



city commission agenda

Regular Meeting
September 25, 2017
3:30 PM
Commission Chambers

mayor & commissioners

seat 1
Gregory Seidel

seat 2
Sarah Sprinkel

Mayor
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 the 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. The 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

*times are projected and
subject to change

- 1. Meeting Called to Order**
- 2. Invocation Finance Director Wes Hamil**
Pledge of Allegiance
- 3. Approval of Agenda**
- 4. Mayor's Report**
- 5. City Manager's Report**
 - a. City Manager's Report**
- 6. City Attorney's Report**

7. Non-Action Items

8. Citizen Comments and budget comments | 5 p.m. or soon thereafter

9. Consent Agenda

a. Approve the August 28, 2017 minutes

b. HIDTA Purchase Orders

5 minutes

1. Purchase Orders in the amounts of \$84,000 and \$164,000 for several independent contractors who provide specialized and confidential investigative services on behalf of HIDTA, as well as a Purchase Order in the amount of \$136,000 for facility expenses of HIDTA, with all being subject to the condition that HIDTA grant funds will be the sole source of money to pay these obligations. - Commission authorize the City Manager, in consultation with the City Attorney as needed, to sign Purchase Orders.

c. Piggyback Contracts

5 minutes

1. Crop Production Services, Inc. - Piggyback Contract of South Florida Water Management District contract RFB#6000000829 for Herbicides and Related Adjuvants - Commission approve contract with Crop Production Services, Inc. and authorize the Mayor to execute the contract. - Amount: As-Needed Basis
2. Helena Chemical Co. - Piggyback Contract of South Florida Water Management District contract RFB#6000000829 for Herbicides and Related Adjuvants - Commission approve contract with Helena Chemical Co. and authorize the Mayor to execute the contract. - Amount: As-Needed Basis

d. Contracts

5 minutes

1. Contract Renewal for RFP-6-2007 – Medical Insurance – Renew contract for an additional one year term: October 1, 2017 through September 30, 2018. Commission approve contract renewal with Aetna and authorize the Mayor to execute Contract. Amount: \$953,051.
2. Contract Renewal for RFP-19-2008 – Group PPO Dental Benefits – Renew contract for an addition one year term: October 1, 2017 through September 30, 2018. Commission approve contract renewal with MetLife and

authorize the Mayor to execute Contract.

Amount: \$379,082.

3. Contract Renewal for RFP-19-2008 - Group Term Life, AD&D, Voluntary Term Life for Employee, Spouse and Children, Long Term Disability, and Voluntary Short Term Disability - Renew contract for an addition one year term: October 1, 2017 through September 30, 2018. Commission approve contract renewal with Cigna Group Insurance and authorize the Mayor to execute Contract. Amount: \$162,283.

e. Approve the Winter Park Historical Association Lease Agreement

10. Action Items Requiring Discussion

- a. **Review of best and final offers for 1111 West Fairbanks Avenue property** 30 minutes

11. Public Hearings

- a. **Request of Winter Park Racquet Club for Conditional Use approval to redevelop their property at 2111 Via Tuscany with a new kitchen building addition, a redeveloped 'Sugar Shack' snack and bar facility at the swimming pool and new on-site parking spaces subject to an updated master plan on their 7.27-acre property, zoned Parks and Recreation (PR).** 5 minutes
- b. **Request of O'Tay LLC for Conditional Use approval to build a 42,068-square foot, two-story, office building with an underground parking level on the vacant property at 531 West Morse Boulevard, on the northeast corner of Morse Boulevard and Pennsylvania Avenue, zoned C-2.** 10 minutes
- c. **Request of Aloma Holdings, LLC to amend the Official Zoning Map to change from Medium Density Multiple-Family Residential (R-3) District zoning to Office (O-2) District zoning on the properties at 407 St. Andrews Boulevard and 2291, 2295, 2301 and 2305 Glenwood Drive. SECOND READING** 10 minutes
- d. **Request of the City of Winter Park to amend the "Comprehensive Plan" Future Land Use Map to change from Institutional to Open Space and Recreation Future Land Use** 5 minutes

Designation, and to amend the official zoning map from Public, Quasi-Public (PQP) to Parks and Recreation (PR) District zoning on the property located between 652 and 700 West Morse Boulevard. SECOND READING

- e. **Request of Sydgan Corporation to modify the Development Order for the Ravaudage PD to allow project credit for public on-street parking spaces** 15 minutes
- f. **Request of Wekiva Capital Partners to amend the "Comprehensive Plan" Future Land Use Map to change from an Office Future Land Use designation to a Medium Density Residential Future Land Use Designation, and to amend the official Zoning Map to change from Office (O-2) district to Medium Density Residential (R-3) district zoning on the properties at 1424 and 1428 Gay Road.** 5 minutes
- g. **Request of Kimley-Horn & Associates to amend the "Comprehensive Plan" Future Land Use Map to change from an Office Future Land Use designation to a Commercial Future Land Use Designation, and to amend the official Zoning Map to change from Office (O-1) district to Commercial (C-3) district zoning on the southern portion of the property at 1350 West Fairbanks Avenue.** 15 minutes
- h. **Fee Schedule effective October 1, 2017** 15 minutes
Annual update to Fee Schedule

12. City Commission Reports

13. Millage and Budget Public Hearings

- a. **Millage Ordinance FY18 Budget - SECOND READING** 10 minutes
Ordinance adopting millage rates for the FY 2018 budget.
- b. **Budget Ordinance FY 18 - SECOND READING** 60 minutes
Ordinance adopting the fiscal year 2018 budget.

Appeals and Assistance

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

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



city commission city manager's report

item type City Manager's Report

meeting date September 25, 2017

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
Quiet zones	NO CHANGES. (FDOT update July 2017) - Agreements with FDOT have been executed for the SunRail Grade Crossing Quiet Zone and Safety and Security Enhancements Projects. The expected duration to complete construction for the two projects is approximately 2.5 years (expected completion December 2019). The current activities include completing design plans, procurement of materials supply and delivery and wiring of Central Florida Rail Corridor (CFRC) signal houses.
Seminole Stormwater Study	The City of Winter Park has contracted services for dredging the drainage ditch behind the homes along the east side of Arbor Park Drive and scheduled to begin October 2, 2017.
Electric undergrounding	<p><u>Miles of Undergrounding performed</u> NO CHANGES</p> <p>Project E: 3.92 miles (complete) Project F: 1.54 miles (50% complete) Azalea Lane: 0.25 miles (Complete) 915 N Pennsylvania: 0.2 miles (Complete) 1666 Summer Way: 0.06 miles (Complete) To Date: 4.75 miles Quarter Point F (when done): 1.54 miles TOTAL expected by Fiscal year end: 5.97 miles</p>
Fairbanks transmission	All information required by Duke has been provided for contractors to begin the Fairbanks conversion. Expected start date of 1/1/18.
Downtown parking strategies	Final document due in mid-September. CRA Agency presentation moved to September 25, 2017.
Orange Avenue corridor study	Stakeholder meetings finished. Staff will present findings at October 9th Commission meeting.
Denning Drive	Phase 1 plans are complete. Phase 1 construction (from Orange Avenue to Fairbanks Avenue) will begin mid-October and be complete before the end of the year. Phase 2 (Fairbanks Avenue to Webster Avenue) is

	expected to begin January 2018 and be complete May 2018 during the dry season. Phase 3 (Webster to Solana) will follow directly behind phase 2 with entire project wrapped in early summer 2018.
Scenic Boat Tour ADA ramp	Design plans, permitting through the City, and demolition are complete. Construction of the new concrete ramp will be complete began September 4, 2017, and will be complete in October 2017 to meet the City's obligation.
Library Design	The design architect team is working on conceptual design and is expected to be available for internal review in October. The public unveiling that was scheduled for September 27, 5:30 pm at the Alford Inn is being rescheduled. It is expected that the construction documents will be completed spring 2018.

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

REGULAR MEETING OF THE CITY COMMISSION
August 28, 2017

Prior to the regular Commission meeting, an attorney/client executive session was held in the Chapman Room at 2:30 p.m. to discuss the case of Glenna M. Harmon, Trustee v. William E. Crosby, Lauren R. Brewer, Joel A. Brewer, Christy R. Frazier, Gay B. Arnold, Z Properties Group, Inc., and the City of Winter Park Case No.: 2017-CA-001326. This meeting was adjourned in the Commission Chambers.

The meeting of the Winter Park City Commission was called to order by Mayor Steve Leary, at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida. The invocation was provided by Reverend Dr. Jason T. Micheli, Winter Park Presbyterian Church followed by the Pledge of Allegiance.

Members present/absent:

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

Also Present:

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

Approval of agenda

Motion made by Commissioner Cooper to approve the agenda; seconded by Commissioner Sprinkel and carried unanimously with a 4-0 vote.

Mayor's Report

- a. Presentation – Business Recognition Award Q2 2017 – DePrince, Race & Zollo Inc.

Kyle Dudgeon and Mayor Leary presented the Business Recognition Award to Kurt Wood, Partner and Director of Client Service; Laurie Harlan, Partner and Senior Research Analyst; Erica Fox, Client Service Associate; and John Race, Co-Chief Executive Officer and Co-Founding Partner.

- b. Recognition – 2017 Summer Youth Enrichment Program

Laura Neuforffer recognized the following providers and participants: Shawn Shaffer, WP Library; Robynn Demar, Welbourne Ave Nursery; Ronnie Moore (Parks Department); Ali DeMaria, Winter Park Day Nursery; Tres Loch, Rollins College; and Linda Puritz, Rollins College. Participants present: Destiny Walton, Titus Law, Antonion Ingram, Daniel Hughley, Izarian Derby, Elisha Morris, and Naryha Lewis.

Purple Heart recipient dedicated parking space

Mayor Leary asked that a dedicated parking space for purple heart recipients be placed close to the entrance of the back lot. There was a consensus to move forward.

c. Library/Events Center discussion

Mayor Leary spoke about the library/events center discussions happening that are not official discussions and wanted to form a task force to make sure the interest of the citizens are represented and everyone is on the same page moving forward. He will provide names at the next meeting to be placed on the task force. There was a consensus to move forward.

Commissioner Sprinkel spoke about the need for a naming policy to utilize when naming the new facility. Mayor Leary stated he and the City Manager met with members of the Library Board to discuss issues they have had with the naming policy who will report back to the Commission at a later date. Mayor Leary explained the task force will be reporting back to the Commission with the status of the project and will not be fundraising but working with the Library Board and the City. There will be more to come at the next meeting.

Commissioner Sprinkel addressed the Children and Family Board that she wanted to look into.

City Manager's Report

a. Winter Park Historical Association Presentation

Susan Skolfield, Executive Director, thanked the Commission for their support over the last year. She summarized their annual accomplishments, the number of visitors, Be My Neighbor Day, the Penelope weekly show for the children, and their exhibits.

City Manager Knight reminded the Commission of the special meeting being held on September 27 at 5:30 at the Alford Inn regarding the proposed library/events center conceptual plans.

Commissioner Sprinkel asked to be provided the summary reports from the various organizations that the City provides funding to.

Commissioner Sprinkel asked about the status of a new Parks and Recreation Director with the retirement of John Holland. City Manager Knight responded that Michelle Neuner is Acting Director until the position is filled. After Mr. Holland's last day, they will move forward with the hiring process.

City Attorney's Report

City Attorney Ardaman addressed the upcoming mediation scheduled for Friday for the Morgan Bellows/Winter Park litigation. After comments, there was a consensus that City Manager Knight be the City's representative for that mediation. Each Commissioner will be briefed individually.

Non-Action Items

a. Parks Master Plan status presentation

Leif Bouffard, Parks and Recreation Department, summarized the status of the master plan, the portions of the 2008 master plan that have been accomplished (Ward Park and Howell Branch Preserve), and the ones not started but under consideration (Tree Farm and Lake Baldwin Park).

Mr. Bouffard spoke about what is happening now that was not in the 2008 master plan to include the Martin Luther King, Jr. Park master plan and the Mead Garden Inc. master plan just being started. He summarized what has changed since 2008, the support for the master plan process (to implement the vision themes, required by the comprehensive plan and is necessary to retain their accreditation). He addressed the two options for updating the master plan: do an administrative update of the current plan or to complete a new master plan. He stated with either option a statistically valid survey needs completion. He spoke about the timeline to complete because of the statistically valid survey, will hold many workshops and public meetings, complete a new park inventory and the final presentation would be provided to the Commission for approval.

Mr. Bouffard provided staff's recommendation to invest in a new master plan to be completed over two fiscal years, to coordinate the plan with all the existing master plans currently happening, and to include a connectivity plan to tie together the parks, trails and all facilities. He asked the Commission to establish an annual implementation budget and wanted to update the concept portion of the comprehensive plan every 10 years.

Discussion ensued regarding the need to move forward with the master plan. It was clarified that there are no monies in the budget at this time. Mayor Leary suggested waiting until the new Parks Director is on board to receive their input.

After comments, Ms. Neuner will bring back a quote for advancing just the portion of the project related to connectivity.

Commissioner Sprinkel expressed concerns with the timeline to complete of two years because the data is already available. Ms. Neuner stated that information related to usage and the kind of offering the City has is already available and they can provide a management tool internally but that the statistically valid survey, the parks inventory, drawing conceptual plans for various parks areas, putting together a ten year funding plan for the park will take time that will extend the timeline for the project. Ms. Neuner will bring back more detail for each plan with a timeline for each plan.

Consent Agenda

- a. Approve the minutes of August 14, 2017. **PULLED FROM AGENDA FOR DISCUSSION.**
- b. Approve the Piggyback Contract with Chuck Robinson Concrete and Bob Cat Service, Inc., RFP-602766-17/TLR - Aquatic Maintenance Services and authorize the Mayor to execute contract.
- c. Approve the following contracts:
 - 1. RFQ-16-2017 - Continuing Contract for Professional Green Planning, Engineering & Financial Services - Commission approve contract with TLC Engineering for Architecture and authorize the Mayor to execute contract. Amount: As-Needed Basis.
 - 2. RFQ-16-2017 - Continuing Contract for Professional Green Planning, Engineering & Financial Services - Commission approve contract with Hanson Professional Services, Inc. and authorize the Mayor to execute contract. Amount: As-Needed Basis. **PULLED FROM AGENDA BY COMMISSIONER SEIDEL BECAUSE OF A CONFLICT OF INTEREST.**

Motion made by Mayor Leary to approve Consent Agenda items b and c-1; seconded by Commissioner Sprinkel. The motion carried unanimously with a 4-0 vote. No public comments were made.

Consent Agenda Item a – Minutes:

Commissioner Cooper asked to add more of an explanation of Mr. Peterson's fiber comments. After discussion, there was no consensus to change the minutes.

Motion made by Commissioner Cooper to submit Mr. Peterson's comments for the public record. Motion failed for lack of a second.

Motion made by Mayor Leary to approve Consent Agenda item 'a', Minutes; seconded by Commissioner Sprinkel and carried unanimously.

Consent Agenda Item c-2:

Motion made by Commissioner Cooper to approve Consent Agenda item c-2, seconded by Mayor Leary and carried with a 3-0 vote with Commissioner Seidel abstaining from voting due to a conflict of interest. Form 8b has been submitted as part of these minutes.

Action Items Requiring Discussion

- a. Budget discussion

Each Commissioner provided their list of budget items they wanted to discuss and potentially add to the budget. After discussion on each item (excluding

Commissioner Weldon's because of his absence), Budget Manager Peter Moore will take those comments and add/subtract from the budget according to each consensus reached. There will be on-going discussions on the budget. City Manager Knight stated at the next meeting the items receiving a consensus will be modified in the budget to reflect those items, will be advertised for the public and have a budget ordinance before them on September 11 and September 25.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

Charles Williams, 767 Antonette Avenue, spoke in favor of the parks master plan being updated every five years, the Howell Branch purchase, and the parks budget. He provided a visual of what he envisioned MLK Park could look like.

Jeffrey Blydenburgh, 204 Genius Drive, spoke in favor of the parks master plan and the importance to retain open space.

Aliza Silver, Never Stand Alone 501(c)3 non-profit, 1541 Lyndale Boulevard, Maitland, FL asked for approval to hold a free Octoberfest celebration on two blocks of Park Avenue on Sunday, October 29. She addressed the restaurants that would be participating and who has supported this idea. Matthew Coltran, 136 South Park Avenue, owner of The Parkview Restaurant spoke in favor of approving the event.

City Manager Knight explained why he denied the request which is why Ms. Silver was present this evening asking the Commission for approval and to override his decision. Commissioner Cooper expressed concerns with not receiving any information beforehand detailing their request and the need to be cautious as to what is approved on Park Avenue.

