



city commission agenda

Regular Meeting

February 22, 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 Minister David Fitzgerald, First Christian Church Pledge of Allegiance

3 Approval of Agenda

4 Mayor's Report

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

- Presentation - Painting of historic Kummer-Kilbourne House from Alan Keene, Keewin Real Property Company
- Proclamation - "Day of Happiness"
- Proclamation - 2016 General and Referendum Election

20 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
	a. Financial Report – December 2015	10 minutes
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
	a. Approve the minutes of February 8, 2016. b. Approve the following purchase and contracts: <ol style="list-style-type: none"> 1. PR159432 to T.V. Diversified Inc. for Lift Station #28 Wet Well & Man Hole Repairs; \$104,373 2. Amendment 4 to CDM Smith, Inc. – RFQ-2-2012, Continuing Contracts for Professional, Architectural & Engineering Services (Storm Water Management & Design) and authorize the Mayor to execute the renewal. 3. Amendment 4 to Geosyntec Consultants – RFQ-2-2012, Continuing Contracts for Professional, Architectural & Engineering Services (Storm Water Management & Design). 4. Amendment 4 to GAI Consultants, Inc. – RFQ-2-2012, Continuing Contracts for Professional, Architectural & Engineering Services (General Civil & Public Facility Engineering) and authorize the Mayor to execute the renewal. 5. Amendment 4 to Comprehensive Engineering Services, Inc. – RFQ-2-2012, Continuing Contracts for Professional, Architectural & Engineering Services (Transportation Planning & Engineering) and authorize the Mayor to execute the renewal. 6. Amendment 1 to The Fishel Company – IFB-8-2014, Underground Utility Services and authorize the Mayor to execute the renewal. 7. Amendment 1 to Infratech Corporation – IFB-8-2014, Underground Utility Services and authorize the Mayor to execute the renewal. 8. Amendment 1 to HDD of Florida LLC – IFB-8-2014, Underground Utility Services and authorize the Mayor to execute the renewal. 9. Amendment 1 to Young's Communication Co., Inc. – IFB-8-2014, Underground Utility Services and authorize the Mayor to execute the renewal. 10. Amendment 1 to Electricom LLC and Subsidiary – IFB-8-2014, Underground Utility Services and authorize the Mayor to execute the renewal. 	5 minutes

11. Amendment 1 to Heart Utilities of Jacksonville – IFB-8-2014, Underground Utility Services and authorize the Mayor to execute the renewal.

10 Action Items Requiring Discussion	*Projected Time *Subject to change
a. Funding options for acquisition of property at 1111 W. Fairbanks Avenue (former bowling alley)	15 minutes
11 Public Hearings	*Projected Time *Subject to change
a. Resolution – Designating 118 West Comstock Avenue as a historic resource on the Winter Park Register of Historic Places	10 minutes
b. Resolution – Designating 1574 Sunset Drive as a historic resource on the Winter Park Register of Historic Places	10 minutes
c. Ordinance – Authorizing the issuance of not exceeding \$21,000,000 Electric Refunding Revenue Bonds to finance the refunding of a portion of its outstanding Electric Refunding and Improvement Revenue Bonds, Series 2007 (1)	10 minutes
d. <u>Request of Alfredas Sumanas for the property located at 1240 Fairview Avenue:</u> - Ordinance – Amending the “Comprehensive Plan” Future Land Use Map to change from Office to a Commercial designation (1) - Ordinance – Amending the Official Zoning Map to change from Office (O-1) District zoning to Commercial (C-3) District (1)	10 minutes
e. <u>Request of Winter Park Town Center Ltd:</u> - Conditional use approval to demolish and rebuild approximately 25,000 square feet of retail building area within the Winter Park Village Shopping Center at 402 and 490 N. Orlando Avenue, zoned C-1.	10 minutes
f. <u>Request of Z Properties:</u> - Subdivision or lot split approval to divide the property at 360 Beloit Avenue, zoned R-1A, into two single family building lots.	15 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."



city commission **city manager's report**

item type

City Manager's Report

meeting date

February 22, 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.	FDOT is expected to complete the work in June 2016. The City and FDOT are working in cooperation to complete the improvements at Lyman/New York Avenues in February 2016.
Visioning Steering Committee	Inviting community to participate at www.visionwinterpark.org .	Setting up neighborhood meetings for April.
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	Attorney to review process and report back to the Commission.	To be determined.
Ward Park restrooms	Design is complete on two new restrooms by the new soccer fields and adjacent to the existing restrooms at the Little League fields.	Bid will be released by the week ending February 26.

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.

Financial Report

For the Month of December (25% of fiscal year lapsed) Fiscal Year 2016

General Fund

One quarter of the way into the fiscal year General Fund revenues appear to be on track with annual budget projections. A few items of note include:

1. The largest portion of property tax revenues are received in the December – February timeframe.
2. Business taxes are renewed each October 1. Some additional revenue will be realized over the remainder of the fiscal year but the largest amount has already been received.
3. Building permit revenues are not quite as strong as they were last year but are on track with the budget.
4. Miscellaneous revenue is largely made up of investment earnings which reflect market value swings in the City's investment portfolio. Values increased nicely this past fiscal year and dropped in the first quarter of the current year followed by a strong rebound in January. The City follows a buy and hold investment strategy in which the swings neither benefit nor harm the City as the Treasury and Agency securities invested in are paid off at par when the investment matures.

Departmental expenditures for the first quarter are in line with budgetary expectations. Operating transfers out include the City's transfer to the CRA for tax increment revenue. This payment is required to be made by December 31. Transfers out will be exactly equal to the budget at the end of the fiscal year.

Community Redevelopment Agency Fund

The CRA was credited with the annual tax increment revenue from both the City and County in December. The County portion is on the Intergovernmental revenue line item and the City portion is reflected in the Operating Transfers In.

Charges for services revenue is primarily associated with the ice rink.

Water and Sewer Fund

The bottom line reflects a positive \$481,684 and debt service coverage is projected to be a strong 2.07 for the fiscal year.

Electric Services Fund

Electric kWh sales for the first quarter of the fiscal year are ahead of forecast.

We over recovered on fuel costs by about \$400,000 for the first quarter. Fuel cost recovery rates were reduced November 1 and again on February 1 in an effort to return some of that to the customers. Our target for the fiscal year is to bring the balance of the fuel cost stabilization fund to about \$1,500,000. This will involve an under recovery for fiscal 2016 of about \$200,000. This is built into the FY '16 Annualized column of the report.

Crews working on undergrounding were scaled back in the last few months of FY 2015 as we had been getting ahead of budget. Spending on undergrounding will pick up in the next few months.

The bottom line for the first quarter of \$1,028,009 is higher than anticipated for the fiscal year as we plan to under recover on fuel costs and more is invested in undergrounding.

Debt service coverage is forecast at 2.56.

Investment Report

This two page report summarizes the City's cash and investment holdings as of December 31, 2015. The overall portfolio has a blended rate of return of 1.38% and the average maturity of the long-term investment securities held was 5.00 years. All investment holdings were within the parameters of the City's current Investment Policy as of December 31, 2015 with the exception of the total amount invested in federal instrumentalities. The investment policy allows a total of 80% of the portfolio and 81.29% was invested in federal instrumentalities at that date. As further property tax revenue is received the portfolio will be rebalanced to meet this requirement.

The City of Winter Park, Florida
Monthly Financial Report - Budget vs. Actual
General Fund
Fiscal YTD December 31, 2015 and 2014
25% of the Fiscal Year Lapsed

	Fiscal YTD December 30, 2015						Fiscal YTD December 31, 2014			
	Actual		Budget				Actual	Budget		
	YTD	YTD %	Original Annual	Adjusted Annual *	Prorated Adj. Annual	Variance from Prorated Adj. Annual	YTD	Adjusted Annual	Prorated Adj. Annual	Variance from Prorated Adj. Annual
Revenues:										
Property Tax	\$ 10,685,314	238%	\$ 17,927,507	\$ 17,927,507	\$ 4,481,877	\$ 6,203,437	\$ 11,047,476	\$ 16,489,478	\$ 4,122,370	\$ 6,925,106
Franchise Fees	271,043	92%	1,181,603	1,181,603	295,401	(24,358)	254,355	1,122,850	280,713	(26,358)
Utility Taxes	1,619,725	97%	6,680,726	6,680,726	1,670,182	(50,457)	1,574,248	6,728,400	1,682,100	(107,852)
Business Taxes	433,623	350%	494,975	494,975	123,744	309,879	436,959	481,500	120,375	316,584
Building Permits	463,406	97%	1,918,000	1,918,000	479,500	(16,094)	539,589	1,988,000	497,000	42,589
Other Licenses & Permits	8,070	129%	25,000	25,000	6,250	1,820	5,641	24,000	6,000	(359)
Intergovernmental	1,730,310	97%	7,145,937	7,145,937	1,786,484	(56,174)	1,652,051	6,758,307	1,689,577	(37,526)
Charges for Services	1,421,087	101%	5,604,608	5,604,608	1,401,152	19,935	1,339,777	5,396,450	1,349,113	(9,336)
Fines and Forfeitures	302,593	129%	937,797	937,797	234,449	68,144	203,235	1,300,100	325,025	(121,790)
Miscellaneous	38,164	21%	710,700	710,700	177,675	(139,511)	196,723	621,700	155,425	41,298
Fund Balance	-	-	1,513,284	1,897,527	474,382	(474,382)	-	2,173,350	543,338	(543,338)
Total Revenues	16,973,335	152%	44,140,137	44,524,380	11,131,096	5,842,239	17,250,054	43,084,135	10,771,036	6,479,018
Expenditures:										
City Commission	6,723	102%	26,432	26,432	6,608	(115)	3,568	22,927	5,732	2,164
Legal Services - City Attorney	12,146	16%	301,000	301,000	75,250	63,104	61,761	435,297	108,824	47,063
Legal Services - Other	18,419	123%	60,000	60,000	15,000	(3,419)	10,042	10,042	2,511	(7,531)
Lobbyists	19,500	66%	118,000	118,000	29,500	10,000	13,661	13,661	3,415	(10,246)
City Management	136,144	93%	585,051	585,051	146,263	10,119	117,042	531,030	132,758	15,716
Budget and Performance Measurement	33,335	0%	160,998	160,998	40,250	6,915	33,132	141,514	35,379	2,247
City Clerk	29,703	65%	182,470	182,470	45,618	15,915	43,228	245,632	61,408	18,180
Communications Dept.	116,008	83%	551,944	558,409	139,602	23,594	112,759	538,183	134,546	21,787
Information Technology Services	378,740	108%	1,405,288	1,405,288	351,322	(27,418)	362,317	1,234,967	308,742	(53,575)
Finance	196,342	89%	886,496	886,496	221,624	25,282	197,561	865,294	216,324	18,763
Human Resources	87,575	105%	332,059	332,059	83,015	(4,560)	78,262	341,130	85,283	7,021
Purchasing	77,084	110%	279,527	279,527	69,882	(7,202)	64,106	269,479	67,370	3,264
Planning & Community Development	216,288	95%	769,373	911,522	227,881	11,593	150,000	847,209	211,802	61,802
Building	272,771	90%	1,212,538	1,212,538	303,135	30,364	262,687	1,115,832	278,958	16,271
Economic Development	48	-	-	-	-	(48)	8,933	-	-	(8,933)
Public Works	1,770,135	97%	7,042,811	7,262,207	1,815,552	45,417	1,640,239	6,875,529	1,718,882	78,643
Police	2,994,853	89%	13,385,918	13,388,511	3,347,128	352,275	2,964,041	13,421,633	3,355,408	391,367
Fire	2,929,108	99%	11,814,541	11,828,181	2,957,045	27,937	2,717,036	11,310,044	2,827,511	110,475
Parks & Recreation	1,692,269	93%	7,315,293	7,315,293	1,828,823	136,554	1,573,042	6,932,857	1,733,214	160,172
Organizational Support	355,618	100%	1,422,472	1,422,472	355,618	-	348,645	1,394,580	348,645	-
Non-Departmental	-	-	255,000	255,000	63,750	63,750	-	175,000	43,750	43,750
Total Expenditures	11,342,809	94%	48,107,211	48,491,454	12,122,866	780,057	10,762,062	46,721,840	11,680,462	918,400
Revenues Over/(Under) Expenditures	5,630,526	-568%	(3,967,074)	(3,967,074)	(991,770)	6,622,296	6,487,992	(3,637,705)	(909,426)	7,397,418
Operating transfers in	2,203,577	99%	8,871,531	8,871,531	2,217,883	(14,306)	2,119,853	8,532,487	2,133,122	(13,269)
Operating transfers out	(2,313,813)	189%	(4,904,457)	(4,904,457)	(1,226,113)	(1,087,700)	(2,081,279)	(4,894,782)	(1,223,696)	(857,583)
Other Financing Sources/(Uses)	(110,236)	-11%	3,967,074	3,967,074	991,770	(1,102,006)	38,574	3,637,705	909,426	(870,852)
Total Revenues Over Expenditures	\$ 5,520,290		\$ -	\$ -	\$ -	\$ 5,520,290	\$ 6,526,566	\$ -	\$ -	\$ 6,526,566

* As adjusted through December 31, 2015

The City of Winter Park, Florida
Monthly Financial Report - Budget vs. Actual
Community Redevelopment Fund
Fiscal YTD December 31, 2015 and 2014
25% of the Fiscal Year Lapsed

	Fiscal YTD December 31, 2015						Fiscal YTD December 31, 2014			
	Actual		Budget				Actual	Budget		
	YTD	YTD %	Original Annual	Adjusted Annual *	Prorated Adj. Annual	Variance from Prorated Adj. Annual	YTD	Adjusted Annual	Prorated Adj. Annual	Variance from Prorated Adj. Annual
Revenues:										
Intergovernmental	\$ 1,550,866	412%	\$ 1,506,764	\$ 1,506,764	\$ 376,691	\$ 1,174,175	\$ 1,243,644	1,257,232	\$ 314,308	\$ 929,336
Charges for services	126,998	226%	225,000	225,000	56,250	70,748	151,684	225,000	56,250	95,434
Miscellaneous	28,800	192%	60,000	60,000	15,000	13,800	16,914	50,000	12,500	4,414
Fund Balance	-	0%	806,257	1,638,751	409,688	(409,688)	-	-	-	-
Total Revenues	1,706,664	199%	2,598,021	3,430,515	857,629	849,035	1,412,242	1,532,232	383,058	1,029,184
Expenditures:										
Planning and Development	189,075	95%	1,630,823	794,897	198,724	9,649	196,969	645,250	161,313	(35,656)
Capital Projects	242,740	0%	806,257	2,474,677	618,669	375,929	228,688	238,200	59,550	(169,138)
Debt service	573,357	154%	1,494,053	1,494,053	373,513	(199,844)	568,481	1,498,378	374,595	(193,886)
Total Expenditures	1,005,172	84%	3,931,133	4,763,627	1,190,907	185,735	994,138	2,381,828	595,458	(398,680)
Revenues Over/(Under) Expenditures	701,492	-210%	(1,333,112)	(1,333,112)	(333,278)	1,034,770	418,104	(849,596)	(212,400)	630,504
Operating transfers in	1,435,305	413%	1,390,428	1,390,428	347,607	(1,087,698)	1,147,624	1,160,162	290,041	(857,583)
Operating transfers out	(14,329)	100%	(57,316)	(57,316)	(14,329)	-	(12,475)	(49,898)	(12,475)	-
Other Financing Sources/(Uses)	1,420,976	0%	1,333,112	1,333,112	333,278	1,087,698	1,135,149	1,110,264	277,566	857,583
Total Revenues Over/(Under) Expenditures	\$ 2,122,468		\$ -	\$ -	\$ -	\$ 2,122,468	\$ 1,553,253	260,668	\$ 65,166	\$ 1,488,087

* As adjusted through December 31, 2015

WINTER PARK WATER AND WASTEWATER METRICS
December 31, 2015

	FY 2016 YTD				FY 2015	
	FY 2016 YTD	FY 2016 Annualized	FY 2016 Budget	Projected Variance from Budget	FY 2015 YTD	FY 2015 in Total
<u>Operating Performance:</u>						
Water and Irrigation Sales (in thousands of gallons)						
Sewer - inside city limits	248,594	985,970	975,866	10,104	238,627	968,105
Sewer - outside city limits	214,424	848,075	866,331	(18,256)	212,499	859,202
Water - inside city limits	369,711	1,442,290	1,423,463	18,827	362,250	1,420,561
Irrigation - Inside City	147,374	566,203	550,217	15,986	140,382	553,164
Water - outside city limits	292,660	1,118,801	1,216,104	(97,303)	303,176	1,214,394
Irrigation - Outside City	26,804	103,224	108,773	(5,549)	27,778	111,009
Total	1,299,567	5,064,563	5,140,754	(76,191)	1,284,713	5,126,433
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Operating revenues:						
Sewer - inside city limits	\$ 1,574,624	\$ 6,298,496	\$ 6,061,843	\$ 236,653	1,501,764	5,937,909
Sewer - outside city limits	1,666,224	6,664,896	6,658,009	6,887	1,581,243	6,452,195
Water - inside city limits	2,176,317	8,705,268	8,471,951	233,317	2,167,200	8,533,847
Water - outside city limits	1,380,559	5,522,236	5,743,337	(221,101)	1,443,091	5,808,230
Other operating revenues	308,760	1,235,040	1,295,668	(60,628)	305,765	1,413,555
Total operating revenues	7,106,484	28,425,936	28,230,808	195,128	6,999,063	28,145,736
Operating expenses:						
General and administration	351,064	1,404,256	2,049,203	644,947	330,314	1,686,928
Operations	2,694,802	10,779,208	12,298,975	1,519,767	2,551,964	11,442,338
Labor costs capitalized	109,959	439,836	439,836	-	80,611	492,904
Wastewater treatment by other agencies	987,562	3,950,248	3,958,280	8,032	875,449	3,751,047
Total operating expenses	4,143,387	16,573,548	18,746,294	2,172,746	3,838,338	17,373,217
Operating income (loss)	2,963,097	11,852,388	9,484,514	2,367,874	3,160,725	10,772,519
Other sources (uses):						
Investment earnings	(519)	(2,076)	198,700	(200,776)	72,181	418,425
Miscellaneous revenue	6,698	6,698	5,000	1,698	-	73,022
Transfer to Renewal and Replacement Fund	(418,175)	(1,672,700)	(1,672,701)	1	(411,984)	(1,647,935)
Transfer to General Fund	(548,259)	(2,193,036)	(2,193,038)	2	(521,725)	(2,086,900)
Transfer for Organizational Support	(16,725)	(66,900)	(66,905)	5	(15,211)	(60,846)
Transfer to Capital Projects Fund	(23,751)	(95,004)	(95,000)	(4)	(140,738)	(562,953)
Debt service sinking fund deposits	(1,480,682)	(5,924,930)	(5,827,930)	(97,000)	(1,480,499)	(5,922,530)
Total other sources (uses)	(2,481,413)	(9,947,948)	(9,651,874)	(296,074)	(2,497,976)	(9,789,717)
Net increase (decrease) in funds	\$ 481,684	\$ 1,904,440	\$ (167,360)	\$ 2,071,800	662,749	982,802
Debt service coverage		2.07				1.97

WINTER PARK ELECTRIC UTILITY METRICS

December 31, 2015

	<u>FY'16</u> <u>YTD</u>	<u>FY'16</u> <u>Annualized</u>	<u>FY'16</u> <u>Budget</u>	<u>Variance</u> <u>from</u> <u>Budget</u>	<u>FY'15</u>	<u>FY'14</u>
<u>Technical Performance</u>						
Net Sales (kWh)	108,597,634	444,889,939	426,504,060	18,385,879	428,482,496	425,342,682
Average Revenue/kWh	0.1079	0.1060			0.1093	0.1135
Wholesale Power Purchased (kWh)	104,602,712	460,601,989	448,951,642	11,650,347	447,757,800	445,526,000
Wholesale Power Cost/kWh	0.0517	0.0517			0.0522	0.0572
Gross margin	0.0561	0.0543			0.0571	0.0563
SAIDI (rolling 12 month sum)					62.01	62.01
MAIFI (rolling 12 month sum)					-	-
Sold vs. Purchased kWh Ratio	103.82%	96.59%	95.00%		95.70%	95.47%
<u>Income Statement</u>						
Electric Sales:						
Fuel	3,866,757	15,029,961	15,197,553	(167,592)	16,112,377	17,715,492
Non-Fuel	7,845,992	32,142,532	31,105,642	1,036,890	30,719,848	30,554,862
Other Operating Revenues	51,483	205,932	357,000	(151,068)	466,831	248,010
Total Operating Revenues	11,764,232	47,378,425	46,660,195	718,230	47,299,056	48,518,364
Operating Expenses:						
General and Administrative	239,432	957,728	1,176,351	218,623	1,217,200	1,135,782
Operating Expenses	1,625,182	6,500,728	6,876,749	376,021	6,751,202	7,216,805
Purchased Power						
Fuel	3,458,724	15,229,961	15,197,553	(32,408)	15,003,619	17,753,988
Non-Fuel	1,952,598	8,597,965	8,348,952	(249,013)	8,381,995	7,745,014
Transmission Power Cost	862,292	3,449,168	3,345,582	(103,586)	3,254,741	2,724,792
Total Operating Expenses	8,138,228	34,735,550	34,945,187	209,637	34,608,757	36,576,381
Operating Income (Loss)	3,626,004	12,642,875	11,715,008	927,867	12,690,299	11,941,983
Nonoperating Revenues (Expenses):						
State Funding for Fairbanks Distribution Lines		3,077,000	3,077,000	-	-	-
Undergrounding Fairbanks Distribution Lines		(3,077,000)	(3,077,000)	-	-	-
Investment Earnings (net of interest paid on interfund borrowings)	(1,243)	(4,972)	41,950	(46,922)	53,483	58,589
Principal on Debt	(517,500)	(2,070,000)	(2,070,000)	-	(1,735,000)	(1,765,000)
Interest on Debt	(822,712)	(2,858,204)	(2,858,204)	-	(2,956,693)	(2,767,440)
Miscellaneous Revenue	14,348	14,348	-	14,348	220,733	684,689
Proceeds from Sale of Assets	10,936	43,744	-	43,744	55,717	25,817
Routine Capital	(456,727)	(1,826,908)	(864,188)	(962,720)	(2,017,352)	(3,057,038)
Undergrounding of Power Lines	(460,168)	(3,500,000)	(3,500,000)	-	(4,473,252)	(3,656,667)
Contributions in Aid of Construction	319,262	1,277,048	-	1,277,048	579,798	901,067
Residential Underground Conversions	400	1,600	16,000	(14,400)	17,200	73,050
Capital Contributions for Plug-In Program	33,746	134,984	-	134,984	35,131	63,960
Total Nonoperating Revenues (Expenses)	(1,879,658)	(8,788,360)	(9,234,442)	446,082	(10,220,235)	(9,438,973)

WINTER PARK ELECTRIC UTILITY METRICS

December 31, 2015

	<u>FY'16 YTD</u>	<u>FY'16 Annualized</u>	<u>FY'16 Budget</u>	<u>Variance from Budget</u>	<u>FY'15</u>	<u>FY'14</u>
Income (Loss) Before Operating Transfers	1,746,346	3,854,515	2,480,566	1,373,949	2,470,064	2,503,010
Operating Transfers In						
Transfers to General Fund	(645,445)	(2,644,183)	(2,639,000)	(5,183)	(2,582,126)	(2,652,117)
Transfers for organizational support	(29,199)	(116,796)	(116,795)	(1)	(109,604)	-
Transfers to capital projects (primarily electric warehouse construction)	(43,693)	(174,772)	(174,771)	(1)	(1,187,271)	(37,500)
Total Operating Transfers	(718,337)	(2,935,751)	(2,930,566)	(5,185)	(3,879,001)	(2,689,617)
Net Change in Working Capital	1,028,009	918,764	(450,000)	1,368,764	(1,408,937)	(186,607)

Other Financial Parameters

Debt Service Coverage	2.70	2.56		2.72	2.85
Fixed Rate Bonds Outstanding	67,010,000			69,065,000	64,750,000
Auction Rate Bonds Outstanding	1,205,000			1,220,000	7,445,000
Total Bonds Outstanding	68,215,000			70,285,000	72,195,000
Principal Retired	2,070,000		2,070,000	1,735,000	1,765,000
Balance Owed on Advance from General Fund	-			-	-
Cash Balance	2,151,773			(916,075)	3,530,562

Notes

Fiscal Years run from October to September; FY'15 is 10/1/14 to 9/30/15

SAIDI is System Average Interruption Duration Index (12-month rolling sum)

MAIFI is Momentary Average Interruption Frequency Index (12-month rolling sum)

REGULAR MEETING OF THE CITY COMMISSION
February 8, 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. The invocation was provided by Pastor Jeff Arp, Calvary Assembly of God, 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:

Assistant City Manager Michelle Neuner
City Attorney Kurt Ardaman
City Clerk Cynthia Bonham

Approval of the agenda

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

Mayor's Report

a. Visioning Game Night and Game Box Update

Planning Director Dori Stone introduced Liam and Claire Goodowens, 1722 N. Park Avenue (Founders of the Game Exchange) who spoke about the success of Game Night at the Community Center in January and their efforts to provide game boxes throughout the community filled with games in an effort to promote bringing people and families together.

