



city commission agenda

Regular Meeting

August 22, 2016
3:30 p.m.
Commission Chambers

commissioners				mayor	commissioners			
seat 1	Gregory Seidel	seat 2	Sarah Sprinkel	Steve Leary	seat 3	Carolyn Cooper	seat 4	Pete Weldon

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 Fire Chief Jim White Pledge of Allegiance	
3	Approval of Agenda	
4	Citizens Budget Comments	
5	Mayor's Report	*Projected Time *Subject to change
	a. Presentation – 2016 Historic Preservation Awards b. Presentation – Rollins College Women's Golf National Championship c. Proclamation – Brett C. Railey Day d. Winter Park Historical Association Annual Update	40 minutes

6	City Manager's Report	*Projected Time *Subject to change
	<ul style="list-style-type: none"> a. Confirmation of appointment of Police Chief. b. Budget discussion. 	25 minutes
7	City Attorney's Report	*Projected Time *Subject to change
8	Non-Action Items	*Projected Time *Subject to change
9	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)	
10	Consent Agenda	*Projected Time *Subject to change
	<ul style="list-style-type: none"> a. Approve the minutes of August 8, 2016. b. Approve the following purchases, contracts, and bid solicitations: <ul style="list-style-type: none"> 1. Purchase with Wesco Turf for golf course maintenance equipment; and authorize the Mayor to execute the price quote \$146,224.91. 2. PR 160520 to Stuart C. Irby for construction materials for the Electric Utility (fuses and splices); \$79,692.75. 3. Amendment No. 4 to Brown & Brown of Florida, Inc., RFP-13-2012, Insurance Agent/Broker of Record; and authorize the Mayor to execute renewal. 4. Amendment No. 1 to Fisher & Phillips LLP, RFP-18-2015, Labor Attorney Services; and authorize the Mayor to execute renewal. 5. Award to Leidos Engineering, LLC, RFQ-15-2016, Distribution Engineering & Substation Consultant; and authorize staff to enter into negotiations. 6. Award to UC Synergetic LLC, RFQ-15-2016, Distribution Engineering & Substation Consultant; and authorize staff to enter into negotiations. 7. Award to The Pizzuti Companies, RFQ-13-2016, Owner's Representative Services; and authorize staff to enter into negotiations. 8. Award to Moore Stephens Lovelace CPA's & Advisors, RFP-12-2016, External Audit Services; and authorize the Mayor to execute contract; \$62,000 annually. 9. Award to Symbiont Services Corporation, IFB-16-2016, Geothermal Pool Heater for Cady Way; and authorize the Mayor execute contract; \$133,285.00. 	5 minutes

11	Action Items Requiring Discussion	*Projected Time *Subject to change
	a. Review and approval of five new proposed historic preservation incentives	20 minutes
	b. Permitting process and policies for temporary signage on public property	20 minutes
12	Public Hearings	*Projected Time *Subject to change
	a. <u>Request of Walter Ray for the property at 2281 Nairn Drive:</u> - Ordinance – Amending official zoning map to change from Single Family Residential (R-1A) District zoning to Low Density Residential (R-2) District (1) - Conditional use approval under the cluster housing provisions of R-2 zoning to build a three unit cluster housing project of two-story townhouses	20 minutes
	b. <u>Request of Ron Scarpa and Bob Walker:</u> - Subdivision or lot split approval to divide the property at 2098 East End Avenue, zoned R-1A into two single family building lots	20 minutes
	c. <u>Request of the Interlachen North Partners, LLC:</u> - Conditional use approval to redevelop the property at 503 North Interlachen Avenue with an eight unit, three story residential project	20 minutes
	d. <u>Request of New Hope Baptist Church:</u> - Conditional use approval to use the portable buildings on their church property for Sunday School classroom space and Fellowship Hall activities in conjunction with the church at 274 N. Capen Avenue, zoned R-2	20 minutes
	e. Resolution – Approving and authorizing the execution of a Landscape Construction and Maintenance Memorandum of Agreement between FDOT and the City concerning landscaping improvements within a portion of the right-of-way of U.S. Highway 17/92	10 minutes
	f. Resolution – Authorizing the required assurances included within this resolution in accordance with the requisite library construction grant requirements established by the Florida Department of State, Division of Library and Information Services, for the purpose of securing a public library construction grant.	10 minutes

13 City Commission Reports	*Projected Time *Subject to change
a. Commissioner Seidel b. Commissioner Sprinkel c. Commissioner Cooper d. Commissioner Weldon e. Mayor Leary	10 minutes total

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105).

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



city commission **city manager's report**

item type

City Manager's Report

meeting date

August 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.	N. Denning Drive crossing is completed. The remaining crossing improvements are to be completed by August 2017.
New Hope Baptist Church Project		The conditional use approval is on the August 22 agenda.
Ward Park restrooms	Both are under construction.	Both the soccer field restroom and the baseball field restroom should be completed by the end of 2016.
Cady Way Pool locker rooms	City is currently finalizing cost estimate to add hot water to the restroom/showers and is investigating various levels of locker room enhancements including fully enclosing and conditioning the space (currently unconditioned).	Options including cost estimates will be finalized by end of August.
Comprehensive Plan Update	Staff is updating the data, inventory and analysis for each element.	The update is due to the Department of Economic Opportunity by February 1, 2017. Schedule is available at www.cityofwinterpark.org/comp-plan
Seminole County Drainage Ditch	Perform flood study for the contributing Seminole County and Winter Park drainage basins.	Completed. Joint participation agreement was approved by the City Commission on August 8, 2016.

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.



city commission agenda item

Item type	City Manager's Report	meeting date	August 22, 2016					
prepared by	Randy Knight	approved by	<input checked="" type="checkbox"/>	City Manager				
department	City Management		<input type="checkbox"/>	City Attorney				
division	Administration		<input type="checkbox"/>	N/A				
board approval		<input type="checkbox"/>	yes	<input type="checkbox"/>	no	<input type="checkbox"/>	N/A	final vote
strategic objective	<input type="checkbox"/>	Exceptional Quality of Life		<input type="checkbox"/>	Fiscal Stewardship			
	<input type="checkbox"/>	Intelligent Growth & Development		<input checked="" type="checkbox"/>	Public Health & Safety			
	<input type="checkbox"/>	Investment in Public Assets & Infrastructure						

subject

Confirmation of appointment of Police Chief.

motion | recommendation

Confirm Vernon Hale as Police Chief for the City of Winter Park.

background

Article IV, Section 4.05(b) states "The city manager shall appoint department heads and the city clerk subject to the confirmation by the city commission."

The city advertised the Police Chief position in several State and national publications. We received approximately 80 applications from around the Country. The City Manager reviewed all of the applications and narrowed the list to the top six candidates. The City Manager put together an interview panel consisting of Mayor Steve Leary, Civil Service Board Chairman Gary Brewer, Assistant City Manager Michelle Neuner and retired Winter Park Deputy Police Chief Vern Taylor. The panel along with the City Manager interviewed each applicant. Following all of the interviews each panel member gave the City Manager his/her recommended ranking. It was nearly unanimous that Vernon Hale, Deputy Chief from the Dallas Police Department be the next Winter Park Police Chief. Based upon their recommendations and the City Manager's own interview and research, the City Manager recommends the appointment of Vernon Hale to be the Winter Park Police Chief.

Attached is Vernon Hale's resume'. If confirmed, Chief Hale will begin on October 3rd.

POLICE
EXPERIENCE:

Deputy Chief 2010- Present:

- *Narcotics Division (2014-Present):* Operational command of all Narcotics and Vice undercover detectives and uniformed Knock and Talk resources.
- *South Central Patrol Division Commander (June 2011-Oct 2014):* Command of all Sworn and Non-Sworn personnel at South Central patrol division.
 - Geographic responsibility for crime in the South Central portion of the City of Dallas, which covers 55 square miles and serving 114,000 citizens.
 - Achieved cumulative **crime reduction of 16%** during tenure.
- *Southwest Patrol Division Commander (Aug 2010):* Command of all Sworn and Non-Sworn personnel at Southwest patrol division.
 - Geographic responsibility for crime in the Southwest portion of the City of Dallas, which covers 75 square miles and serving 190,000 citizens.
 - Achieved a **7% crime reduction** during short tenure.
- *Commander Dallas Underwater Recovery (Dive) Team 2008-Present:* Operational command for scuba diving operations intended to recovery evidence.

Lieutenant 2002- 2010:

- *Director of Training (2008-2010):* Responsible for command of all supervisors, adjunct instructors and Basic training staff. Training all newly hired uniformed members of the agency to meet established performance standards of the State of Texas and the Dallas Police Department.
- *Public Information Officer 2006-2008:* Responsible for command of four PIO staff, all departmental communications and, coordination of all media functions.
- *Internal Affairs (2006):* Responsible for oversight of internal administrative investigations.
- *Narcotics Street Squad Commander 2004- 2006:* Responsible for supervision of personnel, inspection and approval of expense reports, coordination of citizens and police narcotic complaints, approving operations plans, rewriting of policies and procedures following the "Fake Drug Scandal".
- *Patrol Watch Commander 2002 – 2004:* Responsible for commanding all daily operations of the shift at Central Patrol. This includes supervision of patrol sergeants, field training officers, police officers, and non-sworn office personnel. We created successful crime reduction efforts on all assigned watches.

Sergeant 2000 – 2002:

- *Sector Sergeant:* Responsible for scheduling, performance evaluation, and behavior modification of police personnel.
- *Interactive Community Policing (ICP) –* Responsible for coordinating meetings and addressing crime concerns of over 100 active citizen groups.
 - *Weed and Seed Coordinator:* This included care, custody and control of federal grant funds, and acting as a liaison to the Department of Justice, Police Department, and the Citizens of Dallas.

- Division Overtime Coordinator, which involved the coordination and scheduling of over \$200,000 in overtime funds.

Senior Corporal 1998 - 2000:

- *Field Training Officer (FTO)*: Training and documenting the performance of academy graduates.
- *Planning Unit*: worked as a liaison to police departments throughout the country by conducting national and internal surveys on various topics relating to police service.

Police Officer 1992 –1997:

- Worked in several units and enjoyed varied experiences including:
Patrol functions SW, SE and CE patrol divisions
- *Gang Liaison* (SW)
- *Narcotics Street-Squads* 1997–1998:
 - Undercover narcotic purchases, buy-bust, dynamic entry search warrants, surveillance and solicitations.

CERTIFICATIONS: **Instructor:** Ethics, Law Enforcement Teaching Students (LETS), PR-24, Racial Profiling, Spontaneous Knife Defense, Texas Commission on Law Enforcement Officer Standards in Education (TCLEOSE), Intermediate Use of Force, and Weapons of Mass Destruction (WMD), Incident Command (ICS 100-800).

Certified: Master Peace Officer, Alternative Dispute Resolution, Advanced Accident Investigation, Standardized Field Sobriety Test, Public Safety Diver, Individual and Group Crisis Intervention and Peer Support. Over 2500 hours of documented education and training through TCOLE

HONORS/ AWARDS:

External: The Dallas After-School All-Stars Beacon of Light Award (2004)
UNT School of CJ- Alumni of the year (2008)
Kappa Alpha Psi Fraternity Achievement Award (2010)
German Marshall Memorial Fellow (2010)
Sam Houston International Police Program (Poland-2011)
Urban League of Greater Dallas Torch Award (2012)
Elite News Local Heroes Law Enforcement Award (2012)
Wish Upon a Star Top Santa Chief (2013)

Internal: Shining Star Ethics Award, Safe Driving (10), Perfect Attendance (15), Civic Achievement, and Marksmanship (3). Watch Commander of the year (Central Patrol - 2003). Over 75 internal and external commendations.

PROFESSIONAL ORGANIZATIONS:

Alternative Dispute Resolution Association (Lifetime), Dallas Police Association, Fraternal Order of Police (Executive Lodge), International Association of Chiefs of Police (IACP), and National Latino Peace Officers Association.

Boards: Texoma HIDTA (E-Board), North Texas Anti-trafficking (E-Board), Prostitution Diversion Initiative (PDI), National Black Police Association (Delegate), National Organization of Black Law Enforcement Executives (President), Texas Peace Officers Association/ BPA – Dallas (Vice President).

PROJECTS:

Dallas Police Department: Committees: Dallas Police Community Support Coalition (Policy), Community Policing 2.0 (Chair)- responsible for creation of "Back to Patrol" rotation for entire agency, NOBLE Conference Planning Board (Chair), Co-Negotiated formation of DISD Police Department. NBPA Conference, Pepper Ball Launch, Transfer, Grievance, Meritorious Conduct Board, Accident Appeal Board, Mediation Program Development, Chiefs Sergeant Bid Panel, Senior Corporal and Sergeant exam challenges, Strategic Planning, South Oak Cliff Transit Expansion (DART), Community Engagement, Oak Cliff Garden Neighborhood Revitalization, Operation Crack Down Commander, District 8 – Grow South Initiative, Chiefs Ethics Awards (Chair), Summary Discipline Appeal Board (Chair), Violent Crime Task Force Commander.

VOLUNTEERISM:

UNT-Dallas Advisory Group, Dallas After-School All-Stars (Golf program founder), Dispute Resolution Services of Tarrant County, Kids and Cops cards, Law Enforcement Teaching Students (LETS), Special Olympics, United Way payroll deductions, Numerous Civic Organizations.

PROFESSIONAL
PRESENTATIONS:

University of Texas at Dallas
Overview of the Dallas Police Department and Policing

Texas Peace Officers Association
Promotional testing and Assessment Center Process

National Black Police Association
COMSTAT Process, Assessment Center Process

TEACHING
EXPERIENCE:

University of Phoenix Online

- Introduction to Criminal Court Systems
- Criminology
- Fundamentals of Policing
- Introduction to Security

Sam Houston State University (LEMIT) – Huntsville, TX

- Innovative Leadership Strategies
- Incident Command 100-400
- Advanced Public Information Officer
- Active Deadly Threat (integrating ICS into Active Shooter)

University of North Texas at Dallas

- Hostage Negotiations
- Crisis Intervention

El Centro College – Dallas, TX

- Introduction to Homeland Security
- Transportation and Border Security
- Introduction to Criminal Justice
- Intelligence Analysis
- Criminal Law
- Introduction to Terrorism

Dallas Police Department

- Incident Command System and various internal courses



city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	August 22, 2016					
prepared by	Peter Moore	approved by	<input checked="" type="checkbox"/>	City Manager				
department	Administrative Services		<input type="checkbox"/>	City Attorney				
division	Budget		<input type="checkbox"/>	N/A				
board approval		<input type="checkbox"/>	yes	<input type="checkbox"/>	no	<input checked="" type="checkbox"/>	N/A	final vote
strategic objective	<input type="checkbox"/>	Exceptional Quality of Life		<input checked="" type="checkbox"/>	Fiscal Stewardship			
	<input type="checkbox"/>	Intelligent Growth & Development		<input type="checkbox"/>	Public Health & Safety			
	<input type="checkbox"/>	Investment in Public Assets & Infrastructure						

subject

Commission & staff recommended budget changes for discussion.

background

In July city staff presented the Commission with a proposed budget. As part of the annual budget review process each City Commissioner provides feedback and suggestions for additional changes. The Commissioner feedback provided in the backup to this item reflects all comments received by the Budget Division as of 8/16/16. In addition to Commission comments, staff has provided additional suggestions based on opportunities or developments that have changed since the initial presentation.

The balanced budget provided in July provided for a contingency of \$768k, made up of \$267k in commuter rail placeholder, and approximately \$271k in ½ of 1% required in the city's budget policy, and \$230k in additional contingency. Adjustments made based on the attached suggestions will alter contingency and not every adjustment suggested can be made without significant reductions to other parts of the budget.

fiscal impact

Currently the budgeted \$768k contingency will leave the city General Fund with an estimated 20% of unencumbered reserves in the by the end of FY 2017.

Suggested Budget Revisions from Commission and Staff

All requests received as of 8/16/16

Commissioner	Department	Item	Fund	Amount	Source	Commissioner Notes	Staff Notes
Sprinkel	Communications	Arts Coordinator Position	General Fund	\$ 90,000	Contingency		Staff recommends that the responsibility for this be added to Communications and that in lieu of adding another position the Commission consider providing \$30k in additional funds from contingency for marketing and promotional expenses related to the arts.
Sprinkel	Organizational Support	Mead Garden Capital Request	General Fund	\$ 100,000	Contingency		Staff suggests a presentation from Mead to the City Commission to review their 5 year plan and discuss the future city support of funding for Mead Garden.
Cooper	Police	Hire 1 Uniformed Police Officer	General Fund	\$ 85,000	Progress Point Sale	WP had 3 murders in 2016. Recent 6 month Total Index Crimes, Robbery and Burglary are up over the first six months of 2015. In Oct 2014, the Civil Service Board (including 2 past Mayors) wrote a letter to the Commission requesting management unfreeze the 4 frozen police positions. The letter cited statistics on lowered response time, increased population, increased number of incidents, and increased index crimes. Additionally, the anticipated increased traffic on 17/92 resulting from the I-4 construction will result in more traffic incidents requiring response by Winter Park police officers. The newly annexed Ravaudage development has entitlements to approximately 500 new residential units with increasing population and calls for service.	Last year the Commission approved unfreezing two officer positions and removing the additional two frozen positions. Staff's recommendation is that any major decisions regarding policing in Winter Park should be postponed until the newly hired Chief is able to come onboard and make an assessment of operations.
Cooper	Police	Hire 1 Uniform Police Officer	CRA	\$ 85,000	CRA Contingency	Public Safety is one of the 8 strategic goals of the CRA Plan. As part of the original CRA Plan, 5/17/93, New Police for Community Policing was #6 on CRA Priority Survey approved by the CRA Advisory Committee. City Attorney Brown opined that using CRA funds to hire a new police officer dedicated to the CRA was an appropriate use of CRA funds. With the increase in murders and robberies in our CRA area, increased policing continues to be a community need. Also, WP enjoys huge crowds for Art Shows/Concours d'Elegance/Parade of Bands. These crowds are growing. With the introduction of SunRail plus our events and seasonable population increased police presence specific to the CRA is warranted.	At the CRA Agency meeting on 8/8/16 the Agency declined to amend the CRA budget to add additional officer positions. To take this action would require this item to go back to the CRA Agency.
Cooper	Public Works	Move Cost of Street lighting from Electric Utility back to General Fund.	General Fund/Electric Fund	\$ 425,000	Progress Point Sale	Now that the economy has improved and ad valorem revenue is increasing, the GF can once again afford to fund street lights. In the FY2013 budget, undergrounding was forecast to be completed in 17-20 yrs based on \$4M annual investment. This would free up funds to be applied toward electric undergrounding.	
Cooper	Forestry	Add Watering Technician/Equipment or funding for contractual services	General Fund	\$ 80,000	Progress Point Sale	Needed to protect our investment in new high quality ROW oak trees. Increase planting of oak trees will require increase in watering/maintenance commitment. Currently city spends approximately \$150K/yr to maintain 800 newly planted trees (contract & in house). These trees will require continued watering through another growing season. With the planting of 600 trees planned for 2017, it is reasonable to assume maintenance/watering costs will increase by \$80,000.	
Cooper	Forestry	Funding for 100 additional trees.	General Fund	\$ 50,000	Progress Point Sale	Purchase 100 additional trees to close the gap between the number of trees the city is removing and the number of trees being replanted in the street ROW.	
Cooper	Sale of Property	Sale of Progress Point	General Fund	\$ 5,700,000	Revenue	The commission has agreed that the property should be sold and we have hired a commercial real estate broker to assist in selling the property.	The contract with CBRE has been executed and staff is working with CBRE to proceed with the sale.

Additional items submitted for consideration:
The following are not specific recommendations (Cost Savings/New Revenues) but are presented for consideration

Commissioner	Department	Item	Fund	Amount	Source	Commissioner Notes	Staff Notes
Cooper	Police	Increased Tow Fee if Auto Involved in Crime	General Fund	\$ 100,000	Revenue	WP police average 60 tows per year associated with criminal activities. Winter Spring's ordinance introduces new towing guidelines and fees. Winter Springs estimates 100-200K annual revenue. Apopka averages \$60K. Recommend we review this issue.	
Cooper	Urban Forestry	Reconsider Fee for Removal of Healthy Trees	General Fund	\$ 50,000	Revenue	For the 5 years prior to the reduction of fees in WP's tree preservation ordinance in November 2012, our Tree Fund collected an average of <u>\$100,000 per year...enough to plant 200 top grade oak trees.</u> Recommend we direct staff to review compensation and define a fee that is fair to single family home owners but also provides reasonable but meaningful compensation for removal of healthy trees by home owners and developers.	
Cooper	Parks	Commercial Parks Usage Fee	General Fund	Requires staff analysis	Revenue	Comprehensive Plan policy 6-1.7.1. requires "all new development" to pay its fair-share of the cost to acquire new parks. The City is required to update that fee periodically. Currently the fee is only assessed on residential properties in excess of 10 units. The WRT, <i>Analysis of Potential Impediments to Economic Development</i> , in September 2013, recommended developing " a non-residential system development charge (SDC) allowing the city to require non-residential development to pay a fee or dedicate park land as a condition of building permit approval." (pg 32) We have not evaluated this source of parks acquisition contribution.	A study would need to be conducted to determine the rational nexus for charging a fee to commercial developers.
Cooper	Fire	Fire Services Fees	General Fund	While this doesn't reduce cost it does share the cost fairly across all users.	Revenue	In 2007, the Commission codified the ability to impose a fire service fee; they did not establish a process or set any actual fee. We have had an Ordinance in place and no fee since 2007. Staff could present options for implementation of the city-wide fee on the fire-only services (about 30% of fire budget). Fees could be applied to all property in the city protected by the fire department; including those currently owned by non-profit organizations. Evaluate millage rate reduction concurrent with application of fee.	
Cooper	Public Works	Transportation Impact Fees/Proportionate Fair Share	General Fund	Requires analysis of future required improvements	Revenue	Comprehensive Plan Policies anticipate a comprehensive transportation study and development of a program for collection of fair share contributions from developers based on increased impact to our transportation facilities. Recently a resident advised, <u>"Transportation impact fees on 72,000 SF in Orlando is \$778,000."</u> We have not evaluated proportionate fair share or impact fees.	These fees are commonly charged by jurisdictions but are quite involved and vary depending upon land use. Transportation Impact fees received are restricted in their use to the expansion of existing capacity such as expanding or adding roads, or increasing bike and pedestrian opportunities. They cannot be use for repair and replacement of roads, sidewalks, or curbs. As part of the Comp Plan update a transportation element will be included which could include a review of transportation impact and/or mobility fees.
Cooper	Public Safety Pensions	Negotiate reduction in 6.5% Interest Earned on DROP funds.	General Fund	Requires Actuarial Computation Due to Assumptions	Pension Cost	Public Safety employees participating in DROP accounts have earned <u>6.5% return</u> on DROP invested retirement benefits regardless of performance of pension investments. Recommend we negotiate lower guaranteed rate and set a base and ceiling for rate tied to performance of plan . Maitland's terms are plan performance with a cap of 10% and a base of 0% or a fixed rate of 3%.	
Cooper	Public Safety Pensions	Negotiate increase in 6% employee pension contribution.	General Fund	\$139,000 yr 1	Pension Cost	Public safety employees contributed <u>6% of payroll</u> to their pension plan: the City contributed 38.3%/48.6% of payroll. A comparative study of employee contribution and salary should be prepared for commission understanding. If warranted, recommend increase in employee contribution consistent with adjacent municipality. (Maitland 7.7% Orlando firefighters 7.5% and police officers 8.5%.)	

Staff Updates for Consideration in the Budget

Commissioner	Department	Item	Fund	Amount	Source	Commissioner Notes	Staff Notes
Staff	Public Works	Hire a private contractor to expand Holiday lighting in the downtown area.	General Fund	\$ 80,000	Contingency		Staff has traditionally budgeted \$20k for Holiday lighting and has performed all of the work, including light construction, in-house. This expansion to lighting would hire a 3rd party to professionally wrap trees along Park Ave.
Staff	Capital Projects	Showalter Track	Capital Projects Fund/ General Fund	\$ 99,000	General Fund Transfers		To cover 1/3 of the cost to upgrade the track to synthetic surface. The other 2/3 will be provided by OCPS and the track parents.
Staff	General Fund Revenue	Communications Service Tax	General Fund	\$ (193,511)	Revenue		State Estimates (\$1.87 million) are now available and are less than staff's projection (\$2.07 million). AT&T, which makes up a significant portion of this revenue state-wide, is currently benefiting from a settlement over the course of the next fiscal year. That means that total funds collected at the state level will be temporarily lower than they otherwise would have been. In light of this additional information it is staff's recommendation that the state estimate be used. This will reduce contingency.
Staff	General Fund Revenue	1/2 cent sales tax	General Fund	\$ (103,320)	Revenue		State estimates (\$4.6 million) are less than staff's projection (\$4.7 million). In the last few years sales tax revenue has grown at an annual rate of 5 - 6%. The state's estimate now puts this growth at 1.2% vs last year's budget. Staff is currently using a 3.9% growth rate over the prior year budget and feels that this is reasonable given continued strength in sales tax revenue growth.
Staff	General Fund Revenue	Municipal Revenue Sharing & Local Option Gas Tax	General Fund	\$ 46,969	Revenue		State estimates (\$2.43 million) are more than staff's estimate (\$2.38 million). Staff recommends no change and to keep the more conservative estimate as a hedge against the state's sales tax estimate.
Staff	Organizational Support	Mead Gardens	Designations Trust	\$ 85,000	Org Support Pool		This allocation uses \$306k of the \$307 provided by the city's established funding mechanism of a quarter of one percent of revenues from each of the major funds.
Staff	Organizational Support	Historical Association	Designations Trust	\$ 80,000	Org Support Pool		
Staff	Organizational Support	United Arts	Designations Trust	\$ 17,000	Org Support Pool		
Staff	Organizational Support	Winter Park Day Nursery	Designations Trust	\$ 24,000	Org Support Pool		
Staff	Organizational Support	Dr. Phillips Performing Arts	Designations Trust	\$ 100,000	Org Support Pool		

REGULAR MEETING OF THE CITY COMMISSION
August 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 Weaver Blondin, Mt. Moriah Missionary Baptist church, followed by the Pledge of Allegiance.

Members present:

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Pete Weldon

Also present:

City Manager Randy Knight
City Clerk Cynthia Bonham
City Attorney Kurt Ardaman

Approval of the agenda

City Manager Knight removed Action Item 11-b to come back at a later date.

Motion made by Commissioner Sprinkel to approve the agenda with the deletion of Action item b; seconded by Commissioner Weldon and carried unanimously with a 5-0 vote.

Citizen Budget Comments:

No budget citizen comments were made.

Mayor's Report

Mayor Leary spoke about the City Manager reviewing resumes submitted for the police chief position and about the many compliments he has received from the applicants about the City.

City Manager's Report

No report.

City Attorney's Report

City Attorney Ardaman stated they do not yet have anything to bring to the Commission at this time regarding the drone ordinance but they will. He addressed a memo regarding funding issues that had been asked for by Commissioner Cooper that will be coming.

Commissioner Cooper asked about dates for the bond validation. Attorney Ardaman stated they are trying to coordinate dates with everyone but expect it to be sometime in October or November.

Non-Action Item

a. Financial Report – June 2016

Finance Director Wes Hamil presented the June 2016 financial report. Upon questioning concerning the power usage compared to last year, Mr. Hamil will provide that information.

Consent Agenda

- a. Approve the minutes of July 25, 2016.
- b. Approve PR160307 to Electric Supply of Tampa: Inventory items for electric utility to continue undergrounding projects (wire and transformers)
- c. Approve Amendment #1 of the August 13, 2015, Quiet Zone Improvement Agreement between the State of Florida Department of Transportation (FDOT) and the City of Winter Park (CWP), adding \$987,313 in funding by FDOT to the Quiet Zone Project with no additional funding match required from the City.
- d. Approve the execution of the Interlocal Agreement between Seminole County and the City of Winter Park for Tanglewood Canal Drainage Improvements.
PULLED FROM CONSENT AGENDA FOR DISCUSSION. SEE BELOW.
- e. Approve the temporary fee schedule for the Winter Park Golf Course.

Motion made by Commissioner Sprinkel to approve Consent Agenda items a, b, c and e; seconded by Commissioner Weldon and carried unanimously with a 5-0 vote. No public comments were made.

Consent Agenda Item d:

Commissioner Cooper spoke about a petition from the residents residing in that area and wanted to thank staff for their work on this. She addressed the capital improvements plan where the study was budgeted in 2016 but the implementation is not budgeted until 2018. She hoped that could be moved up so the residents can have the problem actually corrected. City Manager Knight stated this can be moved up during the budget process.

Motion made by Commissioner Cooper to approve Consent Agenda item 'd'; seconded by Mayor Leary. Kathy Keily, 1800 Oneco Avenue, thanked the Commission for approving the agreement for the canal drainage improvements. **The motion carried unanimously with a 5-0 vote.**

Action Items Requiring Discussion

a. Guidelines for City Proclamations

City Manager Knight stated this is a policy the Commission asked staff to provide. There was no discussion or presentation made.

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

b. Permitting process for public awareness campaigns

Item pulled from the agenda for a future time.

c. Petitioner's Committee certificate of insufficiency

Attorney Ardaman addressed the appeal of the City Clerk's determination with respect to the Petitioner's Committee appeal of the City's Clerk's Certificate of Insufficiency. He summarized what has taken place to date with the Petitioner's Committee members filing a proposed initiative ordinance with the City Clerk who reviewed it and made a determination that it was not an initiative but a reconsideration of the City Commission's prior adopted ordinance. After the determination was provided in writing, it was appealed by the Petitioner's Committee. He stated the single question today is whether to uphold the City Clerk's certificate finding the petition to be insufficient or to overturn the City Clerk's certificate finding the petition to be insufficient. He summarized the three reasons for the City Clerk's decision as outlined in the certification.

Michael Poole, Chairman of the Petitioner's Committee addressed and read to the Commission his comments regarding their support of the library but not in MLK Park, the signatures they collected, and disagreeing with the City Clerk's certificate of insufficiency among other things.

Attorney Virginia Cassady of the Shepard, Smith & Cassady Law Firm, 2300 Maitland Center Parkway, Maitland, and representing the Political Action Committee (PAC) that circulated the petition (Petitioner's Committee), disagreed with how the Charter is being interpreted and that it should be handled as an initiative ordinance and not reconsidering Ordinance No. 3020-15.

After comments, City Manager Knight stated for the record that he wanted to clear up a comment made that the motion from 2015 was to identify the library/events center going in the northeast corner of MLK Park and another Commissioner spoke about utilizing another corner in the park, so the discussion was revolving about where in the park it was being proposed.

The following opposed the City Clerk certification and/or the library location in MLK Park or how the referendum language from the March election was written:

Joe Terranova, 151 N. Virginia Avenue
Peter Gottfried, 1841 Carollee Lane
John Kern, 1615 Roundelay Lane
Keith Reeves, 255 Sylvan Boulevard

Kim Allen, 1800 W. Fawsett Road
Kathy Kiely, 1800 Oneco Avenue
Sally Flynn, 1400 Highland Road
Judith Meyers, 235 N. Knowles Avenue
Charley Williams, 757 Antonette Avenue
Laura Brock, 770 Green Oaks Court
Pat McDonald, 2348 Summerfield Road
Barry Greenstein, read an email from Vicki Krueger who could not attend
Maria Bryant, 450 S. Virginia Avenue
Sandy Womble, 940 Old England Avenue
Forest Michael, 358 W. Comstock Avenue

The following spoke in favor of the location of the library and to move forward with the process to build the library:

Daniel Butts, 120 W. Reading Way
Thaddeus Seymour, 1804 Summerfield Road
Shawn Shaffer, 151 N. Orlando Avenue (corrected comments made)
Stacey Busick, Yorkshire Drive
Jeffry Blydenburgh, 204 Genius Drive
Phyllis Corkum, 1815 Alice Avenue

Mary Daniels, 650 W. Canton Avenue, agreed with the new library but opposed the location and the clarity of what they were voting on. She asked about the plaque that was never installed at the MLK Park.

Mayor Leary clarified they were not there this evening to discuss the location, the bond referendum process or the funding. He asked that the Commission address whether or not to validate the City Clerk's ruling on the petition.