Discussion ensued regarding other options/locations that could be considered and the special event process. Mayor Leary stated he would like to see this happen but cannot support it on Park Avenue at this time. Commissioner Sprinkel agreed that she would like to see this happen but there are rules that need to be overseen and asked if staff could work with them to see what can be done to come up with an alternative. Commissioner Seidel expressed concerns with the lack of information this evening and that all parties involved need to be on board when approving requests such as this. Mayor Leary concluded that there is general support to try and assist but not on Park Avenue or Central Park. He asked that the City Manager work with Ms. Silver to try and find alternatives.

Public Hearings:

- a. ORDINANCE NO. 3082-17: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 40, ARTICLE IV OF THE CITY CODE REGARDING COMMUNICATIONS FACILITIES IN THE PUBLIC RIGHTS-OF-WAY; IMPLEMENTING THE ADVANCED WIRELESS INFRASTRUCTURE DEPLOYMENT ACT; MAKING FACTUAL AND LEGISLATIVE FINDINGS; ADOPTING AND AMENDING CITY REGULATIONS RELATED TO, WITHOUT LIMITATION, PLACEMENT, MAINTENANCE, AND REPLACEMENT OF WIRELESS

AND OTHER COMMUNICATIONS FACILITIES IN THE CITY'S RIGHTS-OF-WAY, COLLOCATION OF SMALL WIRELESS FACILITIES ON EXISTING UTILITY POLES, PLACEMENT OF NEW UTILITY POLES, INSURANCE AND SURETY BOND REQUIREMENTS, PERMITTING PROCEDURES AND REQUIREMENTS, APPEALS, SAFETY REQUIREMENTS, WAIVERS, REVIEW DEADLINES, DEFINITIONS, REGISTRATION OF COMMUNICATIONS SERVICE PROVIDERS, AND FEES; PROVIDING OBJECTIVE DESIGN STANDARDS; PROVIDING AND INCORPORATING EXHIBITS; PROVIDING FOR CITY COMMISSION AUTHORITY, CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE Second Reading

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Sprinkel to adopt the ordinance; seconded by Mayor Leary. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote (Commissioner Weldon was absent).**

- b. RESOLUTION NO. 2192-17: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING 1167 LAKEVIEW DRIVE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES

Attorney Ardaman read the resolution by title. Brooks Weiss, City Architect, explained the delay with this because of waiting to resolve the purchase of the property.

Motion made by Commissioner Cooper to adopt the resolution; seconded by Commissioner Sprinkel. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote. (Commissioner Weldon was absent).**

- c. Request of the Albertson-Williams Partnership II: Conditional Use Approval to redevelop the former Sun Trust drive-in teller location at 345 Carolina Avenue with a new Three-Story Office Building of 9,926-Square-Feet and including one bank Drive-Thru Teller Lane, Zoned Office (O-1)

City Planner Jeff Briggs explained the location, the building size, complies with the FAR, the parking spaces needed, variances for the height because of the roof slope, other building heights surrounding this building, the elevation, and the positive recommendation from the Planning and Zoning Board.

Motion made by Commissioner Cooper to approve the request with the comments incorporated by the Planning and Zoning Board (that the project be restricted to a non-interior illuminated monument sign and non-interior illuminated wall signage in conformance with the CBD façade design

guidelines); seconded by Commissioner Seidel. No public comments were made.

Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote. (Commissioner Weldon was absent).

- d. Request of the City of Winter Park to Amend the "Comprehensive Plan" Future Land Use Map to change from Institutional to Open Space and Recreation Future Land Use Designation, and to Amend the Official Zoning Map from Public, Quasi-Public (PQP) to Parks and Recreation (PR) District Zoning on the Property Located Between 652 and 700 West Morse Boulevard

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF INSTITUTIONAL TO OPEN SPACE AND RECREATION ON THE PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE First Reading

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ZONING ON THE PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE First Reading

Attorney Ardaman read both ordinances by title. Planning Manager Jeff Briggs explained the intent and the sale conditioned was on this becoming Parks and Recreation zoning. No public comments were made.

Motion made by Commissioner Sprinkel to accept the first ordinance on first reading; seconded by Mayor Leary. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote. (Commissioner Weldon was absent).

Motion made by Commissioner Sprinkel to accept the second ordinance on first reading; seconded by Commissioner Cooper. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote. (Commissioner Weldon was absent).

- e. Request of Aloma Holdings, LLC to amend the Official Zoning Map to change from Medium Density Multiple-Family Residential (R-3) District Zoning to Office (O-2) District Zoning on the properties at 407 St. Andrews Boulevard and 2291, 2295, 2301 and 2305 Glenwood Drive

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING, CHAPTER 58 LAND DEVELOPMENT CODE, ARTICLE II, ZONING AND THE OFFICIAL ZONING MAP TO CHANGE FROM MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO OFFICE (O-2) DISTRICT ZONING ON THE PROPERTIES AT 407 ST. ANDREWS BOULEVARD AND 2291/2295/2301 AND 2305 GLENWOOD DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE First Reading

Attorney Ardaman read the ordinance by title. Planning Manager Jeff Briggs explained the expansion of the doctor's office per the request. He explained this only approves the zoning.

Motion made by Commissioner Sprinkel to accept the ordinance on first reading; seconded by Commissioner Seidel. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote. (Commissioner Weldon was absent).

City Commission Reports:

Commissioner Seidel – Spoke about his "Coffee Talk" and a question about the Library Board, traffic and to look at the Pennsylvania/Fairbanks intersection and the stripping there to help with the left turn blocking traffic. He asked about the task force being formed to help with the new library/events center being built.

Commissioner Sprinkel – Spoke about the Library 'Bash For Books' fundraiser scheduled for Saturday. She commented about the rules for signs and that the City should consider the type of signs they put up, including blinking signs.

Commissioner Cooper – Addressed the Florida League of Cities conference last week and that Michael Miller was selected as 'Home Rule Hero.' Spoke about the constitution revisions coming and to speak with members of that Commission if you are for or against any of them.

Mayor Leary – Addressed attending the Florida League of Mayors convention and was appointed to the Executive Board. Regarding the Constitutional Review Committee, they are looking to take some action to try to make them understand the home rule issue and will be working to make sure the representatives of the state level recognize the importance that citizens put on their local government.

The meeting adjourned at 6:10 p.m.

ATTEST:

Mayor Steve Leary

City Clerk Cynthia S. Bonham, MMC

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME SEIDEL GREGORY STEPHEN		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE CITY COMMISSION WINTER PARK	
MAILING ADDRESS 1250 RICHMOND RD		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY WINTER PARK	COUNTY ORANGE	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED AUGUST 29, 2017		NAME OF POLITICAL SUBDIVISION: WINTER PARK	
		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, GREGORY S. SEIDER, hereby disclose that on AUGUST 28, 20 17:

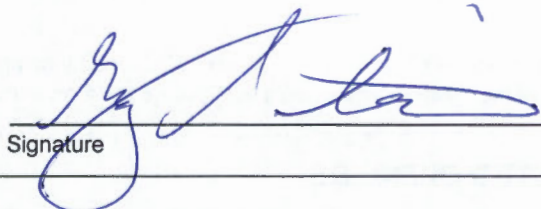
(a) A measure came or will come before my agency which (check one)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

9.c.2.

8/28/17
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



city commission **agenda item**

item type	Consent Agenda	meeting date	9/25/2017
prepared by	Purchasing	approved by	
board approval	final vote		
strategic objective	Fiscal Stewardship		

subject

HIDTA Purchase Orders

motion / recommendation

Commission approve items as presented.

background

The City participates in a joint task force identified as HIDTA (High Intensity Drug Trafficking Agency). Much of the activity of HIDTA is confidential and the information exempt pursuant to several provisions of Florida law, including Section 119.071(2), Florida Statutes, relating to information revealing surveillance techniques and procedures, personnel involved surveillance techniques and procedures, and criminal investigative techniques and procedures. Estimated HIDTA funding for FY18 is \$1,021,565.

alternatives / other considerations

N/A

fiscal impact

No fiscal impact shall be incurred by the City. All expenses related to HIDTA are paid by grant funding awarded to HIDTA by the federal government.

ATTACHMENTS:

Description	Upload Date	Type
HIDTA Purchase Orders	9/18/2017	Backup Material



city commission agenda item

Item type	Consent Agenda	meeting date	September 25, 2017		
prepared by department division	Purchasing/Police Department	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 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

HIDTA purchase orders

motion | recommendation

Authorize the City Manager, in consultation with the City Attorney as needed, to sign purchase orders in the amounts of \$84,000 and \$164,000 for several independent contractors who provide specialized and confidential investigative services on behalf of HIDTA, as well as a purchase order in the amount of \$136,000 for facility expenses of HIDTA, with all being subject to the condition that HIDTA grant funds will be the sole source of money to pay these obligations.

background

The City participates in a joint task force identified as HIDTA (which stands for High Intensity Drug Trafficking Agency). Much of the activity of HIDTA is confidential and the information exempt pursuant to several provisions of Florida law, including Section 119.071(2), Florida Statutes, relating to information revealing surveillance techniques and procedures, personnel involved in surveillance techniques and procedures, and criminal investigative techniques and procedures. Estimated HIDTA funding for FY2018 is \$1,021,565.

alternatives | other considerations

N/A

fiscal impact

No fiscal impact incurred by the City. All expenses related to HIDTA are paid by grant funding awarded to HIDTA received from the federal government.



city commission **agenda item**

item type	Consent Agenda	meeting date	9/25/2017
prepared by	Purchasing	approved by	
board approval	final vote		
strategic objective	Fiscal Stewardship		

subject

Piggyback Contracts

motion / recommendation

Commission approve items as presented.

background

Formal solicitations were issued to award these contracts.

alternatives / other considerations

N/A

fiscal impact

Total expenditures included in approved FY18 budget. Amount: As-Needed Basis.

ATTACHMENTS:

Description	Upload Date	Type
Piggyback Contracts	9/19/2017	Cover Memo



city commission agenda item

item type	Piggyback Contracts	meeting date	September 25, 2017
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	

Piggyback Contracts

	vendor	item background	fiscal impact	motion recommendation
1.	Crop Production Services, Inc.	Piggyback Contract: RFB#6000000829 – Herbicides and Related Adjuvants	Total expenditure included in approved FY budget. Amount: As Needed Basis	Commission approve Piggyback Contract with Crop Production Services, Inc. and authorize the Mayor to execute contract.
South Florida Water Management District utilized a competitive procurement process to award this contract.				
2.	Helena Chemical Company	Piggyback Contract: RFB#6000000829 – Herbicides and Related Adjuvants	Total expenditure included in approved FY budget. Amount: As Needed Basis	Commission approve Piggyback Contract with Helena Chemical Company and authorize the Mayor to execute contract.
South Florida Water Management District utilized a competitive procurement process to award this contract.				



city commission **agenda item**

item type	Consent Agenda	meeting date	9/25/2017
prepared by	Purchasing	approved by	
board approval	final vote		
strategic objective	Fiscal Stewardship		

subject

Contracts

motion / recommendation

Commission approve item as presented.

background

A formal solicitation was issued to award these contracts.

alternatives / other considerations

N/A

fiscal impact

Total expenditure included in approved FY18 budget.

ATTACHMENTS:

Description

Contracts

Upload Date

9/19/2017

Type

Cover Memo



city commission agenda item

item type	Contracts	meeting date	September 25, 2017
prepared by department division	Purchasing Division	approved by	<input checked="" type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> N/A		
		final vote	

Contracts

	vendor	item background	fiscal impact	motion recommendation
1.	Aetna	Contract Renewal for RFP-6-2007 – Medical Insurance	Total expenditure included in approved FY18 budget. Amount: \$953,051	Commission approve contract renewal with Aetna for Medical Insurance and authorize the Mayor to execute contract.
Administrative fees are the same as last year. The renewal is for the plan year October 1, 2017 through September 30, 2018.				
2.	MetLife	Contract Renewal for RFP-19-2008 – Group PPO Dental Benefits	Total expenditure included in approved FY18 budget. Amount: \$379,082	Commission approve contract renewal with MetLife for Group PPO Dental Benefits and authorize the Mayor to execute contract.
The renewal is for the plan year October 1, 2017 through September 30, 2018.				
3.	Cigna Group Insurance	Contract Renewal for RFP-19-2008 – Group Term Life, AD&D, Voluntary Term Life for Employee, Spouse and Children, Long Term Disability, and Voluntary Short Term Disability	Total expenditure included in approved FY18 budget. Amount: \$162,283	Commission approve contract renewal and subsequent Purchase Order with Cigna Group Insurance for Group Term Life, AD&D, Voluntary Term Life for Employee, Spouse and Children, Long Term Disability and Voluntary Short Term Disability and authorize the Mayor to execute contract.
Fees are unchanged from last year. The renewal is for the plan October 1, 2017 through September 30, 2018.				



city commission **agenda item**

item type	Consent Agenda	meeting date	9/25/2017
prepared by	City Clerk	approved by	
board approval	final vote		
strategic objective	Exceptional Quality of Life		

subject

Approve the Winter Park Historical Association Lease Agreement

motion / recommendation

Approve the Historical Association lease agreement.

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

Description

Lease Draft

Historical Association

Upload Date

9/5/2017

9/5/2017

Type

Backup Material

Cover Memo

LEASE AGREEMENT

THIS LEASE AGREEMENT (THE "LEASE"), made effective this 1st day of September, 2017 by and between THE CITY OF WINTER PARK; FLORIDA, a municipality of the State of Florida, hereinafter referred to as the "Lessor", and WINTER PARK HISTORICAL ASSOCIATION, INC., a Florida not for profit corporation, hereinafter referred to as the "Lessee".

RECITALS

WHEREAS, Lessor is the Owner of certain property located at 200 West New England Avenue, Winter Park, commonly known as the "Farmer's Market"; and

WHEREAS, Lessee desires to lease from Lessor certain space in the Farmer's Market for the purpose of operating a museum thereon which will feature exhibits highlighting the history of Winter Park; and

WHEREAS, the lease of the Farmer's Market by the Lessee is for a valid public purpose.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. RECITALS. The above recitals are true and correct and form a material part of this Lease.

2. LEASED PREMISES.

a. Lessor does hereby lease unto the Lessee, and the Lessee does hereby lease from the Lessor approximately 967 square feet of space (see space outlined on floor plan attached hereto as Exhibit "A") for the purpose of operating a museum of Winter Park history at 200 West New England Avenue, Winter Park, Florida 32789, hereinafter referred to as the "Premises".

b. The Lessee, its employees, visitors, invitees, and agents shall have the right to use, in common with others entitled thereto, parking areas, service roads, service areas, loading facilities, sidewalks, and public hallways and such other areas as are designed for common use, subject to the terms and conditions of this Lease and to reasonable rules and regulations for the use thereof, as prescribed from time to time by the Lessor.

3. USE OF LEASED PREMISES.

a. Lessee shall use the Premises to operate a museum which features exhibits relating to the history of Winter Park.

b. Lessee shall use the premises only for lawful purposes.

c. Lessee shall not use the Premises for any purpose not set forth herein, without the prior written consent of the Lessor.

d. Lessee may not use, or permit using, the Premises in any manner that will cause a cancellation of, or an increase in, the existing rates for fire, liability, or other insurance policies covering the Premises or any improvements on them, or insuring Lessor for any liability in connection with owning the Premises.

e. Lessee may not use, or permit using, the Premises in any manner that results in waste of the Premises or constitutes a nuisance or for any illegal purpose. Lessee, at its own expense, will comply, and will cause its officers, employees, agents, and invitees to comply, with all applicable laws, ordinances, and governmental rules and regulations concerning the use of the Premises.

4. TERM

This Lease is for a term of two (2) years and ten (10) months commencing on September 1, 2017 and ending at midnight on June 30, 2020.

5. PREMISES; ALTERATIONS

Lessee agrees to accept the Premises in the condition it is in on the commencement date of this Lease. Any additions or upgrades to the Premises performed by Lessor must be approved in writing in advance by the Lessor and shall be at the sole cost and expense of Lessee.

6. PAYMENTS.

a. Lessee will pay Lessor \$1.00 per year, from the beginning of the lease term and throughout the original lease term, in advance on the first day of each year. Lessee shall have the right to prepay the entire rent for the entire term of the Lease, upon execution of this Lease or any time thereafter.

b. Lessee shall be billed for its pro-rata share of the costs of the alarm system directly by the alarm company on a monthly basis.

c. No charge for electric, telephone, water or sewer service will be billed to Lessee.

d. Lessee shall be solely responsible for any ad valorem taxes and/or assessments which may be assessed against the premises during the term hereof.