City Manager's Report

Commissioner McMacken spoke about the Winter Park Day Nursery who provided a thank you card from the children in appreciation for the City's support.

Assistant City Manager Neuner provided an updated work schedule for the railroad crossing work and New York and Lyman Avenues (February 20).

City Attorney's Report – No report.

Non-Action Item

a. Visioning update

Planning Director Dori Stone provided an update on the visioning efforts. After providing the background with meetings with the Visioning Steering Committee over the last six months, the two major community events, and the numerous small group and individual sessions with residents and stakeholders, she addressed the next steps in the process. Ms. Stone spoke about the community being further

engaged by asking them their thoughts on the themes provided by the steering committee, through focus groups and neighborhood meetings, allowing the community to offer suggestions and strategies about the themes that will be scheduled to begin in mid to late March.

The themes will include the following: 1) To retain our extraordinary village to live, work and play; 2) To plan our future growth based on a mix of neighborhood, village and urban character; 3) To improve our means to get around; 4) To connect to nature; 5) To increase our generational appeal; 6) To enhance learning through collaboration and social interactions; 7) To embrace wellness for all ages; 8) To invest for our future; and 9) To promote, expand and continually improve community engagement.

Visioning Steering Committee members Chairman and Vice-Chairman John Gill and Jeffrey Blydenburgh spoke about their past and future efforts. Mayor Leary thanked the committee members for their hard work.

In conclusion, Ms. Stone addressed the establishment of neighborhood meetings in April, the complementary focus group meetings with stakeholders, and that they anticipate review of the themes and strategies in late April/May. Ms. Stone spoke about the visioning final document that will come forward that should be the Commission's step into the next comprehensive plan update which is beginning this year. She added that the document should be guiding the Commission into the 15 and 20 year comprehensive planning process so the vision should be broad enough that you work the vision themes into the comprehensive plan so the vision is implemented.

b) Progress Point property update

Planning Manager Jeff Briggs provided an update on the Progress Point property. He summarized what has taken place since the September 2015 Commission meeting and with the Planning and Zoning Board meeting in November and joint work session held with the Economic Development Advisory Board (EDAB) and the Planning and Zoning (P&Z) Board. Mr. Briggs addressed the public notice provided for the P&Z meeting on November 3, the details of the property site (frontages on Orange Avenue, Denning Drive, Palmetto Avenue and Cypress Avenue; is about 3.73 acres in size; and is appraised at about \$5.7 million (\$35 per square foot)). He spoke about the current zoning and the future land use of the Orange Avenue corridor, and the zoning possibilities for the site. Mr. Briggs provided proposed options for the site (Option #1: Multi-family/office; Option #2: Memory care/assisted living/office and retail; and Option #3: Office/retail).

Mr. Briggs addressed the November 2015 Planning and Zoning Board meeting whereby the ROC Seniors assisted living/memory care proposal was presented. He stated that people preferred to have a continuation of the current character along Orange Avenue and that a number of people came to discuss the parking problem in the area. He spoke about the large number of vehicles utilizing the Progress

Point City parking lot. He stated that Jewett Clinic asked the P&Z Board to include them in trying to work out a public/private parking partnership when the property is redeveloped. P&Z's recommendation at the November meeting was to continue the retail/restaurant/designer row on Orange Avenue frontages, two stories on Orange Avenue and three stories on Palmetto Avenue, would be acceptable to have either office/senior assistant living or apartments in the back but encouraged the City to try and work with the other surrounding owners to determine if there is a scenario to help with the parking deficit that exists in the area.

Mr. Briggs commented that subsequent to the P&Z meeting they received a letter from ROC Seniors who told the P&Z that they should step back from their proposal because they need to decide what is going to be done with parking before a site plan can be done; received an unsolicited letter from Jewett Clinic who is looking at their current and growth parking needs who submitted an offer to buy the property between Palmetto and the railroad for \$25 per square foot to improve the property as a parking lot (would give the City back an easement so the City can use the property on nights and weekends to help other businesses in the area). He stated the City cannot act on that offer because the ROC Seniors proposal is still on the table and we need to decide where we are going with that.

Mr. Briggs also spoke about the joint work session with EDAB/P&Z on January 19, 2016 who provided the following recommendations: 1) that the City should pursue a public/private parking scenario (outreach to property owners along Orange Avenue, to find out their need and commitment; Jewett parking partnership; and options of a parking garage at Palmetto/cypress corner which is costly); 2) that a broker should assist in the sale versus staff using a notice of disposal; and 3) that the City prepare desired development options to enable the broker to market development options and that the City prepare traffic impact analysis on the desired development options.

Ms. Stone reminded the Commission that they have a proposal on the table at this time that they need to decide what to do with before working through other scenarios. Mayor Leary asked what happens now because the application has been modified since they last saw it in September and is completely different. Attorney Ardaman stated the Commission needs to decide how to proceed and what the Commission wants to see on that property and if certain criteria will be part of a deal. He stated the Commission does not have to accept the ROC Seniors proposal but they need to proceed in whatever action the Commission decides to pursue. He advised the Commission to provide their priorities or preferences to staff who can come back and advise the Commission how they can achieve their objectives.

Upon further discussion, Mayor Leary summarized that the P&Z/EDAB has asked for some type of traffic study to help them determine the impact of whatever zoning they are going to consider. Ms. Stone stated the bidder has already provided traffic numbers but if the Commission wants other numbers outside of that, staff will work with our traffic consultant and see what we can come up with. Mayor Leary stated we need to deliver that to the EDAB/P&Z per their request.

After discussion, there was a consensus for the City Attorney to review the RFP and bring back a recommendation to the next meeting as to where we stand, what the Commission can expect, what the applicant has already submitted and that staff recall the EDAB/P&Z group to see where they stand based on traffic numbers that staff provides them. After the two boards meet again, staff will come back to the Commission with a recommendation, they will maintain the current applicant's application unless they decide to pull it, and the City Attorney will make sure that if we continue with the current applicant without opening it up to others that we are within our rights; or if the City approves the sale and then pulls it back because it does not get rezoned, to determine if we are in jeopardy.

Commissioner Seidel asked that a concrete number of parking spaces be provided for the existing development on Orange Avenue when providing the traffic study analysis to include how many spaces the developer would need to add to accommodate the other businesses. There was a consensus that staff provides this.

Public Comments (items not on the agenda):

Mary Daniels, 650 Canton Avenue, asked that the City's videos show more of a diversity of Winter Park residents.

Lurline Fletcher, 811 English Court, asked that the Pineywood Cemetery be better maintained.

Lamont (Unknown), 1280 Orange Avenue, asked about the ingress/egress out to Cypress Avenue. Mayor Leary stated this will be addressed when discussing the Progress Point property.

Martha Hall McHenry, 331 W. Lyman Avenue, spoke about concerns with destroying the Westside with commercial development and the rezoning of residential property.

Consent Agenda

- a. Approve the minutes of January 25, 2016.
- b. Approve the following purchase and contracts:
 - 1. Task Order 2015-02 for the Water Distribution System Model Update and Water Quality Evaluation to CH2M Hill and approval of all subsequent purchase orders related to project; \$128,002
 - 2. Contract renewal for RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (Architectural Services) with Associated Consulting International (ACi) and authorize the Mayor to execute Amendment 4.
 - 3. Contract renewal for RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (Architectural Services) with Helman

Hurley Charvat Peacock, Inc. (HHCP), and authorize the Mayor to execute Amendment 4.

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

Action Items Requiring Discussion

a. "Support our Scholars" proposal

Susan Johnson, Founder of Support our Scholars, spoke about the need to help needy students in our community and asked that the City and Support our Scholars partner together so the entire community can think about how we can ensure that our children graduate from high school and college. She proposed that the month of May 2016 be "Support our Scholars Winter Park Graduation Month." She asked for the City's partnership and approval to place signs from May 1-31 in front of Central Park and City Hall, to allow signs in residential yards for the entire month, that a proclamation be provided to make May 'Education Month', and to allow a kickoff event in Central Park where colleges will be present to talk to students and application fees will be waived.

There was Commission consensus to support a proclamation, and to allow signs in residential yards and at City Hall regardless of the number of signs. The signs in Central Park and the fee waiver will go to the Parks Board for approval. There was a consensus for staff to provide a recommendation for future requests to include criteria for these types of requests.

b. Solid Waste RFP

No discussion or action.

Public Hearings:

- a. ORDINANCE NO. 3030-16: 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. Second Reading

City Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Cooper to approve option 2 (to delete the 105' lots and leave the 75' lots). Motion failed for lack of a second.

Motion made by Mayor Leary to adopt the ordinance; seconded by Commissioner Sprinkel. No public comments were made. Commissioner Cooper summarized her opposition to the ordinance (she believed it encourages street facing garages, it infringes upon our privacy, and that it does not allow enough contiguous green space for trees). **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and McMacken voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.**

City Commission Reports:

a. Commissioner Seidel – Asked if information can be posted on the website concerning the location of the library and a link to take you to the library website. Communications Director Clarissa Howard stated there is information on the site under Elections regarding the location, size, cost, etc. and will add the link to the agenda item where this was proposed.

Commissioner Seidel spoke about the need to add traffic engineers to the Bicycle/Pedestrian Board to oversee transportation and traffic. Mayor Leary stated he hopes to address this at the time of board appointments.

b. Commissioner Sprinkel – Reported attending the ribbon cutting of the new surgery center and the Chili for Charity event. She spoke about the two City zip cars at the train station, and Lacrosse at Rollins starting again.

c. Commissioner Cooper - No report.

d. Commissioner McMacken – Spoke about the open house at the Winter Park Day Nursery that he attended.

e. Mayor Leary – Spoke about the 'Side by Side' celebration at the Knowles Chapel. He thanked staff for their work to help put this together.

The meeting adjourned at 5:34 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham, MMC



city commission agenda item

item type	Consent Agenda	meeting date	February 22, 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	

Purchases over \$75,000

	vendor	item background	fiscal impact	motion recommendation
1.	T.V. Diversified Inc.	PR159432 for Lift Station #28 – Wet Well & Manhole Repairs	Total expenditure included in approved FY16 budget. Amount: \$104,373	Commission approve PR159432 to T.V. Diversified Inc. for Lift Station #28 Wet Well & Man Hole Repairs
This purchase will be made utilizing piggyback contract with Boca Raton.				

Contracts

	vendor	item background	fiscal impact	motion recommendation
2.	CDM Smith, Inc.	Amendment 4 – RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (Storm Water Management & Design)	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 4 to CDM Smith, Inc. and authorize the Mayor to execute renewal.
The City utilized a formal solicitation process to award this contract. The contract term was for a period of one (1) year with a total of four (4) one year renewal options, not to exceed five (5) years in total.				
3.	Geosyntec Consultants	Amendment 4 – RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (Storm Water Management & Design)	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 4 to Geosyntec Consultants and authorize the Mayor to execute renewal.
The City utilized a formal solicitation process to award this contract. The contract term was for a period of one (1) year with a total of four (4) one year renewal options, not to exceed five (5) years in total.				
4.	GAI Consultants, Inc.	Amendment 4 – RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (General Civil & Public Facility Engineering)	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 4 to GAI Consultants, Inc. and authorize the Mayor to execute renewal.
The City utilized a formal solicitation process to award this contract. The contract term was for a period of one (1) year with a total of four (4) one year renewal options, not to exceed five (5) years in total.				

	vendor	item background	fiscal impact	motion recommendation
5.	Comprehensive Engineering Services, Inc.	Amendment 4 – RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (Transportation Planning & Engineering)	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 4 to Comprehensive Engineering Services, Inc. and authorize the Mayor to execute renewal.
The City utilized a formal solicitation process to award this contract. The contract term was for a period of one (1) year with a total of four (4) one year renewal options, not to exceed five (5) years in total.				
6.	The Fishel Company	Amendment 1 – IFB-8-2014 Underground Utility Services	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 1 to The Fishel Company and authorize the Mayor to execute renewal.
The City utilized a formal solicitation process to award this contract.				
7.	Infratech Corporation	Amendment 1 – IFB-8-2014 Underground Utility Services	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 1 to Infratech Corporation and authorize the Mayor to execute renewal.
The City utilized a formal solicitation process to award this contract.				
8.	HDD of Florida LLC	Amendment 1 – IFB-8-2014 Underground Utility Services	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 1 to HDD of Florida LLC and authorize the Mayor to execute renewal.
The City utilized a formal solicitation process to award this contract.				
9.	Young’s Communication Co., Inc.	Amendment 1 – IFB-8-2014 Underground Utility Services	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 1 to Young’s Communication Co., Inc. and authorize the Mayor to execute renewal.
The City utilized a formal solicitation process to award this contract.				
10.	Electricom LLC and Subsidiary	Amendment 1 – IFB-8-2014 Underground Utility Services	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 1 to Electricom LLC and Subsidiary and authorize the Mayor to execute renewal.
The City utilized a formal solicitation process to award this contract.				
11.	Heart Utilities of Jacksonville	Amendment 1 – IFB-8-2014 Underground Utility Services	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 1 to Heart Utilities of Jacksonville and authorize the Mayor to execute renewal.
The City utilized a formal solicitation process 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	February 22, 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

Funding options for acquisition of property at 1111 W. Fairbanks Avenue (former bowling alley)

motion | recommendation

Approve funding option for acquisition of 1111 W. Fairbanks Avenue.

background

At the January 25, 2016 Commission Meeting the Commission approved the acquisition of 1111 W. Fairbanks Avenue for \$2.9 million but the final determination of where the funding would come from was not made.

A CRA meeting is scheduled for February 22, 2016 at 2:00 p.m. (immediately preceding this Commission meeting) to discuss funding a portion of the purchase using CRA funds. Staff is recommending that the CIP is reprioritized to unencumber \$1 million in this fiscal year to apply to the overall purchase price.

Assuming the CRA funding is approved that leaves \$1.9 million (plus closing costs) to be funded from other sources. Staff recommends using \$394,985 of the Parks Acquisition Funds and \$646,367 of the Parks Impact Fee Funds toward the purchase with the remainder (approximately \$858,648 plus closing costs) to come from reserves.

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.

If the commission does not want to use the parks funds the entire \$1.9 million could come from reserves.

fiscal impact

See above.



city commission public hearing

item type	Public Hearing	meeting date	February 22, 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	7-0 final vote

Subject:

John Skolfield III on behalf of Skolfield Properties LLC has requested the listing of the property at 118 West Comstock Avenue as a historic resource on the Winter Park Register of Historic Places.

Motion | Recommendation:

The Historic Preservation Board voted unanimously on February 10, 2016 to recommend listing 118 West Comstock Avenue as a historic resource on the Winter Park Register of Historic Places. The listing is finalized by resolution of the City Commission (attached).

Background:

118 West Comstock Avenue was built in 1935 and is associated with the development of downtown Winter Park during the post Florida Land Boom and Great Depression years. It is a good example of frame vernacular architecture with a pyramidal roof. It is a contributing building in the National Register of Historic Places Downtown Winter Park Historic District.

Alternatives | Other Considerations:

Fiscal Impact:

None

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING 118 WEST COMSTOCK AVENUE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE 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 118 West Comstock Avenue meets the criterion for historic resource status through its association with the development of downtown Winter Park during the post Florida Land Boom and Great Depression period, and as an example of frame vernacular architecture in Winter Park.

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 118 West Comstock Avenue as a historic resource 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 22nd day of February 2016.

Steve Leary, Mayor

ATTEST:

City Clerk Cynthia S. Bonham



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
February 10, 2016**

HDA 16-002 Request by Skolfield Properties to designate their building at 118 West Comstock Avenue, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned O-2. Parcel ID. #05-22-30-9400-76-030.

Background. The Skolfield Homes Frame Vernacular building at 118 West Comstock Avenue is a contributing historic building in the Downtown Winter Park National Register Historic District was built about 1935 during the Great Depression following the collapse of the Florida Land Boom. It is currently in use as the offices of Skolfield Homes on the second floor and as residential on the first floor. This designation requested is paired with a Certificate of Review request.

Description. 118 West Comstock Avenue is a two-story, wood frame building set back from the street. To the east is an alley that serves the commercial buildings on Park Avenue. The alley turns behind the property and serves the commercial buildings on Fairbanks. Miller's Hardware to the west has a two-story building and outdoor storage. The composite shingle roof is low pitched and pyramidal. The house plan is square and the foundation is raised. The building is clad in horizontal wood siding. The fenestration is primarily six-over one sashes.

The first floor paneled entry door is flanked by sidelights and is located under a front gabled entry porch. The porch has square columns. An open porch also extends across the front and west side to create an access point to exterior stairs to the second floor offices. The entrance is flanked by pairs of six-over one sash windows with inoperable shutters. The second floor of the façade has two bands of two-over-one windows. A small six-over-six window has been added to this elevation.

The east side elevation abuts an alley way and has a brick exterior chimney. The rear elevation also directly abuts an alley way. The west side elevation features non-original exterior stairs to the second floor offices of Skolfield Homes. The stairs have wood railing and simple balusters compatible with the house.

The building underwent restoration about thirty years ago and has been kept in excellent condition.

Architecture. 118 West Comstock Avenue is a Frame Vernacular mixed use building. This has been the predominant type of wood frame architecture from Florida's Territorial Period to the present. Vernacular building traditions result from the builder's experience, available resources and responses to the local environment. After 1910, platform framing was introduced. With this method, each floor was constructed separately and was both simpler and more rigid than the balloon framing system it replaced.

Horizontal wood siding was the most typical common with shingles and board and batten less common. Windows are double sash and the size of the panes generally increased over the years. Details were simple and would have included jig-sawn woodwork on porches and eaves, depending on the builder's skills.

Winter Park builders had access to locally milled lumber including old growth cypress and pine. The railroad also supplied building materials. Contractors of the era had access to architectural pattern books so builders had both inspiration and materials to add stylish details to simple buildings.

Significance. 118 West Comstock is associated with the development of downtown Winter Park during the post Florida Land Boom and Great Depression years. It is a good example of Frame Vernacular architecture and representative of residential life of the period. It is a contributing historic building in the Downtown Winter Park National Register of Historic Places Historic District and is in excellent condition.

STAFF RECOMMENDATION:

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



City of Winter Park
Planning Department
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3498

City of Winter Park Historic Designation Application

- 118 West Comstock Ave.
Building address

John Skolfield 321-228
Skolfield Properties 118 W Comstock Ave 3990
Owner's name(s) Address Telephone

N/A
Applicant's name (if different from above) Address Telephone
- I, John T. Skolfield III, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

[Signature] 12-18-15
Owner's Signature Date

Historic Preservation Board 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 ID # 05-22-30-9400-76-030

Legal description

N/A

1935

Year built

N/A

Historic name of building (if any)

Historic district name (if any)

Date received: 12-18-15

HPC Meeting: 2-10-16

Case File No.: HDA 16-002

Florida Master Site File No.: OR- 9885

☐ Local Historic Landmark

☒ Local Historic Resource

ABANDONING ALLEY: ORDINANCE NO. 1168 OF THE CITY OF WINTER PARK, FLA. ABANDONING AN ELEVEN (11) FOOT WIDE ALLEY LYING BETWEEN THE STORM SEWER RIGHT-OF-WAY AND LOT 14, BLOCK 89 OF THE REVISED MAP OF THE TOWN OF WINTER PARK, DATED: JUNE 4, 1978 AND RECORDED IN O.R. BOOK 2789 PAGE 102A.

SEE: CONDOMINIUM BK. 4 Pgs. 84 & 85. REFERS TO LOT 11 AND N. 1/2 OF LOT 10 OF BLK. 34 EAST OF ALLEY.

Revised Map of the town of

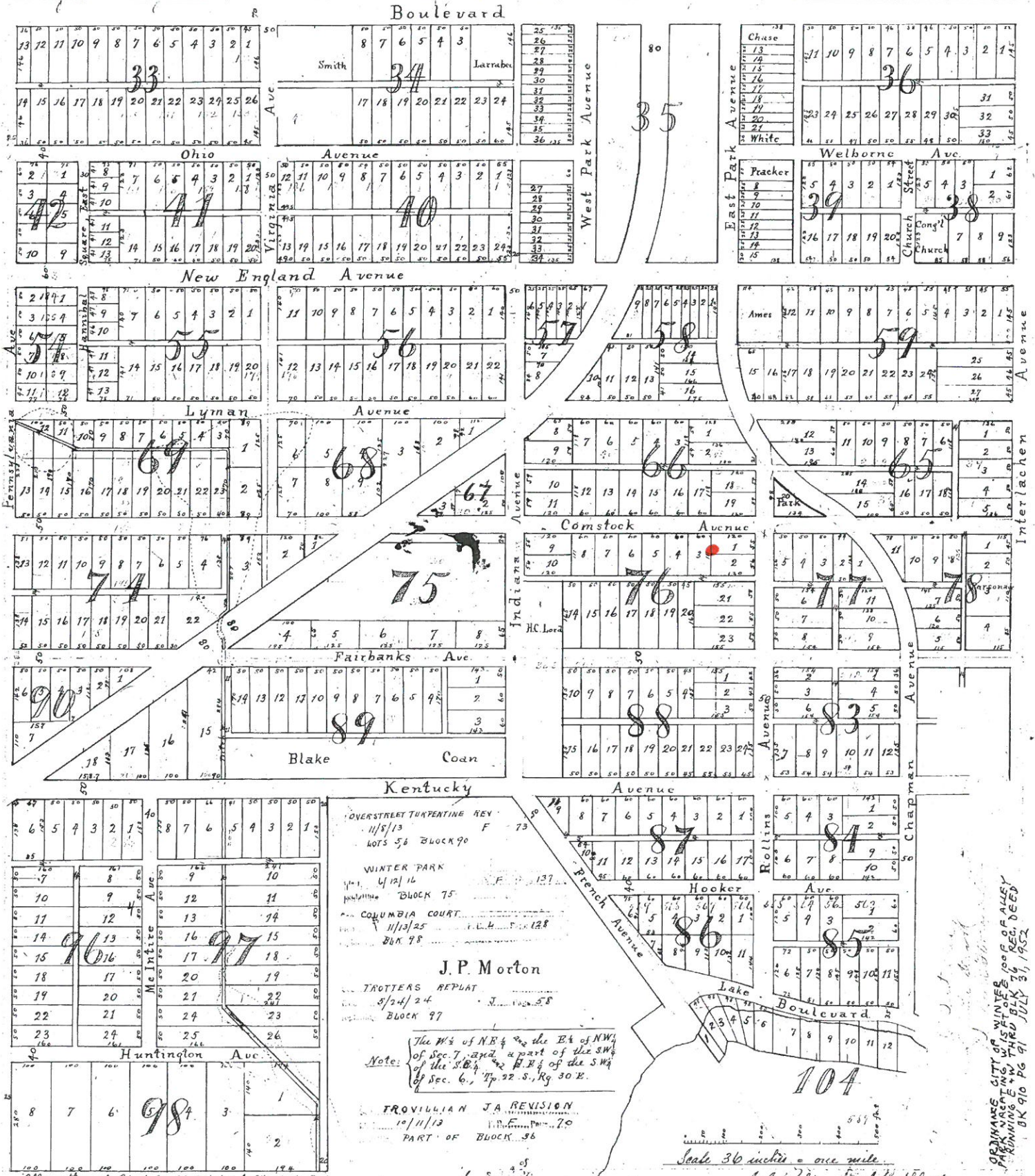
WINTER PARK

ORANGE COUNTY, FLA.