Commissioner Seidel spoke about working with the task force to make sure there was as minimal an impact to the park once the decision was made to put it in the park. He spoke about the 2,000 people who signed the petition that want this to be reheard. He stated that he believed the City Clerk to be correct but because there were 2,000 who signed the petition he believed it should be put to the ballot again.

Commissioner Sprinkel addressed how referendum language is written and that she trusted the language our attorney provided. She provided comments that nothing was hidden from the public and there was no deception as some people spoke about and that she cannot discount the residents who voted for the bond referendum. She supported the certificate.

Commissioner Cooper addressed the Charter and that they need to decide whether or not they support the City Clerk's interpretation and determination. She disagreed with this being a referendum and that she believed this to be a citizen's initiative that has met all the criteria. She stated she cannot support the City

Clerk's determination and did not believe this reverses the vote on building the library.

Commissioner Weldon stated he would like to refer those interested in this subject to listen to the audio of the May 23 meeting between Commissioner Cooper, Commissioner Seidel and himself. He spoke about an incident from prior years where all Commissioners were individually sued by a number of citizens because they did not like the decision. He countered Commissioner Cooper's legal interpretation by noting that if we went down that road there will be no end to the lawsuits. He determined that the City Clerk is correct and that this petition is insufficient and will support a vote to that effect.

Mayor Leary spoke about everyone spending a lot of time with this and maybe some of their hesitance to speak is in consideration of possible pending litigation. He stated some of the things presented and some comments that were heard or read online and forwarded to him are completely inaccurate. He stated this process has been one of the most public processes he has seen since being on the Commission. He addressed the task force and appointees who met for several months with public meetings who made the recommendation that MLK Park was the best location that the Commission approved. He spoke about putting the task with keeping the public informed to the task force and library which he believed they did. He stated he has to support the people who voted for this and supported the position of our City Attorney and City Clerk. He reminded the people who signed the petition that it was made very clear early on to the petitioner's committee that the petition was invalid.

Motion made by Mayor Leary to deny the appeal and support the City Clerk's certificate of insufficiency; seconded by Commissioner Sprinkel. Upon a roll call vote, Mayor Leary and Commissioners Sprinkel and Weldon voted yes. Commissioners Seidel and Cooper voted no. The motion carried with a 3-2 vote.

Recess

A recess was taken from 5:34 to 5:46.

Public Comments (items not on the agenda):

Joseph Cras, 264 Blossom Lane, spoke about obtaining a permit for work at his home. Chief White helped Mr. Cras during the break.

Public Hearings:

- a. ORDINANCE NO. 3044-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, GRANTING THE PETITION OF THE RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT AND DISSOLVING THE RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.046(9), FLORIDA STATUTES;

PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER,
PROVIDING AN EFFECTIVE DATE Second Reading

Attorney Ardaman read the ordinance by title.

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

City Commission Reports:

a. Commissioner Seidel – Asked about the status of the MLK Park memorial that Ms. Daniels believed was to be installed. City Manager Knight stated the Commission has never addressed this at a meeting and was not part of what our task force came up with. He stated it was a group of people that got together after the task force ended and it did not go to the Parks Board for approval. Mayor Leary stated this needs to go to the Parks Board to adopt a policy on memorials because this is out of line to what has been considered so far in the City.

Mary Daniels, 650 Canton Avenue, stated she thought things were moving forward but found out it was not and asked that something be done.

Upon discussion, City Manager Knight will review this with Parks Director John Holland and bring back to the next meeting.

b. Commissioner Sprinkel – Spoke about our police vehicles with new paint/decals and asked about the process as to how this happens as it caught her by surprise. Police Chief Railey commented about the officer committee wanting to change the design of the police car to look more modern. After studying it, this one rose to the top so they took the design that everyone liked to only put on new vehicles. Mayor Leary spoke about it not matching anything else we are doing in the City. Police Chief Railey stated if the Commission wants to change this design the City Manager can direct the new Police Chief to change the design. Commissioner Sprinkel thought it was great that the police officers came up with something but would like to know that sort of thing beforehand. Upon discussion, Mayor Leary asked that we hold off on doing more of these until the Communications Department is brought into the discussion.

c. Commissioner Cooper – Reported that she attended the opening for the Center for Reproductive Health. She also attended the Ideal Women's Club celebration of "I Know Something Good About You" whereby Maria Bryant was the recipient.

Commissioner Cooper asked if it would be possible to allow the residents the opportunity to vote on the location; not overturn the bond referendum. She stated she realizes we worked hard to make it transparent and that her motions were not supported to put the location on the ballot for different reasons to allow for

flexibility and latitude. She stated it would be a great gesture toward our community.

d. Commissioner Weldon – Spoke about his interest in the strategic issues. He stated he does not mean to disagree with anyone but disagrees with hiring more police officers in the CRA because it takes dollars away from any strategic considerations they may want to consider. He stated he is not against the New York Avenue improvements but that we will be better off if we look at the value proposition that is in front of them. He stated he wants to come up with a strategic way to plan make sure the funds are spent wisely for the citizens. Upon discussion, a work session will be scheduled to discuss this as the CRA Agency.

e. Mayor Leary – Provided positive comments regarding our fire emergency personnel and our police officers during an emergency this past week for their professionalism.

The meeting adjourned at 6:10 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham, MMC



city commission agenda item

item type	Consent Agenda	meeting date	August 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.	Wesco Turf	Golf Course Maintenance Equipment	Total expenditure included in approved Golf Course Project Account. Amount: \$146,224.91	Commission approve purchase of Golf Course Maintenance Equipment & authorize Mayor to execute Price Quote.
This purchase will be made utilizing Florida State Contract No. 21100000-15-1 – Lawn Equipment				
2.	Stuart C. Irby	PR160520 – Construction materials for the Electric Utility. (fuses and splices)	Total expenditure included in approved FY16 budget. Amount: \$79,692.75	Commission approve PR160520 to Stuart C. Irby.
Quotes obtained through AURSI. (RFQ-7/30/2016-27-MC)				

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

Contracts

	vendor	item background	fiscal impact	motion recommendation
3.	Brown & Brown of Florida, Inc.	RFP-13-2012 – Insurance Agent/Broker of Record Amendment No. 4	Total expenditure included in approved FY16 budget.	Commission approve Amendment No. 4 to Brown & Brown of Florida, Inc. and authorize the Mayor to execute renewal.
A formal solicitation was issued to award this contract.				
4.	Fisher & Phillips LLP	RFP-18-2015 – Labor Attorney Services Amendment No. 1	Total expenditure included in approved FY16 budget. Amount: As Needed Basis	Commission approve Amendment No. 1 to Fisher & Phillips LLP and authorize the Mayor to execute renewal.
A formal solicitation was issued to award this contract.				

Formal Solicitations

	vendor	item background	fiscal impact	motion recommendation
5.	Leidos Engineering, LLC	RFQ-15-2016 – Distribution Engineering & Substation Consultant	Total expenditure included in approved FY16 budget. Amount: As Needed Basis	Commission approve award to Leidos Engineering, LLC and authorize staff to enter into negotiations.
A formal solicitation was issued to award this contract.				
6.	UC Synergetic LLC	RFQ-15-2016 – Distribution Engineering & Substation Consultant	Total expenditure included in approved FY16 budget. Amount: As Needed Basis	Commission approve award to UC Synergetic LLC and authorize staff to enter into negotiations.
A formal solicitation was issued to award this contract.				
7.	The Pizzuti Companies	RFP-13-2016 – Owner’s Representative Services	Contract costs will be paid as part of the Library project.	Commission approve award to The Pizzuti Companies and authorize staff to enter into negotiations.
A formal solicitation was issued to award this contract.				
8.	Moore Stephens Lovelace CPA’s & Advisors	RFP-12-2016 – External Audit Services	Annual audit is funded as part of the FY 17 budget proposal. Annual cost of \$62k.	Commission approve award to Moore Stephens Lovelace CPA’s & Advisors and authorize the Mayor to execute contract.
A formal solicitation was issued to award this contract.				
9.	Symbiont Services Corp.	IFB-16-2016 – Geothermal Pool Heater for Cady Way	Total expenditure included in approved FY16 budget. Amount: \$133,285.00	Commission to approve award to Symbiont Services Corp. and authorize the Mayor execute contract.
A formal solicitation was issued 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	August 22, 2016				
prepared by	Dori Stone	approved by	<input checked="" type="checkbox"/>	City Manager			
department	Planning & Comm. Development		<input type="checkbox"/>	City Attorney			
division			<input type="checkbox"/>	N/A			
board approval	Historic Preservation Board	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> N/A	7-0	final vote	
strategic objective	<input type="checkbox"/> Exceptional Quality of Life	<input type="checkbox"/> Fiscal Stewardship					
	<input checked="" type="checkbox"/> Intelligent Growth & Development	<input type="checkbox"/> Public Health & Safety					
	<input type="checkbox"/> Investment in Public Assets & Infrastructure						

subject

Review and approval of five new proposed Historic Preservation incentives

motion | recommendation

Staff is requesting the City Commission consider the addition of five new incentives to the historic preservation incentive package for adoption and implementation for FY 2016/17.

background

During the update of the Historic Preservation Ordinance, the Historic Preservation Board (HPB) and the City Commission expressed interest in creating a package of incentives to offer qualified property owners that would make the decision to apply and designate properties both individually or through the creation of new historic district more attractive. After months of evaluation, the HPB at their meeting on July 13, 2016 reviewed and approved the attached list with both existing and five new incentive programs with a motion to forward the list to the City Commission. To qualify for any of the incentives listed, a property owner would need to apply for a designation of their resource to the Winter Park Register. This list has been reviewed by the City Manager and the city's Finance Department for impacts and practical implementation.

Upon Commisison approval of these incentives, staff will create an application process for the incentives available to qualified property owners. These incentives would go into effect in the upcoming budget year.

Staff will monitor the incentives throughout FY 2016/17 and report back to the HPB and the City Commission on the use of each incentive. This will allow the Commission to change or modify incentives based on use and success.

The list of all current and proposed incentives is attached as well as the July 1, 2016 minutes from the HPB meeting.

fiscal impact

The proposed Planning budget for the upcoming fiscal year has \$50,000 budgeted to begin funding of these recommended incentives.

Potential Historic Preservation Incentives

1. Reduced or Waived Building Permit Fees

The city has the ability to reduce or waive permit fees. The city may reduce the building permit by 1/3 or 33% for both the Plan Review fee and the main building permit fees. The reduction or loss of building fees as permitted by law are relatively insignificant to the overall new construction taking place in the city. This incentive would only apply to designated properties.

2. Undergrounding of Electric Services

Electric Utility currently charges customers up to \$3,000 to run the electricity from the street into the house. This program would waive the cost of that connection. This incentive could be applied to individually designated resources or districts.

3. Rehabilitation Grants

The concept of the rehabilitation grant program is based on the housing rehabilitation and business façade programs currently operating within the city's CRA district. This program would be for resources valued under \$400,000 based on the Orange County Property Appraisers office. The program would provide a 50% match to a property owner for exterior improvements. The maximum city matching grant is \$25,000 per property. The property owners would be required to own the property for an additional five years or pay back a pro-rata share of the grant to the city. A resource receiving this incentive would be required to list their property on the city's Register of Historic Places and, if appropriate apply for the National Register of Historic Places.

4. Streetlights for Districts

Currently the city charges the homeowners in a neighborhood to install period street lighting. As part of the district incentives, the city would fund and install the streetlights for the entire district if the district desires or needs street lighting. This has the potential to be a significant incentive to a district based on the district boundaries and would be negotiated prior to the creation and approval of a new district. Existing districts would not qualify.

5. Preparation of National Register Applications

As a means to encourage that the most historically significant properties receive national recognition, city staff will prepare and submit applications for National Register of Historic Places designation at no expense to the property owner should a property owner desire to seek this national recognition. The property must also be designated on the city's Register as well.

Historic Preservation Incentive Discussion Guide – June 2016

Status	Incentive	Type	Cost	Comments
Existing	Plaque program	Promotion/Educational	Budget	Offered to owners of designated properties
Existing	Accessory dwelling unit	Development	No cost	Single Family residential bonus ADU
Existing	Ad valorem tax residential rehabilitation	Financial	Property specific	Offered for major rehabilitation projects for 10 year period
Existing	HPB variance review	Development	No cost	No owner cost or hardship requirement for appropriate design
Existing	FL Building Code flexibility	Development	No cost	Flexibility allowed by the FBC for designated properties
Existing	No fee for designation or Certificate of Review	Financial	Staff time	No application fees charges to owners
Existing	Preservation easement donation	Financial	Project specific	City can receive preservation easements that may give owners tax benefits
Proposed	HP resource library	Educational/Technical	Budget	Located at WPPL and/or City Hall
Proposed	HP newsletter	Educational/Promotional	Staff time and printing costs if in print	Highlights properties and provides technical information
Proposed	Walking tours	Educational/Promotional	Staff time and printing costs if in print	Could be in partnership with HP organizations
Proposed	Illustrated design guidelines	Educational/Development	Budget	Provides illustrated guidelines for appropriate rehabilitation and infill development
Proposed	Building assessment	Technical	Staff time	Assist owners in preservation planning to a greater and more technical degree
Proposed	Reduced permit fees	Financial *	Rehabilitation specific	Amend fee schedule to rebate city portion of permitting fees

Proposed	Rehabilitation grants	Financial *	Project and budget specific cost	Establish Commission policy and program
Proposed	Undergrounding electric building to main line	Financial *	Budget	Estimated to be about a \$3,000 benefit
Proposed	Prepare and Submit National Register Applications	Financial *	Property specific	Establish Commission policy for unique and threatened properties
Proposed	Install street lighting	Financial *	Neighborhood specific	City to fund and install ornamental streetlights for entire district

*These incentives would require establishing policies and the appropriation of funding.



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
July 13, 2016
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. The meeting was called to order at 9:00 a.m.

Present: Chairman Bill Segal, Phil Wood, Genean McKinnon, Laura Armstrong, Phil Kean, Bob Schwetje, and Chuck Bell. Absent: Ed Sabori. Staff: Planning Manager Jeffrey Briggs, City Architect Brooks Weiss and Recording Secretary Lisa Smith.

- 1) Approval of Minutes: June 8, 2016

**Motion made by Laura Armstrong, seconded by Chuck Bell to approve the June 8, 2016 meeting minutes.
Motion carried unanimously.**

Public Comments on any item not appearing under action: No one wished to speak. Public comment closed.

2. Action Items.

- 1) HDA 16-005 Request by Mrs. Martha Hall to designate her home at 331 West Lyman Avenue, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-1A.

This item has been continued and will not be heard at this meeting.

- 2) Recommendation on Historic Preservation Incentives.

Planning Manager Jeffrey Briggs stated that staff is requesting that the Board take action on the incentives to move forward to the City Commission. Mr. Briggs explained that the proposed incentive package is what was discussed at the June 22nd work session. He said that if the Board chooses to pull an item from the list for further discussion and research that is their prerogative. He noted the City Commission is right now beginning their budget review and they are interested in acting on some incentives so that they can be included in the new budget process. The proposed incentives that he discussed were reduced or waived building permit fees, undergrounding electric services, rehabilitation grants, streetlights for districts, transfer of development rights, and preparation of national register applications.

The Board members discussed the incentives. All Board members present expressed their support for the reduced or waived building permit fees; undergrounding of electrical services; streetlights for districts; and preparation of national register applications. The items that generated discussion were the proposed rehabilitation grants and the transfer of development rights. Mr. Wood expressed strong opposition to the transfer of development rights. He said that he feels that the city would be opening a "Pandora's Box" as it will create a currency that is tradeable throughout the city. In addition, he said that he feels that could quickly become out of control and should not be offered as a part of the

historic preservation process. With regard to the rehabilitation grants, he expressed that he feels it should be based on the primary improvement value, not on the property value listed in the Property Appraiser records. Mrs. McKinnon liked the idea of the transfer of development rights because it has been used successfully in the City. She asked that it be studied further to see how it can be of assistance regarding the 40+ homes on the List of Potential Landmark Homes.

Consensus of the HPB was to move forward to the City Commission for further consideration: #1 reduced or waived building permit fees; #2 undergrounding of electric services; #4 streetlights for district; and #6 preparation of national register applications. Item #3 rehabilitation grants amended to the market value of the improvements versus the market value of the structure and land. Item #5 transfer of development rights will be further developed by staff to incorporate the input received from the Board members at today's meeting.

Motion made by Bill Segal, seconded by Laura Armstrong to send the following potential incentives onto the city commission for further consideration: (1) Reduced or waived building permit fees; (2) undergrounding of electric services; (3) rehabilitation grants as amended; (4) streetlights for districts; and (6) preparation of national register applications. Staff was instructed to incorporate the Board members input with regard to #5 transfer of development rights and bring back to the HPB before taking it forward to the City Commission. Motion carried unanimously.

3. Staff updates.

Staff will get the Historic Preservation Award recognition on a City Commission agenda in August and provide the date to the HPB members for those interested in attending.

4. New Business. There were no items of new business.

5. Adjournment. There was no further business. The meeting adjourned at 9:40 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary



city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	August 22, 2016		
prepared by	James White	approved by	<input checked="" type="checkbox"/> City Manager		
department	Fire Rescue / Administration		<input checked="" type="checkbox"/> City Attorney		
division	Code Enforcement		<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 checked="" type="checkbox"/> Exceptional Quality of Life		<input type="checkbox"/> Fiscal Stewardship		
	<input type="checkbox"/> Intelligent Growth & Development		<input checked="" type="checkbox"/> Public Health & Safety		
	<input type="checkbox"/> Investment in Public Assets & Infrastructure				

subject

Permitting Process and Policies for Temporary Signage on Public Property

motion | recommendation

Staff is recommending the adoption of the proposed process of permitting and approval of limited City speech temporary signage and other similar materials and medium on public property.

background

For a number of years, it has become popular to promote private informational and awareness campaigns, which frequently relate to communications and promotions for local City issues that the City often supports, through the posting of materials and signage through the City on public property. Existing provisions of the City Code do not allow such signage as set forth in Article IV, sections 58-134 and 58-135 of the Land Development Code although there may be situations where the City determines such communications and promotions for local City issues are appropriate and in the best interests of the City. The lack of direction, standards, and guidelines relating to same creates issues with routine enforcement activities, raises selective enforcement and other legal issues, and impacts the community's overall quality of life, including in certain circumstances, the public health and safety in terms of accumulation of excess signage and materials, visual blight, or pedestrian and traffic distractions or interference.

To that end, the attached proposed policy would provide for the City to consider, approve, support, and communicate the City's own governmental viewpoint for temporary signage and similar materials to be placed upon public property. The policy would require the submission of an application by a person or organization seeking the City's endorsement and approval of the requested signage or other

medium to be placed on public property. Signage and other medium would only be allowed no more than fourteen (14) calendar days. Applicants would be limited to no more than two (2) separate applications for proposed City speech temporary signage within a calendar year.

Notwithstanding the application and submittal process, the City would exert complete editorial control over the proposed temporary signs, materials, medium as the application and submittal process constitutes an opportunity for local citizens and organizations to request the City consider his/her/its proposed message which the City is free, but not required, to adopt as the City's own message. Such signage and other medium would be required to bear clear indicia of City ownership of the message conveyed to be determined based on the application and supporting materials and the particular circumstances. For instance, signage would bear the City logo and include language in substantially the following form: "The contents and viewpoint of this sign/message are endorsed and approved by the City of Winter park." Signs and other medium would otherwise be required to meet existing City code provisions (i.e., size), and the City would select location(s) for placement of the temporary signage/materials. All approvals would be subject to final review by the City Manager or his/her designee. Applications would be processed and permitted at no costs to the applicant.

This policy shall not be construed as nor does it contain any intention of the City to create or open additional public fora for expressive activities. Instead, this City speech exception is intended to provide an additional opportunity for applicants to provide input to the City which the City may then utilize to inform, educate, and provide another avenue for the City itself to directly communicate to the public.

An outline of the proposed policy and a proposed application is attached for your review.

alternatives | other considerations

Staff has not considered any specific alternatives to the proposed process, but we are open to any considerations the commission may have. Without any action to adopt this policy the alternative would be to continue to negotiate each request as it appears. Should the commission express interest in this type of policy, then this policy or similar provisions can be included in the major sign code amendment proposals that are in process.

fiscal impact

There will no measurable fiscal impact to the implementation of this policy.



Application for Proposed City Speech Temporary Signage

City of Winter Park • 401 S. Park Ave. • Winter Park, FL
32789

Date_____

Organization/Applicant_____

Organization/Applicant address _____

Contact name_____

Contact email_____

Contact phone_____

Is your organization located or do you reside within the City of Winter Park limits?

☐ Yes

☐ No

For the City to consider adoption and endorsement of the message conveyed on your proposed signage, please explain how this message directly impacts city residents and businesses, informs the public on important issues, or otherwise contains information that the City should attempt to direct to the public's attention through this particular method (attach additional sheets if necessary): _____

Dates requested for signage display (cannot exceed 14 successive calendar days)

MM/DD/YYYY_____to MM/DD/YYYY_____

Specific location(s) requested _____

I agree to the following:

☐ I have reviewed the City's sign code and relevant provisions therein.

☐ My application is being submitted 40 days prior to the proposed date that the signage is to be placed.

☐ I agree to remove all signs immediately after the approved period expires or as otherwise may be directed by the City.

☐ I am attaching an image of the sign designs I wish to display; however, I agree that once submitted, the City shall have complete editorial and final approval authority over design, content, viewpoint, and any other matters relating to the signage. I also agree that the City may place the City logo, City name, and other indicia alerting observers to reasonably interpret such signage and messages as being conveyed on the City's behalf.

☐ I am attaching the required support documentation, if applicable.

☐ I am attaching a location map indicating suggested sign locations.

☐ Through submission of this application, I understand and agree that I am providing a suggested communicative device bearing a message that the City is free to ignore or to adopt as its own communication.

☐ Through submission of this application, I understand and agree that the City and local governments have a lengthy history in communicating government messages in communications and signage that may be placed upon public property; that such communications and signage are often closely identified with the City as the owner of such public lands where such signage may be placed; and that the City has exclusive control over my proposed communication following submission of this application as my proposed communication is being offered for consideration of the City to freely select and communicate such proposed message to the public as the City's own.

Applicant signature



city commission public hearing

item type	Public Hearing	meeting date	August 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 Change the Zoning from Single-Family Residential (R-1A) to Low-Density Residential (R-2) at 2281 Nairn Drive, and Conditional Use for a Three-Unit, Cluster Housing Project of Two-Story Townhomes.

Walter Ray (contract purchaser) is requesting the following:

1. To change the zoning from Single-Family (R-1A) to Low-Density Residential (R-2) on the property located at 2281 Nairn Drive; and
2. Conditional Use approval for a three-unit cluster housing project of two-story townhomes, on the plans submitted.

The property is 75 feet wide along Nairn Drive and widens out towards the rear of the property. The undeveloped property measures 15,046 square feet in size.

Planning and Zoning Board Recommendation:

Motion made by Tom Sacha, seconded by Peter Gottfried to amend the official zoning map to change from single family residential (R-1A) to Low Density Residential (R-2).

Motion carried unanimously with a 7-0 vote.

Motion made by James Johnston, seconded by Tom Sacha to approve the conditional use request under the cluster housing provisions of R-2 zoning to build a three unit cluster housing project of two-story townhouses subject to the following conditions:

1. That the sanitary lift station be located where not visible from a public street or adjacent properties, and shall also be landscaped so as to be effectively screened from view.
2. That the applicant shall install an appropriate buffer adjacent to the driveway which can be either a landscape buffer that is a minimum height of six feet at planting or a vinyl fence that is a minimum of six feet in height, or a combination of the two.

Motion carried unanimously with a 7-0 vote.

Request for Zoning Change: The Comprehensive Plan Future Land Use for this property and surrounding area designates this neighborhood as Office Professional. This was adopted in 1992 when the City annexed this area. Orange County had already agreed in their Comprehensive Plan to allow this neighborhood to evolve from single-family residential to office or multi-family. Since the R-2 zoning requested is a lesser intense land use designation than office, the previous city attorneys have advised that a change to the future land use map was not needed.

The City has approved similar rezonings to R-2 in previous years in this immediate area. In 2003 the City approved a rezoning to R-2 on 2232 Hawick Lane, which is to the northwest of this property, and now holds four townhomes. In 2005 the City approved a rezoning to R-2 on 2241 and 2251 Nairn Drive, which also now holds four new townhomes. Additionally, three other properties along Nairn Drive have been rezoned to R-2.

Project Summary: When an R-2 zoned property abuts an R-1A single-family zoned property, there are restrictions on the R-2 property to limit it to 45% floor area ratio (FAR) versus the 55% normally permitted, so this project is not much larger than the 43% FAR permitted under single family zoning. The proposed three-unit, two-story townhomes will be 2,192 square feet each, which equals a total project square footage of 6,576 square feet, and a FAR of 43.7%. The maximum impervious coverage is 65%, and the project is proposing 45.75%. Building height of these townhomes are proposed at less than the Code permits at 27 feet.

The project is meeting or exceeding the required setbacks with the exception of the rear second-story setback. The Code requirement is 25 feet to the first story and 35 feet to the second story when an R-2 property is abutting a single-family home. Unit 3, which is located in the rear of the property has a second story component that is 34 feet and 11 inches from the rear property line. Therefore, the applicant is requesting a variance to be one inch closer than the required 35 foot second story setback. Due to the unusual configuration of the lot to the east of the property, depicted on the attached site map, the variance does not make the proposed second story component closer to a buildable area since this lot has a triangle portion that jets out to the rear of the property in question.

Furthermore, to save the 42" cedar tree located in the western portion of the site, the applicant is also requesting a variance to allow the drive aisle to be one and a half feet from the property in lieu of the required two feet. The drive aisle would curve around either side of the tree to create a landscape island to save the cedar tree. The City's Urban Forestry department has stated that the cedar tree is not in the best condition, and would likely not survive the site construction. The applicant has agreed that if the cedar tree does not survive, they will replace the island with landscaping. The applicant did not provide a final landscape plan, but these plans can be administratively approved.

Onsite storm water retention is proposed in the rear portion of the site. At this preliminary stage, that plan has not been engineered but will be located in the rear (north) portion of the property. There is ample area in this portion of the property to accomplish the required retention.

The parking required for this project is seven parking spots. The applicant is proposing three one-car garages for each unit, three parking spots in the rear of the property, and one parking spot in front of unit number two's garage. There is enough space in this area to accommodate the City's standard nine feet by eighteen feet sized parking spot.

Request for Conditional Use Approval: The key element in these conditional use reviews for cluster housing is compatibility with the scale and character of the surroundings. As previously mentioned, there are several townhome projects within this neighborhood. The layout of this particular project has the front unit facing Nairn Drive, which gives it the appearance of a single-family home, and has the other two units directly behind. Since this eastern side of the neighborhood has not seen any townhouse construction, the architectural style and building layout is intended to blend in more with the surrounding single-family homes.

Planning and Zoning Board Summary: There was a unanimous consensus from the Planning and Zoning Board on the compatibility and approval of this project based upon the transitional nature of this neighborhood to a more dense residential use. The Planning Board felt that the design was appropriate for this neighborhood, but that there needed to be a landscaped or fence buffer on the driveway portion of the site.

P&Z Board Minutes: August 2, 2016

REQUEST OF WALTER RAY TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTY AT 2281 NAIRN DRIVE.

REQUEST OF WALTER RAY FOR: CONDITIONAL USE APPROVAL UNDER THE CLUSTER HOUSING PROVISIONS OF R-2 ZONING TO BUILD A THREE UNIT CLUSTER HOUSING PROJECT OF TWO-STORY TOWNHOUSES AT 2281 NAIRN DRIVE, ON PROPERTY TO BE ZONED R-2, PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT, IF REQUIRED.

There was a unanimous consensus from the Planning and Zoning Board on the compatibility and approval of this project based upon the transitional nature of this neighborhood to a more dense residential use. The Planning Board felt that the design was appropriate for this neighborhood, but that there needed to be a landscaped or fence buffer on the driveway portion of the site.

Motion made by Tom Sacha, seconded by Peter Gottfried to amend the official zoning map to change from single family residential (R-1A) to Low Density Residential (R-2).

Motion carried unanimously with a 7-0 vote.

Motion made by James Johnston, seconded by Tom Sacha to approve the conditional use request under the cluster housing provisions of R-2 zoning to build a three unit cluster housing project of two-story townhouses subject to the following conditions:

- 1. That the sanitary lift station be located where not visible from a public street or adjacent properties, and shall also be landscaped so as to be effectively screened from view.**
- 2. That the applicant shall install an appropriate buffer adjacent to the driveway which can be either a landscape buffer that is a minimum height of six feet at planting or a vinyl fence that is a minimum of six feet in height, or a combination of both.**

Motion carried unanimously with a 7-0 vote.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE SINGLE-FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTY AT 2281 NAIRN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of property at 2281 Nairn Drive have requested a Zoning map amendment consistent with the Comprehensive Plan 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 August 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 Single-Family Residential (R-1A) District to Low-Density Residential (R-2) District zoning on the property at 2281 Nairn Drive, more particularly described as follows:

ALOMA SECTION 1 O/51 LOT 20 (LESS BEG NW COR LOT 20 RUN SE ALONG N LINE LOT 20 TO A PT WHERE IT JOINS LOT 17 TH SWLY ALONG NW LINE LOT 17 & 18 A DISTANCE 45 FT NWLY TO POB) BLK 13 & BEG AT NE COR OF LOT 21 BLK 13 RUN WLY 17.4 FT SLY 150.8 FT ELY 15 FT NLY 153 FT TO POB

Property Tax ID # 09-22-30-0120-13-201

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.

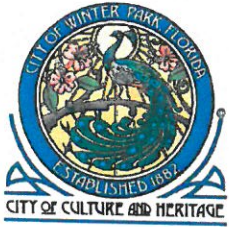
SECTION 4. Effective Date. This Ordinance shall become effective upon the effective date of Ordinance _____. If Ordinance _____ does not become effective, then this Ordinance shall be null and void.

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:

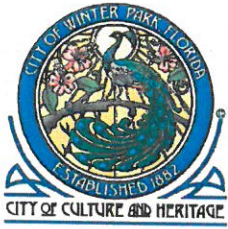
City Clerk



2281 NAIRN DRIVE
Property Location
City of Winter Park
Florida








Date: 7/14/2016



2281 NAIRN DRIVE
Zoning Designation
City of Winter Park
Florida

Legend

-  O-2
-  PR
-  R-1A
-  R-2
-  R-3



Date: 7/14/2016



V & S SURVEYING, INC.

2410 Onota Circle, Ocoee, Florida 34761 Tel: 407-348-1810 Fax: 407-606-8300 Email: vnsurveying@aol.com

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 20, BLOCK 13, ALOMA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 81, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS BEGIN AT THE NORTHWEST CORNER OF SAID LOT 20, RUN SOUTHEASTERLY 137.3 FEET ALONG THE NORTH LINE OF LOT 20 TO A POINT WHERE IT JOINS LOT 17, THENCE SOUTHWESTERLY 45 FEET ALONG THE NORTHWEST LINE OF LOT 17 AND 18, THENCE NORTHWESTERLY TO THE POINT OF BEGINNING, ALSO THAT PART OF LOT 21 DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 21, BLOCK 13, ALOMA, AS RECORDED IN PLAT BOOK O, PAGE 81, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WESTERLY 17.4 FEET ALONG THE NORTH LINE THEREOF, THENCE SOUTHERLY 150.8 FEET MORE OR LESS TO A POINT 15 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 21 AND ON THE SOUTH LINE THEREOF, THENCE EASTERLY 15.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTHERLY 133.00 FEET TO THE POINT OF BEGINNING.

Bearings shown hereon are based on the Chord Bearing of the North 90°00'00" of Main Cr being assumed as S 82°32'56" E.