7 . MAINTENANCE AND IMPROVEMENTS.

a. Lessor shall be responsible for repair and maintenance of the exterior of the premises and its structural components including the landscaping, foundation and roof thereof.

b. Lessee, at its own expense, shall be responsible for maintaining the interior of the Premises in good repair, ordinary wear and tear excepted, and repairing mechanical devices and improvements in place at the time of commencement of this Lease, or installed by the Lessor during the term of this Lease including, but not limited to, electrical fixtures and wiring, air conditioning, locks, interior painting, door and window frames and glass.

c. After ten (10) days' written notice by the Lessee, the Lessor shall make necessary repairs under subparagraph a. to the Premises, except where the repair has been made necessary by misuse or neglect by Lessee or Lessee's agents, visitors or licensees.

d. At the expiration or termination of this Lease, Lessee shall, at Lessee's expense:

- 1) Remove all of Lessee's personal property and improvements;
- 2) Repair all injury done by or in connection with the installation or removal of the property and improvements; and
- 3) Surrender the Premises to the Lessor in a condition equal to that existing at the time of commencement of this Lease, ordinary wear and tear excepted.

e. All improvements made by Lessee to the Premises which are so attached to the Premises that they cannot be removed without material injury to the Premises shall become the property of Lessor upon installation.

f. All partitions and other appliances placed in the Premises by the Lessor shall remain the property of the Lessor at all times during and after the term hereof.

8. ASSIGNMENT AND SUBLETTING.

Lessee may not assign this lease or any interest therein, or sublet the Premises, without the prior written consent of the Lessor. If Lessor consents in writing to an assignment, sublease or other transfer of all or any Lessee's rights under this Lease, the assignee or subtenant must assume all of Lessee's obligations under this Lease, and Lessee will remain

liable for every obligation under the lease.

9 . LESSOR 'S ACCESS TO LEASED PREMISES .

Lessor shall have the right to enter upon the Premises at all reasonable times after prior notice to Lessee for the purpose of inspecting the same, or exhibiting the same to prospective purchasers or lessees, or for the purpose of making repairs or alterations to the Premises or any other portion of the building or for any other purpose(s) contemplated under this Lease. In exercising this right the Lessor shall not materially interfere with Lessee's use of the Premises.

10 . DAMAGE TO LEASED PREMISES .

a. If the Premises shall be damaged by fire or other causes, without the fault or neglect of the Lessee, its employees, agents, visitors or licensees, and is reasonably usable for the purposes for which they are leased under this Lease, the Lessor, at its own expense, shall promptly commence to repair and restore the Premises to the same condition that existed at the commencement of this Lease.

b. If the Premises are damaged to the extent that the Premises shall not be reasonably usable for the purposes for which they are leased under this Lease, then Lessee may, no later than fifteen (15) days following the damage, give the Lessor a notice of election to terminate this Lease.

c. In the event this Lease is terminated as provided in Section (b) above, the effective date of termination shall be set forth in the notice, and Lessee shall surrender possession of the Premises within a reasonable time thereafter.

11 . CONDEMNATION .

a. If, during the lease term or any extension or renewal of it, all of the Premises are taken for any public or quasi-public use under any governmental law, ordinance, or regulation, or by right of eminent domain, or are sold to the condemning authority under threat of condemnation, this Lease will terminate, and the rent will be abated during the unexpired portion of this Lease, effective as of the date the condemning authority takes the Premises.

b. If less than all, but more than ten percent (10%) of the Premises is taken for any public or quasi-public use under any governmental law, ordinance, or regulation, or by right of eminent domain, or is sold to the condemning authority under threat of condemnation, Lessee may terminate the Lease by giving Lessor written notice within thirty (30) days after the entity exercising the power of condemnation takes possession of the condemned portion.

c. If the Premises are partially condemned and Lessee fails to exercise the option to terminate the Lease under this section, or if less than ten percent (10%) of the Premises is condemned, this Lease will not terminate, but Lessee may, at its sole expense, restore and reconstruct the building and other improvements situated on the Premises to make them reasonably tenantable and suitable for the uses for which the Premises are leased. The fixed rent payable under this Lease will not be adjusted equitably during the unexpired portion of this Lease.

d. Lessor and Lessee are each entitled to receive and retain such separate awards and portions of lump-sum awards as are allocated to their respective interests

in any condemnation proceedings. The termination of this Lease will not affect the rights of the respective parties to the awards.

12. TERMINATION.

a. This Lease may be terminated at any time by mutual written consent of the parties.

b. Either party may terminate this Lease without cause upon giving thirty (30) days prior written notice to the other party. Said notice shall be delivered by certified mail, return receipt requested, telegram or in person with proof of delivery.

13. CONSTRUCTION LIENS.

a. Lessee will not permit any construction or mechanic's liens to be placed upon the Premises or improvements on the Premises. Lessee will cause any construction or mechanic's lien that is filed on the Premises or on improvements located on the Premises to be discharged of record within 30 days after notice of the filing or imposition by payment, deposit, bond, order of court of competent jurisdiction, or as otherwise permitted by law. If default in discharge of the lien continues for 30 days after Lessor's written notice to Lessee, Lessor may, at its option, discharge the lien or any portion of it without inquiring into its validity by paying the amount claimed to be due or by procuring the discharge by deposit or by bonding proceedings, or as otherwise permitted by law. Any amounts Lessor pays or incurs to remove a construction or mechanic's lien caused by Lessee to be filed against the Premises or improvements on them, including expenses and interest, are due from Lessee to Lessor and must be repaid to Landlord immediately on rendition of notice.

b. Lessor's interest in the Premises is not subject to mechanics' liens for improvements made, or contracted for, by Lessee. Lessee must give written notification to all contractors making any improvements on the Premises this lease provision.

14. INSURANCE.

a. Lessee covenants and agrees that Lessee shall during the term of this Lease at Lessee's own cost and expense, maintain and provide general liability insurance for the benefit and protection of the Lessor and the Lessee in an amount not less than

\$250,000.00 for injury to any one person; not less than \$500,000.00 for injuries to more than one person; and in an amount not less than \$100,000.00 for property damage; arising out of any one accident or occurrence. Said policy of insurance shall cover the Premises and the Lessor shall be named as a co-insured under said policy. A certificate of said insurance shall be delivered to the Lessor at, or prior to the commencement of the term hereof, together with proof of payment of the premium thereon, and shall contain thereon an undertaking by the insurer to give the Lessor not less than ten (10) days' written notice of any cancellation or change in the scope of coverage of such policy. Lessee shall also be responsible for insurance coverage on its personal property located on the Premises.

b. Lessor shall provide insurance coverage pursuant to its insurance

program.

15 . LIABILITY.

a. The parties shall be liable for claims, damages, losses and expenses arising out of or resulting from the performance of or failure to perform their respective obligations or responsibilities under this Lease.

b. Lessee shall not be liable for any claims, damages, losses and expenses, including reasonable attorneys' fees arising out of, resulting from or in any way connected with the Lessor's performance of or failure to perform its obligations or responsibilities under this Lease.

c. Lessor shall not be liable for any claims, damages, losses or expenses, including reasonable attorneys' fees arising out of, resulting from or in any way connected with the Lessee's performance of or failure to perform its obligations or responsibilities under this Lease.

d. Lessor and Lessee, respectively, will take all reasonable precautions for, and will be responsible for maintaining, the safety of all persons and property affected by, or involved in, the performance of their respective obligations and responsibilities under this Lease.

e. Lessee agrees to indemnify and save the Lessor harmless against any and all claims or demands of all persons whatsoever for damages, and the costs and expenses, including reasonable attorneys' fees for the defense thereof, arising from the conduct or management of the museum operated by the Lessee on the Premises or from any default on the part of the Lessee in the performance of any covenant or agreement on the part of the Lessee to be performed pursuant to the terms of this Lease, or from any act of negligence of the Lessee or any agent, contractor, servant, or employee of the Lessee in or about the Premises. This paragraph survives the expiration or earlier termination of this Lease.

16. RADON GAS. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

17 . DEFAULT.

a. It is mutually agreed that in the event the Lessee shall default in any of the payments set forth herein and fails to correct such default within twenty (20) days after written notice thereof from Lessor, or if Lessee shall be in default in performing any of the terms or provisions of this Lease other than the provisions pertaining to the payments set forth herein and fail to cure such default within thirty (30) days after written notice thereof from Lessor, Lessor may terminate this Lease immediately. The Lessor may at any time thereafter resume possession of the Premises by lawful means.

b. If the Lessor shall default in the performance of its obligations herein and fails to cure such default within thirty (30) days after written notice thereof from Lessee, Lessee may terminate this Lease as provided in the notice. Upon such termination, Lessee shall within a reasonable period surrender possession of the Premises to Lessor and remove all of Lessee's effects therefrom. The Lessor may at any time thereafter resume possession of the Premises by lawful means.

c. If the Lessee deserts or vacates the Premises, or fails to make the payments set forth herein, the Lessor may enter and resume possession of the Premises by lawful means without being liable for any prosecution or damage therefor.

d. The Lessor, upon resuming possession of the Premises as provided herein, may relet the Premises and receive payments therefor.

18 . WAIVER OF BREACH.

Waiver of the breach of any covenant or condition of this Lease shall not be deemed to be a waiver of breach of any other covenant or condition of this Lease, or of a subsequent breach of the waived covenant(s) or condition(s).

19. NOTICES.

a. All notices to either party shall be given by certified mail, return receipt requested, telegram or in person with proof of delivery.

b. Notices to the Lessee shall be submitted to all of the following:

President
Winter Park Historical Association, Inc. Post Office
Box 51
Winter Park, Florida 32790

c. Notices to the Lessor shall be submitted to:

Business Operations Manager
City of Winter Park
721 W. New England Avenue
Winter Park, Florida 32789

City Manager
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789

d. Either party may change the address to which notices are to be sent by sending written notice of the new address to the other party in accordance with this section.

20. QUIET ENJOYMENT.

Lessee shall and may peaceably and quietly have, hold and enjoy the Premises for the term aforesaid free from disturbance by the Lessor or anyone claiming through, by or under the Lessor.

21. ENTIRE AGREEMENT.

The entire agreement between the parties with respect to the subject matter herein is contained in this Lease. No other agreement, oral or written, regarding the subject matter herein shall be deemed to exist or to bind the parties hereto.

22. SUCCESSION.

All covenants and conditions herein contained shall be binding upon and shall inure to the benefit of successors in interest and assigns of the parties hereto.

23. COMPLIANCE WITH APPLICABLE LAWS.

The parties shall comply with all applicable federal, state and local laws, rules, orders, and regulations, pertaining to their performance under this Lease.

24. AMENDMENTS TO AGREEMENT.

The conditions and covenants of this Lease shall not be amended or modified other than in writing duly signed by the parties hereto. The parties agree to renegotiate this Lease if revision of any applicable laws or regulations make changes in this Lease necessary.

25. VALIDITY.

The validity, interpretation, construction and effect of this Lease shall be in accordance with and be governed by the laws of the State of Florida, to the extent not pre-empted by or in conflict with applicable laws of the United States of America. In the event any provision hereof shall be finally determined to be unenforceable or invalid, such unenforceability or invalidity shall not affect the remaining provisions of this Lease, which shall remain in full force and effect.

26. ATTORNEYS' FEES AND COSTS. If, as a result of either party's breaching this Lease, the other party employs an attorney or attorneys to enforce its rights under this Lease, then the breaching or defaulting party will pay the other party the reasonable attorney's fees and costs incurred to enforce the Lease.

27. TIME OF ESSENCE.

Time is of the essence of this agreement.

28. RIGHTS AND REMEDIES CUMULATIVE. The rights and remedies provided by this Lease are cumulative, and either party's using any right or remedy will not preclude or waive its right to use any other remedy. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Lease on the dates indicated below.

ATTEST:

By: _____

**WINTER PARK
HISTORICAL
ASSOCIATION, INC.**

BY: _____

Date: _____

THE CITY OF WINTER PARK, FLORIDA

ATTEST:

By: _____

BY: _____

Date: _____



city commission agenda item

Item type	Consent Agenda	meeting date	9/11/2017
prepared by	Leif Bouffard, Parks and Recreation	approved by	<input type="checkbox"/> City Manager
department	Parks and Recreation		<input type="checkbox"/> City Attorney
division	Admin		<input type="checkbox"/> N/A
board approval	Parks and Recreation Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	final vote
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.		
	<input type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.		
	<input checked="" type="checkbox"/> Enhance city's brand through flourishing arts and culture.		
	<input checked="" type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.		

subject

Winter Park Historical Association Lease Extension

motion | recommendation

Approve the 2-year and 10-month lease extension from August 1, 2017 to June 30, 2020.

background

The Winter Park Historical Association has been a tenant in the Farmers Market for many years. This lease extension term coincides with the completion of the new event center and library.

alternatives | other considerations

None at this time

fiscal impact

None



city commission agenda item

item type	Action Items Requiring Discussion	meeting date	9/25/2017
prepared by	Planning / CRA	approved by	
board approval	N/A final vote		
strategic objective	Intelligent Growth and Development, Fiscal Stewardship		

subject

Review of best and final offers for 1111 West Fairbanks Avenue property

motion / recommendation

Accept offer from ComTech Properties for \$3.5 million and direct broker and staff to prepare sales contract and ordinance transferring property to buyer upon closing.

background

At their meeting on August 14, 2017, the City Commission selected two bidders from the original six to prepare a "best and final" offer for 1111 W. Fairbanks Avenue. Bobby Palta, the city's broker with CBRE approached both bidders for additional information as well as reconsideration of their closing timeframes. Both bidders have responded (responses are attached). A summary of their revised bid information is as follows:

ComTech Properties Inc.

Offer: \$3.5 million

Use: Two-story, 20,000 +/- square feet of office/medical office

Closing: 90 days due diligence. Closing within 15 days after the end of the inspection period

Concept Plan: Yes

Tower Realty Partners, Inc.

Offer: \$3.1 million

Use: Two-story, 20,000 +/- square feet of medical office/retail

Closing: 45 days for inspection and up to 180 days for site plan/conditional use approval. Closing within 15 days after approval.

Concept Plan: No

Both projects would need conditional use approval since the developers contemplate buildings over 10,000 square feet in size. Typical conditional use approvals take between 45 and 60 days after submittal.

Should the City Commission accept an offer, staff will work with the city's broker and the City Attorney to prepare a sales contract. Staff will also prepare and advertise an ordinance required by the City Charter to transfer property.

alternatives / other considerations

The City Commission may choose to select a bidder or choose to reject all bids in the NOD process.

fiscal impact

The appraised value of the property is \$2,960,000. Both best and final offers exceed the appraised value and purchase price. the CRA has approved a measure to allocate \$1,000,000 representing the CRA's share of the original purchase back to the CRA budget upon closing.

ATTACHMENTS:

Description	Upload Date	Type
ComTech Properties Best and Final	8/30/2017	Cover Memo
Tower Realty Partners Inc. Best and Final	8/30/2017	Cover Memo

ComTech Properties, Inc.
Licensed Real Estate Broker

August 25, 2017

City Of Winter Park
C/O CBRE
Attention: Bobby Palta

Re: Letter of Intent to purchase real property located at 1111 West Fairbanks Avenue,
Winter Park, Florida, 32789.

Dear Bobby:

This Letter of Intent (this "**Letter**") outlines the basic terms upon which the parties intend to enter into a Purchase and Sale Agreement (the "**Purchase Agreement**"), wherein Purchaser will agree to purchase the Property from Seller (the "**Transaction**") upon the terms and conditions set forth explicitly in the Purchase Agreement, and based upon the general terms contained herein.

1. Seller: City of Winter Park
2. Purchaser: Verax Investments, LLC and/or its assigns
3. Property: Fee simple interest in an estimated 1.51 acre parcel described as LAKE ISLAND ESTATES M/95 LOTS 7 TO 11 & 13 TO 18 & 10 FT VAC ALLEY N OF LOTS 7 TO 11 & S OF LOTS 14 TO 18 & N1/2 OF VAC ALLEY S OF LOT 13 PER 1780/381 BLK 1
4. Purchase Price: Three Million Five Hundred Thousand Dollars (\$3,500,000)
5. Method of Payment:
 - 5.1 \$50,000.00 earnest money deposit within Two (2) business days upon execution of the Purchase Agreement.
 - 5.2 \$50,000 earnest money deposit within Two (2) business days upon the end of the Inspection Period.
 - 5.3 The Deposits will be held in escrow by TBD
 - 5.4 Financing: Two Million Six Hundred Twenty Five Thousand

Dollar (\$2,625,000)

5.5. Balance to close: Seven Hundred Seventy Five Thousand Dollars
(\$775,000)

6. Use/Tenants: +/-20,000sf, Two (2) story building with close to 5/1000 parking, multi-use medical facility. Certain tenant will not be disclosed at this time due to the public nature of this sale. Please see last page. While the desire is to have 100% of the property leased by the end of the inspection period, executed leases/commitments are not a requirement for the buyer to close.