SEE: ORDINANCE CITY OF WINTER PARK, RECORDED JAN. 25, 1967, IN O.R. BOOK 1606, PAGE 30, VACATING PARTS OF PURDUMS AVE. 4' WIDE AVE. AND SOUTH 17 FEET OF BLOCK 83, AS PER SKETCH IN O.R. BOOK 1606, PAGE 313.

(FOURTH PAGE OF MAP)

SEE: ORDINANCE NO. 703, CITY OF WINTER PARK, RECORDED MAY 1, 1968 IN O.R. BOOK 1727, PAGE 706, AMENDING ORDINANCE NO. 342, AND RELINQUISHING ALL RESERVATIONS OF ABANDONING ALLEY RUNNING EAST & WEST IN BLOCK 34.



OVERSTREET TURPENTINE KEY
11/5/13 F 73
LOTS 56 BLOCK 90

WINTER PARK
4/12/16 F 137
BLOCK 75

COLUMBIA COURT
11/3/25 F 128
BLK 78

J. P. Morton

TROTTERS REPEAT
3/24/24 F 58
BLOCK 97

Note: The N. 1/2 of NE 1/4 and the E. 1/2 of NW 1/4 of Sec. 7, and a part of the SW 1/4 of the S. 1/4 of the E. 1/4 of the SW 1/4 of Sec. 6, T. 22 S., R. 30 E.

TROVILLIAN J.A. REVISION
10/11/12 F 70
PART OF BLOCK 36

Scale 36 inches = one mile

J.A. Robinson & J. Abbott

ORDINANCE CITY OF WINTER PARK, FLA. JULY 31, 1952
BK 910 PG 91

OCPA Web Map

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



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		Waste Land	E	Block Number
										111.9	Parcel Dimension



Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 2/5/2016

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



FACADE { WEST SIDE ELEVATION



FACADE AND AREA OVERVIEW



REAR & EAST SIDE ELEVATION LOOKING WEST



WEST 1/2 REAR ELEVATIONS LOOKING EAST

Property Record - 05-22-30-9400-76-030

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary

Property Name

Skolfield Homes

Names

Skolfield Properties LLC

Municipality

WP - Winter Park

Property Use

1200 - Store/Office/Resid

Mailing Address118 W Comstock Ave
Winter Park, FL 32789-4310**Physical Address**118 W Comstock Ave
Winter Park, FL 32789

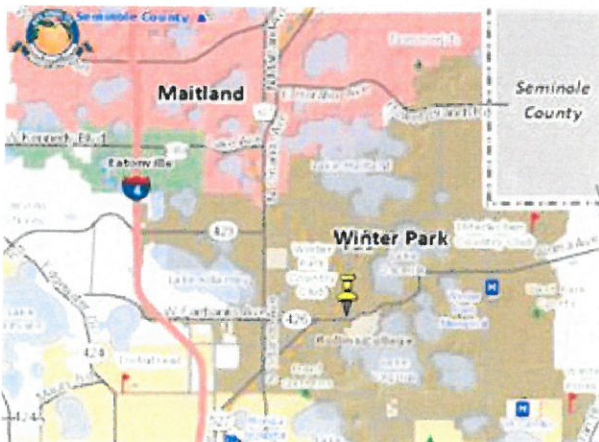
QR Code For Mobile Phone



118 W COMSTOCK AVE, WINTER PARK, FL 32789 6/9/2015 2:37 PM



302205940076030 03/26/2006



Property Features

Property Description

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 3 & W 2 FT LOT 2 BLK 76

Total Land Area

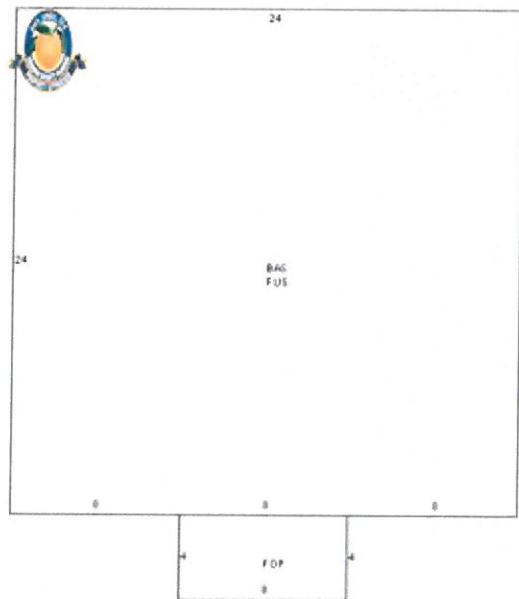
6,898 sqft (+/-) | 0.16 acres (+/-) GIS Calculated

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1200 - Store/Office/Resid	O-2	6898 SQUARE FEET	\$34.00	\$234,532	\$0.00	\$234,532

Buildings (includes working values)

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1210 - Store/Office/Res 2	BAS - Base Area	576	\$54,179
Building Value	\$78,695	FOP - F/Opn Prch	32	\$941
Estimated New Cost	\$109,299	FUS - F/Up Story	576	\$54,179
Actual Year Built	1935			
Beds	0			
Baths	0.0			
Floors	2			
Gross Area	1184 sqft			
Living Area	1152 sqft			
Exterior Wall	Wood.Shthn			
Interior Wall	Drywall			

**Extra Features (includes working values)**

Description	Date Built	Units	Unit Price	XFOB Value
3066 - Pav Brick	04/16/1993	3923 Unit(s)	\$2.50	\$9,808
PT2 - Patio 2	04/01/1993	1 Unit(s)	\$2,000.00	\$2,000



city commission public hearing

item type	Public Hearing	meeting date	February 22, 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	7-0 final vote

Subject:

Constance C. Canright has requested the listing of her property at 1574 Sunset Drive as a historic resource on the Winter Park Register of Historic Places.

Motion | Recommendation:

The Historic Preservation Board voted unanimously on February 10, 2016 to recommend listing 1574 Sunset Drive as a historic resource on the Winter Park Register of Historic Places. The listing is finalized by resolution of the City Commission (attached).

Background:

1574 Sunset Drive was built in 1927 and is significant for its association with the Florida Land Boom period of development in Winter Park. It is an uncommon Florida example of a shingled cottage with Colonial Revival style influences.

Alternatives | Other Considerations:

Fiscal Impact:

None

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
WINTER PARK, FLORIDA, DESIGNATING 1574 SUNSET DRIVE,
WINTER PARK, FLORIDA AS A HISTORIC RESOURCE 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 1574 Sunset Drive meets the criterion for historic resource status through its association with the Florida Land Boom period of development of Lake Knowles Terrace, and as an example of a shingled cottage with Colonial Revival influences in Winter Park.

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 1574 Sunset Drive as a historic resource 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 22nd day of February 2016.

Steve Leary, Mayor

ATTEST:

City Clerk Cynthia S. Bonham



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
February 10, 2016

HDA 16-003 Request by Constance C. Canright to designate her property at 1574 Sunset Drive, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-1A. Parcel ID #32-21-30-4536-02-242.

Background. 1574 Sunset Drive has been the home of Ms. Constance Canright since 1951. It was during the Florida Land Boom in the Lake Knowles subdivision. But for the generous quantity of windows and porches, the charming shingled cottage could have been transplanted from New England.

Description. The property is located at the intersection of Sunset Drive and Chestnut Avenue in the Florida Land Boom subdivision of Lake Knowles Terrace which was platted in 1925. *The Chronological History of Winter Park* notes that the 65 lots in the second section of Lake Knowles Terrace were sold the first day. The brick streets of Sunset and Chestnut and curving intersection feature a small park space.

Built about 1927, 1574 Sunset Drive is a wood frame, two story residence. The plan is irregular and the roofline is cross-gabled and low pitched. The roof has composition shingles. The roof-wall junction is slightly boxed with a simple Colonial Revival cornice treatment. The exterior walls are clad in wood shingles and have wide corner boards. Fenestration consists of wood sash windows singly and in pairs with six-over-six and four-over-four glazing patterns. The primary front-gabled façade faces Sunset Drive. This façade features two pairs of six-over-six sash windows in the first and second floors and a louvered attic vent in the gable peak. Louvered attic vents in this same style are repeated in each elevation's gable end. A short side-gabled wing projects from the north side. The entry door is located under a simple flat roofed portico with a square column on this wing. A single six-over six sash window is located on the second floor over the entry. This wing has a screened porch on the side elevation with a second floor open porch surrounded by a simple wood railing.

Another narrow wing extends off the rear elevation. This wing includes a single car garage with wood carriage type doors and a shed roofed rear entrance porch. A single width carport of more modern origin extends from the garage. A single width driveway connects the garage and carport to Chestnut Avenue. This wing features four-over four-sash windows. Although

well integrated in style and materials, this wing may have been built after the main body of the house.

The southeast side elevation is set near the side lot line. It has a distinctive second floor balcony under a shed roof. The balcony has square wood columns and wood railings. The substantial wood balusters are curved in a graceful shape staff has not seen elsewhere. The property is in good condition.

Architecture. The simplicity of details classify the architecture as Frame Vernacular. This has been the predominant type of wood frame architecture from Florida's Territorial Period to the present. Vernacular building traditions result from the builder's experience, available resources and responses to the local environment. After 1910 platform framing was introduced. With this method, each floor was constructed separately and was both simpler and more rigid than the balloon framing system it replaced.

Horizontal wood siding was the most typical common with shingles and board and batten less common. Windows are double sash and the size of the panes generally increased over the years. Details were simple and would have included jig-sawn woodwork on porches and eaves, depending on the builder's skills.

Winter Park builders had access to locally milled lumber including old growth cypress and pine. The railroad also supplied building materials. Land Boom era contractors had access to architectural pattern books so builders had both inspiration and materials to add stylish details to simple buildings such as the paired six-over-six windows and well-crafted cornices.

Significance. 1574 Sunset Drive is significant for its association with the Florida Land Boom period of development in Winter Park. It is an uncommon example of a shingled cottage with Colonial Revival influences in Winter Park.

STAFF RECOMMENDATION:

Recommend approval for listing as a historic resource on the Winter Park Register of Historic Places. Staff also recommends that the house be recorded as the Constance Canright House in recognition of the owner of 65 years.



City of Winter Park
Planning Department
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3498

City of Winter Park Historic Designation Application

1. 1574 sunset DR., Winter Park, FL
Building address
Constance Canright 1574 sunset DR. (407) 647-5932
Owner's name(s) Address Telephone

Applicant's name (if different from above) Address Telephone

2. I, Constance Canright, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

Constance C. Canright 1-1-16
Owner's Signature Date

Historic Preservation Board 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 # 32-21-30-4536-02-242

Legal description

C. 1927

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: 1-11-16

HPC Meeting: 2-10-16

Case File No.: HDA 16-003.

Florida Master Site File No.: OR-

☐ Local Historic Landmark

☒ Local Historic Resource

LAKE KNOWLES TERRACE

DECEMBER 1, 1924

[illegible]

ORDINANCE VACATING AND ABANDONING PORTION OF
PHELPS AVE. AS A PUBLIC STREET BUT RESERVING
UTILITY EASEMENT. SEE: O.R. BOOK 2906 PG. 126. 6-27-78

SURVEYOR'S CERTIFICATE.

State of Florida, }
County of Orange, }

Personally appeared before me, G. A. Collins, a surveyor, who being duly sworn, deposes and says: That the plat hereon is a true and correct representation of the survey and subdivision of the land described in the caption.

Ed Collins
Surveyor,
Subscribed and sworn to before me, this
31st day of December, A.D., 1924.

Notary Public.
My commission expires (notarial)

OWNER'S CERTIFICATE.

State of Florida, }
County of Orange, }

Personally appeared before me Joe King, who, being duly sworn, deposes and says:- That he is the attorney in fact for S. S. Thorpe and Margaret A. Thorpe, owners of the land described in the caption, and has authorized and accepted the survey and subdivision as

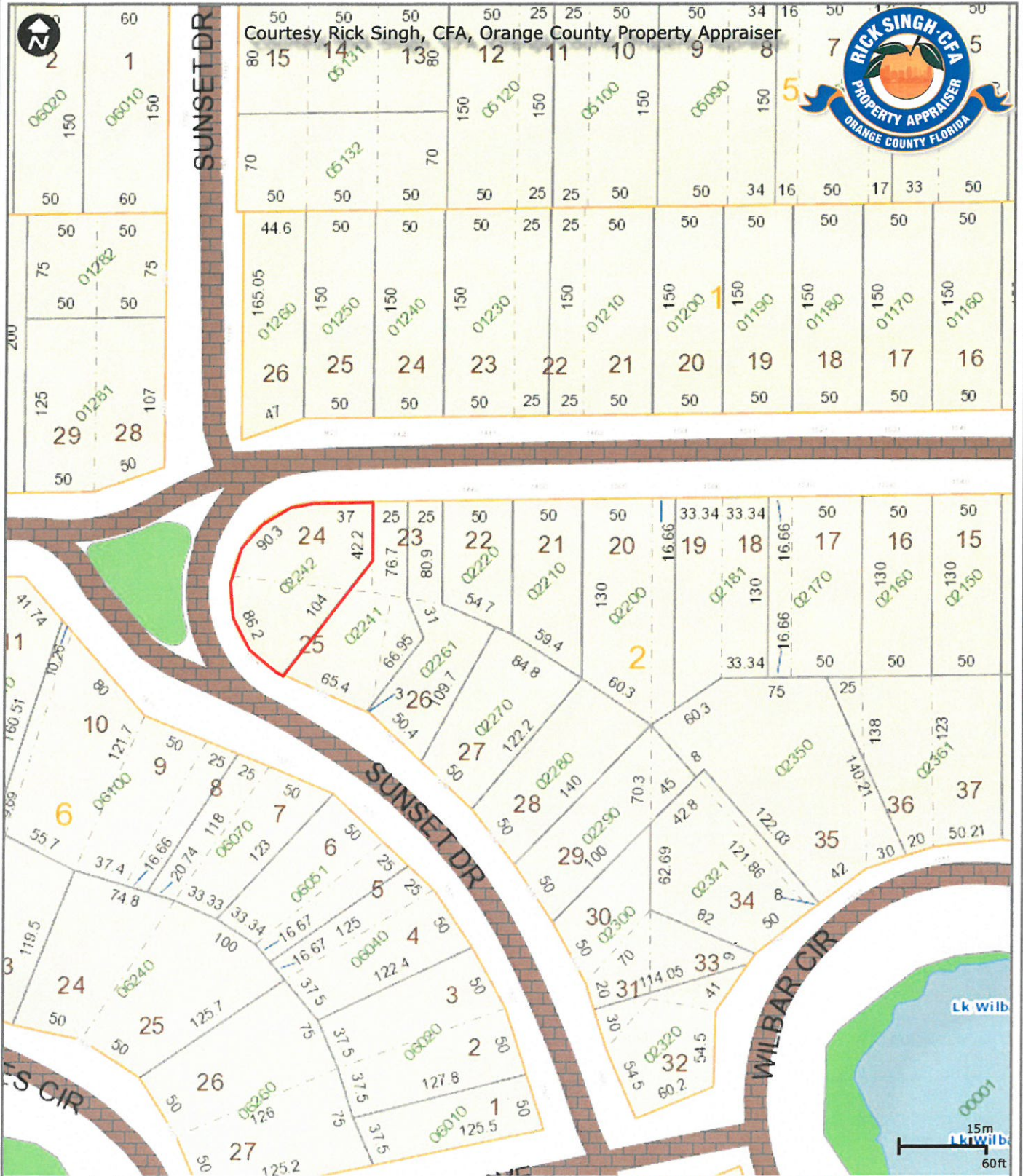
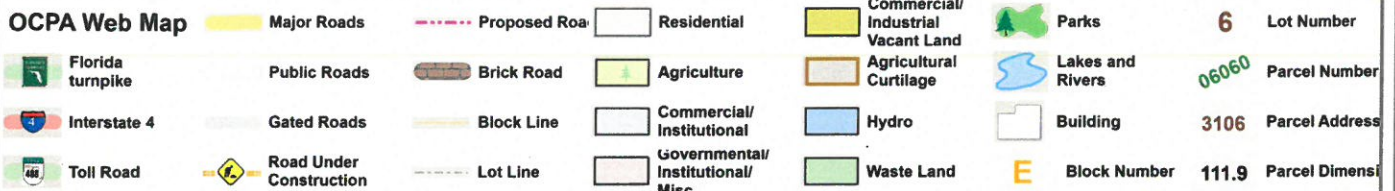
shown herein.
S.S. George and Margaret A. George
By
Attorney-in-fact.
Subscribed and sworn to before me, this

31st day of December, 1934.
William R. Bailey
 Notary Public.
 My Commission expires 12-5-36

Bring back the first 3 boxes of film (Polaroid test)

Agenda Packet Page 42























OCA Web Map



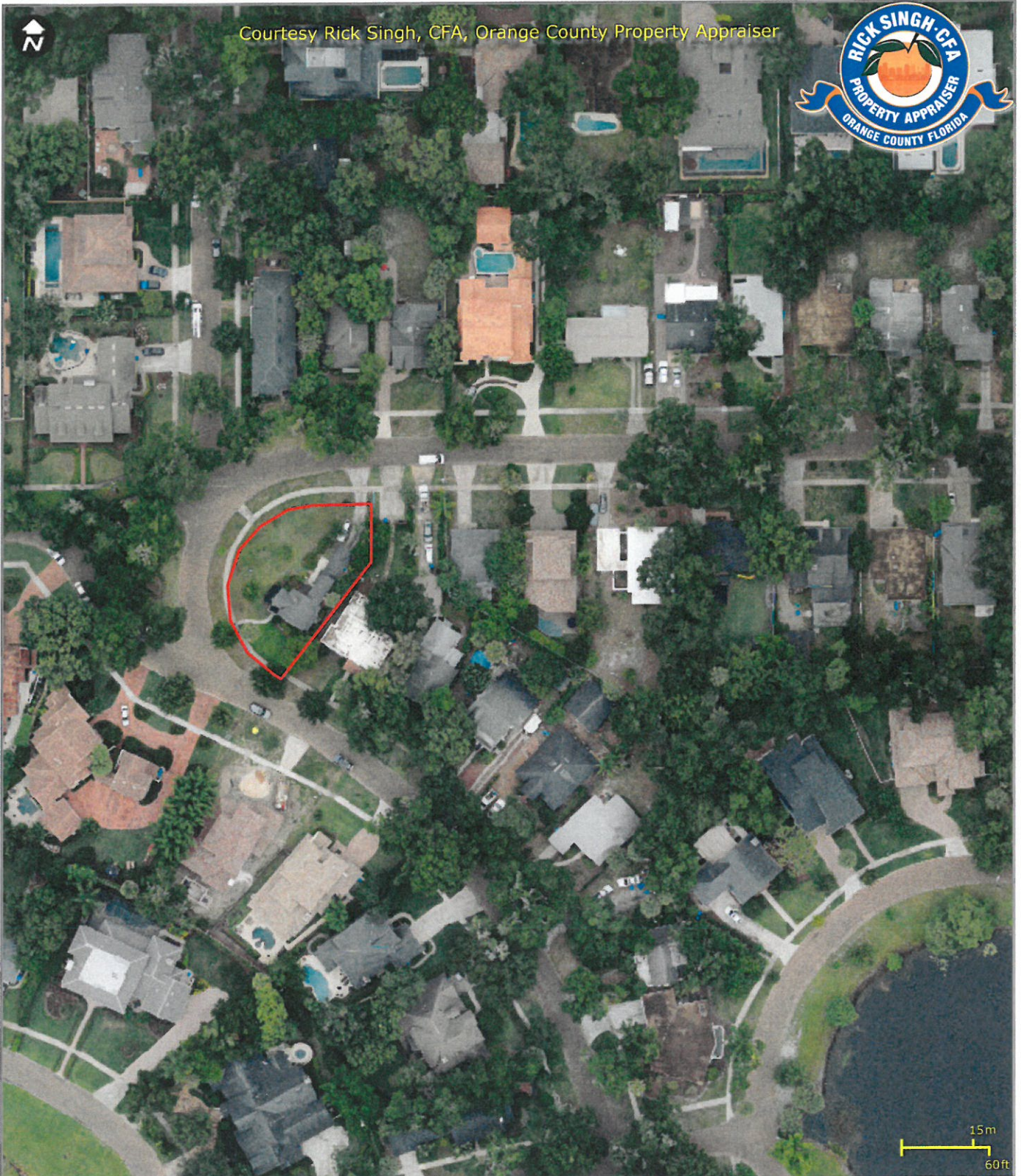
Created: 1/11/2016

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

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	 Block Number	111.9 Parcel Dimension
			 Hydro		
			 Waste Land		

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 1/11/2016

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



FRONT ELEVATION



SOUTHWEST SIDE ELEVATION



SOUTHEAST SIDE ELEVATION



NORTHEAST SIDE & REAR ELEVATION

Property Record - 32-21-30-4536-02-242

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary

Property Name

1574 Sunset Dr

Names

Canright Constance C Tr

Municipality

WP - Winter Park

Property Use

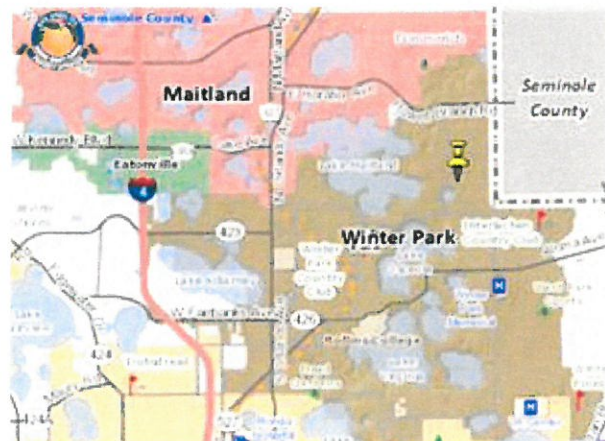
0100 - Single Family

Mailing Address1574 Sunset Dr
Winter Park, FL 32789-2032**Physical Address**1574 Sunset Dr
Winter Park, FL 32789

QR Code For Mobile Phone



302132453602242 02/20/2006



Property Features

Property Description

LAKE KNOWLES TERRACE K/4 BEG NE COR LOT 24 RUN S 42.2 FT SWLY TO PT 65.4 FT WLY OF SE COR LOT 25 NOLY ALONG W LINES LOTS 25 & 24 TO BEG BLK 2

Total Land Area

8,509 sqft (+/-)

|

0.20 acres (+/-)

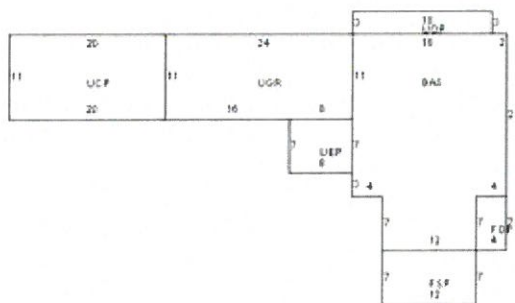
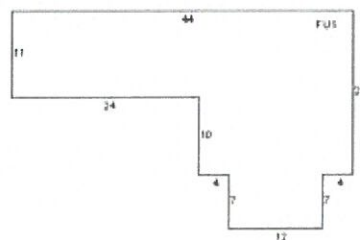
GIS Calculated

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	\$213,000.00	\$213,000	\$0.00		\$213,000

Buildings (includes working values)

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0102 - Single Fam Class II	BAS - Base Area	504	\$29,766
Building Value	\$32,773	FOP - F/Opn Prch	28	\$413
Estimated New Cost	\$81,443	FSP - F/Scr Prch	84	\$1,713
Actual Year Built	1927	FUS - F/Up Story	768	\$38,566
Beds	3	UCP - Unf Carprt	220	\$2,599
Baths	1.0	UEP - Unf E Prch	56	\$1,654
Floors	2	UGR - Unf Garage	264	\$6,260
Gross Area	1978 sqft	UOP - Unf O Prch	54	\$472
Living Area	1272 sqft			
Exterior Wall	Wood.Shing			
Interior Wall	Plastered			

**Extra Features (includes working values)**

Description	Date Built	Units	Unit Price	XFOB Value
FPL2 - Average Fireplace	01/01/1927	1 Unit(s)	\$2,500.00	\$2,500

Parcel Photos - 1574 Sunset Dr



302132453602242 02/20/2006

on a private examination taken and made before me, separate and apart from her said husband, did further acknowledge that she executed the said lease freely and voluntarily and without compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at Orlando in said County and State, the day and year aforesaid,

(Notarial Seal)

Edith F. Dickson
Notary Public State of Florida at Large
My commission expires March 10, 1927

Filed in office and recorded this 6th day of February A. D. 1925 at 5:40 P. M.