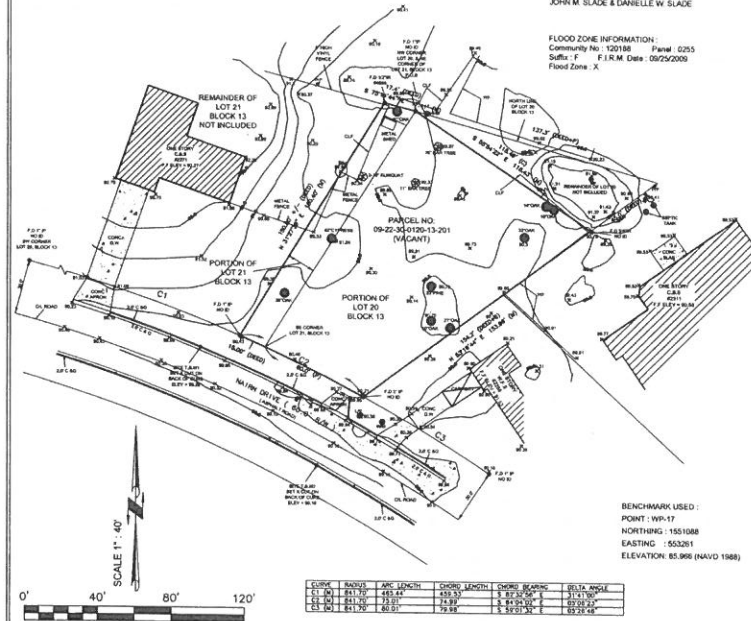
Field Date: 05/05/16
Date Completed: 05/05/16

PROPERTY ADDRESS:
2281 NAIN DRIVE
WINTER PARK, FLORIDA 32782

SURVEY NO.: VS 1902

Certified To:
JOHN M. SLADE & DANIELLE W. SLADE

FLOOD ZONE INFORMATION:
Community No.: 120188 Parcel: 0255
Subs.: F F.I.R.M. Date: 09/25/2009
Flood Zone: X



BENCHMARK USED:
POINT: WP-17
NORTHING: 1551088
EASTING: 553281
ELEVATION: 85.968 (NAVD 1988)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETTA ANGLE
1	121.10'	45.44'	133.33'	S 82°32'56" E	171°13'07"
2	121.10'	73.31'	125.89'	S 84°00'00" E	217°23'28"
3	121.10'	80.07'	125.89'	S 82°32'56" E	82°25'28"

LEGEND

CONC	Concrete	TRANS	Transformer	A	As Length	PROP	Proposed	B.R	Bearing Reference
C/F	Chain Link Fence	E.O.P	Edge of Pavement	D	Delta	D.P	Ditch	W.F.S	Wood Framed Structure
WF	Wood Fence	CL	Centerline	C.M	Concrete Monument	S.T	Settle Tank	SSE	Stonewall Enclosure
GAD	Gate and Drive	UE	Utility Easement	M/D	Mail and Drive	D.H.L	Drainage Lines	L.A.E	Limited Access Easement
CATV	Cable TV Run	D.E	Drainage Easement	IR	Iron Rod	C.B.S	Concrete Block Structure	N.T.S	Not to Scale
TEL	Telephone Run	P.R.C	Point of Reference	IP	Iron Pipe	F.F	Finish Floor	O.R	Official Record
LP	Light Pole	P.O.C	Point of Commencement	F.D	Found	P	Pile	O.R.B	Official Record Book
PP	Power Pole	P.T	Point of Tangency	R/W	Right of Way	C	Calculated	R.O.E	Right of Entry Easement
M	Mast	P.L	Point of Intersection	B.M	Bench Mark	R.P	Radius Point	S.L.B	Set Iron Rod #7772
S/W	Sidewalk	P.C.L	Point of Control Point	Pg	Page	R/R	Iron Rod	T.O.B	Temporary Bench Mark
WM	Water Meter	P.O.L	Point on Line	EL	Elevation	RAD	Radius	T.O.B	Top of Bench
FI	Fire Hydrant	C.B	Chord Bearing	F	Field	R	Radius	E.O.W	Edge of Water
AC	Air Condition	P.C	Point of Curvature	M	Measured	B.S	Building Setback	S.E.D	Side Elevation
TYP	Typical			D/W	Distance	L	Length	N	Normal High Water Elevation

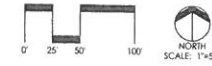
Surveyor's Notes

- The survey is based on the legal description as provided by the Client.
- This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of records which may affect the title or use of the land.
- No underground improvements or installations have been located unless noted. Only visible utilities located.
- Dimensions shown hereon are based on NAVD 1988 unless otherwise stated.
- Dimensions shown for the location of improvements hereon should not be used to reconstruct boundary lines.
- Dimensions and bearings shown are plotted and measured only unless otherwise noted.
- Attention is directed to the fact that this plan may have altered in size by reproduction. This must be considered when obtaining needed data.
- Features shown by symbols as indicated in legend may not be to scale.
- Wall line is to face of wall.
- Only visible utilities and encroachment located.
- This survey is valid for 90 days from the completed date or revised data shown.

This survey is not valid without the signatures and the original sealed enclosures, each of a Florida Licensed Surveyor and Mapper.

I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 46-17, Florida Administrative Code, pursuant to Section 473.027, Florida Statutes.

Harry H. Sobhray Professional Surveyor and Mapper No. 5342



BOYD CIVIL ENGINEERING
4816 Hanger Road
Winter Park, FL 32789
Phone: (407) 946-2997
Fax: (407) 946-2997
Certificate of Auth. 27791

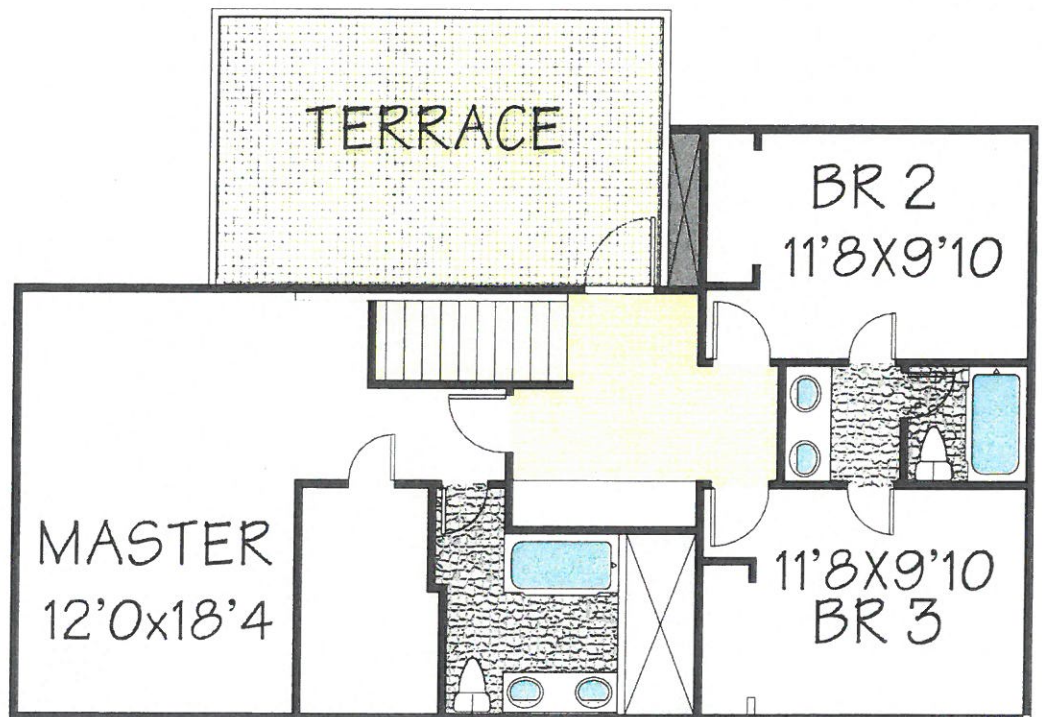
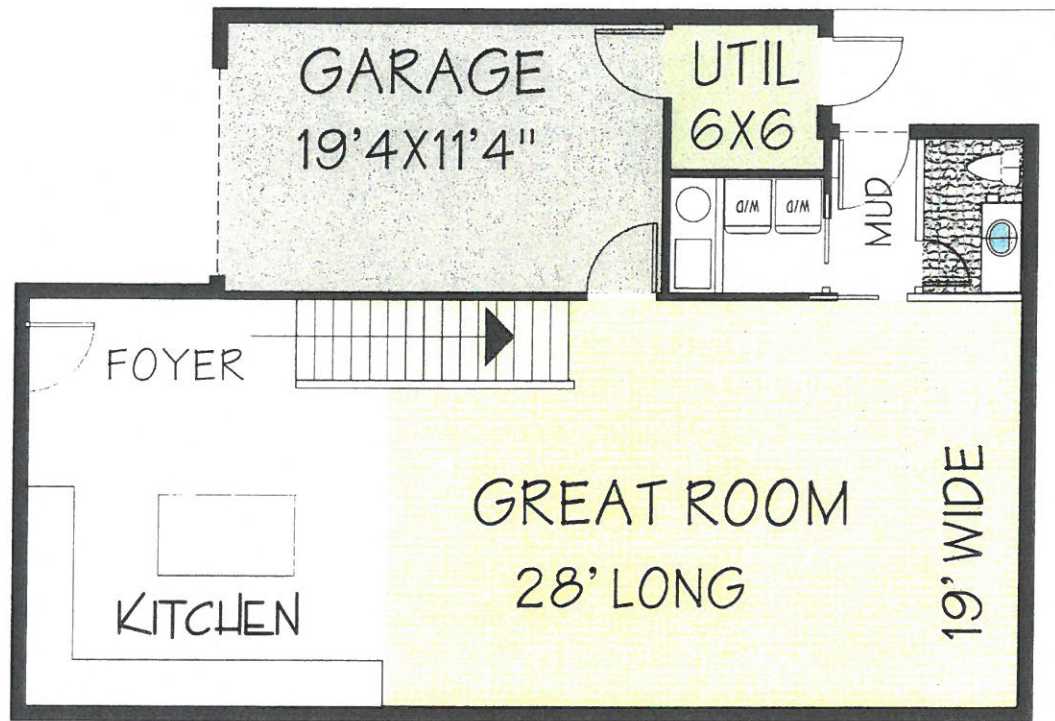
City/Engineer	Done	Description
XABER, GUERRICAGOTTA, P.E.		

CADY WAY COTTAGES, 2281 NAIN DR.
WINTER PARK, FLORIDA
PREPARED FOR —
EXISTING SURVEY

Date: 7/8/2016
Scale: AS SHOWN
Project No.: 1079.000
Drawn By: WEW
Designed By: WEW
Checked By: XGJ

SHEET NO.
1.10





BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 20, BLOCK 13, ALOMA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LESS BEGIN AT THE NORTHWEST CORNER OF SAID LOT 20, RUN SOUTHEASTERLY 137.3 FEET ALONG THE NORTH LINE OF LOT 20 TO A POINT WHERE IT JOINS LOT 17, THENCE SOUTHWESTERLY 45 FEET ALONG THE NORTHWEST LINE OF LOT 17 AND 18, THENCE NORTHWESTERLY TO THE POINT OF BEGINNING. ALSO THAT PART OF LOT 21 DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 21, BLOCK 13, ALOMA, AS RECORDED IN PLAT BOOK O, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WESTERLY 17.4 FEET ALONG THE NORTH LINE THEREOF, THENCE SOUTHERLY 150.8 FEET MORE OR LESS TO A POINT 15 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 21 AND ON THE SOUTH LINE THEREOF; THENCE EASTERLY 15.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY 153.00 FEET TO THE POINT OF BEGINNING.

Bearings shown hereon are based on the Chord Bearing of the North R/W line of Nairn Dr being assumed as S 82°32'56" E.

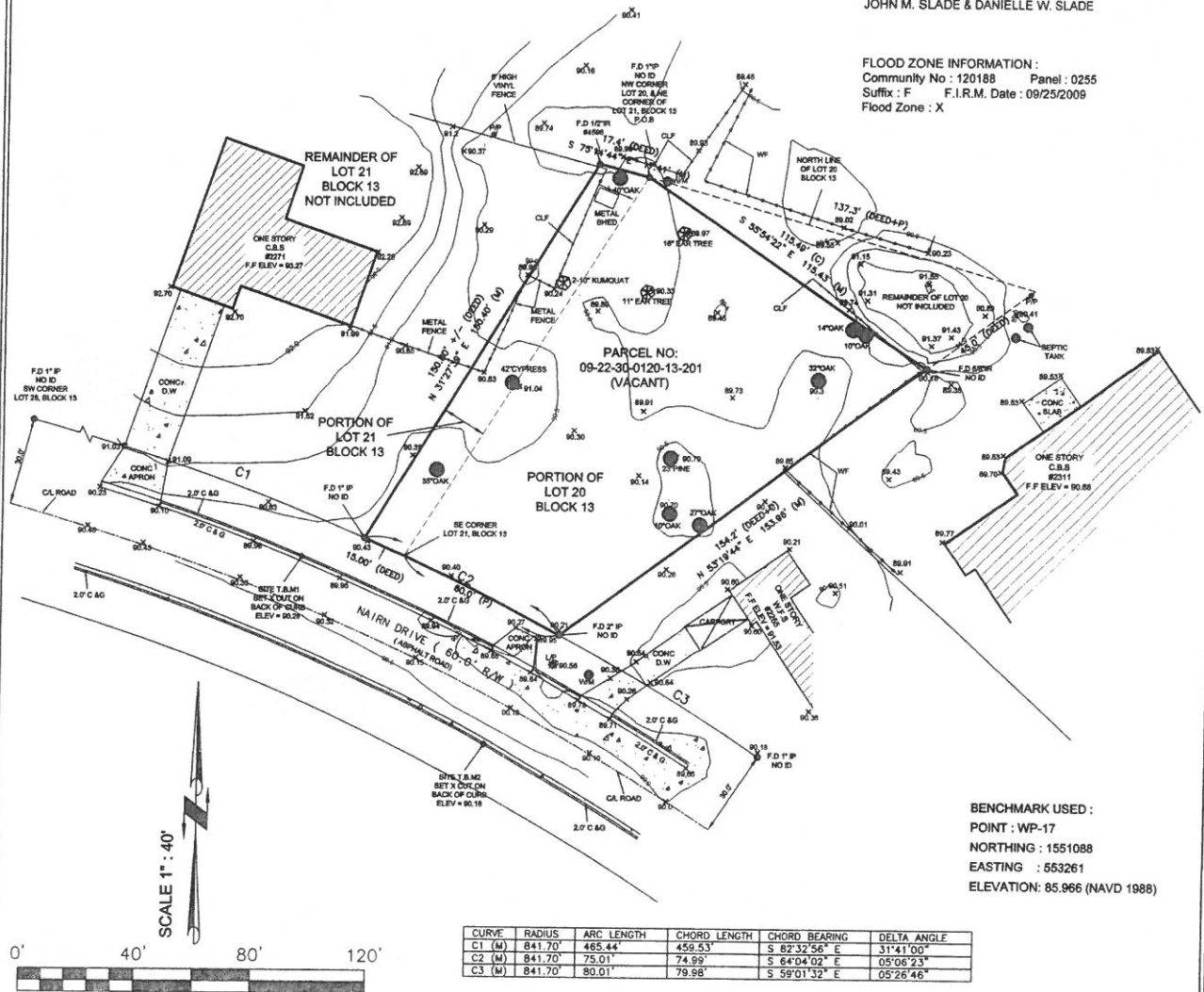
Field Date : 05/05/16
Date Completed : 05/08/16

PROPERTY ADDRESS :
2281 NAIRN DRIVE,
WINTER PARK, FLORIDA 32792

SURVEY NO : VS 1902

Certified To :
JOHN M. SLADE & DANIELLE W. SLADE

FLOOD ZONE INFORMATION :
Community No : 120188 Panel : 0255
Suffix : F F.I.R.M. Date : 09/25/2009
Flood Zone : X



BENCHMARK USED :
POINT : WP-17
NORTHING : 1551088
EASTING : 553261
ELEVATION: 85.966 (NAVD 1988)

LEGEND

CONC	Concrete	TRANS	Transformer	A	Arc Length	PROP	Proposed	B.R	Bearing Reference
CLF	Chain Link Fence	E.O.P	Edge of Pavement	Δ	Delta	D.F	Drainfield	W.F.S	Wood Framed Structure
WF	Wood Fence	C/L	Centerline	C.M	Concrete Monument	S.T	Septic Tank	SW/E	Sidewalk Easement
C&G	Curb and Gutter	U.E	Utility Easement	N-D	Nail and Disc	O.H.L	Overhead Lines	L.A.E	Limited Access Easement
CATV	Cable TV Riser	D.E	Drainage Easement	IR	Iron Rod	C.B.S	Concrete Block Structure	N.T.S	Not to Scale
TEL	Telephone Riser	P.R.M	Permanent Reference Marker	IP	Iron Pipe	F.F	Finish Floor	O.R	Official Record
L/P	Light Pole	P.O.C	Point of Commencement	F.D	Found	P	Plat	O.R.B	Official Record Book
P/P	Power Pole	P.R.C	Point of Reverse Curve	R/W	Right of Way	C	Calculated	R.O.E	Roof Overhang Easement
MH	Manhole	P.T	Point of Tangency	B.M	Bench Mark	R.P	Radius Point	S.I.R	Self Iron Rod #7772
SAW	Sidewalk	P.I	Point of Intersection	Pg	Page	N.R	Non Radial	T.B.M	Temporary Bench Mark
WM	Water Meter	P.C.P	Permanent Control Point	EL	Elevation	RAD	Radial	T.O.B	Top of Bank
FH	Fire Hydrant	P.O.L	Point on Line	F	Field	R	Radius	E.O.W	Edge of Water
A/C	Air Condition	C.B	Chord Bearing	M	Measured	B.S	Building Setback	X 98.50	Spot Elevation
TYP	Typical	P.C	Point of Curvature	D/W	Driveway	L	Length	N.H.W.E	Normal High Water Elevation

Surveyor's Notes

1. This survey is based on the legal description as provided by the Client.

2. This Surveyor has not abstracted the land shown hereon for easements rights of way or restrictions of records which may affect the title or use of the land.

3. No underground improvements or installations have been located unless noted. Only visible utilities located.

4. All elevations shown hereon are based on NAVD 1988 unless otherwise stated.

5. Dimensions shown for the location of improvements hereon should not be used to reconstruct boundary lines.

6. Dimensions and bearings shown are plat and measured only unless otherwise noted.

7. Attention is directed to the fact that this plan may have altered in size by reproduction. This must be considered when obtaining scaled data.

8. Features shown by symbols as indicated in legend may not be to scale.

9. Wall ties are to face of wall.

10. Only visible utilities and encroachment located.

11. This survey is valid for 90 days from the completed date of survey.

12. Septic Tanks and drainfield location are approximate and should be verified by the appropriate utility company.

13. The accuracy of this survey meets or exceeds Florida minimum technical standards according to Chapter 53-17 Florida Administrative Code.

This survey is not valid without the signature and the original raised embossed seal of a Florida licensed Surveyor and Mapper

I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 53-17, Florida Administrative Code, pursuant to Section 472-027, Florida Statutes.

Harry H. Sobhray Professional Surveyor and Mapper No. 5342



LEGEND

- UTILITY EASEMENT
- BUILDING SETBACK
- LOT LINE
- PROPOSED CONCRETE

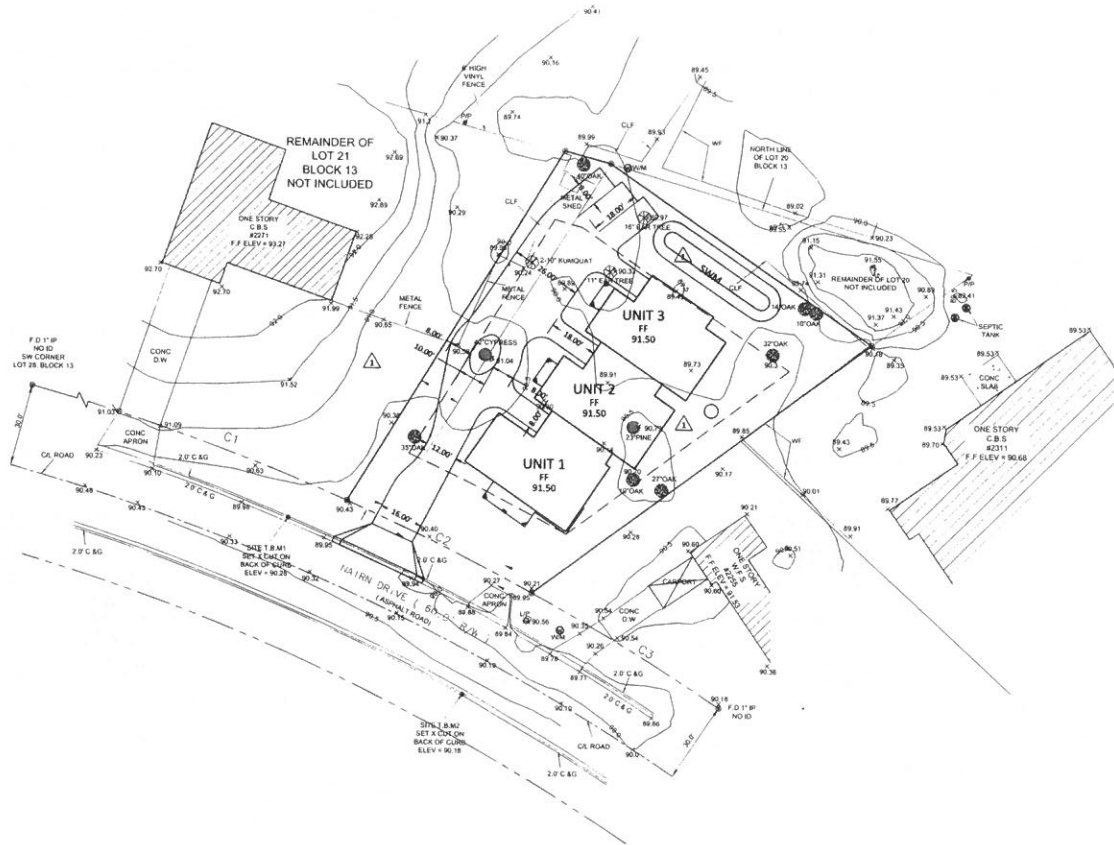
SETBACKS:

FRONT	BUILDING:	MIN. 25 FEET
SIDE	BUILDING:	MIN. 10 FEET
REAR	BUILDING:	MIN. 25 FEET FIRST FLOOR MIN. 25 FEET SECOND FLOOR

LAND USE:

TYPE	SQUARE FEET	ACRES
BUILDING COVERAGE	7991.58	0.09
PAVEMENT	1861.59	0.06
PERVIOUS	7400.83	0.17
TOTAL	15046.00	0.35

% IMPERVIOUS = 49.13%, MAXIMUM 65%



Civil Engineer
MABERT J. GUERRICAGOTIA, P.E.

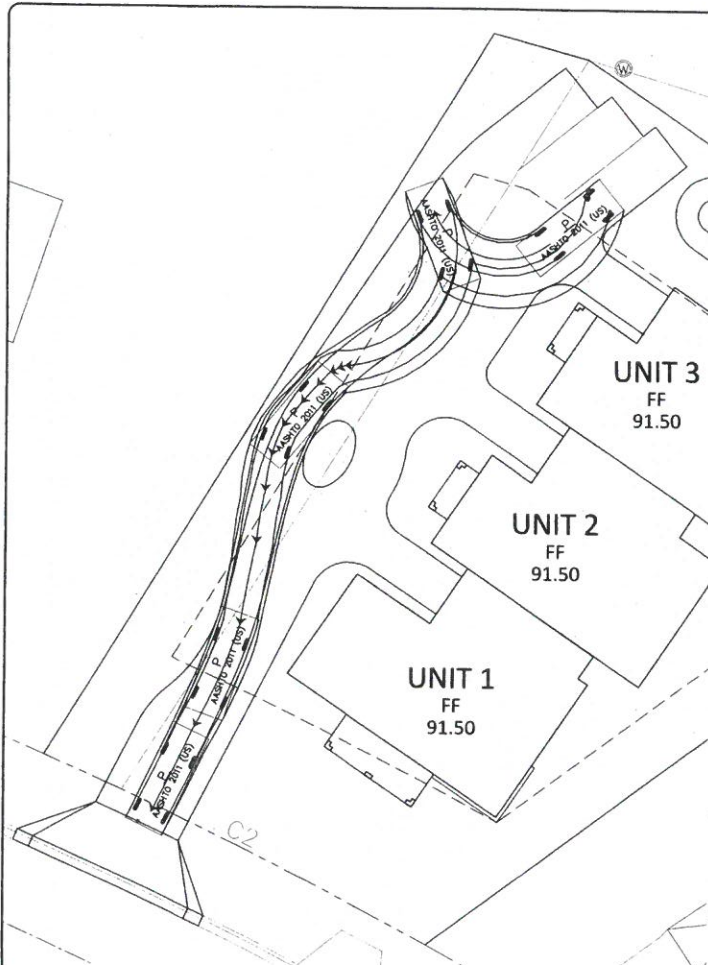
NO.	DATE	DESCRIPTION
1	7/31/2016	REVISION TO PRELIMINARY SITE PLAN

CADY WAY COTTAGES, 2281 NAIN DR.
WINTER PARK, FLORIDA
PREPARED FOR: ---

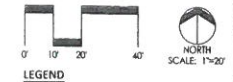
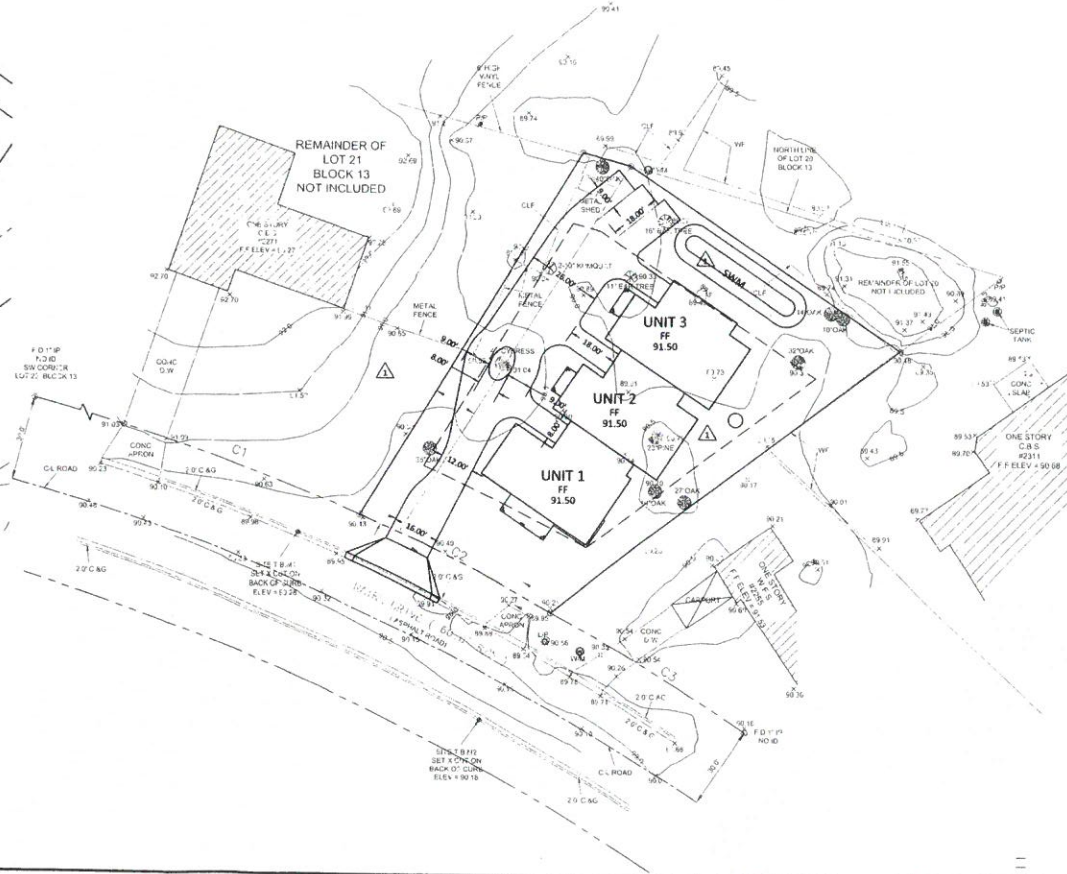
GEOMETRY SITE PLAN

Date: 7/31/2016
Scale: AS SHOWN
Project No: 1079.000
Drawn By: WEW
Designed By: WEW
Checked By: XGJ

SHEET NO.
2.00



AUTOTURN DETAIL
SCALE: 1"=10'



LEGEND

- UTILITY EASEMENT
- BUILDING SETBACK
- LOT LINE
- PROPOSED CONCRETE

SETBACKS:

FRONT	BUILDING	MIN. 25 FEET
SIDE	BUILDING	MIN. 10 FEET
REAR	BUILDING	MIN. 25 FEET FIRST FLOOR MIN. 35 FEET SECOND FLOOR

LAND USE:

TYPE	SQUARE FEET	ACRES
BUILDING COVERAGE	3961.58	0.09
PAVEMENT	3683.59	0.08
PERVIOUS	7400.83	0.17
TOTAL	15046.00	0.35

% IMPERVIOUS = 49.13%, MAXIMUM 65%

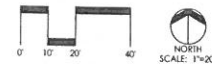
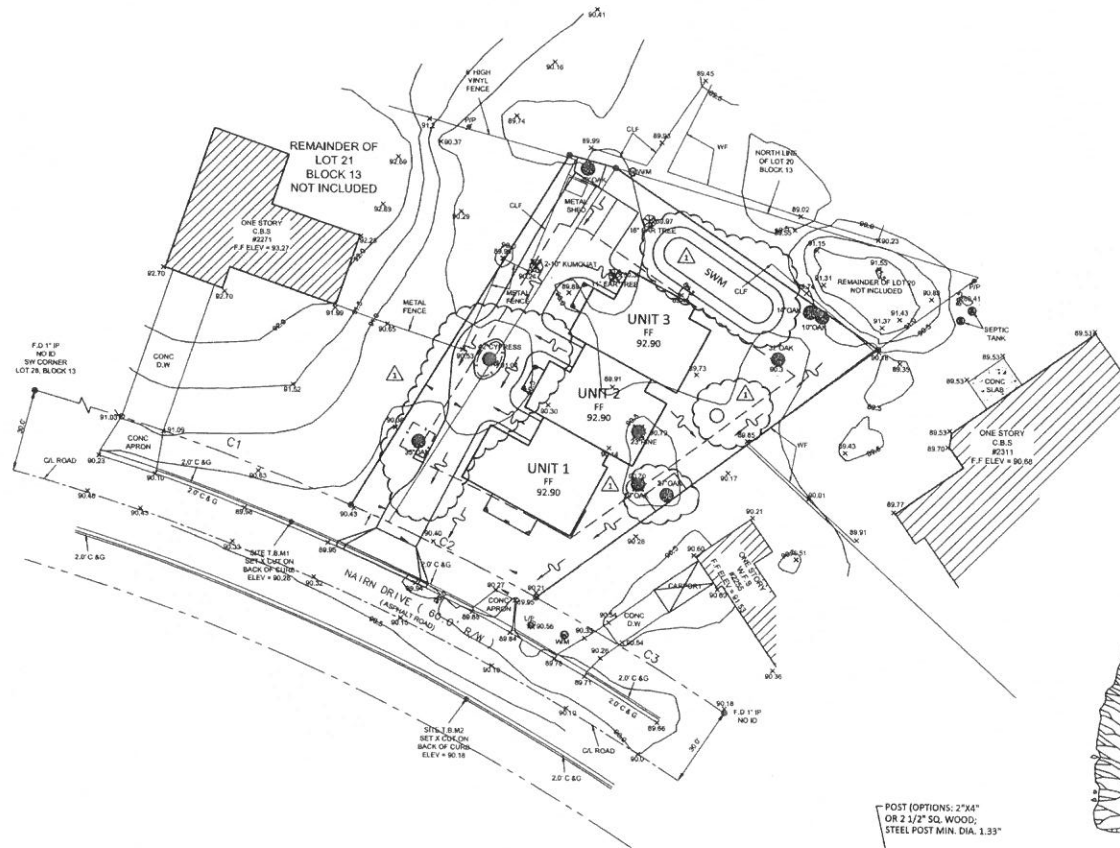
BOYD CIVIL ENGINEERING
4814 Haring Moss Road
Gainesville, Texas 77907
(817) 261-1111
www.boydcivil.com
Professional Engineer
Certificate of Auth. 22791

CADY WAY COTTAGES, 2281 NAIRN DR.
WINTER PARK, COLORADO
PREPARED FOR: [Redacted]
DATE: 8/2/2016
SCALE: AS SHOWN
PROJECT NO.: 079.000
DRAWN BY: WEW
DESIGNED BY: WEW
CHECKED BY: XGJ

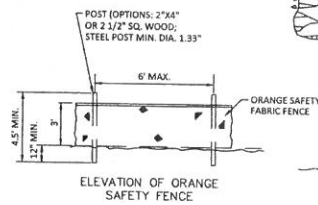
Rev.	Date	Description	By	Check By
1	7/27/16	REVISION LOCATION & UTILITY	XGJ	WEW

GEOMETRY SITE PLAN

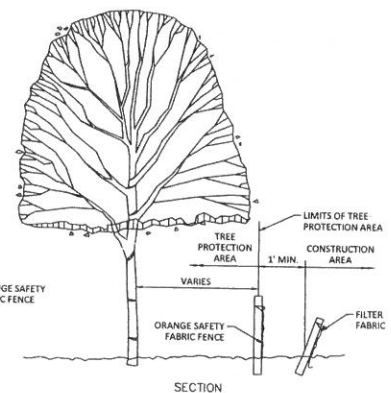
SHEET NO.
2.00



- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING CONTOUR
 - DRAINAGE FLOW ARROW
 - ⊗ TREE REMOVAL
 - ⊙ TREE SAVE (SEE PROTECTION DETAILS)



LIMITS OF TREE PROTECTION DETAIL
N.T.S.