7. Inspection

Period: Purchaser shall have Ninety (90) days following full execution of a Purchase Agreement to perform and complete its due diligence investigation of the Property which may include, but is not limited to, title and survey review, civil and architectural, traffic engineering, above and below ground physical inspection, including environmental testing, all pertinent records or documents relating to the Property, zoning and entitlement for Purchaser's intended use, and any other due diligence reasonably contemplated by Purchaser. Should Purchaser not be satisfied with any aspect of its review and inspection of the Property, as determined in Purchaser's sole and absolute discretion, then the Purchase Agreement shall terminate and the earnest money deposit shall be returned to Purchaser. Purchaser will have the right, for any reason, to extend the Inspection Period for an additional thirty (30) days. This is being request due to the state of the market and the potential longer lead times needed for certain sub-contractors.

9. Due Diligence

Documents: Within three (3) days upon execution of the Purchase Agreement, Seller shall deliver to Purchaser any and all documents in its possession relating to due diligence including, but not limited to, existing surveys, existing environmental reports, Seller's title policy, existing geotechnical and soils reports, etc. In the event all documents are not delivered within that time, all timelines will get extended accordingly.

10. Closing: Closing of the Transaction contemplated by this Letter shall take place on the date that is fifteen (15) days after the end of the Inspection Period or earlier at, Purchaser's election.

11. Closing Costs: Buyer and seller to pay their typical closing costs.

12. Public

Amenities: Buyer will use their best effort to create an amenity for the public, like

the parking lot during non-business hours.

13. Financial

Ability: ComTech Properties Inc has received direct communication & documentation from the buyer's lender stating they are confident they can provide the financing for the total cost of the development. CBRE has been provided this email and documentation on August 14, 2017 @ 11:15am. Proof of funds will not be provided as this is not a cash offer. Capital stack will not be provided due to the public nature of this sale. Including land, the project is estimated to cost around \$11 million.

14. Non-binding: The purpose of this Letter is to set forth the general intent of Seller and Purchaser as to some of the material terms of a Purchase Agreement to be prepared by Purchaser. Except for the provisions of the "Confidentiality" provision below, and notwithstanding anything contained herein to the contrary, the parties agree that this Letter is non-binding upon Seller and Purchaser.

15. Confidentiality: Seller and Purchaser will each maintain the confidentiality of the terms of the transaction and the contents of this Letter and the transaction documents, except that either party may disclose the terms hereof to its attorneys, lenders, investors, consultants, or advisors.

16. Brokerage: Buyer acknowledges that there is no brokerage agreement with the seller and buyer acknowledges it is their sole responsibility to pay a commission to their Broker, ComTech Properties Inc, in a separate written agreement, in the event the Purchase Sale Agreement is closed.

17. Purchase

Agreement: Seller shall prepare an initial draft of the Purchase Agreement contemplated by this Letter of Intent. The parties agree to use commercially reasonable efforts to complete the negotiation and execution of the Purchase Agreement within thirty (30) days following full execution of this Letter.

18. Landscaping

Greenspace: The project will conform to City of Winter Park code and will continue the beautification of Fairbanks Avenue. Plans are provided in separate document.

19. Developer

History: Partial development list provided in a separate document.

- Don Ammerman, S.I.O.R. - 45 year Real Estate career in Central Florida (1972 – present)
- +2 million SF developed & represented over career.
- Former Orlando Health Foundation Board member for 25+ years.
- Exclusive Broker & development consultant to 28 physicians/ practices in the leasing /sale/ relocation of medical office spaces in Orlando and Winter Park.
- Former 6 year member & Chairman of the City of Orlando's Municipal Planning Board.
- Former 10 year member of the Orlando City Council.

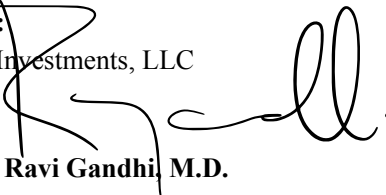
- Leadership Florida - Class 18
- State Class A Licensed General Contractor
- BS and MBA in Real Estate, Finance and Urban Economics - Indiana University
- 25+ year trained and experienced Neo Natal Volunteer - Winnie Palmer Hospital

If this Letter correctly describes your understanding of the basic terms of the Transaction, please so indicate by signing, dating, and returning a copy of this Letter to the undersigned.

Sincerely,

Amy Ullrich, agent of
ComTech Properties, Inc.
amyammerman@gmail.com
[407-276-2398](tel:407-276-2398) (cell)

Agreed to by:

Seller:	Buyer:
City of Winter Park	Verax Investments, LLC
By:	By: 
Name:	Name: Ravi Gandhi, M.D.
Title:	Title: Authorized Representative

Date: **8/25/2017**

By: 
Name: **Javier Miller, M.D.**

Title: Authorized representative

Date: **8/25/201**


7

**Development Schedule
(in days)**



Due Diligence Documents received:	30	30	30	30	30	15	30	30	30	30	30	30	30
Contract Negotiations	■												
Inspection Period		■	■	■									
Inspection Period Extension (if needed)					■								
<u>Desired Stabilization by</u>				■	■								
Closing (or sooner, if ready)						■							
Construction							■	■	■	■	■	■	■

Tenants;

Tenant	Use	SF	Description of Tenant	Stage of Commitment
Confidential	urgent care	+/-10k	large medical operator with over 65 years of experience that would run an urgent care the uses specified.	
	high end multidisciplinary medical clinics	+/-10k		
Orlando Neurosurgery	medical office	unknown	<p>Premier provider of neurosurgical treatment in Central FL. Founded in 2002, they have 1 luxury office located at 1605 W Fairbanks Ave.</p> 	In discussions





1112 Sweetbriar Rd
Orlando, FL 32806

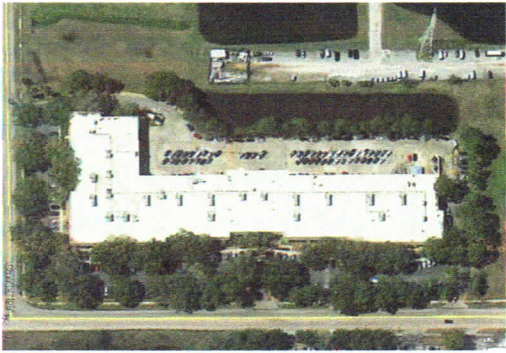

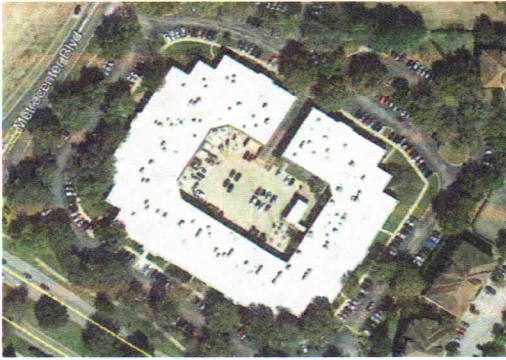
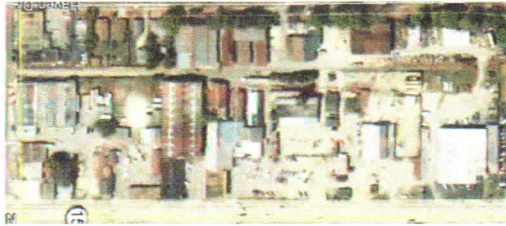



PARK LOCATION MAP



SITE PLAN

Project	Photo	SF	Year Built	Status
Exclusive Broker & Government Approvals Coordinator for the original, 80 acre Belz Factory Outlet Mall at the Turnpike and I-4 interchange, which formed the overpass of the Turnpike		180K	1970's	Completed
Exclusive Broker and Redeveloper for Imaging Center. Part of building (light) is original 1926 fire station. 51 W Kaley Ave Orlando.		8,532	1979	Completed
Exclusive Broker, Developer & Manager from the ground up of the 100 acre Sandlake West Business Park across from Lockheed Martin's Sandlake Road facility. Developed, leased & managed very high end, tilt-wall buildings on behalf of the Real Estate Pension Trust of Wachovia Bank for 14 years. Significant, highly technical, tenants included 9 leases with Martin Marrietta; International Clinical Lab (55,000 sf medical laboratory); Walgreens Healthcare Plus (30,000 sf, totally automated pharmaceutical fulfillment center) & the original & continuing world headquarters of The Golf Channel (121,000 sf)		650K	1980s	Completed
Exclusive Broker Developer for Orlando Urology. 41 W Kaley Ave, Orlando		5,800	1982	Completed

Exclusive Broker & developer of Class A, single floor space for Disney's National Reservation Center 7100 Municipal Dr, Orlando		105K	1984	Completed
Developer for Pineloch Management whos tenant is Baker Heard Osteen. 345 W Michigan St, Orlando		41K	1987	Completed
Exclusive Broker & developer of Class A, single floor, office space for Aetna's Insurance Claims Center		112K	1988	Completed
Exclusive Broker and Development Consultant for the sale of Mills Nebraska now formerly Mills Park. 13 year listing because both owner & Don wanted to sell to developer who would build something that the residents would appreciate. They sold to Pelloni who ultimately sold to Debartolo, who developed MP.		+9AC	2000 2002	Completed
Exclusive Broker, Developer, Project Manager of Orlando Neurosurgery 1605 W Fairbanks Ave, Winter Park		14K	2005	Completed



135 W. Central Blvd., Suite 900

Orlando, FL 32801

PHONE: 407-659-0120 x 113

FAX: 407-659-0667

E-MAIL: rberman@towerrealtypartners.com

August 28, 2017

Mr. Bobby Palta
CBRE
200 S. Orange Avenue, Suite 2100
Orlando, FL 32801
E-Mail: bobby.palta@cbre.com

Sent via Email

RE: 1111 W. Fairbanks, Winter Park, FL
1.5 ± acres ("Property")

Dear Bobby:

This letter summarizes the basic business terms and conditions upon which Tower Realty Partners, LLC ("Buyer") is willing to acquire the Property.

1. The Purchase Price is \$3,100,000 all cash at closing.
2. Upon mutual execution of the Purchase Agreement, Buyer will provide \$25,000 to be deposited into an interest-bearing escrow with an escrow company to be selected by Buyer.
3. Seller shall provide to Buyer a current survey of the Property prepared by a Registered Surveyor within ten (10) days after the Effective Date of the Purchase Agreement.
4. For a period of forty-five (45) days ("Inspection Period") from the Effective Date, the Buyer will conduct studies, soil borings and soil analysis, water and sewer location availability and any other engineering or environmental studies, title search and surveys which at its sole discretion it may determine are necessary. In the event that Buyer, in its sole and absolute discretion, determines that the Property is not appropriate for development in accordance with its intentions, Buyer may, at Buyer's option, terminate the Purchase Agreement, which option Buyer shall exercise by giving written notice thereof to Seller on or before the expiration of the Inspection Period, in which event the initial deposit shall be returned to Buyer promptly upon demand therefore and thereupon all rights and liabilities of the parties hereto shall cease and terminate.

5. Buyer has advised Seller that Buyer intends to use the Property for the development and construction of an office and retail project ("Intended Use"). Buyer has further advised Seller that, in order for Buyer to develop the Property for Buyer's Intended Use, the Buyer must be able to secure all development approvals required by the City of Winter Park including, but not limited to, a Conditional Use Permit acceptable for Buyer's Intended Use ("Development Approval"). Buyer shall, at Buyer's sole cost and expense, make such application to the City for the various matters described herein to gain such Development Approval. Buyer shall make reasonable efforts to secure such Development Approval as diligently as possible. If Buyer is unable to secure the Development Approval acceptable to Buyer within 180 days of the Effective Date, then Buyer may terminate the Purchase Agreement by written notice to Seller. If Buyer terminates the Purchase Agreement, the deposit shall be returned to Buyer promptly upon demand therefore and thereupon all rights and liabilities of the parties hereto shall cease and terminate.
6. The Closing shall take place no later than fifteen (15) days after the Development Approval is secured.
7. All Closing Costs and title charges shall be paid and adjusted as customary in the State of Florida (including the Seller paying documentary stamp tax and the title insurance premium). Seller shall pay the real estate commission.
8. Buyer shall assign the contract to a single purpose entity created to own the Property.
9. As requested in your August 17, 2017 letter:
 - a) Property Use:
The proposed Property Use is the development of an approximately 20,000 square foot retail and medical office two-story building.
 - b) Tenants:
The entire second floor shall be pre-leased to Advanced Dermatology and Cosmetic Surgery (10,000 square feet). Advanced Dermatology and Cosmetic Surgery is the largest dermatology practice in the country with over 180 locations. The subject building shall be the flagship location for the entire company. No other pre-lease tenants have been identified.
 - c) Developer Financial Capacity & Qualifications:
Tower Realty Partners, Inc. is office building investment & development firm founded in 1987 by Cliff Stein & Reid Berman (both Winter Park residents). Tower has owned & managed in excess of 20 million square feet representing a value of \$1.6 billion over the last 30 years. Currently, Tower's portfolio is 5 million square feet representing a value of approximately \$800,000,000. The partial list of our portfolio consists of the following:

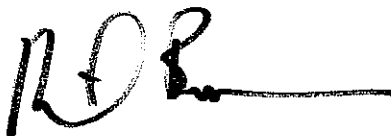
- Central Florida Research Park (7 buildings) 468,939 square feet
- Maitland Center (9 buildings) 1,186,400 square feet
- Fairwinds Tower - Downtown Orlando 170,000 square feet
- Regions Bank Tower – Downtown Orlando 245,000 square feet
- Wells Fargo Center - Downtown Tampa 388,000 square feet
- Park Tower – Downtown Tampa 476,126 square feet
- City Center – Downtown St. Pete 244,300 square feet
- First Central Tower – Downtown St. Pete 248,100 square feet
- Morgan Stanley Tower – Downtown St Pete 187,670 square feet
- Winter Park Business Center - WP 120,000 square feet

d) Other:

- We expect to deliver the proposed building no later than 2nd quarter 2019.
- The transaction is not subject to third-party financing.
- We are open to discussing the parking lot shared use agreement, view corridor to MLK Park/Library, and enhanced landscaping as part of the Development Approval process. We view these items as win/win for the City & development.

This document is intended to constitute a non-binding letter of intent only. Completion of the transaction contemplated by this letter is subject to the negotiation and execution of a mutually acceptable Purchase Agreement, the terms of which, if executed and delivered by Seller and Buyer, shall govern the rights and obligations of both parties.

Sincerely,



Reid Berman



city commission agenda item

item type	Public Hearings	meeting date	9/25/2017
prepared by	Planning / CRA Manager Approval	approved by	City Manager, City Attorney
board approval	yes final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development		

subject

Request of Winter Park Racquet Club for Conditional Use approval to redevelop their property at 2111 Via Tuscany with a new kitchen building addition, a redeveloped 'Sugar Shack' snack and bar facility at the swimming pool and new on-site parking spaces subject to an updated master plan on their 7.27-acre property, zoned Parks and Recreation (PR).

motion / recommendation

Planning Staff Recommendation:

Recommendation to approve the Conditional Use request subject to the conditions contained within the P&Z Board motion from September 5, 2017 meeting.

P&Z Board Motion:

Motion made by Raymond Waugh, seconded by Bob Hahn to approve the Conditional Use request with one condition:

1. That the staff administratively approve a wall and landscape plan that effectively screens the cars in the front parking lot from view from the street.

Motion carried unanimously with a 4-0 vote.

background

The Winter Park Racquet Club at 2111 Via Tuscany is requesting Conditional Use approval to add a new kitchen building wing, redevelop the pool side snack bar and to add on-site parking. The WP Racquet Club is zoned Parks and Recreation (PR) and within that zoning district, private clubs such as golf clubs (WP Pines) or tennis clubs (Racquet Club) are conditional uses. The WP Racquet Club has submitted a revised master plan/site plan and building plans to illustrate the work to be done.

This request updates and replaces the master plan approved in September 2013 via conditional use. At that time, the WP Racquet Club received approval to add a new tennis court and to revise their parking lot/drives on their property. The parking lot reconfiguration, new sidewalks and new storm water retention system was implemented in 2014. The new tennis court is now under construction.

Project Plans: There are three major components to this new master plan. A new kitchen wing on the south side of the building, a rebuilt snack bar building at the lakeside pool patio and parking lot expansions.

New Kitchen Addition: The plans show a new kitchen wing addition to the main building on the south side. This 2,862 square foot on-story addition allows for the upgrade and consolidation of the existing kitchen and the kitchen/grille in the snack bar building on the pool deck. This kitchen addition is physically connected to the main building for food service within the main dining room areas and then via the outside walkway, food orders can be walked down for delivery to pool side tables and at the snack bar area. This kitchen addition is 16 feet tall to the top of the roof, will have clay tile to match the architectural style of the existing building and will meet the required 20 foot setback from the adjoining property.