BY

B. M. Palmer
F. M. Bennett

CLERK

D. C. E.

THIS INDENTURE, Made this 8th day of January A. D. 1925, between Samuel S. Thorpe and Margaret A. Thorpe, his wife, of the County of Hennepin and State of Minnesota, parties of the first part, and AMERICAN BANK AND TRUST COMPANY, AS TRUSTEE, (a banking corporation of the City of St. Petersburg, State of Florida), party of the second part;

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said party of the second part and its successors and assigns forever, all those certain parcels of land lying and being in the County of Orange and State of Florida, more particularly described as follows:

All of Blocks One (1) Two (2) Three (3) Four (4) Five (5) Six (6) Seven (7) and Eight (8) Lake Knowles Terrace, and addition to the Town of Winter Park, according to the plat thereof on file and of record in Plat Book K, on page 4 of the Public Records of Orange County.

Subject to a mortgage for Twenty five Thousand Dollars (\$25,000.00) dated the 20th day of August A. D. 1924, and recorded in Book 82 on page 360 of the Public Records of said Orange County.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances, except as above stated, and that they have good right and lawful authority to sell the same, and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in our presence:

Pauline Josewich

Samuel S. Thorpe

(SEAL)

H. E. Shuler

Margaret A. Thorpe

(SEAL)

STATE OF MINNESOTA

COUNTY OF HENNEPIN SS

I HEREBY CERTIFY, that on this 8th day of January A. D. 1925, before me personally appeared Samuel S. Thorpe and Margaret A. Thorpe, his wife, to me known to be the persons described in and who executed the foregoing conveyance to AMERICAN BANK AND Trust Company, as Trustee and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said Margaret A. Thorpe, the wife of the said Samuel S. Thorpe, on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Minneapolis, in the County of Hennepin and State of Minnesota, the day and year last aforesaid.

(Notarial Seal)

H. Mynderse
H. Mynderse
Notary Public, Hennepin County, Minn
My commission expires April 23rd, 1930

Filed in office and recorded this 12th day of February A. D. 1925 at 12:55 P. M.

BY

B. M. Robinson
J. M. Bennett

CLERK

D. C.

E.

THIS INDENTURE, made this 12th day of February A. D. 1925 BETWEEN Elizabeth S. Rice (Widow) of the County of Orange in the State of Florida party of the first part, and Southern Bell Telephone and Telegraph Company of the County of Orange in the State of Florida parties of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten dollars and other valuable considerations to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, to-wit:

Beginning at the Northeast corner of Main Street and Summerlin Place, and running North along Main Street 104.35 feet, East 89.35 feet South 104.35 feet to the North line of Summerlin Place West 89.35 feet to the place of beginning, being part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 26, Township 22 South Range 29 East.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:

Florence S. Mattingly

J. Lee Greene

Elizabeth S. Rice

(SEAL)

(\$23.00 I.R.S.)

STATE OF FLORIDA

COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Elizabeth S. Rice to me well known and known to me

WARRANTY DEED FROM TRUST COMPANY

Prepared by J. U. Bethell, Associate Counsel, St. Petersburg, Florida

This Indenture, Made this 2nd day of May A. D., 19 25
between the AMERICAN BANK AND TRUST COMPANY, as Trustee, a corporation existing under the laws of the
State of Florida, party of the first part, and Mrs. Marie Toss
of the County of _____ and State
of _____ part Y of the second part,

WITNESSETH That the said party of the first part, for and in consideration of the sum of Ten dollars and other good valuable considerations Dollars,
in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, hath sold, remised, re-
leased and conveyed, and by these presents doth sell, remise, release and convey unto the said part Y of the second part,
and her heirs and assigns forever; all the following described lot, piece or parcel of land,
situate, lying and being in the County of Orange State of Florida to wit:

Lot twenty-four (24) in block two (2) of Lake Knowles Second Addition according to
the map or plat on file and of record in the Public Records of Orange County, Florida in
Plat Book "K" on page 78.

Under and subject, nevertheless, to the following conditions and restrictions, the acceptance of which form a part of the
valuable considerations for this conveyance, to wit:

- FIRST: That all lots in said section are hereby designated as residence lots, and that no building shall be erected upon the above
described premises, which shall cost less than Four Thousand (\$4,000.00) Dollars, if erected on any lot facing the following
streets, avenues, boulevards or drives, namely: Temple Drive; nor less than Three Thousand Five Hundred (\$3,500.00) Dol-
lars if erected on any lot facing Hibiscus Avenue and Magnolia Avenue; nor less than Three Thousand (\$3,000.00) Dol-
lars if erected on any lot facing on Orange Avenue and Palm Avenue; such cost to be for labor, material, architect's and
engineer's fees only. Except that permission is hereby granted to erect on the rear easement line of any lot a two-story
garage apartment, of standard construction, having at least eight hundred (800) square feet of floor space and room for two
cars on the ground floor and at least three (3) living rooms on the upper floor; but that no temporary garage, garage house,
tent or servants' quarters other than specified above, shall ever be erected until after the main building shall have been fin-
ished, and then shall be placed only on the rear of the premises. All buildings having wooden exteriors shall be covered
by not less than two coats of paint as soon as constructed, or within thirty (30) days thereafter.
- SECOND: That residences on inside lots shall face the front lot line, and on corner lots shall face the same streets as those on the adjoin-
ing inside lots.
- THIRD: That no building shall be erected upon any part of the above described premises so that any portion thereof shall be nearer
than thirty (30) feet to the front street property line of said premises; nor nearer than ten (10) feet to the side property
line where any street constitutes said property line; or nearer than five (5) feet to any other inside property line.
- FOURTH: That there is hereby reserved over, under and | or across the rear on the back end of the above described property, an eas-
ement five (5) feet in width, for the purpose of constructing and maintaining sewer mains, water mains, gas mains, and | or
electric light or telephone conduits, and the servants' quarters or garage above referred to shall never be erected or encroach
upon any portion of said easement or reservation; the said strip of land, five (5) feet in width upon which the above easement
is reserved being shown and marked upon the map or plat of this property and designated as an "easement."
- FIFTH: That septic tanks of general design approved by the Florida State Board of Health, shall be erected, constructed and main-
tained on such property by the part Y of the second part, her heirs or assigns, of sufficient capacity to take care
of the sewerage and waste of the building or buildings erected thereon.
- SIXTH: That the said part Y of the second part, her heirs and assigns, are restricted and prohibited for the period of
ninety-nine years from the date hereof from selling, conveying, leasing, letting or otherwise granting the said above described
property or any interest or use therein or thereof to any person or persons other than Whites or Caucasians.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereto belonging or in
anywise appertaining, and all the estate, right, title; interest and claim whatsoever of the said party of the first part, either
in law or equity, to the only proper use, benefit and behoof of the said part Y of the second part, her
heirs and assigns forever, under and subject nevertheless to the payment of any liens for paving in front of said premises
now filed or which may be hereafter filed and any public rights in any highways adjacent to said premises and zoning and
restrictions by public authorities.

And the said party of the first part, for itself, its successors or assigns, does hereby covenant with the said part Y
of the second part her heirs and assigns, that the said premises are free and clear from all incumbrances
created or imposed by the party of the first part; and the party of the first part will and its successors or assigns shall, way-
rant and defend the same to the said part Y of the second part and her heirs and assigns forever,
against the lawful claims and demands of all persons claiming by, through or under the said party of the first part. Espe-
cially excepting out of this warranty possible liens for paving and public rights in any highways adjacent to said premises
and zoning and restrictions by public authority as aforesaid.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its
Vice-President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

AMERICAN BANK & TRUST COMPANY AS TRUSTEE

(Corporate Seal)

Attest

Signed, sealed and delivered in our presence,

THORPE BROS. DEVELOPMENT COMPANY
OF FLORIDA

By

President

By

Vice President



STATE OF Florida
COUNTY OF Pinellas

I HEREBY CERTIFY, That on the 14th day of February A. D., 1928
before me personally appeared O. G. Henderson
and C. W. Tyler
respectively Vice-President and Secretary
of the American Bank and Trust Company of St. Petersburg, Florida, to me well known to be the persons de-
scribed in and who executed the foregoing conveyance to Mrs. Marie Ives
and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses
and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said
instrument is the act and deed of said corporation.

WITNESS my signature and official seal at St. Petersburg
in the County of Pinellas and State of Florida
the day and year last aforesaid.

W. B. Dixon (seal)
Notary Public, State of Florida, at Large.

My Commission expires Aug 20 - 1929



MAY 31 1928

204321 / 50
2 Jan

Warranty Deed

FROM AMERICAN BANK AND TRUST
COMPANY OF ST. PETERSBURG,
FLORIDA

TO
Mrs. Marie Ives
187 1/2 St. Paul St.
Manassas
Date May 2nd, 1925
ABSTRACT OF DESCRIPTION
Lot 24 block 2 of Lake Knowles
Terrace, Second Addition according
to the Public Records of Orange
County, Florida.

STATE OF FLORIDA

COUNTY OF Orange

On this 31st day of May
A. D., 1928, at 2:20 o'clock P. M.
this instrument was filed for record and being
duly acknowledged and proven, I have re-
corded the same on page 326-327 of
Book DEED 371 in the public records of
said County.

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed the seal of the Circuit
Court of the 17th Judicial Circuit of
said State, in and for said County.

W. B. Dixon Clerk
D. C.

Law Offices of J. U. Bethell, St. Petersburg, Florida





city commission public hearing

Item type	Public Hearing	meeting date	February 22, 2016		
prepared by	Wes Hamil, Finance Director	approved by	<input checked="" type="checkbox"/>	City Manager	
department	Finance		<input type="checkbox"/>	City Attorney	
division			<input type="checkbox"/>	N/A	
board approval		<input type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/>	N/A	final vote
strategic objective	<input type="checkbox"/> Exceptional Quality of Life	<input checked="" type="checkbox"/> Fiscal Stewardship			
	<input type="checkbox"/> Intelligent Growth & Development	<input type="checkbox"/> Public Health & Safety			
	<input type="checkbox"/> Investment in Public Assets & Infrastructure				

subject

Ordinance authorizing the refunding of the Electric Refunding Revenue Bonds, Series 2007

motion | recommendation

Approve first reading of Bond Ordinance and schedule second reading for March 14, 2016

background

The City has an opportunity to refund the outstanding Electric Refunding Revenue Bonds, Series 2007. The City's Financial Advisor, Public Financial Management (PFM), has estimated net present value savings at \$1,540,000 or 8.5% of the refunded bonds. Annual debt service savings are estimated at about \$100,000. Final maturity of the 2016 bonds is October 1, 2037 which is the same as the 2007 bonds that will be refunded.

The City's Debt Management Policy sets a minimum target net present value savings of at least 5% for an advance refunding. Staff and PFM are planning to refund the bonds using a competitive bond sale.

alternatives | other considerations

1. Postpone refunding of the bonds and hope for long-term interest rates to go down further
2. Don't refund the 2007 bonds

fiscal impact

Net present value savings estimated at \$1,540,000 and annual debt service savings estimated at \$100,000.

ORDINANCE NO. [____]-16

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$21,000,000 ELECTRIC REFUNDING REVENUE BONDS OF THE CITY TO FINANCE THE REFUNDING OF A PORTION OF ITS OUTSTANDING ELECTRIC REFUNDING AND IMPROVEMENT REVENUE BONDS, SERIES 2007 AND PAYING THE COSTS OF ISSUANCE THEREOF; PROVIDING FOR THE PAYMENT OF SUCH BONDS FROM THE NET REVENUES DERIVED FROM THE ELECTRIC SYSTEM OF THE CITY ON PARITY WITH THE CITY'S OUTSTANDING ELECTRIC REVENUE BONDS; PROVIDING FOR THE SALE OF SUCH BONDS PURSUANT TO A COMPETITIVE PUBLIC SALE OR A NEGOTIATED PUBLIC SALE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER PARK, FLORIDA:

SECTION 1. AUTHORITY FOR THIS ORDINANCE. This ordinance is enacted pursuant to the provisions of Chapter 166, Parts I and II, Florida Statutes; Chapter 86, Article III, of the Code of Ordinances of the City of Winter Park, Florida (the "City"); and other applicable provisions of law.

SECTION 2. DEFINITIONS. Capitalized terms used herein but not otherwise defined shall have the meaning ascribed to them in Resolution No. 1898-05 duly adopted by the City on May 9, 2005 (the "Original Resolution").

SECTION 3. FINDINGS. It is hereby ascertained, determined and declared that:

A. Under current municipal bond market conditions, it is in the best interests of the City to advance refund and prepay a portion of its outstanding Electric Refunding and Improvement Revenue Bonds, Series 2007 (the "2007 Bonds") with proceeds to be derived from the sale of one or more series of its electric revenue bonds to be issued under the Original Resolution.

B. It is necessary and desirable by the City to issue electric refunding revenue bonds to be designated by the City in an amount not exceeding \$21,000,000 to advance refund and prepay a portion of its outstanding 2007 Bonds and to pay the costs of issuance thereof (the "Bonds") pursuant to a competitive public sale or a negotiated public sale upon the advice of the City's financial advisor, Public Financial Management, Inc.

SECTION 4. AUTHORIZATION OF BONDS. The issuance by the City of not exceeding \$21,000,000 electric refunding revenue bonds for the purpose described above; to bear interest at a rate or rates not exceeding the maximum legal rate per annum, to be payable, to mature, to be subject to redemption and to have such designations and other characteristics

as shall be provided by subsequent resolution or resolutions of the Commission prior to their delivery; and to be secured on a parity with the lien of the holders of its outstanding electric revenue bonds under the Original Resolution upon and pledge of the net revenues derived by the City from its electric system; is hereby authorized. The Commission may adopt a specific bond resolution (including any necessary resolutions supplemental to the Original Bond Resolution) supplemental to this ordinance, setting forth the maturities (or a mechanism for determining such maturities on or prior to the sale of such Bonds) and the fiscal details and other covenants and provisions necessary for the marketing, sale and issuance of such Bonds. In addition the bond resolution may authorize various interest rate modes and appropriate agreements for such modes, and may establish special accounts and include provisions for the sole benefit of the holders of such Bonds, as circumstances dictate, in order to fully protect the rights of the holders of such Bonds.

The Bonds, when delivered by the City pursuant to the terms of the Original Resolution and any resolution supplemental thereto as contemplated hereby shall not constitute general obligations or indebtedness of, or a pledge of the faith, credit or taxing power of, the City or of the State of Florida or any agency or political subdivision thereof, but are limited, special obligations of the City, the principal of, premium, if any, and interest on which are payable from the net revenues. Neither the City nor the State of Florida, or any agency or political subdivision thereof, will be obligated (i) to exercise its ad valorem taxing power or any other taxing power in any form on any real or personal property to pay the principal of, premium, if any, or interest on the Bonds, or other costs incident thereto, or (ii) to pay the same from any funds of the City except from the net revenues in the manner provided in the Original Resolution and any resolution supplemental thereto. The Bonds do not constitute a lien upon any other property of or in the City.

SECTION 5. GENERAL AUTHORITY. The Mayor, City Manager and Finance Director of the City, or any of them, are hereby authorized, pending adoption of the above resolutions, to do all things and to take any and all actions on behalf of the City, without further action by the Commission, to provide for issuance of the Bonds; to furnish disclosures, representations, certifications and confirmations concerning the City; to solicit bids from financial institutions for the purchase of the Bonds; and to execute and deliver any commitments from financial institutions regarding the Bonds and all other documents and instruments deemed appropriate by any of such officers, the approval of the City and all corporate power and authority for such actions to be conclusively evidenced by the execution and delivery thereof by any of such officers.

SECTION 6. REPEALER. All ordinances, resolutions or parts thereof in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. EFFECTIVE DATE. This ordinance shall take effect immediately upon its final passage and enactment.

ENACTED after reading by title at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, Florida, on this 14th day of March, 2016.

ATTEST:

Mayor Steve Leary

City Clerk Cynthia S. Bonham



city commission **public hearing**

item type	Public Hearing	meeting date	February 22, 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 to Rezone 1240 Fairview Avenue.

This public hearing involves the request by Alfredas Sumanas (property owner) to change the Comp. Plan future land use and Zoning for 1240 Fairview Avenue from Office to Commercial (C-3A). Mr. Sumanas is experiencing difficulty in leasing this property as office space and desires commercial zoning that would allow a wide range of potential tenants such as beauty salons. The building on this property is a former converted duplex of 2,500 sq. ft. with four parking spaces. Half of it is rented as an insurance office and the other half would be rented for a one or two person salon if the zoning were changed.

Summary:

This block of property between Orlando Avenue and Grove Avenue has split zoning with Commercial (C-3) zoning on the east half of the block on the properties fronting on Orlando Avenue and Office zoning on the west half of the block. The purpose of the split zoning, established in 1971, was to have less intense office businesses on the west half of the block that is adjacent to the residential neighborhood. Generally commercial businesses have more traffic and longer hours than office businesses that tend to be more weekday, 9-5 operations. Thus office businesses are more compatible to be adjacent to residential homes because their activity is during the day when residents are often at work and then quieter at nights and on weekends when the residents tend to be at home.

In the specific case of 1240 Fairview Avenue, this property sits in between office and commercial properties. This location provides the opportunity to be rezoned to commercial without impacting the general philosophy of maintaining office uses adjacent to residential areas.

The City frequently receives inquiries from salons, spas and other personal care businesses about renting spaces in office buildings. Traditionally almost all zoning codes tend to treat salons, spas and such as "personal services" that are permitted in commercial zoning and not as professional or business offices allowed in office zoning. The larger franchise operations such as The Hair Cuttery, Great Clips, Floyd's and other spas are appropriately zoned only for commercial areas. However there are a large number of sole proprietor businesses that have developed clienteles that want to own their own business space versus leasing a "chair" or being an employee.

In Winter Park, we have seen the Phenix salons at the corner of Fairbanks and New York Avenues and the Porte Noire Salon Collective at 1408 Gay Road with business models that rent individual salon suites for single proprietors. The operational characteristics of these single person suites are compatible with the traffic and activity within office buildings.

Planning Staff Recommendation:

The location of this property allows rezoning to commercial without violating the general desire and protections of having office zoning adjacent to residential areas. The parking and traffic impact from a single person salon will not be any different than if leased as office space. The staff is recommending establishment of C-3A zoning (versus C-3) since there are greater residential protections within that zoning district.

Planning and Zoning Board Recommendation:

Motion made by Tom Sacha, seconded by Peter Gottfried to APPROVE the request amend the "Comprehensive Plan" Future Land Use Map to change from Office to a Commercial designation on the property at 1240 Fairview Avenue. Motion carried unanimously, 7-0.

Motion made by Tom Sacha, seconded by Peter Gottfried to APPROVE the request to amend the official zoning map to change from Office (O-1) district zoning to commercial (C-3A) on the property located at 1240 Fairview Avenue. Motion carried unanimously, 7-0.

P&Z Minutes: February 2, 2016:

REQUEST OF ALFREDAS SUMANAS TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM OFFICE TO A COMMERCIAL DESIGNATION ON THE PROPERTY AT 1240 FAIRVIEW AVENUE.

REQUEST OF ALFREDAS SUMANAS TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (O-1) DISTRICT ZONING TO COMMERCIAL (C-3A) DISTRICT ZONING ON THE PROPERTY AT 1240 FAIRVIEW AVENUE.

Planning Manager Jeffrey Briggs presented the staff report and explained that this public hearing involves the request by the Alfredas Sumanas (property owner) to change the Comp. Plan future land use and zoning for 1240 Fairview Avenue from Office to Commercial. Mr. Sumanas is experiencing difficulty in leasing this property as office space and desires commercial zoning that would allow a wide range of potential tenants such as beauty salons. The building on this property is a former converted duplex of 2,500 sq. ft. with four parking spaces. Half of it is rented as an insurance office and the other half would be rented for a single person salon if the zoning were changed. Mr. Briggs provided an overview of the neighborhood dynamics as well as discussed personal service business in the commercial zoning versus office zoning. He noted that in the specific case of 1240 Fairview Avenue, this property sits in between office and commercial properties. This location provides the opportunity to be rezoned to commercial without impacting the general philosophy of maintaining office uses adjacent to residential areas. Mr. Briggs summarized by stating that the location of this property allows rezoning to commercial without violating the general desire and protections of having office zoning adjacent to residential areas. The parking and traffic impact from a small salon will not be any different than if leased as office space. The staff is recommending establishment of C-3A zoning (versus C-3) since there are greater residential protections within that zoning district. Staff recommendation is for approval of the request for Commercial FLU and C-3 Zoning for 1240 Fairview Avenue. Mr. Briggs responded to Board member questions and concerns.