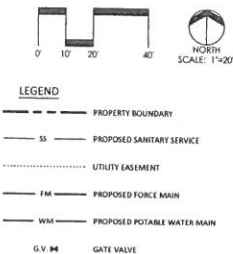
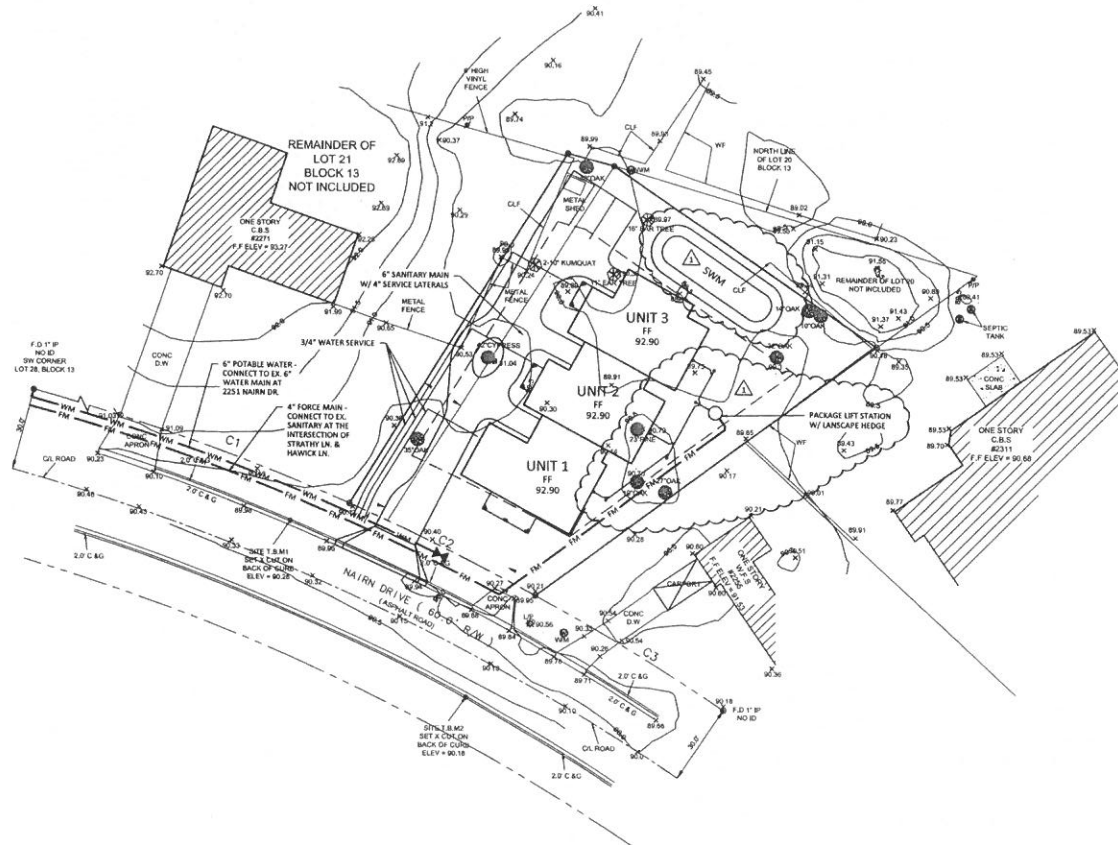


BOYD CIVIL ENGINEERING
4810 Hyattsville Road
Orlando, Florida 32807
Tel: 407.251.1111
Fax: 407.251.1112
License No. 151951

PROJECT NO. 1079.000	
DATE: 7/8/2016	SCALE: AS SHOWN
DRAWN BY: WEW	DESIGNED BY: WEW
CHECKED BY: XGJ	

CADY WAY COTTAGES, 2281 NARIEN DR.
WINTER PARK, FLORIDA
PREPARED FOR: —
DRAINAGE SITE PLAN

SHEET NO. 3.00



- LEGEND**
- PROPERTY BOUNDARY
 - SS — PROPOSED SANITARY SERVICE
 - UTILITY EASEMENT
 - FM — PROPOSED FORCE MAIN
 - WM — PROPOSED POTABLE WATER MAIN
 - G.V. — GATE VALVE

BOYD CIVIL
ENGINEERING
4816 Hanging Moss Road
Orlando, Florida 32807
Phone: (407) 401-1000
Certificate of Auth. 22791

Cady Way Cottages, 2281 Nairn Dr.		Civil Engineer AMBERLY GUERRICAGOTTA, P.E. License No. 51951	
UTILITY SITE PLAN		Date: 7/8/2016	
Scale: AS SHOWN		Project No.: 1079.000	
Drawn By: WEW		Designed By: WEW	
Checked By: XGJ		SHEET NO. 4.00	



city commission public hearing

item type	Public Hearing	meeting date	August 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 for Subdivision or Lot Split Approval at 2098 East End Avenue.

Mr. Ron Scarpa and Mr. Bob Walker (contract purchasers) are requesting subdivision or lot split approval to divide the property located at 2098 East End Avenue into two single-family lots. The zoning of this property is R-1A. The property is currently occupied by one single-family home on the north or corner lot, which the applicants plan to remodel. Then they would build a new home on the southern platted lot.

Planning and Zoning Board Recommendation:

Motion made by James Johnston and seconded by Tom Sacha, to approve the subdivision request at 2098 East End Avenue subject to the following conditions agreed to by the applicant:

1. That the existing home on the corner lot at 2098 East End Avenue would be preserved during the time of ownership by the applicants and that an agreement would be entered into with the City committing to the preservation of the existing live oak tree at the rear of the existing house and that the maximum floor area ratio on both lots would be capped at 38%.
2. The site plan, elevations and floor plan for the new home on the vacant lot must be approved by the P&Z Board at a public hearing, following notice and distribution of those plans to the property owners within 500 feet of the lot.

Motion carried unanimously with a 7-0 vote.

Summary: During the City's review process of subdivisions or lot split requests, there are two criteria that are reviewed. 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 existing property is 103.5 feet wide on East End Avenue and 14,386-square feet in size. The subdivided lots are proposed to be 53.5 feet wide for the corner lot and 50 feet wide for the interior lot, with lot areas of 7,297, and 6,950-square feet in size, respectively. The R-1A zoning requires a minimum of 75 feet of lot width, and a minimum of 8,500-square feet of land area. Thus, this request does not meet the R-1A lot dimension or land area standards, and variances are requested. The applicants are also asking for a side setback variance for the existing home on the corner lot in order to keep it at the current nonconforming five foot side setback, rather than demolish that home.

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

There are 102 homes within this neighborhood along Parkland Drive, Winter Park Road, and Eastern Parkway, Woodside, Hammerlin and East End Avenues with the R-1A zoning (see attached map). The median lot width is 65 feet and 39% of the homes have lots less than 55 feet. Thus, the proposed lot widths of 50-53.5 feet compares favorably to 39% of the neighborhood.

Applicable Codes: The applicable Comprehensive Plan policy and Subdivision Code section governing lot splits are on the following page.

Development Plans: The applicant has provided a generalized front elevation for the type of home that they plan to build on the vacant southern lot, and a general site plan for the layout of the proposed new home. On the northern corner lot the existing home will be renovated. On this vacant lot, the applicants will comply with the normal single-family development standards, setbacks, etc. The new home they plan to build will also require removal of a 49" laurel oak tree that the City's Urban Forestry department states is healthy, and should be preserved. The applicant has provided an arborist report that questions the viability of that tree.

Previous Lot Splits: In January, 2016 when the City had a similar lot split request at 2715 Woodside Avenue, which was approved by P&Z and the City Commission. Those lots were each 52 feet wide and 7,800 square feet in lot area. The staff, at that time, indicated that this property at 2098 East End Avenue as well as at 2700 Winter Park Road and 2737 Woodside were similar cases that could be decide to apply for similar lot split variances.

Planning Staff Recommendation: Based on the advice from the City Attorney, the staff will no longer make recommendations for "approval" of lot splits with variances. The issue is that if staff says that the applicants meet the criteria for a variance, then it effectively ties the hands of the P&Z Board to make a differing recommendation, based on review of comparable lot sizes in the neighborhood. Given that and the recommendation from Urban Forestry, the staff recommendation was for denial.

Planning and Zoning Board Summary:

The P&Z Board heard from 10 neighbors that were mixed in reaction with some in opposition and some in favor of the lot split but all asking for the new home construction to be compatible in size and appearance with the existing neighborhood. The P&Z Board recognized that the neighborhood from Eat End Avenue over to Winter Park Road is predominately homes on 50-55 foot wide lots. The P&Z Board felt that the conditions volunteered by the applicants to preserve the most important live oak tree, to lessen the new home size (FAR) to 38% and to have P&Z review and approve those future plans were important steps to address neighborhood compatibility. Thus, the P&Z Board recommended approval subject to those conditions.

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.

P&Z Board Minutes: August 2, 2016

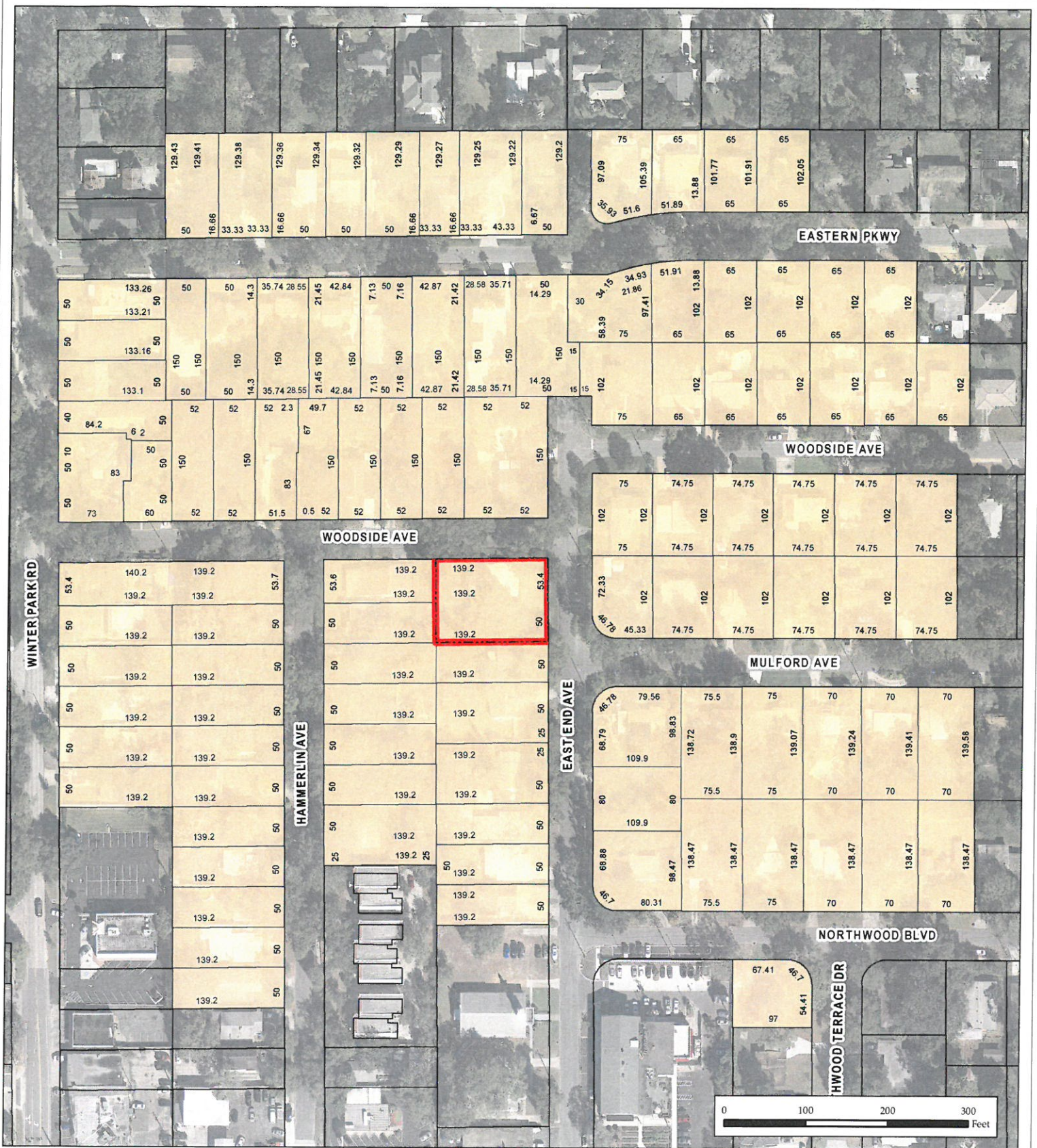
REQUEST OF RON SCARPA AND BOB WALKER FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 2098 EAST END AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS. LOT DIMENSION VARIANCES ARE REQUESTED FOR THESE LOT DIMENSIONS THAT ARE LESS THAN THE 75 FEET OF LOT WIDTH AND 8,500 SQUARE FEET OF LOT AREA REQUIRED IN THE R-1A ZONING. A VARIANCE IS ALSO REQUESTED TO ALLOW THE EXISTING HOME AT 2098 EAST END AVENUE TO HAVE A FIVE FOOT SIDE SETBACK SO IT MAY REMAIN IN PLACE AND BE RENOVATED WITH THE ONE NEW HOME TO BE CONSTRUCTED ON THE VACANT LOT TO THE SOUTH.

The P&Z Board thanked the 10 neighbors that spoke on the matter and acknowledged that there were some in opposition and some in favor of the lot split but all were asking for the new home construction to be compatible in size and appearance with the existing neighborhood. The P&Z Board also thanked the applicant for offering some conditions of approval to help address the issues that have been raised. The P&Z Board recognized that the neighborhood from East End Avenue over to Winter Park Road is predominately homes on 50-55 foot wide lots while the neighborhood to the east has larger home sites. The P&Z Board felt that the conditions volunteered by the applicants to preserve the most important live oak tree, to lessen the new home size (FAR) to 38% and to have P&Z review and approve those future plans were important steps to address neighborhood compatibility. The Board agreed that the lesser FAR should be applied to both lots. Thus, there was consensus from the P&Z Board to recommended approval subject to those conditions.

Motion made by James Johnston and seconded by Tom Sacha, to approve the subdivision request at 2098 East End Avenue subject to the following conditions agreed to by the applicant:

- 3. That the existing home on the corner lot at 2098 East end Avenue would be preserved during the time of ownership by the applicants and that an agreement would be entered into with the City committing to the preservation of the existing live oak tree at the rear of the existing house and that the maximum floor area ratio on both lots would be capped at 38%.**
- 4. That the site plan, elevations and floor plan for the new home on the vacant lot must be approved by the P&Z Board at a public hearing, following notice and distribution of those plans to the property owners within 500 feet of the lot.**

Motion carried unanimously with a 7-0 vote.



Comprehensive Plan Test



2098 East End Avenue

Lot Split Request

Date: July 2016

Subject Site

Average Lot Width = 62.9 feet

Average Lot Size = 8,025 square feet

40 Lots are 55' or Less in Width (39%)

NOTES

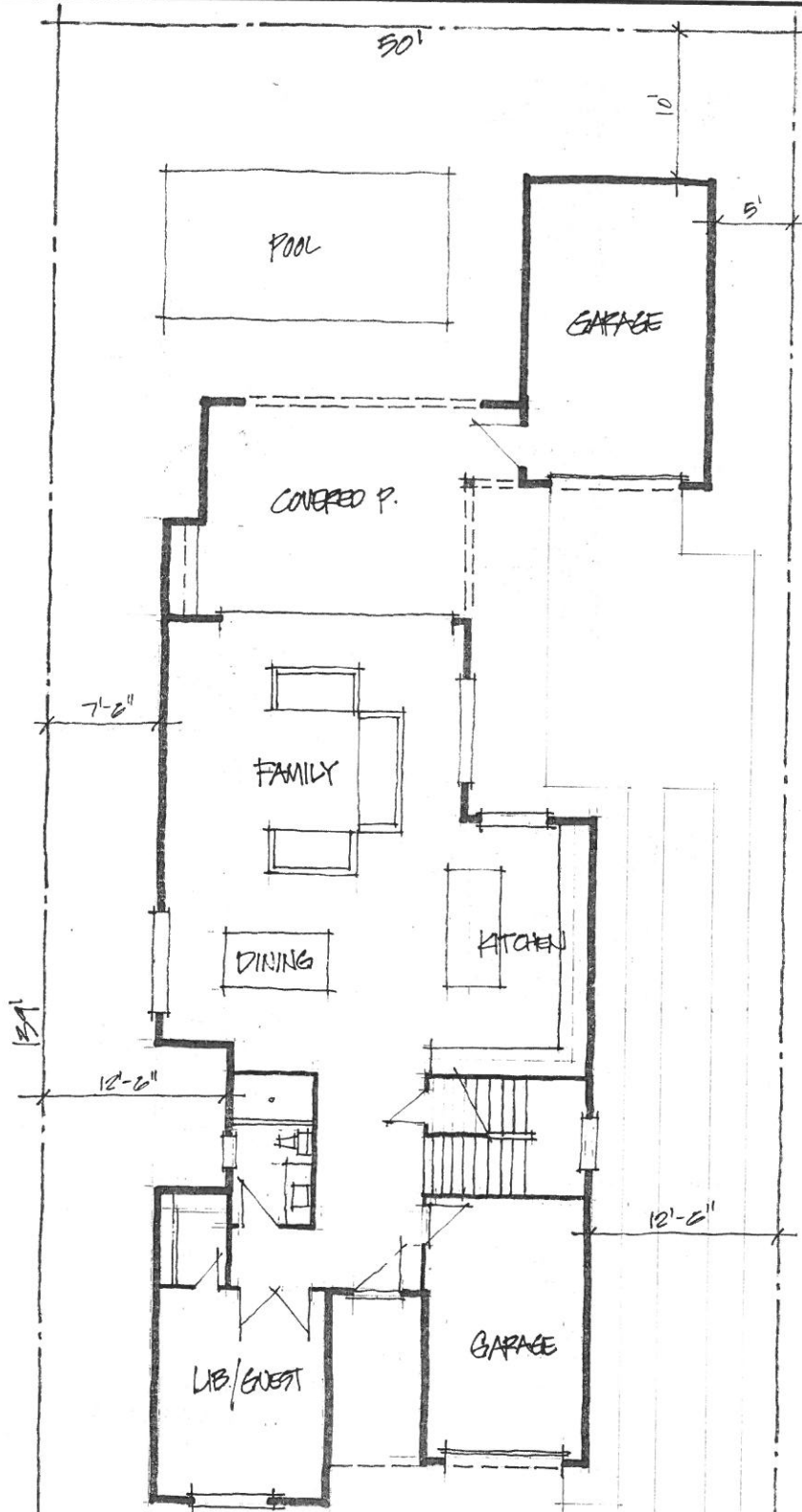
R-1A Lots Within 500' of Site

Median Lot Width = 65 feet

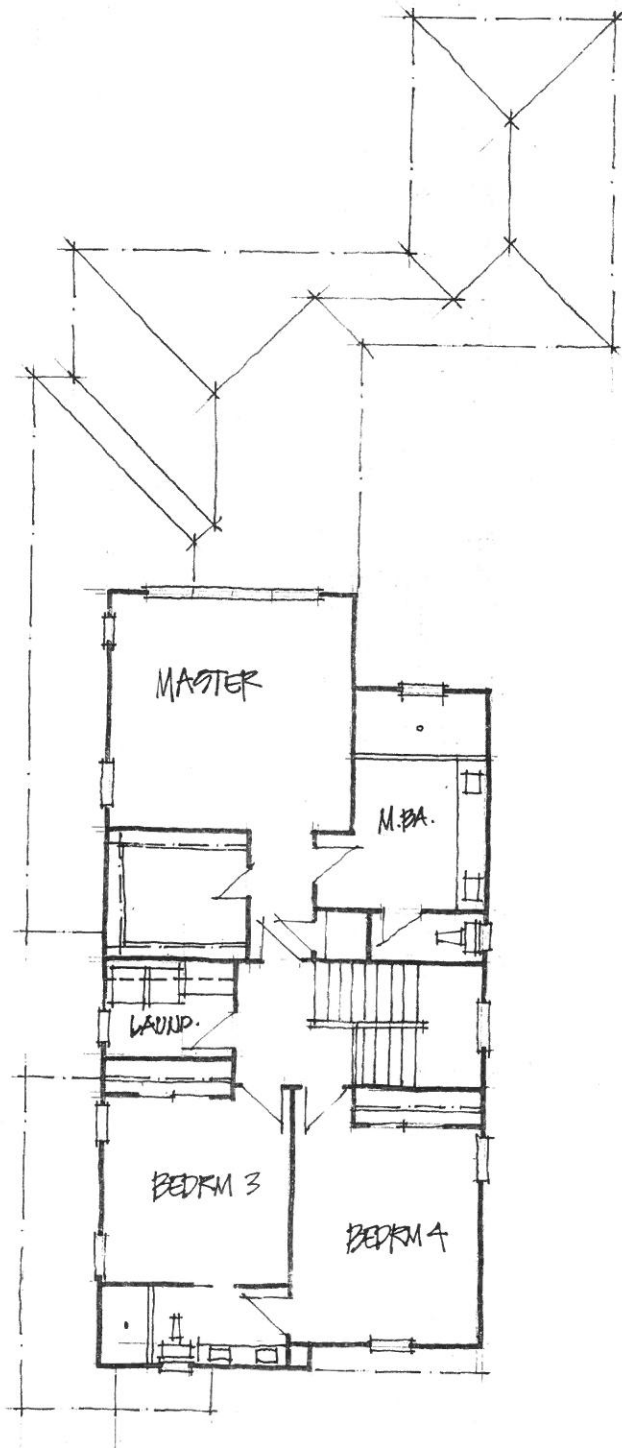
Median Lot Size = 7,579 square feet

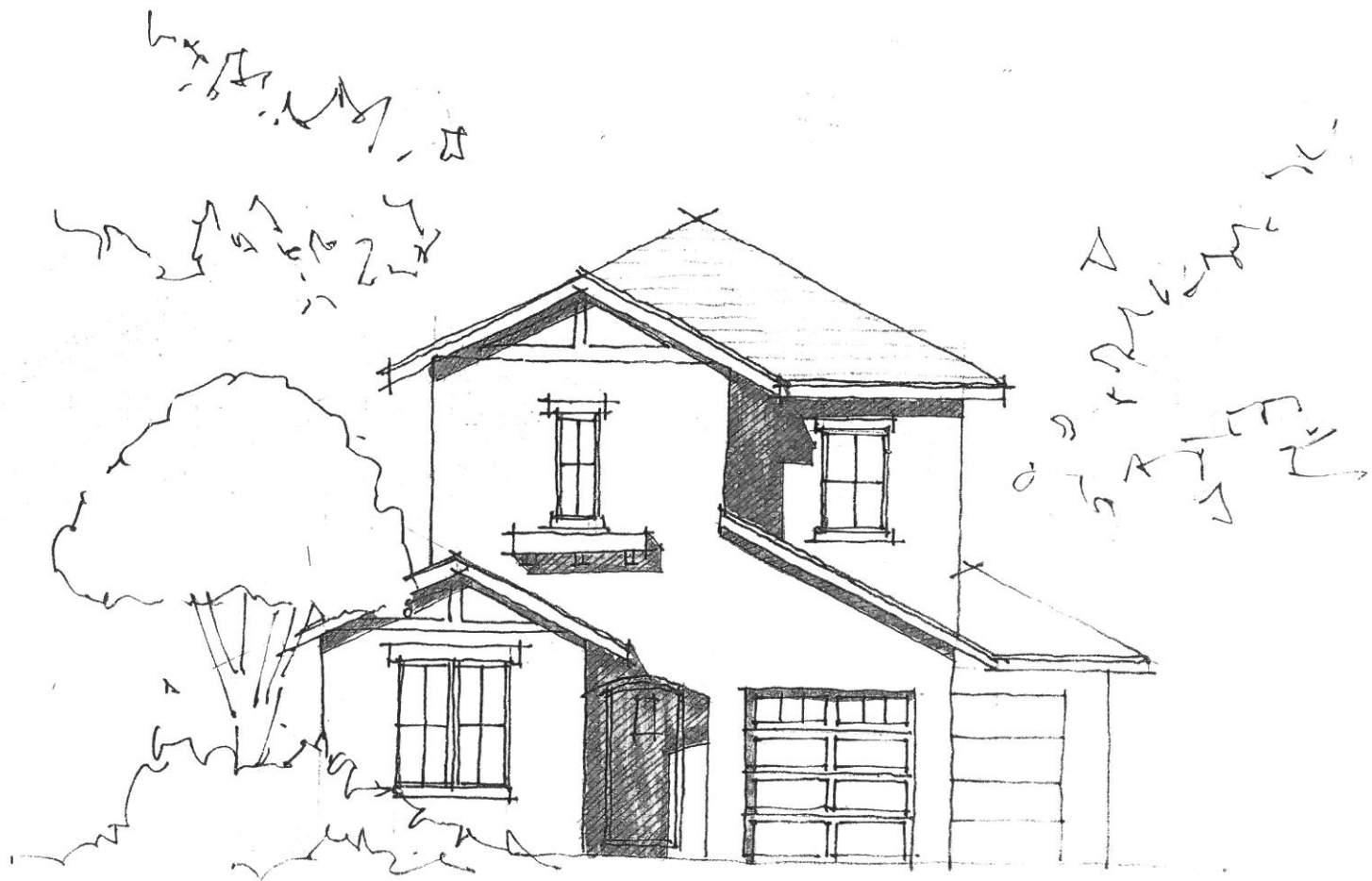
62 Lots are Greater than 55' in Width (61%)

Agenda Packet Page 55



EAST END AVE.
 6950 SQ. FT. LOT
 F.A.R. AT 43% = 2988 SQ. FT.
 HOUSE AS SHOWN W/ GARAGES = 2981 SQ. FT.
 BAREFOOT BROTHERS, BLDG.
 HYATT DESIGN
 SCALE: 1/8" = 1'-0"



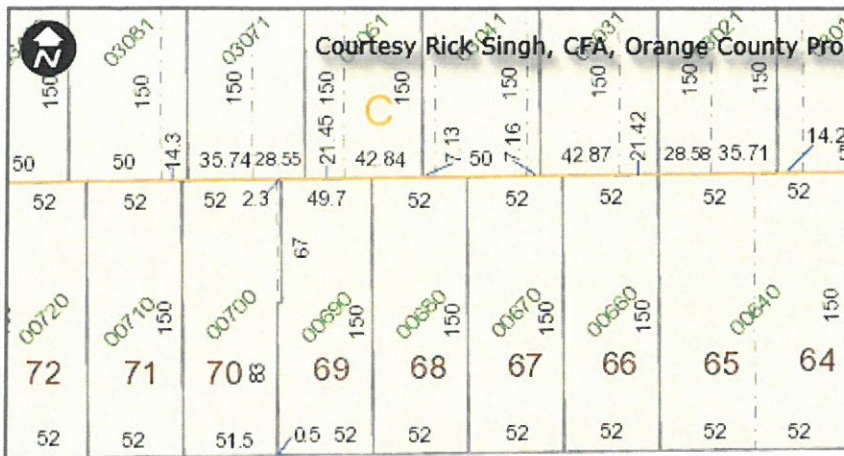


EAST END AVE.

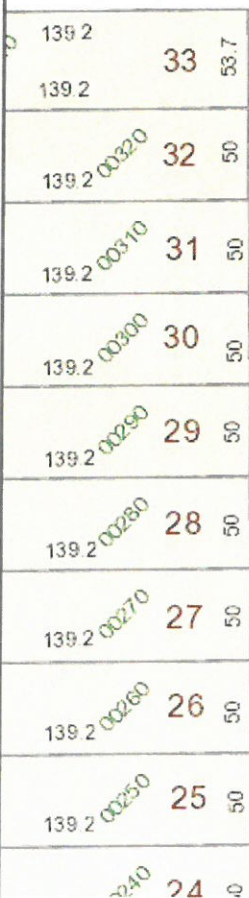
~~BARFOOT~~ BROTHERS - AYATT DESIGN

Parcel Report for 18-22-30-2444-00-620

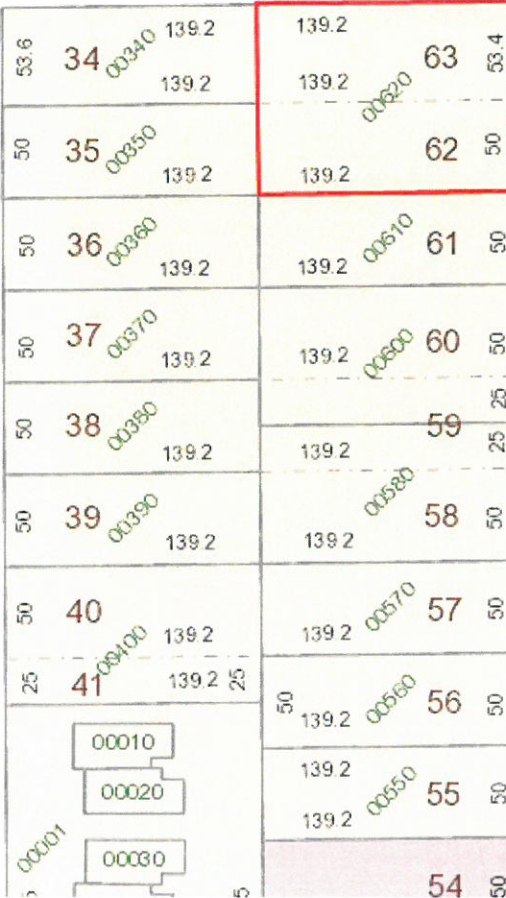
Courtesy Rick Singh, CFA, Orange County Property Appraiser



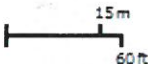
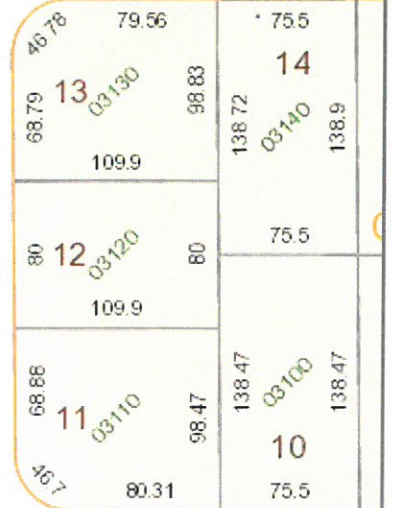
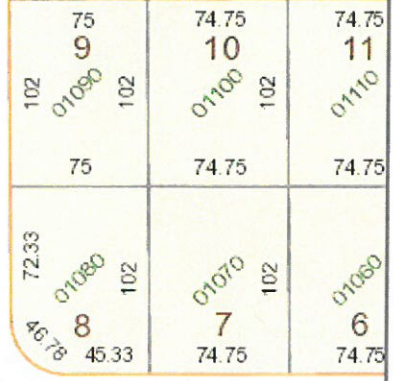
WOODSIDE AVE



HAMMERLIN AVE



EAST END AVE



Created: 7/14/2016

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

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

July 14, 2016

Dear Neighbors,

My name is Ron Scarpa. I am a custom home builder (Barefoot Brothers) and a Winter Park resident for the past 12 years having built homes nearby on Winter Park Road and on Parkland Drive.