New Snack Bar Building: Down at the swimming pool level is an existing snack bar and drink bar with a full kitchen for food service that is referred to by the Club as the 'Sugar Shack'. The plans contemplate the construction of a new snack bar building on the pool deck on the lakeside of the existing building. The existing building will be converted to a shaded seating area and new restrooms. The new snack bar building is an open air bar with some table seating and a small kitchen for minor food prep orders, and is closer to the lake at a 57 foot setback, but meets the required lakefront setback of 50 feet.

There is an existing lifeguard building on the property line, at basically the same distance back from the lake which will block sound from the relocated snack bar from the neighboring property. There is also quite a bit of landscaping and dense bamboo on that property line, so staff does not believe that the neighbors will see or hear anything different than they do today.

Parking Lot Modifications: The final parts of the project are the modifications to the parking. The construction of the new tennis court #8 resulted in the loss of 14 parking spaces. Those spaces are to be replaced and with a new parking lot addition of 21-24 spaces at the front of the property. The idea is to mimic the screening of this parking similar to what has been done at the YMCA on Palmer Avenue with a low decorative wall, landscaping in front of the wall and ligustrum trees that effectively screen the cars from view. The Racquet Club may also be able to utilize some of their existing landscaping in that area to accomplish this purpose, but the intent is the same which is to screen the cars from view.

There also is another option for the Racquet Club to add more parking in the area on the north side of the parking lot as toward the boat ramp. The 24 new parking spaces shown there are labeled "potential future parking". This approval would allow that parking expansion at the Club's option in the future. Any approval or use in the future would be subject to providing stormwater retention and a solid vinyl fence along the property line.

Storm Water Retention: The kitchen building addition is being built where an existing storm water retention area exists today. Thus, these plans show the relocated storm water exfiltration system area to the north of main clubhouse building.

P&Z Board Summary: The P&Z Board agreed that overall, this project should be of benefit to the Racquet Club members (and neighbors) by expanding the number of on-site paved parking spaces and reducing the number of kitchens. The storm water drainage impacts are being properly engineered. The new parking area in the front can be screened from view and is much preferable to the previous anticipated new tennis court in that same area.

Planning and Zoning Board Minutes – September 5, 2017:

REQUEST OF THE WINTER PARK RACQUET CLUB FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THEIR PROPERTY AT 2111 VIA TUSCANY WITH A NEW KITCHEN BUILDING ADDITION, A REDEVELOPED 'SUGAR SHACK' SNACK AND BAR FACILITY AT THE SWIMMING POOL, ZONED PARKS/RECREATION (PR).

Planning Manager, Jeff Briggs, presented the staff report. He explained that the Winter Park Racquet Club at 2111 Via Tuscany is requesting Conditional Use approval to add a new kitchen building wing, redevelop the pool side snack bar and to add on-site parking. The WP Racquet Club is zoned Parks and Recreation (PR) and within that zoning district, private clubs such as golf clubs (WP Pines) or tennis clubs (Racquet Club) are conditional uses. The WP Racquet Club has submitted a revised master plan/site plan and building plans to illustrate the work to be done.

This request updates and replaces the master plan approved in September 2013. At that time, the WP Racquet Club received approval to add a new tennis court and to revise their parking lot/drives on their property. The parking lot reconfiguration, new sidewalks and new storm water retention system was implemented in 2014. The new tennis court is now under construction.

Mr. Briggs reviewed the three major components of the project, providing information regarding the new kitchen addition, new snack bar building and parking lot modifications. He also reviewed issues related to storm water retention. He summarized by stating that this project should be of benefit to the Racquet Club members (and neighbors) by expanding the number of on-site paved parking spaces. The storm water drainage impacts are being properly engineered. The new parking area in the front can be screened from view and is much preferable to the previous anticipated new tennis court in that same area.

Staff recommended approval of the request with one condition that the staff approve a wall and landscape plan that effectively screens the cars in the front parking lot from view from the street.

The applicant did not desire to address the Board and no one else wished to speak. The public hearing was closed.

The P&Z Board agreed with Staff's recommendation and there were no questions.

Motion made by Raymond Waugh, seconded by Bob Hahn to approve the Conditional Use request with one condition:

- 1. That the staff administratively approve a wall and landscape plan that**

effectively screens the cars in the front parking lot from view from the street.

Motion carried unanimously with a 4-0 vote.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS:

Description

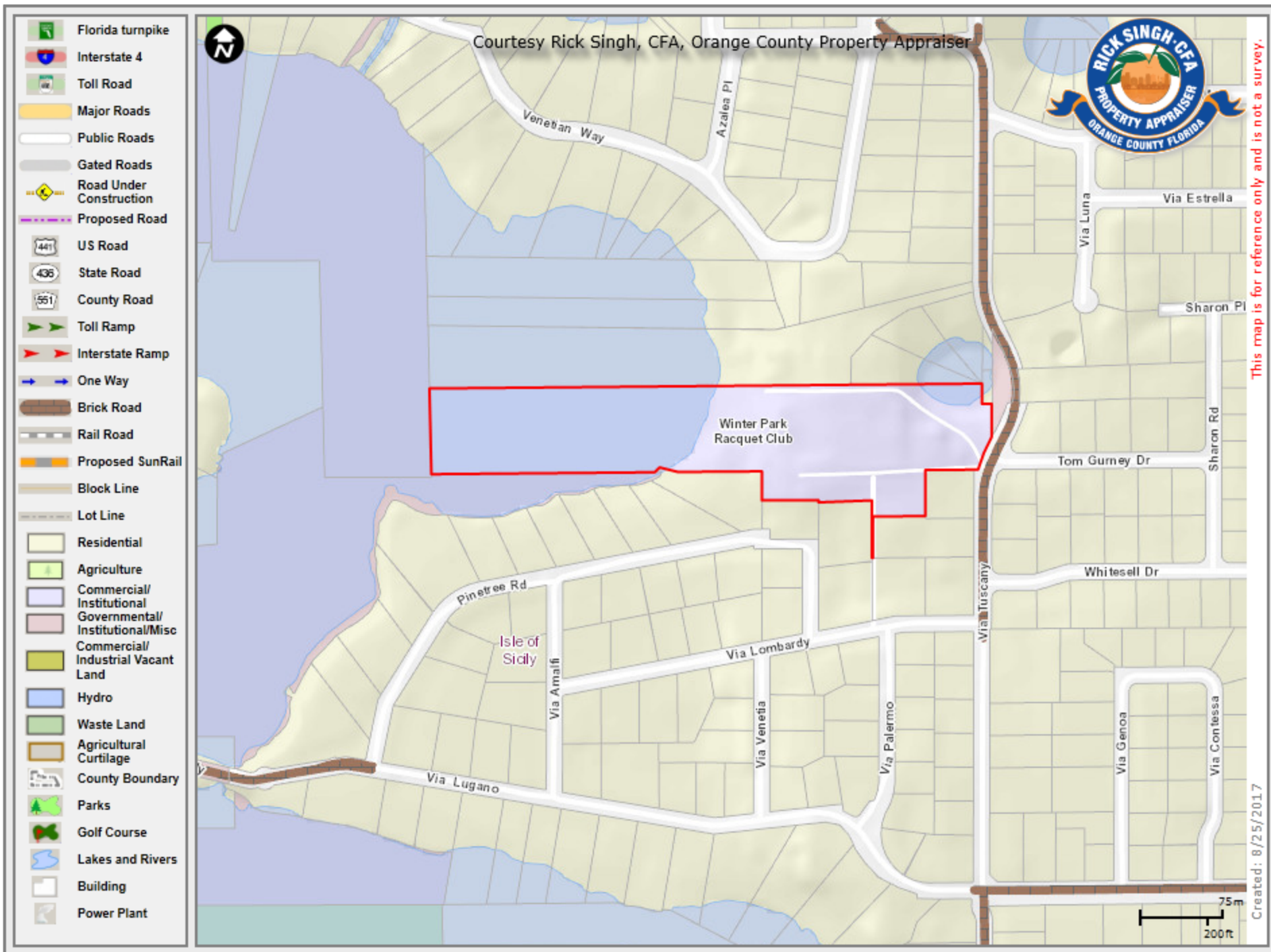
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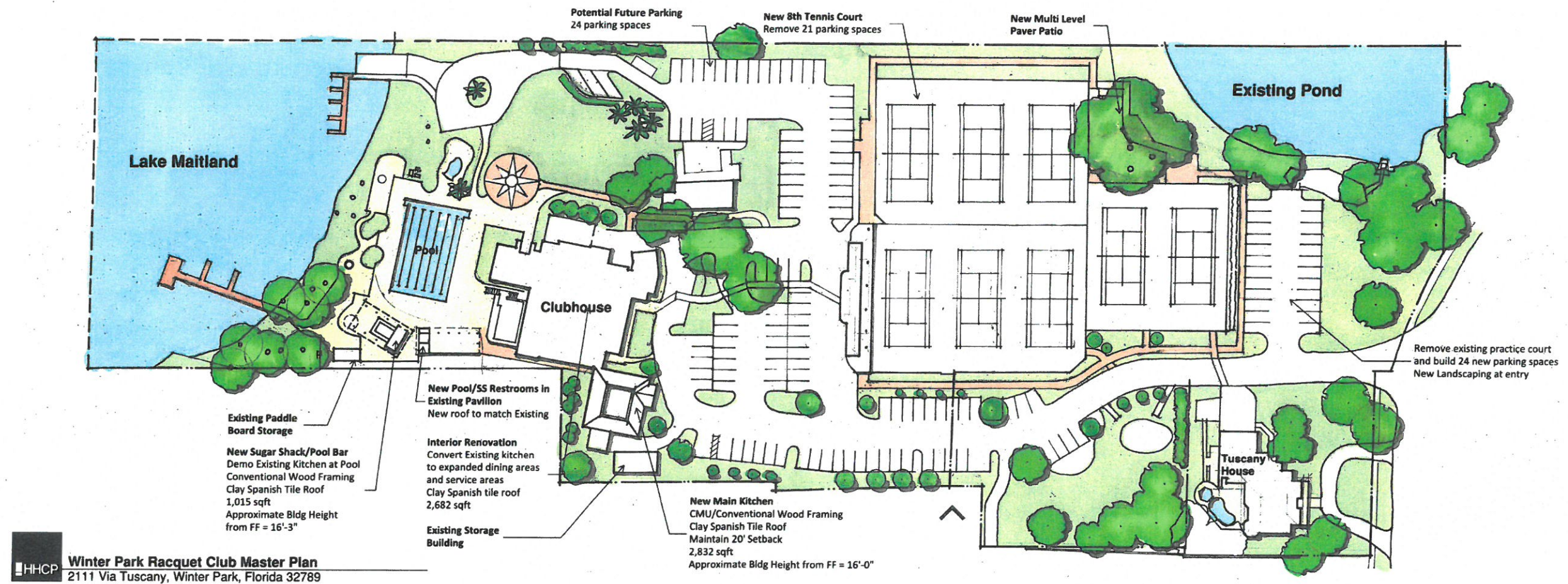
Type

Backup Materials

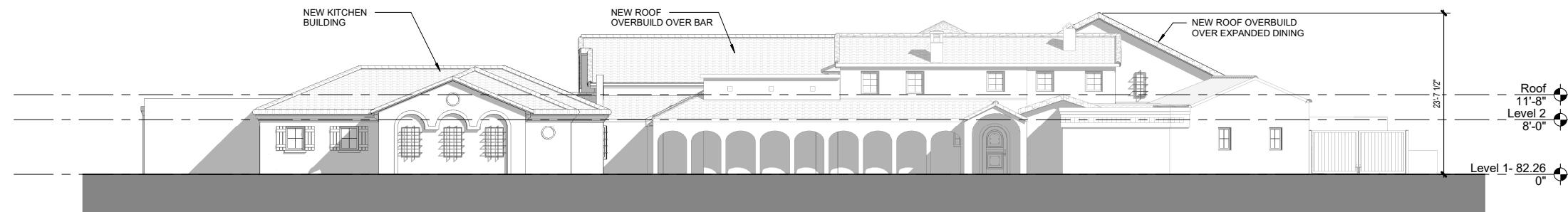
9/15/2017

Backup Material

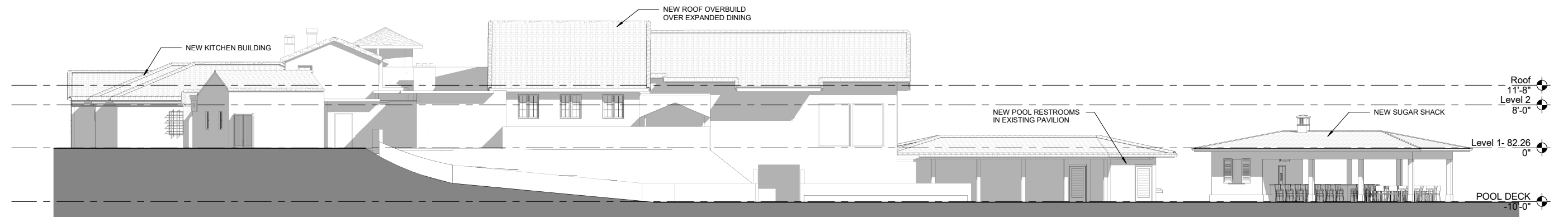




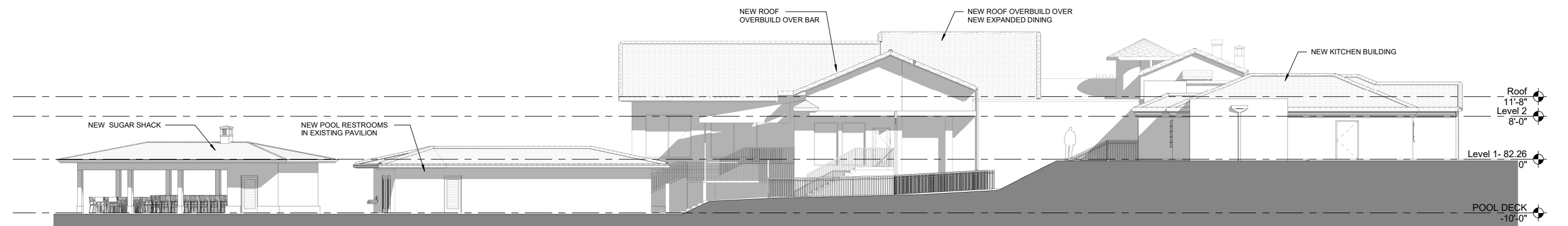




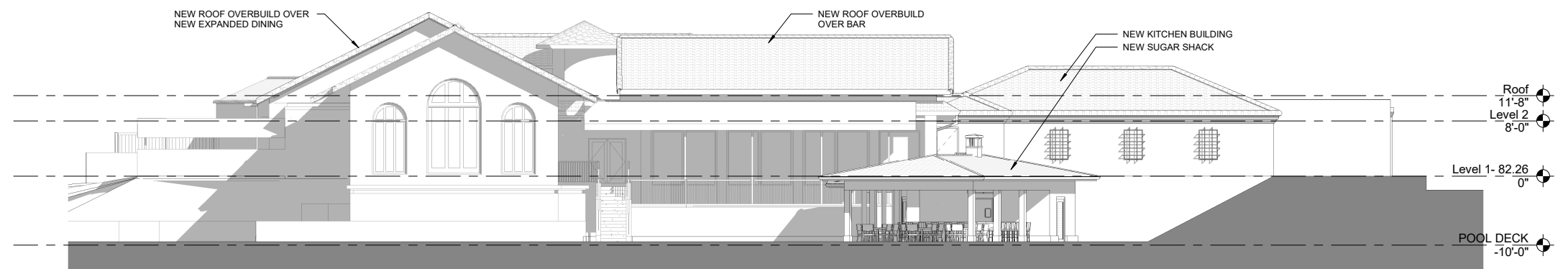
EAST OVERALL BUILDING ELEVATION - FRONT ENTRY



NORTH OVERALL BUILDING ELEVATION



SOUTH OVERALL BUILDING ELEVATION



WEST OVERALL BUILDING ELEVATION



city commission agenda item

item type	Public Hearings	meeting date	9/25/2017
prepared by	Planning / CRA Manager Approval	approved by	City Manager, City Attorney
board approval	yes final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development		

subject

Request of O'Tay LLC for Conditional Use approval to build a 42,068-square foot, two-story, office building with an underground parking level on the vacant property at 531 West Morse Boulevard, on the northeast corner of Morse Boulevard and Pennsylvania Avenue, zoned C-2.

motion / recommendation

Planning Staff Recommendation:

Recommendation to approve the Conditional Use request subject to the conditions contained within the P&Z Board motion from September 5, 2017 meeting.

