Self-Assessment Manual (FESSAM) published by the Commission on Fire Accreditation International (CFAI). Much, if not all, of the population occupies the community's residential neighborhoods with noted fluctuations in daytime business which don't dramatically impact the agency's coverage. Special events scheduled throughout the year are noted and staffed accordingly with additional assets and resources.

Several small and unique industrial areas dot the community. In most cases, they are identified as moderate and high risk properties with their contents and activities noted in the agency's pre-fire planning efforts. Again, special events and activities are noted and require a Special Event Permit in order to legally take place.

Several key commercial areas are defined within the community. Most notable of these is the Park Avenue shopping district. Established at the turn of the 20th century, *Park Avenue* is known throughout the region as the place to shop for high-end clothes and goods. Due to its rich history as one of the area's first shopping districts the Park Avenue area remains a vital economic engine for the community. In addition, its age, construction type and high risk of conflagration placed Park Avenue assessed as a High Risk property.

Rollins College is also located within the service area. With a total on-campus annual student population of approximately 3,500, Rollins serves the agency as a true partner in providing a safe environment for high education. Call demand on the campus is relatively low when compared to previous periods. In 2011 the college completed a highly aggressive campus-wide fire sprinkler retrofit project.

Disaster Potentials:

With its' location in the heart of central Florida, Winter Park's greatest risk for experiencing an event of disastrous proportion remains a natural event involving the impacts of a tropical cyclone or hurricane. For seven months of the year Winter Park and Florida are "under the gun" as targets for these weather events.

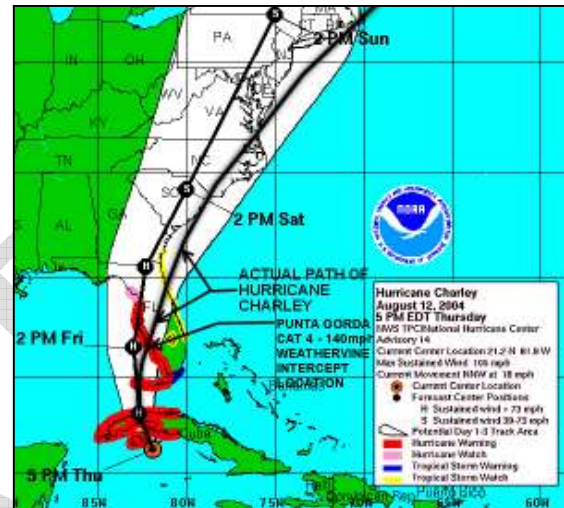
WINTER PARK FIRE RESCUE COMMUNITY RISK ASSESSMENT / STANDARD OF COVER – *Fourth Edition*



Having these events as our primary catastrophic risk, the agency and the community prepares regularly for the impacts of a hurricane. Other related events such as rising water flood and high wind damage to the community force the agency to regularly plan and execute procedures to respond to these events.

The last major disaster to strike the community was in late summer of 2004 when four named hurricanes hit the State of Florida. Three of these weather events directly impacted the Winter Park area with high winds (110mph) driving rain for 12 hours, downed trees and damaged property. The community spent well in excess of 12 million dollars in 2004 dealing with the impacts of these storms.

Another phenomena seen in Winter Park, as well as most of central Florida, are the appearance of large sink holes. These openings in the earth have caused major structural damage to buildings but no loss of life. In 1981, a large sink hole opened in Winter Park that swallowed a large building as well as several vehicles and a municipal swimming pool.



Hurricane Charlie - one of four hurricanes to hit central Florida in 2004

In addition to hurricanes, Winter Park is host to other strategically significant properties which may be targets for both domestic and international terrorist. These potential targets are monitored by the Central Florida Regional Domestic Security Task Force as well as the Central Florida Intelligence Exchange (CFIX) fusion center for activity.

Boundaries:

The city limits of Winter Park are basically stagnant between the cities of Orlando and Maitland and the borders with Orange and Seminole Counties. With this locked geographical definition, the city has limited opportunities to expand its' boundaries to spawn new development. This inability to annex or grow geographically has not stopped the city from developing and redefining itself.

The popularity of the Winter Park label as the quintessential "urban village" has caused many communities to attempt to copy the city's development model. Redevelopment has taken place in many of the defined Geographical Planning Zones (GPZ). Much of the commercial areas have remained commercial while some of the areas west of the downtown core have transitioned from single family residential properties to mostly mixed-use commercial and multi-family residential. The largest



redevelopment project in this area involved the Winter Park Village location. Most, if not all of the redeveloped commercial or mixed-use property is protected by fire sprinklers.

Fire Rescue is invited to participate in all planned unit developments including those mixed-use and multi-family residential projects. Construction plans are reviewed, pre-fire plans are developed and the Community Risk Assessment is amended as necessary.

Population and Densities:

The 2014 census report indicated that 89% of Winter Park's population was white, 7.6% African American, 7% Hispanic, 2.3% Asian, 0.3% Native American, and 0.2% from other races. The population distribution by sex is, 47% male and 53% female. No major changes are anticipated with the 2015 census update.

Winter Park City Population.....	29,203 (2014 US Census)
Median Family Household Income	\$73,697
Median Household Income.....	\$48,884
Median Age	43
% of High School Graduates.....	94%
% of College Graduates.....	54.2%

Regional Demographic Features:

The 2014 census shows the total population of **Orange County** at 1,253,001 people. A breakdown of the county indicated that 69.4% of the population was white, 22% African American, 28.7% Hispanic of any race, 5.4% Asian, 0.6% Native American, and 2.4% from other races.¹ The population distribution by sex is almost equal, 49.7% male and 50.7% female.

¹ Demographic information provided by Orange County, Florida Government. Totals do not equal 100% as some people claim more than one demographic group.



B. Fire and Emergency Programs and Services Provided

This component provides a summary of the services and programs provided by the agency, the levels of each service and the present deployment of both physical and human resources deployed throughout the community.

Service Delivery Programs

Fire Suppression

ISO Class 1 fire suppression services are provided from three fixed fire station facilities. Three Class A pumpers (1750gpm) and one 100' tractor-drawn aerial are staffed fulltime. One of the three Class A pumpers is equipped with a Compressed Air Foam System (CAFS) and the two tractor drawn aerials are equipped with small CAFS firefighting delivery systems. All pumpers carry a minimum of 1200' of large diameter hose (4") and are equipped with 750 gallon water tanks. Reserve apparatus are adequate and include 1 pumper, 1 tractor-drawn 100' aerial device, 2 rescue ambulances, and 1 command vehicle.

Emergency Medical Service

Advanced life support (ALS) services are provided from all agency units. Two ALS transport capable units (Rescue) operate from fire stations 61 and 62. A third rescue is placed in service when staffing is above minimum (19). A rescue unit is also specially assigned (detailed) for public events throughout the year. The agency also supports its' own Medical Director and accompanying emergency medical services protocols.

All responses are assigned a minimum of one ALS unit with most qualifying for two units and a total minimum of five personnel. In addition, the agency staffs one EMS supervisor on each shift to serve as the lead medical as well as the incident scene safety officer. The agency is capable of handling incidents of no more than 5 patients, which represents a Level 1 mass casualty incident (MCI). Additional medical assets are available through a very robust regional first-response agreement.

Technical Rescue

The agency maintains a state supported **Light Technical Rescue** team (LTRT). Funded through the state of Florida, the LTRT is made up of trained personnel equipped to immediately respond to requests for activations within the city as well as the Region. The LTRT has the capability of rescuing victims from trench and collapse entrapments. Some equipment is located with the truck company with the reminder stored on the squad unit located at fire station 62. The agency also equips three units with hydraulic rescue tools.



Members of the agency also serve on Florida Task Force 4 Urban Search and Rescue (USAR) team. FLTF 4 is a FEMA Type 3 USAR asset and is housed in Orlando. The USAR team is available to the agency upon request through the State Emergency Operations Center (SEOC).

Hazardous Materials

All agency personnel are trained to the hazardous materials **awareness level**. As a result of the agency's first risk assessment in 2000, it was determined that the community held a very limited amount of exposure to potential hazardous materials events. It was decided at that time to abandon the agency's own technician level team and enter into an Interlocal Agreement with the city of Orlando Fire Department to provide hazardous-materials response. The agreement has worked well for Winter Park in that the agency's personnel are dispatched, arrive and assess the situation. If the event can be secured with the knowledge, skills and abilities of the agency's personnel then action is taken. If the event requires technician level skills then the Orlando fire department is requested and the agency's personnel move into a support services role.

Deployment of Fire and Emergency Services Resources

Deployment Coverage:

The agency currently provides emergency services from three fixed locations. These fire stations serve as logistical storage points for the staging of both physical and human assets. The fire stations were located with the maximum benefit of service delivery in mind. The agency participate in the Orange County Regional Fire and EMS asset numbering system. These numbers assignments are prominent throughout the agency and are noted here (i.e. 61).

Fire Station 1 – (61) 343 W. Canton Avenue

Fire Station 2 – (62) 300 S. Lakemont Avenue

Fire Station 3 – (64) 1439 Howell Branch Road

In addition to these fixed facilities the agency's Headquarters facility is located at 343 W Canton Avenue on the second floor of the city's Public Safety Facility. Numerous offices for the administrative staff, the fire marshal's office as well as the city's Emergency Operations Center are located with this facility.

Resources:

The agency provides emergency services for fire suppression, advanced life support medical patient transport care, technical rescue and hazardous materials service. Physical resources include a modern fleet of fire and emergency medical services apparatus. Resources are stored for responses at one of the three fixed facilities. Reserve apparatus is available so as to assure that the SOC can be maintained when assets are serviced.



The personnel are the most important part of the agency's resources. All operations personnel are certified firefighters and either state Emergency Medical Technicians or Paramedics. **A daily minimum staffing level of nineteen (19) personnel** is maintained to allow the agency to maintain an effective response force for each of the defined response scenarios. Each shift is led by a battalion chief (supervisor) with each company (engine and truck) are led by a lieutenant (company officer). Each fire apparatus is operated by an assigned engineer with all units staffed by a minimum of one certified Paramedic.

All units are staffed on a 24/7/365 basis under a specific Standard Operating Guideline 100.02 (Exhibit D).

Numbers reflect the minimum/maximum amount of staff.

Number/Unit..... Min/Maximum

1 Battalion Chief 1-1

1 EMS Supervisor 1-1

3 ALS Engine Companies 3-4

1 ALS Truck Company..... 4-5

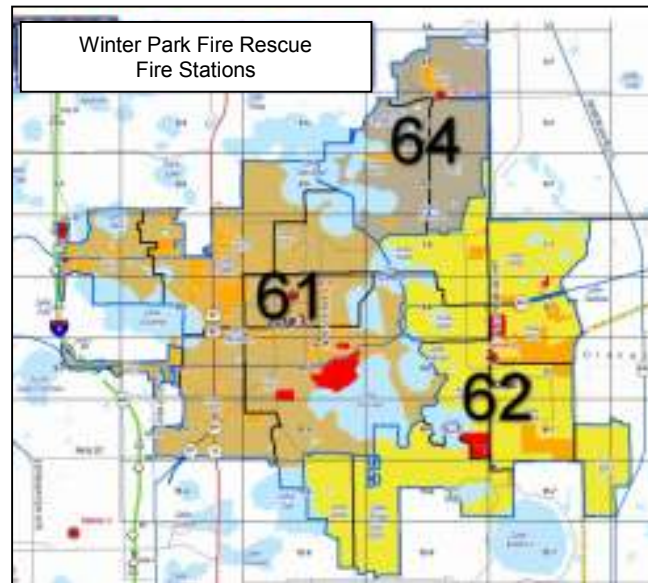
2/1 ALS Rescue Companies..... 2-2

Daily Staffing Totals19/23



Response Areas:

Each fire station has a defined first-response area. These areas are based solely on the anticipated emergency drive time for the engine company assigned to the particular fire station. The Computer Aided Dispatching (CAD) system electronically stores the geographically closest assets to any particular area. Assets are managed to the 20th geographically closest company. The establishment of additional response areas is then driven by which asset is next closest. These additional response areas are used to establish the agency's Geographical Planning Zones (GPZ).



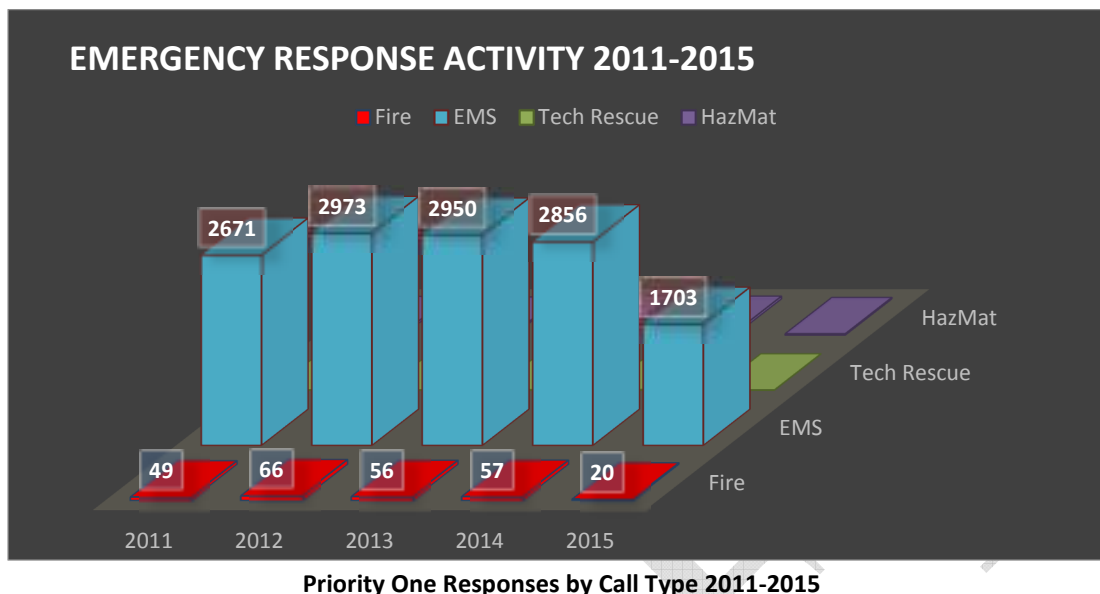
The GPZ areas have within them identified the individual properties who display the different levels of Risk. All roads in Winter Park are paved. Each zone contains the following amount of road miles which when determined by the agency offered an idea of the additional roadway risks posed by each response area.

Road Miles:

Zone 61	64.32
Zone 62	57.11
Zone 64	19.86

The following chart (Chart 1) of response activity as noted by call type suggests several trends. First, all responses appear to be consistent over the period without displaying any spikes in any call type. The identified road miles display that zones 61 and 62 are rather close in distance traveled while zone 64 is much smaller with most streets being residential throughout the zone.

These statistics have remained consistent ever since the early 2000's when the agency took over responsibility for Fire Station 64, and when Engine 60 was actually decommissioned and the crews reassigned to Truck 61. The final move of apparatus and staffing with the agency was in 2003 when Station 61 was opened on Canton Avenue moving the remaining assets from Station 61 to the new location.

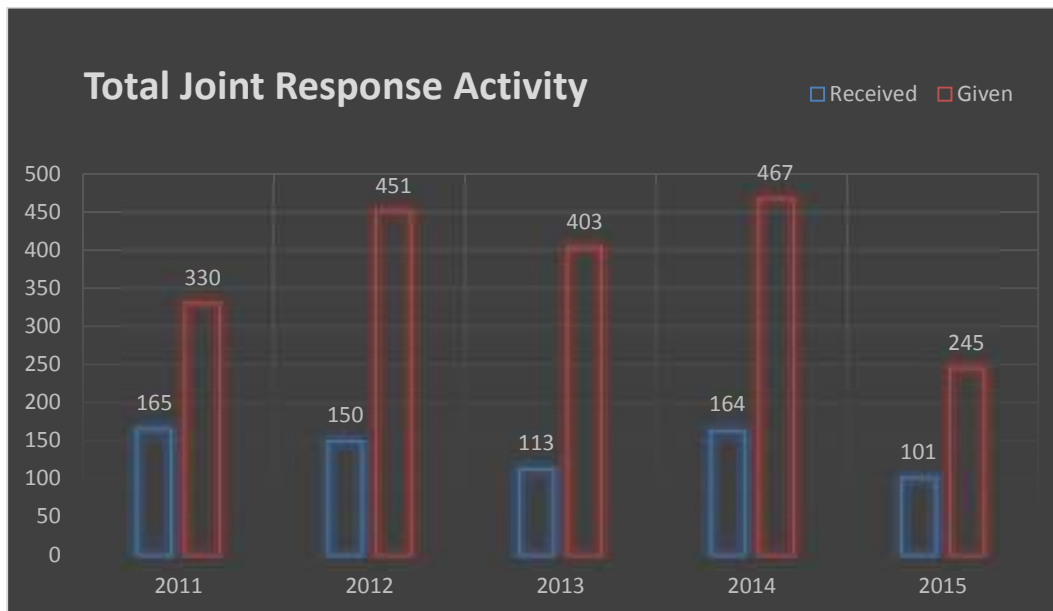


Joint Response Areas:

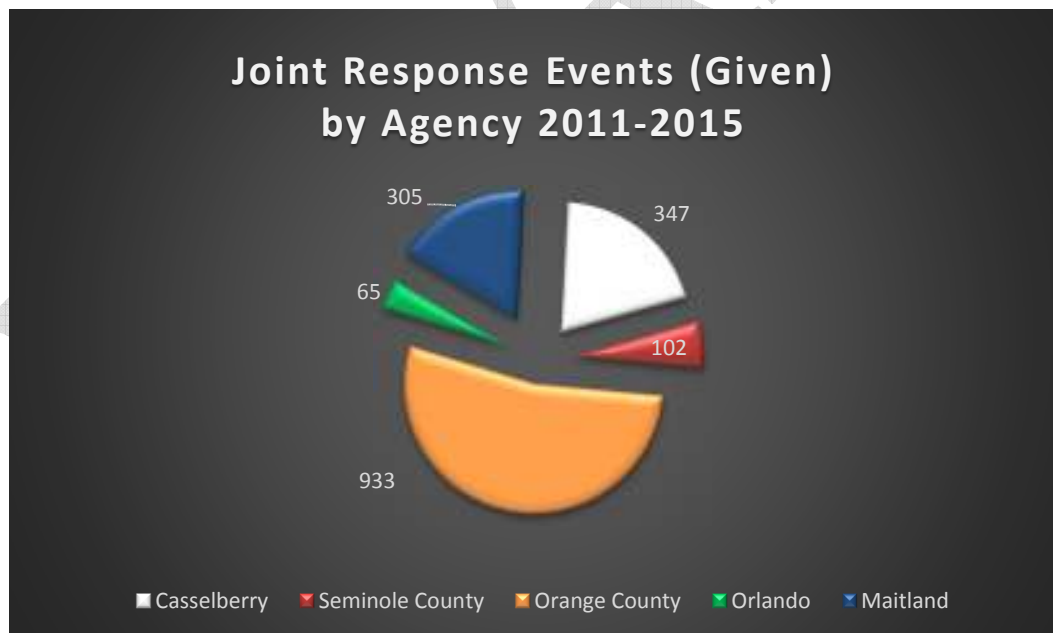
Aside from the areas defined above the agency is party to an active Inter-local Agreement² which have units covering areas outside the corporate limits of Winter Park. The only areas where Winter Park units are “first-due” outside of the corporate limits are those streets in Zone 64 which were not annexed. The agency is paid annually by Orange County Fire Rescue for this additional coverage.

The following chart is an annual reflection of all the joint-response alarms outside of the corporate limits. During the past five years we have experienced a use that is reflective of our expectations. The ratio of calls ranges from 2.0 to 3.5 to 1 annually for Winter Park receiving aid, verse giving aid. With the additional assets made available to the city though these long-standing agreements the benefits are equal to all parties. Assets we no longer maintain (Operational Level Hazardous Materials) are provided without cost in exchange for these additional responses.

² The current Inter-local Agreements include those in place for first response with Orange and Seminole Counties and the cities of Orlando, Maitland. The city of Casselberry Fire Department was absorbed by Seminole County Fire Rescue in October 2015.



Joint Response Activity 2011-2015



Joint Response Events (Given) by Agency 2011-2015



C. Community Expectations and Performance Goals

This component of the Standards of Cover describes the community's expectations for the agency and the expected levels of performance goals defined by the citizens. This expectation was derived through the community-driven Strategic Planning effort completed in October 2015.

Community Expectations

During the 2015 community-driven Strategic Planning sessions the agency continued to determine what the community expects of its fire and emergency services organization. This knowledge is critically important to the agency's development of long-range goals. With this information emphasis can be placed on those areas of need which have been identified as lacking or weak in the organization. In certain areas, education on the existing levels of service already available helped the external stakeholders understand areas of the organization they may not have been familiar with. The following are the top five expectations identified by the community's external stakeholders. A complete list of the 34 identified expectations can be found in the 2016-2021 Strategic Plan document.

1. Rapid and efficient emergency response.
2. Highly trained and educated staff
3. Professionalism.
4. Helpful and courteous attitude.
5. Competent, well-skilled personnel

In addition to defining their expectations the external stakeholders also offered their areas of concern for the agency. Some areas of concern may in fact be a weakness within the delivery system. However, some weaknesses may also be misperceptions of the customers based upon a lack of, or misinformation. The following are the top five areas of concern as expressed by the external stakeholders.

1. Be a close partner to the healthcare delivery and prevention system.
2. Maintain succession planning and firefighter engagement and retention, e.g. who will take chief's place? Is our department competitive from a wage and benefit standpoint?
3. That our city/region will take for granted the excellent service WPFDR provides.
4. Fast responding.
5. With the national and international threat of terrorism in the world I need to be assured that we are prepared to respond.



Looking at both the expectations of the stakeholders as well as their concerns provided the agency a more global look at the community's understanding of what service are offered and how well those expected service are delivered by the agency.

Service Delivery Program Transitions:

The Winter Park Fire Department was first organized in April 1900. Members of the community identified a need to provide fire protection to the ever-growing new city. Fire extinguishers and ladders were among the first fire protection tools purchased to provide a small level of security against the spread of fire. In the early 1920's the city purchased its' first motorized fire apparatus. Several Model "A" pumper trucks were maintained by a group of volunteer firefighters who responded to several hundred calls annually.

In the mid-1950's the first career firefighters were hired by the city to staff the only fire station. As the city expanded to the east, a second fire station was built and staffed in 1969 on Lakemont Avenue, the existing location of Station 62. Two firefighters normally staffed these fire engines and until the late 1970's had limited medical training or equipment.

As the department moved into the age of medical response, Winter Park led the region with some of the first cross-trained firefighter paramedics. A special rescue truck which carried all the advanced life support equipment began the agency's increased level of medical service. More advanced medical equipment was added to the newly designed patient-transport capable fire engines in 1986. These engines were a new design and trend for the fire service by truly combining fire apparatus and patient transport capability. After a decade of service the idea never really caught on and was abandoned in 1996 when more conventional fire apparatus was placed in service.

In an effort to continue to improve patient care outcomes, fire rescue took over patient transport services in 1998 from Rural Metro Ambulance. Two advanced life support rescues were activated in January 1998. Today, an average of 2000 patients are transported to local hospitals. All fire apparatus were licensed by the State of Florida as advanced life support units in 1996. This commitment to patient care has worked to improve patient outcomes in Winter Park over the past decade.

Fire protection has also been improved. Since 1980, the city's Insurance Services Office (ISO) has improved from a rating of 4 to today's rating of 1. The community's goal is to maintain this high rating to the best of our ability. In addition, the agency has maintained CFAI Accreditation since 2001 and was accredited in December 2014 by the Commission for the Accreditation of Ambulance Services (CAAS).



New and remodeled facilities, maintenance of a vigorous vehicle replacement schedule and adopting the CFAI Accreditation model as a process of doing the business of the agency has improved the service delivery to the community.

Performance Expectation Goals

Mission Statement:

The current Mission Statement of the Winter Park Fire Rescue Department was generated during the 2015 community-driven Strategic Planning sessions. The internal stakeholders examined the information provided by the community stakeholders, examined all the previous mission statements and determined the follow would best serve the agency going forward:

The Mission of the Winter Park Fire-Rescue Department is to protect and preserve our community through the prompt and professional delivery of service.

In addition to defining the agency's Mission Statement, the community-driven planning sessions the Values of the agency were also examined and discussed.

We **CARE** for our community and each other with compassion, accountability, respect, and empathy. We encourage all department members to embark on a quest for personal excellence by being responsible for their actions, practicing the highest degree of ethical behavior, and to use their best judgment in making decisions. We do this because we **CARE**.

Compassion

We value a compassionate environment in which the needs of our community and co-workers are a top priority. This environment will be fostered by enthusiastic members who diligently adhere to a sound code of moral and ethical conduct, thereby delivering the utmost attention and care to all parties.

Accountability

We value accountability by being responsible for our performance in light of our community's expectations. Our demonstration of reliable and professional behaviors earns the trust of our community and promotes personal integrity and empowerment.

Respect

We value respect for ourselves and every individual, and recognize the worth of others while consistently exhibiting professionalism and compassion for those in need. Non-prejudicial and conscientious service results in individual, agency, and community pride in all services delivered.

Empathy

We value an empathetic workforce that seeks to support, understand, and meet the needs of the community and each other in a compassionate and non-judgmental manner. Services will always be delivered free of bias, as we recognize and appreciate the diversity within the community and our workforce.



The agency's Strategic Planning (2016-2021) also developed what is considered the **Vision** for the organization for the next five years. The definition of agency's **Vision** includes the following statements:

Our vision is that by the end of year 2021, the Winter Park Fire Rescue Department will be widely recognized as an organization which utilizes best practices in the delivery of services to our community. Our International Accreditation will promote continuous improvement and validate the consistent, timely, and quality services our community trusts us to provide.

*In honoring our community's trust, we are committed to providing effective, efficient, fiscally-responsible service while presenting **compassion** and **empathy** as we perform our duties. We will expand our internal and external communications and information dissemination initiatives so that our priorities, philosophy and operations are clearly understood by our community members. By proactively identifying our community's evolving risks, and the dynamic demands of those risks, we will improve our response capabilities while implementing resource and deployment strategies carrying the best interest of our community in accomplishing our mission.*

*Our internal culture will reflect a **respectful** team atmosphere nurtured by open internal communication processes providing greater information sharing and involvement in decisions to accomplish our mission. Our workforce planning efforts will embrace the diversity reflected by our community, improve the quality recruitment and retention, and promote career development for the future success of our members and our agency. Our dedicated members will convey integrity in our commitment to excellence by demonstrating professional and courteous delivery of services to all those living, working, or visiting in our community.*

*Our leadership and workforce will be **accountable** to one another in applying our organizational mission and values, while continuously striving to reach our goals. Emphasis will be placed upon gaining consensus and ownership with organizational issues thereby assuring continued job satisfaction and excellent customer service. Employee safety and preparation will be a priority accomplished through our community hazard and risk preplanning efforts.*

We will expend time and energy towards developing the best strategies for service delivery while enhancing programs through training and personnel development. The effective management of our physical resources will allow us to explore all opportunities to implement new and better utilized technology to improve the quality of support and operational services. Our vision, through these efforts, is that our CARE values will be demonstrated as an integral part of our organizational culture and that we will consistently meet or exceed the expectations of the community and members of Winter Park³.

³ Winter Park Fire Rescue 2016-2021 Strategic Plan



Performance Goals:

In order to achieve the mission of agency, realistic performance goals and objectives must be established. Goals and objectives are imperative to enhance strengths, to address identified weaknesses, to provide the individual members with clear direction and to address the concerns of the citizens. In order to establish the goals and objectives, the Internal Stakeholders .

As goals and objectives are management tools, they should be updated on an on-going basis to identify what has been accomplished and to note changes within the organization and the community. The attainment of a performance target should be recognized and celebrated to provide a sense of organizational accomplishment.

The goals and objectives should now become the focus of the efforts of the agency. Care was taken by the staff of the Center for Public Safety Excellence to ensure that the critical needs and areas of needed enhancement previously identified were addressed within the goals and objectives.

By following these goals and objectives carefully, the organization can be directed into their desired future. These established goals and objectives should also greatly reduce the number of obstacles and distractions for the organization and its members.

The following specific goals for the agency were developed and are currently in process of execution. Each goal has an established set of objectives, is assigned to a member of the agency who is responsible for seeing the goal to completion. These goals are monitored by the fire chief and are discussed as necessary during each senior staff meeting.

1. Evaluate and/or improve internal and external communication practices with a comprehensive strategy for better organizational understanding throughout the agency along with procedures to ensure departmental consistency and accountability with organizational values.
2. Develop, implement, and maintain a comprehensive all hazards training and education program that meets the needs of the agency and its members.
3. Evaluate and improve how we use technology for daily operations, efficiency, and consistent internal communications.
4. Develop a performance improvement process to increase reliability and consistency of the emergency communications center.
5. Develop and implement a community medical services outreach program to address the needs and expectations of the community and staff programs appropriately.
6. Create a checks and balance system of annual budgeting for the department that incorporates a cooperative relationships with the other city managers to fund the fire department accounts so that what is approved is actually funded.



7. Refine the organizational culture to embrace, enhance, and ensure accountability to all levels in order to preserve our positive presence in our community.

In addition to these overall agency goals for 2016-2021, it was evident that through the community-driven strategic planning process the residents and business owners also have an expectation of performance for the agency's emergency response functions as well. In fact, most of the eight specific agency goals are related to non-emergency performance. To better understand the expected performance measurements for the agency's more expected and anticipated services a review of the external stakeholder comments and expectations is more revealing.

Community Service Expectations:

For more than 115 years the fire service in Winter Park has offered the community the highest possible level of service. The agency has created an expected level of service that has served to establish an aggressive performance standard. This community-driven expectation for service was first formally developed during the agency's 2001 adaptation of the SOC and their responses to the performance measurements found in the fire accreditation process.

These community expectations were and are continuously monitored through regular performance reports, strategic plans and the city's strategic plan "Roadmap" document. Further development and broadening of the community's expectations were supported during the 2009 community-driven strategic planning process as members continually mentioned the importance of rapid response time and a high level of professional service. These community expectations are found in the agency's goals and objectives for 2015-2020.

Community Service Priorities:

The community-driven strategic planning process implemented by the Center for Public Safety Excellence has, to this point, dealt with establishing the *Mission, Values, Critical Issues and Service Gaps* of the agency. In addition, the identification of internal strengths and weaknesses, as well as external opportunities and threats was accomplished.

The internal stakeholders set priorities for the accomplishment of specific objectives. Those objectives that carry higher priorities have been identified for completion first and those objectives with a lower priority can be accomplished later. Overall, these goals and objectives may provide very specific timelines within the next two years or more general timelines beyond that period of time.



Since 2010 the agency's leadership has establish workgroups and identified individuals who review the progress toward the goals and objectives and adjust timelines and specific targets as needs and the environment change. The agency considers the application of the communities goals and objectives critical to their overall success. While the environment changes and the needs of the agency and the community also adjust with time, it is important that the agency and its' members participate and are educated on the intent and anticipated outcomes of the goals and objectives.

D. Community Risk Assessment and Risk Levels

The only true way to adequately and properly provide services to a community is to assess the risk being protected. Unfortunately many communities across the country never actually assess the risks they are assigned to protect; they base their levels of protection on past-practice or common expectations. Unfortunately these communities have spent dollars and wasted resources on uneducated decisions about public safety services. In the case of fire services, a community must assess the risk it protects to be able to educate their elected officials and decision makers on what resources are needed to protect the community.

One reason communities struggle with the development of a usable risk assessment tool is that most of the tools currently available are difficult to use and fail to be very locally definable. While most fire chiefs and firefighters can tell you what structures in their community cause them the greatest concern for risk from fire they cannot tell you why; consistently.

What it appears they cannot do is place an educated answer as to *why* they need the resources they ask for each and every year. Community budgets are growing ever smaller and each tax dollar must be supported by accurate data. A community must demand that their fire officials conduct ongoing risk assessment and apply that data to the delivery of emergency services.

Winter Park is located in the metro-Orlando area of central Florida. While many associate the Orlando area with vacations and fun, Winter Park does not necessarily consider itself a primary tourist destination. With this in mind, the agency looks at the service area more as a permanent, residential suburban community with a more stable residential make-up.

The current population of Winter Park is richly diverse. Over the past several decades, Winter Park has continued to evolve into a predominately residential community. The once smaller, concrete block homes of less than 1500 square feet are being replaced by large estate homes easily growing past 6000 square feet in size. Along with this growth of single family dwellings, since 2012 the commercial community has



seen strong redevelopment. This section outlines those keys factors continuously considered during the development and maintenance of a community standard.

The fire department formally assessed the community's risk from both fire and non-fire related emergencies in 2000. A system utilizing key components of firefighting such as knowing the needed fire flow, pre-fire planning models and other non-fire related activities has served the community each year since then. An attempt to utilize the nationally offered RHAVE program was initiated in 2004. While certainly a better organizational tool, RHAVE failed to properly analyze known risk. It was felt that a more detailed and community oriented program would be easier to implement and maintain.

Community Risk Assessment Model:

Risk Assessment Methodology:

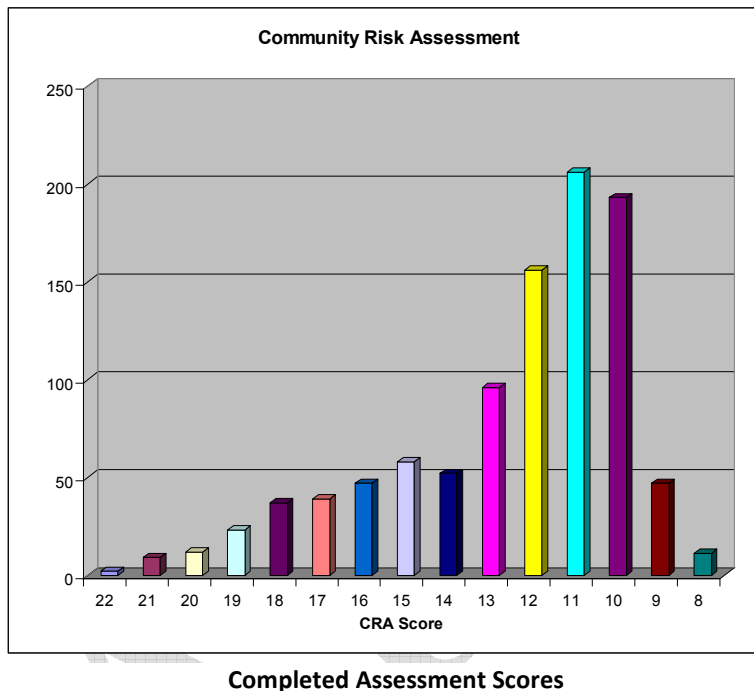
For a community to appropriately provide for and understand the need for emergency services a coordinated and comprehensive assessment must be maintained. If a community fails to assess the risks it faces they with either fail to properly respond to the risk when needed, or will expend valuable resources in the wrong areas.

The City of Winter Park completed its' initial Community Risk Assessment in 2000. The process used was a combination of those methods offered by the Commission on Fire Accreditation International and those created from within the agency. To establish our initial standard of coverage each demand (response) zone was evaluated for the risk of fire and some non-fire risk. A strategic recommendation was made during the 2001 CFAI site visit for the agency to further detail those non-fire risks faced. The tool originally engaged by the agency in 2004 has continued to address the need.

The agency initiated the use of the United States Fire Administrations Risk Hazard and Value Evaluation tool referred to as RHAVE in order to begin organizing the levels of risk. This tool was completed on approximately 50% of the community when a management decision was made to scrap the project and create a more applicable tool for the Winter Park community. The results experienced from RHAVE were not coinciding with the known risk in the community.



The Community Risk Assessment (CRA) tool finally implemented by the agency was a hybrid of RHAVE and that offered and used by the Naval Air Station Fire Department in Jacksonville, Florida (NASJAX). Our community was able to completely implement this tool and use it as intended, to assess risk and deploy resources. The CRA process was first coordinated through the agency's Fire Marshal's Office, and involved performing a coordinated survey of every commercial property in the city. The Master Inspection File was, and is still used, to assign the crews to survey and document the risk posed by each property.