I recently acquired the property located at 2098 East End Ave (Mrs. Stephenson's former home). with my business partner, Bob Walker. We plan on keeping the home and updating it.

As a courtesy we wanted to let you know we will be applying for a lot split with the City of Winter Park to subdivide this parcel and eventually build a single family residence on the lot to the south.

In our estimation, the new home will be compatible with the neighborhood and surrounding homes. Please find the attached drawings of a concept that we are considering for our future build. If you have any questions or concerns regarding this matter, please do not hesitate to call me. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Ron Scarpa". The signature is stylized with a large, sweeping "R" and a long, horizontal stroke extending from the end of the name.

Ron Scarpa
863-287-1061
407-960-4834



www.barefootbrothers.net

City of Winter Park
Jeff Briggs

6/30/16

Jeff,

Please find the attached application for subdivision on the property that Bob Walker and I have purchased located at 2098 East End Ave. We are requesting to subdivide lot 62 into a separate 50ft lot in order to build a future single family residence on the site. Elevations and plans will follow. As you can see from the current survey, the front of the house is approximately 5ft from the future 50ft lot. I think this probably conformed to what was and is still is acceptable in the city of Orlando in which this property was formerly located. We would like to keep the current home on the north side of the property in tact with just minor modifications to some of the paver stones that cross over into the south lot. If you have any questions or concerns regarding the lot split, please let us know. Once I have the elevations with survey I will walk the neighborhood and share the concept with the adjacent property owners.

Sincerely,


Ron Scarpa

CBC 125-7133 3201 Corrine Drive #213 Orlando, FL 32803
TEL. (407) 960-4834 FAX (863) 223-0284
INFO@BAREFOOTBROTHERS.NET

A SUN STATE TREE, INC.
1580 S. HWY 17-92
LONGWOOD, FL 32750
407-949-1483

City of Winter Park
401 South Park Ave.
Winter Park, FL 32789
Attention: Dru Dennison
RE: 2098 East End Ave.

Dru,

After analyzing the Laurel Oak located on this property, my findings are as follows:

1. Open wound on tree stalk allowing entry of water to become stagnant within the tree which has resulted into ganoderma (bacterial decay) which further resulted in root rot.
2. Mushrooming is easily seen on northern & western side of root collar. Although tree shows good uptake, it is in my professional opinion that the tree should be removed prior to construction taking place on the property. Estimated age of tree is 45-50 years old.

Sincerely,



Rick Nellis

Certified Arborist

Jeffrey Briggs

From: Robert Walker <rwalker55@me.com>
Sent: Monday, August 01, 2016 7:21 AM
To: Jeffrey Briggs; Allison McGillis
Cc: Ron Scarpa; mandy@barefootbrothers.net
Subject: 2098 E End Ave Lot Spli

Dear Jeff and Allison:

Thank-You for the opportunity to meet and discuss our proposed project in person. In response to some of the concerns/comments , please find the following.

1. The large laurel oak in the middle of the proposed lot split at 2098 E End Ave. seems to be the greatest concern. We will have an independent arborist report to share before the meeting. Additionally, both Ron and I have had several properties with Laurel Oaks which were removed due to disease and/or insurance concerns. Although beautiful, I have personally removed all four Laurel Oaks behind my home at 1011 Ayrshire Street after one dropped on my porch. It is our understanding the City of Winter Park is even removing many laurel oaks within the City Right Aways to mitigate hazards to the power lines and general public.
2. The Live Oak trees are beautiful and will remain in the front and side yards as they are well outside future building envelope and we intend to preserve as such.
3. The concept we proposed last week was using the maximum 43% FAR. As a condition for Approval, we would be willing to reduce the overall FAR to 38%—reducing the square footage of our proposed home by 300-400 sq ft. to further appease any neighborhood concerns.
4. We intend to preserve the existing residence as a Rental Home and are in the process of upgrading the home and yard. We would be receptive to a conditional approval whereby this home would not be demolished while in our possession.
5. Additionally, we would go thru further P&Z Approval before constructing a future home on the new Lot within the 38% FAR, although we have no immediate plans to start construction

I have personally been a long time resident of the Winter Park area since 1974 and Ron has constructed four high quality residences within walking distance of 2098 E End Ave at the corner of Parkland and Winter Park Roads. We also have another small home we have preserved nearby on Mulford Ave as a Rental. Ron's business, Barefoot Brothers Construction is located on the second floor of the East End Market two blocks away—an award winning, innovative commercial property Barefoot Bros is proud to have renovated.

Without Splitting this 14,386 sq ft parcel, we could conceivably construct a 5400 sq ft home, which would be far outside the neighborhood character in our opinion.

The other advantages of the Lot Split are

1. Maintaining the Integrity and Scale of the immediate neighborhood vs a larger home
2. Creation of an Energy Efficient Home
3. Upgrading two Septic Tanks
4. Increased Property Values

5. Preservation of an older Home

Disadvantage as we see it is the removal of a aging Laurel Oak.

Thank-You Jeff and Allison. See you tomorrow evening.

Bob Walker (407-468-2884)

Ron Scarpa (863-287-1061)



Winter Park Planning and Zoning Board
Aug. 1, 2016 via email
lclark@cithofwinterpark.org

Reference: Variance requests for property at 2098 East End Ave., Winter Park

Ladies and Gentlemen:

I am Stephen Combs, and I live at 2812 Woodside Avenue, around the corner from the referenced property. I cannot attend the Aug. 2 hearing because of my travel schedule, but I wish to submit this statement for the record, and that you will consider my argument in making your decision.

I strongly oppose both requests.

Request No. 1, to split the lot into two substandard lots that do not meet the 75-foot width requirements, would set a dangerous precedent that would make it awkward, to say the least, for the Board to deny future such requests. Unlike the recent lot split at 2715 Woodside Ave, this lot has never been two lots. This home is one of the neighborhood's original dwellings; it was designed and constructed for the lot on which it sits – next to a very large Oak tree that would have to be felled if another house were built.

Request No. 2, to waive the side setback for the existing structure, also sets a dangerous precedent because it would allow for the construction of giant megahouses that do not fit the character of our mid-century ranch architecture. As we saw with the lot split at 2715 Woodside Ave., there is virtually no limit to the size of house or houses that might pop up on this lot.

Sally and I have lived in our home for 33 years. For most of those years we saw a gradual decline in the number of young people. In the last three or four years our neighborhood has undergone an exciting, energetic rebirth, with lots of young families moving in.

People move to this neighborhood for its affordability, its schools, its location – and its ambiance. Our homes all look like they belong here because they were designed with compatible architecture. If you want to see what happens when a developer comes into a neighborhood, bulldozes historic homes and ancient trees and puts up 4,500-foot (or more) two-story megamonsters, take a drive through College Park sometime. It is truly a sad picture. We need to prevent that from occurring here.

Certainly some of our houses are in poor repair and good candidates for replacement. My own house is one of them. But as we saw with the remodeling project at Northwood and Sycamore, additions and new homes can be built to fit in nicely with existing homes.

Setback lines and minimum lot widths have a purpose – to maintain the integrity of the neighborhood, to keep people from blocking their neighbors' view or from crowding their neighbor on the side. The purpose of a variance is legal permission to circumvent the intent of the law.

These two variance requests intend to violate these purposes. A year or so ago the City turned down a side setback variance on Mulford Avenue when a homeowner rehabilitated a vacant eyesore and turned it into a fine home that retains its original mid-century ranch architecture. If your denial was good enough for her, it is good enough for the property at 2098 East End.

I respectfully ask that you deny both of these requests. Thank you for your consideration.

s/

Stephen M. Combs
2812 Woodside Avenue
stevecombs16@gmail.com
407-629-0762



city commission public hearing

item type	Public Hearing	meeting date	August 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	5-0 final vote

Subject: Conditional Use Request for the redevelopment of 503 N. Interlachen Avenue with an eight unit condominium project.

Interlachen North Partners, LLC are the new owners of the Casa Disena Apartment property at 503 N. Interlachen Avenue, which is zoned R-3. This request is for Conditional Use approval to redevelop this property with eight (8) new residential condominiums with a cumulative project size of up to 23,385 square feet, on this property zoned R-3. This is a Conditional Use because the building size exceeds 10,000 square feet.

Planning and Zoning Board Recommendation:

Motion made by Tom Sacha, seconded by Raymond Waugh to approve the conditional use request to redevelop the property at 503 North Interlachen Avenue with an eight unit, three story residential project subject to the following conditions:

- 1. That the electric transformer/switch gear and all backflow preventers shall be located where least visible from a public street and shall also be landscaped so as to be effectively screened from view.**
- 2. That a common area be provided (not in the right-of-way) for the placement of the 8 trash carts.**
- 3. That the final storm water design be approved by the Public Works Department.**
- 4. Incorporating the conditions in the letter dated July 14, 2016 from Nancy A. Rossman, Manager, Interlachen North Partners, LLC, to Mr. John Beck.**

Motion carried unanimously with a 5-0 vote.

Summary: This is a 21,165 square foot property (per survey) which based on 17/units per acre maximum density permits the eight units proposed. These eight new units will be condominiums with three units on the first two floors and then two units on the third floor. There are ten apartments in Casa Disena building that will be demolished.

The project will be three stories in height. The total project size is 23,385 sq. ft. which is a FAR of 110.49% which is within the maximum R-3 FAR. The maximum lot coverage is 40% and the project has 7,860 square feet of building lot coverage which is 37.1%. The maximum impervious coverage is 70% and this project is at 60.8% (12,870 sq. ft.). Building height is shown at 35 feet per code including the parapet elements. There are also some architectural cornice elements added to the roofs for architectural interest that are 2 feet above the 35 foot height, which are permitted as architectural appendages.

The access to these condominiums is the common driveway down a ramp on the north side of the building into the basement parking level. In that below ground parking level are 20 parking spaces that include two spaces per unit and four visitor spaces which meet the parking requirements for 2½ spaces per unit.

The tree survey and tree removal plan indicates that all of the existing trees on the site are non-native, invasive trees that are not protected by the City except for the one 8" Weeping Yaupon Holly that is a multi-trunk tree, and one 24" Laurel Oak street tree located in the R.O.W. All of the trees will be removed except for the 24" laurel oak street tree. Based on the species of the larger trees, and size of the Weeping Yaupon, no compensation will be required. Attached also is the Landscape Plan that shows the proposed trees to be planted that include two live oaks, and thirteen holly trees. The perimeter walls will be planted with Fig Vine.

The project intends to meet the storm water code for a 25 year storm event with above ground swales and also potentially a below ground exfiltration system for added volume within the open space green areas of the site. Full engineering of the required storm water retention system is required for the "final" CU review or may be delegated for approval to staff.

Special attention and due diligence is required with the excavation and construction of basement underground parking when in close proximity to other existing neighboring buildings. A letter has been provided detailing the terms those neighbors have reached in a private agreement with the applicants concerning those matters.

Planning and Zoning Board Summary:

The P&Z Board acknowledged that this conditional use request meets all the Comprehensive Plan and Zoning Code requirements and there are no variances or exceptions requested. The project has an attractive architectural appearance with garages/cars totally screened from view and provided that the terms of the private agreement are met, then the neighbors are safeguarded. The P&Z Board also confirmed with staff that a 'construction management plan' is required that addresses deliveries, times of construction and where construction employees will park, etc. Thus, with the incorporation of that letter agreement and the understanding as to the construction matters addressed by the City, the P&Z Board was comfortable in recommending approval subject to the conditions recommended by staff and incorporation of the letter agreement.

P&Z Board Minutes: August 2, 2016

REQUEST OF THE INTERLACHEN NORTH PARTNERS, LLC FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE PROPERTY AT 503 NORTH INTERLACHEN AVENUE WITH AN EIGHT UNIT, THREE STORY RESIDENTIAL PROJECT OF APPROXIMATELY 23,385 SQUARE FEET IN SIZE, ON PROPERTY ZONED R-3, PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT, IF REQUIRED.

James Johnston and Randall Slocum announced that they have conflicts of interest in this matter and as such would not participate in the public hearing.

Planning Manager Jeff Briggs presented the staff report. He explained that Interlachen North Partners, LLC are the new owners of the Casa Disena Apartment property at 503 N. Interlachen Avenue, which is zoned R-3. He noted that the current structure is set for demolition to make way for this project. This request is for Conditional Use approval to redevelop this property with eight (8) new residential condominiums with a cumulative project size of up to 23,385 square feet, on this property zoned R-3. This is a Conditional Use because the building size exceeds 10,000 square feet. He provided an overview of the proposed project. The project will be three stories in height. The total project size is 23,385 sq. ft. which is a FAR of 110.49% which is within the maximum R-3 FAR. The maximum lot coverage is 40% and the project has 7,860 square feet of building lot coverage which is 37.1%. The maximum impervious coverage is 70% and this project is at 60.8% (12,870 sq. ft.). Building height is shown at 35 feet per code including the parapet elements. There are also some architectural cornice elements added to the roofs for architectural interest that are 2 feet above the 35 foot height, which are permitted as architectural appendages.

Mr. Briggs also reviewed the project with regard to site and zoning parameters, tree preservation, storm water retention, comprehensive plan policies. He noted that in order to access to these condominiums is the common driveway down a ramp on the north side of the building into the basement parking level. In that below ground parking level are 20 parking spaces that include two spaces per unit and four visitor spaces which meet the parking requirements for 2½ spaces per unit. He said that special attention and due diligence is required with the excavation and construction of basement underground parking when in close proximity to other existing neighboring buildings. He noted that staff is aware that this is a special concern of several adjacent neighbors to this project and so that P&Z will be aware, those neighbors have reached a private agreement with the applicants concerning those matters. He said that the conditional use request meets all the Comprehensive Plan and Zoning Code requirements and there are no variances or exceptions requested. The project has an attractive architectural appearance with garages/cars totally screened from view. Staff recommended approval of both the Preliminary and Final Conditional Use approvals with the following conditions:

1. That the electric transformer/switch gear and all backflow preventers shall be located where least visible from a public street and shall also be landscaped so as to be effectively screened from view.
2. That a common area be provided (not in the right-of-way) for the placement of the 8 trash carts.
3. That the final storm water design be approved by the Public Works Dept.

Bill Platts, Slocum Platt, 757 Greenoaks Court, represented the applicants. They were in agreement with the recommendations of staff.

John Beck, 457 North Interlachen Avenue, addressed the concerns of the adjacent neighbors. He entered a letter into the record from the developer that outlined their commitment to the neighbors regarding any possible damage to their properties.

The P&Z Board acknowledged that this conditional use request meets all the Comprehensive Plan and Zoning Code requirements and there are no variances or exceptions requested. The P&Z Board also confirmed with staff that a 'construction management plan' is required that addresses deliveries, times of construction and where construction employees will park, etc. Thus, with the incorporation of that letter agreement and the understanding as to the construction matters addressed by the City, the P&Z Board was comfortable in recommending approval subject to the conditions recommended by staff and incorporation of the letter agreement.

Motion made by Tom Sacha, seconded by Raymond Waugh to approve the conditional use request to redevelop the property at 503 North Interlachen Avenue with an eight unit, three story residential project of approximately 23, 385 feet in size subject to the following conditions:

- 4. That the electric transformer/switch gear and all backflow preventers shall be located where least visible from a public street and shall also be landscaped so as to be effectively screened from view.**
- 5. That a common area be provided (not in the right-of-way) for the placement of the 8 trash carts.**
- 6. That the final storm water design be approved by the Public Works Department.**
- 7. Incorporating the conditions in the letter dated July 14, 2016 from Nancy A. Rossman, Manager, Interlachen North Partners, LLC, to Mr. John Beck.**

Motion carried unanimously with a 5-0 vote.

OCPA Web Map

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 6/17/2016

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

Interlachen North Partners, LLC

3200 S. Hiawasse Rd., Suite 205
Orlando, Florida 32835
{407} 523-2323 ♦ Fax {407} 578-8323
Email: NARossman@NARossman.com

July 14, 2016

Mr. John Beck
457 North Interlachen Avenue
Winter Park, Florida 32789

RE: Construction at 503 North Interlachen Avenue

Dear John:

This letter will supersede and replace the letter I sent to you on June 28, 2016.

Based on our meeting, and after consultation with our own engineer and architect, we are willing to commit to the following precautions to avoid damage to your adjoining property resulting from our proposed redevelopment:

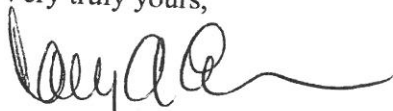
1. ✓ We will not seek any variances or special exceptions to allow recreational, entertainment or communal activities on the condominium's roof or, through the rules and regulations of the condominium association, permit such use by the condominium owners.
2. ✓ Site surface and subsurface drainage from our development will be managed and maintained to insure, that your yard, patio/wall and home will not be damaged. Project landscaping improvements, including irrigation, will also be installed and maintained in a manner that will not impact/damage your property.
3. ✓ Special attention to the southern limits of our project construction will be made to ensure protection of your property against damage and slope instability as a result of demolition, excavating or constructing our underground garage and construction of the eight (8) condominium units. This attention will include, at a minimum, the following:
 - (i) ✓ Our contractor, based in part on input from your retained professional consultants, will develop an excavation support and protection system including engineering analysis by a qualified professional engineer. This analysis will include the utilization of sheet piles or similar excavation support techniques to avoid impact/damage on your property.
 - (ii) ✓ Measures will be taken to prevent surface water from entering the excavation area by grading, dikes or other means.

- ✓ (iii) Sidewalls or other excavation support and protection systems will be constructed as determined by our site engineer, so as not to damage your home, property line wall or patio.
- ✓ (iv) Project compaction will be accomplished using methods other than vibratory compaction. Vibratory rollers will not be used.
- 4. ✓ Prior to commencement of construction we agree to jointly cooperate to obtain photographs and/or videos of existing conditions on both your property and our construction site to better establish a baseline of existing conditions prior to construction.
- 5. ✓ Prior to construction, our professional land surveyor will include as part of our site survey the location of your residence, patio and property line wall and establish exact elevations at fixed points to act as benchmarks. During construction, your house, patio and wall will be monitored for damage on a weekly basis during garage excavation and construction and on a monthly basis during the eight (8) unit condominium construction above existing grade and continue for two months after Certificate of Occupancy by our surveyor and a registered professional structural engineer. You and your consultants will promptly receive copies of the measurements. Immediate remedial action will be taken in the event of any measured settlement or observed damage occurring to your property.
- 6. ✓ We agree to maintain coordination with you and your consultants during construction so that during construction you will be able to notify us immediately if you have any concerns and we can then expeditiously and jointly address the best way to resolve your concerns.
- 7. ✓ We will provide you and your consultants with our construction plans (concurrently with submittal to the City of Winter Park Building Department) and methods prior to commencement of the construction activities described above to confirm that we are following the terms of this letter.
- 8. ✓ Outside security lights on the north and south side of the building will be installed as "down" lights and other wall mounted or decorative lighting (e.g., coach lights) shall be located so as to eliminate direct glare outside our property lines.

John, we are confident that our project will be an enhancement to the neighborhood and a positive impact on your property value.

We look forward to working with you and continuing to be a good neighbor.

Very truly yours,

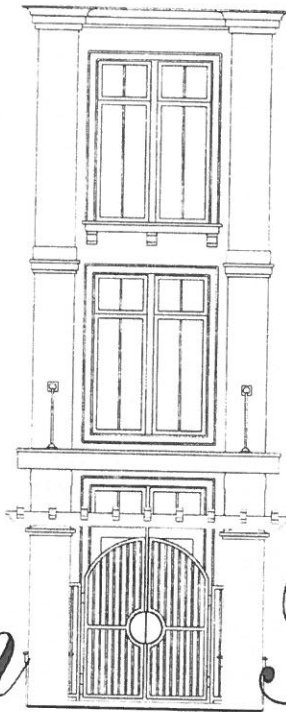


Nancy A. Rossman, Manager

cc: Jim Willard

Interlachen North

A CONDOMINIUM



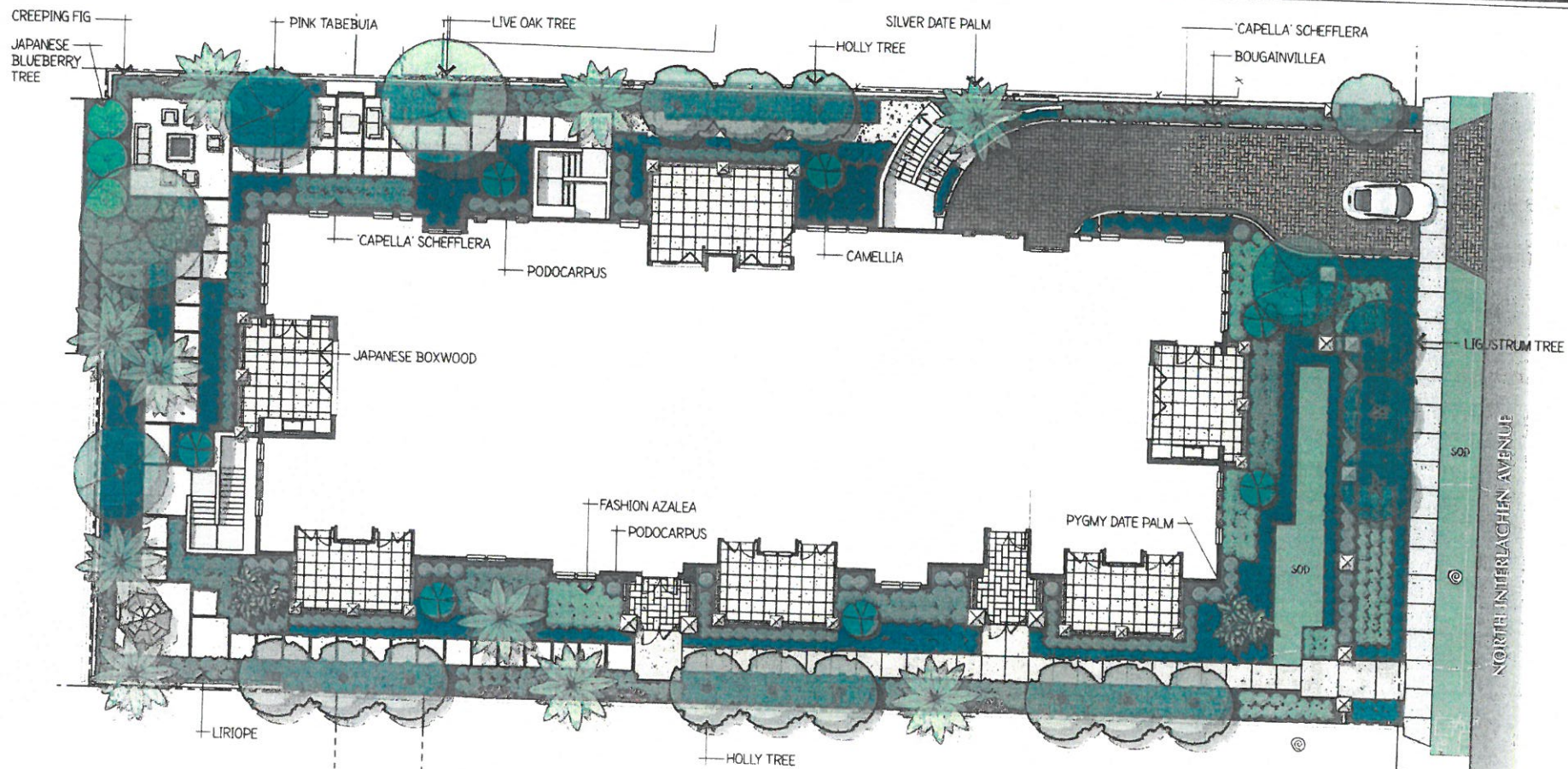
REVISIONS
REV'T 35"
2/10/04

SLOCUM PLATTS
ARCHITECTS, P.A.
1000 N. W. 10TH AVENUE, SUITE 1000
MIAMI, FLORIDA 33136
TEL: 305-571-1111 FAX: 305-571-1112
WWW.SLOCUMPLATTS.COM

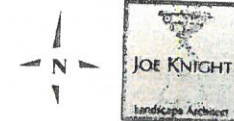


INTERLACHEN NORTH
A CONDOMINIUM
503 N. INTERLACHEN AVENUE, WINTER PARK, FLORIDA 32789

DESIGN	
CHECKED	
DATE	
SCALE	
NOTES	
JOB NO.	
DATE	



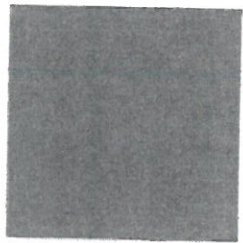
LANDSCAPE PLAN
NORTH INTERLACHEN
 WINTER PARK, FLORIDA





SW7005
PURE WHITE

SW6140
MODERATE
WHITE



SW7020
BLACK FOX



INTERLACHEN STREET ELEVATION

CONCEPTUAL COLOR ELEVATION
NORTH INTERLACHEN
16-012 6.3.16

NOTE: ALL COLORS BASED ON SHERWIN WILLIAMS.



UNIT A

NET A/C = 2,518 SF
NET A/C (W/ STAIR, ELEV., LOBBY) = 2,783 SF
GROSS = 3,312 SF

UNIT B

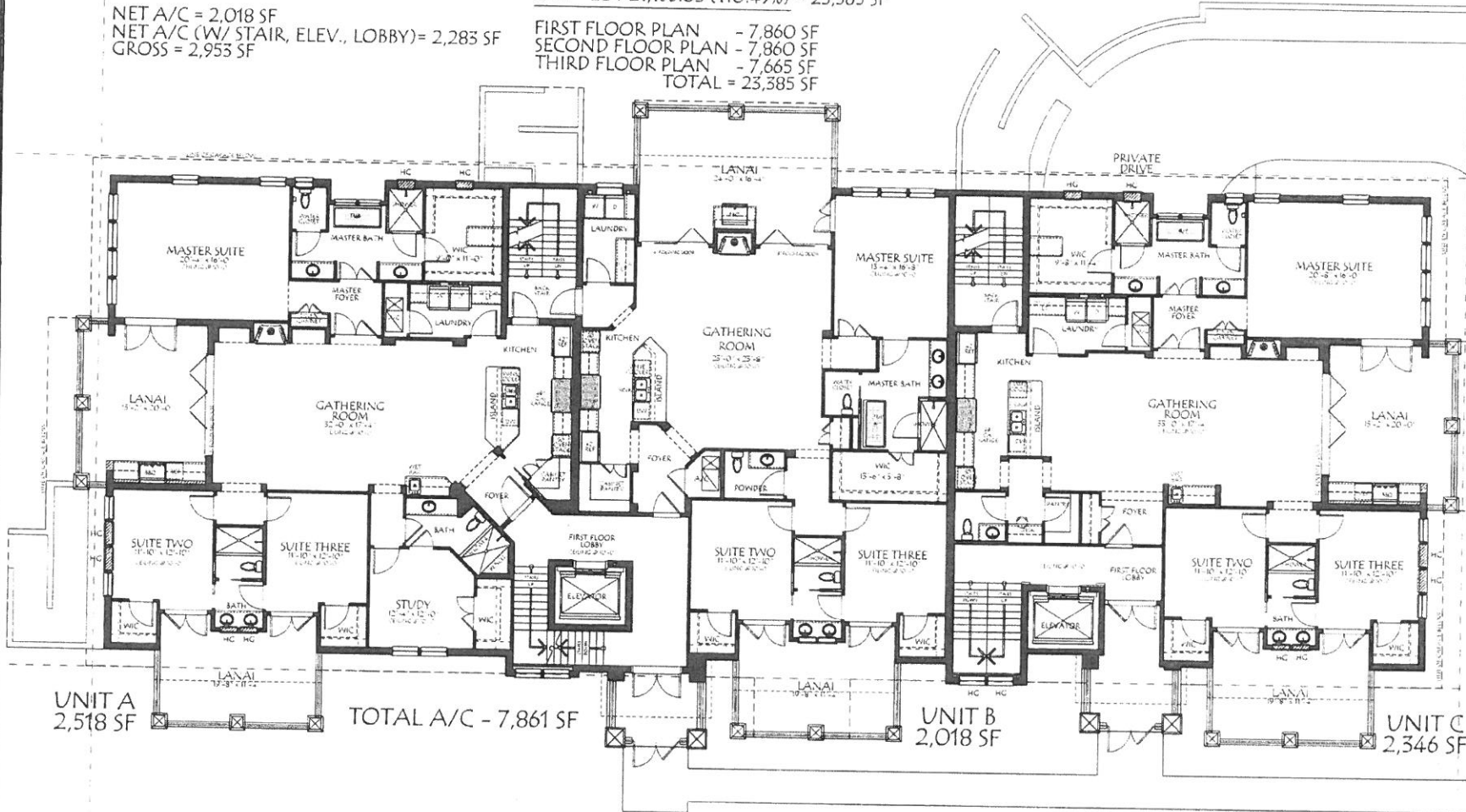
NET A/C = 2,018 SF
NET A/C (W/ STAIR, ELEV., LOBBY) = 2,283 SF
GROSS = 2,953 SF

UNIT C

NET A/C = 2,346 SF
NET A/C (W/ STAIR, ELEV., LOBBY) = 2,795 SF
GROSS = 3,443 SF

FAR - LOT 21,165.03 (110.49%) = 23,385 SF

FIRST FLOOR PLAN - 7,860 SF
SECOND FLOOR PLAN - 7,860 SF
THIRD FLOOR PLAN - 7,665 SF
TOTAL = 23,385 SF



UNIT A
2,518 SF

TOTAL A/C - 7,861 SF

UNIT B
2,018 SF

UNIT C
2,346 SF

1 FIRST FLOOR PLAN - RESIDENTIAL
SCALE: 3/8" = 1'-0"

REVISIONS
PERMIT SET X-1-A-X-1

SLOCUM PLATT
ARCHITECTS, P.A.
NANDALL J. SLOCUM 13200 WILLIAM P. PLATT JR. 13202
430 SOUTH BRANDED AVENUE, SUITE 100, PACTHURST, VA 22131
TEL: 703.581.0411 FAX: 703.581.0471
WWW.SLOCUMPLATT.COM