P&Z Board Motion:

Motion made by Bob Hahn, seconded by Raymond Waugh to approve the Conditional Use request subject to the following conditions:

1. That the project shall be restricted to a non-interior illuminated monument sign and non-interior illuminated wall signage.
2. That the project incorporate an enhanced covered bus stop to provide shelter and bench seating for the Lynx stop along Morse Boulevard.
3. That the project place the mechanical ventilation equipment necessary for the underground parking where it will not create a noise nuisance for the adjoining residential properties; also that an acoustic study be performed to verify that this equipment will be operating at a maximum of 55 decibels, as measured at the property lines adjacent to residential, at all hours of the day.
4. That the project incorporate the required bike parking.
5. That the project install a restricted access gate to the underground parking level to limit use to employees; that driveway curbing be installed to make the underground parking only have access toward Pennsylvania Avenue with a left turn only exit sign, and that the applicant should explore options for a pedestrian lights to warn drivers that a pedestrian is in the cross-walk.

Motion carried unanimously with a 3-0 vote.

background

This item is a conditional use request to build an approximately 42,068 square foot, two-story, office building with an underground parking level at the vacant property

located at 531 West Morse Boulevard, on the northeast corner of Morse Boulevard and Pennsylvania Avenue, which is zoned C-2. This is a conditional use request because of the building size (over 10,000 square feet).

Site & Context: This property is currently vacant and measures 34,576 square feet in size. It has frontages along West Morse Boulevard, North Pennsylvania and Carolina Avenues. This property is located within the Hannibal Square Neighborhood Commercial District and the area governed by the Morse Boulevard Design Guidelines. To the east is the Regions Bank property, to the south is The Gardens at Depugh Nursing Center, to the west is a two-story office building where a proposed boutique hotel is planned, and to the north/northeast are single-family homes.

Project Plans: The plans show a two-story, 42,068 gross square foot office building with one underground parking level. Of that total square footage, there is 24,106-square feet of enclosed office space. The enclosed office space is two-stories along the Morse Boulevard and a portion of the Pennsylvania Avenue frontages, and the remaining portion of the office space is contained within the second story portion cantilevered over the covered parking area. The covered parking area is 14,743 square feet on the ground-level, and there is a 609 square foot is a colonnade area along the Morse Boulevard frontage. The underground parking level does not count towards the floor area ratio (FAR) or gross square footage calculations. Based on the gross square footage, the FAR is 122%, which is below the code maximum of 200%.

The proposed architectural design and height of this building is compatible with the surrounding properties. The faux windows along the façade of the cantilevered portion of the building hides the parking from view from the street. The building height is at the Code maximum of 30 feet. The Code allows for parapet walls to exceed this height up to five feet and elevator towers to exceed this height up to 10 feet. This plan incorporates parapet walls to add architectural interest and to screen and hide all the rooftop air-conditioning and mechanical equipment, as well as elevator towers that extend nine feet above the roof height in order to comply with the Building Code requirement to open to the rooftop to be able to service and replace rooftop air conditioning and mechanical equipment. Therefore, the visible height of the building ranges from 33 and a half feet to 39 feet.

Staff had concerns with the noise from the mechanical ventilation equipment required for the underground parking level. Since this type of system is necessary and will likely have fans that run 24-hours a day, staff is recommending that it be placed as far away as possible from the single-family residences and have performance decibel standards. The City Commission approved the Conditional Use request for the Trader Joe's/Lakeside project with a similar condition that an acoustical study was done for the noise created from air conditioner/mechanical equipment due to the close proximity to residences. This study yielded that 55 decibels was acceptable as measured at the property lines adjacent to residential, provided that this decibel level was maintained at all hours of the day.

Parking: The 24,107-square feet of office space requires 96 parking spaces (one space per 250 square feet), which the plans also reflect 96 parking spaces. The applicant will also be required to comply with the City's bike parking Ordinance, which in this case requires 11 bicycle parking spaces.

Traffic & Circulation: There are two entrances to the property. One entrance is from Pennsylvania Avenue via ground-level driveway under the second story, and the other is from Carolina Avenue that descends down to the below-grade parking level. The applicant is proposing a six foot wall and landscape buffer along the ramp next to the single family home to protect from noise the view of cars entering the below-grade garage. There is also a six foot wall with a ten (10) foot landscape buffer to the south of the adjoining single-family residence to screen the at-grade parking. During our departmental review of this project, the Fire Department and Electric Utilities Department confirmed that the 14 foot clearance on the Pennsylvania Avenue entrance is sufficient for their access, as well as for garbage truck access.

The Institute of Transportation Engineers (ITE) Trip Generation estimates that based on the 26,716-square feet of office space, the average trip generation per weekday would be approximately 294 trips. This means 147 cars entering one of the two entrances in during the day and 147 cars exiting one of the two entrances with typically very little weekend or night time traffic as office building are normally closed at nights and weekends. This is also significantly less than what a development with a retail or restaurant component would generate. Therefore, in terms of neighborhood compatibility this is the best possible scenario for this property that already has Commercial (C-2) zoning.

The adjacent neighbors on Carolina Avenue have submitted several emails (attached) outlining their concern about the added traffic going into and out of the basement parking ramp adjacent to their home. The basement is likely to be predominantly employee parking. Staff estimates that with approximately 60% of the parking in the basement, which the same 60% of the traffic (147 cars/day) would be up and down that parking ramp. There is a six foot wall shown on the plans to screen this traffic and sound from the neighbor.

Storm Water Retention: This site will have a storm water retention vault that will meet the requirements of the St. John River Water Management District as well as City Code. The applicant has not done final engineered designs of the retention vault, but the site plan shows a retention vault that is underground with parking spaces above on the ground level, which addresses the neighbor's concerns since it will not be visible from the street.

Site Lighting: The City's lighting code does not allow light pole/fixtures higher than 16 feet; the fixtures themselves must focus the light downward to eliminate light spread and the photometric design does not allow more than one foot candle at the property lines. Thus, there will be no issues for the neighbors with impacts from the site lighting.

Planning & Zoning Board Summary: Overall, the P&Z Board felt that the proposed location for this building is compatible with the surrounding buildings, and felt comfortable that there were no variances or exceptions requested. They agreed that this is a positive infill development scenario in bringing Class A office space to Morse Boulevard. The major issue however, was with the added traffic onto Carolina Avenue, which is a residential street. The P&Z Board felt that by limiting the use of the underground parking level to a card/key pad access only that would limit the use

and traffic only to employees. The P&Z Board also felt that the driveway could be angled to allow only traffic entering and exiting toward Pennsylvania Avenue. Those additional conditions of approval would help to alleviate the neighbor's concerns.

Planning and Zoning Board Minutes – September 5, 2017:

REQUEST OF O'TAY LLC FOR: CONDITIONAL USE APPROVAL TO BUILD A 43,264 SQUARE FOOT, TWO-STORY, OFFICE BUILDING WITH AN UNDERGROUND PARKING LEVEL ON THE VACANT PROPERTY AT 531 WEST MORSE BOULEVARD, ZONED C-2.

Board member, Owen Beitsch, recused himself from this item as his employer has done work for the applicant.

Dan Langley, city attorney, advised the Board that when a quorum is established for a P&Z meeting (4 persons) then as long as a majority of the Board (3 persons) can vote on an item, it can proceed.

Planning Manager, Jeff Briggs presented the staff report. He explained that this item is a conditional use request to build an approximately 42,068 square foot, two-story, office building with an underground parking level at the vacant property located at 531 West Morse Boulevard, on the northeast corner of Morse Boulevard and Pennsylvania Avenue, which is zoned C-2. He noted that while the plans show a 42,068 gross square foot office building of that total square footage, there is 24,106-square feet of enclosed office space. The enclosed office space is two-stories along the Morse Boulevard and a portion of the Pennsylvania Avenue frontages, and the remaining portion of the office space is contained within the second story portion cantilevered over the covered parking area. The covered parking area is 14,743 square feet on the ground-level. The underground parking level does not count towards the floor area ratio (FAR) or gross square footage calculations. Based on the gross square footage, the FAR is 122%, which is below the code maximum of 200%.

Mr. Briggs also noted that the proposed architectural design and height of this building is compatible with the surrounding properties. The faux windows along the façade of the cantilevered portion of the building hides the parking from view from the street. The building height is at the Code maximum of 30 feet. The Code allows for parapet walls to exceed this height up to five feet and elevator towers to exceed this height up to 10 feet. This plan incorporates parapet walls to add architectural interest and to screen and hide all the rooftop air-conditioning and mechanical equipment, as well as elevator towers that extend nine feet above the roof height in order to comply with the Building Code requirement to open to the rooftop to be able to service and replace rooftop air conditioning and mechanical equipment. Therefore, the visible height of the building ranges from 33 and a half feet to 39 feet.

The site plan shows a mechanical equipment room located adjacent to the single-family property. Staff has concerns with the noise from the mechanical ventilation equipment required for the underground parking level. Since this type of system is necessary and will likely have fans that run 24-hours a day, staff is recommending that it be placed as far away as possible from the single-family residences. The City Commission approved the Conditional Use request for the Trader Joe's/Lakeside

project with a similar condition that an acoustical study was done for the noise created from air conditioner/mechanical equipment due to the close proximity to residences. This study yielded that 55 decibels was acceptable as measured at the property lines adjacent to residential, provided that this decibel level was maintained at all hours of the day.

Mr. Briggs reviewed the project with regard to parking, traffic & circulation, storm water retention, and site lighting. He informed the Board that there is currently a Lynx bus stop along the Morse Boulevard frontage of this property. The 3D architectural elevations of the Morse Boulevard view do not incorporate this bus stop. Staff is recommending that the applicant create an enhanced covered bus stop to provide shelter and bench seating for this Lynx stop.

Lastly, Mr. Briggs discussed the emails received from neighbors on Carolina avenue with concerns about the traffic from the underground parking level onto their residential street.

STAFF RECOMMENDATION WAS FOR APPROVAL of both the preliminary and final conditional use with the following conditions:

1. That the project shall be restricted to a non-interior illuminated monument sign and non-interior illuminated wall signage.
2. That the project incorporate an enhanced covered bus stop to provide shelter and bench seating for the Lynx stop along Morse Boulevard.
3. That a left turn only sign be placed at the exit from the below-grade parking ramp to control cars from turning right onto Carolina Avenue.
4. That the project place the mechanical ventilation equipment necessary for the underground parking where it will not create a noise nuisance for the adjoining residential properties; also that an acoustic study be performed to verify that this equipment will be operating at a maximum of 55 decibels, as measured at the property lines adjacent to residential, at all hours of the day.
5. That the project incorporate the required bike parking.

Mr. Briggs answered questions from the Board regarding alternative locations for the underground parking ramp and entrance.

Attorney J.J. Johnson of Sloan and Johnson, 3670 Maguire Boulevard, Suite 250, Orlando, Florida, represented the applicant. Mr. Johnson explained the applicant is looking to relocate its headquarters, therefore, the project will be largely owner occupied. He stated that the project would be a good fit for the site and for the City as far as creating jobs and tax revenue. He stated that the project is entirely consistent with the Comprehensive Plan and Land Development Code, including the Hannibal Square Neighborhood Commercial District and the Morse Boulevard design guidelines. The applicant has taken great care to design without need for a variance or special exception, therefore the design meets 100% of the code.

Mr. Johnson stated that the applicant has worked diligently to accommodate requests from staff and residents of the surrounding neighborhood, one major request that was received in comments and emails from residents was the

location of storm water, originally the storm water was above ground at the corners of Carolina Avenue and Pennsylvania Avenue, some of the neighbors were concerned about the location of the storm water pond, the applicant went back to the design team and was able to accommodate the request by making the storm water pond an underground vault system. Mr. Johnson stated that another major concern of the neighbors is the lower level parking. He stated that due to design and location factors and having to comply with various codes and restrictions, there are some limitations to what can be done for parking, however, the applicant is agreeable to posting signs that say "No Right Turns Out Of The Exit", the applicant feels that the sign would deter the majority of people from making a right turn on to Carolina Avenue when exiting the garage. There was discussion between the applicant and the Board what traffic studies, if any, were done.

Lastly, Mr. Johnson mentioned that the applicant is agreeable to the following items that Staff requested, restricted non-interior illuminated signage, enhanced covered bus stop and noise control. Mr. Johnson asked for the opportunity to respond to public comments.

Randal Slocum of Slocum Platts Architects, 670 North Orlando Avenue, Maitland, Florida explained the design for the project and anticipated traffic movements. He explained that most of the traffic and parking throughout the day would be coming from the above parking area on Pennsylvania Avenue and that the underground parking area on Carolina Avenue was solely for employee use. He gave a presentation indicating why, with this project, the underground entrance is most feasible on Carolina Avenue.

Development Manager, Vince Smith of Vince Smith Construction, 2129 Bluff Oak St, Apopka, FL, gave further clarification of the reasons for the underground garage being located on Carolina Avenue. There was discussion regarding restricted access options for the underground garage.

The Board heard public comments from: Lurline Fletcher, 811 English Court; Brian Gruber, 466 Carolina Avenue; Mary Daniels, 650 West Canton Avenue; Carolyn Weinstein, 524 Carolina Avenue and Courtney McDonald, 535 Carolina Avenue. These residents voiced their great concern regarding the underground garage placement and how it would affect pedestrians crossing the sidewalk attached to the ramp and how it would drive traffic to their residential street. There is a safety concern that number of children who walk down the sidewalk to their school bus stops. They requested a re-design so that their properties were not impacted by this traffic from the underground level.

No one else wished to speak. The public hearing was closed.

Discussion ensued amongst the Board and the applicant regarding the residents' concerns related to safety for children crossing the sidewalk in front of the entrance to the underground garage and what options would be available to prevent vehicles from speeding in or out of the garage and/or making right turns onto Carolina Avenue. The P&Z Board members felt that the driveway apron could be constructed (like the McDonald's on Fairbanks) where you have

to turn in only one direction or otherwise drive over a curb. The P&Z Board members also discussed making the underground parking level a key pad or card entry system with a gate so that it only served employees thus limiting the number of vehicles. Lastly they discussed the possibility of a sound or light alert system for pedestrians but recognized that this might be more intrusive in front of homes than desired. After further comments from the Board addressing neighbor's concerns and compatibility, the Board made the following motion:

Motion made by Bob Hahn, seconded by Raymond Waugh to approve the conditional use request by Otay LLC to build a 43,264 Square Foot, two-story, office building with an underground parking level on the vacant property at 531 West Morse Boulevard, zoned (C-2), with the following conditions, relative to enhancing the function and design of the safety and security of the ramp for the lower level parking garage, in addition to Staff conditions:

1. That the project shall be restricted to a non-interior illuminated monument sign and non-interior illuminated wall signage.
2. That the project incorporate an enhanced covered bus stop to provide shelter and bench seating for the Lynx stop along Morse Boulevard.
3. That the project place the mechanical ventilation equipment necessary for the underground parking where it will not create a noise nuisance for the adjoining residential properties; also that an acoustic study be performed to verify that this equipment will be operating at a maximum of 55 decibels, as measured at the property lines adjacent to residential, at all hours of the day.
4. That the project incorporate the required bike parking.
5. That the project install a restricted access gate to the underground parking level to limit use to employees; that driveway curbing be installed to make the underground parking only have access toward Pennsylvania Avenue with a left turn only exit sign, and that the applicant should explore options for a pedestrian lights to warn drivers that a pedestrian is in the cross-walk.

Motion carried unanimously with a 3-0 vote.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS:

Description

Backup Materials

Upload Date

9/15/2017

Type

Backup Material

Parcel Report for 05-22-30-9400-32-120



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

PENN AND MORSE OFFICE BUILDING



WINTER PARK, FLORIDA

REVISIONS

SLOCUM PLATTS
ARCHITECTS, P.A.

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GP

WILLIAM F. PLATTS AR13262

FLORIDA

EXTERIOR ELEVATIONS

PENN AND MORRIS
OFFICE BUILDING

WINTER PARK

DRAWN
CAD
CHECKED
WPP
DATE
07-18-2011
SCALE
AS NOTED
JOB NO.
17-020
SHEET

A0.0



EYE LEVEL VIEW FROM PENNSYLVANIA AVE. AND MORSE BLVD.