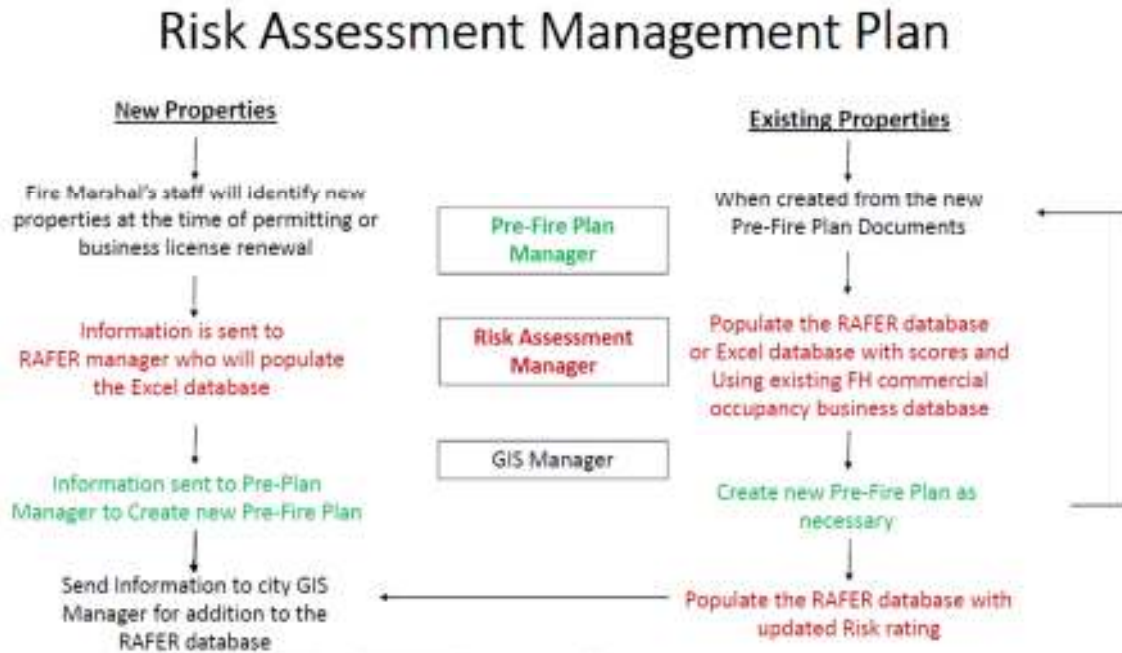
Each property is assessed for the risk posed by the following items:

- Life Hazard
- Community Impact
- Life Impact
- Water Impact
- Building Usage
- Building Construction
- Number of Stories
- Square Footage

Each area receives a rating score from one to three with one equating to low risk and three being high. The simplicity of this system allows for the evaluation of approximately 2,250 properties on a routine and as needed basis. Each address is provided with a final rating ranging from 9 for the lowest risk to 24 for the highest. Upon completion of the field work the data is processed into a spreadsheet which yields a final score. The final data is loaded into the Arcview® GIS program which plots each property by CRA rating number.



Maintenance of the risk assessment system, now referred to as RAFTER, is accomplished through a combination of the regular visual visits (inspections) and when the city fire marshal performs the initial fire code compliance review of the construction plans for each new commercial property. This process, along with a full scale review of the CRA properties in 2015, help to maintain the risk assessment data. This review allows the agency to make any needed adjustments to the response assignments



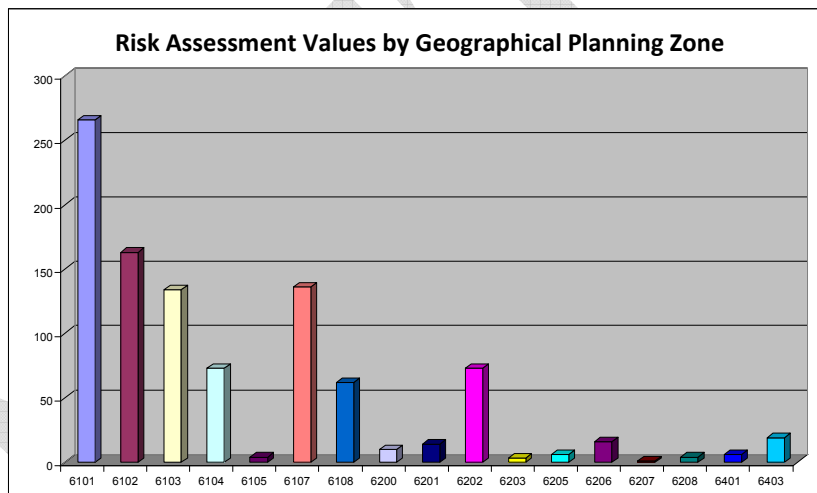
Flow Chart – Management of Risk Assessment Program



As the data is processed for each of the property a risk score is awarded. The chart below illustrates that a majority of the properties range from 10 to 12, with none of the properties receiving the highest rating of 24. Properties with the following CRA scores were classified with the associated risk level classifications:

<u>Risk Classification</u>	<u>Score</u>
High	21-24
Special	16-20
Medium /Average	10-15
Low	0-9

The risk scores are assessed by the Geographical Planning Zone to help target locations or areas of risk so that the placement of resources can best be defined. The figures represented visualize that by zone; fire station 61 has the most rated occupancies, with zones 6101, 6102 and 6107 rating the most properties.

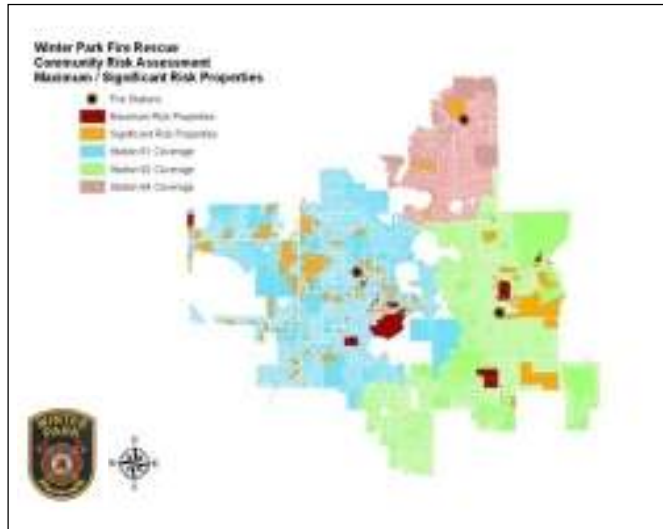


In addition to the risk data several other valuable pieces of important information are monitored as part of the overall community-wide assessment of risk. These other assessments are directed at specific functions of the operation which impact both fire and non-fire risks. Each property assessed as part of the risk assessment program is identified and plotted in the city's GIS system. This additional process allows for a real visualization of where the "at risk" properties are within the city. An example of the Maximum and Significant Risk property map has been included in this document.

WINTER PARK FIRE RESCUE COMMUNITY RISK ASSESSMENT / STANDARD OF COVER – *Fourth Edition*



One critical resource which must be assessed as part of the community's ability to fight fire is its water supply. As a built upon, suburban community with an established water supply, available water to fight



Risk Assignments / Fire Station Locations

fire is not normally an issue in Winter Park. The issue for our community is what can actually burn therefore an assessment of the needed fire flow is applicable. This Needed Fire Flow (NFF) analysis was first completed in 2000 and has been updated regularly throughout the period as changes are identified.

The chart here represents a sample of the Community Fire Flow Analysis. It calculates the amount of water needed to control the emergency based on the structure, contents and exposures using the fire flow calculation model offered by the National Fire Academy.

The flow calculations were made considering 25, 50 and 100 percent of fire involvement for each of the addressed structures. The advantage of this calculation is that it considers all structures including single family residential as well as multi-family and commercial structures.

Water supplies are critical to a successful fire ground operation. Knowing the capabilities of the municipal water system at any particular time is an advantage Winter Park Fire Rescue enjoys due to the direct relationship the agency has with the city's municipal Utility Department. Personnel from the Utility Department actually work alongside Fire Rescue personnel to flow and maintain all hydrants. Testing personnel from the city's water utility department have access to the Firehouse® RMS data system and maintain these important data points.

ARAGON AV			Fire Flow	Fire Flow	Fire Flow	Available	Hydrant	Test	Test	Test
Numerical	Type	Gross Sq. Ft.	GPM ¹	GPM ²	GPM ³	Water	No.	GPM ¹	GPM ²	GPM ³
808	C	1652	138	275	551	3003	448	YES	YES	YES
808	C	1030	66	172	343	3003	448	YES	YES	YES
808	C	1430	119	238	477	3003	448	YES	YES	YES

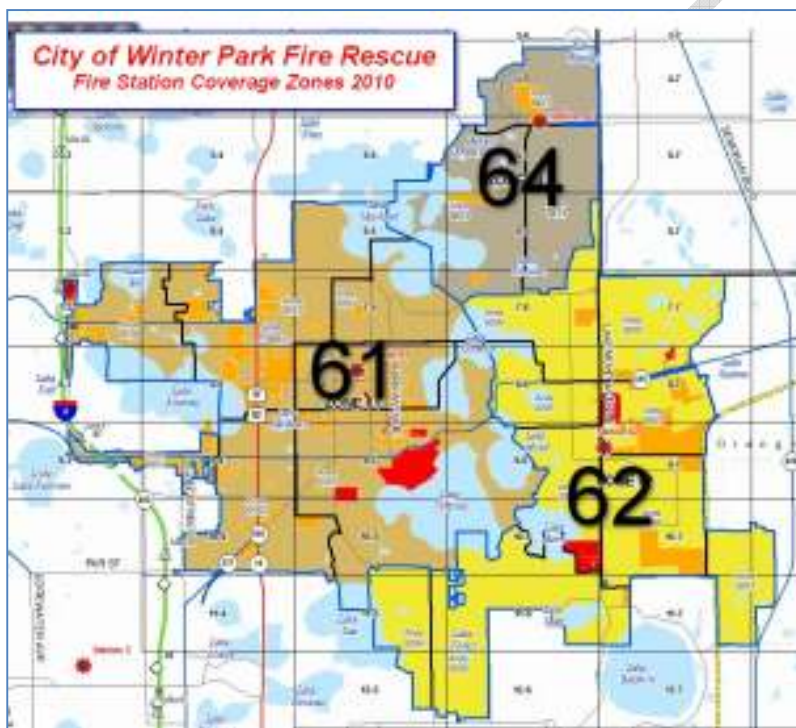
Sample - Needed Fire Flow Analysis



Geographical Planning Zones

The city of Winter Park corporate limits are comprised of an area that is land-locked by its physical relationship to the cities of Maitland and Orlando and well as the unincorporated areas of both Orange and Seminole Counties.

For the purposes of developing specific planning zones the corporate limits of the city were first divided into the first due coverage areas for each of the three fire stations. This use of the fire station first response areas allows for the consistent review of emergency responses so that accurate comparisons can be made to both the distribution and concentration of resources.



Fire Station Response Areas

Each Station Response Area was then divided into **Geographical Planning Zones (GPZ)** based upon the sequence of remaining fire stations as fixed into the Fire Run Card response system. This system geographically divides the community and allows for common and consistent tracking of all data and responses.

All commercial properties within each specific GPZ were assessed utilizing the agency's risk assessment tool.

The risk assessment process placed on each identified property a rating number based on the identified

level of risk posed to firefighters or other first responders. This analysis yielded properties with ratings defined as having either a **Low, Medium, Special and High** risks. These properties are plotted into the GIS system for display within the GPZ areas. On this map, the maximum risk properties are noted in red and those significant risk properties are in gold. Each GPZ is also evaluated based on historical response data, needed fire flow as well as any significant non-fire risk events and responses.



Geographical Planning Zone 6101

Hannibal Square - Business District South – Rollins College – College Quarter – South Pennsylvania Avenue

AREA PROFILE:

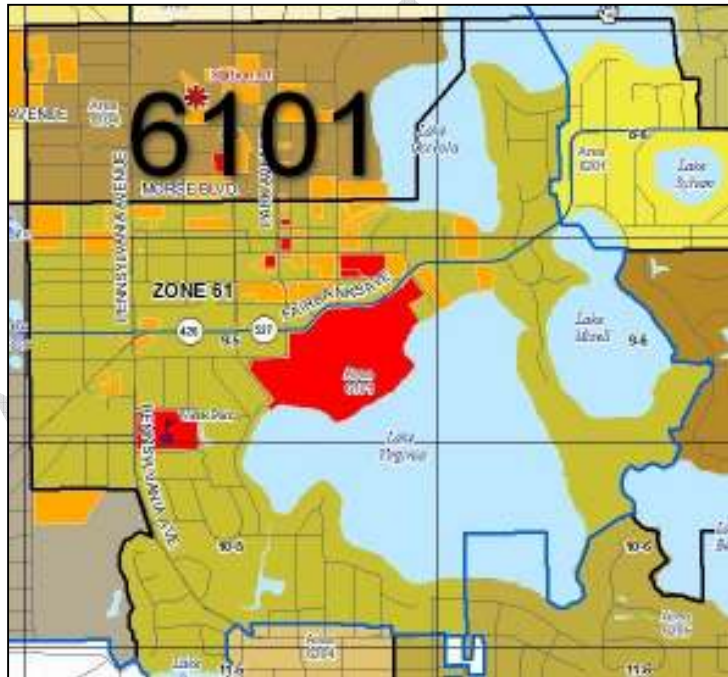
This area encompasses what is known as the Hannibal Square business district, as well as many of the city's main service operations including the Winter Park City Hall Complex. The main railroad right-of-way cuts through this zone including the SunRail Regional commuter rail stop.

Numerous shopping and professional offices dot the area including those along the city's main street, Park Avenue. The Winter Park Community Center along with several small churches and schools are also in this zone.

The city's one major "downtown" high-rise structure is also located in this zone at the corner of Park and New England Avenues. The Bank of America Building houses 6 floors of professional offices with the bank branch taking in the first floor. The building is protected with automatic fire detection and sprinklers.

The business and residential areas contained within the central business district (CDB) remains one of the city's crown jewels. Providing shopping from the quaint, small specialty shops to major chain-stores; Park Avenue attracts thousands of visitors each day. The agency recognizes this fact and performs annual fire prevention inspections of these properties. In addition, the Hannibal Square Business District has been recognized by ordinance as requiring fire sprinklers in all commercial new construction. Any new construction within this zone also requires fire sprinkler protection.

Equally as important are the residential neighborhoods located to the west of New York Avenue, continuing to Denning Drive. This area is rich in historical structures including several turn of the century homes and churches. The area is part of the city's designated Community Redevelopment Area (CRA). The most prominent real estate in this zone is on the campus of Rollins College. The main campus is a 67-acre





lakefront setting two blocks from downtown. The campus is dotted with numerous buildings including a library, museum, classrooms and dormitories. As a result of an aggressive reconstruction and renovation program, all of the buildings on the main campus are fire sprinkler protected in addition to 24-hour campus security surveillance. The Campus Safety Department of the College has direct radio access to agency as well. In 2015, the Rollins College campus was recognized as one of the most beautiful college campuses in America.

Several other significant, historical structures also exist within this zone. Most of the remaining area is residential with the exception of the Winter Park Public Library, the Alford Inn at Rollins College, and the Albin Polasek Museum and Sculpture Gardens and historical Capen House.

The incident history for this zone indicates a higher than normal number of fire related alarms. Many of these are reflective of the high number of monitored alarm systems on the Rollins Campus and in the central business district.

LOCATION FACTORS:

This area is comprised of 18.4 miles of mostly residential streets. The major roadways in this zone include Fairbanks Avenue, South New York and Park Avenues. South Park and Pennsylvania Avenues have been treated with brick pavers as a traffic calming measure. Additional four-way stop intersections do exist along major run routes within this zone. No other significant traffic calming measures are utilized in this zone.

The campus of Rollins College is located within this zone as well as the (two tracks) rail line. The area is considered to be densely populated with most of the area commercial and residential in nature. Three major lakes (Osceola, Virginia and Mizell) are also located with this zone.

RISK ASSESSMENT RATINGS:

When the agency's community risk assessment process is applied to the commercial properties within this zone the determined ratings assist the agency in making response deployment decisions based on the identified level of risk. Eight specific areas of risk were assessed to determine the demand being placed on fire and EMS emergency services. This area of the community contained the following levels of demand for fire and non-fire risk.

Total Properties Assessed 579
Properties Posing above average risk 277



While a rather large percentage of properties in this zone rated above the average city-wide several of the maximum and significant risk properties also reside in this zone. In addition to the noted risks, the zone also contains Central Park, City Hall and the Winter Park Farmer's Market. While not noted as above average risk for fire, these locations also host numerous gatherings which pose significant non-fire related risks as well.

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

A review of the response patterns over the past five years in this zone demonstrates the most significant call demand remains emergency medical responses. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$283,522.00 in fire loss over the period.



CONSEQUENCE FACTORS:

Numerous unprotected properties exist in this zone which could pose a significant loss of life if exposed to fire. Most of these properties are located in the residential area and along the older sections of South Park Avenue. Included in the Moderate Risk area would be the Winter Park City Hall Complex. A loss of this structure to fire would be significant to the city's ability to operate due to the fact that City Hall contains many of the land records and legal documents housed by the city. The building is protected by



automatic notification only and no fire sprinklers. The agency has done pre-planning and training to respond to emergencies involving these areas will continue and work on securing fire sprinklers where applicable. A school is located at the intersection of Pennsylvania and Huntington Avenues. The Winter Park High School Ninth Grade Center operates in structure originally constructed in the early 1940s. The building operates as the ninth grade annex for the city's high school and was completely renovated in 2011.

The agency is well aware of the risks that exist on the Rollins College campus. The Office of the Fire Marshal conducts annual fire inspections of each building on campus. Additionally, Fire-Rescue crews spend time conducting pre-fire planning on property. The agency is constantly working with campus administration regarding the upgrading of existing dormitories and any new construction that takes place. Vehicle access remains an important concern of the agency. Regular patrols of both Campus Safety officers and agency supervisors help to ensure adequate fire apparatus access. The agency has performed event pre-planning and training to respond to emergencies involving these areas and will continue and work with campus staff to improve the fire safety of each structure. Many of the buildings on the Rollins College campus are of a historical nature. Additionally, a number of historical buildings owned by the College are located off-campus as well.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was originally generated in the city's Master Fire Flow Analysis. In this zone, residential dwellings ranged from slightly over 500 square feet to slightly less than 3000 square feet. Required fire flow for 100% involvement was met with the available water in the area.

The largest commercial structure is located at 400 Park Avenue South, The Sun Trust Plaza / Rollins College Parking Facility is over 370,000 square feet. Both the parking structure and commercial office and retail structure is sprinkler protected. Required fire flow for 100% involvement is 8500 gpm and the available water is rated at 2,828 gpm. The other areas located along South Park Avenue have available water to effectively attack only 25 to 50% involvement of any one structure. Maximum available water in this area is 3,589 gpm. The largest structure on the Rollins College campus is the new Bush Science Center. The building contains the college science department and is fully sprinkler protected. All other structures fell within acceptable fire flow limits.



Geographical Planning Zone 6102

South Pennsylvania Avenue West – South Orlando Ave / South of Morse Blvd.

COMMUNITY PROFILE:

This area is best described as light commercial with smaller strip type shopping and professional malls and small to moderate residential and townhouse properties. The water system is adequate to meet fire flows for the area described to a 50% fire involvement. A large park area exists at the corner of Morse Blvd and Denning Drive. Lake Island Park hosts a number of small to moderately sized events each year. Many of the city's soccer and youth football teams use the fields at Lake Island for practice and games. The city has two main structures on the property. The Winter Park Civic Center is an 11,970 square feet multi-purpose facility located at 1050 W. Morse Boulevard. Numerous wedding receptions and meetings are held in the facility on a regular basis. The Lake Island Recreation Center is a small structure with a meeting room facility and restrooms.



A large shopping and light commercial area exists in the 800 block of South Orlando Avenue. The Holiana Shopping Center and the Winter Park Business Center are approximately 150,000 square feet combined. The shopping area, including the Publix grocery store is sprinkler protected.

LOCATION FACTORS:

This area is comprised of 11.92 road miles of mostly streets. The major roadways in this zone include Fairbanks and Orlando Avenues as well as portions of Denning Drive and Orange Avenue. Several four-way stop intersections do exist along major run routes within this zone. No other traffic calming measures are utilized in this zone.



RISK ASSESSMENT RATINGS:

A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage.

This area of the community contained the following levels of demand.

Total Properties Assessed 361
Properties Posing Above Average Risk 12

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

The total number of priority one alarms for this zone are charted below. A review of the response patterns over the past five years it appears the most significant call demand in this zone remains EMS responses. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$207,800.00 in fire loss over the period.





CONSEQUENCE FACTORS:

The only significant unprotected properties in this zone, which would pose a large loss of life, and property are the Winter Park Vocational School (OCPS) and the industrial warehouses on Solana Avenue. The agency has done pre-planning and training to respond to emergencies involving these areas will continue and work with the railroad line owners and the State road department.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, residential dwellings range from slightly over 500 square feet to slightly less than 3,000 square feet. Required fire flow for 100% involvement is met with the available water in the area. Maximum available water in this area is 3,589 gpm. All other structures currently fall within acceptable fire flow limits.



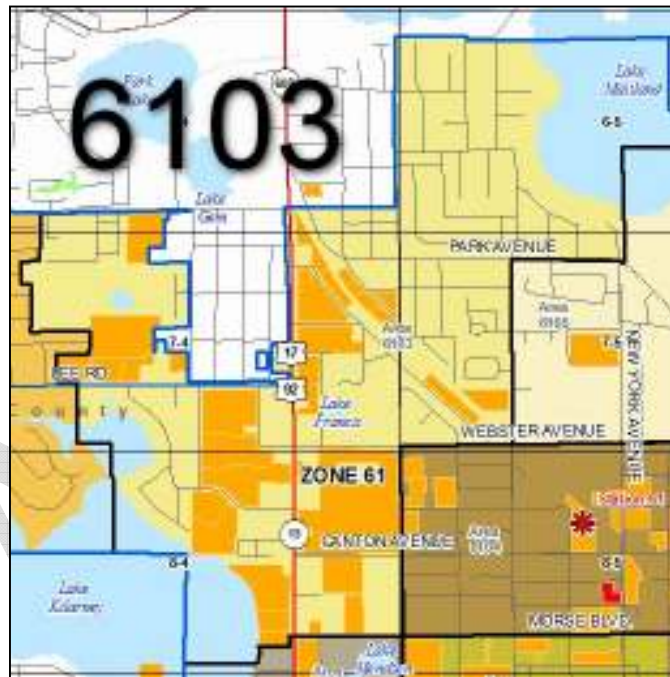
Geographical Planning Zone6103

North Park and Orlando Avenues, Lee Road and the Winter Park Village Complex

COMMUNITY PROFILE:

This area is can best be described as a predominately high-end residential area with some light commercial and industrial structures. Some of the residential structures range in size from a little over 1000 to over 12,000 square feet. This zone contains a portion of the city owned golf course and cemetery.

The eastern section of the zone is bordered by Lake Maitland. Only private boat access is available in this area. The First Baptist Church of Winter Park is also located within this zone. This is a full-service church including a fully operational day-care operated five days a week. The Twelve Oaks subdivision is located off North Park Ave in this zone. This residential areas contain estate homes ranging in size from 4,000 to 9,000 square feet.



This Geographical Planning Zone also contains light commercial with smaller strip type wholesale occupancies. Over the past several years many have been renovated or are fairly new with fire protection features applicable to current adopted fire, and building codes. The water system is adequate to meet fire flows for the area described. A light industrial area does exist along Solana Avenue. Much of the industry is automotive related occupying several large warehouse type structures, which are not protected. A bulk fuel storage facility is also located in this zone. The CSX right-of-way cuts through this zone. No regular stopping points are located along the track area. Winter Park Vocational School is located at the corner of Denning Drive and Webster Avenue. This is an adult educational facility and has a large number of relocatable classroom structures, which are all unprotected.

The Winter Park Village shopping complex is also located in this demand zone. The current configuration replaced the Winter Park Mall; a common 70's generation fully enclosed shopping facility. The new layout lends itself more to a "village" type commercial concept with individual structures mixed with strip-shop



style clusters of buildings. The largest structure in the complex is the 21-screen Regal Cinema. This is a modern movie viewing facility with stadium seating. All structures in the complex are protected with fixed systems and alarms. A large strip-style shopping complex is located across US 17-92 from the Winter Park Village. The K-Mart Shopping Center housed a B-Class K-Mart facility with a multitude of other shops located north and south of the main structure. This site is mostly vacant at the time of this report and is scheduled for renovations in 2016. All facilities on this site are fire protected with automatic sprinklers and alarms.

Also located in this zone are two large apartment complexes and an assisted living facility (ALF). The Hidden Pond and Highland Breeze Apartments also generate a great deal of alarm activity. Both complexes are unprotected but do have monitored alarm systems. One complex experienced a large dollar loss fire in 2009. However, entire units have been lost to fire since their construction in the late 1960's. Also located in this zone is the Margaret Square Complex, a facility operated by the Winter Park Housing Authority. Low to middle income families occupy the eight unit buildings, which are unprotected and have only local fire alarm capabilities. One of the cities true high-rise structures is also located in this zone. The Plymouth Apartments, located at 1550 Gay Road, houses mostly elderly residents in a seven story, mid 60's style apartment building. The structure was retrofitted with fire protection in the 1980's. The water system in the area is adequate to meet required fire flows.

LOCATIONS FACTORS:

This area is comprised of several major arterials running north and south. Orlando Avenue (US 17-92) runs from Morse Blvd to the north city limits and intersects with Lee Road. Pedestrian traffic is heavy in this zone due to the abundant shopping areas as well as being directly adjacent to the Center for Independent Living. The zone contains 14.09 miles of roadways.

Several residential streets have been treated with brick pavers as a traffic calming measure. No other traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS

A risk assessment was completed on the commercial properties within this demand zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage.

Total Properties Assessed 134
Properties Posing Above Average Risk 26



Several concerns exist in this zone. First, the ALF facility located on Monroe Avenue while protected and monitored generates a large concern for loss of life in a fire situation. The four major apartment complexes require constant monitoring by the fire department. Three of these complexes are unprotected properties and have a somewhat transient population. These facilities pose a large loss of life, and property. In addition, two major state roads run both east to west (Lee Road) and north and south (US 17-92). The agency has done pre-planning and training to respond to emergencies involving these areas will continue and work with the apartment complex owners in the area of fire prevention. (Unprotected properties) There exists a church and church school in this zone. Several significant residential areas do exist include those located along Lake Maitland and in the Twelve Oaks Subdivision. No overnight parking of over-the-road transportation vehicles carrying hazardous materials is allowed in the city of Winter Park.

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

A review of the response patterns over the past five years shows the most significant call demand in this Zone is for medical services. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$120,155.00 in fire loss over the period.





NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwellings are located at 1695 and 1701 Lee Road. These are unprotected, multi-family apartment dwellings ranging in size from 36,248 to 54,174 square feet. The hydrant system in this area can only generate what is required to meet a 25% involvement.

Available water in the complexes ranges from 3,065 to 3,252 gpm. This is a large life hazard area and is so recognized by the agency. Two large commercial occupancies are located in this zone. The K-Mart plaza at 501 N. Orlando Avenue at 105,050 square feet and the old Dillard's Structure at 490 N. Orlando at 101,230 square feet is among the largest in the community. Both structures are sprinkler protected. All other structures fall within acceptable fire flow limits.



Geographical Planning Zone6104

Central Business District / North Park Avenue

COMMUNITY PROFILE:

This zone is reflective of old Winter Park. Many of the original residential areas of the city still remain. In 1992, most of this zone was designated by the city of Winter Park and Orange County a Community Redevelopment Area (CRA). Since then, the city has



worked with developers to rebuild much of the neighborhood. Residential housing from less than 900 square feet to over 10,000 square foot estates located along Lake Osceola. Fire Station 61, along with the Public Safety Complex is located in this zone.

The city's central business district is contained within this zone. The Park Avenue shops and restaurant district is found in both this zone and in zone 6101. This area is a key economic generator for the community. A major fire in this key area would have a large economic impact. Some of the structures along the "Avenue" are sprinklered, but more are not. A working fire has the potential to move along the block with disastrous implications.

Saint Margaret Mary Catholic Church and School (K-8) along with First United Methodist Church of Winter Park and the First Church of Christ Scientist operate facilities in this zone. Many of the buildings in both of these facilities are sprinkler protected. Population in this zone can be very heavy during Sunday services and around the holidays.

Several residential properties of significant historical value are located in this zone. The historical *Casa Feliz* home located at 656 N. Interlachen Avenue was designed by architect George Gamble Rogers in the 1920s. The house was saved from demolition several years ago and was after relocated to its present location saving it for its historical value.

Two major condominium complexes are located along Interlachen Avenue which pose a potential problem for the fire department. Whispering Waters and the Cloisters are located at the intersection of



Morse Blvd and Interlachen. These are multi-story buildings with mostly an elderly population. Each facility being located along Lake Osceola, poses an access problem. Fire apparatus only have access to three sides of either building making rescues from upper floors difficult. In addition, Whispering Waters has a below-grade parking garage facility.

The CSX right-of-way cuts through this zone. The Winter Park Train Station services both Sun Rail and Amtrak passengers is also located in this zone. The Station generates few calls however the potential for an incident involving suspicious packages and cargo does exist. Sun Rail is a daily commuter service running five days a week while Amtrak runs approximately six trains per day.

LOCATION FACTORS:

This area is comprised of 7.19 miles of mostly residential and secondary streets. The major roadways in this zone include North New York and North Park Avenues.

North Park Avenue has been treated with brick pavers as a traffic calming measure. Additional four-way stop intersections do exist along major run routes within this zone. No other traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS:

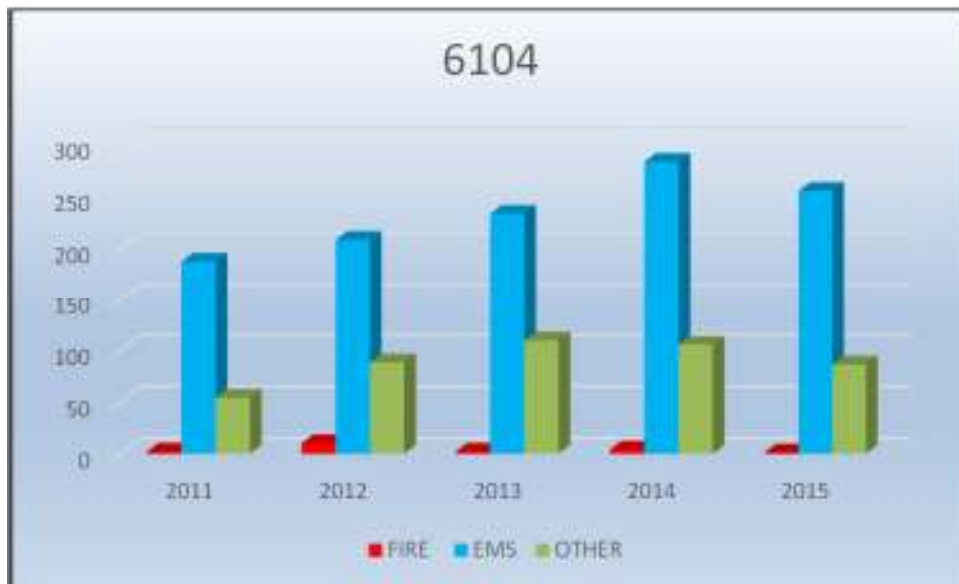
A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city.

Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

Total Properties Assessed	73
Properties Posing Above Average Risk	18

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

A review of the response patterns over the past five years in this zone it appears the most significant call demand remains medical responses. Overall, it appears that a slight downward trend in calls in this Zone is occurring. No significant fires have occurred over the past five years. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$109,340.00 in fire loss over the period.



Several significant unprotected properties are found in this zone which would pose a large loss of life, and property. The agency performs pre-planning and training to respond to emergencies involving these areas.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 15,810 square feet and is located at 700 N. Interlachen Avenue. Required fire flow for 100% involvement of this structure is 5270 gpm and the available water is rated at 3268 gpm. Also located in this zone is a multi-family structure at 857 W. Swoop Avenue measuring 20,385 square feet. Required fire flow for 100% involvement of this structure is estimated at 6775 gpm and the available water is rated at 3140 gpm. The largest commercial structure is located at 400 Park Avenue South, The Sun Trust Plaza / Rollins College Parking Facility is over 370,000 square feet. Both the parking structure and commercial office and retail structure is sprinkler protected. Required fire flow for 100% involvement is 8500 gpm and the available water is rated at 2828 gpm.

The other areas located along Park Avenue South have available water to effectively attack only 25 to 50% involvement of any one structure. Another large commercial occupancy is located at 500 N. New York Avenue and is 56,361 square feet. This building is sprinkler protected. Not necessarily the largest in size but certainly in economic impact, the commercial shopping area on N. Park Avenue is



located within this zone. It has been designated as a moderate risk due to the potential economic loss due to fire. The largest single structure in this zone is located at 200 N. Park Avenue and is 26,267 square feet. Required fire flow for 100% involvement is 8,876 gpm and the available water is rated at 2,876 gpm. All other structures fall within acceptable fire flow limits and are identified in the Fire Flow Analysis.

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Geographical Planning Zone 6105

Palmer / Alabama Avenue

AREA PROFILE:

This area contains numerous high-end residential estate properties. Some of the residential structures range in size from a little over 1000 to over 12,000 square feet. The zone contains one small assisted living center with less than 20 residents. Roadway access to many of the properties is limited forcing some extensive pre-fire planning for the estate-size single family dwellings. The area is bordered on the east by the canal between Lakes Osceola and Maitland.



LOCATION FACTORS:

This area is comprised of 4.85 miles of mostly residential streets. The major roadways in this zone include Palmer Avenue, North New York and North Park Avenues. North Park Avenue has been treated with brick pavers as a traffic calming measure. Additional four-way stop intersections do exist along major run routes within this zone. No other traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS

A risk assessment was completed on the commercial properties within this demand zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.



Total Properties Assessed 4
 Properties Posing Above Average Risk 0

There are no significant unprotected properties in this zone, which would pose a large loss of life, and property other than the large estate residential structures. The agency has done pre-planning and training to respond to emergencies involving these areas. Kraft Azalea Gardens, a city of Winter Park owned property is located in the northern section of this zone and offers access to Lake Maitland.

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this zone reported during the period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$55,850.00 in fire loss over the period.



NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 11,665 square feet. Required fire flow for 100% involvement is 3,888 gpm; available water is rated at 2,535 gpm. The largest commercial occupancy is 147,672 square feet and is sprinkler protected. All other structures fall within acceptable fire flow limits and are identified in the Fire Flow Analysis.



Geographical Planning Zone 6107

Fairbanks Avenue westward to Interstate 4

AREA PROFILE:

This area was originally annexed by the city in 2004 and includes all the commercial properties along the Fairbanks Avenue corridor from 17-92, west to Interstate 4 and Wymore Road. It is best described as a light commercial and warehouse district. A number of small to medium sized commercial office complexes are located along the Fairbanks Avenue corridor. The only sprinkler protected property is an office and medical complex in the 1500 block of Fairbanks Avenue.



LOCATION FACTORS:

This area is comprised of 2.33 miles of mostly residential and secondary streets. The major roadways in this zone include Fairbanks Avenue west to the city limits at Wymore Road and the interchange with Interstate 4 (I-4). No traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS:

A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city.

Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

Total Properties Assessed 136



Properties Posing Above Average Risk 7

CONSEQUENCE FACTORS:

The agency has done pre-planning and training to respond to emergencies involving these areas. There are several private schools and churches in this zone. A large medical cancer and pain treatment facility generates an above average number of medical and fire alarm related responses.

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large dollar loss fires or loss of life from fire in this zone reported during the period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$5,200.00 in fire loss over the period.



NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every commercial structure was generated in the city's Fire Flow Analysis. In this zone, the largest commercial property is a church complex. A large number of commercial properties are located along the side streets off Fairbanks Avenue. More commercial properties are located off Wymore Road. All structures fall within acceptable fire flow limits and are identified in the Fire Flow Analysis.



Geographical Planning Zone 6108

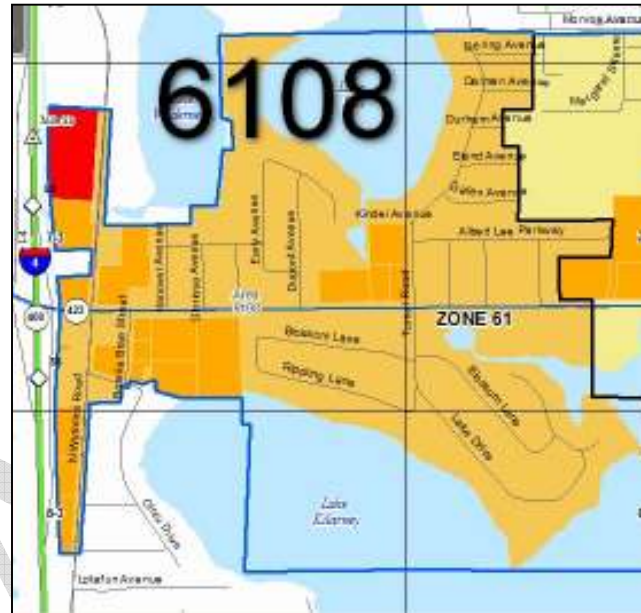
Lee Road westward to Interstate 4 / Lake Bell

AREA PROFILE:

This area was annexed into the city in 2003 and 2004. It contains mostly light commercial and several multi-family and single family residential neighborhoods. The area connects the downtown areas to Interstate 4 and to the light commercial areas along Wymore Road. The area along I-4 contains a large car dealership and a local TV station (WESH) and their facilities.

LOCATION FACTORS:

This area is comprised of 5.51 miles of mostly residential streets. The major roadways in this zone include Lee Road and Wymore Avenue and the intersections with Interstate 4. No traffic calming measures are utilized in this zone.



RISK ASSESSMENT RATINGS:

A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

Total Properties Assessed 62
Properties Posing Above Average Risk 16

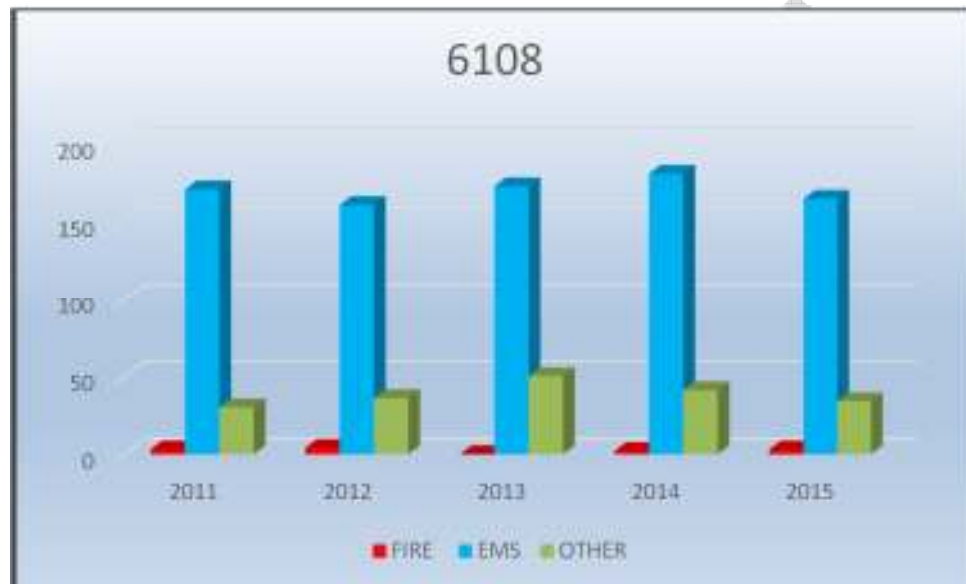
CONSEQUENCE FACTORS:

There are a number of unprotected properties in this zone which would pose a large loss of life, and property. Large two-story apartment complexes are located along Lee Road. The agency has done pre-planning and training to respond to emergencies involving these areas. There are no schools, churches, or libraries in this zone.



EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

No loss of life was recorded from fire. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$3,500.00 in fire loss over the period.



NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 11,665 square feet. Required fire flow for 100% involvement is 3,888 gpm; available water is rated at 2,535 gpm. The largest commercial occupancy is 147,672 square feet and is sprinkler protected. All other structures fall within acceptable fire flow limits and are identified in the Fire Flow Analysis.



Geographical Planning Zone 6200

Lakemont Avenue - North

AREA PROFILE:

This area is best described as residential in nature. In most cases, the water system is adequate to meet fire flows for the area described. Homes on the western area of this zone border Lake Osceola and have limited roadway access. Lakemont Elementary School (K-5) is located in this zone and has structures up to 22,000 square feet. It is operated by the Orange County School System and offers a normal 9-month school schedule. A local fire alarm system is monitored on campus. A school resource police officer is on campus at all times. The entire campus was rebuilt in 2009.



LOCATION FACTORS:

This area is comprised of 7.42 miles of mostly residential streets. The major roadways in this zone include Phelps Avenue, North Lakemont Avenue and Temple Drive. While the streets are mostly residential in nature, no specific traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS:

A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

Total Properties Assessed 10
Properties Posing Above Average Risk 5



EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this zone reported during the period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$7,500.00 in fire loss over the period.



CONSEQUENCE FACTORS:

The Lakemont Elementary School campus was completely rebuilt in 2009. All structures are now protected with a fire sprinkler system. The facility has been pre-fire planned. There are buildings of historical value in this zone most of which are residential. In addition, the community YMCA facility is located in this zone. It is also sprinkler protected.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 6,606 square feet. Required fire flow for 100% involvement is 2,202 gpm and the available water is rated at 2,759 gpm. The largest commercial occupancy is 21,947 square feet and is not protected. Fire flow in the area is limited and is shown to be at 3,120 gpm.



Geographical Planning Zone 6201

Lake Sylvan Area

AREA PROFILE:

This area is best described as residential in nature. In most cases, the water system is adequate to meet fire flows for the area described. Homes on the western area of this zone border Lake Osceola and have limited roadway access. Lake Sylvan is a prominent feature of this area.



Two residential streets border the lake and a number of larger homes front the lake directly. Several commercial properties front Lakemont Avenue and Aloma Avenue. A three-story professional office structure, including a bank is located on this busy corner, also located on the eastern edge of this area is the Florida Hospital / Winter Park campus. The emergency entrance and physician parking area enter off of North Lakemont Avenue. The complete hospital campus is sprinkler protected. Traffic is a major concern of this area as Aloma Avenue is the main east-west thoroughfare in the city. At peak hour, traffic is brought to a complete standstill. This often requires emergency vehicles go into oncoming traffic or choose another route.

LOCATION FACTORS:

This area is comprised of 5.08 miles of mostly residential streets. The major roadways in this zone include Phelps Avenue, North Lakemont Avenue and Temple Drive. While the streets are mostly residential in nature, no specific traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS:

An assessment was completed on the residential and commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels

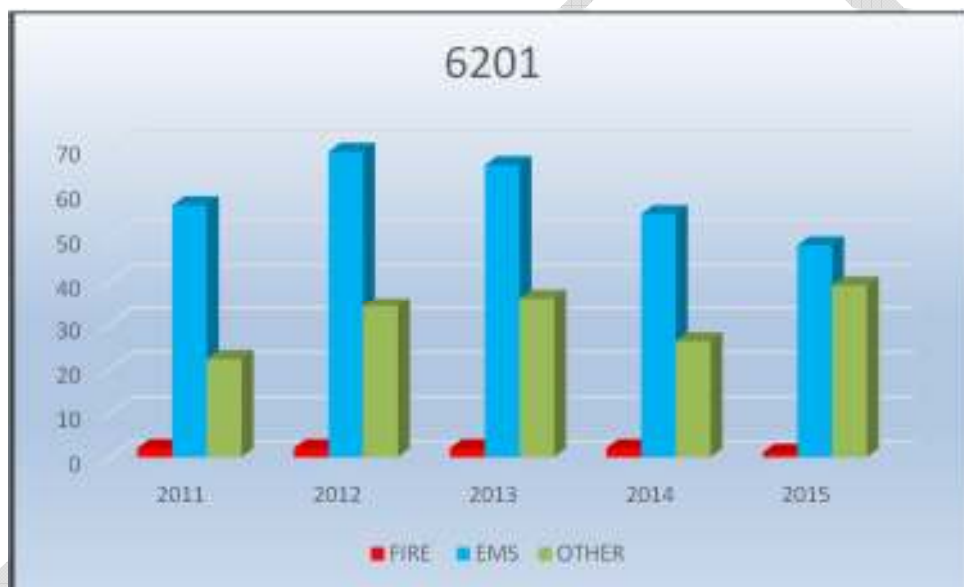


of risk.

Total Properties Assessed 14
Properties Posing Above Average Risk 4

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this zone reported during the period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$63,550.00 in fire loss over the period.



CONSEQUENCE FACTORS:

There is no significant commercial property in this zone. There are no schools, churches, libraries, or buildings of historical value in this zone.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 7,367 square feet. Required fire flow for 100% involvement is 1,210 gpm and the available water is rated at 2,456 gpm. The largest commercial occupancy is 266,806 square feet and is protected with fire sprinklers. Fire flow in the area is shown to be at 4,303 gpm.

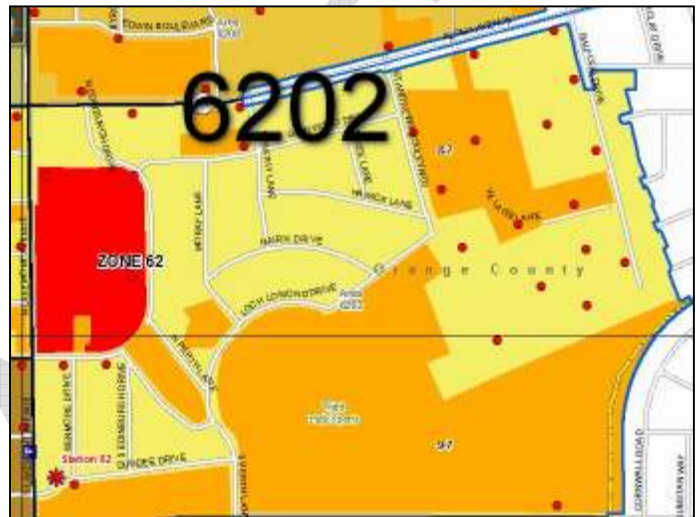


Geographical Planning Zone 6202

Loch Lomond Drive

AREA PROFILE:

This area is best described as light commercial with smaller strip type malls with a limited residential area. A majority of the commercial property in the zone is designated for medical or professional use, the exception being the light commercial areas adjacent to Aloma Avenue. Two large condominium projects are located on the eastern border of this zone in addition to a large housing authority project on Balfour Road. Neither the condominiums nor the apartment project is sprinkler protected. Many of the residents of these complexes are elderly and have specialized medical needs.



The city's only true stadium and sports complex are located along Cady Way in the southeastern portion of this zone. The stadium is used for high school athletics such as football and track. A community swimming pool operated by the YMCA is adjacent to the stadium. A church campus is located at the corner of South Lakemont Avenue and Dundee Drive. Several smaller offices and a daycare facility are also in this area. None of these facilities are sprinkler protected.

An Assisted Living Facility ALF is also located in this zone at 2075 Loch Lomond Drive. *Manor Care* houses several hundred patients of varying stages of health and recovery. This is a 40,825 square foot facility and is sprinkler protected.

LOCATION FACTORS:

This area is comprised of 4.40 miles of mostly residential streets. The major roadways in this zone include North Lakemont and Aloma Avenues. While the streets are mostly residential in nature, no specific traffic calming measures are utilized in this zone.



RISK ASSESSMENT FACTORS:

A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of identified risk.

Total Properties Assessed 74
Properties Posing Above Average Risk 13

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this zone reported in this Geographical Planning Zone during the period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$191,420.00 in fire loss over the period.



CONSEQUENCE FACTORS:

This Geographical Planning Zone contains the Florida Hospital / Winter Park campus. Most of the structures on the hospital campus are fully sprinklered. The only significant unprotected properties in this



zone which would pose a large loss of life, and property are a large church campus and any incidents involving the Cady Way Park & Stadium complex. The agency has done pre-planning and training to respond to emergencies involving these areas. No overnight parking of over-the-road transportation vehicles carrying hazardous materials is allowed in the City of Winter Park. There are no schools, libraries, or buildings of historical value in this zone.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 2,837square feet. Required fire flow for 100% involvement is 946 gpm and the available water is rated at 4,610 gpm. The four buildings located at 303 Balfour Drive average 23,000 square feet in size and are not sprinkler protected. The largest commercial occupancy is 40,825square feet and is sprinkler protected. Fire flow in the area is shown to be at 3,925 gpm.



Geographical Planning Zone 6203

Windsong / South Phelps Avenue

AREA PROFILE:

This area is best described as residential in nature. In most cases, the water system is adequate to meet fire flows for the area described. Homes on the western area of this zone border Lake Mizell, Berry and Virginia and have limited roadway access. The northern area of the Windsong residential development is located in this zone. Many of the homes being built in this area will be estate size of 3,000 square feet and above.

The only other significant structure in this area is the Winter Park Towers complex located at 1111 South Lakemont Avenue. This is a high-rise adult assisted living center. Many of the occupants are independent and live on their own. A medical care wing does operate at the site and can handle up to 30 patients. Also located on the campus are numerous individual housing units. The main building is sprinkler protected and monitored for fire and smoke detection throughout. This location generates a great deal of EMS requests during the year. Total call time is not adversely impacted due to the facilities close proximity to Florida Hospital Winter Park.



LOCATION FACTORS:

This area is comprised of 5.66 miles of older residential streets. The major roadways in this zone include South Lakemont Avenue and Glenridge Drive. While the streets are mostly residential in nature, no specific traffic calming measures are utilized in this zone. The nature of the street system being rather hilly for Florida shows a difference in the normal nature of the Winter Park roadways. This has little or no impact on any response factor.



RISK ASSESSMENT FACTORS:

A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

Total Properties Assessed 3
Properties Posing Above Average Risk 2

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this zone reported during the reporting period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$3,953.00 in fire loss over the period.



CONSEQUENCE FACTORS:

The only significant property in this zone which would pose a large loss of life, and property is the Winter Park Towers complex. The main high-rise structure is of particular concern due to the level of mobility of the occupants. Should an emergency evacuation be needed, numerous additional resources would be



needed. There are no schools, churches, libraries, or buildings of historical value in this zone.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 6,650 square feet. Required fire flow for 100% involvement is 2,217 gpm and the available water is rated at 3,798 gpm. The largest commercial occupancy is 312,723 square feet and is sprinkler protected. Fire flow in the area is shown to be at 2,242 gpm.



Geographical Planning Zone 6204

North Phelps Avenue

AREA PROFILE:

This area is best described as residential in nature. In most cases, the water system is adequate to meet fire flows for the area described. Homes in the zone range in size from slightly over 1000 to almost 10,000 square feet.

LOCATION FACTORS:

This area is comprised of 5.34 miles of residential streets. The major roadways in this zone include Lake Sue Avenue and Winter Park Road. All roads are two lane in design and contain several different forms of the community's traffic calming measures. Several main routes are surfaced in brick causing vehicles to travel slower. Other streets feature center dividers and circles designed to slow or stop vehicles.

RISK ASSESSMENT RATINGS:

A risk assessment was completed on the commercial properties within this Zone as a part of the Community Risk Assessment (CRA) program of the city.

Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

Total Properties Assessed 1
Properties Posing Above Average Risk 1

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this Geographical Planning Zone reported for the period. The total number of responses for all alarms for the previous five years has been





charted below. This zone generated an estimated \$4,000.00 in fire loss over the period.



CONSEQUENCE FACTORS:

This Geographical Planning Zone contains numerous estate size houses, some with very limited access. There are no schools, churches, libraries, or public buildings of historical value in this zone.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 9,959 square feet. Required fire flow for 100% involvement is 3,320 gpm and the available water is rated at 2,771 gpm. Fire flow in the area is shown to be at 6,859 gpm.



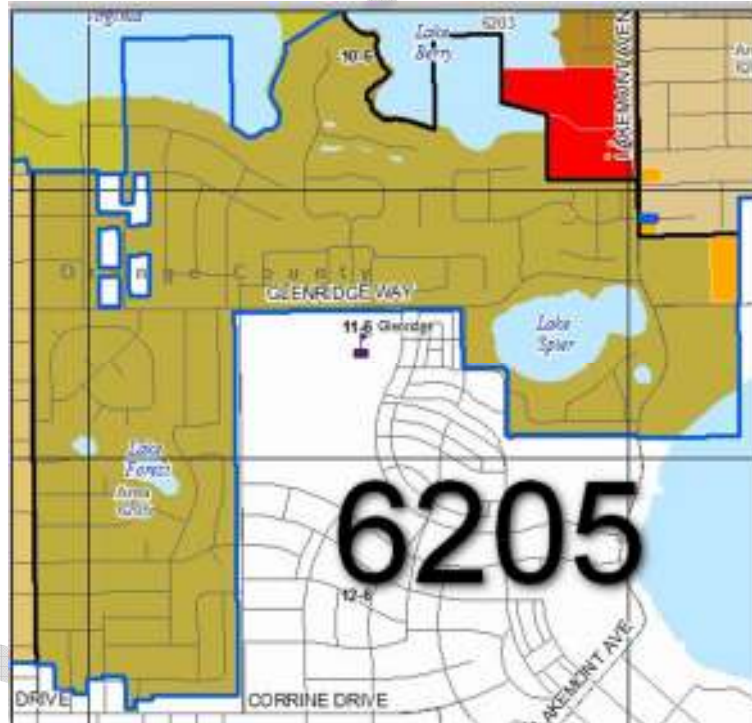
Geographical Planning Zone 6205

Lake Sue /Glenridge / Preserve Point / Windsong

AREA PROFILE:

This area is best described as residential in nature. In most cases, the water system is adequate to meet fire flows for the area described. Lakes Virginia and Berry border the zone on the north. Many of the residential properties located along the lakes offer limited access for fire attack. A small apartment complex is located on the eastern border of this zone. The Tara House Apartments on Glenridge Way is a complex of two-story buildings, which are unprotected by sprinklers. Response load in this area is very limited.

This zone also includes the southern portion of the residential development at *Windsong*. These home sites are large enough to provide estate size dwellings. The water system was developed with these structures in mind and will provide adequate flow to meet the agency's needs.



An area immediately adjacent to the southern portions of this zone includes several streets not within the corporate limits of Winter Park. Through participation in the six-party Joint Response Agreement, Winter Park covers these areas for all hazards. All areas are residential and pose no significant level of risk beyond those encountered in the remainder of the zone.

Additionally, the agency participates in an inter-local agreement with the city of Orlando to provide fire-response service to the Veteran's Administration Hospital complex located at the end of Glenridge Way. The facility includes a multi-story, sprinkler protected structure.



LOCATION FACTORS:

This area is comprised of 13.56 miles of mostly residential streets. The major roadways in this zone include South Lakemont Avenue and Glenridge Drive. While the streets are mostly residential in nature, no specific traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS:

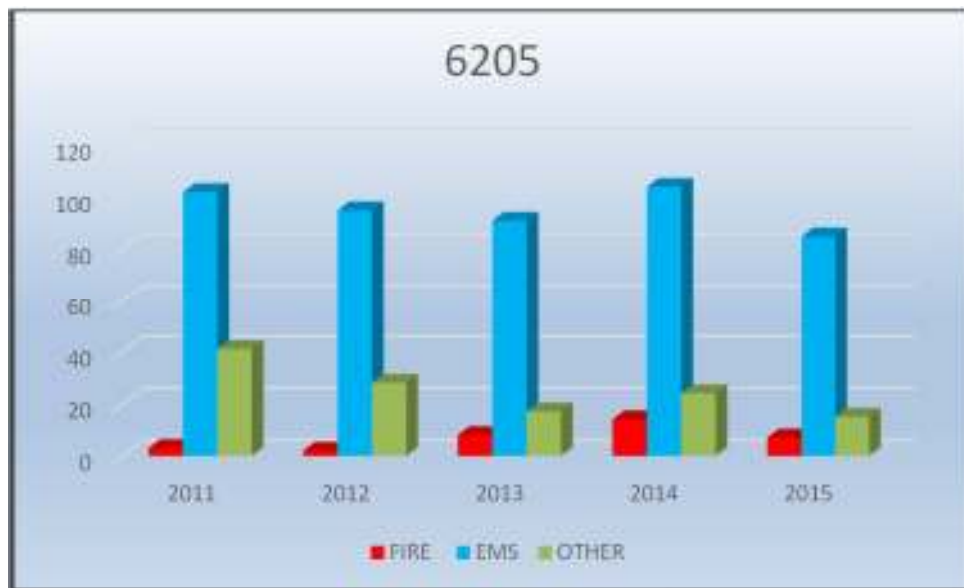
A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city.

Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

Total Properties Assessed 7
Properties Posing Above Average Risk 3

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

The only significant fire occurred in a single family dwelling in this Zone during the period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$105,000 in fire loss over the period.



CONSEQUENCE FACTORS:

The only significant unprotected property in this zone is the Tara House Apartment complex. There are several small churches located in this zone. No libraries or public buildings of historical value in this zone.

Summerfield Road / WPHS

AREA PROFILE:

This area is best described as residential in nature. In most cases, the water system is adequate to meet fire flows for the area described. Two schools are located within this zone. Brookshire Elementary School (K-5) is located on Cady Way at Green Drive and the Winter Park High School campus is located on Summerfield Road. Both facilities are operated by the Orange County School System and offer a normal 9-month school schedule.

Brookshire Elementary was completely rebuilt in 2013 and is now protected with full fire alarm and fire sprinkler systems. A school resource police officer is on campus at all times.

Winter Park High School houses over 3,000 students annually and offers the full range of high school related activities. Several structures on campus are standpipes and only the newer buildings are protected with fire sprinklers. Small, residential roadways limit access to the campus. Only two regular means of entry and egress are available. Others are gated and locked at all times. The building has been extensively pre-incident planned. A school resource police officer is assigned to this campus.

Included in this zone is the Cady Way exercise trail. The paved path runs from Winter Park into the city of Orlando at the Fashion Square Mall. A 9-1-1 access phone is located along the path on Summerfield Road. Access points for vehicles exist at each street grade crossing. While this is a heavily traveled trail, call generation has been limited.

LOCATION FACTORS:

This area is comprised of 9.59 miles of mostly residential streets. The major roadways in this zone include





Lakemont Avenue and Greene Drive. While the streets are mostly residential in nature, several specific traffic calming measures are utilized in this zone. Two round-a-bouts and several bump outs are used along Green Drive to slow traffic associated with the high school.

RISK ASSESSMENT RATINGS:

A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

Total Properties Assessed 14
Properties Posing Above Average Risk 2

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this zone reported during the season. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$55,621.00 in fire loss over the period.





CONSEQUENCE FACTORS:

The only significant unprotected properties in this zone, which would pose a large loss of life, and property are the two public school complexes. The agency has done pre-planning and training to respond to emergencies. There are several larger church complexes in this zone; however there are no libraries, or public buildings of historical value located in the area.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 5,557 square feet. Required fire flow for 100% involvement is 1,852 gpm and the available water is rated at 3,523 gpm. The largest commercial occupancy is 85,350 square feet and is standpipe served with only limited sprinkler protection. Fire flow in the area is shown to be at 3,217 gpm.



Geographical Planning Zone 6207
Golfside Drive Community

AREA PROFILE:

This area is best described as residential in nature. In most cases, the water system is adequate to meet fire flows for the area described. Homes in the zone range in size from slightly over 1,000 to almost 4,200 square feet. The only commercial structure is located at the Winter Pines Golf Course off Golfside Drive. The clubhouse is not protected by any fire suppression systems. The issue of most concern for services in this area is the driving distance for first and second due units. The area is outside the 1.5 driving distance for the engine company located at fire station 62.

LOCATION FACTORS:

This area is comprised of 2.61 miles of mostly residential streets. The major roadways in this zone include Phelps Avenue, North Lakemont Avenue and Temple Drive. While the streets are mostly residential in nature, no specific traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS:

A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

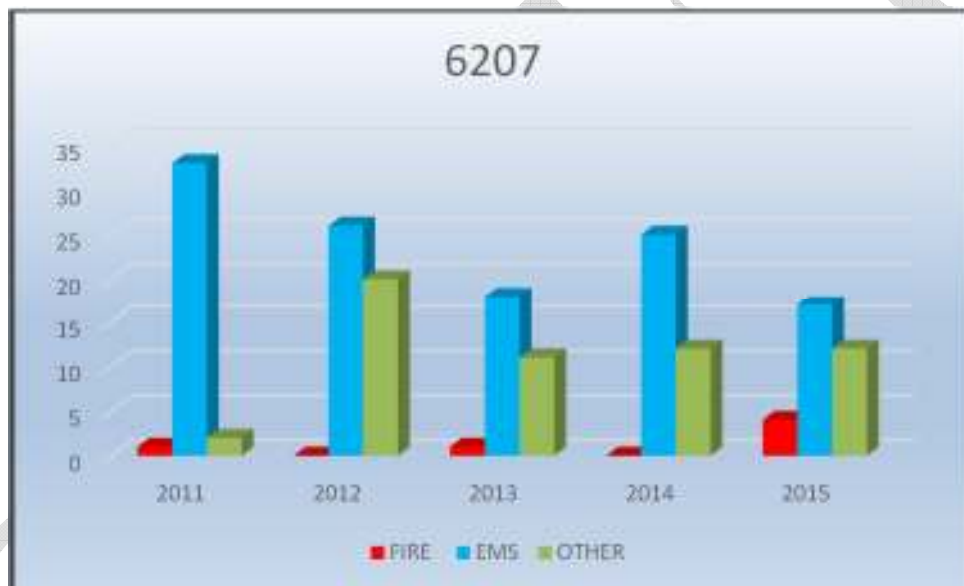




Total Properties Assessed 1
Properties Posing Above Average Risk 0

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

A large single family house fire occurred in this zone in August of 2015. The fire was detected early with smoke detection devices and no loss of life or injury was reported. Otherwise no other significant events has occurred in this in this Geographical Planning Zone during the period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$216,200.00 in fire loss over the period.



CONSEQUENCE FACTORS:

The agency has done pre-planning and training to respond to emergencies involving these areas. There are no schools, churches, libraries, or commercial buildings of historical value in this zone.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 4,168 square feet. Required fire flow for 100% involvement is 1,389 gpm and the available water is rated at 3,056 gpm.



Geographical Planning Zone 6208

Palmer East

AREA PROFILE:

This area is best described as light commercial and residential with small strip type shopping centers along Aloma Avenue. Additionally, an Assisted Living Center is located on Mayflower Court, which includes a low-rise structure, and individual, independent living centers. Two structures total 162,897 square feet while two others are 83,035 and 49,207 respectively. All properties at the Mayflower Retirement Community are protected with fire sprinklers with the exception of the independent living homes.



Aloma Avenue transverses this zone from east to west and carries a tremendous amount of daily traffic. The shopping areas and professional offices line the roadway and, in some cases, for several blocks off the highway. A small area of residential streets runs directly behind the retail centers. Homes in this neighborhood do not exceed 3400 square feet. A small seven-unit apartment complex with units equaling 13,524 square feet in size is located on Gallery View Drive; these are two-story, unprotected structures of ordinary construction.

LOCATION FACTORS:

This area is comprised of 3.44 miles of mostly residential streets. The major roadways in this zone include Aloma Avenue and North Lakemont Avenue. While the streets are mostly residential in nature, no specific traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS:

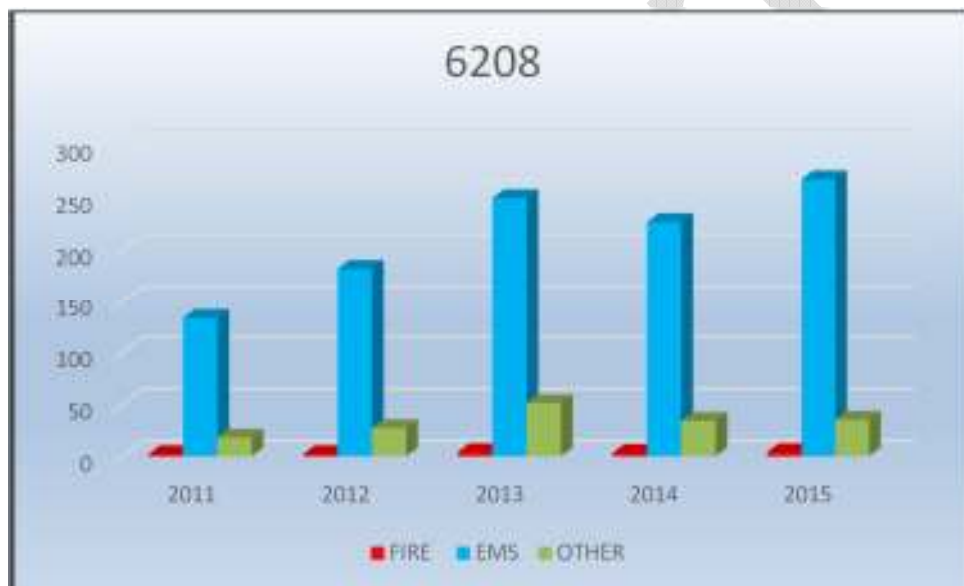
A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.



Total Properties Assessed 4
Properties Posing Above Average Risk 3

EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this Geographical Planning Zone reported during the period . The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$34,300.00 in fire loss over the period.



CONSEQUENCE FACTORS:

The only significant unprotected properties in this zone which would pose a large loss of life or property are the independent living structures at the Mayflower Retirement Center. The four retail shopping centers along Aloma Avenue are independent of each other. However, should any one receive major damage from fire or other emergency it would have an economic impact on the community. Additionally, the Gallery View Apartments are of a concern due to their construction type and occupancy load. There is a large church complex located on north Lakemont Avenue in this zone. No libraries or other commercial buildings of historical value are located in this zone.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this



zone, the largest single-family residential dwelling is 3,308 square feet. Required fire flow for 100% involvement is 1,103 gpm and the available water is rated at 4,501 gpm. The largest multi-family residential occupancy is 162,897square feet and is sprinkler protected. Fire flow in the area is shown to be at 2,563 gpm. The largest individual commercial occupancy is 48,221 square feet and is sprinkler protected. Fire flow in the area is shown to be at 2,820 gpm.

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Temple Drive West / Via Tuscany / Isle of Sicily

RISK ASSESSMENT RATINGS:

Total Properties Assessed	6
Properties Posing Above Average Risk	1



EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this Geographical Planning Zone reported during the period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$74,000.00 in fire loss over the period.



CONSEQUENCE FACTORS:

The only significant unprotected commercial property in this zone, which would pose a large loss of life, and property is the Winter Park Racquet Club main clubhouse structure. Narrow roadways and lake front access to Lake Maitland limit access. The main structure is 12,505 square feet and is not protected by automatic fire sprinklers. Another area of concern in this zone is the residential properties on the Isle of Sicily. This exclusive area is accessible by a one-lane bridge. The rated capacity of the bridge is currently 40,000lb. The 10 homes on the island range in size from 4,800 to 12,000 square feet. There are no schools, churches, or libraries in this zone.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 12,745 square feet. Required fire flow for 100% involvement is 4,284 gpm and the available water is rated at 2,888 gpm. The largest commercial occupancy is 12,505 square feet and is not protected. Fire flow in the area is limited and is shown to be at 1,414 gpm.



Geographical Planning Zone 6403
Temple Trail North

AREA PROFILE:

This area is best described as residential in nature. In most cases, the water system is adequate to meet fire flows for the area described. Homes in the zone range in size from slightly over 2,000 to almost 10,000 square feet in size. A small commercial area exists at the intersection of Temple Trail and Howell Branch Road. These are typical in nature and contain both retail and professional occupancies. An unprotected apartment complex is located on Temple Trail, which has structures ranging in size from 6,000 to 12,000 square feet. Available water supply in the area does not make this a target hazard for 100% involvement. Fire Station 64 is located within this zone as well as the city's Public Works Compound and Maintenance Facility.



LOCATION FACTORS:

This area is comprised of 2.92 miles of mostly residential streets. The major roadways include Temple Drive to the west and Howell Branch Road to the north. No other special traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS:

A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

Total Properties Assessed 19
Properties Posing Above Average Risk 3



EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this Geographical Planning Zone reported for during the period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$400.00 in fire loss over the period.



CONSEQUENCE FACTORS:

The only significant unprotected property in this zone, which would pose a large loss of life, and property is the unprotected condominium complex located on Sandlewood Trail. The Sandlewood Trail Condominiums are comprised of 11 two-story, structures of ordinary construction ranging in size from 6,000 to 12,000 square feet. The complex has local alarms that are tied to the 9-1-1 system through an independent dialer system.

Also located within this zone is the Winter Park Police Department Training Facility and Weapons Range. Located at 2555 Temple Trail, the main facility is 18,950 square feet and is sprinkler protected throughout. No overnight parking of over-the-road transportation vehicles carrying hazardous materials is allowed in the city of Winter Park. There are no schools, churches, libraries, or buildings of historical value in this zone.



NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 2,945 square feet. Required fire flow for 100% involvement is 982 gpm and the available water is rated at 1,618 gpm. The largest commercial occupancy is 31,407 square feet and is not protected. Fire flow in the area is limited and is shown to be at 1503 gpm.

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Geographical Planning Zone 6421

Temple Drive East

AREA PROFILE:

This area is best described as residential in nature. In most cases, the water system is adequate to meet fire flows for the area described. Homes in the zone range in size from slightly over 1,000 to 10,000 square feet in size. There are few commercial structures or multi-family residential units located within this zone.

LOCATION FACTORS:

This area is comprised of 8.35 miles of mostly residential streets. The major roadways include Temple Drive to the west and Howell Branch Road to the north. Temple Drive has been treated with brick pavers as a traffic calming measure. No other traffic calming measures are utilized in this zone.

RISK ASSESSMENT RATINGS:

A risk assessment was completed on the commercial properties within this Geographical Planning Zone as a part of the Community Risk Assessment (CRA) program of the city. Eight specific areas of risk were assessed to determine the demand placed on fire and EMS emergency services to assist in the determination of a standard of coverage. This area of the community contained the following levels of demand.

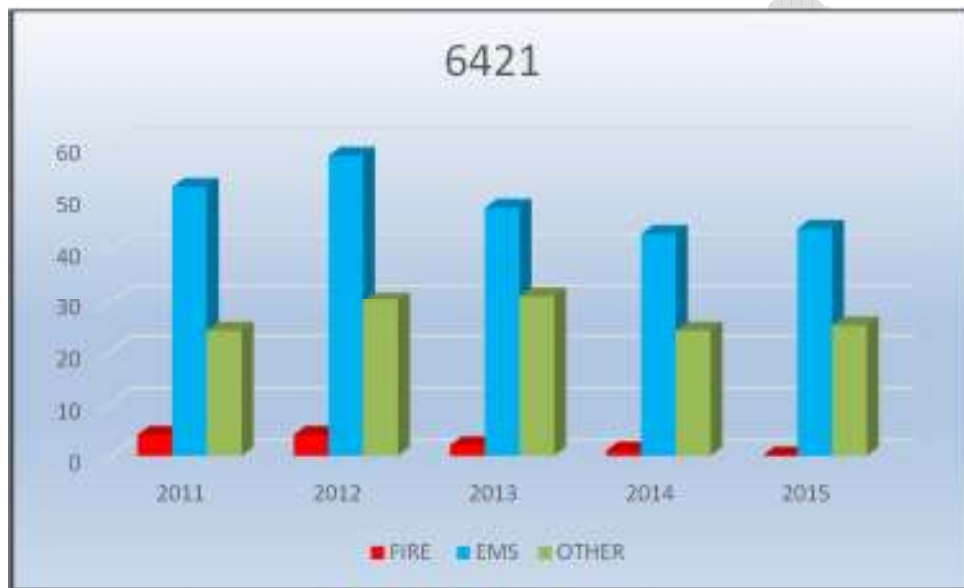


Total Properties Assessed 0
Properties Posing Above Average Risk 0



EVENT PROBABILITY and IMPACT FACTORS CY 2011-2015:

There were no major incidents of large loss of dollars and or life in this Geographical Planning Zone reported for during the period. The total number of responses for all alarms for the previous five years has been charted below. This zone generated an estimated \$4,500.00 in fire loss over the period.



CONSEQUENCE FACTORS:

There are no significant unprotected structures in this coverage area. All of the structures are residential and pose no more than an ordinary threat from fire. There are no schools, churches, libraries, or buildings of historical value in this zone. Important to the community is the Glen Haven Memorial Gardens cemetery located in this zone.

NEEDED FIRE FLOW FACTORS:

A calculation for needed fire flow on every structure was generated in the city's Fire Flow Analysis. In this zone, the largest residential dwelling is 4,869 square feet. Required fire flow for 100% involvement is 1,597 gpm and the available water is rated at 2,349 gpm. There are very few commercial structures in this zone.

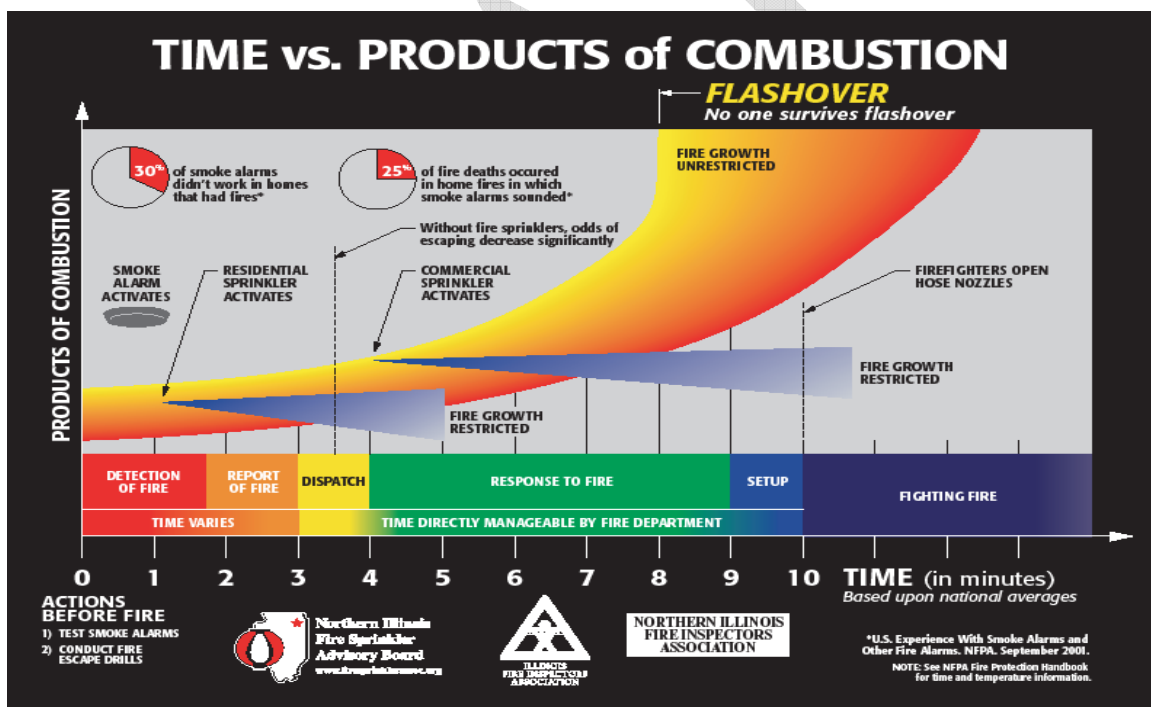


Risk Assessment

Fire Suppression Services:

Those factors impacting the ability to fight fire include the **Science of Fire** and the need for **Rapid Response** and **Adequate Personnel to Intervene** and **Affect Positive Change to Improve Outcomes**:

According to the National Fire Protection Association (NFPA), the leading cause of fires in homes and garages is cooking equipment, followed by heating equipment. Smoking materials is the leading cause of civilian fire deaths, accounting for nearly 25%. Most smoking related deaths occur with the ignition of upholstered furniture, mattresses or bedding. Nearly half of all people arrested for arson are juveniles. Cooking equipment is the leading cause of home fires and home fire injuries. Unattended cooking is the principal behavior factor. Heating equipment is the second leading cause of home fire incidents, most involving portable or space heaters. Child fire play, typically with matches or lighters accounts for one of every ten fire deaths, and accounts for the leading cause of preschooler fire deaths.”⁴ (Exhibit L)



⁴Arthur E. Cote, PE, "Section 1, Fire Protection Handbook, Eighteenth Edition, (Quincy, MA: NFPA, 1997 1-3.)