Alfredas Sumanas, the applicant, explained to the Board members the difficulty he has in securing tenants for his property due to the current comprehensive plan designation and zoning category. He has been contacted by persons that want to rent the space for a small hair salon but the zoning prohibits such.

Joe Linartas, neighboring property owner, addressed the Board in favor of the request. He agreed with the comments made by Mr. Sumanas.

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

The Planning Board members agreed that in this circumstance, this property could be rezoned and still retain the office buffer on the corner adjacent to the residential neighborhood.

Motion made by Tom Sacha, seconded by Peter Gottfried to APPROVE the request amend the "Comprehensive Plan" Future Land Use Map to change from Office to a Commercial designation on the property at 1240 Fairview Avenue. Motion carried unanimously by a 7-0 vote.

Motion made by Tom Sacha, seconded by Peter Gottfried to APPROVE the request to amend the official zoning map to change from Office (O-1) district zoning to Commercial (C-3A) on the property located at 1240 Fairview Avenue. Motion carried unanimously by a 7-0 vote.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF OFFICE TO COMMERCIAL DESIGNATION ON THE PROPERTY AT 1240 FAIRVIEW AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Winter Park Planning and Zoning 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 February 2, 2016, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on February 22, 2016 and March 14, 2016 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

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

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation of office to commercial on the property at 1240 Fairview Avenue, more particularly described as follows:

LOT 13, BLOCK 6 PER THE PLAT OF KILLARNEY ESTATES RESURVEY, AS RECORDED IN PLAT BOOK "L", Page 19 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 12-22-29-4172-06-130

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

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

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

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

Mayor

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-1) DISTRICT ZONING TO COMMERCIAL (C-3A) DISTRICT ZONING ON THE PROPERTY AT 1240 FAIRVIEW AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of property at 426 West Lyman Avenue have requested a Zoning map amendment consistent with the amended 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 February 2, 2016 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-1) District to Commercial (C-3A) District zoning on the property at 1240 Fairview Avenue, more particularly described as follows:

LOT 13, BLOCK 6 PER THE PLAT OF KILLARNEY ESTATES RESURVEY, AS RECORDED IN PLAT BOOK "L", Page 19 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 12-22-29-4172-06-130

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.

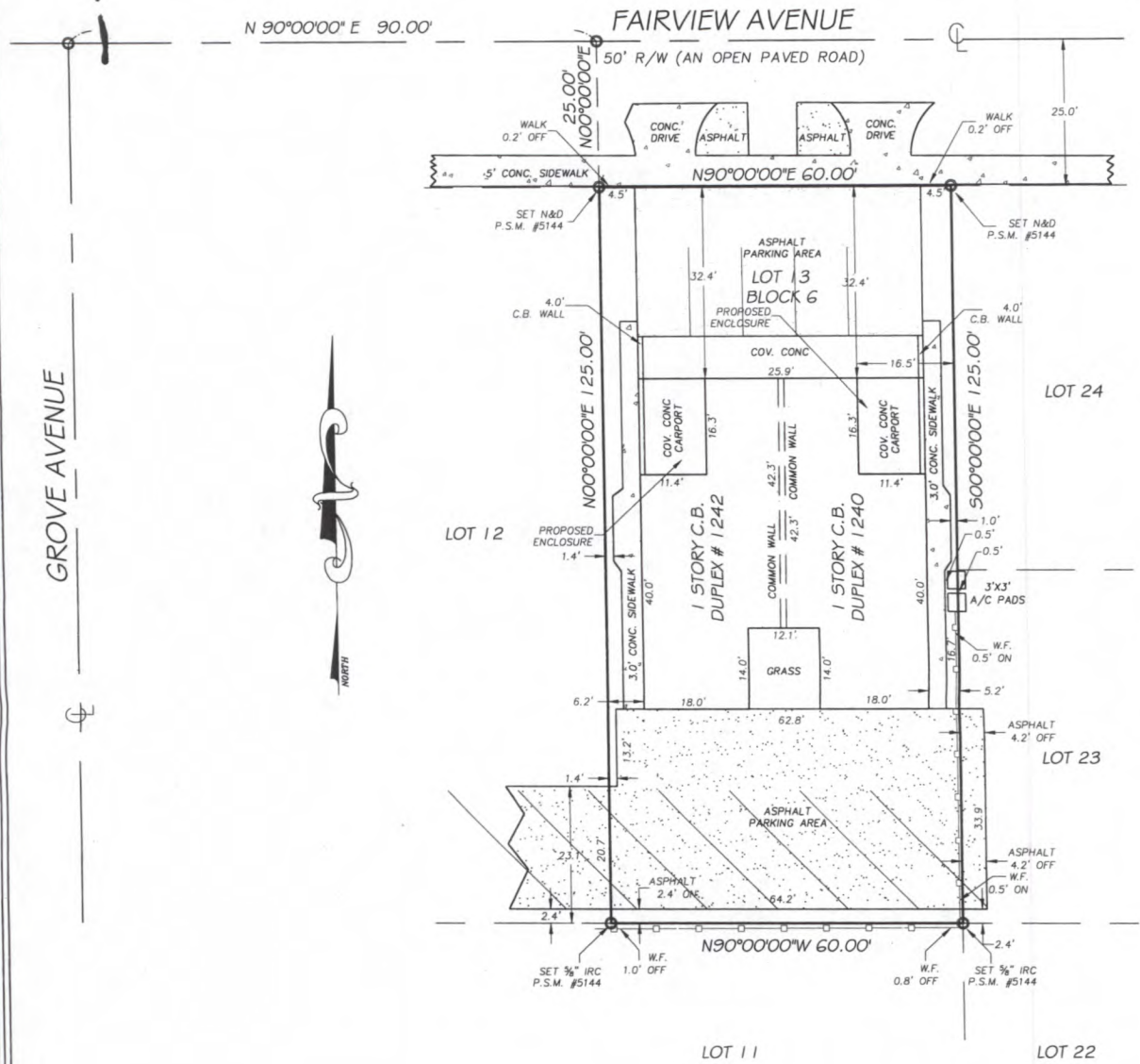
Mayor Steve Leary

Attest:

City Clerk

PLOT PLAN

FOR
ALFRED SUMANAS



SCALE 1 INCH = 20 FEET
0 20 40

SURVEYOR'S NOTES:

1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH
4. BUILDING TIES ARE TO FACE OF BUILDING
5. THIS IS NOT A BOUNDARY SURVEY

PLAT OF SURVEY FOR: ALFRED SUMANAS

LEGAL DESCRIPTION: LOT 13, BLOCK 6, KILLARNEY ESTATES RESURVEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "L" PAGE 9, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1240 & 1242 FAIRVIEW AVENUE
ORLANDO, FL. 32751

ALSO CERTIFIED TO: ALFRED SUMANAS

DATE

9/12/2002

JOB NUMBER

020623

REF. NUMBER

020623

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATING MAP PANEL NUMBER 12095C 0255 E DATED DECEMBER 6, 2000; AND DETERMINED THAT THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X".

SANDCASTLE SURVEYING and ENGINEERING, inc.
L.L. #7211
283 LIVE OAK BLVD.
CASSIDEBURY, P. 32707

TYPE OF SURVEY:

BOUNDARY & IMPROVEMENTS

LEGAL DESCRIPTION: PROVIDED BY CLIENT

BEARINGS BASED ON THE NORTH LINE OF LOT 13 AS BEING N90°00'00"E

GROUND IMPROVEMENTS NOT LOCATED

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLOT PLAN MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DON M. SHOEMAKER, P.S.M. #0005144
NOT VALID UNLESS SIGNED AND SEALED

LEGEND

- N&D = NAIL AND DISK
- (C) = CALCULATED
- TYP. = TYPICAL
- C.B.W. = CONCRETE BLOCK WALL
- S. = CENTERLINE
- P.I. = POINT OF INTERSECTION
- P.R.C. = POINT OF REVERSE CURVE
- W/L = WETLANDS LINE
- P.O.B. = POINT OF BEGINNING
- P.C. = POINT OF CURVE
- P.C.P. = PERMANENT CONTROL POINT
- C.M. = CONCRETE MONUMENT
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- P.C.C. = POINT OF COMPOUND CURVE
- R/W = RIGHT-OF-WAY
- RES. = RESIDENCE
- (M) = MEASURED
- REF. = REFERENCE
- DESC. OR (D) = DESCRIPTION
- P.O.L. = POINT ON LINE
- D.& U.E. = DRAINAGE & UTILITY EASEMENT
- (R.) = RADIAL
- A. = LENGTH OF ARC
- I.R. = IRON ROD
- I.P. = IRON PIPE
- COR. = CORNER
- COV. = COVERED
- CONC. = CONCRETE
- C.B. = CONCRETE BLOCK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- REC. = RECOVERED
- U.E. = UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- IRC = IRON ROD AND CAP

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
February 2, 2016**

REQUEST OF ALFREDAS SUMANAS TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM OFFICE TO A COMMERCIAL DESIGNATION ON THE PROPERTY AT 1240 FAIRVIEW AVENUE.

REQUEST OF ALFREDAS SUMANAS TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (O-1) DISTRICT ZONING TO COMMERCIAL (C-3) DISTRICT ZONING ON THE PROPERTY AT 1240 FAIRVIEW AVENUE.

This public hearing involves the request by the Alfredas Sumanas (property owner) to change the Comp. Plan future land use and zoning for 1240 Fairview Avenue from Office to Commercial. Mr. Sumanas is experiencing difficulty in leasing this property as office space and desires commercial zoning that would allow a wide range of potential tenants such as beauty salons. The building on this property is a former converted duplex of 2,500 sq. ft. with four parking spaces. Half of it is rented as an insurance office and the other half would be rented for a single person salon if the zoning were changed.

Neighborhood Context:

This block of property between Orlando Avenue and Grove Avenue has split zoning with Commercial (C-3) zoning on the east half of the block on the properties fronting on Orlando Avenue and Office zoning on the west half of the block. The purpose of the split zoning established in 1971 was to have less intense office businesses on the west half of the block that is adjacent to the residential neighborhood. Generally commercial businesses have more traffic and longer hours than office businesses that tend to be more weekday, 9-5 operations. Thus office businesses are more compatible to be adjacent to residential homes because their activity is during the day when residents are often at work and then quieter at nights and on weekends when the residents tend to be at home.

In the specific case of 1240 Fairview Avenue, this property sits in between office and commercial properties. This location provides the opportunity to be rezoned to commercial without impacting the general philosophy of maintaining office uses adjacent to residential areas.

Personal Service Businesses in Commercial versus Office Zoning:

The City frequently receives inquiries from salons, spas and other personal care businesses about renting spaces in office buildings. Traditionally almost all zoning codes tend to treat salons, spas and such as "personal services" that are permitted in commercial zoning and not as professional or business offices allowed in office zoning. The larger franchise operations such as The Hair Cuttery, Great Clips, Floyd's and other spas are appropriately zoned only for commercial areas. However there are a large number of sole proprietor businesses that have developed clienteles that want to own their own business space versus leasing a "chair" or being an employee. In Winter Park, we have seen the Phenix salons at the corner of Fairbanks and New York Avenues and the Porte Noire Salon Collective at 1408 Gay Road with business models that rent individual salon suites for single proprietors. The operational characteristics of these single person suites are compatible with the traffic and activity within office buildings. This application then provides an opportunity for a discussion as to whether our office zoning could make some allowance for these single person personal service barbers or salons. The planning staff would favor such an allowance so that in circumstances like this one, a single person salon could go into this building without having to rezone to commercial.

Staff Analysis of the Applicant's Requests:

The location of this property allows rezoning to commercial without violating the general desire and protections of having office zoning adjacent to residential areas. The parking and traffic impact from a single person salon will not be any different than if leased as office space. The staff is recommending establishment of C-3A zoning (versus C-3) since there are greater residential protections within that zoning district.

STAFF RECOMMENDATION IS FOR APPROVAL of the request for Commercial FLU and C-3A Zoning for 1240 Fairview Avenue.

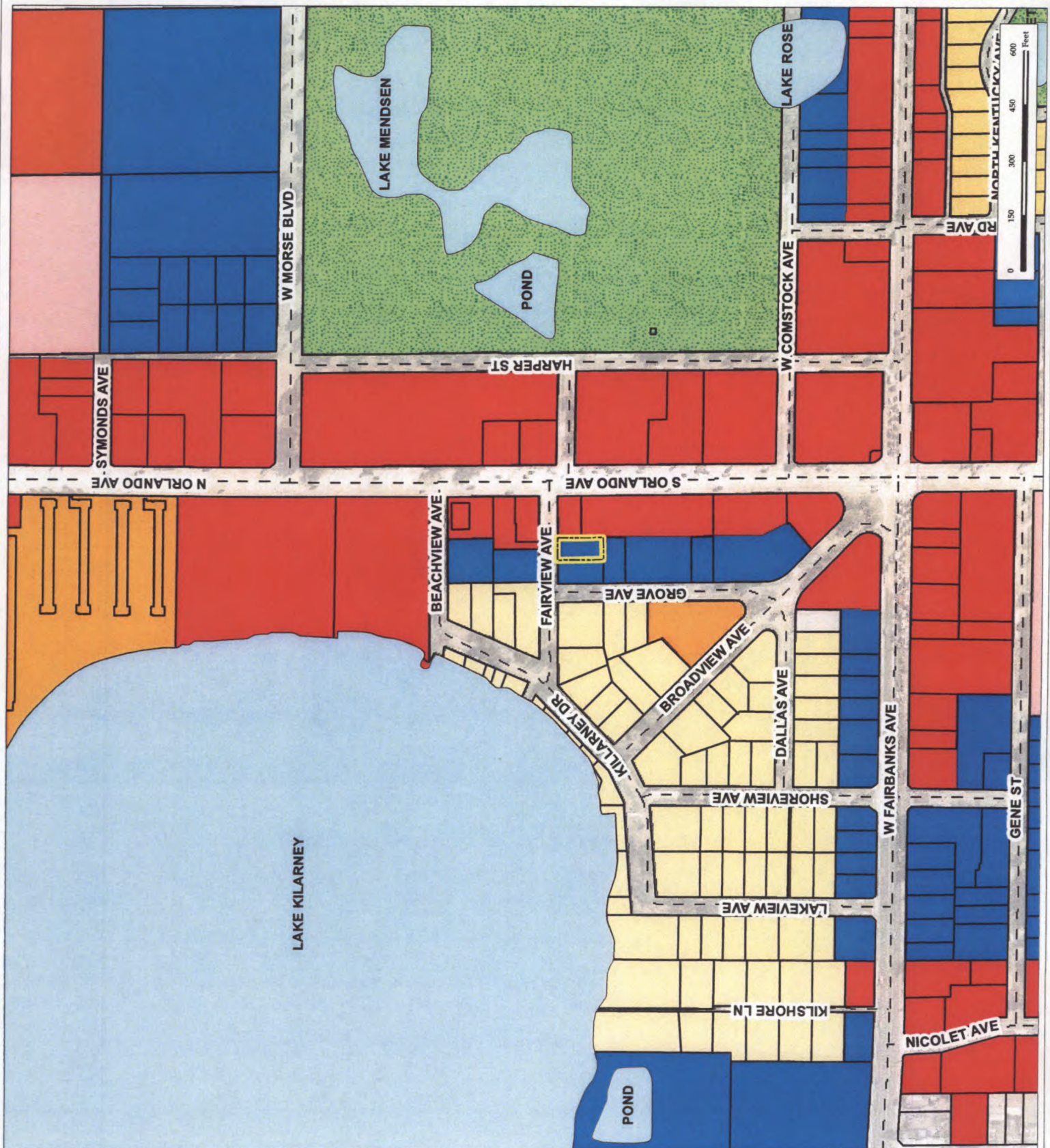


City of Winter Park Florida

- Legend**
- 1240 Fairview Avenue
 - C-1
 - C-2
 - C-3
 - C-3A
 - I-1
 - O-1
 - O-2
 - OC PD
 - PD-2
 - PL
 - PQP
 - PR
 - PURD
 - R-1A
 - R-1AA
 - R-1AAA
 - R-2
 - R-3
 - R-4



Date: 1/15/2016





Courtesy Rick Singh, Orange County Property Appraiser

292212417206130 03/13/2007



city commission **public hearing**

item type	Public Hearing	meeting date	February 22, 2016
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager
department	Planning Department		<input checked="" type="checkbox"/> City Attorney
division			<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: Conditional Use Request for an REI Store in the Winter Park Village at 402 & 490 N. Orlando Avenue.

This public hearing involves a Conditional Use request by Winter Park Town Center, Ltd. to demolish the existing Chamberlin's Food Market and the adjacent small office building in the Winter Park Village (402/490 North Orlando Avenue), and construct a new 25,135-square foot REI retail building with a 1,200-square foot mezzanine. This is a Conditional Use because it is a new building over 10,000-square feet.

Summary:

These properties are zoned C-1 which allows up to a 45% Floor Area Ratio (FAR). For the Winter Park Village, the FAR is calculated for the entire block bounded by Orlando, Webster, Denning and Canton. This project is proposing to demolish 25,530-square feet of building and rebuild 26,335-square feet, therefore, the increase is only 805-square feet. The resultant FAR is 30.6%. There is not a parking space increase resulting from the extra 805-square feet of building because the back-of-house storage or warehouse portions of the REI store, which are calculated based on one space per 1,000 sq. ft. are larger than the Chamberlin's store.

The proposed building height is 24 feet with some added parapet elements, which are all much lower than the maximum 55 feet allowed height in this location. The proposed setback along Orlando Avenue is a minimum of 25 feet and along Canton Avenue it is approximately 45 feet, which is larger than the required 15 feet. There will be an attractive landscape area (that will also serve as retention area) between the REI building and Orlando Avenue which is being continued south down to the corner of Canton Avenue. That will greatly improve the aesthetics of the view of this property from Orlando Avenue.

The service and loading area faces Canton Avenue (as it does now), and the applicant's plans show screen walls for the loading dock and dumpster areas. Also, more importantly the plans continue the REI mural wall pattern along that rear building side in order to increase the attractiveness of this Canton Avenue facing view. However, even with these improvements, this is still a rear loading/service area that greets drivers on Canton Avenue. One idea that staff proposed was to eliminate the three parking spaces so that the center landscape island can be more elaborate to attract visual attention from the other elements, which has been agreed upon by the applicant.

In terms of traffic impact for the proposed use as a specialty retail store versus a supermarket, according to the Institute of Transportation Engineers (I.T.E.) data, the traffic generation/car trips per day will decrease slightly.

The scale of this project and the materials presented allows the City to combine the Preliminary and Final Conditional Use approvals. The final engineering and landscape plans can be administratively approved. The materials submitted include the prospective signage which conforms to the City's Code.

Planning Staff Recommendation:

This will be an attractive redevelopment for a very visible corner of Orlando and Canton Avenues. The end result will be much more visually attractive than the current conditions. The square footage of the new REI store is virtually the same as the Chamberlin's that is being demolished; there is no impact on parking and some small decrease in projected traffic generation. The staff recommendation was for approval of both the Preliminary and Final Conditional Use approvals with the conditions that were attached to the P&Z motion.

Planning and Zoning Board Recommendation:

Motion made by Mr. Sacha, seconded by Mr. Gottfried to APPROVE the request of Winter Park Town Center for Conditional Use approval to demolish and rebuild approximately 25,000 square feet of retail building area within the Winter Park Village shopping center at 402 and 490 N. Orlando Avenue subject to the following conditions recommended by staff and agreed to by the applicant:

- 1. That the Public Works Department must approve the storm water so that the water quality requirements continue to be met.**
- 2. That if any new electric transformers/switch gear or backflow preventers are required that they be located where not visible from a public street and shall also be landscaped so as to be effectively screened from view.**
- 3. That the landscaping for the project complies with the City's code and be compatible with the existing Winter Park Village landscaping.**
- 4. That the Canton Avenue landscape island be increased in size and plantings by eliminating the three parking spaces to increase the landscape area**

Motion carried unanimously, 7-0.

P&Z Minutes: February 2, 2016:

REQUEST OF WINTER PARK TOWN CENTER LTD FOR: CONDITIONAL USE APPROVAL TO DEMOLISH AND REBUILD APPROXIMATELY 25,000 SQUARE FEET OF RETAIL BUILDING AREA WITHIN THE WINTER PARK VILLAGE SHOPPING CENTER AT 402 AND 490 N. ORLANDO AVENUE, ZONED C-1.

Planning Manager Jeffrey Briggs presented the staff report and explained that this public hearing involves a Conditional Use request by Winter Park Town Center, LTD to demolish the existing Chamberlin's Food Market and south adjacent small office building in the Winter Park Village (402/490 North Orlando Avenue), and construct a new 25,135-square foot REI retail building with a 1,200-square foot mezzanine. He explained that this request is a Conditional Use because it was a new building over 10,000-square feet. He provided an overview of the project and reviewed the parking requirements, building heights, landscaping, aesthetics, and traffic generation. The materials submitted include the prospective signage which conforms to the City's Code. Mr. Briggs summarized by stating that staff feels that this will be an attractive redevelopment for a very visible corner of Orlando and Canton Avenues. The square footage of the new REI store is virtually the same as the Chamberlin's that is being demolished; there is no impact on parking and some small decrease in projected traffic generation. Staff recommendation is for approval of both the Preliminary and Final Conditional Use approvals with the following conditions:

1. That the Public Works Department must approve the storm water so that the water quality requirements continue to be met.
2. That if any new electric transformers/switch gear or backflow preventers are required that they be located where not visible from a public street and shall also be landscaped so as to be effectively screened from view.
3. That the landscaping for the project complies with the City's code and be compatible with the existing Winter Park Village landscaping.
4. That the Canton Avenue landscape island be increased in size and plantings by eliminating the three parking spaces to increase the landscape area.

Attorney Rebecca Wilson, 215 North Eola Avenue, represented the applicant, Winter Park Town Center Limited. She stated that they are excited to bring this project to the city and feel that it will be a great addition to the Winter Park Village, and that they are in agreement with the conditions listed in the staff report. She responded to Board member questions and concerns.

Jim Conroy, representing Casto Southeast, responded to Board member questions regarding the demolition and construction timeline. He explained that Chamberlin's lease ends in May 2016, and demolition will begin soon thereafter. He said that it is anticipated that construction will be complete in January of 2017 and it is anticipated to open in the spring of 2017.

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

The Board members expressed support of the project and expressed that this would be a very welcome improvement to that prominent location.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to APPROVE the request of Winter Park Town Center for Conditional Use approval to demolish and rebuild approximately 25,000 square feet of retail building area within the Winter Park Village shopping center at 402 and 490 N. Orlando avenue subject to the conditions recommended by staff and agreed to by the applicant: Motion carried unanimously, by a 7-0 vote.

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
February 2, 2016**

REQUEST OF WINTER PARK TOWN CENTER LTD FOR: CONDITIONAL USE APPROVAL TO DEMOLISH THE EXISTING CHAMBERLIN'S NATURAL FOOD MARKET AND SOUTH ADJACENT OFFICE BUILDING, LOCATED AT 402/490 NORTH ORLANDO AVENUE, AND CONSTRUCT A NEW 25,135-SQUARE FOOT RETAIL BUILDING WITH A 1,200-SQUARE FOOT MEZZANINE.