ML/STP-PL/STP-ARCH

FIRST FLOOR PLAN - RESIDENTIAL
**INTERLACHEN NORTH
A CONDOMINIUM**
500 N. INTERLACHEN AVENUE, WINTER PARK, FLORIDA 32789

DRAWN	UTD
CHECKED	UTD
DATE	09-03-10
SCALE	AS NOTED
APP NO	15-02
SHEET	

A2.2

UNIT A

NET A/C = 2,518 SF
NET A/C (W/ STAIR, ELEV., LOBBY) = 2,783 SF
GROSS = 3,312 SF

UNIT B

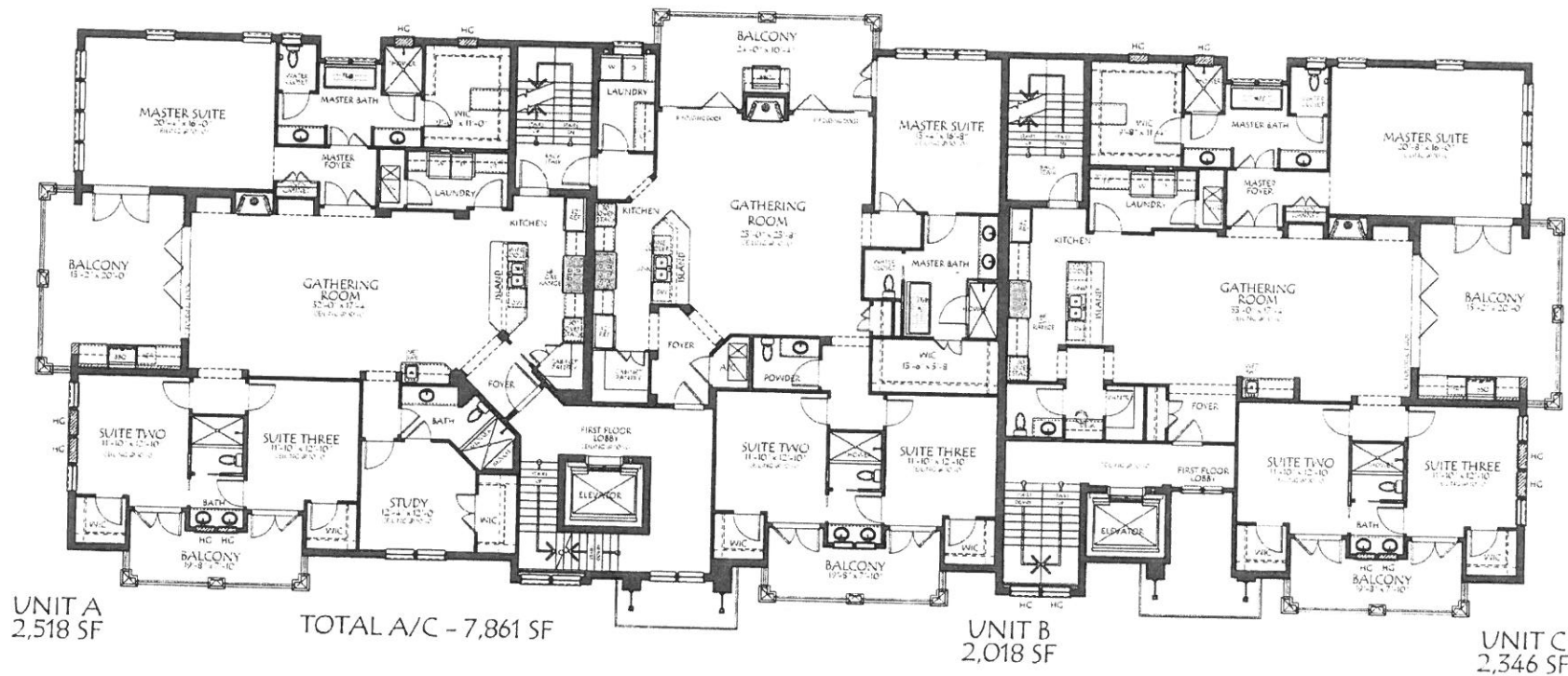
NET A/C = 2,018 SF
NET A/C (W/ STAIR, ELEV., LOBBY) = 2,283 SF
GROSS = 2,953 SF

UNIT C

NET A/C = 2,346 SF
NET A/C (W/ STAIR, ELEV., LOBBY) = 2,795 SF
GROSS = 3,443 SF

FAR - LOT 21,165.03 (110.49%) = 23,385 SF

FIRST FLOOR PLAN - 7,860 SF
SECOND FLOOR PLAN - 7,860 SF
THIRD FLOOR PLAN - 7,665 SF
TOTAL = 23,385 SF



1 SECOND FLOOR PLAN - RESIDENTIAL
SCALE: 3/8" = 1'-0"

REVISIONS
1. PREPARED BY: J. L. SLOCUM
2. CHECKED BY: J. L. SLOCUM
3. DATE: 03-10-06
4. AS NOTED
5. JOB NO. 30-002
6. SHEET

SLOCUM PLATT
ARCHITECTS, P.A.
1001 N. INTERLACHEN AVENUE, SUITE 100, WINTER PARK, FL 32789
TEL: 407/838-1111 FAX: 407/838-1112
WWW.SLOCUMPLATT.COM

SP

SECOND FLOOR PLAN - RESIDENTIAL
INTERLACHEN NORTH
A CONDOMINIUM

500 N. INTERLACHEN AVENUE, WINTER PARK, FLORIDA 32789

DATE	03-10-06
CHECKED	AS NOTED
DATE	03-10-06
AS NOTED	
JOB NO.	30-002
SHEET	

A23

UNIT D

NET A/C = 3,462 SF
NET A/C (W/ STAIR, ELEV., LOBBY) = 3,963 SF
GROSS = 4,670 SF

UNIT E

NET A/C = 3,293 SF
NET A/C (W/ STAIR, ELEV., LOBBY) = 3,696 SF
GROSS = 4,332 SF

FAR - LOT 21,165.03 (110.49%) = 23,385 SF

FIRST FLOOR PLAN = 7,860 SF
SECOND FLOOR PLAN = 7,860 SF
THIRD FLOOR PLAN = 7,665 SF
TOTAL = 23,385 SF



1 THIRD FLOOR PLAN - RESIDENTIAL PENTHOUSE LEVEL
SCALE: 3/8" = 1'-0"

REVISIONS
PERMIT SET
AK-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.
RUSSELL L. SLOCUM, ARCHITECT
100 N. INTERLACHEN AVENUE, SUITE 200
WINTER PARK, FLORIDA 32789
TEL: 407.844.3811 FAX: 407.844.3812
WWW.SLOCUMPLATTS.COM

THIRD FLOOR PLAN - RESIDENTIAL
INTERLACHEN NORTH
A CONDOMINIUM
500 N. INTERLACHEN AVENUE, WINTER PARK, FLORIDA 32789

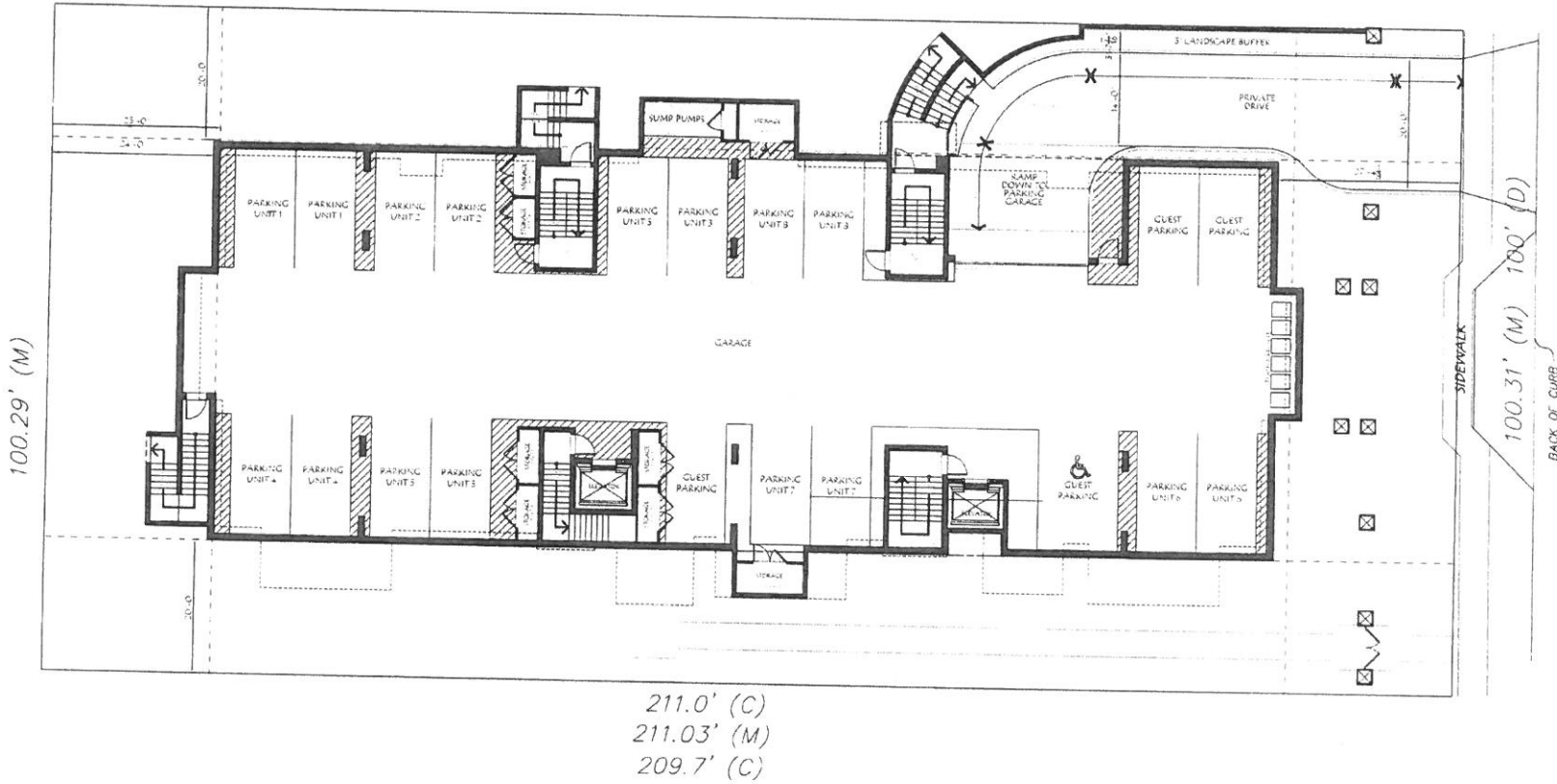
DRAWN	UTB
CHECKED	
DATE	08-03-16
SCALE	AS NOTED
SHEET	6-00
SHEET	

A2.4

IMPERVIOUS AREA CALCULATIONS AND BUILDING COVERAGE	
SITE AREA:	71,000 SF
BUILDING COVERAGE:	
ALLOWABLE BUILDING COVERAGE (40%)	28,400 SF
COVERAGE EXCEED (71,000)	1,000 SF
PERVIOUS AREAS:	
- DRIVEWAY LANDSCAPE ISLAND AND STAIRS	1,474 SF
- SIDEWALK AND ENTRANCES	710 SF
- COULDS	34 SF
PERVIOUS ALLOWABLE (71,000)	1,480 SF
TOTAL PERVIOUS (ARCHITECTURAL SITE SHOW (80,000))	8,520 SF

AREA CALCULATIONS	
SITE AREA	71,000 SF
MAX PARK (TOTAL)	23,200 SF
PARK SHOWN (TOTAL)	23,200 SF
1ST FLOOR HYAC.	1,000 SF
2ND FLOOR HYAC.	1,000 SF
3RD FLOOR HYAC.	1,000 SF
TOTAL HYAC.	3,000 SF
GARAGE	(1,000 SF)
LANDSCAPE	(1,000 SF)
BALCONIES	(1,000 SF)
TOTAL NON-HYAC.	14,000 SF
NET TOTAL	27,200 SF

209.7' (C)
211.00' (M&C)



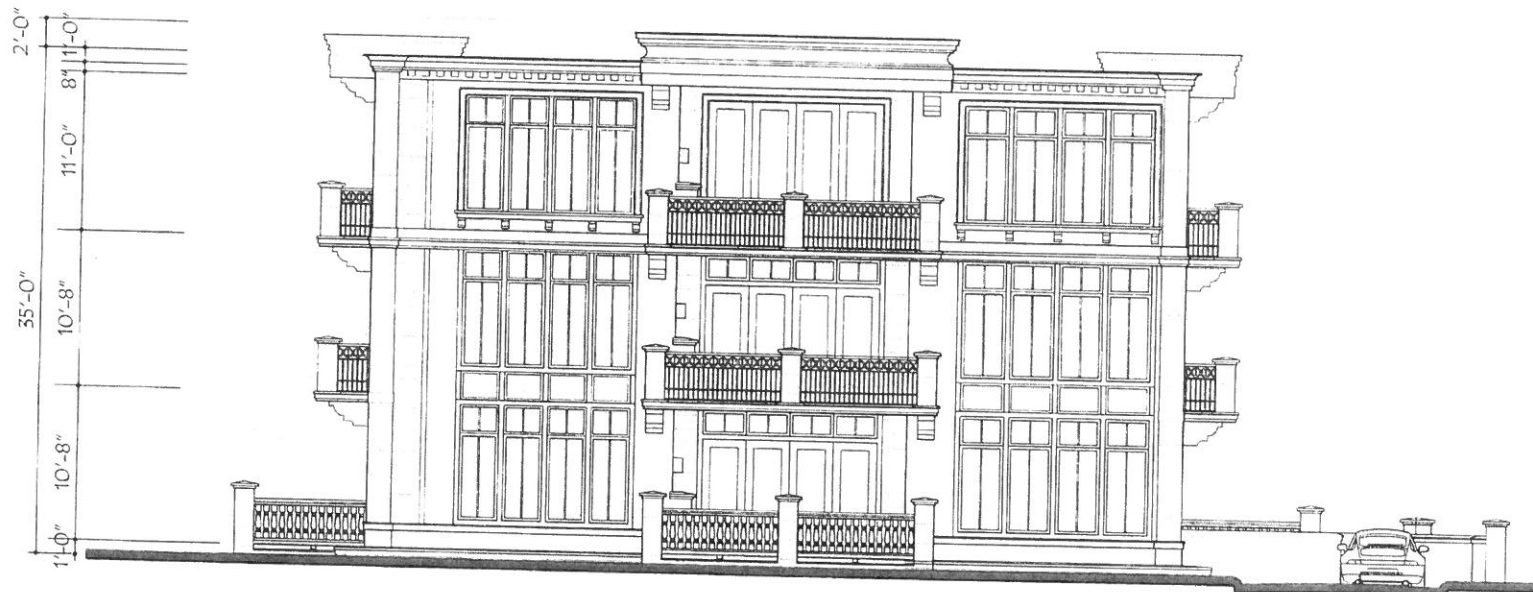
1 GARAGE FLOOR PLAN ON SITE
SCALE: 1/8" = 1'-0"

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATT ARCHITECTS, P.A.
 SLOCUM PLATT ARCHITECTS, P.A.
 1000 N. INTERLACHEN AVENUE, SUITE 100
 WINTER PARK, FLORIDA 32789
 TEL: 407.871.1111
 WWW.SLOCUMPLATT.COM

INTERLACHEN NORTH A CONDOMINIUM
 500 N. INTERLACHEN AVENUE, WINTER PARK, FLORIDA 32789

DRAWN	UTB
CHECKED	UTB
DATE	08-03-2016
SCALE	AS NOTED
JOB NO.	16-071
SHEET	A2.0



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AS 12345 WILLIAM P. PLATTS AS 12345
475 NORTH DELAWARE AVENUE, SUITE 1001 PALM BEACH, FL 33481
TEL: 561-833-1111 FAX: 561-833-1112
WWW.SLOCUMPLATTS.COM

SP

EAST ELEVATION
NORTH INTERLACHEN AVE
CONDOMINIUMS
WINTER PARK
FLORIDA

DRAWN
UTS
CHECKED
UTS
DATE
06-01-2016
SCALE
AS NOTED
LEGS NO
0-010
SHEET
A6.1



1 SOUTH ELEVATION - LEFT END
SCALE: 1/4" = 1'-0"



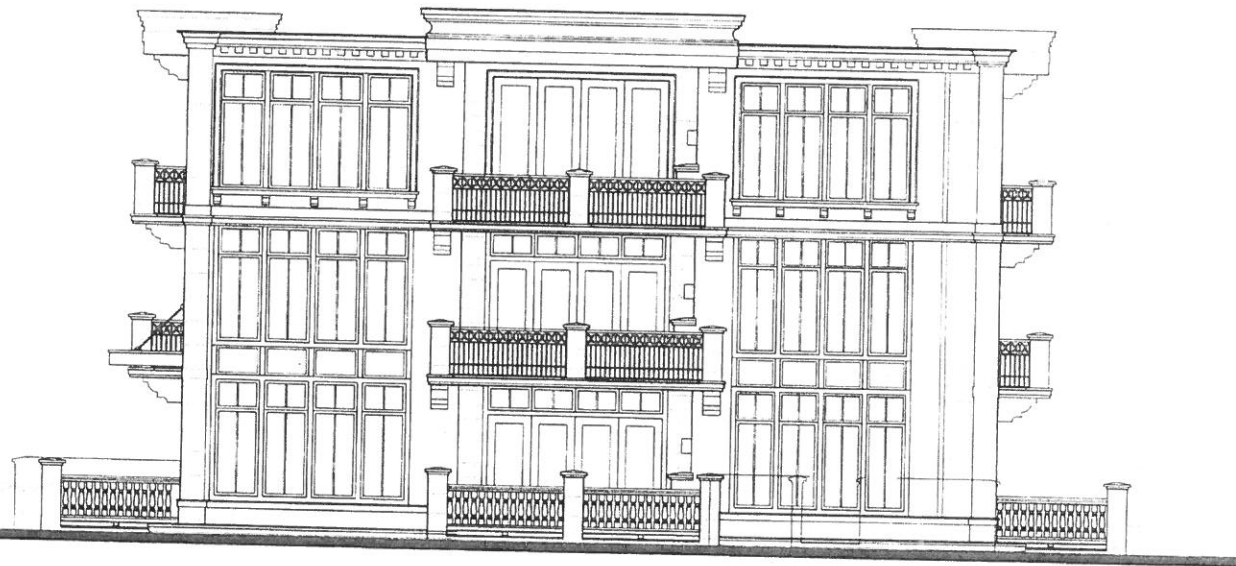
1 SOUTH ELEVATION - RIGHT END
SCALE: 1/4" = 1'-0"

REVISIONS	

SLOCUM PLATT
ARCHITECTS, P.A.
RANBALL J. SLOCUM AT 12888 WILLIAM P. PLATTIS AVE 12242
476 NORTH WILLOW AVENUE, SUITE 1801 WATKINS, VA 20191
(703) 261-7771
WWW.SLOCUMPLATTS.COM

SOUTH ELEVATION
NORTH INTERLACHEN AVE
CONDOMINIUMS
WINTER PARK
FLORIDA

DRAWN
UTB
CHECKED
JEP
DATE 06-07-2016
SCALE AS NOTED
JOB NO 15-002
SHEET
A6.2



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

SLOCUM PLATTS
ARCHITECTS, P.A.
BANGALL J. SLOCUM A/E 13386 WILLIAM P. PLATTES A/E 13242
470 NORTH GLENVIEW AVENUE SUITE 1001 PALM BEACH, FL 33480
TEL: 561.833.1071 WWW.SLOCUMPLATTS.COM

WEST ELEVATION
NORTH INTERLACHEN AVE
CONDOMINIUMS
WINTER PARK
FLORIDA

DRAWN	UTB
CHECKED	UTB
DATE	06-01-2016
SCALE	AS NOTED
JOB NO	15-002
SHEET	A6.3



1 NORTH ELEVATION - LEFT END
SCALE: 1/4" = 1'-0"



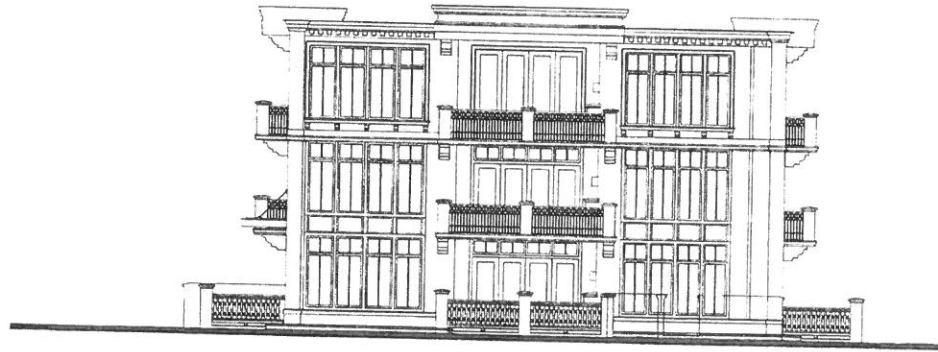
1 NORTH ELEVATION - RIGHT END
SCALE: 1/4" = 1'-0"

REVISIONS

SLOCUM PLATT
ARCHITECTS, P.A.
FANSHILL & LACROIX BUILDING, SUITE 1000, P.O. BOX 11232
430 NORTH OULDADE AVENUE, SUITE 1000, FORT LAUDERDALE, FL 33301
TEL: (954) 581-1011 FAX: (954) 581-2771
WWW.SLOCUMPLATT.COM

SOUTH ELEVATION
NORTH INTERLACHEN AVE
CONDOMINIUMS
FLORIDA
WINTER PARK

DATE: 06-07-2016
SCALE: AS NOTED
SHEET: A6.4



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISED	NO	1	23"
PROJECT SET			
DATE			

SLOCUM PLATT
ARCHITECTS, P.A.
NASHVILLE, TENNESSEE
1111 14TH AVENUE, SUITE 1000
NASHVILLE, TENNESSEE 37203
TEL: 615.259.1777
WWW.SLOCUMPLATT.COM

SP

REGISTERED ARCHITECT
FLORIDA

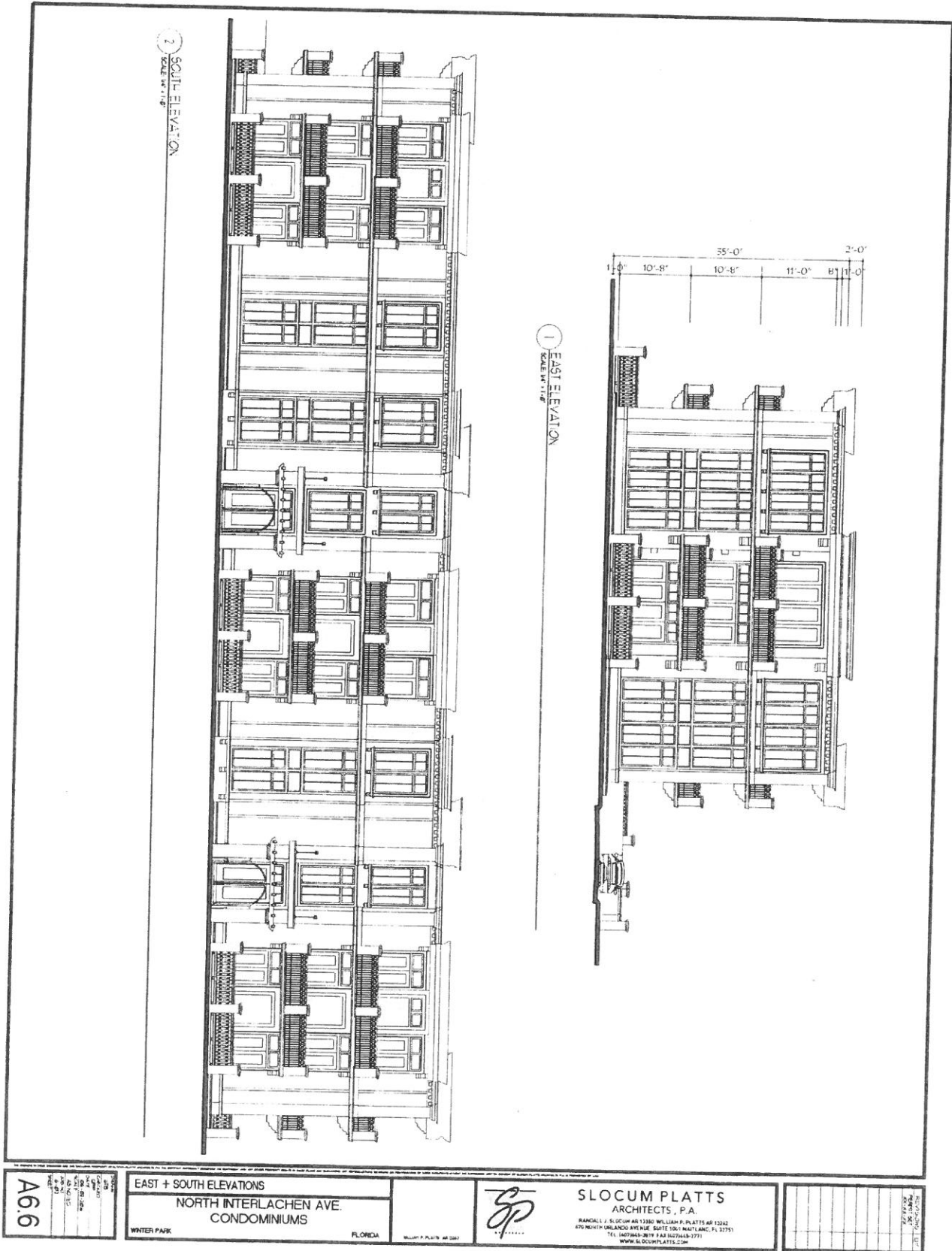
FLORIDA

WEST + NORTH ELEVATIONS
NORTH INTERLACHEN AVE
CONDOMINIUMS

WINTER PARK

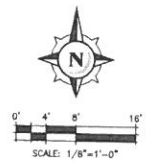
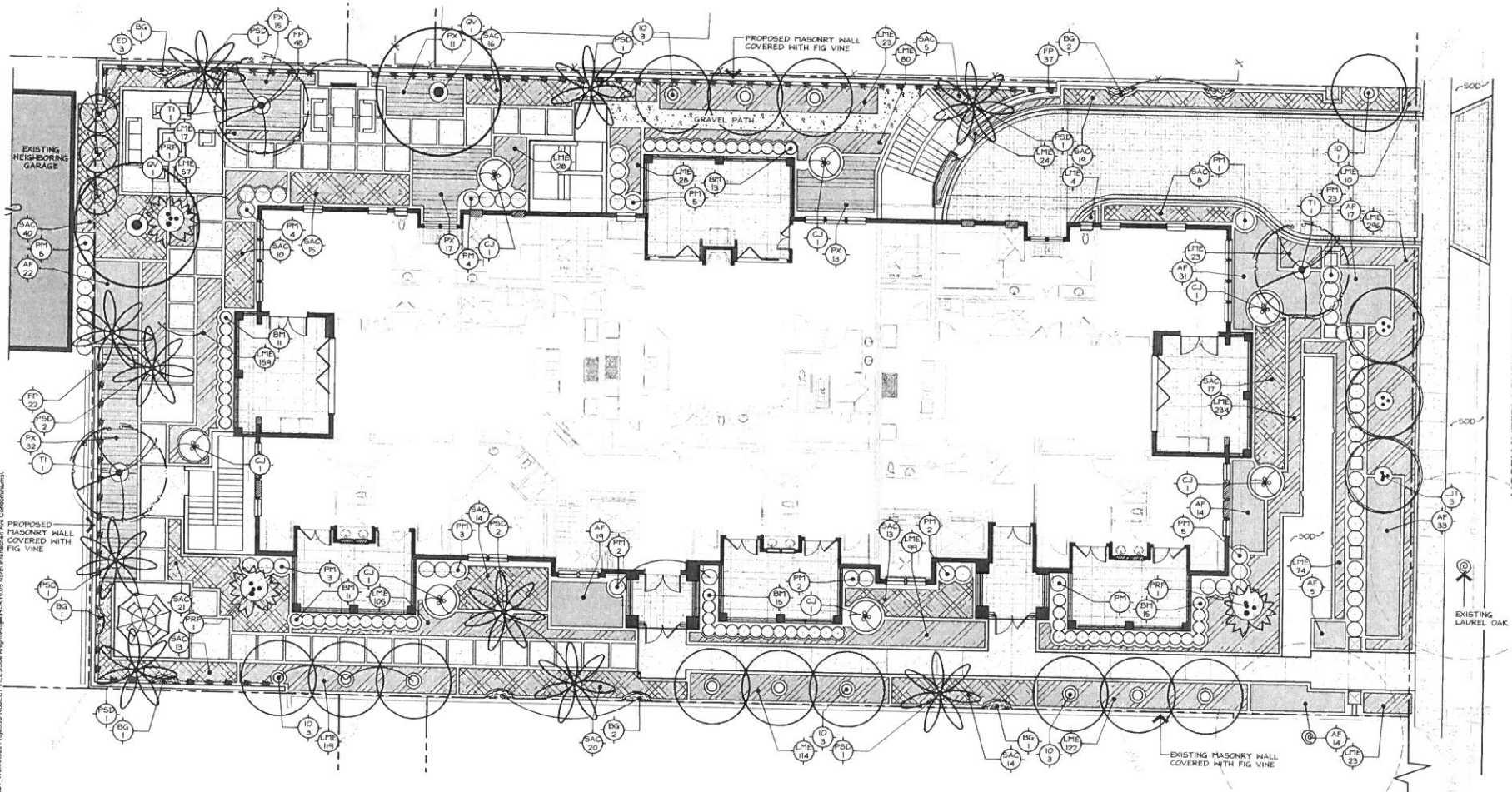
DATE	
BY	
CHECKED	
DATE	
SCALE	
AS NOTED	
BY	
DATE	

A6.5



A6.6	EAST + SOUTH ELEVATIONS NORTH INTERLACHEN AVE. CONDOMINIUMS	SLOCUM PLATTS ARCHITECTS, P.A. <small>RANGALL J. SLOCUM ARCHITECTS, P.A. 13380 W. LUSH P. PLATTS AVE 13380 470 NORTH ORLANDO AVENUE, SUITE 1001 WINTER PARK, FL 32789 TEL (407) 844-2819 FAX (407) 844-1771 WWW.SLOCUMPLATTS.COM</small>	<small>DATE: 11/11/11 DRAWN BY: J. SLOCUM CHECKED BY: J. SLOCUM APPROVED BY: J. SLOCUM</small>
	<small>WINTER PARK</small>	<small>FLORIDA</small>	<small>PROJECT: PLATTS A6.6.6</small>



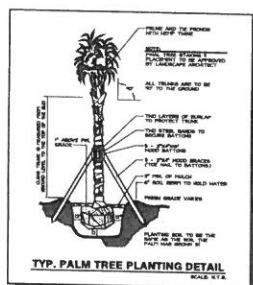
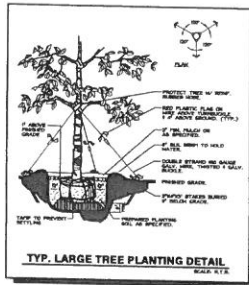
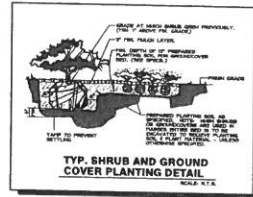
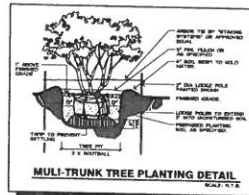


NORTH INTERLACHEN AVENUE

Landscape Plan
NORTH INTERLACHEN AVENUE CONDOMINIUMS
Prepared for: Interlachen North Partners, LLC
Winter Park, Florida

Ronnie J. Knight
L.A.-0000379
DESIGN BY: J. KNIGHT
DRAWN BY: R. GOOD
PROJECT NO. JK16.05
DATE: 21 APRIL 2016
SCALE: 1/8"=1'-0"

LA-1
OF 2 SHEETS



GENERAL NOTES

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS AND IN THE SPECIFICATIONS. THE LIST OF PLANT MATERIAL QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING.

ALL PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, STATE OF FLORIDA UNLESS OTHERWISE NOTED.

ALL PLANT BEDS SHALL BE TOP DRESSED WITH 1 1/2\"-2\" PREMIUM QUALITY PINE BARK MULCH. PINE BARK MULCH SHALL BE TOLLING FOREST PRODUCTS, INC. 7MM PINE BARK NUGGETS OR EQUAL.

ALL PLANT MATERIAL SHALL BE PROPERLY PLANTED WITH FRABLE TOPSOIL AND FERTILIZER MIXTURE CONTAINING AT LEAST 16 ORGANIC MATTER (HUMUS). FERTILIZER SHALL BE A COMPLETE BALANCED BLEND CONTAINING NITROGEN, PHOSPHORUS AND POTASSIUM, AS WELL AS MICRO-NUTRIENTS MAGNESIUM, IRON, COPPER, ZINC, BORON, AND MANGANESE SULFATE.

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 180 DAYS.

LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE STABILITY AND FLURRY CONDITION OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES AND SHRUBS, IF REQUIRED, SHALL BE DONE UTILIZING A METHOD AGREED UPON BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL REVIEW ARCHITECTURAL PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUB-SURFACE UTILITIES.

EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT AND FURNISHINGS.

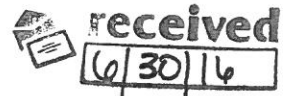
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN PROSECUTION OF THE WORK.

IRRIGATION:
THE IRRIGATION SYSTEM WILL PROVIDE 100% COVERAGE ON ALL LAWN AND LANDSCAPED AREAS, AND WILL MEET ALL APPLICABLE CODES.