3D RENDERING

PENNSYLVANIA AND MORSE OFFICE BUILDING

17-020

8.22.17





MORSE BLVD./ SOUTH ELEVATION

PENNSYLVANIA AND MORSE OFFICE BUILDING

17-020

7.18.16





PARTIAL ELEVATION



STREET ELEVATION

PENNSYLVANIA AVE./ WEST ELEVATION

PENNSYLVANIA AND MORSE OFFICE BUILDING
17-020

8.22.16



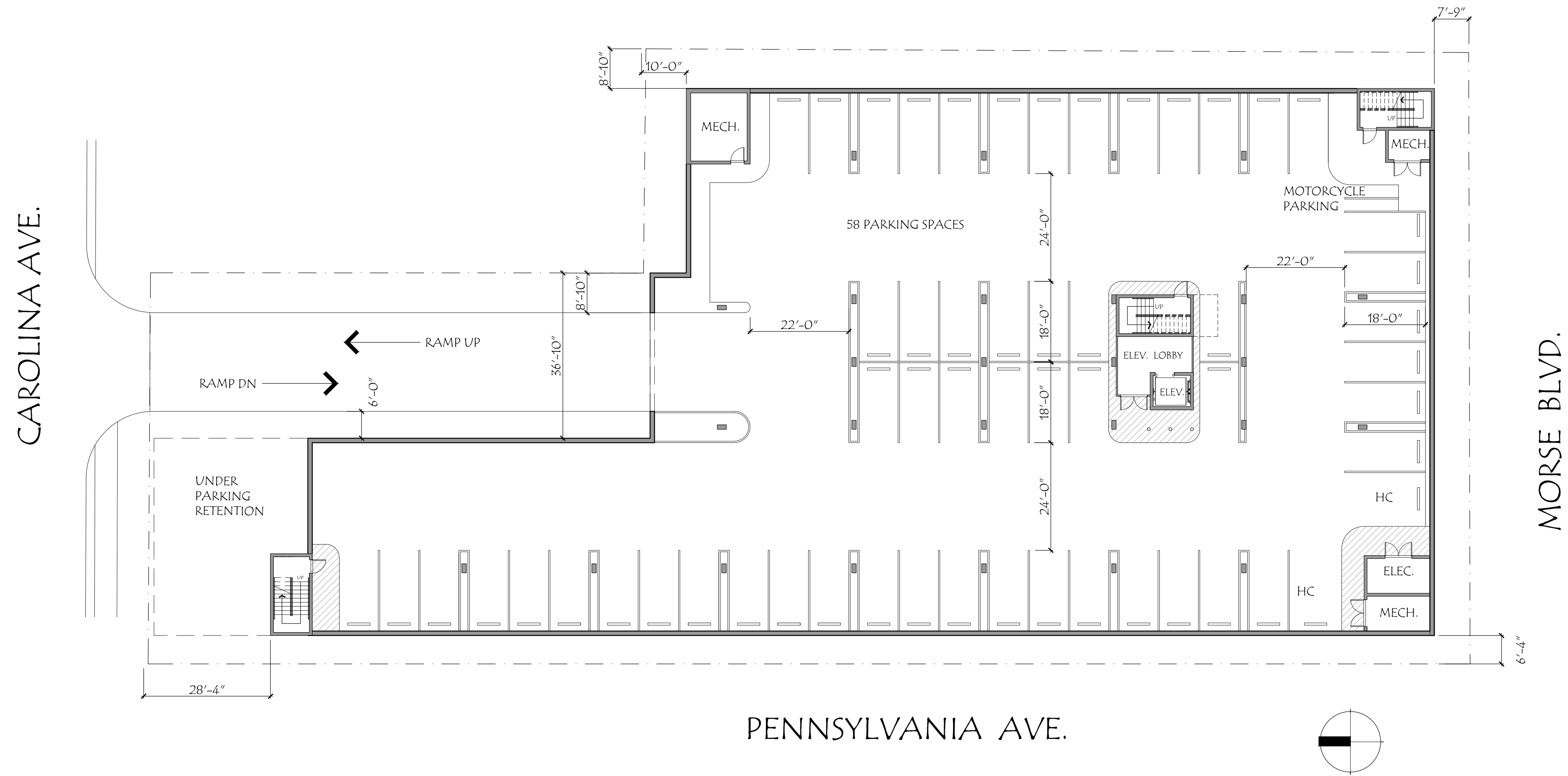


CAROLINA AVENUE ELEVATION
PENNSYLVANIA AND MORSE OFFICE BUILDING
17-020 8.31.16



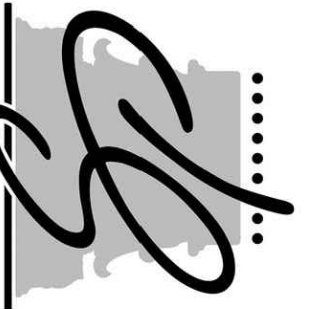
SITE PLAN AND LANDSCAPE PLAN
PENNSYLVANIA AND MORSE OFFICE BUILDING
 17-020 8.22.16



[illegible]

SLOCUM PLATT
ARCHITECTS, P.A.

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WILLIAM P. FLATTS ARI3262

LOWER LEVEL PARKING

PENN AND MORRIS
OFFICE BUILDING

WINTER PARK

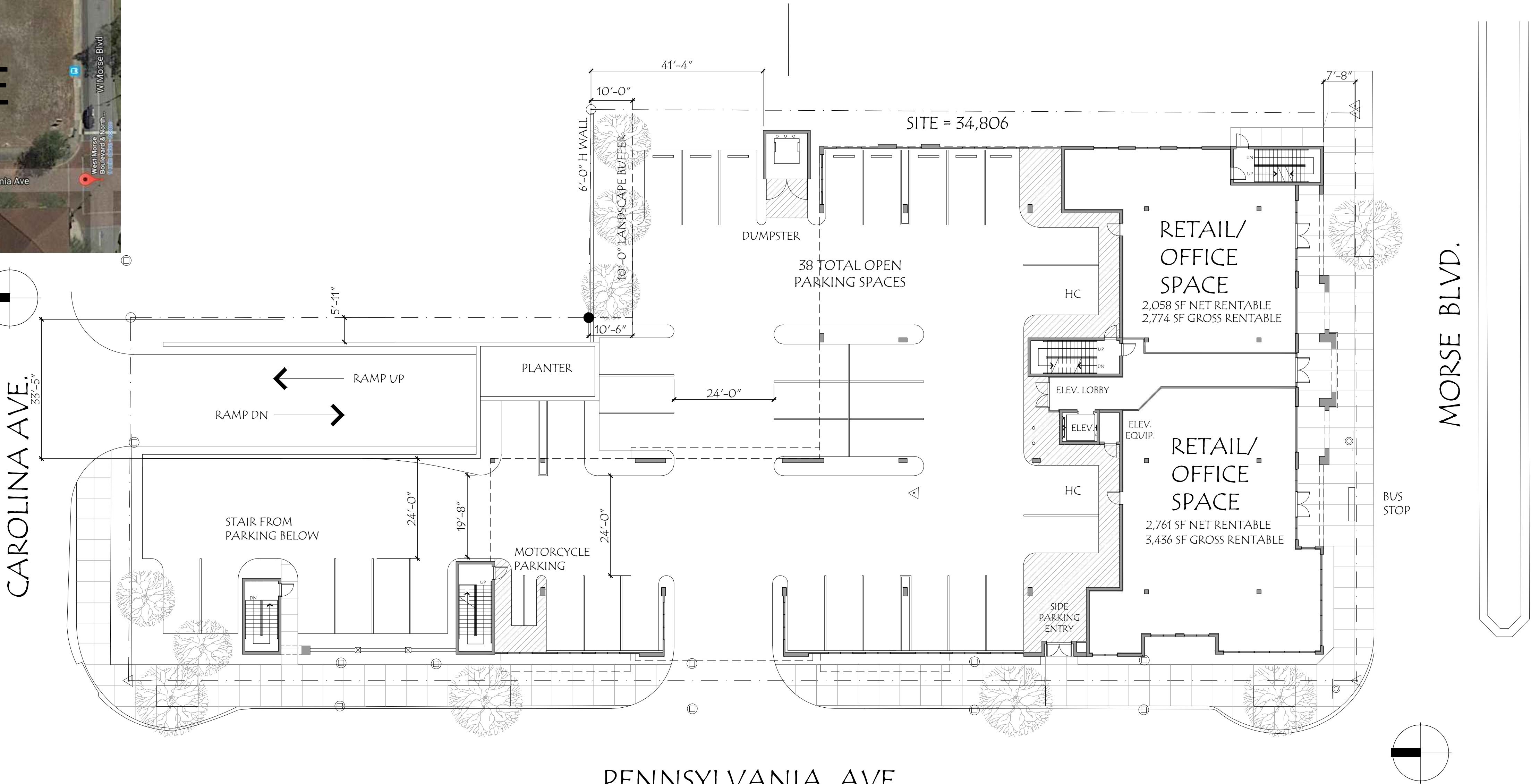
FLORIDA

DRAWN
CAD
CHECKED
WFP
DATE
08-24-2017
SCALE
AS NOTED
JOB NO.
17-020
SHEET

A2.1



1 VICINITY MAP
NT5



2 FIRST FLOOR PLAN AND SITE PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLAN CALCS

FIRST FL. 6,210 + 378 = 6,588 SF FIRST FLOOR
SECOND FL. = 17,519 SF SECOND FLOOR
TOTAL = 24,107 SF

24,107 / 250 = 96 PARKING SP. REQ.

96 PARKING SPACES PROVIDED

REVISIONS	

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FIRST FLOOR PLAN AND SITE PLAN

PENN AND MORRIS
OFFICE BUILDING

WINTER PARK

FLORIDA

WILLIAM F. PLATTS AR13262

DRAWN	CAD
CHECKED	WFP
DATE	08-24-2011
SCALE	AS NOTED
JOB NO.	11-020
SHEET	

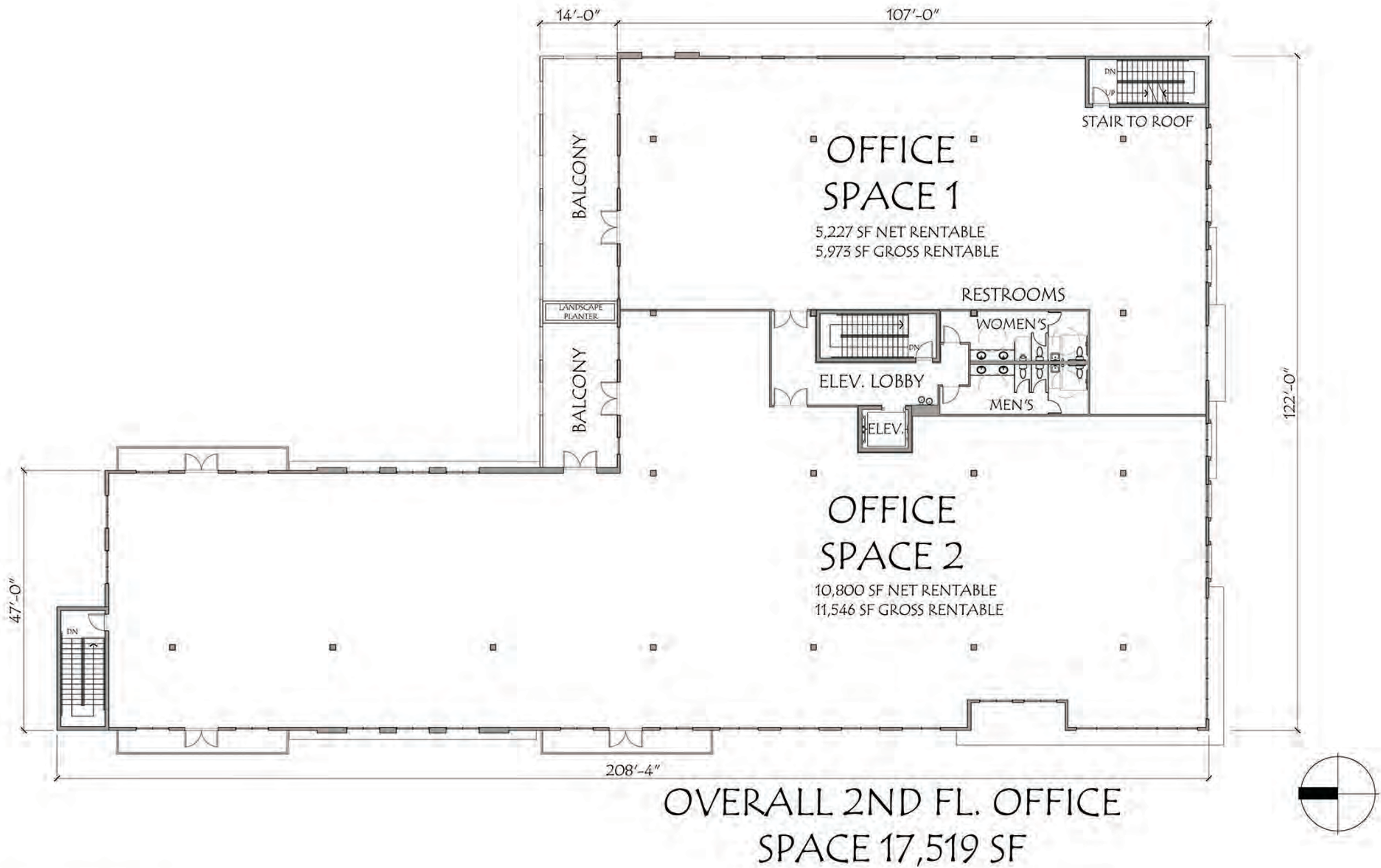
A2.2

FLOOR PLAN CALCS

FIRST FL. 6,210 + 378 = 6,588 SF FIRST FLOOR
SECOND FL. = 17,519 SF SECOND FLOOR
TOTAL = 24,107 SF

24,107 / 250= 96 PARKING SP. REQ.

96 PARKING SPACES PROVIDED



1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

REVISIONS	

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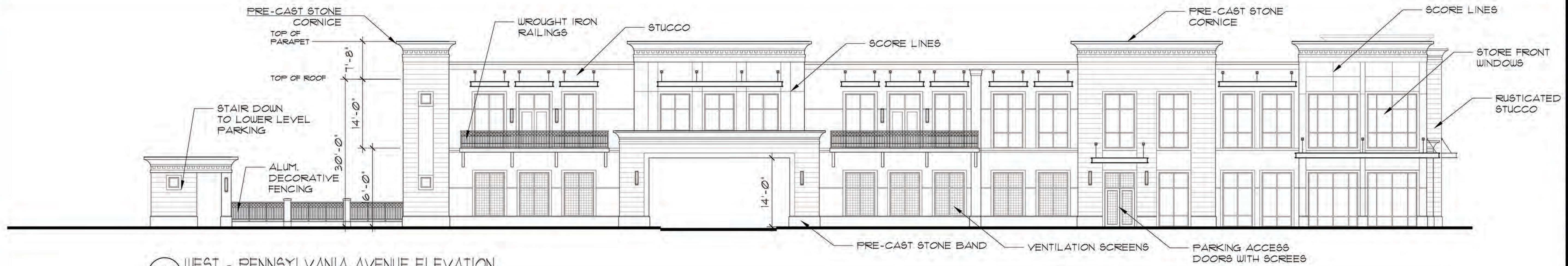
WILLIAM F. PLATTS AB3362

SECOND FLOOR PLAN

PENN AND MORSE
OFFICE BUILDING

WINTER PARK
FLORIDA

DRAWN	CAD
CHECKED	WPP
DATE	08-24-2017
SCALE	AS NOTED
JOB NO.	17-020
SHEET	A2.3



1 WEST - PENNSYLVANIA AVENUE ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH - MORSE BOULEVARD ELEVATION
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

REVISIONS

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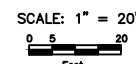
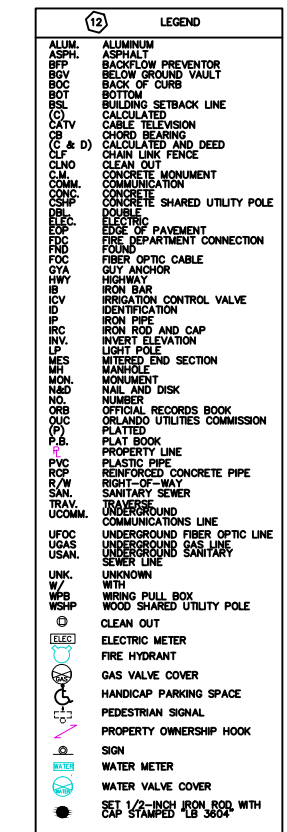


EXTERIOR ELEVATIONS
PENN AND MORSE
OFFICE BUILDING
WINTER PARK
FLORIDA

DRAWN	CAD
CHECKED	WPP
DATE	08-18-2017
SCALE	AS NOTED
JOB NO.	17-020
SHEET	

A6.1

ALTA/NSPS LAND TITLE SURVEY



①	TITLE / SURVEYOR'S DESCRIPTION
<p>THE SOUTH 36 FEET OF THE FOLLOWING DESCRIBED PROPERTY:</p> <p>LOT 11 OF BLOCK 32, OF REVSIED MAP OF THE TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 67-72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY SOUTH OF LOT 11.</p> <p>AND</p> <p>LOTS 12, 13, 14, 15, 16, OF BLOCK 32, OF REVSIED MAP OF THE TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 67-72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY SOUTH OF LOTS 12, 13, 14, 15 AND 16.</p>	<p>LEGAL TAKEN FROM INSTRUMENT NUMBER 20150681894, PUBLIC RECORDS ORANGE COUNTY, FLORIDA.</p>

5 TITLE INFORMATION / SCHEDULE B11 ITEMS

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER ORC HANNIBAL - OTAY, WITH AN EFFECTIVE DATE OF JUNE 24, 2017.