A fire within a structure has been classified into three defined growth stages. The first is the incipient phase and occurs from ignition to open flame. The second phase of fire is the free burning stage and is characterized by rapid growth and heat production. During this phase of fire growth the fire can reach the point of flashover.

Flashover is the point when the fire dramatically grows from burning the initial contents to all of the contents in the space. The final phase of the fire growth is the smoldering phase, which occurs when the available oxygen is consumed by the fire. At this stage, a rapid introduction of oxygen into the room can lead to a back draft.⁵ Flash over is likely to occur if the temperature of the upper gas layer in an enclosure reaches approximately 1,100 degrees Fahrenheit.

It has long been known that the real killer in structure fires is smoke, not the flame or heat. Smoke contains many toxic gases released as byproducts of the combustion process. Carbon monoxide is one of these gases. Test fires in furnished residential structures have demonstrated the production of carbon monoxide in measurable amounts after three and one half minutes from the ignition of the fire.

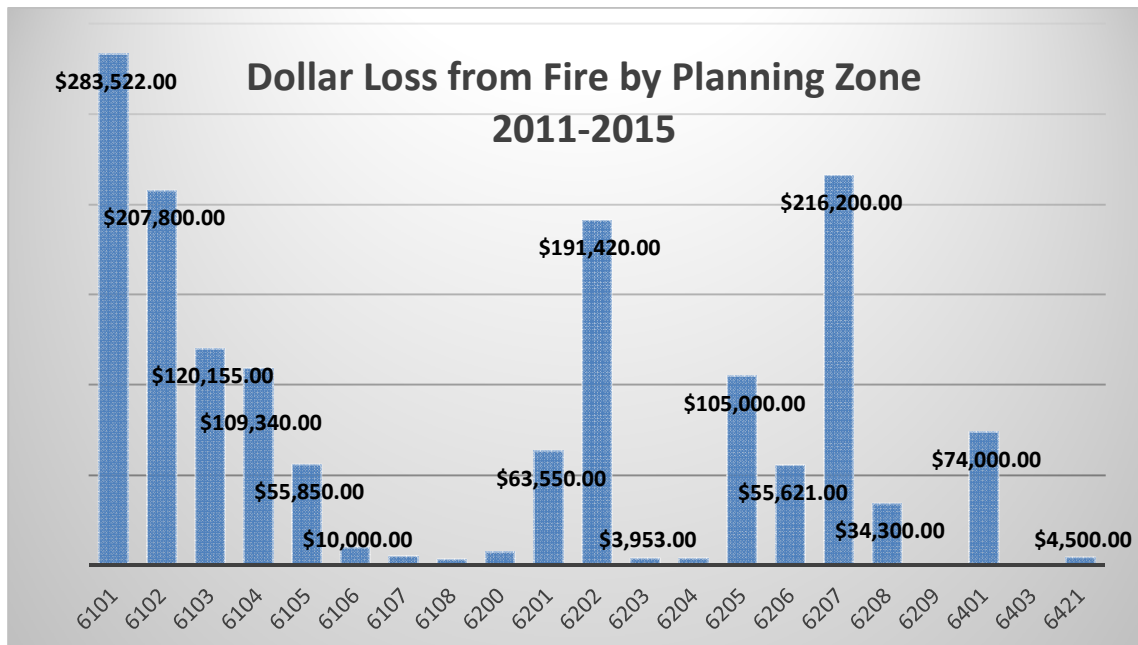
The city of Winter Park is comprised of approximately **9 square miles** and **141.29 miles of paved roadways**. The Winter Park Fire-Rescue Department provides service to the city as well as neighboring cities and surrounding areas of Orange and Seminole County.

During the last five years (2011-2015) the city of Winter Park experienced 35 damaging structural fires. The **total dollar loss** of these fires has been estimated at **\$1,555,811** which is a slight increase (7%) from the \$1,447,100 reported during previous five year period. These statistics show that while the city is experiencing fewer fire events, the cost in lost property from each continues to increase.

During a similar period of time, the National Fire Protection Association (NFPA) identified the national average for dollar loss from structural fires at \$8,936.00 per event. The city of Winter Park's average loss of \$44,451.00 during same the five-year time-period (2011-2015) while significantly higher when compared to the property values in the protection area, this suggests that while fewer structure fires have occurred, the dollar loss from these fires has continued to increase.

One could summarize that in Winter Park over the past five years the impact of increased enforcement and improved fire code application has reduced the frequency of structure fires, while the damage in dollars lost has increased. This is in large part to the decisions made to right the fire damaged properties off as total losses rather than perform a repair or reconstruction. In addition, Winter Park's residential and commercial property is valued higher than that of the national average.

⁵Arthur E. Cote, PE, "Section 1, Fire Protection Handbook, Eighteenth Edition, (Quincy, MA: NFPA, 1997 1-55.)



2011-2015 – Total Reported Dollar Loss from FIRE by Planning Zone

In Winter Park, the relationship of dollar loss from fire to the actual number of fires is deceiving. In any one year, typically one to two structure fires account for 90% - 95% of the city of Winter Park annual fire loss. The majority of structure fires in the city of Winter Park occur in single-family residential structures followed by the multifamily residential structures and then commercial structures.

The number of structure fires and the dollar loss associated from those fires are only a part of the impact from fire. Loss of life has a much greater impact. Over the past ten years the city of Winter Park has received the *Life Safety Achievement Award* from the International Association of Fire Chiefs (IAFC). This award is presented to those communities who have through their efforts experienced no fire related fatalities. According to the NFPA, 3,275 civilians died in the United States in all types fires in 2014. Nationwide, there was a fire related death every 2 hours and 41 minutes. While it may be obvious to most, the best way to survive a fire is to prevent it from starting in the first place. The NFPA continues by stating, "early detection and alarm to occupants are vital in keeping small fires from becoming big fires, as well as



reducing the risk of dying in home fires.” The NFPA continues by stating, “fire sprinkler systems could easily have controlled most of the catastrophic fires in the incipient stage.”⁶

As an urban area with over 9,226 single family/residential units and 9.3 million square feet of commercial property, the city experiences a significantly low structure fire loss. What has worked in Winter Park has been a balanced approach to fire protection through public education, early detection, and built in fire suppression. With the proven advantage of fire sprinklers, it has been proven that this technology can have a positive impact on the number of fire deaths and injuries in this country. It also appears that in the last few years, the traditional fire service has become more willing to embrace this technology.

Fire Preventions Effect on Fire in Winter Park:

The city of Winter Park enforces the 2004 Florida Fire Prevention Code, 2007 NFPA Life Safety, and the 2007 NFPA 1 Uniform Code for all structures within its corporate limits. In addition to the Life Safety Code, the city has enacted numerous ordinances further requiring the installation fire sprinklers in specific occupancies. The ordinances defines that mercantile structures of more than 5,000 square feet, structures within the city’s defined central business district of more than 3,000 square feet, and any storage structure over 2,000 square feet shall be protected with automatic fire sprinklers. In addition, Florida Statutes require any structure three stories in height or over to be sprinklered. From the inception of these ordinances, the city has enjoyed a continued below average structural fire loss figure. More importantly, no one has lost his or her life in a sprinklered occupancy in the city’s history. Current records indicate there are approximately 1,482 buildings within the city of Winter Park; of this number, there are 235 buildings, (15.8%) have built-in fire protection.

Education plays a role in the ability of our residents to recognize hazards and respond appropriately to safety concerns. Winter Park’s population falls above the average for residents with at least some college education or advanced degrees. This combination of technology, enforcement and education has served to improve the fire prevention efforts in Winter Park. The citizenry has responded by creating safer environments at home and work which has continued to reduce the overall loss from fire.

The agency provides fire suppression services from three fixed locations. The primary focus of the fire suppression service is structural protection with trained and equipped firefighters to perform both aggressive interior as well as large stream defensive and protective firefighting activities.

⁶ Kenneth J. Tremblay, “1996 Catastrophic Fire.” NFPA Journal 91/5 (September/October 1997): 46-56.



Fire suppression engine companies are staffed with a minimum of three firefighters and the agency's truck company is staffed with a minimum of four firefighters. All companies are led by a State Certified company officer. Interior attack crews are equipped with high-gallage fire attack lines so as to maximize their effect on interior fire conditions. Each fire apparatus is equipped with at least one thermal imaging camera and other special tools and training afforded all personnel in those skills required to establish an effective firefighter rapid intervention team (RIT).

All engine companies carry a minimum of 750 gallons of on-board water and 1200 feet of four inch, large diameter (LDH), supply hose. One of the agency's three Class A pumpers is equipped with a Class A Compressed Air Foam System (CAFS) while the others have Class A only foam capability. The agency does not support any wildland interface or brush fire apparatus or capability.

The following criteria were used in part to help define the **Risk Categories** for fire suppression services.

- **Low Risk** - Automobile fires, fires in detached outbuildings, rubbish or brush.
- **Medium Risk** - Single use occupancy structures with needed fire flows of up to 3,000 gpm.
- **Special Risk** – Multiple-Use occupancy structures with needed fire flows above 3,000 gpm but less than 4,500 gpm and more than three stories in height.
- **High Risk** – Typical targeted type hazards posing the highest risk to life. Multiple occupancy, high-rise, college campus, technical or high economic value to the community.

Fire Suppression Critical Tasking Analysis – Effective Response Force (ERF)

The agency responds to Low and Medium Risk structure fires with 3 Engines, 1 Truck, 1 Rescue, 1 EMS Supervisor and 1 Battalion Chief or an effective response force of 17 people. Special and High Risk events can present a greater workload than the identified and have an increased ERF of 20 responders. The assigned Incident Commander may, at their discretion, call for any additional units needed to bring more personnel and resources to the scene.

The specific response assignments are loaded into the CAD system, which is designed to deliver a response recommendation for each emergency based upon the information entered. A particular call type demands a particular assignment of resources.

Operations at emergency scenes are accomplished systematically. The success of each response is gauged on the resolution of the emergency and the safe return of each firefighter to ready status.

Tasks are assigned to both individuals and crews and are based on the knowledge, skills, abilities and resources of that particular unit. Examples of these task assignments may include:

Critical Task Assignments for **Low or Medium Risk** Fire Suppression Responses:

- Establishment of correct response assignment



- Establishment of Incident Command
- Determination of fire attack type and location
- Establishment of attack lines / water supply / back-up and exposure lines
- Performing a primary and secondary search of the structure
- Providing for 2 in 2 out crew for interior attack
- Providing for Rapid Intervention Team (RIT)
- Providing for proper ventilation of structure
- Establishment of Safety Officer / Sector

Assigning personnel to each of these tasks allows the agency to deploy the proper amount of personnel within a period of time to effect change. With the assigned personnel to structural fires (17) the agency offers the following critical task guide:

<u>Task</u>	<u>Firefighters</u>
Attack Hose Line	2
Back-Up Hose Line	2
Water Supply Support	2
Search and Rescue / Inside Truck Operations	2
Ventilation / Outside Truck Operations.....	2
RIT Team	2
Pump Operator	1
Firefighter Rehabilitation / Patient / Victim Care.....	2
Safety Officer	1
Command	1
Total Effective Response Force (ERF)	17

Critical Task Assignments for **Special or High Risk** Fire Suppression Responses:

- Establishment of correct response assignment
- Establishment of Incident Command
- Determination of fire attack type and location
- Establishment of attack lines / water supply / back-up and exposure lines
- Performing a primary and secondary search of the structure



- Providing for 2 in 2 out crew for interior attack
- Providing for Rapid Intervention Team (RIT)
- Providing for proper ventilation of structure
- Establishment of Safety Officer / Sector
- Establishment of Lobby Control
- Establishment of Large Flow Fire Lines and Water Supplies

Assigning personnel to each of these tasks allows the agency to deploy the proper amount of personnel within a period of time to effect change. With the assigned personnel to structural fires (20) the agency offers the following critical task guide:

<u>Task</u>	<u>Firefighters</u>
Attack Hose Line	2
Back-Up Hose Line	2
Water Supply Support	2
Search and Rescue / Inside Truck Operations	2
Ventilation / Outside Truck Operations.....	2
RIT Team	2
Pump Operator	1
Firefighter Rehabilitation / Patient / Victim Care.....	2
Safety Officer	1
Lobby Control (High Rise)	1
Additional Hose Lines (Large Flow Monitors).....	2
Command	1
Total Effective Response Force (ERF)	20

Emergency Medical Services:

*The **Human Factor** and Medical **Response Time***

Emergency Medical Service related incidents have benchmarks in time in which critically ill or injured patients need to be stabilized and enroute to a medical facility in order to offer them the best chance for survival. A key component must be in place for this stabilization to take place. Spontaneous circulation can cease in almost every type of medical emergency whether it is an injury or illness related problem.



Physiologically, brain death begins four (4) to six (6) minutes after the cessation of circulation. After ten (10) minutes, based on research, the survivability outcome of a patient who suffers from the loss of spontaneous circulation is considered unlikely. There is a direct impact on the survival rates of patients in cardiac arrest (ventricular fibrillation) to the promptness of CPR and the availability of advanced cardiac life support (ACLS) care.

There are other time sensitive medical incidents such as trauma, acute myocardial infarction and stroke that require treatment at a medical facility as rapidly as possible. The following are significant emergency medical services that have an impact on the quality of life in our community:

- **Aggressive CPR training** in the community and local businesses. This longstanding endeavor the Agency provides many CPR trained individuals throughout the community, neighbors, etc.
- **Staffing of all apparatus with ALS equipment** and paramedic personnel improves ALS initiation times.
- **Automatic External Defibrillator (AED)** technology intervention strategically located within the City. The training is provided by the Fire-Rescue Department. Use of AED technology shortens the time even further for cardiac arrest patients receiving advanced treatment before arrival EMS Fire Rescue units.
- **Special EMS details** at large mass gatherings to provide adequate response to critical patients when conditions are congested improves response times and increases the patients chance of survival.

The agency has adopted a more coordinated yet aggressive approach to the treatment of cardiac patients. The "Pit Crew" concept grew from the auto racing world where each first responder has an assigned task to perform and be responsible for during the patient care process. Depending on the treatment, each responder has a designated task to perform. This organized practice of emergency medicine, along with the application of more aggressive treatment protocols has led to improved patient outcomes. More patients today found in cardiac arrest are presenting at the hospital emergency department with spontaneous respirations than ever before. The pit crew concept, improved training and intense one-on-one medical direction, along with tools like the Lucas © Automated CPR device continue to drive us towards further improved patient outcomes.

The following criteria were used in part to help define the Risk Categories for emergency medical services:

- **Low Risk** - Single Patient Basic Life Support (BLS) designated incidents.
- **Medium Risk** - Single Patient Advanced Life Support (ALS) designated incidents.
- **Special Risk** – Single Patient ALS / Special Circumstances
- **High Risk** – Level 1 Mass Casualty Incident with more than Five (5) patients



Emergency Medical Critical Tasking Analysis – Effective Response Force (ERF)

The agency is the primary responder for all emergency medical incidents. The Winter Park Emergency Communications Center maintains personnel trained in medical pre-arrival instructions. The agency is licensed in the Priority Medical Dispatching system and prioritizes medical incidents accordingly. The agency does not CODE medical calls through this system, rather it uses medical typing through predetermined call types in the Computer Aided Dispatching (CAD) system. The CAD recommends a number of resources based on the call type entered by the operator.

Tasks are assigned to both individuals and crews and are based on the knowledge, skills, abilities and resources of that particular unit. Examples of these task assignments may include:

Critical Task Assignments for Low/Medium/Special/High Emergency Medical Responses:

- Establishment of correct response assignment
- Establishment of Incident Command as needed
- Determination of patient, critical, unstable, potentially stable or unstable
- Perform Primary and Secondary assessment
- Establishment of treatment modality
- Provide a minimum of 5 personnel for critical or unstable patients
- Provide on scene EMS Supervision
- Providing personal protective equipment, policies and procedures to minimize risk and reduce exposure

Tasks for **Low and Medium** Risk EMS Incidents

Firefighters

Patient Assessment/ Interview.....	1-Paramedic
Patient Care/ Airway control	1-Paramedic
Scene Control/Safety.....	1-EMT
Patient Handling and equipment.....	1-EMT
Patient Handling and information gathering.....	1-EMT

Effective Response Force (ERF) for Low and Medium Risk EMS5

Special Risk EMS Incidents

Firefighters

EMS Supervisor	1
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Effective Response Force for Special Risk EMS6

Special or High Risk EMS Incidents Firefighters

Per Patient Tasking3 Additional

Safety Officer1 Additional

Command1

Effective Response Force (ERF) for High Risk EMS17

Hazardous Materials Services:

*The **management** of **chemical** emergencies*

The agency currently has an Interlocal agreement with the City of Orlando for Special Services to respond to any moderate or significant risk hazardous materials incident in the city. The agency is also prepared to have their assets respond to these events in conjunction and cooperation with the city of Orlando assets.

The agency responds to identified minor (small) hazardous materials events with a single engine company. Significant or maximum (large) hazardous materials events can present a much greater workload and demand a more demanding response. Assets are assigned to work in concert with the Technician Level response from the city of Orlando. The assigned incident commander may, at their discretion, call for any additional units needed to bring more personnel and resources to the scene.

The specific response assignments to all events are loaded into the CAD system which is designed to deliver a response recommendation based upon the information entered.

Operations at hazardous materials scenes are accomplished slowly, methodically and systematically. The success of each event is gauged on the resolution of the emergency and the safe return of each firefighter to ready status. Specific tasks are assigned to both individuals and crews and are based on the knowledge, skills, abilities and resources of that particular unit.

Examples of these task assignments may include:

Critical Task Assignments for Low/Medium/Special/High Hazardous Materials Responses:

- Establishment of correct response assignment
- Establishment of Incident Command
- Determination of hazardous situation
- Establishment of safe zones / denial of entry
- Performing reconnaissance as necessary



- Providing for 2 in 2 out crew
- Providing for Rapid Intervention Team (RIT)
- Assisting OFD Technicians as necessary
- Establishment of Safety Officer / Sector

Assigning personnel to each of these tasks allows the agency to deploy the proper amount of personnel within a period of time to effect change. With the assigned personnel **to low, medium, special and high risk** hazardous materials incidents (14/23) the agency offers the following critical task guide:

<u>Task</u>	<u>Firefighters</u>
Attack Hose Line as Necessary	2
Back-Up Hose Line as Necessary	2
Water Supply Support	1
Scene Perimeter identification and Security (Deny Entry)	2
Decontamination Team to Assist Technicians	2
Pump Operator	1
Firefighter Rehabilitation / Patient / Victim Care	2
Safety / EMS	1
Command	1
Technician Level Response (OFD)	9
Effective Response Force (ERF)	14/23

Technician Level Hazardous Materials Deployments:

The assets defined above are supplemented by and will assist with the assets provided by the City of Orlando under a specific Interlocal Agreement stating that any needed Technician Level actions can be provided by supplemental assets from the city of Orlando. In these identified hazardous materials events, the agency's assets will serve in support positions and will work with the assets deployed by the city of Orlando Hazardous Materials Team.



Technical Rescue Services:

*Creating **safe rescue** environments*

The agency is prepared to respond to and operates rescues of a defined technical nature. These technical rescues require an expertise in both the personnel and equipment. The agency is identified as a **State of Florida Light Technical Rescue Team** (#539) and receive training and equipment to respond as a State asset. The agency staffs and equips several apparatus (Engine/Truck) with specific technical rescue tools including hydraulic as well specialized hard rescue tools.

The first unit in shall be staffed with three (3) firefighters and capable of assessing the situation to determine if a technical rescue response is required, request additional resources, control the hazards, and provide basic life support to any victim without endangering personnel. A Rescue unit will also be dispatched to all identified technical rescues along with an EMS supervisor. A total of 6 people will comprise the initial assignment to all technical rescues.

Additional assets can be secured from the city of Orlando under the previously mentioned Special Operations Agreement. Also, the agency staffs positions on Central Florida Urban Search and Rescue Task Force (4).

Assigning personnel to each of these tasks allows the agency to deploy the proper amount of personnel within a period of time to effect change.

With the assigned personnel to technical rescue events (6) the agency offers the following critical task guide:

<u>Task</u>	<u>Firefighters</u>
Patient Care / Assessment	2
Scene Assessment / Technical Rescue.....	3
Command	1
Effective Response Force (ERF) for Low and Medium Risk Tech	6

The incident commander always has the option of requesting additional resources. It is anticipated that any moderate to significant technical rescue will develop additional on-scene resources The agency will also utilize the assets afforded under the Special Operations Agreement with the city of Orlando to further build the needed on-scene resources.



<u>Task</u>	<u>Firefighters</u>
Patient Care / Assessment	2
Scene Assessment / Technical Rescue.....	3
Command	1
Initial Effective Response Force (ERF)	6
Special Operations (OFD).....	9
Effective Response Force (ERF) Special or High Risk Tech.....	15



E. Historical Perspective and Summary of System Performance

Distribution Factors:

*The **Speed** at which the **First Resources** arrive*

The *Standard of Cover* for the city of Winter Park Fire-Rescue Department has been derived from, and influenced by, two specific concepts, distribution of emergency resources and the concentration of those resources throughout the community. Distribution of response resources defines the specific geographical location for each resource. Resources change locations at any one point in time. These estimates are based upon what is considered first due or closest resources under normal response situations.

Most often fire station locations are driven by a number of factors the least of which is delivery of quality service. Stations are usually located where they are most tolerated by the residents and where the city owns land. It takes extraordinary requirements for an agency to locate a service facility exactly where it is needed. Never realized is that several blocks in either direction sometimes makes a serious change in regular response patterns and the ability to meet the SOC policy. In the case of Winter Park, the city currently operates three response facilities from which both fire and emergency medical services are delivered.

In the past twenty years, the city has worked to annex portions of the northeast residential area. A result of this annexation push is that a Fire Station once operated by Orange County Fire Rescue is now staffed and operated by the agency. This station served Winter Park residents since the signing of the Interlocal Joint-Response Agreement in 1994. In August 2000, Winter Park and Orange County continued their long-standing relationship by agreeing to transfer responsibility for operating the facility to Winter Park. A three-year transition began in August 2000 that placed a Winter Park engine company in the station on every third shift, leaving Orange County to cover the station the other two shifts. On July 1, 2001 Winter Park provided the second shift with the third coming the following year. This unique means of transitioning responsibility served to lessen the impact on each other's personnel allowing Winter Park to "gear-up" fiscally to accept the additional personnel and other related costs.

The two agencies continue to work with each other in areas of response and coverage. The transition model used in this case was unique and has served as a model for other communities faced with similar jurisdictional issues.



Concentration Factors:

Concentration of resources is the measure of how responding resources included in the balance of the first alarm assignment can arrive into a given area to mitigate the emergency within adopted benchmark performance with the defined effective response force (ERF). This defined concentration of assets allows emergency response personnel to arrive in the pre-flashover phase of a fire and to affect positive change in emergency medical calls for service or aside a patient in time to change the outcome of their medical emergency.

The concentration of emergency response units in Winter Park is a reflection of the demand for high quality service. Fire and emergency medical services are delivered from three fixed locations. Two of the three facilities, Stations 61 and 62 operate patient transport capable "Rescue" units. An additional Rescue is available at Station 62 and operates on an as needed basis, or in full-staffing situations.

The focus of providing an initial effective response force is that it will most likely stop the escalation of the emergency, be it fire or increased illness in the case of a medical emergency. Concentration of service delivery is best measured by risk/category type where higher risk areas would require second and third due units in shorter time frames than typical or low risk areas. The agency handles responses to all hazards in a similar manor.

Services concentration measures are considered in:

- % of square miles, or
- % of equally sized analysis areas, or
- % of total road miles in jurisdiction for the number of total units in the initial effective response force.

Service concentrations often pull on distribution of resources making evaluating these impacts on service delivery almost impossible. There is no one perfect solution to this complex decision. The fire chief and staff have developed what is considered to be the best placement of resources and staffing based upon what is known, what is anticipated and what is possible.

Reliability Factors:

It remains a goal of the agency to maintain, or otherwise reduce, the community's risk from peril to the lowest possible level. This goal is achieved by balancing the distribution and concentration of assets and the overall reliability of resources, both personnel and apparatus. In order to accomplish this goal, an



understanding as to what duties and assignments emergency response crews are responsible for and how they should be deployed was developed.

For firefighting, the standard factor is to measure the fire flow potential of a specific building and from that figure, the number of hose lines, apparatus and personnel necessary to mitigate a fire within the building. For Emergency Medical Services, the standard factor is to provide the medical care before permanent brain death begins.

Reliability factors of the SOC examine the agency's reliability to place those assets in place to meet the stated SOC. The SOC assesses the availability of resources, both apparatus and personnel available to respond when needed to incidents within the jurisdiction. Calculations such as asset drawdown, exhaustion and historical performance are considered.

During the past five years (2011-2015), the agency's assets (Engine, Rescue, Truck) **responded to 96.2%** of those incidents within their first due area and that at any one time, less than 1% of the incidents cause total drawdown of all agency assets.

Comparability Factors:

The community's fire and emergency services are assessed against several different industry standards. Aside from being twice Accredited by the Commission on Fire Accreditation International, the agency uses standards such as NFPA 1710 to benchmark the staffing and performance of all emergency services. Presently, the only aspect of the operation not currently meeting the NFAP 1710 standard is the minimum staffing of Engine 64. Currently only three firefighters staff this engine.

The agency also participates in the Florida Benchmarking Consortium (FBC). The FBC monitors many of the local governments throughout Florida reporting on all aspects of government performance. Winter Park was a charter member of the FBC and assisted with the development of both the fire and EMS baselines currently used to benchmark communities against each other.

The **Insurance Services Office (ISO)** rates the fire protection provided by the city of Winter Park. During its' last evaluation in 2013, the city was awarded a **Fire Suppression Rating of 1**. This rating was an improvement from the previous rating of 2 which had been in place since 2006. The ISO rates more than 40,000 fire departments across America with this 1-10 rating schedule (1 being the best) and as of December 2015 has awarded only 125 Class 1 ratings to these high performing communities.



F. Performance Objectives and Measurement

Performance Objectives – Benchmarks:

The agency's Community Risk Assessment and Standard of Cover document is comprehensive and contained all necessary data by which to validate the performance of each program. The following **Benchmark and Baseline** measurements are reflective of the statements made in the eighth edition of the Fire and Emergency Services Self-Assessment Manual (FESSAM) produced by the Commission on Fire Accreditation International. Winter Park's entire service area is considered to be **URBAN** as described on page 71 of CFAI's 8th edition FESSAM.

The following time and performance objectives for emergency response have been reviewed and adopted by the fire department with acceptance by the Winter Park Civil Service Board, City Commission and City Manager and are stated for the service years 2011-2015.

Cascade of Events:

In any emergency time is an issue. The longer it takes to get trained assistance to the scene the less likely it is that a positive outcome is going to be achieved. Each event carries its' own timelines.

Each event begins with a change in what is considered normal. At the point in time when the event initiates the clock or cascade of events begins until the state of normal is returned. In order to get the needed assets to the emergency in time to make a positive impact those assets need to be properly distributed as well as concentrated within the community. Enough assets, including emergency communications operators, are needed to handle the volume of alarms. Each time stamp included in the cascade of events allows the agency the opportunity to assess and benchmark its performance. Most data points within the cascade are monitored within the CAD system. While human intervention is required for all hard data calculations, the data that is collected can be considered accurate and valid. The following sections assess each hard data point monitored on the cascade of events.

Alarm Handling Performance:

Alarm Handling Time is a part of the Total Response Time measurement and is tracked within the Computer Aided Dispatching (CAD) software. All time measurements are digitally added to the CAD by human action and are directed by the emergency communications operators at the time of the event.



The agency has established the alarm handling benchmark at 60 seconds for 90% of all alarms. To assess current performance an alarm handling baseline performance measurement is assessed on a quarterly basis.

The following represents the agency's baseline performance for alarm handling time for the period (2011-2015):

Fire - :55 seconds

EMS - :54 seconds

Technical Rescue - :50 seconds

Hazardous Materials - :57 seconds

The data indicates measurable continuous improvement in the alarm handling time over the past five years with overall performance in this measure being consistent.

Firefighter Turnout Time Performance:

The agency has an established the turnout time benchmark for all EMS responses at 60 seconds and 120 seconds for fire, Haz-mat or technical rescue responses. The performance for all objectives is measured at 90%.



"Turn-Out timers" are installed in each apparatus bay to remind responders of their performance.

The following represents the agency's baseline performance for turn-out time for the period (2011-2015):

Fire – 1:14

EMS - :58

Technical Rescue – 1:30

Hazardous Materials – 1:13

Within the current system of assessment the tracking turnout time is inherently difficult. Turnout time is measured in the CAD and is time stamped by human interaction caused by the input from the communications operators. Time stamps are entered at the time the incident is dispatched and when the unit verbally denotes it is responding. This action happens at different intervals depending on individual stations and units therefore the accuracy of the turnout time calculation as it stands alone is not consistent.



After determining the ability to assess the available data from the current CAD related specifically to turn out times, a report was created representing these times. The agency's data reflected the stated baseline at the 90% performance measurement.

Fire Suppression Services Program Benchmarks:

For 90% of all **low and medium risk** structure fire responses the first assigned apparatus shall arrive within 7 minutes 20 seconds (7:20), total response time.

The first arriving engine company shall be capable of pumping 1500 gallons of water per minute and shall be staffed with a minimum of three (3) personnel capable of establishing command and a defensive, or initiating a transitional, fire attack operation as outlined in Standard Operating Guideline 210.03.03.

The balance of the first alarm assignment containing an effective response force (ERF) of 17 personnel will arrive within 12 minutes 20 seconds (12:20), total response time.

The ERF assignment shall be capable of assuming command, initiating an uninterrupted water supply, advancing of multiple fire attack and back-up lines designed to complete safe and effective fire control, ventilation, forcible entry, victim search & rescue and control of utilities. The effective response force will be able to control the progress of the fire, holding fire damage to the areas discovered upon their arrival, 90% of the time.

For 90% of all **special and high risk** structure fires, an effective response force of 20 personnel shall arrive within 15 minutes (15:00) total response time.

The ERF assignment for a special and high risk assignment shall be capable of assuming command, initiating an uninterrupted water supply, advancing of multiple fire attack lines and back-up lines, ground and aerial master stream operations, ventilation, forcible entry, victim search & rescue and control of utilities.

Emergency Medical Services Program Benchmarks:

For 90% of all **low and medium risk** EMS incidents, the first assigned unit shall arrive within 7 minutes (7:00), total response time. The balance of the assignment containing an effective response force of 5 personnel will arrive within 12 minutes (12:00), total response time.

The first arriving unit will be staffed with a minimum of two (2) personnel, one being a paramedic, and be capable of providing advanced life support. For **special risk** EMS events an EMS Supervisor is added to the ERF to assume command of the event and manage overall patient care. Once a medical scene has been identified as **high risk** (Level 1 Mass Casualty Incident (MCI) with five or more patients) additional resources will be requested. It is anticipated that in cases where a



witnessed cardiac arrest has occurred and by-stander CPR is initiated that 30% of patients receiving ALS care will experience a return of spontaneous circulation (ROSC) and will ultimately be released from hospital care.

Technical Rescue Services Benchmarks:

For 90% of all **low and medium risk** technical rescue incidents the first assigned unit shall arrive within 7 minutes 20 seconds (7:20) total response time. The first assigned unit shall be staffed with a minimum of three (3) firefighters who are capable of assessing the situation to determine if a technical rescue response is required, request any additional resources, control the hazards, and provide advanced life support to any victim without endangering personnel.

For 90% of all technical rescues deemed **special or high risk** an effective response force of fourteen (14) personnel shall arrive within 12 minutes 20 seconds (12:20) total response time and be capable of providing technical expertise, knowledge, skills and abilities during technical rescue incidents.

Hazardous Materials Services Program Benchmarks:

For 90% of all **low and medium risk** hazardous materials incidents, the first assigned unit shall arrive within 7 minutes and 20 seconds (7:20) total response time.

The first assigned unit shall be staffed with three (3) firefighters and capable of assessing the situation to determine the presence of a potential hazardous material/explosive device; determine the need for additional resources, estimate the potential harm without intervention (utilizing resources such as ERG, FOG, etc.) and begin establishing a hot, warm and cold zone.

For 90% of all **special and high risk** hazardous materials events an effective response force of fourteen (14) personnel shall arrive within 10 minutes 30 seconds (10:30) total response time and be capable of providing the equipment, technical expertise, knowledge, skills and abilities to mitigate a hazardous materials incident. Additional resources will be requested as necessary.



Performance Objectives – Baselines

Baseline performance measures have been established for each area of operation. Baselines represent the current performance of the agency measured at a specific percentage. Measurements are based on both concentration and distribution of resources in all categories.

All Baseline statements are based on what is referred to as Total Response Time for Priority One (1) type incidents⁷. This time reflects the Total time taken from the call receipt at the 9-1-1 center to the arrival of the first agency unit responding emergency (lights & siren) throughout the event. While all aspects of the response time continuum are assessed, alarm handling time and turnout time are included in this Total Response Time measurement. The agency uses the baseline of 90% performance measure as directed by the eight edition of the FESSAM.

Fire Suppression Services Program Baselines:

The following represents the agency's **baseline** performance for the period from 2011-2015:

For 90% of all reported **low and medium** risk fire responses the first assigned unit arrived within 7 minutes and 40 seconds (7:40) total response time and was capable of pumping 1500 gallons of water per minute, and was staffed with a minimum of three (3) personnel capable of establishing a defensive or an initial transitional fire attack operation until "two in-two out" status was initiated. The only exception to this operation is outlined in Standard Operating Guideline 210.03.03 (Exhibit) when a confirmed threat to life exists.

An effective response force (ERF) of 17 personnel arrived within 9 minutes 6 seconds (9:06) total response time and was capable of establishing or assuming command, initiating an uninterrupted water supply, advancing a fire attack, back-up, and exposure line, completing the tactical application of a transitional fire attack, performing forcible entry as needed, securing utilities, performing victim search and rescue; and completing fire building ventilation. The ERF held fire damage to the area of identified fire involvement upon their arrival 98% of the time.

For 90% of all **special and high** risk fires the effective response force of 20 personnel would arrive within 20 minutes 0 seconds (20:00) total response time and be capable of establishing command, initiating an uninterrupted water supply, advancing an attack and back-up line for safe

⁷ Priority One (1) alarms are those where units are dispatched to respond in an emergency mode (lights/siren) and arrive in the same mode. Units downgraded or cancelled to an incident are not counted in the ERF demand.



fire control, forcible entry, utility and lobby control, victim search & rescue and ventilation. At no time during the period was this ERF established by the agency.

Emergency Medical Services Program Baselines:

The following represents the agency's **baseline** performance for the period from 2011-2015:

For 90% of all **low and medium** risk EMS incidents the first assigned unit arrived within 7 minutes and 19 seconds (7:19) total response time. The first arriving unit was staffed with a minimum of two (2) personnel, one being a paramedic, and was capable of providing advanced life support and patient transport.

The balance of the ERF totaled five (5) personnel with at least one being a paramedic and was capable of assisting in providing advanced life support within 7 minutes and 22 seconds (7:22) total response time. In cases where the patient or scene is considered **special** the EMS Supervisor arrived within 7 minutes and 18 seconds (7:18) total response time. In those instances where a medical scene was identified as **high** risk (Level 1 Mass Casualty Incident (MCI) with five or more patients) additional resources were requested.

In cases where a witnessed cardiac arrest occurred and by-stander CPR was initiated, 37% of patients receiving advanced life support care experience a return of spontaneous circulation (ROSC) and were ultimately be released from hospital care. Based on the current EMS service delivery and response types, the agency does not have further concentration baseline measurements for EMS response.

Technical Rescue Services Baselines:

The following represents the agency's **baseline** performance for the period from 2011-2015:

For 90% of all **low or medium** technical rescue incidents the first unit arrived within 7 minutes and 44 seconds (7:44) total response time. The first arriving unit was staffed with three (3) firefighters and was capable of assessing the situation to determine if a special or high risk technical rescue response was required, control the hazards, and provide advanced life support to any victim without further endangering personnel.

For 90% of all incidents requiring the **special or high** risk technical rescue of a victim within an effective response force of fourteen (14) personnel with LTRT capabilities arrived within 8 minutes and 33 seconds (8:33) total response time. The LTRT is capable of providing technical expertise, knowledge, skills and abilities during technical rescue incidents.



Hazardous Materials Services Program Baselines:

The following represents the agency's **baseline** performance for the period from 2011-2015:

For 90% of all **low and medium** risk hazardous materials incidents the first arriving unit arrived within 7 minutes and 44 seconds (7:44) total response time. The first arriving unit was staffed with three (3) firefighters and capable of assessing the situation to determine the presence of a potential hazardous material/explosive device; determine the need for additional resources, estimate the potential harm without intervention (utilizing resources such as ERG, FOG, etc.) and begin establishing a hot, warm and cold zone.

The effective response force of 14 personnel arrived within 8 minutes 33 seconds (8:33) total response time and was capable of providing the equipment, technical expertise, knowledge, skills and abilities in order to fully mitigate the hazardous materials incident.

For 90% of all **special and high** risk hazardous materials incidents the agency exercises the Interlocal agreement with the city of Orlando Fire Department who provide technician level response capabilities an effective response force of 9 additional personnel who arrive within 20 minutes (20:00) total response time.