PLANT LIST

SYM	QTY	BOTANICAL	COMMON	OC	SIZE	COMMENTS
TREES						
ED	3	ELAEAGARPUS DECIPENS	JAPANESE BLUEBERRY TREE 'STANDARD'	as shown	65 GAL.; 10'-12'x5'-6' S.P.; 3'-3 1/2' CAL.; FULL SPECIMEN FORM; 4' C.T. MIN.	--
IO	13	ILEX OPACA 'EAGLESTON'	HOLLY TREE	as shown	16'-18'x8'-9' S.P.; 5'-5 1/2' CAL.; SINGLE STR. TRK.; FULL SPECIMEN FORM	--
LJT	3	LIGUSTRUM JAPONICUM 'TREE'	TREE LIGUSTRUM	as shown	12'x12'; 3-5 MAIN TRKS.; WELL DEVELOPED SPECIMEN FORM	--
QV	2	QUERCUS VIRGINIANA	LIVE OAK	as shown	24'-25' X 12'-14' SP.; 8\" CAL.; SINGLE STRAIGHT TRUNK; WELL DEV. HEAD	--
TI	3	TABERBUA IMPETIGINOSA 'IPE'	PINK TABERBUA	as shown	14'-16' X 7'-8'; FULL WELL DEV. HEAD	--
PALEMS						
PRP	3	PHOENIX ROEBELII	PIGMY DATE PALM	as shown	TRIPLE CROWN SPEC. FULL WELL DEV. CROWNS; 1 W/ 40\" C.T.; 1 W/ 48\" C.T.; 1 W/ 36\" C.T.	--
PSD	10	PHOENIX SYLVESTRIS	SILVER DATE PALM	as shown	16\" C.T.; MATCHING SPECIMENS	--
ACCENTS						
BG	8	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	as shown	30 GAL. CONT.; BUSHY FORM; ON NURSERY TRELLIS	--
CJ	7	CAMELLIA JAPONICA	CAMELLIA	as shown	5' HT X 3' SPRD.; FULL SPECIMEN FORM	--
FP	107	FIGUS PUMILA	CREeping FIG	as shown	1 GAL. CONT.; 3' O.C.; LONG TRAILING PLANTS	--
SHRUBS						
AF	155	AZALEA OBUSUM 'FASHION'	FASHION AZALEA	24"	15'-16\" O.A.; BUSHY	--
BM	65	BUXUS MICROPHYLLA	JAPANESE BOXWOOD	24"	20'-24\" O.A.; FULL ROUNDED FORM	--
PT	63	PODOCARPUS MACROPHYLLUS	PODOCARPUS	30"	4 1/2'-5'x30\" O.A.; FULL PLANTS	--
PX	88	PHILODENDRON XANADU	DWARF PHILODENDRON	30"	7 GAL.; 24\" O.A.	--
SAC	226	SCHEFFLERA 'CAPELLA'	VARIEGATED 'CAPELLA' SCHEFFLERA	30"	20'-24\" O.A.; FULL AND BUSHY	--
GROUND COVERS						
LME	1739	LIRIOPE MUSCARI 'EMERALD GODDESS'	LIRIOPE	12"	1 GAL. FULL PLANTS	--
SOD		ST. AUGUSTINE 'SEVILLE'				

June 23, 2016



Planning and Zoning Board
City of Winter Park
401 South Park Avenue
Winter Park, Florida 32789

Re: July 5, 2016 Planning and Zoning Board Meeting - 503 North Interlachen

Dear Members of the Planning and Zoning Board:

As a frequent visitor and former resident of Winter Park, I must object to the proposed 3 Story 8 Unit property proposed for 503 North Interlachen. If built as planned, this development will seriously detract from North Interlachen Avenue and surrounding areas. The proposed property would damage the pristine image of the City which my family and I and so many others have loved so much over the years.

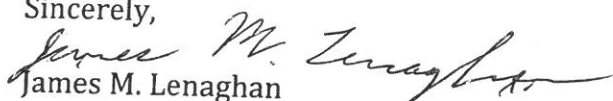
I graduated from Winter Park High School in 1967. My parents lived there from 1958 until 1980 (my father's death) and 2013 (when I moved my mother to an assisted living residence in New Jersey). From 1981 to 2013, my mother Marjorie Lenaghan lived at the Cloisters on So. Interlachen where I had the privilege to visit her many times. My parents also were long time members of the nearby St. Margaret Mary's Church. I also have been a regular attendee at WPHS reunions.

After being a long time teacher at Lakemont School, my mother was honored to serve as a docent at the beautiful Morse and Cornell Museums. One of her highlights in life was walking along scenic Interlachen Avenue. Living in Winter Park and visiting my mother also gave me many opportunities to become familiar with the Interlachen area. I have also made several visits to friends who live at the Andalucia condominium at 535 N. Interlachen and played golf many times at Winter Park Country Club.

Based on my many visits to the area, I believe that the proposed 3 story 8 unit development would block many of the beautiful and relaxing views. Further, such a building would be a material downgrade to the beauty of Interlachen Avenue and downtown Winter Park generally. It is so important to keep the peaceful nature and tradition of the North Interlachen area fully intact for current and future residents. The proposed development would be detrimental to that goal.

Thank you very much for your consideration of my views.

Sincerely,

A handwritten signature in cursive script, appearing to read "James M. Lenaghan".

James M. Lenaghan
315 Tuttle Avenue
Spring Lake, N.J. 07762



city commission public hearing

item type	Public Hearing	meeting date	August 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: Conditional Use Approval for New Hope Baptist Church at 274 North Capen Avenue.

On October 26, 2015 this matter was tabled by the City Commission and not immediately rescheduled due to the death of Pastor Phillips. However, in order to resolve the matter, New Hope Baptist Church (property owner) is requesting Conditional Use Approval at 274 North Capen Avenue (zoned R-2) to use their two portable buildings for Sunday School classrooms and Fellowship Hall space.

Planning and Zoning Board Recommendation: (October 6, 2015)

Motion made by Peter Weldon, seconded by Tom Sacha recommending approval of the conditional use request to use the portable buildings on the church property for Sunday School classroom space and Fellowship Hall activities in conjunction with the church at 274 North Capen Avenue.

Motion carried unanimously with a 7-0 vote.

Summary:

In August of 2012, the City granted a Conditional Use Approval to New Hope Baptist Church to allow the Church to keep two portable classroom buildings that were moved onto the Church property, with the intention to use the buildings for children's day care. Conditional Use Approval is required for any buildings built on Church properties and the Land Development Code requires that churches may not operate day nurseries, kindergartens or schools without first receiving conditional use approval for this use.

It was a long three-year process for New Hope Baptist Church to finish their renovations to the portables and to complete the driveway paving, parking spaces, storm water retention, landscaping and irrigation. As the August, 2015 letter (attached) from Pastor Phillips explains, the use of these buildings for child day care is no longer a viable option and likely was never a viable option. The Church members who originally planned to volunteer to run the program have left the Church. There are also sufficient existing day care facilities in the neighborhood at the Church of God by Faith – 14 children (to the south of New Hope Baptist Church at 800 Symonds), and at the Welbourne Day Nursery – 28 children (located at 450 West Welbourne). Neighborhood residents also use the Winter Park Day Nursery – 70 children (located at 741 South Pennsylvania).

As a result, New Hope Baptist Church desires to use the buildings for Sunday School classroom space and Fellowship Hall activities. The Church building itself is limited to only sanctuary space so these uses as Sunday School classrooms for children and adults as well as other Fellowship Hall functions will be complimentary to the Church. There is no added parking or traffic as the buildings only serve the existing congregation.

Planning and Zoning Board Minutes: October 6, 2015

REQUEST OF NEW HOPE BAPTIST CHURCH TO: AMEND THEIR CONDITIONAL USE APPROVAL TO USE THE PORTABLE BUILDINGS ON THEIR CHURCH PROPERTY FOR SUNDAY SCHOOL CLASSROOM SPACE AND FELLOWSHIP HALL ACTIVITIES AT 274 N. CAPEN AVENUE, ZONED (R-2).

Planning Manager Jeffrey Briggs presented the staff report and explained that this public hearing is a request from the New Hope Baptist Church to amend their Conditional Use Approval to convert the use of two portable buildings on their property from a proposed children's day care facility (as originally approved) to Sunday School classroom and Fellowship Hall use at 274 North Capen Avenue. Mr. Briggs explained that In August 2012, the City granted Conditional Use Approval to New Hope Baptist Church to move two portable classroom buildings onto the Church property with the intention at that time, to use the buildings for children's day care. Conditional Use approval is required for any new buildings built on Church property and it also says that "churches may not operate day nurseries, kindergartens or schools without first receiving conditional use approval for this use." It has been a three-year process for New Hope Baptist Church to finish their renovations to the portables and to complete the driveway paving, parking spaces, storm water retention, landscaping and irrigation. As the attached letter from Pastor Phillips explains, the use of these buildings for child day care is no longer a viable option. The Church members who originally planned to volunteer to run the program have left the Church. As a result, New Hope Baptist Church now desires to use the buildings for Sunday School classroom space and Fellowship Hall activities. The Church itself is limited to only sanctuary space so these uses as Sunday School classrooms for children and adults as well as other Fellowship Hall functions will be complimentary to the Church. There is no added parking or traffic as the buildings only serve the existing congregation. Staff recommended approval of the request.

No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

The P&Z Board members agreed that the use as requested is actually less intense with less impact for traffic and only on Sundays than the previous approval as day care.

Motion made by Peter Weldon, seconded by Tom Sacha recommending approval of the conditional use request to use the portable buildings on the church property for Sunday School classroom space and fellowship hall activities in conjunction with the church at 274 North Capen Avenue. Motion carried unanimously with a 7-0 vote.

August 13, 2015

Re: Request for Change of Use for the portables from Child Care/Preschool to Church Sunday School classrooms, Church members nursery, and Church trainings.

Members of the City Commission:

On behalf of the members of New Hope Missionary Baptist Church; 274 Capen Avenue, I again extend our heartfelt thanks and appreciation to you for the permission given to us to locate two (2) Orange County portables on our site for the purpose of starting a day nursery and pre-school facility to help meet growing needs in our church and community.

To date, we are on the verge of acquiring what is necessary for approval of occupancy. We have:

1. Completed city requirements and upgrades in the areas of engineering, plumbing, electrical, concrete paving, parking, striping, and ramping;
2. We have upgraded and remodeled all restroom facilities (including outfitting for the handicap and special needs) according updated city code requirements;
3. We have done extensive landscape work so that our property enhances and beautifies the surrounding community area.
4. We have met each and every request of compliance to the city of Winter Park request to meet code requirements.
5. There are no pending liens against us, as all of our bills have been timely paid.

Our original plans for getting state approval for our pre-school and nursery/child care are indefinitely placed on hold. The reason is that we have funding issues in hiring staff, we have lost the key trained child care staff that originally planned to volunteer during the start-up phase and also because we have realized that there are many other child care options within the neighborhood. With diminishing area population growth, another child care/pre-school may not be feasible. However, our dilemma is that the City Commission was so gracious to give the Church our original approval for the pre-school and child care and helping us by providing three (3) years for us to get the Buildings completed as part of the Conditional Use approval.

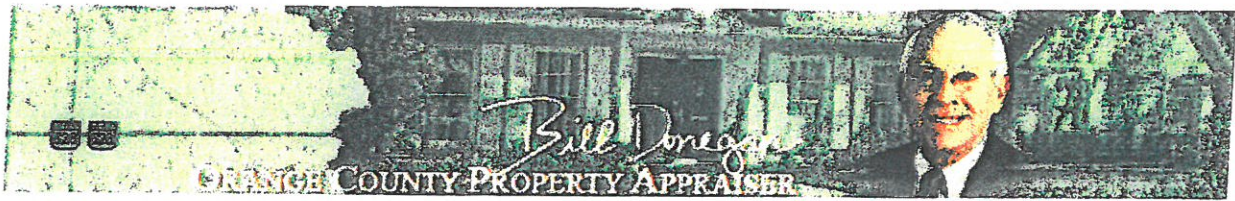
However, the Church does have needs for these buildings. Our Church building is comprised solely of the sanctuary. We now have to have a "one room" mass teaching in the Main Sanctuary. Our Church building has no space for Sunday School classrooms for our youth. The Church also needs the opportunity for child care on Sunday while Church services are being conducted. Also the Church has no space for small meetings of members for bible study, etc. Accordingly, because of these conditions, we respectfully request a change of use for the portables to Church Sunday School classrooms, Church members' nursery, and Church training areas.

We are thanking you in advance for your consideration of this request.

Respectfully,

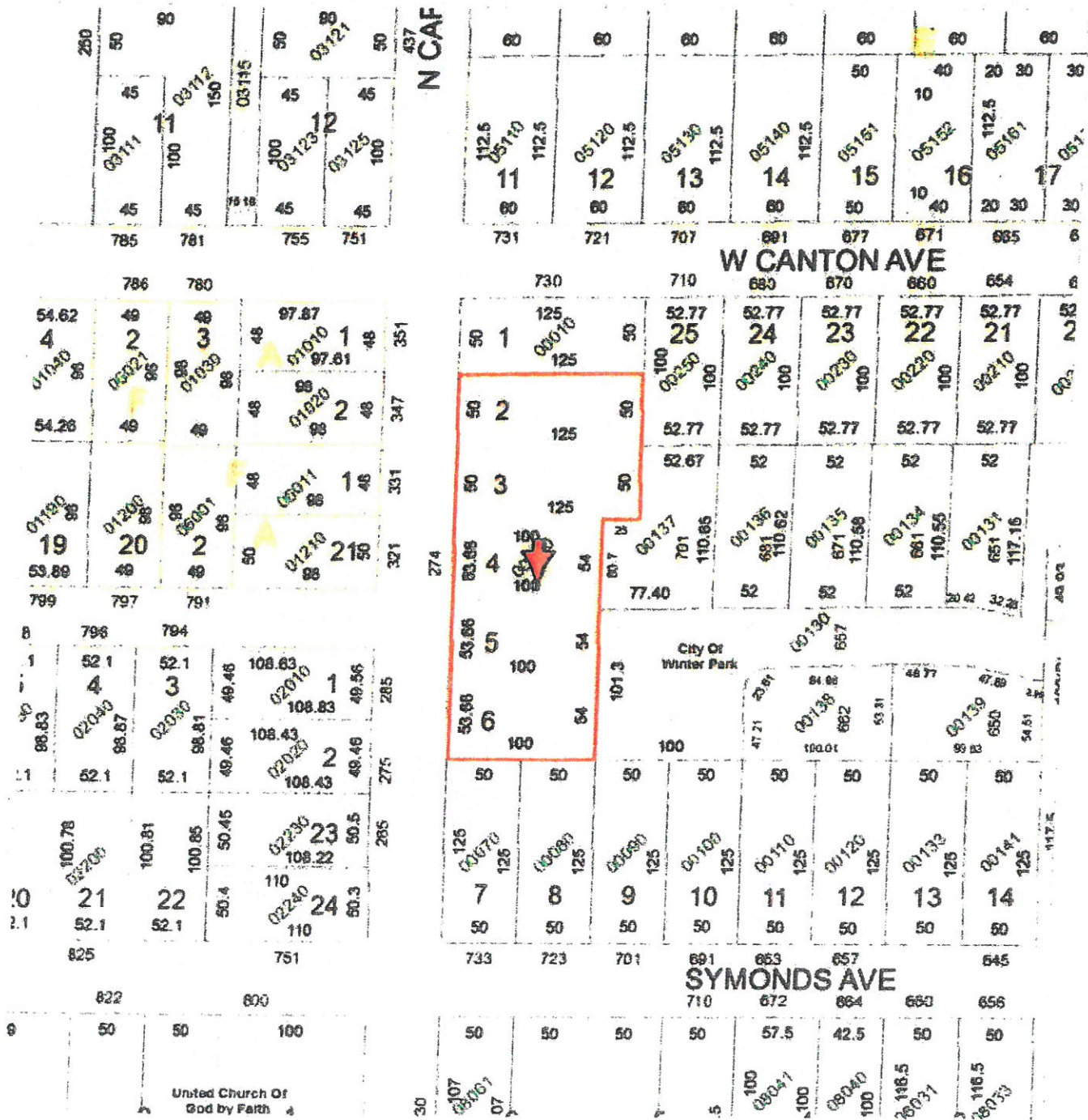
John P. Phillips, Pastor (NHBC of WP)





OCA Web MAP

PRINT CONTACT



Parcel ID: 302206372400040 (Rng-Twn-Sec format)

This map is for reference only and is not a survey

Created on 7/17/2012, Copyright 2007. Orange County Property Appraiser.

To: WP Commissioners
* NHB Church Petitions

PETITION

TO: THE PLANNING AND ZONING COMMISSION AND
THE COMMISSIONERS OF THE CITY OF WINTER PARK

RE: HEARINGS ON TUESDAY OCTOBER 6 2015 AT 6:00 P.M. AND MONDAY,
OCTOBER 26, 2015 AT 3:30 P.M. RESPECTIVELY.

WE THE UNDERSIGNED ~~PROPER OWNERS AND RESIDENTS~~ EXPRESS OUR
APPROVAL OF REQUEST OF NEW HOPE BAPTIST CHURCH FOR CONDITIONAL USE
APPROVAL TO USE THE PORTABLE BUILDINGS ON THEIR PROPERTY FOR SUNDAY
SCHOOL CLASSROOM SPACE AND FELLOWSHIP HALL ACTIVITIES IN CONJUNCTION
WITH THE CHURCH 274 N CAPEN AVENUE, ZONED (R-2).

NAME	ADDRESS	PHONE#
1. Karen Lawson	691 W. Canton Ave.	(407) 628-0950
2. Beatrice Sims	691 W. Canton Ave.	(407) 628-0950
3. Diana Taylor	710 W. Canton Ave.	407-902-8919
4. Shirley Wolfe	670 W. Canton Ave.	407-952-804
5. Lizzie Taylor	670 W. Canton Ave.	407-647-0088
6. Baulhorne Williams	660 Canton Ave	
7. Kent Kersten	654 W. Canton Ave	
8. Michelle Kersten	654 W. Canton Ave	
9. Brandy Burton	652 W. Canton Ave	
10. Mary R. Daniels	650 W. Canton Ave.	

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WITH THE CHURCH 274 N CAPEN AVENUE, ZONED (R-2).

NAME	ADDRESS	PHONE#
1. Linda F. Washington	321 N. Capen Ave.	407-644-9282
2. Beverly A. Mathis/Johnson	730 W. Canton Ave.	407-274-5991
3. Chandra Arthur	351 N. Capen Ave	386-846-1237
4. Barbara Gregory	347 N. Capen Ave	(407) 647-6482
5. Tawanza Hankerson	265 N Capen Ave	407 310 2080
6. Tia Hankerson	751 Symonds Ave	407-949-1059
7. Ralph Anthony	701 Symond	(407) 645-90
8. Ebenezer Bone	701 Symond	
9. Joseph Jackson	710 Symonds Ave.	407 237 273
10. Eleanor Jennings	751 W. Canton Ave.	
Alto Jennings	" "	" 407-678-5291

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WITH THE CHURCH 274 N CAPEN AVENUE, ZONED (R-2).

NAME	ADDRESS	PHONE#
1. <i>[Signature]</i>	550 N. Deming Dr. # Winter Park, FL	(83) 227-5765
2. <i>Betha Price</i>	550 N. Deming Dr. Winter Park, FL	407-6576452
3. <i>W. Towns</i>	3711 RUMBLE ORLANDO, FL	
4.		
5. <i>Danny Key</i>	Orlando	
6. <i>Dameyca Key</i>	Orlando, FL	407-448-4781 407-568-4781
7. <i>[Signature]</i>	Orlando, FL	407-448-8977
8.		
9.		
10.		

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PETITION

TO: THE PLANNING AND ZONING COMMISSION AND
THE COMMISSIONERS OF THE CITY OF WINTER PARK

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SCHOOL CLASSROOM SPACE AND FELLOWSHIP HALL ACTIVITIES IN CONJUNCTION
WITH THE CHURCH 274 N CAPEN AVENUE, ZONED (R-2).

NAME	ADDRESS	PHONE#
1. Brenda & Hilda	677 W Canton Ave.	407-628-0359
2. Mary Ellen Drummell	5637 Linwood Rd, Orlando, FL 32818	321-230-8565
3. [Signature]	2114 Bayport Ct. Orlando, FL 32807	407-448-8977
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PUBLIC NOTICE

NOTICE is hereby given that a public hearing will be held by the City Commission on Monday, August 22, 2016 at 3:30 p.m. in the Commission Chambers of City Hall at 401 S. Park Avenue, Winter Park, Florida, 32789 to consider the following **PUBLIC HEARINGS:**

REQUEST OF NEW HOPE BAPTIST CHURCH FOR: CONDITIONAL USE APPROVAL TO USE THE PORTABLE BUILDINGS ON THEIR CHURCH PROPERTY FOR SUNDAY SCHOOL CLASSROOM SPACE AND FELLOWSHIP HALL ACTIVITIES IN CONJUNCTION WITH THE CHURCH 274 N. CAPEN AVENUE, ZONED (R-2).

All interested parties are invited to attend and be heard. Additional information is available in the Planning Department so that citizens may acquaint themselves with each issue and receive answers to any questions they may have prior to the meeting.

NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he 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 Planning Department at 407-599-3453 at least 48 hours in advance of the meeting.

/s/ Cynthia S. Bonham, MMC, City Clerk

PUBLISH: Sunday, August 7, 2016 Orlando Sentinel



city commission **public hearing**

item type	Public Hearing	meeting date	August 22, 2016
prepared by	Don Marcotte	approved by	<input checked="" type="checkbox"/> City Manager
department	Public Works		<input checked="" type="checkbox"/> City Attorney
division	Administration		<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 checked="" type="checkbox"/> Intelligent Growth & Development <input type="checkbox"/> Public Health & Safety		
	<input type="checkbox"/> Investment in Public Assets & Infrastructure		

subject

Resolution authorizing the execution of landscape construction and maintenance agreement between the Florida Department of Transportation and the City of Winter Park.

motion | recommendation

Approve the resolution memorandum agreement for Landscape and Construction Maintenance.

background

The developer of the Lakeside Crossings, Unicorp desires to install landscaping and hardscaping improvements within a portion of the U.S. Highway 17/92 and Morse Boulevard right-of-way. The correct procedure for the Florida Department of Transportation (FDOT) is for the City to enter an agreement with FDOT in order to allow the developer to construct such amenities within their right-of-way. The City is entering another similar agreement with the developer in order to place all maintenance responsibilities of the constructed amenities onto the developer.

alternatives | other considerations

Do not approve the resolution authorizing execution memorandum of agreement.

fiscal impact

None

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA,
APPROVING AND AUTHORIZING THE EXECUTION OF
LANDSCAPE CONSTRUCTION AND MAINTENANCE
MEMORANDUM OF AGREEMENT BETWEEN THE STATE OF
FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY
OF WINTER PARK CONCERNING LANDSCAPING
IMPROVEMENTS WITHIN A PORTION OF THE RIGHT-OF-WAY
OF U.S. HIGHWAY 17/92; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the State of Florida Department of Transportation (“FDOT”) and City of Winter Park desire to facilitate the City of Winter Park’s installation of landscaping and hardscaping improvements within a portion of U.S. Highway 17/92 as more specifically described in the Landscape Construction and Maintenance Memorandum of Agreement attached hereto; and

WHEREAS, the FDOT has requested the City of Winter Park to execute and deliver to the FDOT the Landscape Construction and Maintenance Memorandum of Agreement and adopt a Resolution approving the same;

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

SECTION 1. The City Commission hereby approves and authorizes the Mayor or the City Manager of the City of Winter Park to execute and deliver to the State of Florida Department of Transportation the LANDSCAPE CONSTRUCTION AND MAINTENANCE MEMORANDUM OF AGREEMENT attached hereto.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

ADOPTED this ____ day of _____, 2016, by the City Commission of the City of Winter Park, Florida.

Steve Leary, Mayor

ATTEST:

Cynthia Bonham, City Clerk

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

City of Winter Park
Dept. of Public Works
401 Park Avenue, South
Winter Park, FL 32789

Orange County Tax Parcel # 01-22-29-4512-10-050

**AGREEMENT FOR INSTALLATION OF NON-STANDARD
SIDEWALK IN RIGHT-OF-WAY**

THIS AGREEMENT made this _____ day of _____, 2016, by and between the CITY OF WINTER PARK, FLORIDA (hereinafter referred to as "City"), and Lakeside Crossing WP, LLC, a Florida limited liability company f/k/a Luxe Winter Park, LLC (hereinafter referred to as "Owner").

WHEREAS, Owner presently owns the property located at 110 South Orlando Avenue, Winter Park, Florida, and having Orange County Tax Parcel Identification Number 01-22-4512-10-050 (the "Property"), which Property is within the corporate limits of the City of Winter Park, Florida; and

WHEREAS, for the benefit of the property, Owner desires to install and construct and currently installing and constructing a sidewalk consisting of a "non-standard" material, which will encroach upon the City's West Morse Avenue right-of-way and the State of Florida Department of Transportation's ("FDOT") South Orlando Avenue a/k/a/ U.S. 17/92 right-of-way, as described in **Exhibit "A"**; and attached hereto and incorporated herein (the "Improvements"); and

WHEREAS, the City is willing to allow Owner to install and construct the Improvements encroaching upon the City's and FDOT's rights-of-way without prejudice to the City's right to have the Improvements removed at a later date at the expense of Owner; and

WHEREAS, the City (Exhibit B) the has or will enter into a Landscape Construction and Maintenance Memorandum of Agreement with FDOT with terms acceptable to the City in order to permit the portion of the Improvements within FDOT's U.S. 17/92 right of way to be installed and constructed (the "FDOT MOA"); and

WHEREAS, Owner agrees to comply with all terms and conditions of this Agreement and the FDOT MOA in the operation, construction, installation, maintenance and repair of the Improvements; and

WHEREAS, Owner understands that at any time the City may require Owner to remove the aforesaid Improvements from the City and FDOT rights of way;

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, the parties agree as follows:

1. The "**WHEREAS**" clauses set forth above are true and accurate and are hereby incorporated herein.

2. The City hereby authorizes and allows Owner to encroach into the City's right-of-way by the installation/construction of a sidewalk with "non-standard" materials, said construction to be in accordance with plans and specifications on file or to be on file with, and approved by the City. Subject to the execution and approval of the FDOT MOA and Owner obtaining all other necessary permits and approvals, the Owner may install the Improvements within the FDOT right-of-way.

3. Owner represents and warrants that Owner's contractor(s) used and shall use all proper and reasonable care in connection with the installation of the Improvements in order to prevent harm, damage or injury to persons or property. Owner further agrees at Owner's expense to operate, maintain and repair the Improvements in a safe and clean manner and in proper working order and that Owner and Owner's; successor in interest shall use all proper and reasonable care in connection with the operation and maintenance of the Improvements in order to prevent harm, damage or injury to persons or property.

4. Owner shall, at its expense, assume the obligations and responsibilities of the City under the FDOT MOA and Owner shall maintain the portion of the Improvements within the FDOT right-of-way in compliance with the FDOT MOA. If at any time the FDOT MOA is terminated or FDOT or City requires the removal of the Improvements placed with the FDOT right-of-way, Owner, at the Owner's expense shall remove those portions of the Improvements constructed and installed within the FDOT right-of-way.

5. In regards to the Improvements, Owner and Owner's successors in interest agree to be bound by chapter 90, sections 90-56 through 90-59 of the City Code of Ordinances, as may be amended, relating to repair and maintenance of sidewalks, which shall include but is not limited to removal and replacement of the sidewalk for construction repair, relocation, or installation of utilities.

6. At any time the City may require either the permanent or temporary removal of the Improvements or any portion thereof installed/constructed by Owner within the rights-of-way, and Owner both for itself and its successors in interest in the Property agree, that at such time as the City requires either temporary or permanent removal of the Improvements, Owner will do so promptly and at its own expense and that if Owner should fail to do so within thirty (30) days of a written request from the City for a permanent removal, or temporary removal, the City may remove the aforesaid Improvements and impose the cost of against Owner and as a lien against the Property by recording a notice of lien in the amount owed plus interest in the public records of Orange County, Florida. Amounts due under this Agreement to City shall accrue interest at the rate of twelve percent per annum until paid in full. Such lien shall be on a parity or coequal with the lien of all state, county, district and city taxes, superior in dignity to all other liens, titles and claims. In the event of an emergency or an unsafe condition, the City shall have the right to remove or block the Improvements without notice to Owner and without any obligation or liability to Owner for damage to the sidewalk.

7. Owner agrees that Owner and Owner's successor in interest shall use all proper and reasonable care in connection with the operation, installation and maintenance of the improvement in order to prevent harm, damage or injury to persons or property.

8. To the fullest extent permitted by law, Owner hereby indemnifies and agrees to hold harmless the City, its officers, officials, agents and employees, from and against any and all claims, damages, losses, judgements, penalties and expenses, including reasonable attorney's fees, experts fees and costs at all pre-trial, trial and appellate levels and with attorneys and experts selected by the City, arising out of or resulting from: (i) the construction, installation, operation, repair, and maintenance of the Improvements within the City's right-of-way and the FDOT's right-of-way (ii) Owner's assumption of the city's responsibilities and obligations under the FDOT MOA. Nothing in this agreement shall constitute or be deemed a waiver of the City's sovereign immunity protection or of any other privilege, immunity or defense afforded by law to City

and its officials, officers, employees and agents.

9. Owner agrees to be liable for reasonable attorney's fees and costs incurred by the City, if the City is required to take any actions, through litigation or otherwise, to enforce this Agreement.

10. Owner understands and agrees that this encroachment into the right-of-way is for a permissive use only and that the placing of the sidewalk in the right-of-way shall not operate to create or vest any property rights in Owner.

11. Owner agrees that this Agreement shall be recorded in the public records of the Orange County Clerk of Courts at Owner's sole expense and shall inure to the benefit of and be binding upon Owner's successors, heirs, executors, administrators, representatives, assigns, and all other persons or entities acquiring an interest in the Property.

IN WITNESS WHEREOF, the parties have set their hands and seals hereto on the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

CITY OF WINTER PARK, FLORIDA
401 Park Avenue, South
Winter Park, Florida 32789

Print Name _____

BY: _____

Randy Knight, City Manager

Print Name _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Randy B. Knight, City Manager, of the City of Winter Park, Florida, a Municipal Corporation, on behalf of said Municipal Corporation, who is personally known to me or who produced _____ as identification.

My Commission Expires:

NOTARY PUBLIC
Print Name _____

Signed, Sealed and Delivered
In the Presence of:

OWNER SIGNATURE

Lakeside Crossing WP, LLC, a Florida
limited liability company

By: _____

Print Name _____

Print Name: Charles Whittall

As its Manager

Address 7940 Via Dellagio Way, Ste 200

Print Name _____

City, State, Zip Orlando, FL 32819

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____ as _____ of _____ a Florida corporation. He/She is personally known to me or who produced _____ as identification.