This public hearing involves a Conditional Use request by Winter Park Town Center, LTD to demolish the existing Chamberlin's Food Market and south adjacent small office building in the Winter Park Village (402/490 North Orlando Avenue), and construct a new 25,135-square foot REI retail building with a 1,200-square foot mezzanine. This is a Conditional Use because buildings over 10,000-square feet in the C-1 zoning district require Conditional Use approval.

Project Development Standard Parameters: C-1 zoning allows up to a 45% Floor Area Ratio (FAR) which is done on a global basis for the entire block of the Winter Park Village bounded by Orlando, Webster, Denning and Canton. This project is proposing to demolish 25,530-square feet of building and rebuild 26,335-square feet, therefore, the increase is only 805-square feet. There is not a parking space increase resulting from the extra 805-square feet of building because the back-of-house storage or warehouse portions of the REI store, which are calculated based on one space per 1,000 sq. ft. are larger than the Chamberlin's store.

The proposed building height is 24 feet with a 3 foot parapet wall for a total visible height of 27 feet, which lower than the maximum 55 feet allowed height in this location. The proposed setback along Orlando Avenue is a minimum of 25 feet and along Canton Avenue it is approximately 45 feet, which is larger than the required 15 feet. There will be an attractive landscape area (that will also serve as retention area) between the REI building and Orlando Avenue which is being continued south down to the corner of Canton Avenue. That will greatly improve the aesthetics of the view of this property from Orlando Avenue.

The service and loading area faces Canton Avenue (as it does now), and the applicant's plans show screen walls for the loading dock and dumpster areas. Also, more importantly the plans continue The REI mural wall pattern along that rear building side in order to increase the attractiveness of this Canton Avenue facing view. However, even with these improvements, this is still a rear loading/service area that greets drivers on canton Avenue. One idea that staff has is to eliminate the three parking spaces so that the center landscape island can be more elaborate to attract visual attention from the other elements.

In terms of traffic impact for the proposed use as a specialty retail store versus a supermarket, according to the Institute of Transportation Engineers (I.T.E.) data, the traffic generation/car trips per day will decrease slightly.

The scale of this project and the materials presented allows the City to combine the Preliminary and Final Conditional Use approvals. The final engineering and landscape plans can be administratively approved. The materials submitted include the prospective signage which conforms to the City's Code.

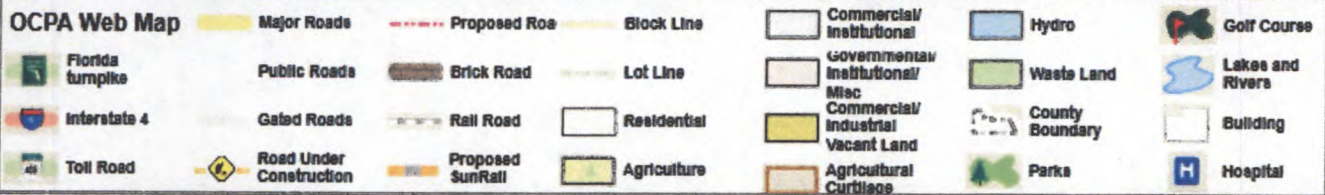
Staff Analysis of the Applicant's Request:

This will be an attractive redevelopment for a very visible corner of Orlando and Canton Avenues. The end result will be much more visually attractive than the current conditions. The square footage of the new REI store is virtually the same as the Chamberlin's that is being demolished; there is no impact on parking and some small decrease in projected traffic generation.

STAFF RECOMMENDATION IS FOR APPROVAL of both the Preliminary and Final Conditional Use approvals with the following conditions:

1. That the Public Works Department must approve the storm water so that the water quality and water retention requirements continue to be met.
2. That if any new electric transformers/switch gear or backflow preventers are required that they be located where not visible from a public street and shall also be landscaped so as to be effectively screened from view.
3. That the landscaping for the project complies with the City's code and be compatible with the existing Winter Park Village landscaping.
4. That the Canton Avenue landscape island be increased in size and plantings by eliminating the three parking spaces to increase the landscape area.

OCPA Web Map



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/Governmental/Institutional/Misc	Building	3106 Parcel Address
Toll Road	Road Under Construction	Lot Line	Hydro	Waste Land	E Block Number 111.9 Parcel Dimensions



Created: 1/22/2016

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



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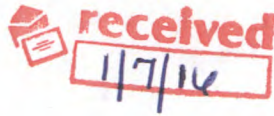
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Goog





M. REBECCA WILSON

rebecca.wilson@lowndes-law.com
215 North Eola Drive, Orlando, Florida 32801-2028
T: 407-418-6250 | F: 407-843-4444
MAIN NUMBER: 407-843-4600

 MERITAS LAW FIRMS WORLDWIDE

January 7, 2016

VIA HAND DELIVERY

Jeff Briggs, Planner
Winter Park Planning Dept.
401 Park Avenue South
Winter Park, FL 32789

Re: Winter Park Village- 2016 CUP

Dear Jeff:

As you know this firm represents Winter Park Town Center LTD which owns the Winter Park Village. Enclosed please find our application for a new conditional use permit to redevelop a portion of the Winter Park Village:

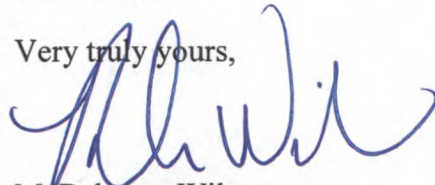
- Application
- Property Appraiser Information
- Application Fee
- Development Plan
- Survey
- 3-D Elevations

The proposed CUP requests the demolition of 25,530 sf of existing commercial and replaces it with an approximately 25,135 sf building with a 1,200 sf mezzanine. The front setback is increased to 25 ft. In addition, the new landscaping will meet or exceed City code and be compatible with existing Winter Park Village landscaping. The stormwater will be managed through the existing master stormwater system for Winter Park Village.

Jeff Briggs
January 7, 2016
Page 2

Please feel free to contact me with any questions or concerns.

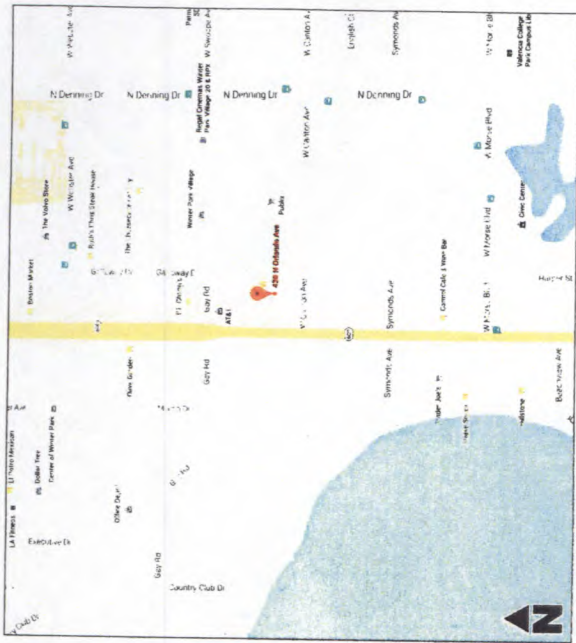
Very truly yours,



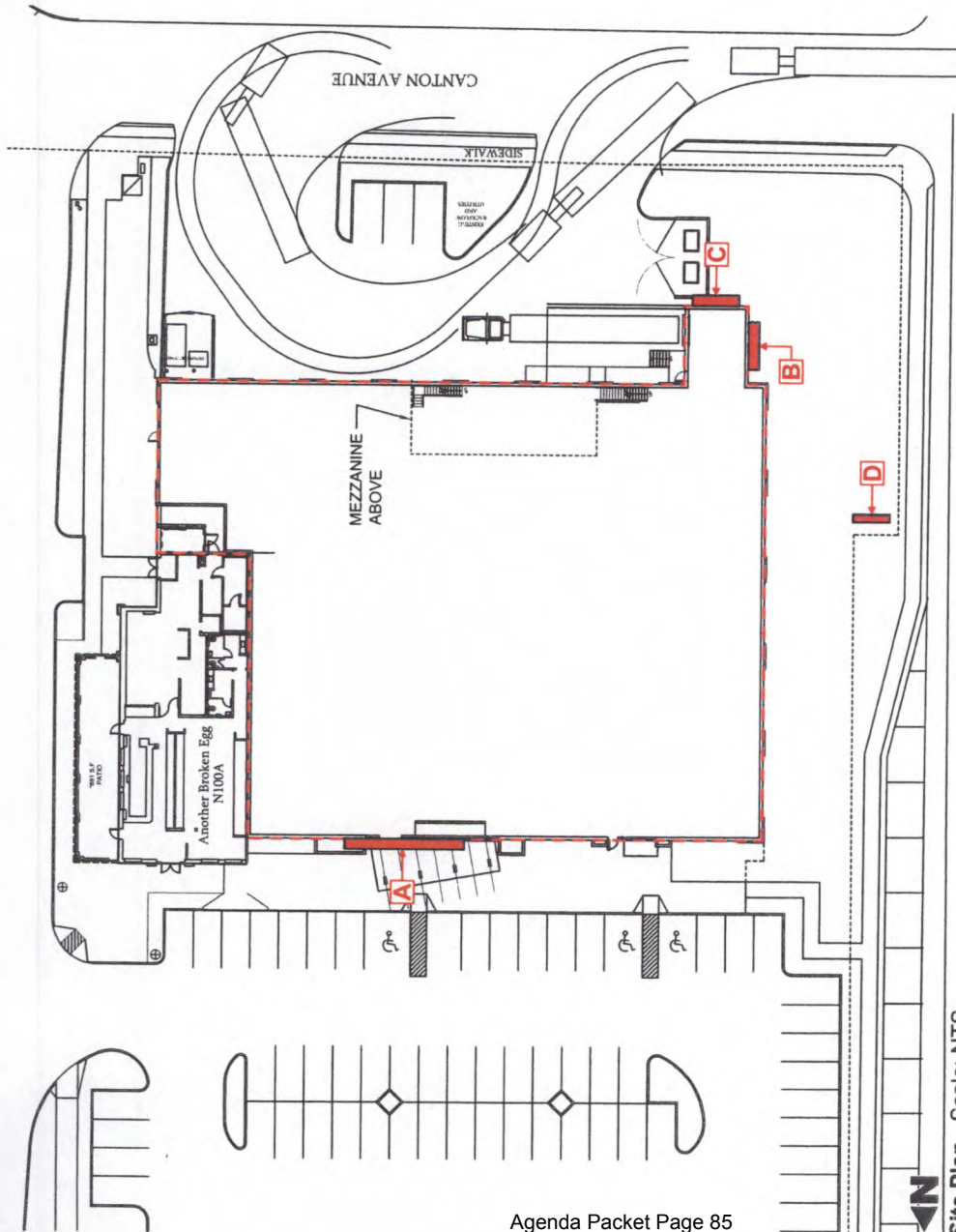
M. Rebecca Wilson

MRW/sjg

c: Jim Conroy



Site Plan - Scale: NTS



Site Plan - Scale: NTS

ADART
 2070 W. SHAW LANE/SUITE 102
 PLEASANTON, CA 94566
 T 925.258.2183
 F 925.258.2183
 www.adart.com

PROJECT: CUSTOMER: REI
 LOCATION: 4301 N. Orange Ave., Winter Park, FL 32789
 DATE: 8/1/2015
 SALES: Bob Kempczyk
 DESIGN: [illegible]

REVISION	DATE	DESCRIPTION
1	12-2-12	Add sidewalk to ramp E
2	12-5-12	Remove building square footage
3	12-25-12	Use new artwork for signs

SALES:
 CUSTOMER:
 LANDLORD:

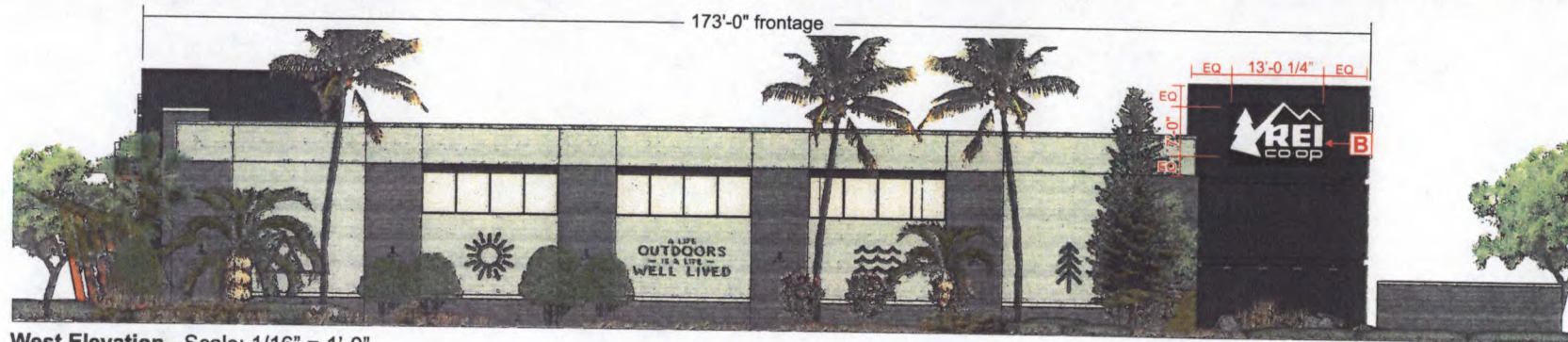
APPROVALS

CONCEPT DESIGN ONLY
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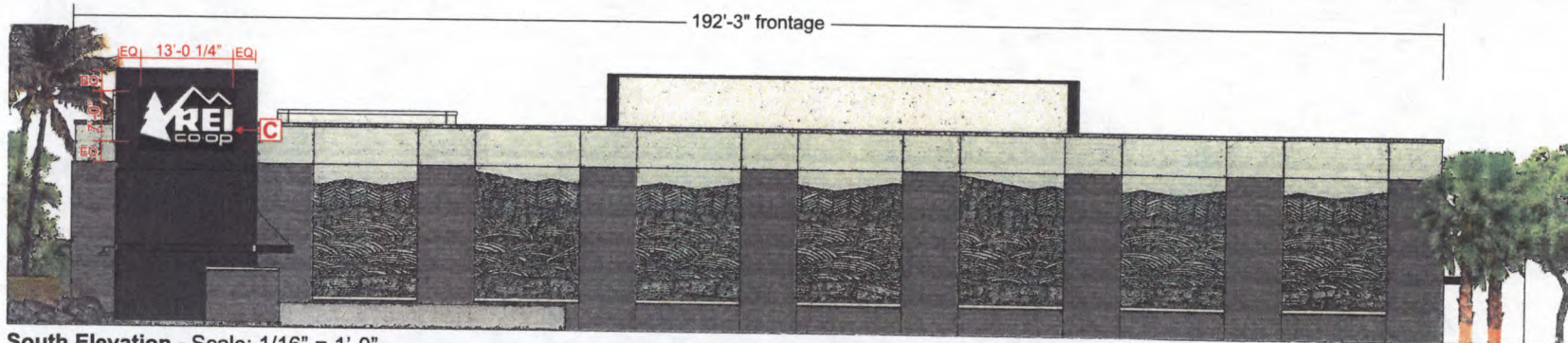
SHEET
 1 of 5
 JOB #15309



North Elevation - Scale: 1/16" = 1'-0"



West Elevation - Scale: 1/16" = 1'-0"



South Elevation - Scale: 1/16" = 1'-0"

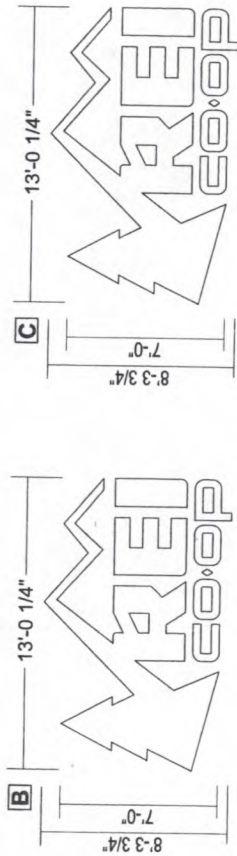
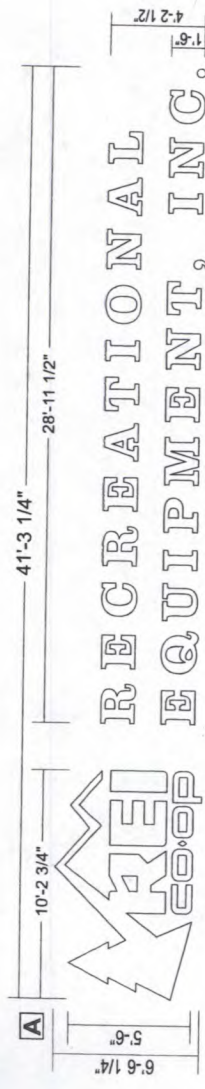
ADART
2670 W. SHAW LANE/SUITE 102
FRESNO, CA 93711
T 559.225.2183
T 559.225.2186
CA STATE CONTRACTORS LICENSE #826051 www.adart.com

REVISION	DATE	DESCRIPTION
1	12-2-12	Add callouts for sign E
2	12-4-12	Remove building facade footage
3	12-23-12	Use new artwork for signs

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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SHEET
2 of 5
JOB #16309

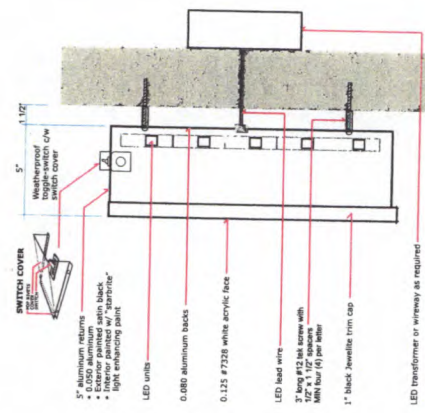


A-C Internally Illuminated Pan Channel Letters Scale: 3/16" = 1'-0"

Manufacture and install three (3) new sets of internally-illuminated, channel letters and logos.

Description	Specification/Material	Finish	Color
Letter returns	Fabricated .050" alum.	ptd. - satin	Black
Trimcaps	1" Jewelle trimcap	ptd. - satin	Black
Letter faces	.125" translucent white acrylic	N/A	#7328 White acrylic
Illumination	LED		White

NOTE: Acrylic face must be matte finish so as not to be reflective when sign is not illuminated.



CHANNEL LETTER/LOGO SECTION DETAIL
Scale: NTS

ADART
2870 W. SHAW LANE/SUITE 102
PERRIS, CA 92471
T 959-226-2183
F 959-226-2186
CA STATE CONTRACTORS LICENSE #826051
WWW.ADART.COM

PROJECT	REVISION	DATE	DESCRIPTION
CUSTOMER: REI	1	12-12	ADART logo
LOCATION: 430 N. Camino Ave., Winter Park, FL 32789	2	12-12	Remove building name, logo
DATE: 9/11/2015	3	12-12	Use new plan for sign
DESIGNER: ADART			

SALES:	APPROVALS:
CUSTOMER:	
LANDLORD:	

CONCEPTUAL DRAWINGS ONLY:
These drawings are for conceptual purposes only and are not to be used for construction. Colors shown are as close as possible to actual colors.
ALL RIGHTS RESERVED:
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SHEET
3 of 5
JOB #16309



D Monument Remodel

Manufacture and install one (1) new internally-illuminated cabinet for one (1) existing monument sign

Description	Specification/Material	Finish	Color
Returns	Fabricated alum.	ptd. - satin	Black
Retainers	Aluminum	ptd. - satin	Black
Faces	Flex	Digital print	Black with white copy & logo
Illumination	LED		White



PROJECT:		REVISION		DATE	DESCRIPTION	APPROVALS		CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. All other future written specifications.		SHEET	
CUSTOMER: REI		1	12-7-12		Add callouts for sign E	SALES:		ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reprinted in any manner without prior consent.		<div>4 of 5</div> <div>JOB #16309</div>	
LOCATION: 430 N. Orlando Ave. - Winter Park, FL 32789		2	12-8-12		Remove building square blockage	CUSTOMER:					
DATE: 9/11/2015		3	12-23-12		Use new artwork for signs	LANDLORD:					
SALES: Bob Kienyzyk											
DESIGNER: James Franks											



Monument Sign E (conceptual rendering) - Scale: NTS



Existing - Scale: NTS

E Monument Reface

Manufacture and install two (2) new faces for one (1) existing monument sign.