G. Compliance Methodology

This component describes the methodology that is being used by the agency to maintain the many facets of the SOC process. Each component includes determinations with compliance with the performance objectives and measurements previously established. The methodology used by the agency not only meets the compliance measures for the adopted SOC, but meet those established by the CFAI in the eighth edition of the FESSAM. Having a consistent and easily managed compliance method is extremely important. To maintain the community's confidence in the SOC system the methods used to ensure its compliance are critically important.

Compliance Team / Responsibility:

Since the first edition of the agency's SOC, the development and primary responsibility for compliance has been placed with the fire chief. Originally housed in the Operations Division, the agency's second edition SOC moved in importance to the highest level of the agency.

With assistance from Operations Division, the fire chief maintains and reports the agency's compliance to the budget and performance measurement manager, city manager and city commission. The importance of the SOC demands that in the case of Winter Park, the fire chief maintain personal interaction with the direct development and maintenance of the SOC. At present, the fire chief serves as a CFAI Peer Assessor



as well and due to its importance to the overall agency performance is ultimately responsible for the compliance of the SOC.

Others who contribute to the SOC compliance process include the city's Graphical Information Systems GIS technician as well as the Information Technology staff. In addition, the accreditation manager reviews those items related to the SOC and those related FESSAM Performance Indicators.

Performance Evaluation and Compliance Strategy:

During the development and updating of the SOC, the agency assessed the community's risk and applied that to the baseline services currently being provided to the community. The performance measurements contained in the SOC include alarm handling, turnout, and travel culminating in what is commonly referred to as the total response time.

The agency's CAD system initiates all responses. The CAD time stamps all aspects of the alarm but currently includes human intervention. Each action to time stamp a place in time related to the event causes a reaction in that the operator or the company officer must first voice the communications operator and then the operator must interact with the CAD system manually moving the unit from one point on the response continuum to another. Loaded data in the CAD is secured and not available for adjustment. Once the CAD has completed the alarm and a report number is issued, the CAD electronically forwards the response data for the alarm to the agency's records management system (RMS). Currently the agency utilizes the Firehouse[®] RMS to store all response data related to all responses. An additional records management software package is used to record and manage all patient medical information.

Once the data is loaded into the Firehouse[®] RMS system the SOC compliance team downloads the data into a data analysis program called NFIRS 5 Alive. This software has the capability to analyze all the response data to determine baseline performance with all aspects of the SOC. Reports are generated and analyzed by the agency with recommendations made to the City Commission.

One area of performance identified for improvement is the reliability of the data related to personnel turnout time. Currently the time, while logged in the CAD, has been identified as being "weak" at best because of the human interaction required from the responders who must verbally notify the dispatchers to move the unit in the CAD from "dispatched" to "enroute". While the agency is confident with the reliability of the total response time measurement included in the SOC, the agency has identified the area of turnout time as one which can be improved upon. In addition, reports from the SOC compliance analysis has identified that the time of day of the alarm has an impact on performance.



The agency has installed turnout time clocks in each apparatus bay which trigger once the individual fire station is alerted. The clock acts as a visual reminder that time is important and it gives the company officer an idea how his companies are performing in this area of the SOC.

Compliance Verification Reporting:

To assure overall system compliance, several verification reports are generated on a monthly and quarterly basis. The risk assessment component is continuously updated with information from both the fire marshal's office and those operations crews assigned to assess properties. The Standards of Cover performance measurements are included in the city's strategic plan reports as well what is commonly referred to as the *Strategic Road Map*.

Data used to verify the agency's SOC performance is generated by the city's Computer Aided Dispatching software (CAD), the Firehouse ® software records management system (RMS) and the *NFIRS 5 Alive* software. Reports are developed and reviewed for compliance with the baseline measurements.

Constant Improvement Strategy:

The city of Winter Park has a fully developed strategic planning process which includes the components of the Fire Rescue Department's Standards of Cover. The performance measurements stated in the SOC are reported on each quarter in the city's report to commission referred to as the *Strategic Road Map*.

The measurements of the SOC are included in the city's annual budget and are also included in the Fire Rescue Department's annual budget proposal. This inclusion in both the city's and the fire department's annual strategic plan forces the SOC to be assessed and improved upon regularly. Baselines are routinely assessed with performance headed towards the established benchmarks.

It remains imperative that the agency continues to assess the abilities of all assets to ensure the performance measurements anticipated by the community are met. While continued improvements are anticipated, most of the agency's response activity is fairly stagnant. The continued improvements in total response time noted for all alarms during the five-year period were a result of the increased efforts to improve both alarm handling and turnout times.



H. Conclusion and Recommendations

This component of the SOC provides a summary of the overall system performance, determinations, and conclusions derived from the entire process. Every aspect of the community's risk and the operations of the agency's performance is measured creating the list of recommendations included in this section. These recommendations are considered in the agency's strategic plan.

Evaluation Methodology and Determinations

Evaluation Methodology:

The agency originally developed a methodology to assess its performance in 1999. Until that time response and service performance expectations were based on a very reactionary formula. Concerned about ISO ratings and simply having the attitude of "doing the best we can do" was accepted. With the adoption of the community's first SOC, the attitude changed to we can always do better. To evaluate the overall performance of the agency structured strategic planning has taken place since 1999. At that time, each component of performance is assessed, presented and eventually adopted by the community. Four separate levels of review take place to assess the overall agency performance which lead to a final decision on the SOC. These levels of evaluation include:

1. Technical
2. Operational
3. Financial
4. Policy

Technical Review – This level includes data collection to establish baseline points and the assessment of the current level of ability to collect and analyze the needed data. This level includes various methods of analysis which include the who, what, where, when and why of the agency.

Operational Review – This level includes a review of all aspects of the operation. Areas analyzed include safety, support, impact on other operations, training and assurance of maintaining a balance of service to all operations. Areas evaluated included communications and dispatch operations, fire, EMS, hazardous materials and technical rescue capabilities.

Financial Review – The agency's ability to financially sustain the anticipated demands of providing the levels of service identified in the SOC and Strategic Plan are assessed.



Policy Review – The levels of service provided by the agency are assessed against the community’s strategic plan and city’s Comprehensive Plan. The SOC is first presented to the city’s Civil Service Board for review and adoption, then to the City Commission for final adjustment and adoption. Areas of concern are presented and offered with recommendations for changes to the operation.

A final decision is made based on these four key levels of evaluation. The City Commission has the final opportunity to adjust and recommend changes. The resulting methodology for the development of the SOC allows the community to “buy” a level of service. This level of assessment and education makes these decisions more based on fact than on the ideas of the past, emotion, or any other personal instinct.

Program Performance Evaluation:

To assure compliance with the adopted Standards of Cover it is critical to examine the performance of all aspects of the operation. For the purposes of evaluating and establishing baseline and benchmark performance, the agency measures 90% of the events in each service program. The following data charts depict performance over the previous five years in each program. These measurements are maintained on a quarterly basis and become part of the city’s performance measuring and strategic planning processes.

WINTER PARK FIRE RESCUE
COMMUNITY RISK ASSESSMENT / STANDARD OF COVER – Fourth Edition



Baseline Measurement (FIRE) @ 90%		Benchmark Goal	Performance Gap	90% 2011-2015	2015 (8)	2014 (11)	2013 (10)	2012 (7)	2011 (3)
Alarm Handling Time	Pick-up to Dispatch (seconds)	:60	:05	:55	:49	:55	:54	:47	:65
Turnout Time	Priority One Calls	1:20	:06	1:14	1:11	1:11	:58	:53	2:07
Travel Time	1st Assigned Unit Distribution	5:00	-1:18	6:18	5:52	6:30	7:33	4:09	5:55
	Effective Response Force (17) Concentration*	10:00	3:03	6:57	6:27	5:33	6:09	5:43	8:38
Total Response Time	1st Unit On Scene Distribution	7:20	:-20	7:40	7:52	7:35	7:56	7:38	8:25
	Effective Response Force (17) Concentration*	12:20	3:14	9:06	8:27	9:41	8:01	9:53	11:33

**Effective Response Force (ERF) represents data for Low, Moderate or Significant FIRE Responses (17 Personnel)*

Baseline Measurement (EMS) @ 90%		Benchmark Goal	Performance Gap	90% 2011-2015	2015 (2497)	2014 (2856)	2013 (2950)	2012 (2973)	2011 (2671)
Alarm Handling Time	Pick-up to Dispatch (seconds)	:60	+:06	:54	:56	:54	:54	:60	:65
Turnout Time	Priority One Calls	:60	+:02	:58	:58	1:14	:58	1:14	2:07
Travel Time	1st Unit Distribution	5:00	:-19	5:19	5:14	5:19	5:49	4:07	5:55
	Effective Response Force (5) *Concentration	10:00	+4:30	5:30	5:25	5:32	6:01	5:54	8:38
Total Response Time	First Unit On Scene Distribution	7:00	:-19	7:19	7:24	7:13	7:13	7:24	8:25
	Effective Response Force (5) *Concentration	12:00	+4:38	7:22	8:09	7:40	7:55	9:38	11:33

**Effective Response Force (ERF) represents data for Low and Moderate EMS Responses (5 Personnel)*

WINTER PARK FIRE RESCUE
COMMUNITY RISK ASSESSMENT / STANDARD OF COVER – Fourth Edition



Baseline Measurement (Tech Rescue) @ 90%		Benchmark Goal	Performance Gap	90% Performance	2015 (0)	2014 (5)	2013 (2)	2012 (2)	2011 (2)
Alarm Handling Time	Pick-up to Dispatch (seconds)	:60	:10	:50	–	:48	:51	:47	:65
Turnout Time	Priority One Calls	1:20	–:10	1:30	–	:59	:52	:53	2:07
Travel Time	1st Unit Distribution	5:00	–1:10	6:10	–	6:31	5:50	4:09	5:08
	Effective Response Force (14) *Concentration	10:00	+4:10	5:50	–	–	6:28	5:43	5:28
Total Response Time	Total Response Time 1st Unit On Scene Distribution	7:20	–:10	7:30	–	–	6:57	7:38	8:30
	Effective Response Force (14) *Concentration	12:20	+3:30	8:50	–	–	8:20	9:53	8:50

**Effective Response Force (ERF) represents data for Moderate Technical Rescue Responses (14 Personnel)*

Baseline Measurement (Hazardous Materials) @ 90%		Benchmark	Performance Gap	90% Performance	2015 (27)	2014 (16)	2013 (37)	2012 (17)	2011 (25)
Alarm Handling Time	Pick-up to Dispatch (seconds)	:60	+ :03	:57	:59	:57	:55	:47	:65
Turnout Time	All Priority One Calls	1:20	+ :07	1:13	:50	1:06	:55	:53	2:07
Travel Time	First Assigned Unit Distribution	5:00	– :37	5:37	5:25	6:46	7:04	4:09	5:08
	Effective Response Force *Concentration	10:00	+3:37	6:23	6:49	5:43	6:56	5:43	5:28
Total Response Time	First Unit On Scene Distribution	7:20	– :24	7:44	7:54	8:42	7:28	7:38	8:30
	Effective Response Force *Concentration	12:20	+3:47	8:33	8:41	7:50	8:46	9:53	8:50

**Effective Response Force (ERF) represents data for Low and Moderate HM Responses (14 Personnel)*



Reliability – Unit Performance:

One key to assuring that the community standard for service is met is to regularly assess the reliability for each of these services. Therefore to know the reliability of each type of unit in each zone is rather critical to meeting goals.

During the review period (2011-2015) the overall performance reliability (where the assigned first due unit responded to incidents in their assigned first-due area was 96.2%. This suggests that a vast majority of incidents are handled by the closest units and that in each GPZ, the event receives the closest assets. This calculation also takes into account the assets available through the agency's current Inter-local agreements. While the agency meets the baseline SOC statements without considering the assets of any other agency, those assets are regularly included in meeting the effective response force for particular types of responses.

Performance Determinations:

This section includes a summary of any identified gaps between the agency's performance baselines and those defined industry benchmarks noted by in the eight edition of the FESSAM (p.71). Causal factors based on community or regional conditions as well as other determining factors that may contribute to the performance gaps are noted with their impact and magnitude explained.

Alarm Handling Time – Those noted deviations are less than 5 seconds over the period. The agency considers this an acceptable standard deviation and can be attributed to the data gathering processes and human intervention. No noted changes are anticipated in this alarm handling systems.

Turn Out Time - The agency continues to struggle with the capturing of accurate data in this area. The CAD does log this time period and a calculation is attainable, however the accuracy of this data is low because of the continued human intervention required with the dispatch operators and the field crews. It was determined through evaluation and personal assessment that many times the verbal commands of the crews are not immediately noted in the CAD. This is a point of improvement explained in more detail in the Conclusions section of the SOC. The agency notes a deviation of more than 1:00 in calculated turnout time.

Fire, EMS, Technical Rescue and Hazardous Materials Distribution and Concentration Calculations identified gaps between current performance baselines and stated benchmarks which include:

- FIRE - Distribution < 1:18 in 2011-2015 in travel time from the benchmark. The data showed some vacillation in years 2013 (7:33) to an improved 5:52 in 2015. The agency



has thoughts as to why this improvement was seen, but is clearly attempting to discover the reason for this change and to see it become a trend.

- FIRE - Concentration > 3:14 from the benchmark for the period 2011-2015. We again have seen an overall improvement in times from 2011 (11:33) to (8:27) in 2015.

Conclusions

The city of Winter Park and its Fire Rescue Department have completed the fourth such comprehensive assessment of community risk review yielding an adopted Standards of Cover. Since 2001, the Fire Rescue Department has been recognized for its' performance and professionalism by the Commission on Fire Accreditation International by maintaining International Accreditation. This document reflects the agency's most recent effort in documenting performance of both emergency and non-emergency services and compares the agency's baseline performance to that stated in the eighth edition of the *Fire and Emergency Services Self-Assessment Manual* (FESSAM) and the fifth edition of the CFAI *Standards of Cover Manual*.

Winter Park Fire Rescue has continued to assess and evaluate the communities risk to both fire and non-fire risk through the application of a comprehensive and organized assessment. Surveys are performed on each property including needed fire flow calculations. Risks are identified and ranked from low to significant with those rankings placed into the city's GIS mapping system to allow the agency to better visualize the community-wide levels of risk. This assessment of risk has allowed agency leadership to best prepare for what it may face on not only a regular basis, but when the once in a life time event occurs at a significant property.

To respond to each of these identified risks the agency has conducted examinations which have yielded those critical tasks needed to be accomplished to stop the loss, treat the patient or otherwise change the outcomes of an event. Each event has a generated list of critical tasks which are based not only on the past performance of the agency, but on the performance of similar agencies throughout the world.

Each type of event with the established critical tasking created an expected performance measurement. Each measurement was assessed and the agency's performance baselines were compared to the benchmark's in the FESSAM.

It was evident that the data supported that one of the agency's strengths is that it has continued to improve on the total response time gap between the stated baseline measurements for all types of responses and the adopted benchmark. An identified weakness was that the agency did not exceed the projected benchmarks in all areas. This demonstrated that when compared to the CFAI/NFPA total



response time measures, the agency appears to have the correct amount of assets deployed and does not have excessive resources in any one area of the operation.

The measurements found in the SOC also identified several positive attributes of the agency. Winter Park identified that our communications center regularly processes 9-1-1 calls and dispatches fire units within 60 seconds 90% of the time. This measurement ensures that those in most need for assistance are not delayed by phone transfers and other technology delays found in most fire and EMS agencies who receive their dispatch services from other agencies.

The most noted weakness in the evaluation process was the data points used to assess personnel turnout time. While accurately recorded, the time stamps from the individual units are voiced to the communications center and then manually loaded into the CAD. This “human intervention” required in the time stamping process is a known weakness in the overall accuracy of this individual time interval. While an opportunity was determined to improve the accuracy of the time stamp made for turnout time, overall, the accuracy of these time stamps for the total response time assessment was found to be more than accurate.

While continued funding of all agency services is always in question, no specific threats were identified that would impact the ability to continue to meet or exceed the CFAI baseline measurements for the SOC.

The process of conducting a comprehensive risk assessment which yielded the defined standard of cover baselines has served the agency well over the past fifteen years. Applying the new measurements found in the two defining publications of the CFAI continue to set the bar for performance. Adopting a set plan for the monitoring and maintenance of the risk assessment is a vast improvement and needed to be addressed. The plan explained in this SOC for maintaining the components of the risk assessment should be evaluated after several cycles to assure the plan is effective.

Recommendations

At the conclusion of fourth such comprehensive review of the city of Winter Park’s community risk and the services provided by the fire rescue department the following recommendations are appropriately included in this *Standard of Cover* document. It is evident through the noted continued improvements in service provided by the agency that the SOC and accompanying International Accreditation process has been woven into the fabric of the organization. Improved levels of service and in most notably in response time, demands that the administration of the fire rescue department present for adoption this edition of the agency’s *Standards of Cover* with the following recommendations for continued improvement:



- Further work should be accomplished to incorporate the CAD into the internal fire station alerting system. While Alarm Handling Time continues to be consistent at below 60 seconds for all alarms, the Turn Out Time remains a challenge. The CAD product should be further incorporated into the alerting system so that the time wasted between CAD entry and radio alerting can be gained.
- The agency should incorporate in-vehicle status updating through the uses of the existing CAD and in-vehicle computers. This would allow for more accurate capturing of turnout time and arrival times for all assets. This remains a recommendation from previous SOC documents and should be given a trial period to compare data sets.
- The agency should initiate a discussion with the community to re-set the Benchmark performance measurements for those areas where the Baseline Performance has been shown to be exceeding the Benchmark.
- A formal agency SOG should be drafted which explains in detail the SOC and risk assessment process.



I. Glossary, Exhibits, and Attachments

Glossary of Terms

Advanced Life Support (ALS) – A sophisticated level of pre-hospital care that builds life support procedures and includes the use of invasive techniques such as advanced airway management, cardiac monitoring and defibrillation, intravenous therapy and the administration of specified medications. All emergency response units operated by the agency are ALS licensed and capable.

Alarm (Call) Handling Time – The time interval from the time an emergency call is received in the 9-1-1 center until the alarm is transmitted to the fire / ems units in the field.

Asset – A collective description of any equipment operated by the agency. An asset is normally able to respond to an emergency or fill a particular need.

Authority Having Jurisdiction (AHJ) – An acronym used for the Authority Having Jurisdiction. In the case of Winter Park, the Fire Chief is the AHJ for the application of the Civil Service Code and other city laws and ordinances.

Automatic Aid (AA) – Involves the immediate response of non-agency units to an event within another jurisdiction. Automatic Aid is best defined by stating that the protection offered is “boarder-less” in nature with the closest possible unit dispatched to any incident.

Baseline Measurement – The measurement of current performance in the organization. An initial set of critical observations or data used for comparison or to establish a control point for assessment. The activities which are currently in place to achieve the goals of the organization.

Basic Life Support (BLS) – A primary level of pre-hospital care which includes the recognition of life threatening conditions and the application of simple emergency procedures. The agency does not operate any strictly BLS units.

Chief Fire Officer (CFO) – An individual designated by the Center for Public Safety Excellence as a having met the requirements for designation as a Chief Fire Officer.

Critical Tasking – A collective review of a particular activity with the emphasis on how many personnel are required to perform any one critical task on an emergency scene.

Commission on the Accreditation of Ambulance Services (CAAS) – An independent accrediting body who offers an accreditation process for the operations of ambulance services.

Commission on Fire Accreditation International (CFAI) - The Commission on Fire Accreditation International (CFAI) is the governing body for the accreditation of fire agencies. CFAI is committed to



assisting and improving fire and emergency service agencies around the world in achieving organizational and professional excellence through its strategic self-assessment model and accreditation process.

Community Risk Assessment (CRA) – A comprehensive process of community review which combines an assessment of community-wide risk for both fire and non-fire related events.

Concentration Factor – As used in the agency's Standards of Cover (SOC) that factor used to assess the arrival of the balance of the first alarm assignment or the effective response force dispatched to an event. This factor describes where assets are concentrated throughout the jurisdiction. It is the "power" factor used to determine how fast enough assets arrive to any one type of event to meet the needed effective response force.

Distribution Factor – As used in the agency's Standards of Cover (SOC) that factor used to assess the arrival of the first units dispatched to an event. This factor describes where assets are distributed throughout the jurisdiction. It is the "speed" factor used to determine how fast assets arrive to any one type of event.

Drawdown Level – Represents the level of assets the agency will not drop below when asked for automatic or mutual aid from an authorized agency.

Effective Response Force (ERF) – The minimum level of staffing identified by the agency as that being needed to complete the critical tasking for any one particular type of emergency. The ERF is anticipated to arrive with the defined Distribution Factor time benchmark.

Emergency Operations Center (EOC) – A central location to coordinate all aspects of an emergency. The agency operates the city's EOC otherwise known as the Sandbox at Fire Rescue Headquarters.

Fire and Emergency Services Self-Assessment Manual (FESSAM) – A manual produced by the Commission on Fire Accreditation International which describes the self and peer assessment process for those agencies seeking accreditation. The agency applied those processes found in the eight edition of the FESSAM for this edition of the city's standards of cover.

Geographical Planning Zone (GPZ) – A defined geographical area of response based upon the concentration of assets throughout the region.

First Due – A geographical area of service in the community defined as that area of response for the closest fire asset. Basically, it is that area where a particular fire asset can arrive before any other.

Geographical Information Systems (GIS) – A collection of computer-based software used to collect data on events and assets and viewing them on an geographical view platform. The agency utilizes the ESRI software Arcview®.



Insurance Services Office (ISO) – A national organization that evaluates public fire protection and provides rating information to insurance companies. Insurers use this rating to evaluate basic premiums for fire insurance.

National Fire Incident Reporting System (NFIRS) – A unified reporting system for all organized fire departments in the United States operated by the United States Fire Administration. The department is a reporting agency to both the State of Florida and the USFA and uses the Firehouse® software for reporting NFIRS data. The agency also uses the software NFIRS 5 Alive to assess performance and SOC compliance for all assets.

National Fire Protection Association (NFPA) – The National Fire Protection Association is the world's leading advocate of fire prevention and an authoritative source on public safety. The NFPA develops, publishes, and disseminates more than 300 consensus codes and standards intended to minimize the possibility and effects of fire and other risks.

Needed Fire Flow (NFF) – A specifically calculated amount of water flow needed to extinguish a free burning fire. The National Fire Academy defines the NFF for a structure at 25, 50 and 100 percent of involvement.

Risk Hazard and Value Evaluation (RHAVE) – A computer-based community risk assessment program. The program was offered at no charge to agencies several years ago, but is no longer supported or offered by the USFA. It was the first risk assessment model used by the agency to develop the initial standards of cover.

Sinkhole – A natural depression or hole in the earth's surface caused by the karst processes. Sinkholes are common throughout Florida and may vary in size from 1 to 600 meters (3.3 to 2,000 ft) both in diameter and depth, and vary in form from soil-lined bowls to bedrock-edged chasms. The great Winter Park sinkhole occurred in 1981 and caused structural damage and permanently lost property.

Strategic Road Map – A working document developed by the city of Winter Park to monitor progress on the city's Strategic Plan goals and objectives.



Exhibits

Exhibit A	Winter Park City Charter Chapter 74 Civil Service Code
Exhibit B	Winter Park City Charter Chapter 46 EMS Ordinance
Exhibit C	2015 Winter Park Fire Rescue Organization Chart
Exhibit D	Standard Operating Guideline 100.02
Exhibit E	Risk Assessment Database Sample
Exhibit F	Needed Fire Flow Calculations Spreadsheet Sample
Exhibit G	GIS Maximum / Significant Risk Properties Mapping
Exhibit H	Risk Assessment Field Assessment Sheet
Exhibit I	CFAI / FESSAM Page 71
Exhibit J	Standard Operating Guideline 210.03
Exhibit K	Five Year SOC Performance Chart Sample



city commission public hearing

item type	Public Hearing	meeting date	January 25, 2016
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: Request for Subdivision or Lot Split Approval at 2715 Woodside Drive.

Mr. A.J. Thomas II (property owner) is requesting subdivision or lot split approval to divide the property located at 2715 Woodside Avenue into two single-family lots. The zoning of this property is R-1A. The property is currently occupied by one single-family home in the northeast portion, which is to be demolished.

Summary:

ZONING CONFORMANCE: This property is 104 feet wide and 15,600-square feet in size. The subdivided lots are proposed to be 52 feet wide each and 7,800-square feet in size. The R-1A zoning requires a minimum of 75 feet of lot width, and a minimum of 8,500-square feet of land area. Thus, this request does not meet the R-1A lot dimension or land area standards, and variances are requested.

COMPREHENSIVE PLAN CONFORMANCE: The practice outlined in the Comprehensive Plan and the Subdivision Code is to look at the surrounding neighborhood to compare the standard lot sizes. The Code dictates that the review area is within a 500-foot radius of the subject property, and limited to those in the same zoning.

There are 64 homes within this neighborhood along Parkland Drive, Winter Park Road, and Eastern Parkway, Woodside, Hammerlin and East End Avenues with the R-1A zoning (see attached map). From this 64 home survey, the median lot width is 52 feet, and 60% of the homes have lots less than 55 feet of lot width. Thus, the proposed lot width (52 feet each) compares favorably to the median lot width of the neighborhood.

The average lot area from this 64 home survey is 8,297-square feet, and the median lot area is 7,582-square feet. Thus, the proposed lot area (7,800-square feet each) compares favorably to the median lot area of the neighborhood.

Furthermore, the applicant submitted the original plat of the Edgewood Subdivision dated 1925, which includes the lot in question. This subdivision boundary has 37 lots that are currently used residentially. There are 29 lots (78%) that are the same 50-54 foot wide lot as when they were originally platted, and only eight (22%) are larger than their original plat.

DEVELOPMENT PLANS: The applicant has provided a generalized front elevation for the types of home that their company builds, and a general site plan for the layout of the proposed homes. They will comply with the normal single-family development standards, setbacks, etc. Per our Subdivision Code, the City can condition any approval upon the subsequent submission, review and approval of house plans, as well as place conditions upon this approval.

SUMMARY: The proposed lot width and size variances for this request are reasonable given that the proposed lot sizes compare favorably to the median lot size of this immediate neighborhood. In this case, 60% of the homes within the 500-foot radius, zoned R-1A, are on lots 55 feet wide or less. Within the Edgewood Subdivision, 78% of the homes, zoned R-1A, are on lots 50-54 feet wide. The Planning staff recommendation was for approval.

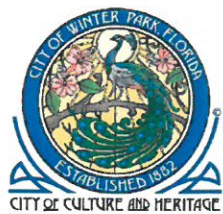
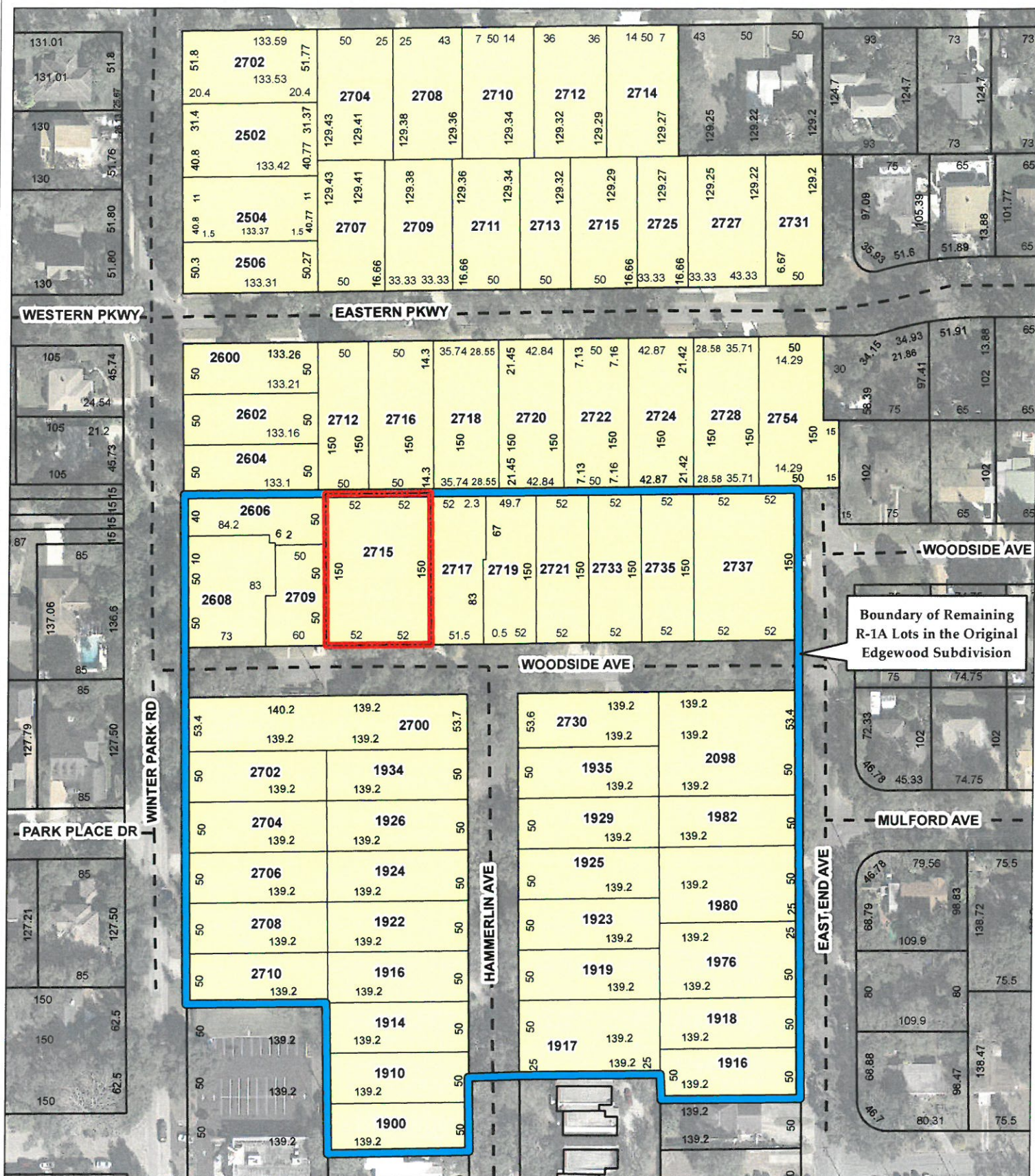
Planning & Zoning Board Analysis:

The Planning Board members heard four neighbors speak to this request. One neighbor was in opposition but the other three supported the request while expressing a desire that the architectural styles of the new homes be compatible with the character of the surrounding neighborhood. The Planning Board members agreed that the request was compatible with the dominant character of the neighborhood consisting of homes on smaller lots.

Planning & Zoning Board Recommendation:

Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve the subdivision or lot split to divide the property at 2715 Woodside Avenue into two single-family lots.

Motion carried unanimously with a 7-0 vote.



Comprehensive Plan Test

2715 Woodside Avenue Lot Split



0 40 80 120 Feet

Date: December 2015

NOTES

Subject Site
 Average Lot Width = 59 feet
 Average Lot Size = 8,297 square feet
 38 Lots are 55' or Less in Width (60%)

R-1A Lots Within 500' of Site
 Median Lot Width = 52 feet
 Median Lot Size = 7,582 square feet
 26 Lots are Greater than 55' in Width (41%)

November 3rd, 2015

To whom it may concern,

My Family owns the home located at 2715 Woodside Avenue. This property consists of lots 71 and 72 in plat book K, Pg 57, subdivision Edgewood of the Orange County Public Records. The parcel ID is 18-22-30-2444-00-710.

Currently there is a small home constructed on lot 71 which we intend to demolish.

We are requesting variance to the R1-A minimum lot width of 75' which would allow us to build one single family residence on lot 71 and one single family residence on lot 72. Please see attached example building plans of the intended home designs.

Please refer to the attached exhibit showing numerous examples of Single Family homes built on lots narrower than 75' the immediate vicinity.

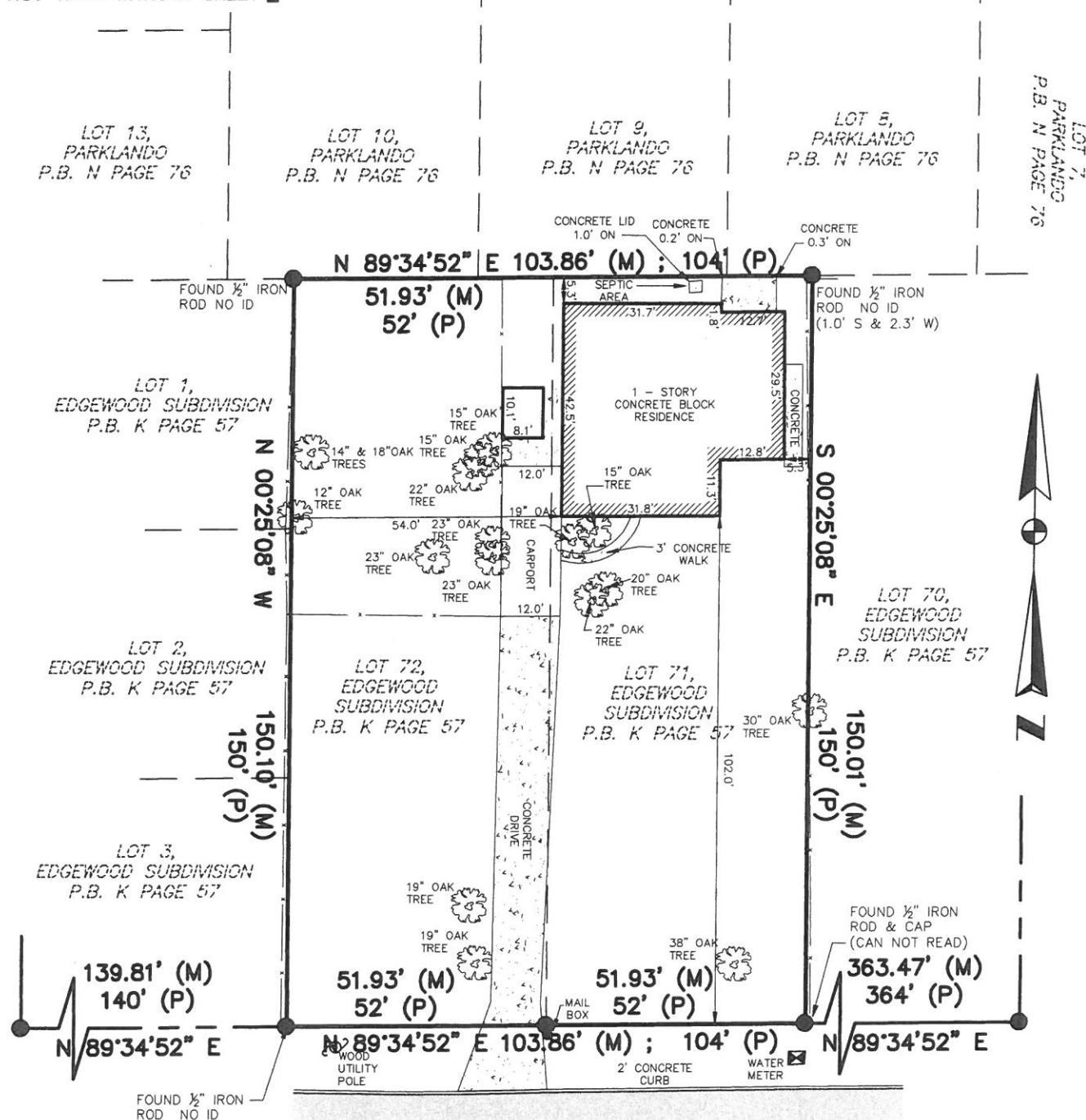
Thank you for your consideration,

Sincerely,

Trace Thomas



Boundary Survey
NOT VALID WITHOUT SHEET 1



WOODSIDE AVENUE (FIELD)
OAKLEY AVENUE (PLAT)
(50' PUBLIC RIGHT-OF-WAY PER PLAT)
PAVED ROAD

Project No. 405-AJ-001
Dwg file: 405-AJ-001

DRAWN: WCE
APPROVED: WCE
DATE: 12/10/13
SCALE: 1" = 30'

Boundary Survey
A J Thomas III

2715 Woodside Avenue
Section 18, Township 22 South, Range 30 East
City of Winter Park, Orange County, Florida



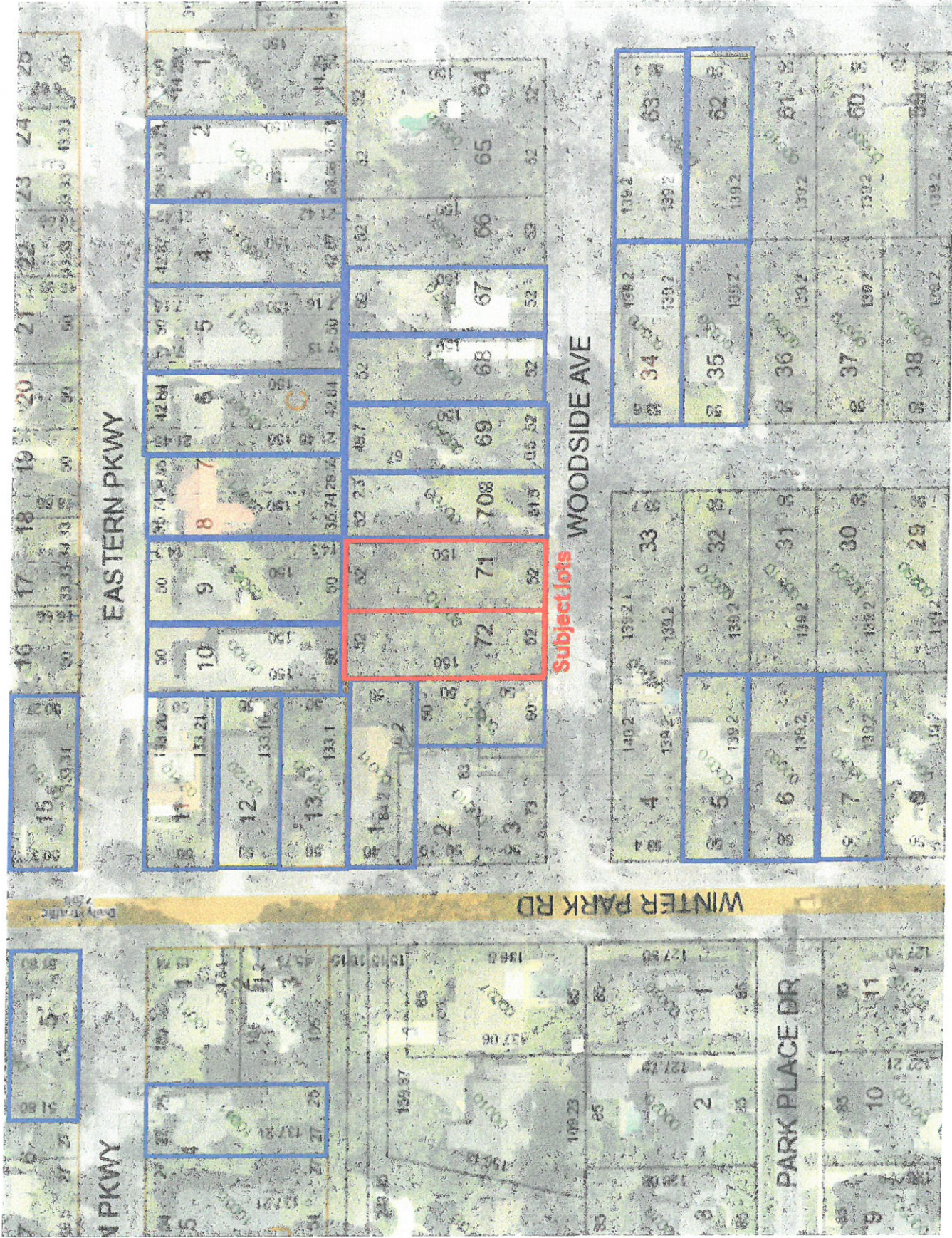
**KLE Surveying
& Mapping, Inc.**

121 Burns Avenue Longwood, FL 32750
(407) 402-2331
License Business # 7899

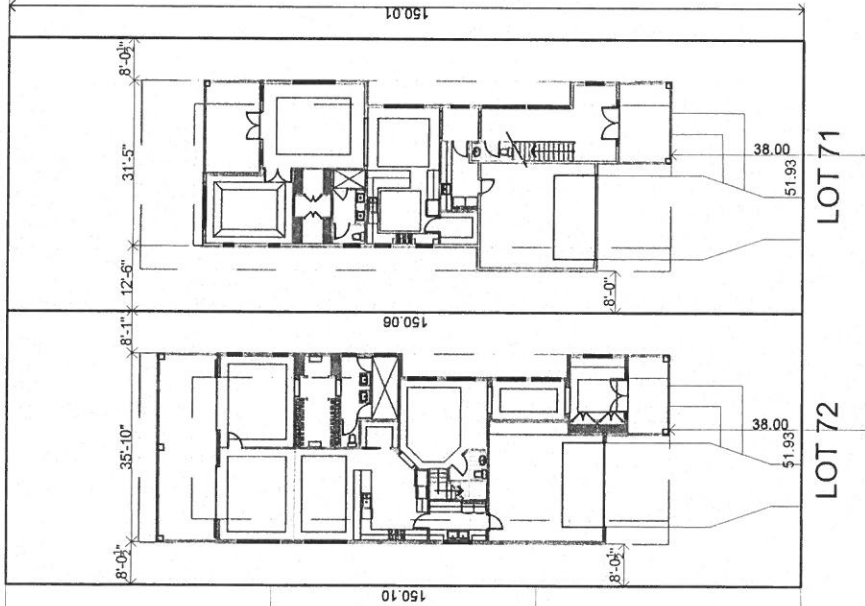
SHEET

2

OF 2



Lots in blue contain 1 single family residence and do not meet the R-1A 75' width and are similar sized lots to the subject lots which are shown here in red.