NOTARY PUBLIC

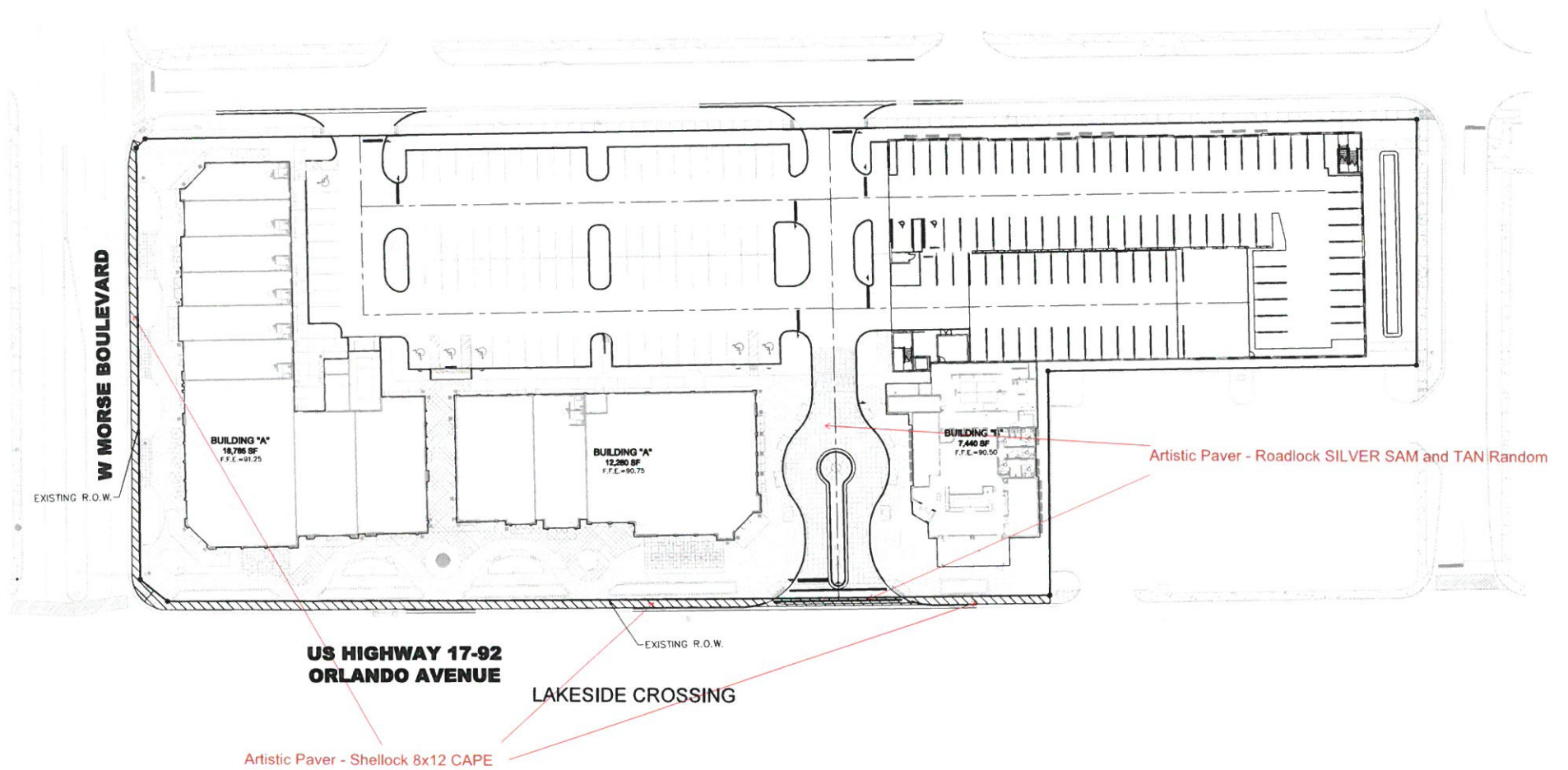
Print Name _____

My Commission Expires:

EXHIBIT A



LEGEND:
AREA COVERED UNDER
THE MAINTENANCE
AGREEMENT



**LANDSCAPE CONSTRUCTION AND MAINTENANCE
MEMORANDUM OF AGREEMENT**

THIS AGREEMENT, made and entered into this day of , 20 , by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, a component agency of the State of Florida, hereinafter called the “**DEPARTMENT**” and the City of Winter Park, a municipal corporation duly enacted under the laws of the State of Florida, hereinafter called the “**LOCAL GOVERNMENT**.”

W I T N E S S E T H

WHEREAS, the **DEPARTMENT** has jurisdiction over and maintains State Road 15/600 (U.S. 17/92) as part of the State Highway System; and

WHEREAS, the **LOCAL GOVERNMENT** seeks to install, or have installed, and maintain certain landscaping within the right of way of State Road 15/600 (U.S. 17/92); and

WHEREAS, the **LOCAL GOVERNMENT**, as part of said landscaping, seeks to remove or has removed sidewalk from a portion of said right of way and to replace existing sidewalk or connect the remaining sidewalk to a **LOCAL GOVERNMENT** sidewalk located off of said right of way; and

WHEREAS, the current owner of the property wherein a portion of the new sidewalk, and associated pedestrian facilities, and a portion of associated landscaping covered by this **AGREEMENT** will be located, intends to convey or dedicate to the **DEPARTMENT** an easement over certain sidewalk curb ramps, to include landing and approach areas, which described ramp areas are currently planned for construction off the right of way as depicted in Exhibit “B”; and

WHEREAS, the **DEPARTMENT** agrees to allow the landscaping only under certain conditions necessary to protect the traveling public using said right of way; and

WHEREAS, Rule 14-40.003, Florida Administrative Code, requires the parties to enter into an Agreement designating and setting forth the responsibilities of each party; and

WHEREAS, the **LOCAL GOVERNMENT**, by Resolution No. , dated , 20 , and attached hereto as Exhibit “A,” has accepted said grant and authorized its officers to execute this **AGREEMENT** on its behalf.

NOW THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

1. The **LOCAL GOVERNMENT** hereby agrees to install or cause to be installed landscaping as specified in the Landscape and Construction Plan(s) included as Exhibit “B.” Such installation shall be in conformance with Florida Administrative Code Rule 14-40.003, as it may be amended from time to time, and the Florida Highway Landscape Guide, which is

incorporated into Rule 14-40.003 by reference. The **LOCAL GOVERNMENT** shall not change or deviate from said plans(s) without written approval of the **DEPARTMENT**.

2. The **LOCAL GOVERNMENT** agrees to maintain the landscaping in accordance with the Landscape Maintenance Plan(s) included as Exhibit "C." Additionally, the **LOCAL GOVERNMENT** agrees to maintain existing sidewalk which remains within **DEPARTMENT** right of way, if any, within the area between the boundary line on either side of the abutting property extending forward to the back of curb, or if no curb then to the edge of travel lane, and within the area connecting with sidewalk as shown on Exhibit "B", as well as any newly constructed pedestrian facilities depicted on Exhibit "B". Said maintenance will be in accordance with Florida Administrative Code Rule 14-40.003 and the Florida Highway Landscape Guide, as they may be amended from time to time. The **LOCAL GOVERNMENT's** responsibility for maintenance shall be consistent with the requirements of Florida Administrative Code Rule 14-40.003. The **LOCAL GOVERNMENT** also agrees to maintain the **LOCAL GOVERNMENT** sidewalk in conformance with generally accepted standards of sidewalk maintenance. The above named functions to be performed by the **LOCAL GOVERNMENT** shall be subject to periodic inspections by the **DEPARTMENT**. The **LOCAL GOVERNMENT** shall not change or deviate from said plan(s) without written approval of the **DEPARTMENT**.
3. All landscape installation and all maintenance activities undertaken by the **LOCAL GOVERNMENT** shall be in accordance with the Maintenance of Traffic Plans(s) included as Exhibit "D" and Florida Administrative Code Rule 14-40.003.
4. If at any time after the **LOCAL GOVERNMENT** has assumed the landscaping installation or the maintenance responsibility above-mentioned, it shall come to the attention of the **DEPARTMENT** that the limits or a part thereof is not properly installed or maintained pursuant to the terms of this **AGREEMENT**, the District Secretary or his designee may issue a written notice that a deficiency or deficiencies exist(s), by sending a certified letter to the **LOCAL GOVERNMENT** to place said **LOCAL GOVERNMENT** on notice thereof. The certified letter shall be sent to . Thereafter the **LOCAL GOVERNMENT** shall have a period of thirty (30) calendar days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period, the **DEPARTMENT** may at its option, proceed as follows:
 - (a) If installation is not completed in accordance with the plans in paragraph 1, the **DEPARTMENT** may complete the installation, with **DEPARTMENT** or Contractor's personnel, and invoice the **LOCAL GOVERNMENT** for expenses incurred.
 - (b) If installation has been properly completed or if the **DEPARTMENT** elects not to complete the installation under (a) above, and maintenance by the **LOCAL GOVERNMENT** is not in compliance with paragraphs 2 or 3, the **DEPARTMENT** may take action to maintain the landscaping or existing sidewalk or a part thereof,

with **DEPARTMENT** or Contractor's personnel and invoice the **LOCAL GOVERNMENT** for expenses incurred, or

- (c) The **DEPARTMENT** may terminate the **AGREEMENT**, in which case the **LOCAL GOVERNMENT** shall at its own expense and within sixty (60) days after written notice by the **DEPARTMENT**, remove all of the landscaping that the **DEPARTMENT** directs be removed and return the right-of-way to its original condition. The **LOCAL GOVERNMENT** will own such materials as it removes and the **DEPARTMENT** shall own any materials remaining. The **DEPARTMENT** may, in its discretion, remove, relocate or adjust the landscaping materials, with the **LOCAL GOVERNMENT** being responsible for the cost of any removal.

Upon **DEPARTMENT** action under one of the above options and upon direction of the **DEPARTMENT**, the **LOCAL GOVERNMENT** shall cease installation and maintenance activities under this **AGREEMENT**.

- 5. It is understood between the parties hereto that the landscaping covered by this **AGREEMENT** may be removed, relocated or adjusted by the **DEPARTMENT** at any time in the future as determined to be necessary by the **DEPARTMENT** in order that the state road be widened, altered or otherwise changed. The **LOCAL GOVERNMENT** shall be given sixty (60) calendar days written notice to remove said landscaping/hardscape after which time the **DEPARTMENT** may remove the same, with the **LOCAL GOVERNMENT** being responsible for the cost of removal.

Further, the **LOCAL GOVERNMENT** shall have the right to terminate this **AGREEMENT** upon one-hundred and twenty (120) calendar days written notice to the **DEPARTMENT**. Upon receipt of the written notice of termination from the **LOCAL GOVERNMENT**, the **DEPARTMENT** may:

- (a) Elect to take over maintenance of the landscaping/hardscape installed by the **LOCAL GOVERNMENT**, or
 - (b) Require the **LOCAL GOVERNMENT** to remove the landscaping/hardscape installed pursuant to this **AGREEMENT** and return the right-of-way to its original condition by giving written notice to the **LOCAL GOVERNMENT** of such removal decision within sixty (60) days notice of the **LOCAL GOVERNMENT's** notice of termination. The **LOCAL GOVERNMENT** shall have sixty (60) calendar days from such written notice to remove said landscaping/hardscape after which time the **DEPARTMENT** may remove the same, with the **LOCAL GOVERNMENT** being responsible for any costs associated therewith.
- 6. The **LOCAL GOVERNMENT** may utilize its employees or third parties to accomplish its obligations under paragraphs 1, 2 or 3; however, the **LOCAL GOVERNMENT** remains responsible for proper performance under this **AGREEMENT** and shall take all steps necessary to ensure that its employees or third parties perform as required under this **AGREEMENT**.

7. The term of this **AGREEMENT** commences upon execution. The **LOCAL GOVERNMENT** shall notify or cause the Department's Oviedo Maintenance Engineer or his designee to be notified a minimum of 48 hours, excluding Saturday, Sunday, and legal holidays, prior to starting work in the right-of-way, unless said Engineer or his designee waives this period in writing. When the Department through said Engineer or his designee issues a Notice to Proceed, the **LOCAL GOVERNMENT** may proceed with the project.
8. **LOCAL GOVERNMENT:**
 - (a) shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the **LOCAL GOVERNMENT** during the term of the contract; and
 - (b) shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.
9. This writing embodies the entire **AGREEMENT** and understanding between the parties hereto and there are no other **AGREEMENTS** and understanding, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby.
10. This **AGREEMENT** may not be assigned or transferred by the **LOCAL GOVERNMENT** in whole or part without the consent of the **DEPARTMENT**.
11. This **AGREEMENT** shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the **AGREEMENT** and Florida law, the laws of Florida shall prevail.
12. Public Entity Crime - A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.
13. Anti-Discrimination - An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or

consultant under a contract with any public entity, and may not transact business with any public entity.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

**CITY OF WINTER PARK
(LOCAL GOVERNMENT)**

**STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION**

By: _____
Mayor

By: _____
Alan E. Hyman
Director of Traffic Operations

Attest: _____(SEAL)
Clerk

Attest: _____(SEAL)
Norma Mejias
Executive Secretary

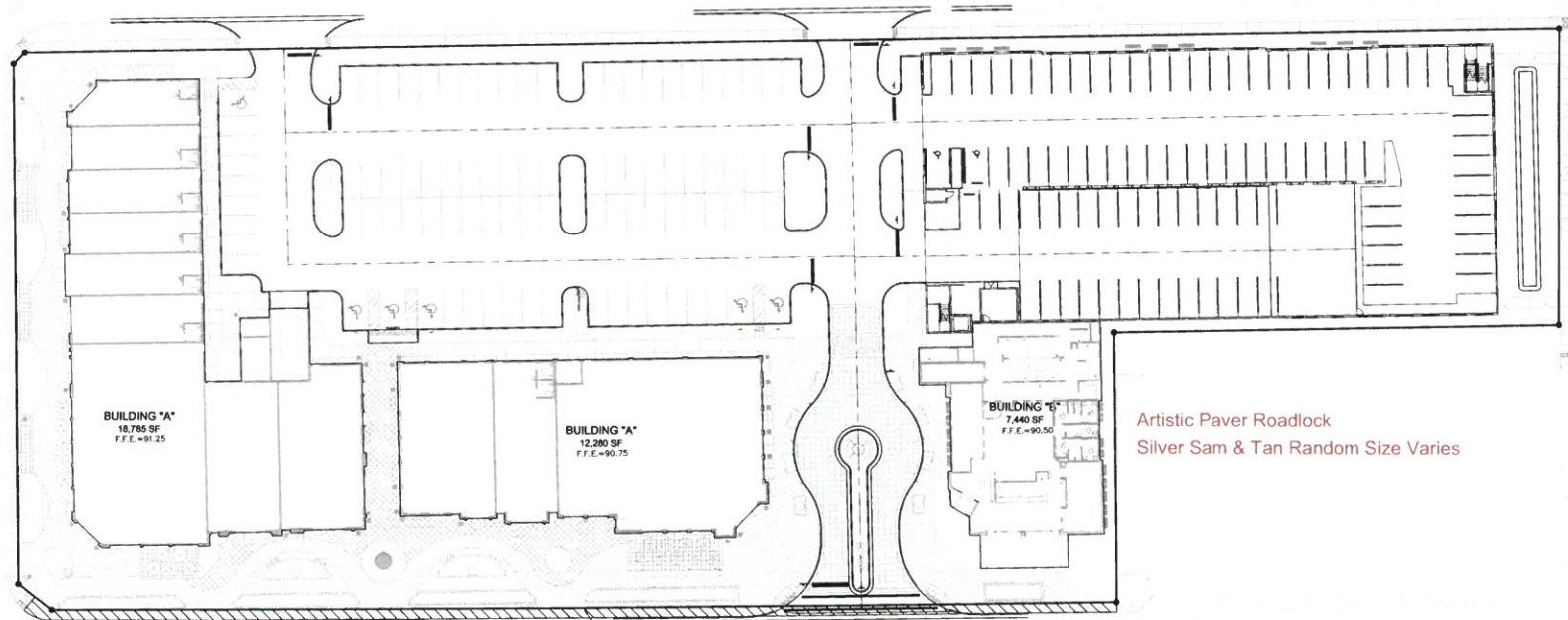
Legal Approval

Legal Approval

EXHIBIT B



LEGEND:
 AREA COVERED UNDER THE MAINTENANCE AGREEMENT



**US HIGHWAY 17-92
ORLANDO AVENUE**

LAKESIDE CROSSING

PAVER EXHIBIT B
U.S. 17-92

Artistic Paver Roadlock
Silver Sam & Tan Random Size Varies

Artistic Paver Shellock 8x12 CAGE

EXHIBIT "C"

LANDSCAPE MAINTENANCE PLAN

Landscaping and Hardscaping in the right-of-way and referenced in the Agreement shall be maintained in accordance with FDOT standards.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**DRIVEWAY CONNECTION PERMIT
FOR ALL CATEGORIES****PART 1: PERMIT INFORMATION**APPLICATION NUMBER: 15A5930029Permit Category: D Access Classification: 6Project: LAKESIDE CROSSING WP, LLCPermittee: CHARLES WHITALLSection/Mile Post: 75030/ 5.593-5.691 State Road: 600

Section/Mile Post: _____ State Road: _____

PART 2: PERMITTEE INFORMATIONPermittee Name: CHARLES WHITALLPermittee Mailing Address: 7940 VIA DELLAGIO WAY, SUITE 200City, State, Zip: ORLANDO, FL 32819Telephone: 407-999-9985Engineer/Consultant/or Project Manager: KIMLEY-HORN AND ASSOCIATESEngineer responsible for construction inspection: JENNIFER STICKLER
NAME P.E. #Mailing Address: 3660 MAGUIRE BLVD, SUITE 200City, State, Zip: ORLANDO, FL 32803Telephone: 407-898-1511 FAX, Mobile Phone, etc. _____**PART 3: PERMIT APPROVAL**

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

Permit Number: 15A5930029

Department of Transportation

Signature:  Title: _____

Department Representative's Printed Name _____

Temporary Permit ☐ YES ☒ NO (If temporary, this permit is only valid for 6 months)Special provisions attached ☐ YES ☒ NODate of Issuance: 25 MAY 16

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specified in 14-96.007(6).

See following pages for General and Special Provisions

PART 4: GENERAL PROVISIONS

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work.
Phone: 407-977-6530 , Attention: GERGES ISHAK
2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection construction.
3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.
4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.
5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.
6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.
7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.
8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.
9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.
10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.
11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
12. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.
13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect, or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this facility design, construction, maintenance, or continuing existence of the connection facility, except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.
14. The Permittee shall be responsible for determining and notify all other users of the right of way.
15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

PART 5: SPECIAL PROVISIONS**NON-CONFORMING CONNECTIONS:**☐ YES ☒ NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.
2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:**PART 6: APPEAL PROCEDURES**

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding;
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an administrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRIVEWAY/CONNECTION APPLICATION
FOR ALL CATEGORIES

OFFICE USE ONLY

Application Number: <u>15A5930029</u>	Received By: <u>JEAN Y. LACHAUD</u> FOOT STAFF (TYPE OR PRINT)
Category: <u>D</u>	Date: <u>08/19/15</u>
Section/Mile Post: <u>75030/5.593-5.691</u>	State Road: <u>608</u>
Section/Mile Post: _____	State Road: _____

Instructions – To Applicant

- Contact the Department of Transportation to determine what plans and other documents you are required to submit with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the Department of Transportation.
- For help with this form contact your local Maintenance or District Office.
 - Or visit our website at <https://www3.dot.state.fl.us/OneStopPermitting/Home.aspx> for the contact person and phone number in your area.
 - You may also email – driveways@dot.state.fl.us
 - Or call your District or local Florida Department of Transportation Office and ask for Driveway Permits.

Please print or type

APPLICANT:**Check one:**
☒ Owner ☐ Lessee ☐ Contract to Purchase
Name: Charles WhittallResponsible Officer or Person: Charles WhittallIf the Applicant is a Company or Organization, Name: Lakeside Crossing WP, LLCAddress: 7940 Via Dellagio Way, Suite 200City, State: Orlando, FloridaZip: 32819 Phone: (407)999-9985 Fax: (407)999-9961Email: chuck@unicorpusa.com**LAND OWNER:** (If not applicant)

Name: _____

If the Applicant is a Company or Organization, Name: _____

Address: _____

City, State: _____

Zip: _____ Phone: _____ Fax: _____

Email: _____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**DRIVEWAY/CONNECTION APPLICATION
FOR ALL CATEGORIES**

AUTHORIZED REPRESENTATIVE: If specified by Applicant to handle, represent, sign, and file the application –
NOTE: A notarized letter of authorization must be provided with the Application.

Name: Jennifer SticklerCompany Name: Kimley-Horn and AssociatesAddress: 3660 Maquire Blvd, Suite 200City, State: Orlando, FloridaZip: 32803 Phone: (407)898-1511 Fax: _____Email: Jennifer.Stickler@kimley-horn.comAddress of property to be served by permit (if known):
110 S Orlando Ave. Winter Park, Florida 32789

If address is not known, provide distance from nearest intersecting public street (such as, 500 feet south of Main St.)

Check here if you are requesting a

☒ new driveway ☐ temporary driveway ☒ modification to existing driveway ☐ safety upgrade

Does the property owner own or have any interests in any adjacent property?

☒ No ☐ Yes, if yes – please describe:

Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?

☐ No ☒ Yes, if yes – list them on our plans and indicate the proposed and existing access points.

Local Government Development Review or Approval Information:

Local Government Contact: _____

Name: _____

Government Agency: City of Winter Park

Phone #: _____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRIVEWAY/CONNECTION APPLICATION
FOR ALL CATEGORIES

If you are requesting commercial or industrial access, please indicate the types and number of businesses and provide the floor area square footage of each. Use additional sheets if necessary.

Business (Name and Type)	Square Footage	Business (Name and Type)	Square Footage
1. Various Retail	18,387	3. Rusty Bucket (Restaurant)	5,523
2. Kona Grill (Restaurant)	7,153	4. Chuy's (Restaurant)	7,440

If you are requesting a residential development access, what is the type (single family, apartment, townhouse) and number of units?

Type	Number of Units
N/A	

Provide an estimate of the daily traffic volume anticipated for the entire property at build out. (An individual single family home, duplex, or quad-plex is not required to complete this section).

Daily Traffic Estimate = 3,652 (Use the latest Institute of Transportation Engineers (ITE) Trip Generation Report)

If you used the ITE Trip Generation Report, provide the land use code, independent variable, and reference page number.

ITE Land Use Code 820	Independent Variable 1,000 SF gross leasable area	ITE Report page number reference 1561
--------------------------	--	--

Check with the Florida DOT Office where you will return this form to determine which of the following documents are required to complete the review of your application.

Plans should be 11" x 17" (scale 1" x 50') Note: No plans larger than 24" x 36" will be accepted a) Highway and driveway plan profile b) Drainage plan showing impact to the highway right-of-way c) Map and letters detailing utility locations before and after Development in and along the right of way d) Subdivision, zoning, or development plans e) Property map indicating other access, bordering roads and streets	f) Proposed access design g) Parcel and ownership maps including easements (Boundary Survey) h) Signing and striping plans i) Traffic Control/Maintenance of Traffic plan j) Proof of liability insurance k) Traffic Impact Study l) Cross section of roadway every 100' if exclusive turn lanes are required
---	---

Important Notices to Applicant Before Signing Application

The Department Reserves The Right To Change Traffic Features And Devices In Right Of Way At Any Time
 Proposed traffic control features and devices in the right of way, such as median openings and other traffic control devices, are not part of the connection(s) to be authorized by a connection permit. The Department reserves the right to change these features and devices in the future in order to promote safety in the right of way or efficient traffic operations on the highway. Expenditure by the applicant of monies for installation or maintenance of such features or devices shall not create any interest in the maintenance of such features or devices.

Significant Changes In Property Use Must Undergo Further Review

If an access permit is issued to you it will state the terms and conditions for its use. Significant changes in the use as defined in Section 335.182(3), Florida Statutes, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

All Information I Give Is Accurate

I certify that I am familiar with the information contained in this application and that to the best of my knowledge and belief, such information is true, complete and accurate.

Starting Work On The Driveway Connection After I Get My Permit Means I Accept All the Conditions In My Permit

I will not begin work on the connection until I receive my Permit and I understand all the conditions of the Permit. When I begin work on the connection, I am accepting all conditions listed in my Permit.

Applicant Name (Printed): Charles Whittall

Applicant's signature: _____

Date

8/18/2015

EXHIBIT

GENERAL	PAVING, GRADING AND DRAINAGE	SANITARY SYSTEM
<p>1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY SHANNON SURVEYING. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.</p> <p>2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE, TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.</p> <p>3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.</p> <p>4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.</p> <p>5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY.</p> <p>6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.</p> <p>7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, ETC.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.</p> <p>8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.</p> <p>9. SAFETY: A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA. C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFETY PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS. D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION. E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.</p> <p>10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.</p> <p>11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS INDICATED AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.</p> <p>12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.</p> <p>13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.</p> <p>14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.</p> <p>15. ALL DISTURBED AREAS WITHIN THE FOOT R/W SHALL BE SOODED.</p> <p>16. ALL DIMENSIONS ARE TO FACE OF CURB.</p> <p>17. ALL SIGNAGE MUST COMPLY WITH CHAPTER 31.5, ORDINANCE 90-10.</p>	<p>1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUD, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOLS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE OWNER'S ENGINEERS. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHIELDING OR SHORING AS NECESSARY. Dewatering Methods shall be used as required to keep TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.</p> <p>3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOLS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.</p> <p>4. PROPOSED SLOPE ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.</p> <p>5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.</p> <p>6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.</p> <p>7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE 2012/2013 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.</p> <p>8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOLS ENGINEER FOR APPROVAL.</p> <p>9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED).</p> <p>10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17346.</p> <p>11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOO, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.</p> <p>12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.</p> <p>13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.</p> <p>14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.</p> <p>15. FINAL GRADES SHOWN INCLUDE SOO HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.</p> <p>16. LINE ROAD AS-BUILTS ARE TO BE APPROVED BY OWNER'S ENGINEER PRIOR TO PAVING.</p> <p>17. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.</p> <p>18. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORTS BY PROFESSIONAL SERVICE INDUSTRIES, INC.</p>	<p>1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.</p> <p>2. ALL GRAVITY SEWERS MUST BE SDR 35 PVC, EXCEPT FOR PIPE DEEPER THAN 14 FEET, IN WHICH CASE SDR 26 PIPE SHALL BE USED. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F437, ASTM D3034 & ASTM F479. JOINTS SHALL COMPLY WITH ASTM D3212.</p> <p>3. ALL ON-SITE PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 300 DR 14 FOR 4" DIAMETER, AND CLASS 150 DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAIN SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DR, MINIMUM 4" DIAMETER.</p> <p>4. ALL SANITARY MANHOLES SHALL BE LOCATED NO MORE THAN 400 FEET APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C478.</p> <p>5. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00%, 6" @ 1.00%, AND 8" @ 0.40%.</p> <p>6. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE WINTER PARK UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.</p> <p>7. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.</p> <p>8. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.</p>
	<p>PAVING/GRADING TESTING AND INSPECTION</p> <p>1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOLS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOLS REPORT. UPON COMPLETION OF WORK THE SOLS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.</p> <p>2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT. THE VARIOUS AGENCIES AND PERMIT CONDITIONS SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SMO RETESTING.</p>	<p>SANITARY TESTING AND INSPECTION</p> <p>1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVIEWED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.</p> <p>2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.</p> <p>3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT: A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C-924 FOR CONCRETE PIPE, ASTM V-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. D. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.</p> <p>4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY: A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. B. USING A RIGID BALL OR MARBLE FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 90% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED. C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.</p> <p>5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATER TIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.</p>
<p>STORM DRAINAGE SYSTEM</p> <p>1. STANDARD INDEXES REFER TO THE 2012/2013 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."</p> <p>2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.</p> <p>3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.</p> <p>4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED, SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.</p> <p>5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, INITIATION OF INTENDED USE OF THE INFRASTRUCTURE, OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.</p>	<p>POTABLE WATER SYSTEM</p> <p>1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #4 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.</p> <p>2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH CITY OF WINTER PARK STANDARDS AND SPECIFICATIONS.</p> <p>3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.</p> <p>4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.5S. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO WINTER PARK UTILITIES STANDARDS AND SPECIFICATIONS.</p> <p>6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE ENDS OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDINGS(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.</p> <p>7. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY WINTER PARK WATER DEPARTMENT INSPECTOR.</p> <p>8. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C601 AND WINTER PARK WATER DEPARTMENT SPECIFICATIONS.</p> <p>9. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.</p> <p>10. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THAN 4". SCHEDULE 40 AND SCHEDULE 80 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "N1" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.</p> <p>11. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAD WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE WOUND AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.</p> <p>12. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE WINTER PARK UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.</p>	<p>F.D.O.T. RIGHT-OF-WAY WORK</p> <p>1. CONTRACTOR TO NOTIFY FDOT 2 FULL BUSINESS DAYS PRIOR TO BEGINNING WORK WITHIN RIGHT-OF-WAY.</p> <p>2. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX #600, #611, & #512 AND SHALL BE SUPERVISED BY A CERTIFIED INDIVIDUAL.</p> <p>3. TEST RESULTS MAY BE REQUIRED UPON REQUEST.</p> <p>4. AS-BUILT PLANS ARE REQUIRED IF MAJOR CHANGES ARE MADE DURING CONSTRUCTION.</p> <p>5. ALL DISTURBED AREAS WITHIN FOOT RIGHT-OF-WAY MUST BE SOODED ONLY WITH COMMON BERMOUDA SOO.</p> <p>6. ALL CONSTRUCTION WITHIN THE FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE DEPARTMENT'S DESIGN STANDARDS AND ROAD & BRIDGE SPECIFICATIONS, 2012/2013 EDITION.</p> <p>7. DEMOLITION OF EXISTING DRIVEWAY SHALL GO BACK TO NEAREST JOINT WHEN RESTORING CURB, GUTTER, AND SIDEWALK.</p> <p>8. CONTRACTORS CERTIFICATE OF LIABILITY INSURANCE MUST BE ISSUED PRIOR TO STARTING CONSTRUCTION IN FOOT RIGHT-OF-WAY.</p> <p>9. PROVIDE MINIMUM 36" COVER FOR ALL EXISTING AND PROPOSED UTILITIES.</p> <p>10. MAINTAIN ALL VERTICAL AND HORIZONTAL SEPARATION REQUIREMENTS FROM PUBLIC WATER MAINS PER O.C.U. AND F.D.E.P. SPECIFICATIONS.</p> <p>11. NO LANES CLOSED BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM & 3:00 PM TO 6:00 PM.</p> <p>12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.</p>
<p>DRAINAGE SYSTEM TESTING AND INSPECTION</p> <p>1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REJECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.</p>	<p>POTABLE WATER TESTING AND INSPECTION</p> <p>1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WINTER PARK UTILITIES DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.</p> <p>2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.</p>	<p>AS BUILT</p> <p>UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE: HORIZONTAL LOCATIONS, LOCATIONS OF ALL UTILITIES INSTALLED, AS WELL AS GRADE, BREAK LOCATIONS AND ELEVATIONS FOR PROPOSED CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND ACCEPTED BY THE OWNER'S ENGINEER.</p> <div><p>CALL 48 HOURS BEFORE YOU DIG</p><p>IT'S THE LAW! DIAL 811</p><p>Know what's below. Call before you dig.</p><p>FLORIDA STATE ONE CALL OF FLORIDA, INC.</p></div>

Kimley»Horn

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CHECKED BY JMS
DATE: 7/31/2015

NOTES

FLORIDA

LAKESIDE CROSSING

CITY OF WINTER PARK

SHEET NUMBER
C1.0



city commission **public hearing**

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

subject

Resolution for the purpose of securing a public library construction grant

motion | recommendation

Adopt the resolution.

Background

This resolution is necessary as part of the grant process. It is our understanding as a non-profit that the Winter Park Public Library is not eligible for the grant directly; therefore, the City has to be the applicant.

RESOLUTION NO. 2177-16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AUTHORIZING THE REQUIRED ASSURANCES INCLUDED WITHIN THIS RESOLUTION IN ACCORDANCE WITH THE REQUISITE LIBRARY CONSTRUCTION GRANT REQUIREMENTS ESTABLISHED BY THE FLORIDA DEPARTMENT OF STATE, DIVISION OF LIBRARY AND INFORMATION SERVICES, FOR THE PURPOSE OF SECURING A PUBLIC LIBRARY CONSTRUCTION GRANT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Winter Park is applying for a construction grant from the Florida State Library for \$500,000 to go towards the construction of the new Library.

WHEREAS, the City Commission authorizes the required assurances in accordance with the requisite library construction grant requirements established by the Florida Department of State, Division of Library and Information Services, for the purpose of securing a public library construction grant; and

WHEREAS, it is recommended that the required assurances are included in accordance with the requisite grant requirements established by the Florida Department of State.

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

SECTION 1. That the City Commission hereby gives the assurance that the required \$500,000 dollar-for-dollar funding match requested will be available and unencumbered at the time of grant award on July 1, 2017.

SECTION 2. That the City Commission hereby gives the assurance that funding is sufficient and will be available in order that the project will result in a completed library building.

SECTION 3. That the City Commission hereby gives the assurance that upon completion of the project, sufficient funds will be available to operate the facility.

SECTION 4. That the City Commission hereby gives the assurance that the building will be used exclusively for public library purposes for which it was constructed and submission of proposed changes in use will be submitted to the Division for approval if within 20 years of the completion of the construction project.

SECTION 5. This Resolution shall take effect immediately upon approval.

ADOPTED BY THE CITY COMMISSION ON AUGUST 22, 2016.

Mayor Steve Leary

ATTEST:

Cynthia S. Bonham, City Clerk