Description	Specification/Material	Finish	Color
Faces	Aluminum with rout out copy	ptd. - satin	SW 7010 White Duck
Copy	Backed with acrylic	Day / night	Cyro Day/Night Plex #11241

ADART
2670 W. SHAW LANE/SUITE 102
FRESNO, CA 93711
T 559.225.2183
T 559.225.2186
CA STATE CONTRACTORS LICENSE #826051 www.adart.com

PROJECT:	REVISION	DATE	DESCRIPTION	APPROVALS	CONCEPTUAL DRAWINGS ONLY:	SHEET
CUSTOMER: REI	1	12-7-12	Add callouts for sign E	SALES:	Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specification.	5 of 5
LOCATION: 430 N. Orlando Ave. - Winter Park, FL 32789	2	12-8-12	Remove building square footage	CUSTOMER:	ALL RIGHTS RESERVED:	JOB #16309
DATE: 9/11/2015	3	12-23-12	Use new artwork for signs	LANDLORD:	This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.	
SALES: Bob Kierjczyk						
DESIGNER: James Franks						

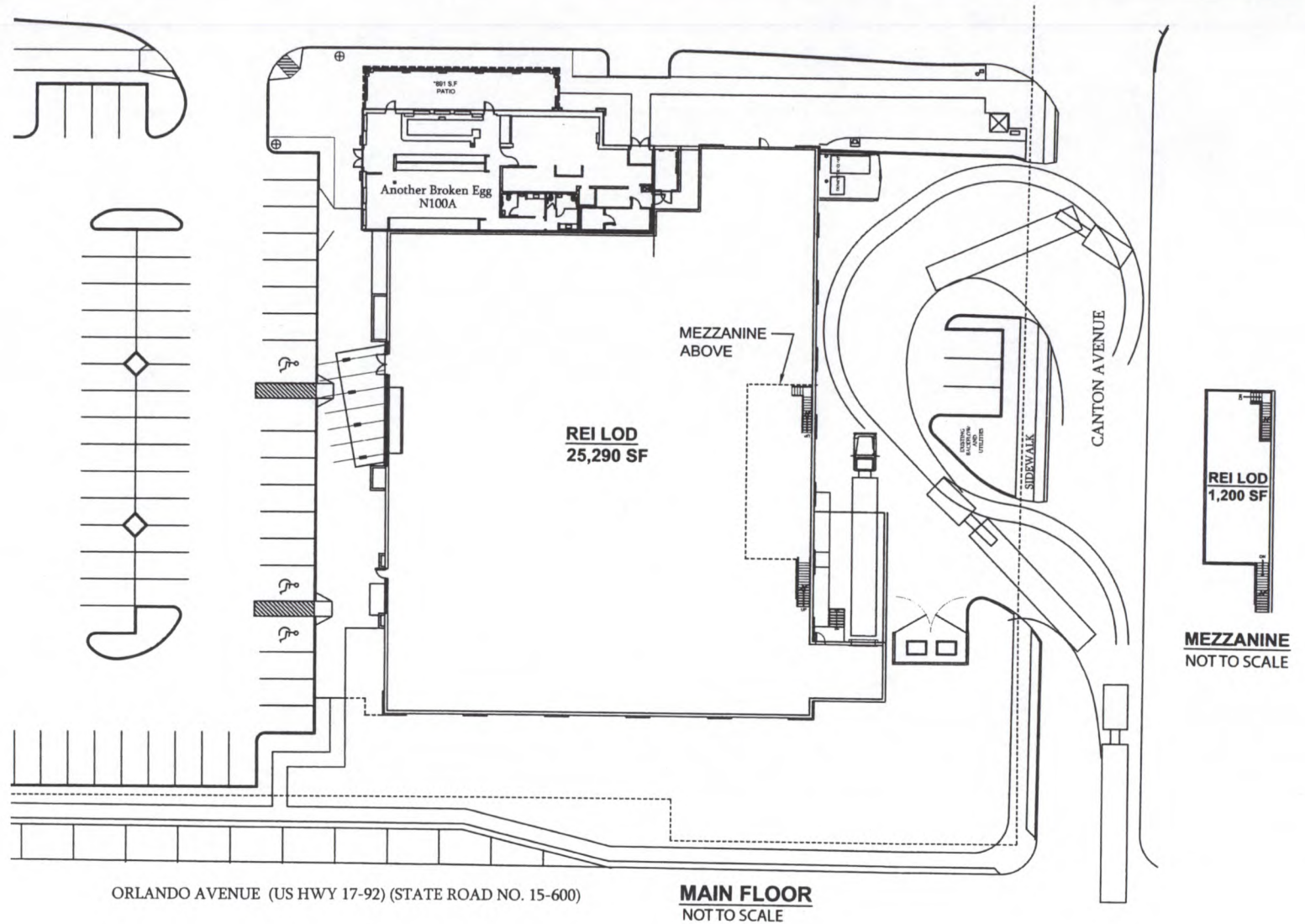
WINTER PARK

STOREFRONT ELEVATIONS

OCTOBER 22, 2015

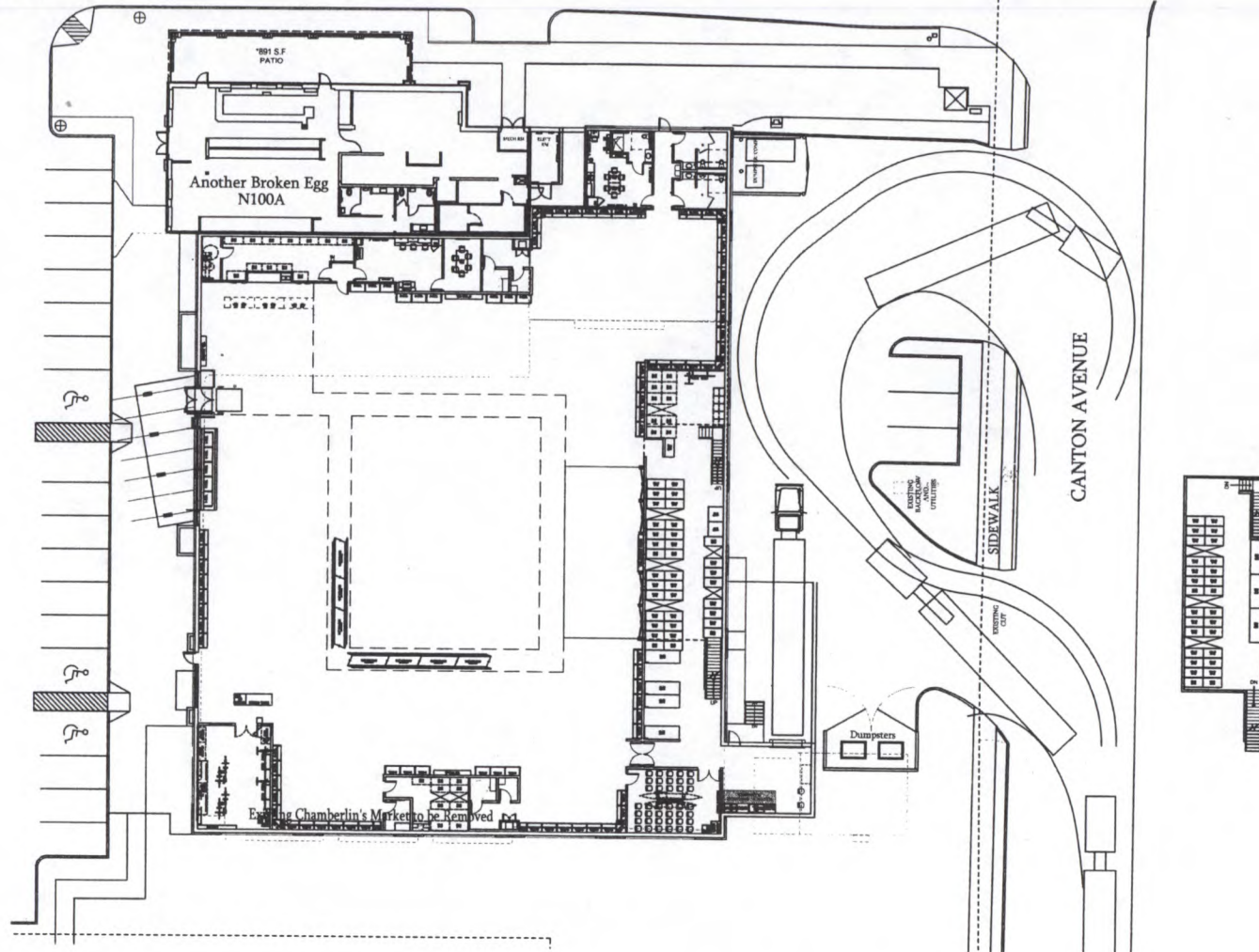


LOD

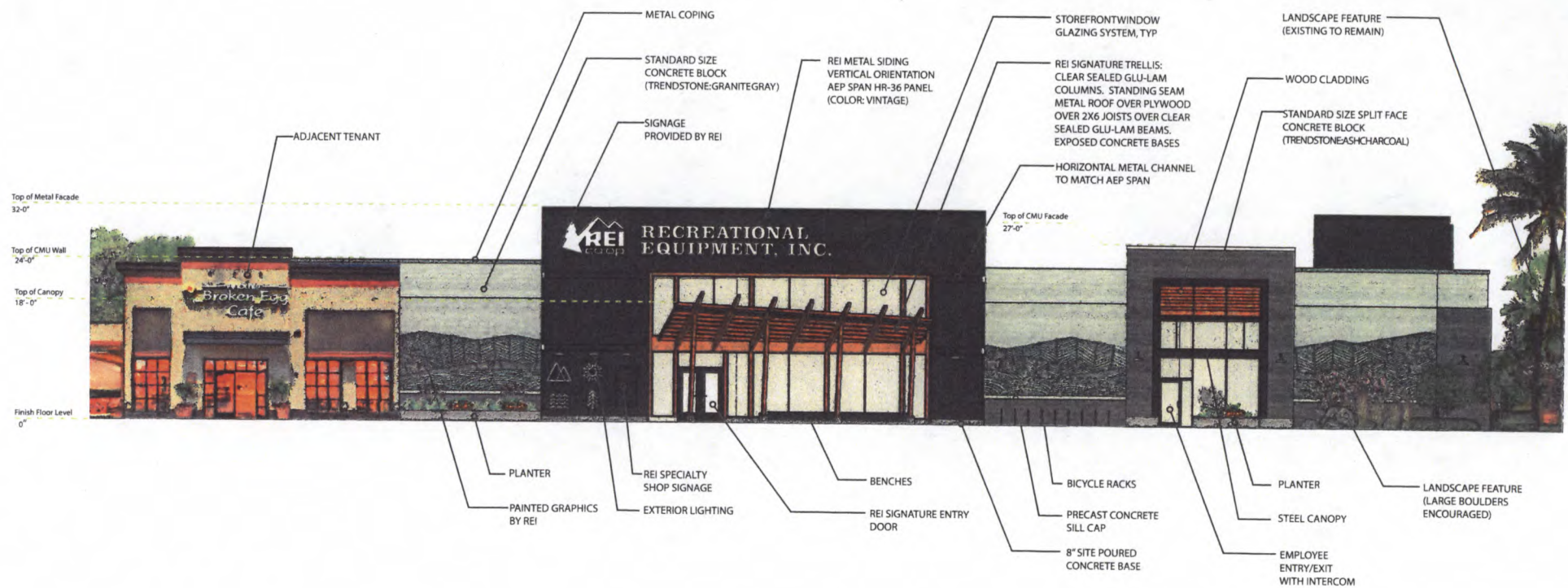


NOTE:
ELEVATIONS ARE BASED ON
CONCEPTUAL DESIGN FOR NEW REI
MARKET EXTERIOR PROTOTYPE.

PRELIMINARY LAYOUT

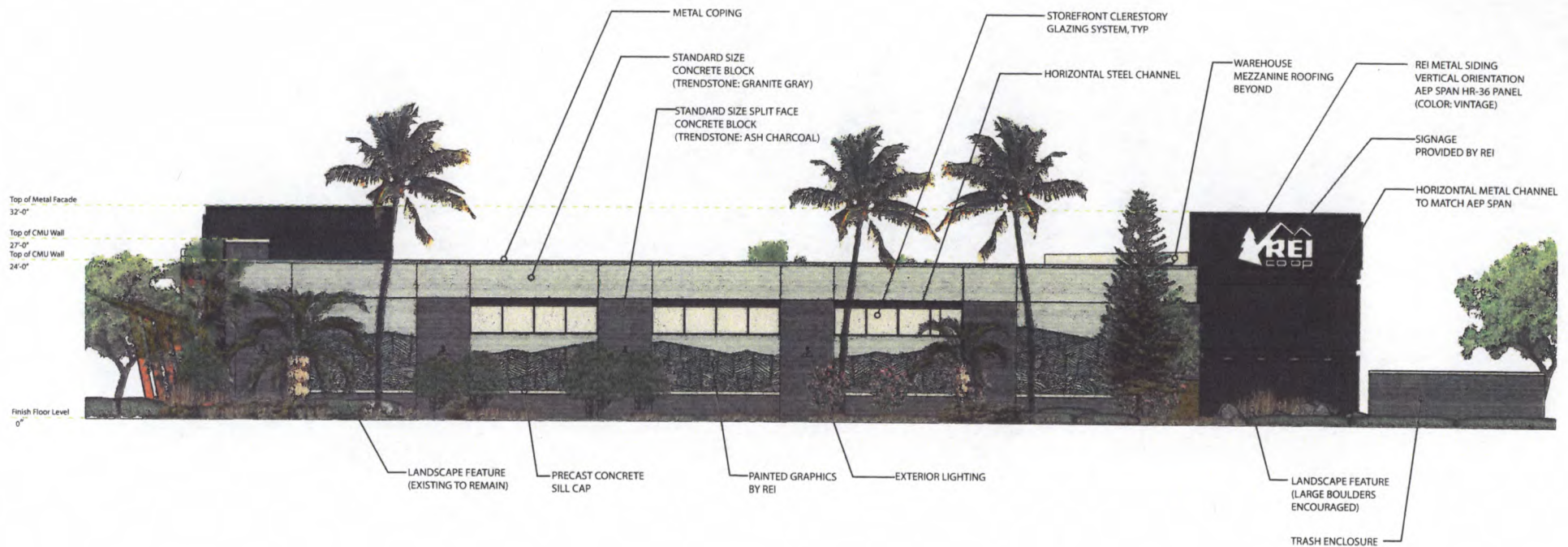


NORTH ELEVATION



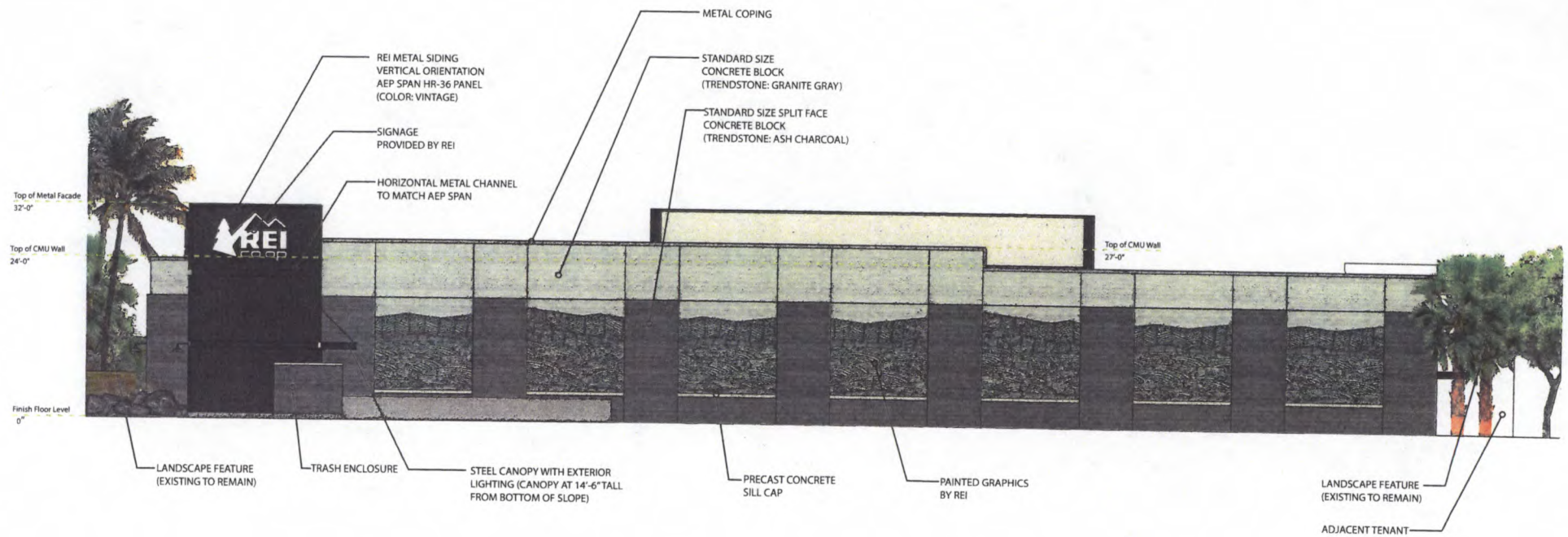
NOTE:
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PROVIDED UNLESS OTHERWISE
NOTED

WEST ELEVATION



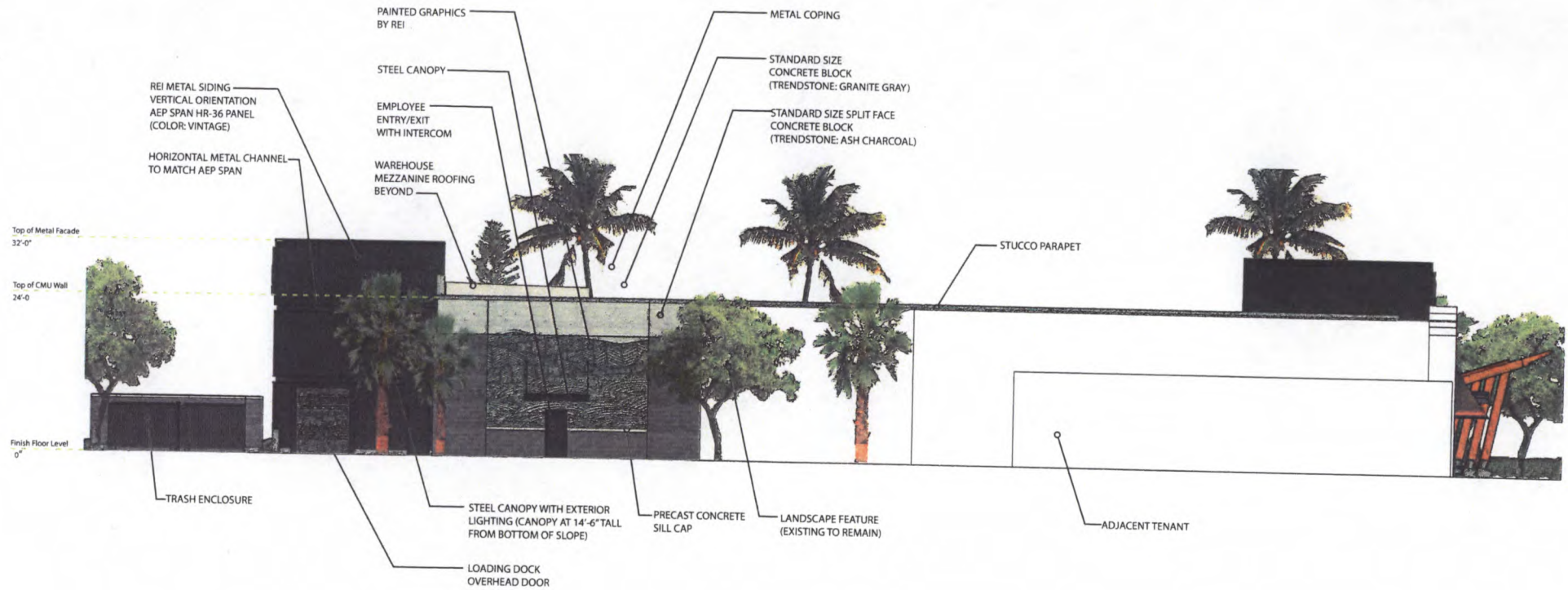
NOTE:
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NOTED

SOUTH ELEVATION



NOTE:
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NOTED

EAST ELEVATION

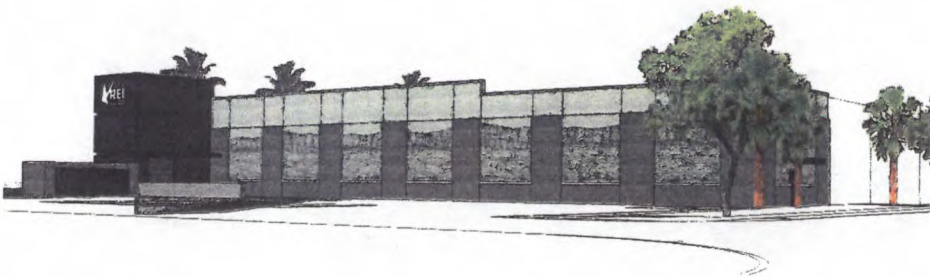


NOTE:
ALL ITEMS ARE LANDLORD
PROVIDED UNLESS OTHERWISE
NOTED

PERSPECTIVES



PERSPECTIVES





city commission public hearing

item type	Public Hearing	meeting date	February 22, 2016
prepared by	Allison McGillis	approved by	<input checked="" type="checkbox"/> City Manager
department	Planning Department		<input checked="" type="checkbox"/> City Attorney
division			<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 360 Beloit Avenue.

Z Properties, Inc. (contract purchaser) is requesting subdivision or lot split approval to divide the property at 360 Beloit Avenue into two (2) single-family lots. The zoning of this property is R-1A. The property is currently occupied by one single-family home, which is to be demolished.

Summary:

ZONING CONFORMANCE: The proposed lots are to be split (vertically) and will measure approximately 67 feet in width, and 8,815-square feet and 7,836-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 needs variances for the lot widths and one of the lots for land area. The applicant commented that it is the impact of the cul-de-sac bulb that reduces the lot area requiring that variance.

COMPREHENSIVE PLAN CONFORMANCE: The practice outlined in the Comprehensive Plan and the Subdivision Code is to look at the surrounding neighborhood to see what standard is for typical lot sizes with the same zoning. By lot "size" the City uses the same two criteria for "size" as outlined in the R-1A "minimum building site" standard, which is bot lot width and lot area. The Code dictates that the compatibility review area is within a 500-foot radius of the subject property, and is limited to those properties within in the same R-1A zoning category.

There are 51 properties zoned R-1A within the 500 foot radius. The average lot width of these 51 homes is 65.8 feet, and median lot width is 53.1 feet. Of the 51 homes, 65% of them are on lots less than 75 feet in width, and the other 35% of the homes are on lots of 75 feet or greater.

While the proposed lot to the east meets the minimum land area requirements for R-1A (8,500-square feet), the west lot is smaller than the minimum, and measures approximately 7,836-square feet. The average lot area from this 51 home survey is 11,333-square feet, and the median lot area is 11,322-square feet. In the immediate neighborhood area, within the 500-foot radius, there are some lots with exceptions to the R-1A minimum land area requirements (23%), but a majority of the homes (77%) either conform to or exceed the R-1A minimum land area requirements.

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.

Planning Staff Recommendation:

From Staff's prospective, this lot split request generally meets the Comprehensive Plan comparisons and is not markedly different from the previous subdivision approved for the four lots at 1004 North Pennsylvania that were 60 feet wide and 9,480-square feet in size. The Planning Staff recommendation was for approval, of the lot split and the variance request.

Planning & Zoning Board Recommendation:

The Planning & Zoning Board received 10 letters that were in favor of the request. One speaker supported the request but asked for the homes to look more like they fronted on Beloit Avenue as all the patio homes across the street look like. Another resident spoke in opposition because he felt including the Beloit patio homes in the neighborhood comparisons created an unfair comparisons with the neighborhood on the south side of Beloit.

The Planning Board felt that the comparison method that the City uses looks at the entire surroundings. The members however did agree that the future homes should appear as if the "fronts" are on Beloit Avenue and agreed that since the plans presented are the ones that have generated letters in support that those plans should be the actual ones that are constructed.

Motion made by Peter Weldon, seconded by James Johnston to APPROVE the request to subdivide the property at 360 Beloit Avenue into two single-family building lots subject to conformance to the site plans and the elevations presented at the February 2, 2016 public hearing and with the request for emphasis on creating the appearances of front entrances on Beloit Avenue. All building permit materials are to be consistent with those presented at the February 2nd public hearing. If staff feels that there are any substantial changes, the revisions will be brought back to the Planning and Zoning Board for public hearing review.

Motion carried unanimously with a 7-0 vote.

P&Z Minutes: February 2, 2016:

REQUEST OF Z PROPERTIES FOR: SUBDIVISION APPROVAL TO DIVIDE THE PROPERTY AT 360 BELOIT AVENUE, INTO TWO SINGLE FAMILY BUILDING LOTS.

Planning Manager Jeffrey Briggs presented the staff report and explained that Z Properties, Inc. (contract purchaser) is requesting subdivision or lot split approval to divide the property at 360 Beloit Avenue into two (2) single-family lots. The zoning of this property is R-1A. He reviewed the zoning and comprehensive plan test as relates to the City's review process of subdivisions or lot split requests and provided an overview of the applicant's development plans. He said that the applicant has provided generalized elevations and floor plans for the types of homes anticipated to be built on these lots, if approved.

From staff's prospective, this lot split request generally meets the Comprehensive Plan test and is not markedly different from the previous subdivision approved for the four lots at 1004 N. Pennsylvania that were 60 feet wide and 9,480 sq. ft. in size. Staff recommended approval of the request. Mr. Briggs responded to Board member questions and concerns.

Zane Williams, 271 North Pennsylvania Avenue, explained that various options were weighed for this site including the construction of one large single-family home. He said that consideration was given to the character of Beloit Avenue and the decision was made to construct two homes. He agreed with the staff report presented by Mr. Briggs.

Gary Hancock, Architect for the homes, spoke in support of the request.

John McDade, 450 Beloit Avenue, stated that he is the neighboring property owner but also the listing agent for the seller of the property. He spoke in support of the request and stated that he feels that two homes will be a nice fit for the neighborhood.