LOT 72

GROSS AREA SUMMARY

LOT AREA	7800 SF
1ST FLR WITHIN SETBACKS	3071 SF
2ND FLR WITHIN SETBACKS	801 SF
TOTAL FLOOR AREA	3872 SF
GROSS F.A.R. (43% LOT AREA)	3354 SF

F.A.R. ADJUSTMENTS

1ST FLOOR	121 SF
OPEN STREET FRONT PORCH	153 SF
1ST FLOOR	187 SF
OPEN REAR / SIDE PORCH	0 SF
2ND FLOOR	0 SF
OPEN REAR / SIDE PORCH	0 SF
GROSS F.A.R. (43% LOT AREA)	3354 SF
MAX. EXCLUSION	527 SF
ADJUSTED GROSS F.A.R.	3881 SF
3872 SF < 3881 SF - MEETS F.A.R. CODE	

IMPERVIOUS AREA SUMMARY

LOT AREA	7795 SF
MAX. PERMISSIBLE IMPERVIOUS AREA (TOTAL LOT) = 50%	3898 SF
ACTUAL IMPERVIOUS AREA	3863 SF
3863 SF < 3898 SF - MEETS CODE	
MAX. PERMISSIBLE IMPERVIOUS AREA (FRONT YARD) = 50%	1702 SF
ACTUAL FRONT YARD AREA	851 SF
1702 x 50% = 851 SF	
ACTUAL IMP. AREA (FRONT)	709 SF
709 SF < 851 SF - MEETS CODE	

LOT 71

GROSS AREA SUMMARY

LOT AREA	7800 SF
1ST FLR WITHIN SETBACKS	2467 SF
2ND FLR WITHIN SETBACKS	1203 SF
TOTAL FLOOR AREA	3670 SF
GROSS F.A.R. (38% LOT AREA)	3354 SF

F.A.R. ADJUSTMENTS

1ST FLOOR	153 SF
OPEN STREET FRONT PORCH	187 SF
1ST FLOOR	0 SF
OPEN REAR / SIDE PORCH	0 SF
2ND FLOOR	3354 SF
OPEN REAR / SIDE PORCH	340 SF
GROSS F.A.R. (43% LOT AREA)	3694 SF
MAX. EXCLUSION	3670 SF
ADJUSTED GROSS F.A.R.	3694 SF
3670 SF < 3694 SF - MEETS F.A.R. CODE	

IMPERVIOUS AREA SUMMARY

LOT AREA	7800 SF
MAX. PERMISSIBLE IMPERVIOUS AREA (TOTAL LOT) = 50%	3895 SF
ACTUAL IMPERVIOUS AREA	3072 SF
3072 SF < 3894 SF - MEETS CODE	
MAX. PERMISSIBLE IMPERVIOUS AREA (FRONT YARD) = 50%	1924 SF
ACTUAL FRONT YARD AREA	962 SF
1924 x 50% = 962 SF	
ACTUAL IMP. AREA (FRONT)	758 SF
758 SF < 962 SF - MEETS CODE	

LOT 71

LOT 72

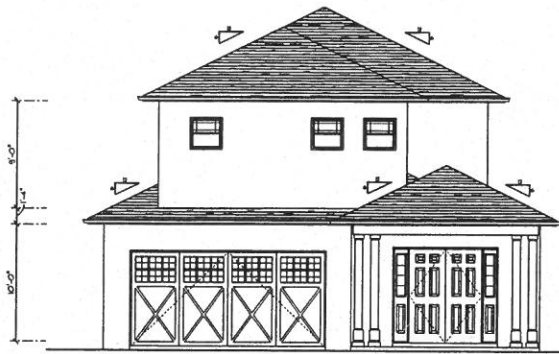
WOODSIDE 72 PLAN TWO-STORY
WOODSIDE 71 PLAN TWO-STORY
WOODSIDE AVENUE

CAM BRADFORD BUILDER

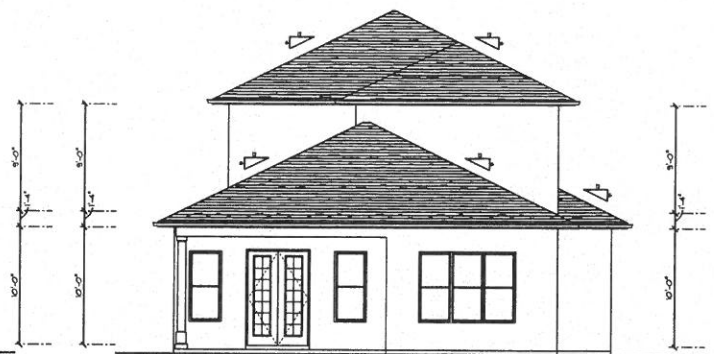
43% VALUES

ADJUSTED FOR LOT WIDTH

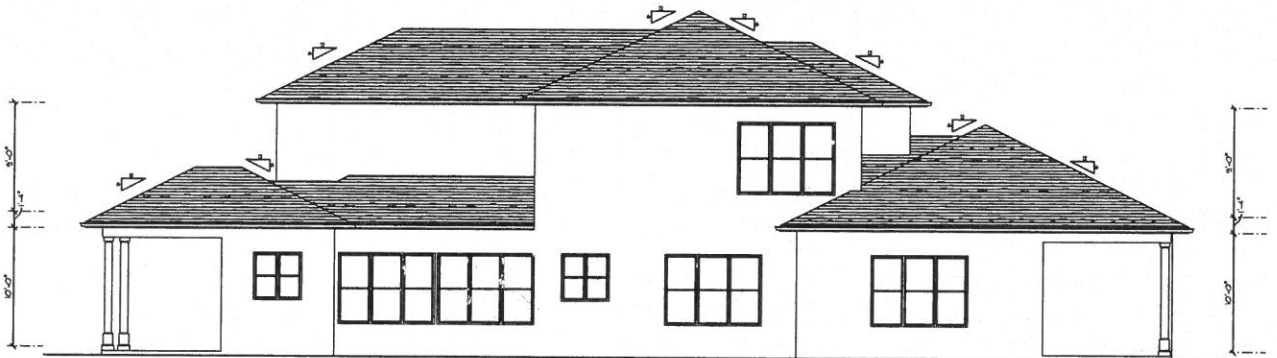
3 NOVEMBER, 2015



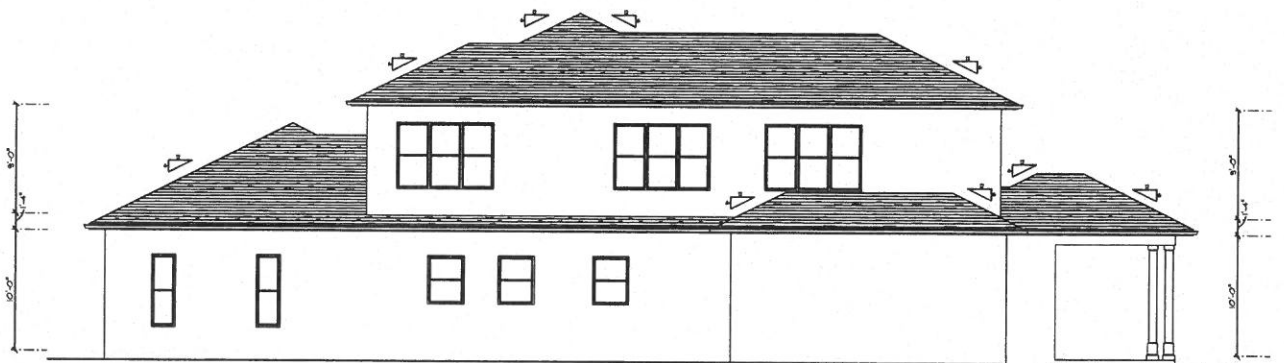
LOT 71 FRONT ELEVATION



LOT 71 REAR ELEVATION



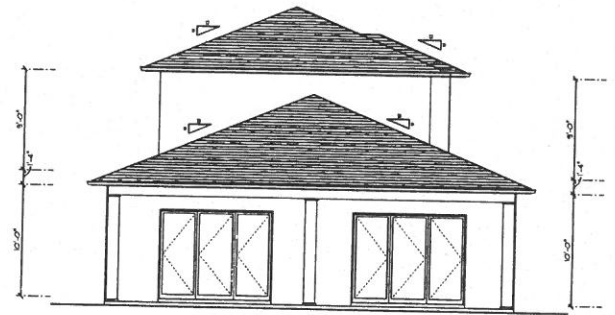
LOT 71 RIGHT ELEVATION



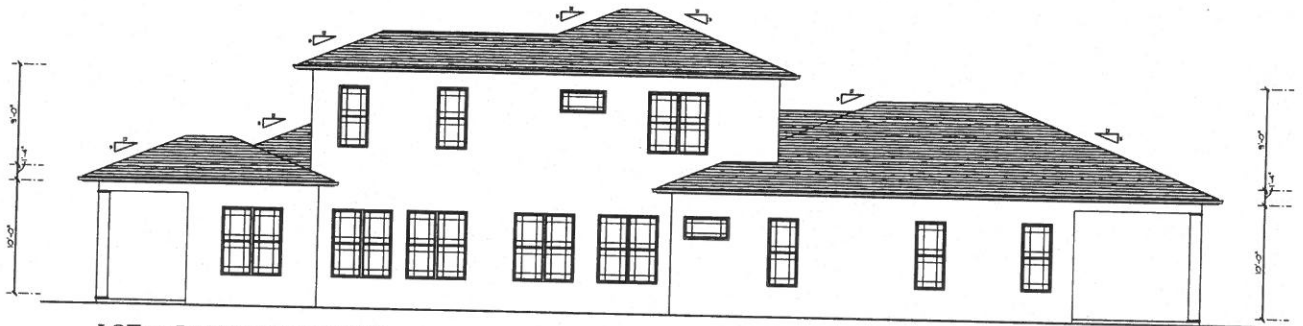
LOT 71 LEFT ELEVATION



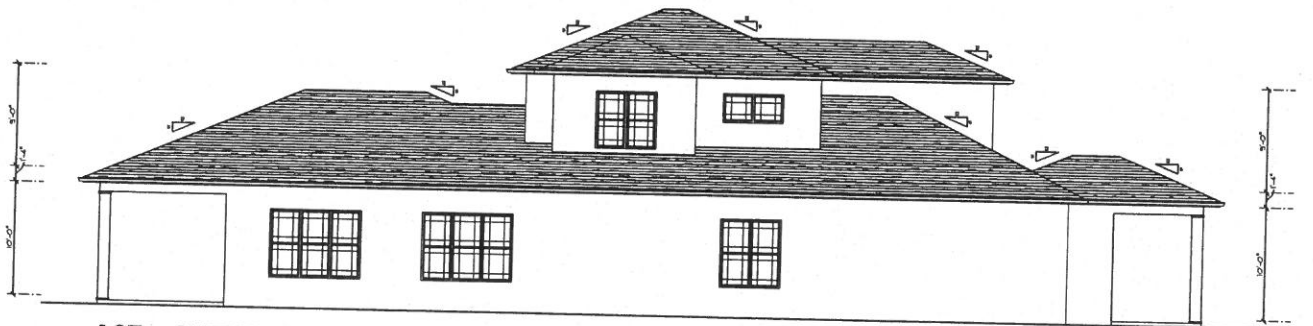
LOT 72 FRONT ELEVATION



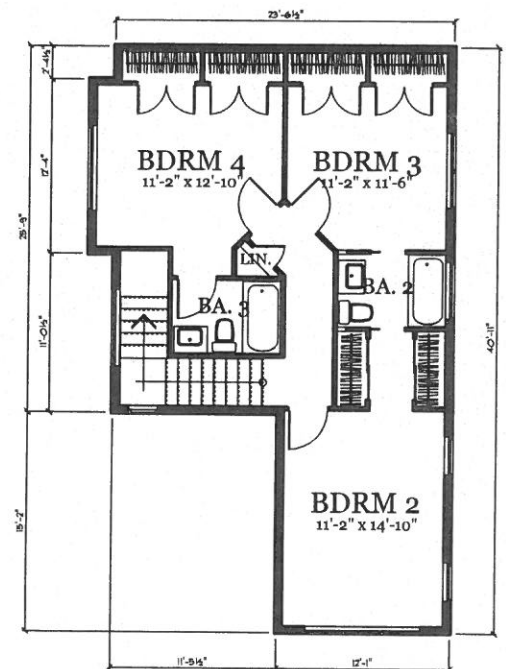
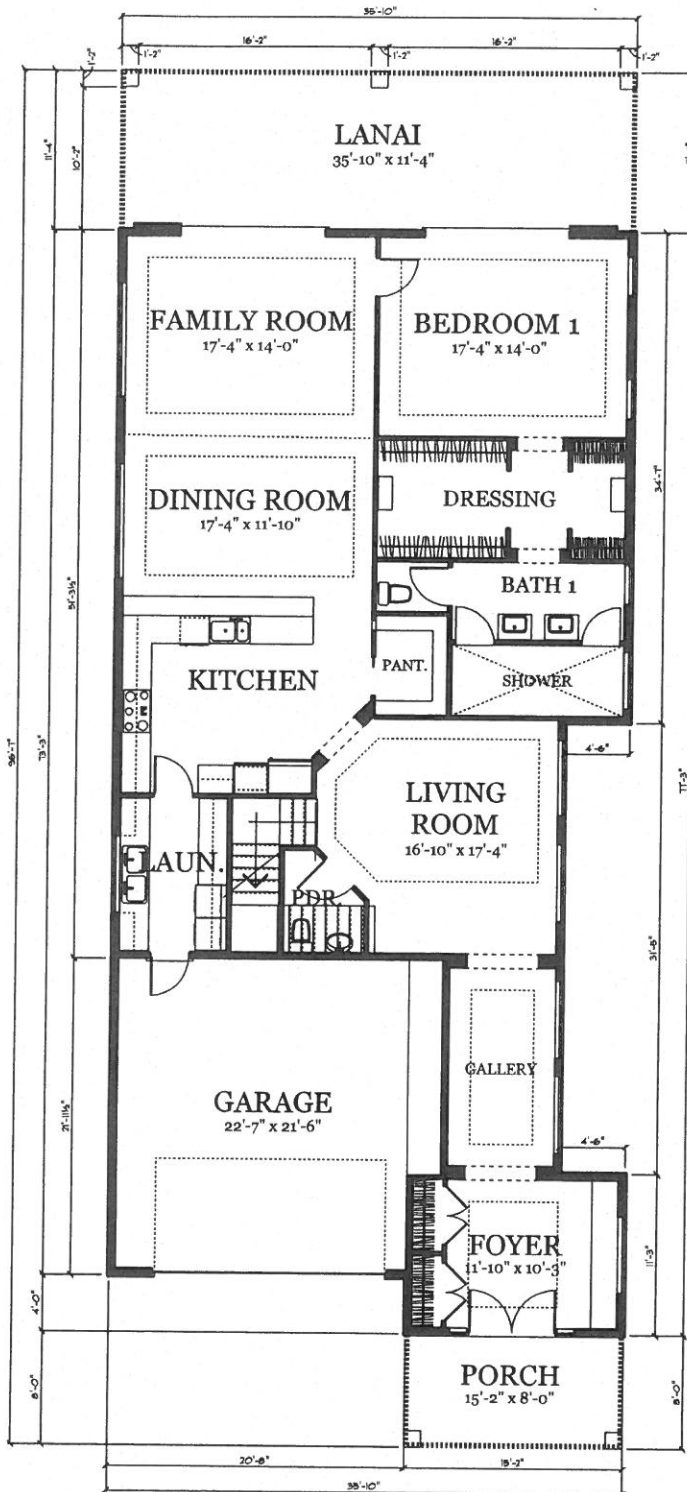
LOT 72 REAR ELEVATION



LOT 72 RIGHT ELEVATION



LOT 72 LEFT ELEVATION



UPPER FLOOR PLAN

MAIN FLOOR PLAN

WOODSIDE PLAN - LOT 72

AREA SUMMARY

MAIN FLOOR AREA UNDER A/C	2055 SF
UPPER FLOOR AREA UNDER A/C	743 SF
TOTAL AREA UNDER A/C	2798 FS
GARAGE AREA	489 SF
ENTRY PORCH	121 SF
LANAI	406 SF
TOTAL AREA UNDER ROOF	3814 SF

2 NOVEMBER 2015



city commission public hearing

item type	Public Hearing	meeting date	January 25, 2016
prepared by department division	Lindsey Hayes, Planning & Community Development Department	approved by	<input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input checked="" type="checkbox"/> N/A
board approval	Historic Preservation Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	6-0 final vote

Subject:

The Albin Polasek Foundation, Inc. has requested the listing of the Capen-Showalter House on their property at 633 Osceola Avenue as a historic landmark on the Winter Park Register of Historic Places.

Motion | Recommendation:

The Historic Preservation Board voted unanimously on January 13, 2016 to recommend listing the Capen-Showalter House on the Winter Park Register of Historic Places. The listing is finalized by resolution of the City Commission. (attached)

Background:

The Capen-Showalter House is important for its association with the early development of Winter Park and for its association with the James Capen and the Howard W. Showalter Sr. families. Its present day Tudor Revival style architecture has achieved significance in its own right. It retains its historic integrity in its current location and the property is in excellent condition.

Alternatives | Other Considerations:

Fiscal Impact:

None

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE CAPEN-SHOWALTER HOUSE AT 633 OSCEOLA AVENUE, WINTER PARK, FLORIDA AS A HISTORIC LANDMARK ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well-being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire to foster awareness of and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board determined that the Capen-Showalter House meets the criterion for historic landmark status through its association with the early development of Winter Park and association with the James Capen and Howard W. Showalter Sr. families. Its present day Tudor Revival style architecture has achieved significance in its own right.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

The City Commission of the City of Winter Park hereby supports and endorses the designation of the Capen-Showalter House as a historic landmark on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 25th day of January 2016.

Steve Leary, Mayor

ATTEST:

City Clerk



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
January 13, 2016**

HDA 16-001 Request by the Albin Polasek Foundation Inc. to nominate their building known as the Capen-Showalter House at 633 Osceola Avenue as a historic landmark on the Winter Park Register of Historic Places. Parcel ID.05-22-30-9400-61-040. Zoned Public and quasi-public (PQP).

The Capen-Showalter House is associated with the very early development of Winter Park and two families significant in city history. It was built in 1885 for James S. Capen, one of the City's early settlers. The house was originally a Folk Victorian style wood frame building located at 520 North Interlachen on Lake Osceola. It was remodeled in 1923 in the Tudor Revival style fashionable during the Florida Land Boom period. It is significant for its association with James Capen and early development of Winter Park, and its altered original architecture has achieved its own significance over time due to its association with the Showalter family. The house was relocated in 2013 to a lakefront location on the Albin Polasek Foundation property at 633 Osceola Avenue.

Background. In 1885, Winter Park had a population of about 600. There were 63 cottages within a mile and a half of the train depot. The land for the Capen-Showalter House was purchased from town founder Oliver Chapman and Loring Chase for \$675.00 by James Capen's mother, Mrs. L. W. Capen. The land was cleared and some of the timber used to construct a Folk Victorian style house for the Capen family by local builder Royal R. Thayer. James Capen and his family moved into the house on October 5, 1885.

The Capens had moved to Winter Park at the urging of town founder Loring Chase who had been in college with James Capen. Mr. Capen became a citrus grove owner and manager, recognized in the town paper as warmly social and energetic. During his years in Winter Park he would serve as the secretary of the Winter Park Company, and would be appointed as a Notary Public for the state by the governor. He was elected to be a Winter Park town alderman in 1890 and 1891. Capen was instrumental in the formation of the Orlando and Winter Park Railroad Company (the Dinky Line) and was the secretary of the corporation. As one of Winter Park's leading citizens, he was on the greeting committee for President and Mrs. Harrison when they visited the town. After the big freeze of 1893 destroyed the citrus crop, the Capens moved to Detroit in 1896 where Mr. Capen operated a successful mercantile business. He and his family returned to Winter Park in 1925 when he retired. They lived at 907 Old England Avenue where he died in 1931.

The Capen-Showalter House was sold to Amelia Hopkins in 1898 who sold it to Fred Snow in 1904. J. F. Johnson bought the house in 1910 and sold it to Howard Showalter in 1923.

Mr. and Mrs. Howard Westwood Showalter Sr. and family, of Fairmont, West Virginia, began coming to Winter Park for the winter months around 1915. Showalter Sr. was a businessman involved in banking, coal and the Monongahela Rail and River Corporation. Howard Showalter purchased the home and it became the family residence for his wife, Anna, and their three children; Howard W. Jr., Emily, and Joseph (Sandy). The family home was sold in 1949 but the family remained active in Winter Park and central Florida business.

Howard Westwood Showalter, Jr. attended Park Avenue Elementary School, entering the fourth grade in 1923, when the family moved to Winter Park. He finished the sixth grade in 1925. He then went to St. James Episcopal School in Hagerstown, Maryland, for his high school years. He returned to Winter Park and entered Rollins College in 1932 and graduated with the class of 1936. In the summer of 1936 he attended the School of Mines at the University of West Virginia and went to work as superintendent and general manager of the family's Emily Mine near Morgantown, West Virginia. In 1942 he enlisted in the Air Corps and after training at Randolph Field, Texas, he instructed Army and Navy cadets in flying.

Joseph S. (Sandy) Showalter also attended Park Avenue Elementary School. He attended Winter Park High School and Rollins College, graduating in 1940. An aeronautical engineer and aircraft designer, Sandy went to work for the Curtis Wright Corporation. His design of the first free-blown bubble cockpit canopy was patented and became a fixture on various types of airplanes.

In late 1945, after separation from military service, Howard, Jr., his brother Sandy, and their cousin Ford B. Rogers, (Buck), joined together to create an airpark with a country club atmosphere in Winter Park. In a letter dated November 15, 1945, addressed to Mr. and Mrs. Howard W. Showalter, Jr., Sandy wrote the following: "Our company will not be incorporated but will be a partnership. The company's name... 'The Showalter Company', President, H.W. Showalter, Jr., Vice President, F.B. Rogers, Jr., Secretary. And Treasurer, J.S. Showalter. To date the company has two divisions, the Winter Airpark and The Showalter Motorette Co. The main office of the company until the airpark gets set up is 671 Orange Ave., Winter Park." Having received full approval from the General Aviation Authority the company exercised their option to purchase one hundred acres on Oviedo Road (now Aloma Avenue) for what would become Showalter Airpark.

In January of 1948, the Showalter Corporation purchased the business and facilities of Raymond Aviation Company located at the Orlando Municipal Airport. The Showalter offices were moved to that location. Flying services were offered at both the Winter Park and Orlando locations. In November of 1948, the Central Florida Air Squadron Civil Air Patrol was organized with 40 members. Howard Showalter was named Squadron Commander. In 1952, a new terminal was built at the Orlando Municipal Airport. Showalter Corporation was the successful bidder to initiate the first Fixed Base Operation at the location, now named Orlando Executive

Airport. Showalter Corporation changed its name to Showalter Flying Service, Inc. In early 2015 the Showalter family, after years of deliberation, sold the FBO and Showalter Flying Service to major industry player Atlantic Aviation and formed Showalter Aviation and Marine, Inc. Winter Park Airpark is now the site of Ward Park and Showalter Field.

Dr. Wilber and Edith Jennings bought the house in 1949 with the furnishings included. The Jennings lived in the house for 46 years during which time Dr. Jennings treated generations of Winter Park families at his dental practice. Dr. Jennings sold the house in 1996.

Description. The original building was a wood frame two-story, gable front and wing Folk Victorian style residence with front and back porches. The porches were detailed with Victorian jigsaw cut trim. The house achieved its current Tudor Revival style appearance after the Showalter family purchased the property. They added bedrooms, bathrooms and a sleeping porch. They enclosed the original front porch and added a concrete terrace. Central heating was also added. After the house was purchased by Dr. and Mrs. Jennings in 1949, the sleeping porch was enclosed and a large porch added across the rear of the house.

The Capen-Showalter House retains the original gable front and wing design with the various additions achieved over the years. The house was clad in stucco and Tudor Revival style half timbering and beams added to the front gable. The steeply pitched roofline of the original Folk Victorian is also typical of the Tudor Revival Style. The wood frame windows date from the 1920s remodeling and are divided light casements style. The front entrance door and the French doors that open on to the terrace feature fan lights. The arches are segmental over the front doors and arched over the terrace doors. The front gable has a shallow second floor balcony over the terrace doors and over the enclosed front porch. The east side terrace has a pergola supported by square columns. The rear elevation has multiple rear facing gables over different additions and a hipped roof over the enclosed sleeping porch. The Jennings era screen porch is enclosed with casement windows, and has French doors opening onto a stepped terrace.

The house was relocated from 520 North Interlachen Avenue to its present location at 633 Osceola Avenue in 2013. Preservation Capen raised funds to move the house in two parts by barge across Lake Osceola. Sited on the grounds of the Albin Polasek Museum and Sculpture Gardens, the house has been restored and updated for public access. The home provides museum office space, a history exhibit and serves as an event venue. The house retains a lakefront location. The property slopes down to Lake Osceola, and the lawn has been terraced to provide for a large rear terrace.

Architecture. The Tudor Revival style in Florida followed national trends. Nearly all the examples were found on middle and upper class residences dating from the 1920s; the Florida Land Boom period. The Tudor Revival style was loosely based on a variety of late Medieval English prototypes. The American expression almost always emphasized deeply pitched, front facing gables as a dominant facade element with half-timbering details. Masonry veneering techniques used after World War I allowed even modest houses to mimic English prototypes.

Significance. The Capen-Showalter House is primarily significant for its association with James Capen and the early period of development in Winter Park as well as with the Showalter family. Although altered in appearance from the early period of development, its present day 1920s Land Boom era Tudor Revival style architecture and Showalter association have achieved significance in their own right. The Capen-Showalter House is a notable landmark that has been relocated to an appropriate lakeside setting with other period homes. The Capen-Showalter House has been sensitively rehabilitated and prepared for its new public use as offices and event space. It retains its significance and is recommended for listing as a local landmark in the previous survey reports.

STAFF RECOMMENDATION:

Recommend approval for listing as a historic landmark on the Winter Park Register of Historic Places.



City of Winter Park
Historic Preservation Commission
Planning and Community Development Department
401 Park Avenue, South
Winter Park, Florida 32789
(407) 599-3498

Historic Designation Application

1. 633 Osceola Avenue, Winter Park, FL 32789 (Capen-Showalter House)
Building address
- Albin Polasek Foundation, Inc., 633 Osceola Avenue, Winter Park, FL 32789, 407-647-6294
Owner's name(s) Address Telephone
- Albin Polasek Foundation, Inc., 633 Osceola Avenue, Winter Park, FL 32789, 407-647-6294
Applicant's name (if different from above) Address Telephone
2. I, Debbie Komanski, Executive Dir., representative as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.
- Debbie Komanski 12/21/2015
Owner's Signature Date

Historic Preservation Commission Office Use

Criteria for Designation

- ☐ A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- ☐ B. Association with the lives of a person or persons significant in our past; or that
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded or are likely to yield information important in prehistory or history.

PARCEL 1A 05-22-30-9400-61-040 1885/1923
Legal description Year built

CAPEN-SHOWALTER HOUSE N/A
Historic name of building (if any) Historic district name (if any)

Date received: 12-21-15

HPC Meeting: 1-13-16

Case File No.: HOA 16-001

Florida Master Site File No.: OR-0247

☒ Local Historic Landmark

☐ Local Historic Resource

OCPA Web Map

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 1/7/2016

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

CAPE-SHOWALTER HOUSE ONLY

OCPA Web Map

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 1/7/2016

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

"A FIELD GUIDE TO AMERICAN HOUSES"

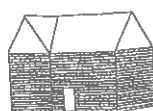


STUCCO WALL CLADDING



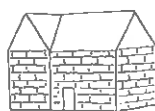
pages 360-1

BRICK WALL CLADDING



pages 362-3

STONE WALL CLADDING



pages 366-7

WOODEN WALL CLADDING



page 368

FALSE THATCHED ROOF



page 369

PARAPETED GABLES



pages 370-1

PRINCIPAL SUBTYPES

PRINCIPAL HOUSES

Tudor

1890-1940

IDENTIFYING FEATURES

Steeply pitched roof, usually side-gabled (less commonly hipped or front-gabled); facade dominated by one or more prominent cross gables, usually steeply pitched; decorative (i.e., not structural) half-timbering present on about half of examples; tall, narrow windows, usually in multiple groups and with multi-pane glazing; massive chimneys, commonly crowned by decorative chimney pots.

PRINCIPAL SUBTYPES

Six principal subtypes can be distinguished:

STUCCO WALL CLADDING—A relatively small percentage of Tudor houses have stucco walls. These are most common on modest examples built before the widespread adoption of brick and stone veneering techniques in the 1920s. In the early decades of the century wood-frame houses could be most easily disguised as masonry by applying stucco cladding over the wooden studs; many early Tudor houses used this technique, both with and without false half-timbering.

BRICK WALL CLADDING—This is the most common Tudor subtype. Walls of solid brick masonry were sometimes used on landmark examples early in this century, but brick became the preferred wall finish for even the most modest Tudor cottages after masonry veneering became widespread in the 1920s. Brick first-story walls are commonly contrasted with stone, stucco, or wooden claddings on principal gables or upper stories. False half-timbering occurs on about half the houses in this style, with infilling of stucco or brick between the timbers and, quite often, elaborate decorative patterns in the arrangement of timbers or brick.

STONE WALL CLADDING—Stone trim is common on Tudor houses of all subtypes but only a relatively small proportion have stone as the principal wall material. Like the ones just described, these were principally large landmark houses before 1920. During the 1920s and '30s, modest, stone-veneered cottages appeared. In this subtype, brick, stucco, or wooden trim is frequent on gables or second stories, as is false half-timbering.

WOODEN WALL CLADDING—Earlier American styles based on English Medieval precedents (Gothic Revival, Stick, Queen Anne) were executed predominantly in wood, whereas principal walls with wooden cladding are uncommon on Tudor houses. Modest examples are occasionally seen with weatherboard or shingled walls; stuccoed gables with half-timbering may be added above.

men, a good father, a leader in whatever he undertakes. He has been consistently urged to run for office, to accept positions of honor or profit, but he has, with the exception of having served two terms as selectman and now acting as Mayor of Winter Park, an office in which he was elected with practically no opposition, and the position of Deputy Collector of Customs, has been laid up office.

He is a striking business man, has charge of the large real-estate and insurance interests in the neighborhood of Lake George, and is the O. S. & F. Co., and has many important private interests besides. The call of his relatives never goes unheeded from "Old Harry."

Mr. Ward is a native son of New England birth and was one of the pioneers of Winter Park. An educated builder and machiner, he found plenty to keep him busy, and on the arrival of the crowd in 1892, and he, we find him the proprietor of a winter home, a good place, a well appointed shop and other property.

He is one of the leading workers in the Methodist church, was President of the first new church, and always be called on in case of anything for the public.



JAMES S. DAVIS.

good coming up. Having been appointed postmaster by President Harrison soon after his inauguration, he has made a model officer and serves the custom-



H. N. THAYER.

ers of Uncle Sam promptly and conscientiously. Like Mr. Thayer.

HENRY HUNTINGTON was one of the pioneers of Win-



HON. HENRY A. CHILD.



A. MACCALLUM.

ter Park has seen it grow and has grown with it from "before the woods grew" almost. He was engaged in journalistic work in Chicago and at the time was treasurer of that solid paper, The Evening Journal. Soon after that he came to Florida and became one of her energetic workers at once.

He is thoroughly at home with books and accounts and holds the responsible position of Treasurer of Rollins College, besides being Clerk of the Town Board, and Clerk of the Congregational Society. Mr. Huntington is a police attentive, prompt and honorable gentleman in all his numerous dealings with his fellowmen.

Perhaps in no one of our citizens are all the characteristics of New England so fully developed as in

CHARLES H. WARD.

Born in Vermont, his immigration to Florida occurred some ten years ago. With indomitable spirit the work of making a home was begun. Unfortunately it was soon abandoned, and Mr. Ward and his family came here. Mr. Ward possesses the "knack of making things grow" to a wonderful extent, and very soon the roughness of his industry became known all around. He is a prominent worker in church and Sunday School, a valued member of the



E. S. COAN.

Town Council, in which body he has served most acceptably as Chairman of the Committee on Schools; and, in fact, for an all-around, persistent, energetic, intelligent, careful worker and a pleasant, genial friend, we know we are all solid in referring to him.

Looking around you in whatever direction you may, your eyes cannot fail to alight on the evidence that

MR. CHARLES H. COAN.

has lived and worked here. To his skillful hand much of the beauty of Winter Park's buildings and architecture is owing. Coming here from Massachusetts before most of us, he and his brother began their work here. Constantly adhering to their motto, "Finest work at reasonable prices," they have been sought after and are always busy. Mr. Coan is now Chairman of the Finance Committee in the Town Council; is also Treasurer of the Congregational Society, and in all public matters can be depended on to do his full share. There is never an excess of such energetic, courteous, intelligent, and honorable gentleman as he is in this world.

Several years ago a quiet young Scotchman came among us and went to work in the real estate line. Quiet and studious he has worked hard and studied much until now our friend,

MEMORIALS MEMORIALS

under the name of the riding horses in the street. The citizens at their last election put him to rest for a while and he was accordingly elected. His chairman as the committee on resolutions and votes, a position for which his legal education and cool head eminently fit him. He is also justice of the peace for the district and possesses the wide knowledge and esteem of the entire community. Connected, by marriage, with the family of Col. T. Parkman his social position is high and his position of importance is such as to attract a large number of the elements of personal, social, financial and professional success.

To July, 1904, with a party of ten from Central Florida came

JOHN A. COAN.

John A. Coan, a native-born. They immediately began to improve a place and making them a home. In the spring of 1904 the season of our friends here was a disappointment for the Winter Park Co., and in 1905 became the Secretary, succeeding that distinguished worker, Leroy A. Coan, Esq., to that position. He has continued in that position since. He is Secretary of the Winter Park Improvement Association. The



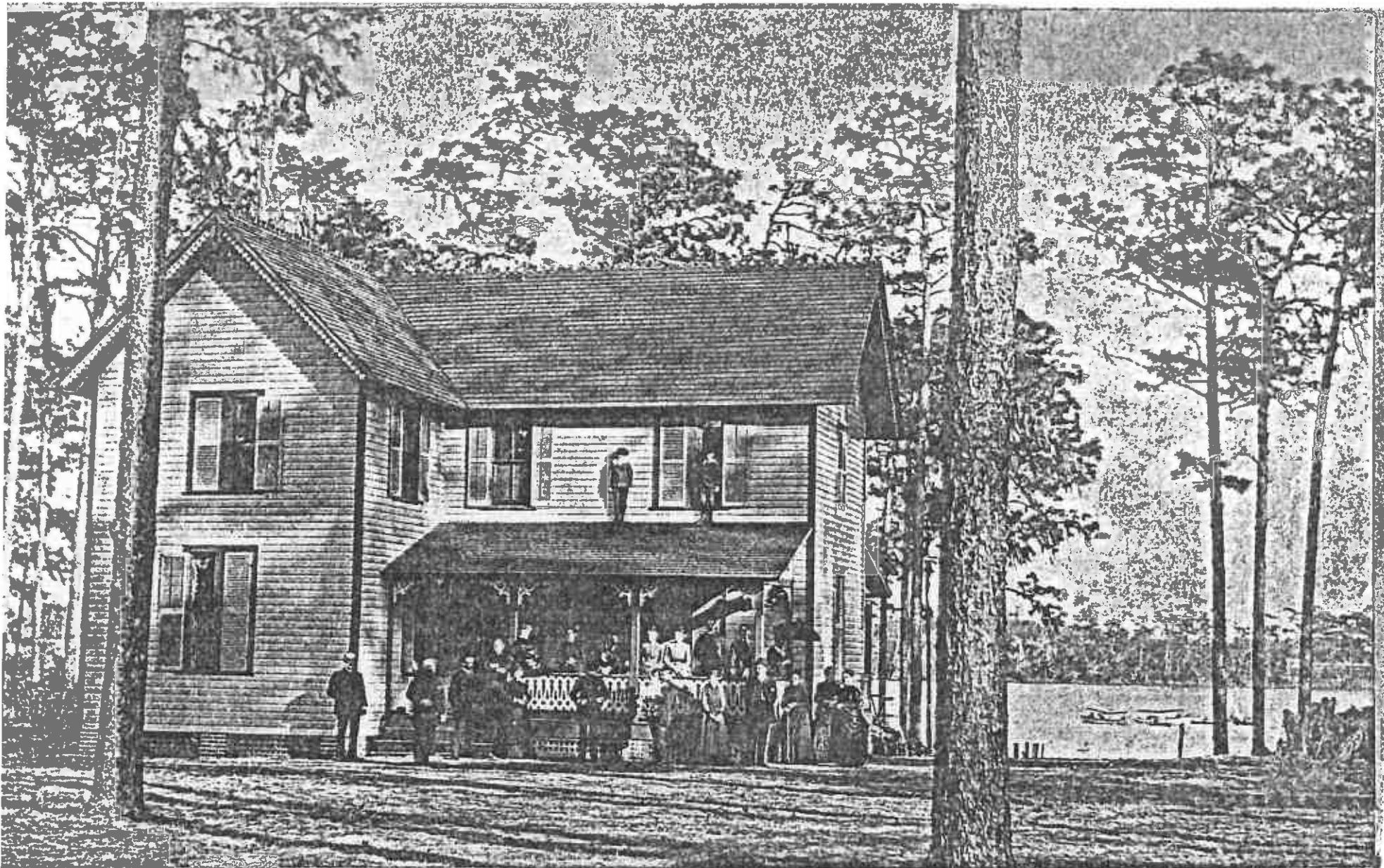
CHARLES H. WARD.

Treasurer of the Orlando & Lake Joseph Ry. In anything for the good of the town for the improvement of this locality he has always borne his full share



HENRY HUNTINGTON.

and while strict in his ideas of business, he is lively and social and has made a host of warm personal friends during his residence here.



CAPEN FAMILY c 1886

SHOWALTER REMODELING





MR. AND MRS. HOWARD SHOWALTER SR.



MRS. HOWARD SHAWWATER SR. ON STAIRWAY © 1947

"HISTORIC WINTER PARK: a driving tour" 1980



7. CAPEN HOUSE (1885)
520 North Interlachen Avenue

Built by J. S. Capen, one of Winter Park's founders and an organizer of the Orlando-Winter Park Railroad Company, the original house was quite small. There have been extensive alterations and additions over the years by the various owners, including the addition of bathrooms. The reception room of the house today was originally the front porch. The present owners, who bought the home in 1949, have added a large screened porch and boathouse and have totally remodeled the kitchen and butler's pantry. The original house was built for about \$825.



CAPEN-SHOWALTER HOUSE
PRIOR TO RELOCATION





RELOCATION VIA BARGE



CAPEN-SHOWALTER HOUSE TODAY

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, REQUESTING THE FLORIDA LEGISLATURE TO AMEND THE SUNSHINE AND PUBLIC MEETING LAWS TO ALLOW ELECTED OFFICIALS OF A MUNICIPALITY TO HOLD MEETINGS OUTSIDE MUNICIPAL BOUNDARIES FOR THE PURPOSE OF DISCUSSING MATTERS OF INTEREST TO THE MUNICIPALITY WITH STATE AND NATIONAL OFFICIALS.

WHEREAS, there is a periodic need for elected municipal officials to meet as a group with state and national elected officials for the benefit of the municipality; and

WHEREAS, often times, because of the nature of the legislative process, it is more effective and efficient for said meetings to take place in Tallahassee or Washington, D.C.; and

WHEREAS, there have been Florida Attorney General Opinions stating that, in the absence of legislative authorization, the governing body of a municipality has no authority to hold meetings involving the exercise of municipal powers outside the municipal boundaries; and

WHEREAS, Section 166.0213, Florida Statutes, authorizes the governing body of a municipality to hold meetings outside municipal boundaries under limited circumstances which are inapplicable here, and there are no general or special laws expressly authorizing the type of meeting contemplated herein; and

WHEREAS, the requirements of the Sunshine Law including the requirement for reasonable public access as interpreted by the courts, make it impracticable for two or more members of the same local governing body to meet as a group with state and national legislators in Tallahassee or Washington, D.C. to discuss matters affecting the local government.

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

The City Commission of the City of Winter Park hereby requests that the Florida Legislature amend the Florida Statutes, including the Sunshine Laws and other applicable statutes, to allow the members of the governing body of a municipality to meet as a group with state and federal officials, in Tallahassee, Washington, D.C., or such other place at which the offices of such a state or federal official are located, for the purpose of discussing matters of interest to the municipality.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 25th day of January, 2016.

Mayor Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham

S:\AKA\CLIENTS\Winter Park\General W600-26000\Meetings\Research on Meetings Outside City\RESOLUTION regarding extra-territorial meetings _clean DL 01-18-2016.docx

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA TO SUPPORT
THE INNOVATIVE TRAFFIC SIGNAL TECHNOLOGIES PILOT PROJECT**

WHEREAS, the Orlando metropolitan area (which includes Orange, Seminole and Osceola Counties) now has more than two million residents and the population is expected to continue growing at a rate of 2-3% each year; and

WHEREAS, the metropolitan area is the nation's top visitor destination with more than 62 million visitors in 2014 (which is more than 500,000 visitors on a typical day) and strong growth from domestic and international markets is expected to continue; and

WHEREAS, the metropolitan area's continued growth and prosperity depends on a transportation system that can safely and efficiently move an ever greater volume of people and goods; and

WHEREAS, there are limited opportunities for building new roads in densely developed, urbanized areas while further expanding existing arterials may not be cost feasible in terms of right-of-way and can be contrary to community interests; and

WHEREAS, to meet these challenges, more emphasis is being placed on other solutions such as transit, non-motorized transportation and the use of transportation system management and operations strategies to optimize utilization of existing arterials; and

WHEREAS, traffic signals play a critical role in moving vehicles on arterials while also providing for the safety of pedestrians and bicyclists; and

WHEREAS, advances in traffic signal technology and related traffic management practices have been shown to improve utilization of urban arterials and reduce travel time delays, which is the goal of an effective transportation system management and operations program; and

WHEREAS, one such advance has been made with adaptive traffic signal technology which results in traffic signals being operated based on information from roadside devices whose effectiveness can be confirmed with probe vehicle technology such as electronic toll transponders or Bluetooth-enabled devices within vehicles; and

WHEREAS, the Orlando metropolitan area currently has six independently controlled traffic management centers (Florida Department of Transportation/District 5, Florida's Turnpike Enterprise, Seminole County, Orange County, Osceola County and the City of Orlando) and opportunities exist to improve connectivity, collaboration and coordination that could benefit the region's transportation system and possibly reduce costs; and

WHEREAS, for operating and maintaining traffic signals there are immediate opportunities for streamlining work processes between FDOT/District 5, counties and cities that should begin with reworking existing agreements; and

WHEREAS, making improvements to interoperability among the six traffic management centers and reworking agreements for operating and maintaining traffic signals would be positive steps to enhance the region's transportation system that demonstrate our commitment to collaboration and the efficient use of resources; and

WHEREAS, MetroPlan Orlando is embarking on the development of an Intelligent Transportation System (ITS) Master Plan where the aforementioned topics, among others, will be addressed and an important factor in prioritizing strategies in the Plan will be the identification and application of emerging and innovative technologies to improve mobility and reliability of the transportation network, especially on arterial roadways; and

WHEREAS, the Intelligent Transportation System (ITS) Master Plan will serve as the basis for making prudent investment decisions with federal, state and Local funds that will improve transportation system management and operations; and

WHEREAS, a new federal transportation bill is being drafted by Congress to replace MAP-21 and it is expected to include funding for one or more pilot projects to accelerate the deployment of innovative traffic signal technologies; and

WHEREAS, Congressman Mica has called this opportunity to our attention and has offered to Lend his support with obtaining federal discretionary funds to conduct one or more pilot projects using innovative traffic signal technologies throughout the metropolitan area; and

WHEREAS, there are a number of prospective arterials in the Orlando metropolitan area that are considered to be promising corridors for possible pilot projects such as US 17-92, US 192, US 441, SR 414, SR 50, SR 426, SR 434, SR 436 and SR 438; and

WHEREAS, once a new federal transportation bill is approved by Congress and the President, it is expected that the United States Department of Transportation will develop specific information on pilot projects such as criteria that will be used for evaluation/selection, procedures for submitting grant applications, funding match requirements, etc.;

WHEREAS, the United States Department of Transportation's discretionary grant programs are highly competitive and applications selected for funding must be well-defined, have a broad base of support and hold promise for delivering positive results that can be replicated elsewhere;

NOW, THEREFORE, BE IT RESOLVED that in anticipation of this new funding opportunity, it is in the best interests of the City of Winter Park to join together at both the policy and technical levels to prepare for submitting a region-wide grant application for an innovative traffic signal technology pilot program; and

BE IT FURTHER RESOLVED that MetroPlan Orlando and the Florida Department of Transportation/ District 5 will take the Lead, working closely with the City of Winter Park and other local governments, to develop one or more pilot projects that conform to the criteria established for the discretionary grant program by the United States Department of Transportation; and

BE IT FURTHER RESOLVED that the City of Winter Park is in full support of its staff working closely with MetroPlan Orlando and the Florida Department of Transportation/ District 5, along with other local governments, to develop a competitive grant application to obtain federal funding for one or more pilot projects to evaluate the benefits of innovative traffic signal technologies; and

BE IT FURTHER RESOLVED that it would be advantageous to have a centralized traffic management center that is managed by multiple users in a collaborative manner to allow for shared staffing through centrally held contracts, greater interoperability, developing operating and maintenance standards, enhancing security, sharing software through centralized licensing, disseminating multimodal data, having one call-in number for the public to use in reporting incidents and for improved coordination of incident response through the development of MetroPlan Orlando's Intelligent Transportation System (ITS) Master Plan; and

BE IT FURTHER RESOLVED that the City of Winter Park will be open to considering a future recommendation that financial resources in the form of a local match be committed to the pilot project once the opportunity is better defined by the United States Department of Transportation and the specifics of the pilot project(s) have been identified.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 25th day of January 2016.

Mayor Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham



city commission public hearing

Item type	Public Hearing	meeting date	January 25, 2016		
prepared by	George Wiggins	approved by	<input type="checkbox"/>	City Manager	
department	Building & Permitting		<input type="checkbox"/>	City Attorney	
division			<input type="checkbox"/>	N/A	
board approval	Planning and Zoning Board Board of Adjustments	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	final vote 6-0 & 5-0		
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: Permit Streamline & Short Lot Ordinance with minor Residential Zoning Code Updates.

This ordinance originally came before the Commission on August 25, 2014 but was tabled due to concerns over density, and came back to the Commission on November 23, 2015 and tabled with a request for more statistical information on the impact of these changes. The proposed ordinance provides appropriate rear and front setbacks to single family residential lots that are unusually short in lot depth. In addition, four other minor items are addressed to clarify and refine single family zoning rules for garages and articulation, elimination of an unneeded deed restriction requirement and correction of an error in the R-2 Zoning District.

Motion | recommendation:

Option 1: Approve Ordinance as presented.

Option 2: Delete provision to allow special setbacks for lots with 105 feet in depth & leave special setback provision for lots with depth of 75 feet or less.

Planning and Zoning Board Recommendation (8/5/2014):

Mr. Hahn stated that he fully supports what has been proposed and that staff has done a good job with the language clean-up. There was consensus from the other Board members of approval.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve the proposed changes to Section 58-65, 58-66, 58-67 and 58-71 of the Land Development Code. Motion carried unanimously with a 6-0 vote.

Board of Adjustments Recommendation (5/21/2015):

The Board recognized the challenge of building a new home or making an addition on an existing home on shallow [short] lots having to meet the 25 foot rear setback. Adoption of the proposed ordinance may alleviate the numerous homes on shallow lots from having to come before the Board of Adjustments in every case.

Therefore, Cynthia Strollo made a motion, seconded by Ann Higbie to resubmit the ordinance and recommend approval to the City Commission. The motion was approved 5-0.

Summary: Previous Summary Info

The short lot depth setback issue had come to the attention of the Board of Adjustments over a variance request asking for relief from the rear setback and front setback for a home which has a lot depth of 84 feet. Implementing our required rear setbacks of 25 feet to the first floor and 35 feet to the second floor plus meeting the required established front setback left a very small buildable area for a modest two story home with very little opportunity to provide any architectural design flexibility.

Smaller rear setbacks are already allowed in the Zoning Code for single family zoned lots located in 5 blocks bounded by Denning Drive, New England Avenue, Lyman Avenue and Pennsylvania Avenue where lot depths are only 70 feet. In this area, a 10 foot rear setback is permitted for one story and a 25 foot setback is permitted for a two story building. The proposed code change will address the need for special reduced rear setbacks for all single family zoned lots and makes it clear that this allowance is not just limited to this one geographic area of the City.

In viewing properties in single family neighborhoods throughout the City it appears that it makes sense to have allow the smaller setbacks at the two different lot depths: 75 feet and 105 feet. There are approximately 100 lots that have 75 foot lot depths or less mostly in the west side area, and there are approximately 150 lots that have lot depths of 105 feet or less located on the area east of Winter Park Road near Corrine Drive (annexed into the City around 15 years ago), several in the west side area and in a few in other locations as well. Both of these lot sizes deserve special consideration, particularly since, the Zoning Code originally only required a rear setback of 10 feet to both floors of a new home until approximately early 1990's when we implemented stricter floor area ratio requirements and other provisions directed toward limiting the mass and scale of homes being built in established neighborhoods.

Updated Summary Info

Number of Single Family Zoned lots (approximate): 14,000

Number of Single Family Zoned lots with lot depth 75' or less: 101

Number of Single Family Zoned lots with lot depth 105' to 75': 594

Case 1

Area range of lots at depths of 75' or less: 3,450 to 3,750 sq.ft.

Maximum allowed home size based at 38% FAR: 1,311 to 1,450 sq.ft.

Maximum allowed home size based at 43% FAR: 1,484 to 1,612 sq.ft.

For home sizes above, an enclosed garage is not feasible due to very limited buildable area and parking is usually provided in front and next to the home.

In Case 1 as shown in the existing area on New England and Lyman Avenues with reduced rear setbacks a modest home can be built with living areas in the range of 900 to 1,200 square feet. Applying these setbacks in this area for over 10 years has worked well in designing a small home without the need to apply for any variances.

Case 2

Area range of lots at depths of 105' to 75': 5,000 to 8,000 sq.ft.

Maximum allowed home size based at 38% FAR: 1,900 to 3,040 sq.ft.

Maximum allowed home size based at 43% FAR: 2,150 to 3,440 sq.ft

From home sizes above subtract 500 square feet for a minimum size two car garage.

In Case 2 the following factors should be considered:

- 1) **Flexibility of design** versus forcing most future redeveloping properties to frequently build two story in in neighborhoods that are predominantly one story. We've found that practically all owners of new redeveloping home sites maximize the allowable floor area. To do this under the current large rear setback requirements will result in having practically all new homes built as two story. Although this is permitted under the zoning code, I found that many Winter Park residents have preferred to have one story homes, particularly as they age and desire to still live in the City.
- 2) Many **current subdivisions in the City already have similar smaller rear setbacks** for lots that are shorter in depth and similar to proposed ordinance. They include:
 - > Waterbridge Subdivision: Rear setbacks are 20' to both floors & lot depths average 145' which nearly 40% greater than 105' lot depth.
 - > Winter Park Oaks (Monroe Avenue): Rear setback is 10' for 90' deep lots & 5 lots have 15' rear setback.
 - > Elizabeth's Walk (Windsong Subdivision): Rear setbacks are 20' to both floors & lot depths average 105'.
 - > Canton Park (Israel Simpson Court): Rear setbacks are 10' with 90' deep lots.
 - > Park Green (Combined Single family and attached units): Rear setback 0 to 15'; lot depths vary from 52' to 80'.
 - > Winter Park Towers Single Family home area (north side): Rear setback 13' to 25' with average lot depth of 125'.
- 3) Single family zoned properties **already allow occupied one story structures & accessory uses 10' from rear lot lines regardless of lot depth.** They include pool cabanas, swimming pools, pool enclosures, garages (up to 820 sq.ft),

accessory storage buildings and tennis courts. A residential deck is permitted to be 5' from rear lot line. Having a one story dwelling wall 15' from rear lot line will preclude having the ability to have any of these accessory uses except for a deck. Therefore, having a one story dwelling wall up to 15' from the rear lot line will be less intrusive than allowed currently under the zoning code.

- 4) Long term perspective: Failing to address these unique lot sizes with reasonable rear setback restrictions in relation to their depth may eventually result in more cases before our Board of Adjustments. The purpose of this Board is not to address re-developing properties but individual properties where an owner has a unique hardship.

Proposed changes:

Lots that are 75 feet deep less: Allow 1st floor rear setback of 10' & 2nd floor setback of 25'

Lots which are 105 feet deep or less: Allow 1st floor rear setback of 15' & 2nd floor setback of 30'

As already established in the Code, the front setback is determined by averaging the two adjacent homes on each side of a residential property undergoing redevelopment.

Other items addressed in the ordinance:

1) Removal of deed restriction requirement when excluding the areas of open front porches, or screened rear and side porches:

This provision has not proved to be necessary and just slows down the permitting process for the applicant. The purpose of this requirement is to prevent the enclosure of open porches on new homes that take advantage of excluding the porch floor area from the overall gross floor area of the home. After having this in place for over 15 years, we have found this to be a meaningless tool because anyone that proposes to enclose a porch must submit plans and obtain a building permit. At this point, our plan reviewer will also verify code compliance including whether there is sufficient allowed floor area to permit enclosing a porch and whether it encroaches into the setback. We have never had a case where an unauthorized porch enclosure was identified through the use of the recorded deed restriction.

2) Adding allowance for a third garage bay under certain conditions:

This only allows adding a third bay to a two car garage if stepped back from the other two bays of the garage so as to provide articulation along the front of the home. Practically all new homes on large lots are designed with 3 bays for the garage. There is also a limit on the garage the door width to 9 feet. Having this door stepped back with a similar size limitation seems to also accomplish breaking up the mass also.

3) Side wall articulation clarification: The code language allowing use of chimneys, imitation chimney or bay windows to accomplish articulation needed to be made clear that these are the features that can be used which project into the side setback.

4) Correction of error in R-2 Zoning District: When these provisions were adopted the impervious coverage requirement for a detached dwelling was intended to be 65% which is the same as for duplexes and cluster housing because of the greater density allowed in this District versus in a single family zoned district. It does not make sense to penalize someone wanting to construct a single family dwelling in this District by requiring stricter impervious coverage than the duplex or cluster housing units that can be built next door on the adjacent R-2 Zoned property.

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE, ARTICLE III, "ZONING" AMENDING SECTION 58-65 & 58-66 "RESIDENTIAL DISTRICTS "R-1AAA, R-1AA & R-1A," TO REMOVE AN UNNECESSARY DEED RESTRICTION REQUIREMENT TO STREAMLINE THE PERMITTING PROCESS, AMENDING SECTION 58-71 GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS SO AS TO ESTABLISH REAR SETBACKS FOR SINGLE FAMILY RESIDENTIAL PROPERTIES WITH SHORT LOT DEPTHS, AMENDING SECTION 58-67 "LOW DENSITY RESIDENTIAL (R-2) DISTRICT" TO CORRECT A SINGLE FAMILY DWELLING COVERAGE ERROR AND MODIFY CERTAIN MISCELLANEOUS RESIDENTIAL PROVISIONS IN SECTIONS 58-65, 58-66 & 58-71; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances Section 58-65 "R-1AAA Lakefront district" subsection (f)(1)(h) and Section 58-66 "R-1A & R-1AA district" subsection (f)(1)(h) is amended to read as follows:

(f) Site and building improvement regulations.

(1) Floor area ratio.

h. The area within an open street front porch and entry may be excluded from the "gross floor area," subject to the limitations in this paragraph. This exclusion shall be limited to a maximum area of 400 square feet. The area on the first floor within an open or screened rear or open side porch, lanai, porte cochere or other covered area shall not be included within the "gross floor area." This exclusion shall be limited to a maximum area of 500 square feet. On the second floor, rear or side porches must have exterior sides that are 75 percent open in order to utilize up to 300 square feet of the total allowable 500 square feet of excludable gross floor area. ~~Properties utilizing this exemption shall record a deed covenant outlining the restrictions precluding the screening or enclosing of such porch or entry.~~ An open front porch, entry area or porte cochere utilizing this exemption shall also comply with the provisions in subsection 58-65(f)(5)c.

SECTION 2 . That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances Section 58-66 "R-1A & R-1AA district" subsection (f)(1)(h) is amended to read as follows:

(f)(7) [See Section 58-66(f)(9) for special reduced rear and front setbacks on certain lots with shallow depths of 105 feet or less.]

(f)(9) a. Lots with short lot depth. Lots with an average depth of 75 feet or less may utilize a ten (10) foot rear setback to a one-story structure and a 25 foot rear setback to the two-story portion of any building. Properties with an average lot depth of 105 feet or less may

utilize a fifteen (15) foot rear setback to a one-story structure and a thirty (30) foot rear setback to the two-story portion of any building. Any front facing garage opening must be set back at least 20 feet.

[Note: Existing Paragraphs “a” through “c” remain and shall be re-lettered “b” through “d”.

SECTION 3. That Chapter 58 “Land Development Code”, Article III "Zoning" of the Code of Ordinances Section 58-65 “R-1AAA Lakefront district” subsection (f)(8) and Section 58-66 “R-1A & R-1AA district” subsection (f)(8) is amended by to read as follows:

(8) Side wall articulation. Each side wall shall provide architectural articulation by stepping the wall plane in or out by at least two feet when the side wall plane and side roof line extend more than 36 feet along the side lot line. The articulation must be provided on one-story walls, on both floors for two-story-high walls, and on the first floor of two-story homes where the second floor is set back from the first floor by at least two feet and includes roof articulation unless the omission of roof line articulation is critical to maintain the architectural style of the home. The inset or projection must extend a distance of at least six feet along the side property line and may continue for another 36 feet of wall length before repeating the articulation. Projections designed to accomplish this articulation requirement must meet the required side setback. The minimum inset or projection is two feet. ~~Other architectural features that project, such as Bay windows, chimneys or imitation chimneys up to eight feet wide may be utilized~~ to accomplish articulation and may extend up to two feet into the required side setback except where the permitted side setback is six feet or greater.. See subsection 58-71(g) for additional chimney setback allowance.

SECTION 4. That Chapter 58 “Land Development Code”, Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding to Sections 58-67 “Low density residential (R-2) district” a new subsection (f)(1) to read as follows:

Section 58- 67. Low density residential (R-2) district.

(f) *General development standards:*

(1) *Part 1, for properties over 65 feet in width:*

	Single Family detached
Max. impervious coverage	50% <u>65%</u>

[Note to Municode: The only change in the table is to increase the max. impervious coverage for single family detached dwellings from 50% to 65%.]

SECTION 5. That Chapter 58 “Land Development Code”, Article III "Zoning" of the Code of Ordinances Section 58-71 “General provisions for residential zoning districts” Subsections (i)(3) and (w) is hereby amended and modified as follows including deleting

the text of subsection (w) and re-lettering remaining subsections within Section 58-7 to (w) through (jj):

Section 58-71. General provisions for residential zoning districts.

(3)Garages and carports for single-family dwellings on any lot and two-family dwellings on lots over 65 feet wide:

a.Front-facing garages must meet one of the following design standards:

1.The front wall of the garage must be located at least two feet behind or at least two feet in front of the main wall of the home with a maximum of two doors no greater than 9 feet, wide with the garage door face recessed at least six inches from the plane of garage wall. For an existing home undergoing a remodel or enclosing a carport, one garage door may be permitted up to 18 feet wide with architectural design features such as glazing, hardware and raised panels integrated into the door or other finishes matching the primary structure.

2.The garage wall face must be set back at least four feet behind the front building wall.

3.The garage must have a side entry or be located at the rear of the property behind the main dwelling.

4. A third front facing garage bay with a maximum door width of 9 feet if recessed back at least 4 feet from the adjacent front wall is permitted under #2 or #3 above.

In addition, no street facing garage shall have a garage opening exceeding 10 feet in height.
~~(w) Lots with shallow depth. The platted lots within blocks 46 through 53 of the Town of Winter Park subdivision or any other lot with an average a lot depth of 70 feet or less shall be enabled to utilize a ten (10) foot in lieu of the 25-foot rear setback given the unusual shallow depth of these platted lots, provided the overall building height does not exceed one story within the typical 25-foot rear setback area.~~

SECTION 6. All ordinances or portions or ordinances in conflict herewith are hereby repealed, any part of this ordinance declared to be unlawful by any court shall not constitute repeal of the remainder of the ordinance.

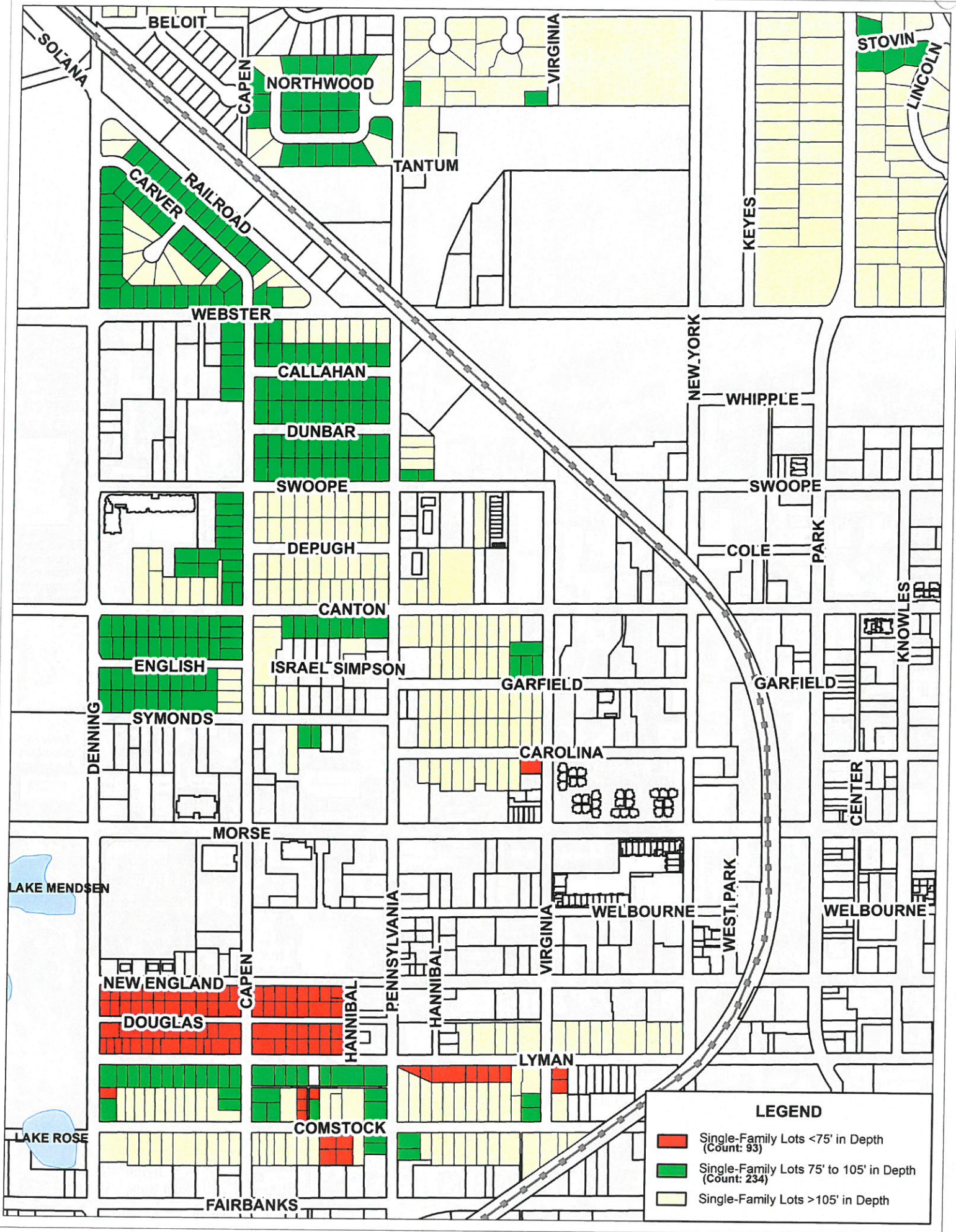
SECTION 7. This ordinance shall become effective immediately upon adoption.

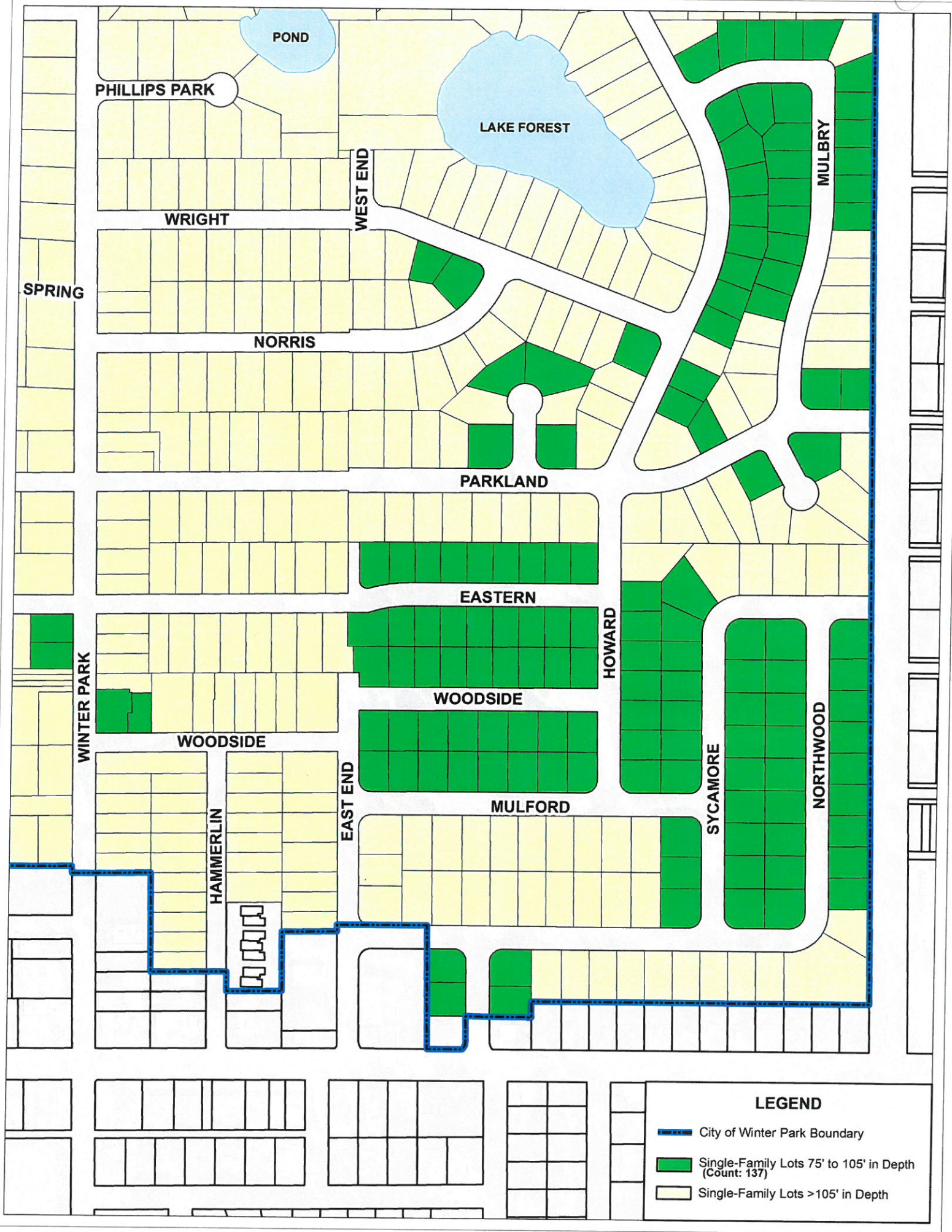
ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ____ day of _____, 2016.

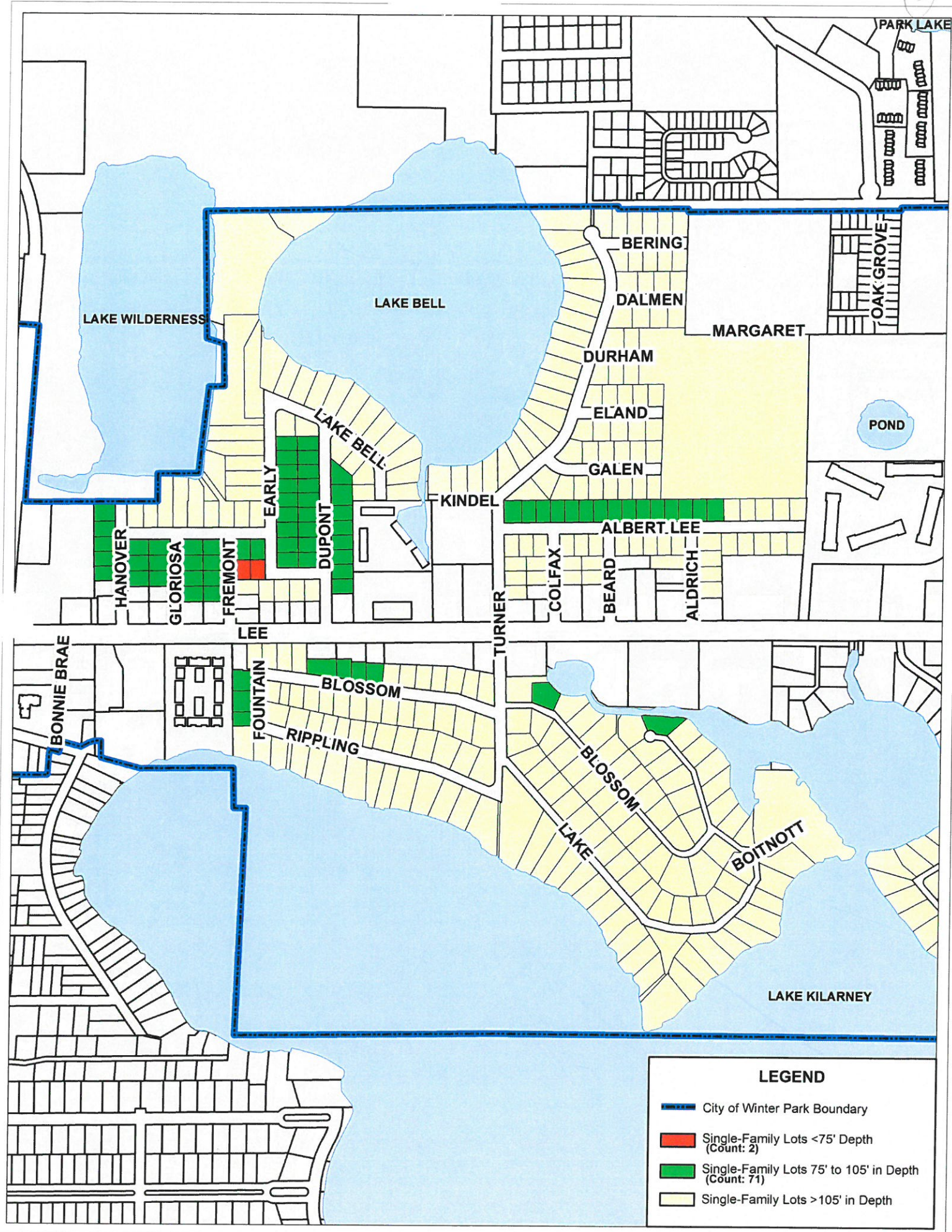
Mayor Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham







LEGEND

- City of Winter Park Boundary
- Single-Family Lots <75' Depth
(Count: 2)
- Single-Family Lots 75' to 105' in Depth
(Count: 71)
- Single-Family Lots >105' in Depth



city commission public hearing

item type	Public Hearing	meeting date	January 25, 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: **Second Readings and a Development Agreement** for the Winter Park Health Foundation for "Project Wellness" at 2005 Mizell Avenue.