Dennis Casey, 443 Beloit Avenue, stated that he was not opposed to the lot split, but that he feels that the homes should face Beloit Avenue with garages in the rear keeping in character with the homes that already exist. He asked for plan changes to give the homes more of a "front door" look on Beloit Avenue.

Dick Gregor, 380 Waterfall Lane, spoke in opposition to the request. He did not feel that the homes are in keeping with the character in the neighborhood because the neighborhood affected is Waterfall Lane and not Beloit Avenue. He felt that it was not appropriate to use the Beloit patio homes to establish a lot size standard for this neighborhood on the south side of Beloit. He discussed his concerns with regard to the orientation of the homes and design.

Ira Kitograd, co-applicant, 731 Pansy Avenue, stated that he feels that they were sensitive to street views from Beloit and have made an effort to give appearance of 2 street frontages with the garages in the rear.

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

Chairman Johnston confirmed that the method of comparison is the same for this request as was done for the previous one at 1004 S. Pennsylvania. Mr. Weldon, Mr. Slocum and Mr. Hahn all expressed the importance of conformance to the plans presented for assurance to the neighbors as to design layout and for trying to increase the front door look on Beloit. Mr. Gottfried dis-agreed with the City's system for evaluation because the character on both sides of Beloit differed substantially. Staff confirmed that approvals could be conditioned to specific plans and substantial changes returned to P&Z for review, following notice.

Motion made by Peter Weldon, seconded by James Johnston to APPROVE the request to subdivide the property at 360 Beloit Avenue into two single-family building lots subject to conformance to the site plans and the elevations presented at the February 2, 2016 public hearing and with the request for emphasis on creating the appearances of front entrances on Beloit Avenue. All building permit materials are to be consistent with those presented at the February 2nd public hearing. If staff feels that there are any substantial changes, the revisions will be brought back to the Planning and Zoning Board for public hearing review. Motion carried unanimously with a 7-0 vote.

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
February 2, 2016**

REQUEST OF Z PROPERTIES INC FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY LOCATED AT 360 BELOIT AVENUE, ZONED R-1A, INTO TWO SINGLE-FAMILY BUILDING LOTS.

Z Properties, Inc. (contract purchaser) is requesting subdivision or lot split approval to divide the property at 360 Beloit Avenue into two (2) single-family lots. The zoning of this property is R-1A. The property is currently occupied by one single-family home, which is to be demolished.

During the City's review process of subdivisions or lot split requests, there are two criteria that the lot split is required to meet. First is the 'Zoning Test' as to conformance with the zoning criteria. The next is the 'Comprehensive Plan Test' which is conformance to the neighborhood character.

ZONING TEST: This lot measures approximately 16,588-square feet in size, and has frontages on Beloit Avenue, Virginia Avenue, and Waterfall Lane. The lot measures approximately 114 feet in width along Beloit Avenue, 134 feet in width along Virginia Avenue, and 155 feet in width along Waterfall Lane. The proposed lots are to be split vertically between Waterfall Lane and Virginia Avenue (see attached). The lots will measure approximately 67 feet in width, and 8,815-square feet and 7,836-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 and land area standards for one of the lots, and not the lot width for the other lot, thus variances are requested. The applicant will point out that it is the impact of the cul-de-sac bulb that reduces the lot area requiring that variance.

COMPREHENSIVE PLAN TEST: The practice outlined in the Comprehensive Plan and the Subdivision Code is to look at the surrounding neighborhood to see what standard is for typical lot sizes with the same zoning. By lot "size" the City uses the same two criteria for "size" as outlined in the R-1A "minimum building site" standard, which is bot lot width and lot area. The Code dictates that the compatibility review area is within a 500-foot radius of the subject property, and is limited to those properties within in the same R-1A zoning category.

There are 51 properties zoned R-1A within the 500 foot radius. These are the four adjacent homes, homes along Beloit, Virginia and Pennsylvania Avenues, and homes on Misty Lane and Park North Court. The average lot width of these 51 homes is 65.8 feet, and median lot width is 53.1 feet.

Of the adjacent homes, 65% of them are on lots less than 75 feet in width, and the other 35% of the homes are on lots of 75 feet or greater. In the immediate neighborhood area, within a 500-foot radius of 360 Beloit Avenue, there are several exceptions to the R-1A lot frontage rule (65%).

While the proposed lot to the east meets the minimum land area requirements for R-1A (8,500-square feet), the west lot is smaller than the minimum, and measures approximately 7,836-square feet. The average lot area from this 51 home survey is 11,333-square feet, and the median lot area is 11,322-square feet. In the immediate neighborhood area, within the 500-foot radius, there are some lots with exceptions to the R-1A minimum land area requirements (23%), but a majority of the homes (77%) either conform to or exceed the R-1A minimum land area requirements.

DEVELOPMENT PLANS: The applicant has provided generalized elevations and floor plans for the types of homes anticipated to be built on these lots, if approved.

SUMMARY: Based on the application of the Comprehensive Plan policy and Subdivision Code text using lot area size (square footage) this request does not fully conform to the Zoning Test and Comprehensive Plan Test. Based on both the average and median lot frontage size for comparison purposes, this request does not conform to the Zoning Test (it needs variances), or the Comprehensive Plan Test of the neighborhood comparison for the west proposed lot (based on average and median lot area).

To the applicant's credit, the average and median lot area for the surrounding properties compare favorably to the proposed 67 foot lot widths. While the east lot meets the minimum lot area requirements, the west lot does not and also does not compare favorably to the average and median lot size. Therefore, this is an interesting case where the neighborhood lot width comparison would favor the applicant's request and variances but the neighborhood lot area comparison does not support the requests and so we are faced with a lot split that has a case for approval and for denial.

The Planning and Zoning (P&Z) Board has some latitude in the perspective on this request to look at the cul-de-sac bulb for a supporting factor of the smaller lot size. Or, P&Z can look predominately at the average and median lot size numbers for the neighborhood and determine they are too far away from the average/median lot size.

From Staff's prospective, this lot split request generally meets the Comprehensive Plan test and is not markedly different from the previous subdivision approved for the four lots at 1004 N. Pennsylvania that were 60 feet wide and 9,480 sq. ft. in size.

Staff Recommendation is for Approval.

RELEVANT COMPREHENSIVE PLAN POLICY:

Policy 1-3.6.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family and Low Density Multi-Family Property. The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single family, low density or multi-family residential, when the proposed new lots are designed at size and density consistent with the existing conditions in the surrounding neighborhood within a radius of five hundred (500) feet.

ARTICLE VI. - SUBDIVISION AND LOT CONSOLIDATION REGULATIONS

Sec. 58-377. - Conformance to the comprehensive plan.

(a) In the City of Winter Park, as a substantially developed community, the review of lot splits, lot consolidations, plats, replats or subdivisions within developed areas of the city shall insure conformance with the adopted policies of the comprehensive plan as a precedent to the conformance with other technical standards or code requirements.

(b) In existing developed areas and neighborhoods, all proposed lots shall conform to the existing area of neighborhood density and layout. The proposed lot sizes, widths, depths, shape, access arrangement, buildable areas and orientation shall conform to the neighborhood standards and existing conditions. This provision is specifically intended to allow the denial or revision by the city of proposed lot splits, lot consolidations, plats, replats or subdivisions when those are not in conformance with the existing neighborhood density or standards, even if the proposed lots meet the minimum technical requirements of the zoning regulations.

(c) In determining the existing area or neighborhood density and standards, for the consideration of lot splits, plats, replats or subdivision of other than estate lots or lakefront lots, the planning and zoning commission and city commission shall consider the frontage and square foot area of home sites and vacant properties with comparable zoning within an area of 500-foot radius from the proposed subdivision.

(d) In order to implement the policies of the comprehensive plan, the city commission may also impose restrictions on the size, scale, and style of proposed building, structures, or other improvements. This provision shall enable the city commission to impose restrictions on the size, height, setback, lot coverage, impervious area or right-of-way access such that proposed building and other improvements match the dimension and character of the surrounding area or neighborhood.

Members of Planning & Zoning:

Allow us to introduce ourselves; my name is Ira Kitograd, Owner of IBK Construction, a custom home building company in Winter Park. My partner, Zane Williams, owner of Z Properties, is a custom homebuilder in Winter Park as well. Zane and I have been building homes in the Winter Park for a combined total of 30+ years and have collaborated on multiple properties in recent years.

We have the home located at 360 Beloit Avenue under contract. We intend to redevelop this property one of two ways; both options involve demolition of the current structure. Current zoning allows us to replace the current home with a new single-family residence. Preliminary design is a 6,000+ s.f home under air with a (3) car garage. Given the width of the lot we have the ability to build a 35 high structure. Our second option, pending approval, is to divide the property into two (2) parcels that will accommodate two smaller garden style homes of approximately 3,000 s.f each with rear loading garages and 30 foot in height.

Beloit Ave. is a special street, a street that has a series of smaller cottage/garden style homes each complementing each other in scale and style. Currently, twenty (20) of the twenty-three (23) homes on Beloit sit on 50 foot wide lots. If subject lot is divided each lot will be sixty-seven (67) feet in width.

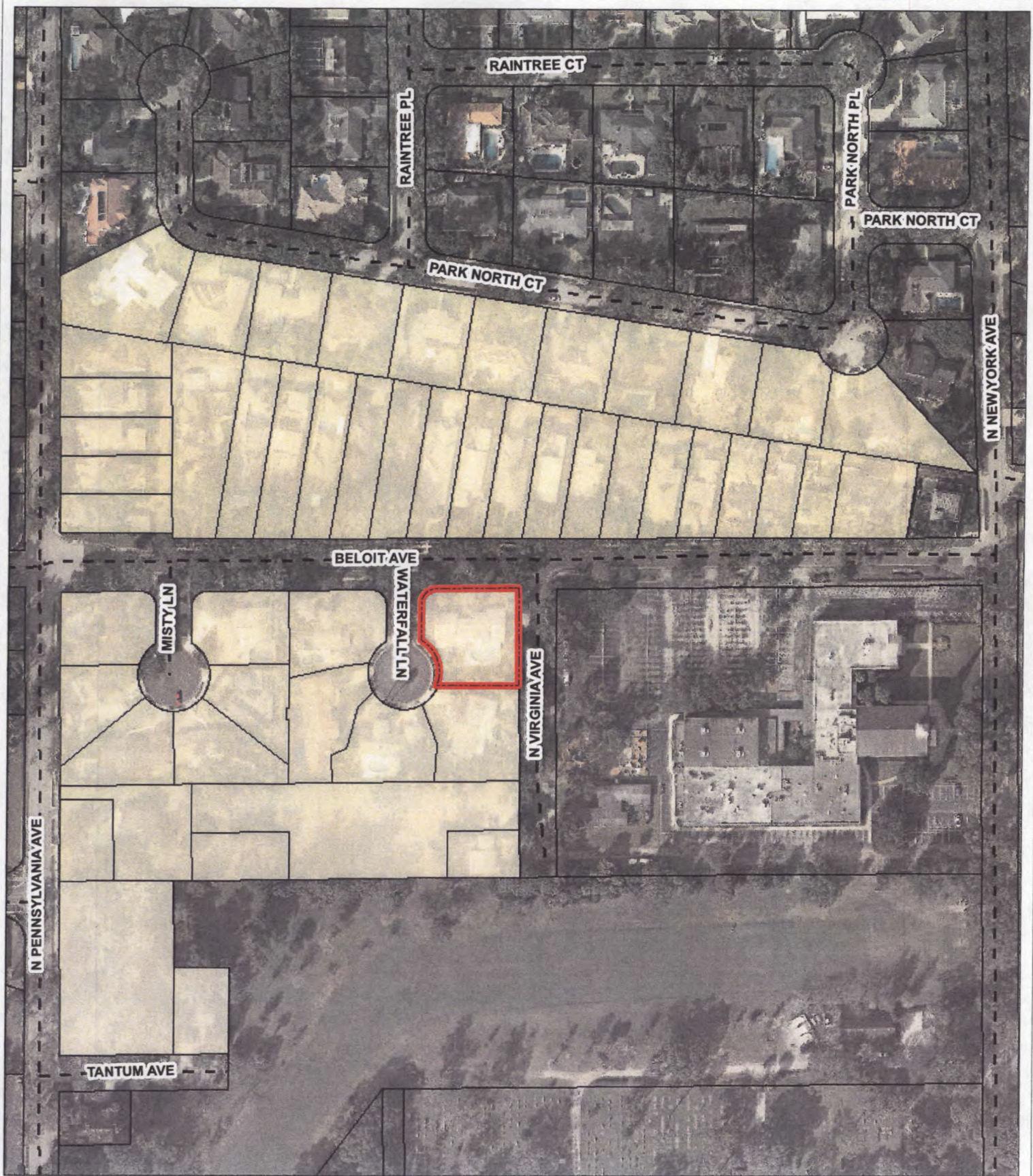
Our preference is to divide the lot and build 2 smaller homes in keeping with the personality of the street.

There has been much precedent for the approval of this proposed lot division, most recently a similar property located just steps away on Pennsylvania Ave.

We look forward to meeting with the Neighbors and Board Members to discuss our plans in further detail.

Thank You

Ira Kitograd & Zane Williams



Comprehensive Plan Test

360 Beloit Avenue Lot Split



0 50 100 150 Feet
Date: January 2016

NOTES

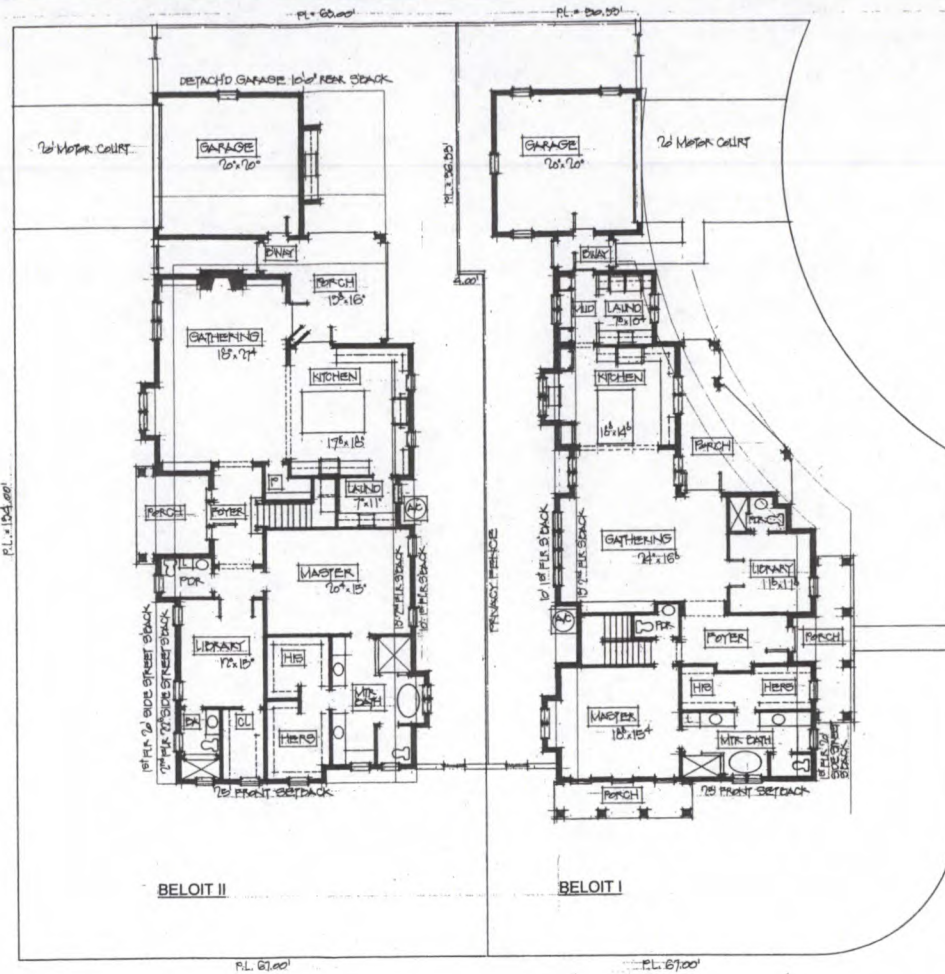
360 Beloit Avenue
Average Lot Width = 65.8 feet
Average Lot Size = 11,333 square feet

R-1A Lots Within 500' of Site
Median Lot Width = 53.1 feet
Median Lot Size = 11,322 square feet

BELOIT COTTAGES
WINTER PARK, FLORIDA

DATE: 12/15/10
BY: JLD
CHECKED: JLD
SCALE: 1/8" = 1'-0"

1



AREA TABULATION	
Lot Area	8,615 SF
FAR Allowed	3,790 SF
BUILDING AREA	
First Floor	2,357
Second Floor	978
Total Living	3,335 SF
Garage	455
Total FAR	3,790 SF

AREA TABULATION	
Lot Area	7,836 SF
FAR Allowed	3,369 SF
BUILDING AREA	
First Floor	1,872
Second Floor	1,042
Total Living	2,914 SF
Garage	455
Total FAR	3,369 SF

SITE PLAN
1/8" = 1'-0"



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WINTER PARK DESIGN

Z PROPERTIES BELOIT II

J-7

Ellen Prague

321 Beloit Ave Winter Park, FL 32789

Date: January 24, 2016

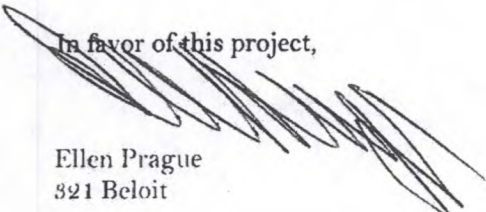
Planning & Zoning Commission

Reference: 361 Beloit Ave, Lot Division

Dear Commission,

I am a neighbor of the above referenced property. I have met with Zane Williams and fully support removing the current home and building two smaller residences.

In favor of this project,



Ellen Prague
321 Beloit

Mr & Mrs Wallace

339 Beloit Ave Winter Park, FL 32789

Date: January 17, 2016

Planning & Zoning Commission

Reference: 361 Beloit Ave, Lot Division

Dear Commission,

I am a neighbor of the above referenced property. I have met with John Mcdade and fully support removing the current home and building two smaller residences. *

In favor of this project,

Julia Wallace

Julia & Alex Wallace
339 Beloit Ave

** we would prefer the front doors face Beloit Avenue.*

Lynn Howle

1144 N Pennsylvania Ave Winter Park, FL 32789

Date: January 17, 2016

Planning & Zoning Commission

Reference: 361 Beloit Ave, Lot Division

Dear Commission,

I am a neighbor of the above referenced property. I have met with John Mcdade and fully support removing the current home and building two smaller residences.

In favor of this project,

Marta & Lynn Howle

Lynn Howle
1144 N Pennsylvania Ave

Dr & Mrs Gerscovich

1143 N Pennsylvania Av Winter Park, FL 32789

Date: January 17, 2016

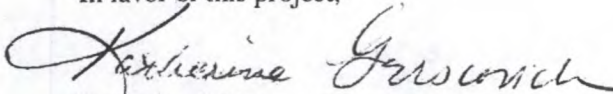
Planning & Zoning Commission

Reference: 361 Beloit Ave, Lot Division

Dear Commission,

I am a neighbor of the above referenced property. I have met with John Mcdade and fully support removing the current home and building two smaller residences.

In favor of this project,

A handwritten signature in cursive script, appearing to read "Katherine Gerscovich".

Katherine & Gene
1143 N Pennsylvania Ave

James & Virginia Stuart

360 Beloit Ave, Winter Park, FL 32789

Date: January 17, 2016

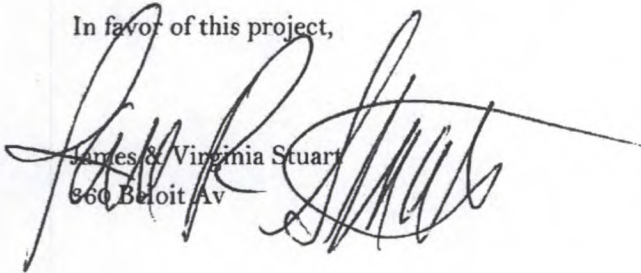
Planning & Zoning Commission

Reference: 361 Beloit Ave, Lot Division

Dear Commission,

I am a neighbor of the above referenced property. I have met with John Mcdade and fully support removing the current home and building two smaller residences.

In favor of this project,


James & Virginia Stuart
360 Beloit Av

Dennis & Virginia Casey

143 Beloit Ave, Winter Park, FL 32789

Date: January 17, 2016

Planning & Zoning Commission

Reference: 361 Beloit Ave, Lot Division

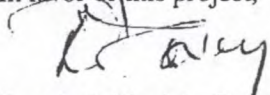
Dear Commission,

I am a neighbor of the above referenced property. I have met with John Mcdade and fully support ~~removing the current home and building two smaller residences.~~ LOT SPLIT, TRUST ARCH. REVIEW

WILL BE PART OF SPLIT APPROVAL



In favor of this project,



Dennis & Virginia Casey
143 Beloit Av

Mr & Mrs Bourne

1091 N Pennsylvania Av Winter Park, FL 327

Date: January 17, 2016

Planning & Zoning Commission

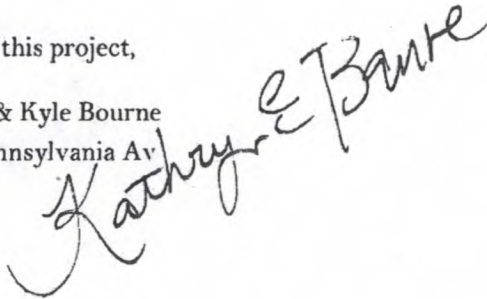
Reference: 361 Beloit Ave, Lot Division

Dear Commission,

I am a neighbor of the above referenced property. I have met with John Mcdade and fully support removing the current home and building two smaller residences.

In favor of this project,

Katherine & Kyle Bourne
1091 N Pennsylvania Av

A handwritten signature in cursive script, reading "Katherine E Bourne", written over the printed name and address.

Ruth Kazeck

335 Beloit Ave Winter Park, FL 32789

Date: January 17, 2016

Planning & Zoning Commission

Reference: 361 Beloit Ave, Lot Division

Dear Commission,

I am a neighbor of the above referenced property. I have met with the owners representative and fully support removing the current home and building two smaller residences.

In favor of this project,

A handwritten signature in black ink that reads "Ruth Kazeck". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Ruth Kazeck
335 Beloit

Page Ritter

1184 N Pennsylvania Ave Winter Park, FL 32789

Date: January 17, 2016

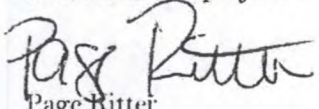
Planning & Zoning Commission

Reference: 361 Beloit Ave, Lot Division

Dear Commission,

I am a neighbor of the above referenced property. I have met with John Mcdade and fully support removing the current home and building two smaller residences.

In favor of this project,


Page Ritter
1184 N Pennsylvania Ave

Rick Proctor

153 Beloit Ave Winter Park, FL 32789

Date: January 24, 2016

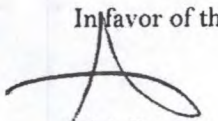
Planning & Zoning Commission

Reference: 361 Beloit Ave, Lot Division

Dear Commission,

I am a neighbor of the above referenced property. I have met with Zane Williams and fully support removing the current home and building two smaller residences.

In favor of this project,



Rick Proctor
153 Beloit