This public hearing is the request for second readings of Ordinances and a Development Agreement for the Winter Park Health Foundation:

1. A Comprehensive Plan text amendment to the Study Area "C" to enable their property at 2005 Mizell Avenue to be redeveloped with a floor area ratio (FAR) of 98%.
2. A companion Zoning Code text amendment to enact the same floor area ratio of 98% for their property at 2005 Mizell Avenue, zoned O-1.
3. Rezoning portions of the assemblage properties from Office (O-2) to Office (O-1) for consistent zoning across the combined property, and
4. A Development Agreement for the vacating of public streets needed to consolidate the land for the "Project Wellness" facility and requiring the dedication of the replacement right-of-ways.

The Comprehensive Plan Approval Process:

Since this request involves a text amendment to the Future Land Use Element of the Comprehensive Plan, this type of amendment was reviewed by the Florida Dept. of Economic Opportunity (FDEO). The City received a letter from FDEO (attached) stating no objection to this Comp. Plan change. However, the City also received a letter from FDOT asking that the additional floor area ratio be restricted to the parking garage floor area, since a parking garage in and of itself does not create traffic impacting State and local roads. The applicant has responded that they would have no objection to such a modification. The FDEO letter says if comments from the State agencies are unresolved, such comments could form the basis for a challenge to the amendment after adoption. To avoid any possibility for that challenge and as the applicant is agreeable to that modification, the staff has revised the text in the proposed Ordinance (shown in yellow) to address the FDOT comment.

Summary: (Below is repeated from the first readings held on November 23, 2015)

The properties involved in this request are the current Wellness Center property at 2005 Mizell Avenue, a portion of the property at 2010 Mizell Avenue and the properties at 1992 Mizell Avenue, 101 S. Edinburgh Drive and 149 S. Edinburgh Drive. All of these properties will be consolidated into the 2005 Mizell Avenue - Wellness Center property encompassing a new 4.213 acre site for redevelopment.

Part of this application shows city streets areas proposed to be vacated and in turn the Winter Park Health Foundation will dedicate/deed compensating land to the City to provide for the construction of new public streets so that these properties may be combined for this redevelopment. The map (attached) shows the roadways to be vacated by the City (in yellow) and the new roadways to be dedicated to the City (in blue).

The Comprehensive Plan and Zoning Code amendments are intended to serve as the enabling code provisions for the Conditional Use request to redevelop these combined properties and construct a new road network for the project that includes a 43,770 sq. ft. Wellness (YMCA) Center; 18,223 sq. ft. of new medical related offices; 20,270 sq. ft. of common public use areas and a four-story, five level 265 space parking garage. All of these improvements total 179,839 square feet of building area, which on this 4.213 acre site is a floor area ratio of 98%.

Building heights vary based in part on the sloping site but the specific heights are indicated on the plan pages attached. The project is requesting an exception for building height as the Office (O-1) Code says that the maximum height is 42.5 feet if adjacent to a two-lane road and 55 feet if adjacent to a four-lane road. This project will need the allowance for up to the 55 foot height limit.

It is important to note that the Winter Park Health Foundation is not developing any larger building than they are entitled to build under the current 45% FAR. The only additional privilege is the ability to satisfy the parking requirements within a structure (parking garage) which then enables more open space/garden land area that otherwise would need to be used for surface parking. It also enables the design to utilize above ground storm water retention areas as open space rather than underground exfiltration systems.

The Comprehensive Plan and Zoning Code Amendments:

The method required for this redevelopment of these combined properties is to amend the Comprehensive Plan and O-1 Zoning Code to allow for this additional FAR. However, it would only apply for the special case when the additional floor area ratio helps to provide a community asset of health and wellness related uses and only specifically at this one property. Rather than make it a city-wide provision or study area-wide provision, this specific Comp. Plan amendment would apply only to this one combined property at 2005 Mizell Avenue, within the Winter Park Hospital Planning Area "C" by adding a new policy to read as shown below. Similar text would then be added to the O-1 zoning regulations in order to implement this provision within the Zoning regulations.

(New Policy) Policy 1-4.1.C.9: Floor Area Ratio for 2005 Mizell Avenue. The City may allow an increase in Floor Area Ratio (FAR), not to exceed 0.98 including parking garage, for the redevelopment of this block, in order to encourage the redevelopment of a community asset that provides health- and wellness-related uses. Such additional FAR will only be considered by City Commission if said development improves the road network, provides enhancements in the City park and additional parking options in the sub-area. The additional FAR may only be granted through a Conditional Use Permit and shall be limited to the floor area of the parking garage.

Preliminary Conditional Use Request and Other Implementation Procedures:

The application package includes a traffic impact analysis which has been reviewed by the City's traffic engineering consultant. The application materials submitted are complete but there are a few items to review as part of the "final" CU such as site lighting including lighting for the parking garage, the specific storm water design and signage.

The parking provided within the Parking garage meets the City's code requirements for those uses specified in the request. It appears that the architecture of the parking garage conforms to the City's parking garage design guidelines and the City will have some further design information at the "final" Conditional Use review.

The City Commission will also need to formally approve Ordinances to vacate the streets and accept dedications for the replacement streets or the applicant will do a re-plat of the area involved which then accomplishes the vacating and dedications. This approval shall also constitute any subdivision plat approval required by the P&Z Board as necessary for that implementation method via re-plat.

Planning and Zoning Board Review:

The P&Z Board on November 6, 2015 lauded the public benefit in this request in that the citizens will have a new, improved and enlarged Wellness Center and ancillary health and wellness facilities. The actual "building" size fits within the Comp. Plan FLU and Zoning Code provision for 45% FAR. Thus the Comp. Plan and Zoning Code amendments are to facilitate the parking within a structure which then provides more beneficial open space and landscape areas within the site. Aside from some design directions as conditions of approval for the Final Conditional Use submittal, the P&Z Board concurred in the value and benefit of the project and that the plans appeared to provide sufficient detail. However, the P&Z Board did make a special recommendation, after the motions for the applicant's requests, that the City take an active role in planning and funding pedestrian and crosswalk improvements within this area.

Planning and Zoning Board Recommendation:

Motion made by Mr. Sacha, seconded by Mr. Gottfried to APPROVE an Ordinance amending the Comprehensive Plan so as to add a new Comprehensive Plan policy to the text of the future land use element within the Winter Park Hospital Study Area "C" so as to allow for a building floor area ratio of up to ninety-eight (98%) percent, conditioned upon use for health and wellness related uses.

Motion carried unanimously with 7-0 vote.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to APPROVE an Ordinance amending the Zoning Code so as to amend the Office (O-1) district to allow for a building floor area ratio of up to ninety-eight (98%) percent, conditioned upon use for health and wellness related uses.

Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to APPROVE an Ordinance to amend the official Zoning Map so as to change Office (O-2) district zoning to Office (O-1) district zoning on a portion of the property at 2010 Mizell Avenue and the properties at 1992 Mizell Avenue, 101 S. Edinburgh Drive and 149 S. Edinburgh Drive.

Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Weldon, seconded by Mr. Gottfried to APPROVE the preliminary Conditional Use request to redevelop the Wellness Center property at 2005 Mizell Avenue and the adjacent streets with a new two-story, approximately 78,000 square foot “project wellness” facility consisting of a new 44,000 square foot wellness center and 34,000 square feet of medical/public space and a companion parking garage with 265 spaces with the following conditions recommended by staff and agreed to by the applicant:

- 1. That the storm water discharge from the project shall not into the streets but via a storm-water pipe conveyance system.**
- 2. That the final CU use submission shall provide screening detail for the trash collection if it is not located within the parking garage.**
- 3. That enhanced pedestrian circulation is considered for the final CU with respect to wider sidewalks and pedestrian street crossings.**
- 4. That landscape screening or other screening is considered, as appropriate, for the rears of the Benmore Drive properties that will now “front” on the new roadway.**
- 5. The electric transformer/switch gear and all backflow preventers shall be located where not visible from a public street to the degree possible and shall also be landscaped so as to be effectively screened from view.**
- 6. That the Health Foundation, YMCA and the City work in partnership to develop plans for alternative recreation facilities for the 18 month construction period in order to serve the 3,000 members of the Wellness Center.**

Motion carried unanimously with a 7-0 vote.

Special Planning and Zoning Board Recommendation:

In addition, the motions on the applicant requests the Planning and Zoning Board made this separate motion that the City take an active role in planning and funding pedestrian and crosswalk improvements within this area.

Motion made by Mr. Weldon, seconded by Mr. Gottfried to recommend to the City Commission that they consider making a City investment along with the development commitments made by both the Winter Park Hospital and Winter Park Health Foundation in an effort to enhance the pedestrian connectivity between Ward Park, the Winter Park Hospital campus, and Winter Park Health Foundation campus.

Motion carried unanimously with a 7-0 vote.

Planning & Zoning Board Minutes – November 3, 2015:

Planning Manager Jeffrey Briggs presented the staff report and explained that the requests of the applicant, the Winter Park Health Foundation. He explained that the properties that are involved in this request are the current Wellness Center property at 2005 Mizell Avenue, a portion of the property at 2010 Mizell Avenue and the properties at 1992 Mizell Avenue, 101 S. Edinburgh Drive and 149 S. Edinburgh Drive. All of these properties will be consolidated into the 2005 Mizell Avenue - Wellness Center property encompassing a new 4.213 acre site for redevelopment. Mr. Briggs reviewed zoning and future land use policies, changes to the road network, floor area ratio requirements, and the details of the preliminary conditional use request.

He said that the application package includes a traffic impact analysis which has been reviewed by the City's traffic engineering consultant. In addition, the application materials submitted were very complete so there will only be a few items to review as part of the "final" CU such as site lighting including lighting for the parking garage, the specific storm water design and signage. All of the other site and design details are part of this "preliminary" Conditional Use package. The parking provided within the Parking garage meets the City's code requirements for those uses specified in the request. It appears that the architecture of the parking garage conforms to the City's parking garage design guidelines and the City will have some further design information at the "final" stage.

The City Commission will also need to either approve Ordinances to vacate the streets and accept dedications for the replacement streets or the applicant will do a re-plat of the area involved which then accomplishes the vacating and dedications. This approval shall also constitute any subdivision plat approval required by the P&Z Board as necessary for that implementation method via re-plat.

He summarized by stating that the public benefit to this request is that the citizens will have a new, improved and enlarged Wellness Center and ancillary health and wellness facilities. The actual "building" size fits within the Comp. Plan FLU and Zoning Code provision for 45% FAR. Thus the Comp. Plan and Zoning Code amendments are to facilitate the parking within a structure which then provides more beneficial open space and landscape areas within the site. The Conditional Use submittal for the project includes all the required submissions for preliminary conditional use. Staff Recommendation is for Approval of the Comprehensive Plan Amendment; O-1 Zoning Code amendment for added floor area ratio and Zoning for the entire site as Office (O-1). Staff recommended approval of the Preliminary Conditional Use with the following conditions:

1. That the storm water discharge from the project shall not into the streets but via a storm-water pipe conveyance system.
2. That the final CU use submission shall provide screening detail for the trash collection if it is not located within the parking garage.
3. That enhanced pedestrian circulation is considered for the final CU with respect to wider sidewalks and pedestrian street crossings.
4. That landscape screening or other screening is considered, as appropriate, for the rears of the Benmore Drive properties that will now "front" on the new roadway.
5. The electric transformer/switch gear and all backflow preventers shall be located where not visible from a public street to the degree possible and shall also be landscaped so as to be effectively screened from view.
6. That the Health Foundation, YMCA and the City work in partnership to develop plans for alternative recreation facilities for the 18 month construction period in order to serve the 3,000 members of the Wellness Center.

Patty Maddox, President and CEO of the Winter Park Health Foundation, represented the applicant. She introduced the members of the redevelopment team. She gave a Power Point presentation that provided background information on the Health Foundation and detailed their redevelopment plans. Turon Duda, Architect, provided the Board members with detailed overview of the architectural plans.

He stated that they are making every effort to fit in with the existing neighborhood with regard to the following: architecture, consolidating the streets, undergrounding utilities, enhancing tree plantings and landscaping, increasing open space on the site, providing better connectivity to city parks, improving drainage, parking, increasing sidewalks and making it more pedestrian friendly.

Attorney Rebecca Wilson, 215 North Eola Drive, thanked staff for the favorable recommendation. She discussed in detail the comprehensive plan and rezoning requests. The members of the redevelopment team responded to Board member questions and concerns.

Ann Highby, 190 Ward Drive, expressed concern with piece milling of the hospital property, increased traffic and road congestion that this proposed redevelopment could bring. She stated that she would like to see the property master planned prior to all approvals being granted.

David Williams, 209 Tyree Lane, spoke concerning parking. He expressed concern with Manor Care staff parking on residential streets. He said that he feels that the parking issue for this facility should be addressed in conjunction with the parking of this project. He also spoke to traffic flow on Perth Lane.

Dr. Joseph Portegues, 306 Turkey Run, spoke in favor of the project. He said that he feels that it will help in keeping the aging population active and healthy.

David Dotherow, 1500 Gay Road, Chairman of the Peggy and Phillip Crosby Wellness Center Board, spoke concerning the current needs of the Wellness Center. He stated that the current building is aging and is in need of repairs and upgrades to the exercise areas, locker rooms, security and safety, lighting, drainage, parking, enhanced pedestrian connectivity, and a special designed pool for aquatic exercises.

Robert Rich, 502 Brechin Drive, also a Board member, spoke in support of the project specifically to the enhancing of Ward Park and as well as address parking issues.

Sandy Hostetter, 2325 Chantilly Avenue, supported the project. She stated that she feels that this is a great legacy project for the City as a whole.

Mrs. Wilson added the city hired a traffic consultant to conduct a peer review of the applicant's traffic study, and that they will continue to work on the issues that need to be addressed (i.e., the Mizell and Lakemont avenues intersection and the entrance of the garage) and will bring back a resolution at the final conditional use review.

Keith Piazza, spoke in support of the project. He spoke concerning the culture of the facility and the need that the Foundation fulfills in the City.

The Chairman opened up the discussion to the Board. Mr. Sacha thanked the Health Foundation for bringing the request forward. He stated that he supports the request and agrees with the comments heard at tonight's meeting. Mr. R. Johnston supported the project and reiterated his concerns with regard to the improvement of Ward Park and enhanced connectivity into the redesigned project. Mr. Weldon supported the project. He agreed with the comments made by Mr. R. Johnston. He encouraged fellow board members to make a recommendation to the City Commission for the City to make an investment in this project to enhance pedestrian connectivity to the project. Mr. Gottfried echoed the same concerns. He added that he feels that more effort needs to be put into pedestrian connectivity to the surrounding community activities, enhancing the park, and studying the water table at the park and the current tree situation at the park. In addition he said that he feels that there should be a 4-way stop at the exit of the existing parking garage. Mr. Hahn supported the project. He stated he feels this project is in line with the City's Visioning project. Mr. J. Johnston supported the project. He agreed with Mr. Gottfried. He encouraged staff to take the Board's concerns forward to City Commission.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve an ordinance amending chapter 58 "Land Development Code" Article I, "comprehensive plan" so as to add a new comprehensive plan policy to the text of the future land use element within the winter park hospital study area "c" so as to allow for a building floor area ratio of up to ninety-eight (98%) percent, conditioned upon use for health and wellness related uses. Motion carried unanimously with 7-0 vote.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve an ordinance amending chapter 58 "Land Development Code" Article III, "Zoning" so as to change within section 58-72 Office (O-1) district, Subsection (F) development standards so as to allow for a building floor area ratio of up to ninety-eight (98%) percent, conditioned upon use for health and wellness related uses, more particularly described herein, providing for conflicts, severability and an effective date. Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to APPROVE an Ordinance to amend the official Zoning Map so as to change Office (O-2) district zoning to Office (O-1) district zoning on a portion of the property at 2010 Mizell Avenue and the properties at 1992 Mizell Avenue, 101 S. Edinburgh Drive and 149 S. Edinburgh Drive. Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Weldon, seconded by Mr. Gottfried to approve the preliminary conditional use request to redevelop the wellness center property at 2005 Mizell Avenue and the adjacent streets with a new two-story, approximately 78,000 square foot "project wellness" facility consisting of a new 44,000 square foot wellness center and 34,000 square feet of medical/public space and a companion parking garage with 265 spaces. In addition to the following conditions recommended by staff:

7. That the storm water discharge from the project shall not into the streets but via a storm-water pipe conveyance system.
8. That the final CU use submission shall provide screening detail for the trash collection if it is not located within the parking garage.
9. That enhanced pedestrian circulation is considered for the final CU with respect to wider sidewalks and pedestrian street crossings.
10. That landscape screening or other screening is considered, as appropriate, for the rears of the Benmore Drive properties that will now "front" on the new roadway.
11. The electric transformer/switch gear and all backflow preventers shall be located where not visible from a public street to the degree possible and shall also be landscaped so as to be effectively screened from view.
12. That the Health Foundation, YMCA and the City work in partnership to develop plans for alternative recreation facilities for the 18 month construction period in order to serve the 3,000 members of the Wellness Center.

Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Weldon, seconded by Mr. Gottfried to recommend to the City Commission that they consider making a City investment along with the development commitments made by both the Winter Park Hospital and Winter Park Health Foundation in an effort to enhance the pedestrian connectivity between Ward Park, the Winter Park Hospital campus, and Winter Park Health Foundation campus. Motion carried unanimously with a 7-0 vote.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO ADD A NEW COMPREHENSIVE PLAN POLICY TO THE TEXT OF THE FUTURE LAND USE ELEMENT WITHIN THE WINTER PARK HOSPITAL STUDY AREA "C" SO AS TO ALLOW FOR A BUILDING FLOOR AREA RATIO OF UP TO NINETY-EIGHT (98%) PERCENT, CONDITIONED UPON USE FOR HEALTH AND WELLNESS RELATED USES, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

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

WHEREAS, the City Commission desires to amend the Comprehensive Plan, Future Land Use Element, within the Winter Park Hospital Planning Area "C" in order to allow a floor area ratios up to 98%, if the increase is for health and wellness related uses, 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 November 3, 2015, provided for participation by the public in the process and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings 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; and

WHEREAS, words with double underline shall constitute additions to the original text and strike through text 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 I, "Comprehensive Plan", is hereby amended by adding a new Future Land Use Policy within the Winter Park Hospital Planning Area "C" on Page 1-42 of the Goals, Objectives and Policies to read as follows:

(New Policy) Policy 1-4.1.C.9: Floor Area Ratio for 2005 Mizell Avenue. The City may allow an increase in Floor Area Ratio (FAR), not to exceed 0.98 including parking garage, for the redevelopment of the property at 2005 Mizell Avenue, in order to encourage the redevelopment of a community asset that provides health and wellness related uses. Such additional FAR will only be considered by City Commission if said development improves the road network, provides enhancements in the City park and additional parking options in the sub-area. The additional FAR may only be granted through a Conditional Use Permit and shall be limited to the floor area of the parking garage.

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 _____, 2016.

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO CHANGE WITHIN SECTION 58-72 OFFICE (O-1) DISTRICT, SUBSECTION (F) DEVELOPMENT STANDARDS SO AS TO ALLOW FOR A BUILDING FLOOR AREA RATIO OF UP TO NINETY-EIGHT (98%) PERCENT, CONDITIONED UPON USE FOR HEALTH AND WELLNESS RELATED USES, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Commission has amended the Comprehensive Plan to provide for additional floor area ratio allowance at 2005 Mizell Avenue; 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 November 3, 2015 meeting; and

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

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida; 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 58-72 "Office (O-1) district", subsection (f) (3) is hereby amended to read as follows:

Sec. 58-72. Office (O-1) District.

(f) *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 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. The City may allow an increase in Floor Area Ratio (FAR), not to exceed 0.98 including parking garage, for the redevelopment of the property at 2005 Mizell Avenue, in order to encourage the redevelopment of a community asset that provides health and wellness related uses. Such additional FAR will only be considered by City Commission if said development improves the road network, provides enhancements in the City park and additional parking options in the sub-area. The additional FAR may only be granted through a Conditional Use Permit and shall be limited to the floor area of the parking garage.

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 _____, 2016.

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE OFFICE (O-2) DISTRICT ZONING TO OFFICE (O-1) DISTRICT ZONING ON A PORTION OF THE PROPERTY AT 2010 MIZELL AVENUE AND THE PROPERTIES AT 1992 MIZELL AVENUE, 101 S. EDINBURGH DRIVE AND 149 S. EDINBURGH DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of a portion of the property at 2010 Mizell Avenue and the properties at 1992 Mizell Avenue, 101 S. Edinburgh Drive and 149 S. Edinburgh Drive have requested a Zoning Map amendment consistent with the Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

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

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

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

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

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Office (O-2) District to Office (O-1) District zoning on a portion of the property at 2010 Mizell Avenue and the properties at 1992 Mizell Avenue, 101 S. Edinburgh Drive and 149 S. Edinburgh Drive, more particularly described as follows:

LOTS 1 & 2, BLOCK 5 AND LOTS 18 THROUGH 22, BLOCK 4, ALOMA SUBDIVISION, SECTION 1, AS RECORDED IN PLAT BOOK "O", PAGE 51 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID#'S: A PORTION OF 09-22-30-0120-05-010 AND ALL OF 09-22-30-0120-04-220; 09-22-30-0120-04-200 AND 09-22-30-0120-04-180

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 its passage and adoption.

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 _____, 2016.

Mayor Steve Leary

Attest:

City Clerk

PREPARED BY AND RETURN TO:

City of Winter Park
Attn: City Clerk
401 Park Avenue
Winter Park, FL 32789
(407) 599-3440

Orange County Tax Parcels # A portion of 09-22-30-0120-05-010 AND ALL OF 09-22-30-0120-04-220; 09-22-30-0120-98-021; 09-22-30-0120-04-200 AND 09-22-30-0120-04-180

DEVELOPER'S AGREEMENT
(Winter Park Health Foundation)

THIS DEVELOPER'S AGREEMENT ("Agreement") entered into and made as of the _____ day of _____, 2016, by and between the **CITY OF WINTER PARK, a Florida municipal corporation**, 401 S. Park Avenue, Winter Park, Florida, 32789 (hereinafter referred to as the "City"), and Winter Park Health Foundation, a non-profit corporation whose address is, Winter Park, FL 32789 (hereinafter referred to as "WPHF").

W I T N E S S E T H

WHEREAS, WPHF is the owner of that certain real property lying within the municipal boundaries of the City of Winter Park, including a portion of the property at 2010 Mizell Avenue and the properties at 1992 Mizell Avenue, 2005 Mizell Avenue, 101 S. Edinburgh Drive and 149 S. Edinburgh Drive, having Orange County Tax Parcel Identification Numbers: A portion of 09-22-30-0120-05-010 AND ALL OF 09-22-30-0120-04-220; 09-22-30-0120-98-021; 09-22-30-0120-04-200 AND 09-22-30-0120-04-180 (hereinafter referred to as "Property"); and

WHEREAS, WPHF desires to develop the Property as a Wellness Facility (hereinafter, the "Project"); and

WHEREAS, WPHF 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, WPHF and the City desire to reconfigure the roadways surrounding the Project in order to develop more complete streets in a more efficient configuration ("Road Realignment"); and

WHEREAS, on January 25, 2016 the City Commission approved a Preliminary Conditional Use Permit for the proposed Project which contemplates the Road Realignment which requires that the City abandon certain rights-of-way and that WPHF dedicate certain rights-of-way; and

WHEREAS, this Agreement is not a statutory development agreement pursuant to Chapter 163, Florida Statutes (Florida Local Government Development Agreement Act), and is being entered into by the City pursuant to the City's home rule authority as a condition of development approvals and based on concessions voluntarily agreed upon by WPHF.

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

SECTION 1. RECITALS

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

SECTION 2. VACATION & ABANDONMENT

The City, subject to the conditions precedent provided in Section 3 of this Developer's Agreement, expresses its intent to vacate and abandon those portions of the Mizell Avenue and N. Perth Lane rights-of-way as shown on **Exhibit "A"** attached hereto (together hereinafter referred to as the "Abandonment Areas") in compliance with the laws and regulations of the State of Florida and City of Winter Park in return receiving the conveyance of alternative rights-of-way, as also shown in **Exhibit "A"**.

SECTION 3. CONDITIONS PRECEDENT TO ABANDONMENT.

The abandonment and vacation of right-of-way provided for in Section 2 above is hereby conditioned on following:

- (a) At WPHF's expense (except to the extent the City may agree at a later date to share or cause others share such the expense), WPHF shall design, permit and construct the realignment of Mizell Avenue and N. Edinburgh Drive, including without limitation all required roadway surfaces, sidewalks, curbs, gutters, landscaping and ground cover, stormwater collection, conveyance and retention infrastructure, utilities (including the undergrounding of electric utility lines and all other utilities), traffic signage and pavement markings in the alignment reflected in Exhibit "B" attached hereto (all together hereinafter referred to as the "Realigned Road Improvements"). All plans for the Realigned Road Improvements shall be subject to review and approval by the City prior to commencement of the work and all work done pursuant to such plans is subject to inspection, approval, and acceptance (or rejection) by the City. Prior to the City's acceptance of the Realigned Road Improvements, WPHF shall provide the City with a bill of sale, release of liens from contractors, subcontractors, materialmen and laborers, and assignment of contractor's warranties, if any, for the Realigned Road Improvements.
- (b) At WPHF's expense, WPHF shall cause, prior to or concurrently with the recording of the re-plat described in subsection (d), the fee simple conveyance to the City of the sixty foot (60 ft.) wide right-of-way necessary to accommodate the Realigned Road Improvements in the alignment reflected on Exhibit "B" attached hereto ("Right-of-Way Property"). The Right-of-Way Property shall be conveyed to the City by warranty deed or special warranty deed free and clear of all liens and encumbrances except for those matters acceptable to the City, or by dedication pursuant to a replat. The form of the deed shall be subject to the approval of the City. WPHF shall, at least fifteen (15) days prior to the conveyance of the Right-of-Way Property to the City, provide to the City a boundary survey of the Right-of-Way Property (including a depiction of the existing public right-of-way in relation to such property) certified to the City and a current attorney's opinion of title or a current certificate of title, evidencing that fee simple title to the Right-of-Way Property is free

and clear of all liens and encumbrances except for those matters acceptable to the City. Real property taxes on the Right-of-Way Property, if any, shall be prorated, paid and escrowed by WPHF in accordance with the provisions of Section 196.295, Florida Statutes.

- (c) At WPHF's expense, WPHF shall cause the utilities in the Abandonment Areas to either be removed and relocated or retained in place via utility easements granted to the utility providers. To the extent relocation of aboveground utilities are needed, the relocation of such utility shall be undergrounded unless otherwise consented to by the City Manager or his designee.
- (d) Approval and recording by the City of a re-plat of the Property and Abandonment Areas which depicts the conveyance of the Right-of-Way Property to the City along with the vacation and abandonment of the Abandonment Areas. WPHF shall, at its expense, have prepared and submit for City review and approval, a replat of the Property and the Abandonment Areas in accordance with the requirements and procedures set forth in Chapter 177, Fla. Stat. and the City's Code of Ordinances. WPHF shall be responsible for causing the publication of the advertisement required by Chapter 177, Fla. Stat. and the cost of the same for the public hearing on the replat in order to give the public notice of the intent to vacate and abandon a portion of public rights-of-ways (i.e. the Abandonment Areas) through the requested replat approval sought.
- (e) No third parties, including utility owners and property owners currently using the Abandonment Areas, shall make an objection to the proposed vacation and abandonment of the Abandonment Areas, or threaten the City with equitable or monetary claims as a consequence of the City approving such vacation and abandonment.

SECTION 4. AMENDMENTS TO THIS AGREEMENT

Amendments to this Agreement, if requested by WPHF, may be permitted if approved following review by the City in conformance with the City's Land Development Code and other applicable requirements of the City.

SECTION 5. 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 WPHF 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 6. ENFORCEMENT

This Agreement may be enforced by specific performance by either party. In no event shall the City be liable for monetary damages arising out of or concerning this Agreement. In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, WPHF 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. In addition to the foregoing, the City shall

be permitted without notice to immediately withhold the issuance of certificates of occupancy and building permits associated with the Project in the event WPHF is in violation of any provision of this Agreement until such violation is cured to the City's satisfaction. Further, if WPHF fails to timely pay the City any monies due pursuant to this Agreement, the City may record a Notice of Lien against the Property in the amount owed to the City. Interest on unpaid overdue sums shall accrue at the rate of eighteen percent (18%) compounded annually or at the maximum rate allowed by law if lower than 18%. A copy of such Notice of Lien shall also be delivered to WPHF in the same manner as required under this Agreement for delivery of written notices. The recorded Notice of Lien shall constitute a lien upon the Property and the lien may be foreclosed upon for the benefit of the City any time after fifteen (15) days after the Notice of Lien has been recorded in the public records. City may foreclose the lien in accordance with the procedures established in Chapter 702, Florida Statutes, or successor or other statute providing for lien foreclosure procedures. WPHF may obtain a release from the lien by paying the amount stated in the lien, plus accrued interest, plus attorney's fees and costs incurred by the City in filing and collecting upon the lien.

SECTION 7. GOVERNING LAW; VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The exclusive venue for purpose of litigation in any action to construe or enforce the provisions of this Agreement shall be in a court of competent jurisdiction in and for Orange County, Florida.

SECTION 8. RECORDING

This Agreement shall be recorded, at WPHF'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 9. 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 10. 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 11. DEVELOPMENT PERMITS

The parties acknowledge and agree that the City cannot legally contract away its police power, zoning authority and land development review and approval authority, and therefore the City cannot legally agree to and is not agreeing (including in Section 2 and 3 herein) to approve any right-of-way vacation and abandonment and final plat or replat or any development order or permit, as such must be considered and approved after the necessary public hearings and pursuant to applicable approval requirements and criteria. 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 WPHF or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Unless expressly authorized or granted herein, nothing in this Agreement shall constitute or be deemed to constitute or require the City to issue any approval by the City of any rezoning, Comprehensive Plan amendment, variance, special

exception, final site plan, preliminary subdivision plan, final plat or subdivision plan, building permit, grading, stormwater drainage, engineering, or any other land use or development approval. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures with respect to same as otherwise set forth in the City's Code of Ordinances and subject to any conditions of approval thereof. This Agreement is approved under the City's home rule authority and is not a statutory development agreement under Chapter 163, Florida Statutes.

SECTION 12. SUBORDINATION/JOINDER

WPHF represents and warrants to City that it is the fee simple owner of the Property. 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 WPHF 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 13. NOTICE

Any notices required or permitted under this Agreement shall be addressed to the City, Owners and WPHF at the addresses listed in the first paragraph of this Agreement, or at such other addresses designated in writing by the party to receive notice. Notices shall be either: (i) personally delivered (including without limitation, delivery by UPS, Federal Express or other commercial courier service), in which case they shall be deemed delivered on the date of delivery; or (ii) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or intentionally delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U.S. Mail.

SECTION 14. MISCELLANEOUS

a. Nothing contained in this Agreement nor in any instruments executed pursuant to the terms of this Agreement shall be construed as a waiver or attempted waiver by the City of its home rule authority, police power, zoning authority and sovereign immunity under the Constitution and laws of the State of Florida or any other privilege, immunity or defense afforded to the City or the City's officials, officers, employees and agents under the law.

b. This Agreement is entered into voluntarily by WPHF without duress and after full review, evaluation and consideration by WPHF. WPHF is represented by counsel, or alternatively, has been afforded an opportunity to retain counsel for review of this Agreement.

c. The captions or section headings of this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, or meaning of this Agreement.

d. City and WPHF are not partners and this Agreement is not a joint venture and nothing in this Agreement shall be construed to authorize WPHF to represent or bind the City to matters not expressly authorized or provided in this Agreement.

e. None of the parties shall be considered the drafter of all or any portion of this Agreement for the purposes of interpreting all or any portion of this Agreement, it being recognized that all parties have contributed substantially and materially to the preparation of this Agreement.

SECTION 15. 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 30 years from the Effective Date.

[SIGNATURES TO FOLLOW]

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

Witnesses

WPHF

Winter Park Health Foundation, a non-profit corporation

Name: _____

By: _____

Name: _____

Its: _____

Date: _____

Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____, as _____ of Winter Park Health Foundation, a non-profit corporation. 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 _____, 2016, by Steve Leary, as Mayor of the City of Winter Park, Florida, who is personally known to me.

Notary Public
Printed Name: _____
My commission expires: _____

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

January 8, 2016

The Honorable Steve Leary
Mayor, City of Winter Park
City Hall, 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 No. 15-2ESR), which was received on December 10, 2015. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department of Economic Opportunity's authorized scope of review that will 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 consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment 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 Jennie Leigh Copps, at (850) 717-8534, or by email at jennie.copps@deo.myflorida.com.

Sincerely,

Julie A. Dennis, Interim Director
Division of Community Development

JAD/jlc

Enclosure(s): Procedures for Adoption

cc: Mr. Jeff Briggs, Planning Manager, City of Winter Park Planning Department
Mr. Hugh W. Harling, Jr., 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.FLA.2345 | 850.245.7105 | 850.921.3223 Fax
www.floridajobs.org | [www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO



Florida Department of Transportation

RICK SCOTT
GOVERNOR

719 South Woodland Boulevard
DeLand, Florida 32720

JIM BOXOLD
SECRETARY

December 28, 2015

Randy Knight
City Manager, City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Sent Via Email

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT
LOCAL GOVERNMENT: CITY OF WINTER PARK
DEO #: 15-2 ESR

Dear Mr. Knight:

The Department of Transportation has completed its review of the above Comprehensive Plan Amendment as requested in your memorandum dated December 1, 2015.

We appreciate the opportunity to participate in this review process and we offer our comments attached with this letter. The proposed amendment package includes one (1) amendment that creates a new Future Land Use Element policy that increases the maximum permitted Floor Area Ratio (FAR) for the subject property. The transmittal materials clearly state that the proposed increase in FAR is to develop a parking garage and preserve open space on the hospital property. The parking garage is necessary for the site to meet parking requirements if the property is to fully utilize the 0.45 FAR for Office-Professional uses. However, the new policy does not limit the increase in floor area to parking garage uses.

As currently written, the proposed amendment may adversely affect the nearby State Highway System (SHS) facility. The Department recommends amending the language to ensure that the increase in FAR is used for parking garage uses only. Comments and recommendations are further outlined in the attached review.

If you have any questions, please contact Todd Davis at 386-943-5422 or by e-mail at Todd.Davis@dot.state.fl.us.

Sincerely,

A handwritten signature in blue ink that reads "Heather S. Garcia".

Heather S. Garcia
Planning & Corridor Development Manager

Attachment

C: Alberto Vargas, Orange County
Renzo Nastasi, Orange County
Anganie Durbal-Mohammed, Orange County
Andrew Landis, East Central Florida RPC

James Stansbury, DEO
D. Ray Eubanks, DEO
Maria Cahill, FDOT
Carmen Monroy, FDOT

File: H:\OOC\Planning\Growth Management\CPA Project Files\Winter Park_Orange\Review\2015\15-2ESR\Proposed\Winterpark_15-2ESR_Cvtrtr.Doc

www.dot.state.fl.us



Public Hearing

NOTICE OF A COMPREHENSIVE PLAN AMENDMENT TO PROVIDE FOR ADDED FLOOR AREA RATIO FOR "PROJECT WELLNESS" AT 2005 MIZELL AVENUE

NOTICE IS HEREBY GIVEN that the Winter Park City Commission will hold a Public Hearing on Monday, January 25, 2016 at 5:00 p.m., in City Hall Commission Chambers, located at 401 S. Park Avenue in the City of Winter Park, Florida, to consider the second reading and adoption of an Ordinance to establish a new Policy in the Future Land Use Element of the Comprehensive Plan providing for additional floor area ratio (FAR) for "Project Wellness" by the Winter Park Health Foundation at 2005 Mizell Avenue.

Copies of the proposed ordinance and Comprehensive Plan are available for inspection in the Planning Department in City Hall, Monday through Friday, from 8 a.m. to 5 p.m., as well as on the city's official web site at www.cityofwinterpark.org.

All interested parties are invited to attend and be heard with respect to the adoption of the proposed amendments. Additional information is available in the Planning Department so that citizens may acquaint themselves with each issue and receive answers to any questions they may have prior to the hearing.

Pursuant to the provisions of the Americans with Disabilities Act: any person requiring special accommodation to participate in this meeting, because of disability or physical impairment, should contact the Planning Department at 407-599-3324 at least 48 hours in advance of this hearing.

Pursuant to §286.0105 of the Florida Statutes: if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and they need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Publish: January 17, 2016.