SCHEDULE B11 EXCEPTIONS:

1 STANDARD EXCEPTIONS.

110 SUBJECT TO THOSE RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF DEED OF THE CITY OF WINTER PARK, AS RECORDED IN P.B.A. PAGES 67 THROUGH 72 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FL.

111 SUBJECT TO TERMS AND CONDITIONS OF THAT CAROLINA AVENUE REZONING AGREEMENT RECORDED IN ORB 6824, PG. 1539, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FL. SAID AGREEMENT REZONED THE LOT WITH 36 FEET OF DEEDED LOT 32 TO PARKING LOT (PL); INCREASED THE REAR SETBACKS TO 25 FEET FOR ANY OFFICE OR COMMERCIAL BUILDING CONSTRUCTED ON LOTS FRONTING MORSE BOULEVARD (LOTS 16 AND 17, BLOCK 32); AND RESTRICTED THE USE OF THE 36 FEET FRONTING PL TO PARKING SPACES, STORM WATER LANDSCAPE BUFFER AREAS, ELECTRICAL TRANSFORMERS FOR UNDERGROUND ELECTRIC POWER ARE PERMITTED.

112 SUBJECT TO THAT DECLARATION OF RESTRICTIVE COVENANT RECORDED IN ORB 7375, PG. 1414, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FL. SAID COVENANT PROHIBITS THE USE OF THE RESTRICTED PROPERTY AS A BANKING FACILITY AND IN ADDITION SPECIFICALLY PROHIBITS THE PLACEMENT AND USE OF AN AUTOMATIC TELLER MACHINE ON THE RESTRICTED PROPERTY (THE ABOVE DESCRIBED LANDS).

113 SUBJECT TO ANY UNRECORDED LEASES (NOT MATTERS OF SURVEY).

10	PARKING INFORMATION	16	PROJECT ADDRESS
	REGULAR SPACES 0		531 WEST MORSE BOULEVARD
	HANDICAP SPACES 0		WINTER PARK, FLORIDA 32789
	TOTAL SPACES 0		

6	FLOOD INFORMATION
<p>THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE UNSHADED X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE OF 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOOD), ACCORDING TO COMMUNITY PANEL NUMBER 12018H-0255-F, MAP NUMBER 12095CQ255F OF THE FLOOD INSURANCE RATE MAPS OF ORANGE COUNTY, FLORIDA, DATED DECEMBER 8, 2000. LAST REVISED SEPTEMBER 25, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.</p>	

ZONING INFORMATION

THE PROPERTY DESCRIBED HEREIN IS ZONED COMMERCIAL DISTRICT (C-2) AND PARKING LOT (PL) AND LIES WITHIN THE HANNIBAL SQUARE NEIGHBORHOOD COMMERCIAL DISTRICT ACCORDING TO ORANGE COUNTY, FLORIDA PLANNING AND ZONING DEPARTMENT. C-2 PROVIDES:

***BUILD SETBACKS:**

ON ALL STREETS, A ZERO FOOT SETBACK; OR FRONT SETBACK IS ESTABLISHED BY THE AVERAGE SETBACK OF EXISTING BUILDINGS ON SAME BLOCK OF SUBSET FRONTAGE.

REAR: 10 FEET

***SIDE:** NO SIDE SETBACKS REQUIRED ON INTERIOR SIDE PROPERTY LINES

***MAXIMUM BUILDING HEIGHT:** SHALL NOT EXCEED IMPOSED BY MAXIMUM HEIGHT MAP. FOR PROPERTY WITHIN GEOGRAPHIC AREAS SHOWN WITH A 2-STORY MAXIMUM, THE MAXIMUM HEIGHT IS 30 FEET; WITH A 3-STORY MAXIMUM, 40 FEET, IF APPROVED.

***MAXIMUM FLOOR AREA RATIO:** SHALL NOT EXCEED THE FLOOR AREA RATIO THAT INCLUDES THE FLOOR AREA OF ANY ATTACHED OR DETACHED ABOVE-GRADE PARCEL.

***GARAGE:**

***MAXIMUM RESIDENTIAL DENSITY:** SHALL NOT EXCEED 17 UNITS PER ACRE.

***ABOVE-GRADE PARKING GARAGE OR DECK:** MUST BE 100 FEET AWAY FROM SINGLE-FAMILY

***OFF STREET PARKING:** PROPERTY VACANT AS OF 01-01-1998, THE SQUARE FOOTAGE OF A NEW BUILDING EQUAL TO 45% OF THE LOT AREA.

ZONE PL PROVIDES:

***SHALL NOT EXCEED 85% IMPERVIOUS COVERAGE.**

(WHEN REAR OR SIDE PROPERTY LINES ARE ADJACENT TO A RESIDENTIAL ZONE, EITHER THE REAR OR SIDE WALL OF THE BUILDING SHALL BE PROVIDED ALONG THE ENTIRE COMMON LINE. THE WALL OR FENCE SHALL BE 6 FEET HIGH; EXCEPT THAT SUCH WALL OR FENCE SHALL BE ONLY ONE FEET FROM THE FRONT SETBACK LINE OF ADJOINING PARCEL, TO THE FRONT PROPERTY LINE OF ADJOINING PARCEL.

2	LAND AREA
0.799 ± ACRES	
34,806 ± SQUARE FEET	

3	BUILDING HEIGHT/AREA
VACANT PARCEL - NO BUILDINGS	

BEARING BASIS

11	ENCROACHMENT TABLE
1	BURIED ELEC. LINE AT SW CORNER: 1.4'N & 3.8'N OF SOUTH BOUNDARY
2	CONC. WALK ON SOUTH BOUNDARY: 0.3'N & 0.3'W CORNER, 0.7'N, 12.8'E AT SW CORNER
3	BURIED ELEC. LINE AT SW CORNER: 5.8'N, 6.9'E, 7.9'N & 11.9'E
4	FOC WPB AT SW CORNER: 4.1'N, 13.7'E
5	LP AT SW CORNER: 1.7'N, 10.6'E
6	CONC. WALK ON WEST BOUNDARY: 3.7'E, 0.7'N OF SW CORNER
7	CLNO ON EAST BOUNDARY: 4.9'E
8	CLNO ON EAST BOUNDARY: 4.5'E
9	CLNO ON EAST BOUNDARY: 4.1'E
10	(2) ELEC. WPB ON WEST BOUNDARY: 0.1'E & 0.1'E
11	CLNO ON EAST BOUNDARY: 4.0'E
12	CLNO ON EAST BOUNDARY: 4.3'E
13	UNK. WPB ON EAST BOUNDARY: 4.0'E
14	CONC. WALK ON EAST BOUNDARY: 3.8'E
15	CLNO ON NORTH BOUNDARY: 1.0'S

8 SURVEYOR'S NOTES

1. BEARING SHOWN HEREON BASED ON NORTH AMERICAN DATUM OF 1983 / 2011 ADJUSTMENT WITH A BEARING OF NORTH 09° 59' 14" WEST ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH PENNSYLVANIA AVENUE.
2. ONLY ABOVE GROUND INDICATORS TO SUBSURFACE UTILITIES WERE LOCATED BY THIS SURVEY; NO UNDERGROUND UTILITIES OR FOUNDATIONS WERE LOCATED BY THIS SURVEY.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 FOR TRIMBLE ELEVATION OF 87.98 (NAVD 83).
4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
5. AT THE TIME OF THIS SURVEY, THERE WERE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES TO THE UNDERSIGNED'S KNOWLEDGE; NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR FILL.
7. AT THE TIME OF THIS SURVEY, THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED.
8. AT THE TIME OF THIS SURVEY, THERE WERE NO DIVISION OR PARTY WALLS.
9. THE ABOVE DESCRIBED PARCELS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WEST MOORE AVENUE AND CAROLINA AVENUE, SAID LOTS HAVE DIRECT ACCESS TO ALL THREE ROADS.
10. THE PROPERTY AS DESCRIBED HEREON DOES NOT CONSTITUTE AN LEGAL SUBDIVISION OF LAND UNDER THE LAND SUBDIVISION ACT OF THE COMMONWEALTH OF PENNSYLVANIA.
11. AT THE TIME OF THIS SURVEY, THERE WERE NO SUBSTANTIAL FEATURES SUCH AS BILLBOARDS, SIGNS OR SWIMMING POOLS, THERE WERE HOWEVER UNDESIGNED AREAS, AS SHOWN HEREON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(B), 7(A)(B)(C), & 9, 10(A)(B), 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 19, 2017.

DATE _____ JOSEPH K. LEK, P.S.M. CERT. NO. LB 6016

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

gai consultants
1301 Riverplace Boulevard, Suite 900
Jacksonville, Florida 32207
904-363-1110 904-363-1115 fax
e-mail J.LEK@gaiconsultants.com
www.gaiconsultants.com

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND 5.17 OF THE FICRA ADMINISTRATIVE CODE.

ERT. NO.
LB 3604

FLA. P.S.M. CERT. NO. LS 6016

0876
24

Jeffrey Briggs

From: William Higgins <realizebh@yahoo.com>
Sent: Tuesday, August 15, 2017 10:41 AM
To: Jeffrey Briggs
Subject: Parking Ramp on Carolina Ave for Proposed 531 W. Morse Blvd. Office Building

Dear Mr. Briggs,

I'm a home owner at 453 Carolina Ave in Winter Park concerned about the impact on safety, traffic and property values of the proposed 531 W. Morse Boulevard Office building. We're asking for your help to relocate a proposed parking lot entrance and exit ramp planned on residential Carolina Avenue. We also want to prevent the construction of a concrete and steel drainage feature on our street. The developer has over 420 feet of frontage available for parking entrance and exits on Morse and/or Pennsylvania. Using the planning number of 4 employees per 1000 square feet of office space this ramp will be used over 500 times per day routing traffic on to Carolina Ave and through our residential neighborhood. Carolina Avenue is already limited to one lane of traffic as local residents park on the south side of the street. Congestion and traffic in the ramp location is frequent due to parked cars of residents attending services at Golden's Funeral Home. And more importantly children on our street use the Carolina Ave. sidewalk to go to and from the school bus stop at Carolina Ave and Pennsylvania Avenue. This proposed entrance ramp will route hundreds of cars per day over that same sidewalk. In addition to the proposed ramp the developer plans to relocate an existing concrete and steel drainage feature on the southeast corner of N. Pennsylvania and Carolina. Please insure, for aesthetic reasons, the drainage feature is not located in this highly visible entrance to our neighborhood.

The constant noise and traffic from the ramp will be a short distance and visible from half of the 18 homes on one block of Carolina between Pennsylvania and Virginia Avenues. It will change our neighborhood from a quiet oak lined street to a commercial thoroughfare. This year alone residents have invested over \$3Million in new homes on this oak lined street because of the charm and quiet atmosphere. If allowed to proceed as planned, this project will be a slap in the face by the City of Winter to the current and new Carolina avenue residents. Please locate this ramp to a wider commercial street. We have heard that the proposed ramp location is the least expensive alternative. The least expensive for whom? Certainly not the Carolina Avenue residents.

Thank you.

William Higgins

William Higgins
453 Carolina Ave.
Winter Park, Fl. 32789
407 719 4608
realizebh@yahoo.com

August 22, 2017

Dear Jeff Briggs,

I am writing in regards to a proposed office building located at 531 W. Morris Blvd. It is in the planning and zoning department with a public hearing set for September 5, 2017.

The plans call for the entrance to underground parking to be placed next to a residential driveway on Carolina Avenue. There is also a plan for a large water run-off retention vault to be located on the corner of Carolina and Pennsylvania Avenues. Both of these unsightly and traffic producing items will affect the values of our homes on Carolina Avenue. Carolina Avenue cannot handle more traffic. It is a narrow street with parking on one side. This entrance to the parking will produce way too much traffic on a street that can hardly take two cars passing one another. Not to mention the safety of our children and residents will be compromised.

Both of these items need to be changed to utilize the commercial sides of the lot that is on 531 Morris Blvd. There is plenty of space on Morris and Pennsylvania to accommodate the underground drive, the water run-off retention vault and any other vehicle entrance to the property. It needs to keep plans away from Carolina Avenue. The volume of the traffic is too large to use a narrow residential Street. Thank you for your time and consideration,

Jackie Abrams
456 Carolina Avenue
Winter Park, FL 32789
407-399-8004

**Carolyn L. Weinstein
524 Carolina Avenue
Winter Park, Florida 32789**

Dear Planning and Zoning Board Members,

I am writing to object to the commercial building proposed for 531 W. Morse Boulevard. The proposed building is incompatible in size and scope for the residential street, Carolina Avenue, immediately adjacent to it. This building, as proposed, will greatly impact the residents of Carolina Avenue. The current plan has the entry and exit for the underground parking coming off of Carolina Avenue and a large water run-off retention vault on the corner of Carolina and Pennsylvania Avenues.

It can be predicted that an office building 26,716 square feet in size will have an average of 106-212 employees, each with their own vehicle. (A commonly accepted calculation of 125-225 square feet of office space per person was used to derive this value.) Those vehicles, along with all visitors to these offices will be accessing the parking structure. That will add hundreds of cars per day on Carolina Avenue, a narrow residential street. The increased traffic on Carolina Avenue will result in greater noise, more congestion and a safety hazard for children, pets and pedestrians. The developer has approximately 400 feet of frontage on W. Morse Boulevard and Pennsylvania Avenue, both commercial streets, on which to have the entrance and exits for parking garage.

The water run-off retention vault for the property at 531 W. Morse Boulevard is *currently located* directly behind Lot 11 Block 32. If the commercial building was built around the existing water run-off retention vault, no one would have to see it. To relocate the water run-off retention vault, a concrete and steel structure, to the Western most corner of Pennsylvania and Carolina Avenues creates an eye-sore.

These two design elements will diminish the property values, create a more dangerous street for walking, children and pets, and take away from the charm and character of Carolina Avenue. There are modifications that can be done that will minimize the negative impact on our street. The residents of Carolina Avenue understand that there will be a commercial building at the end of our street, but it does not have to be THIS building as proposed.

Thank you,
Carolyn Weinstein
407-701-1113
carolyn.weinstein@yahoo.com

Jeffrey Briggs

From: Brian Gruber <bgruber5@centurylink.net>
Sent: Sunday, August 27, 2017 6:46 PM
To: Jeffrey Briggs
Subject: Proposed 521 W. Morse Blvd Office Building

To: City of Winter Park Planning and Zoning Board Members

The plans for the proposed 531 West Morse Blvd office building show that the entrance to the parking garage as well as the water retention area will be located on Carolina Ave. We are asking for your help to work with the developer in relocating the parking garage entrance to Pennsylvania Ave.

Constructing the entrance of the parking garage on Carolina Ave will increase traffic flow on our street impacting the safety of our families, elders, children and pets. Traffic congestion in the ramp location is frequent due to parked cars of guests attending services at the funeral home and Carolina Avenue is already limited to one lane of traffic as residents park on the south side of the street. Having the ramp on Carolina Avenue will add to this congestion and put safety at risk.

In reference to the water retention area, there already is one located on the site. Instead of being relocated, this could be expanded or an additional water retention area could be built adjacent to it.

The existing office building on the NW corner of Pennsylvania and Morse Blvd has the entrance of its parking garage on Pennsylvania ave. For aesthetics, consistency and the safety of the residents of Winter Park, it makes a lot of sense to also locate the proposed parking garage on Pennsylvania Ave as well.

We have a lot of exciting projects planned in Winter Park which will improve our community and continue to make Winter Park a great place to live. With the project revisions we are recommending above, the proposed office building at 531 West Morse Blvd is another one of these projects.

Thank you for your consideration.

Sincerely,

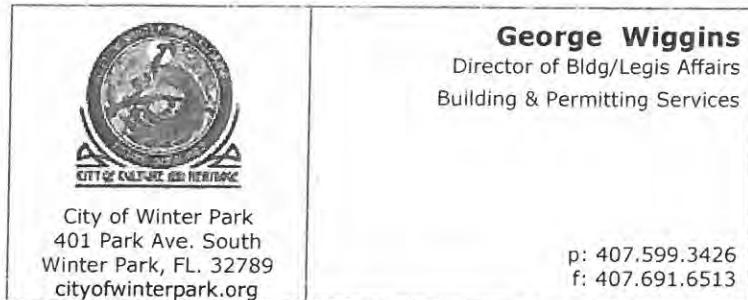
Allison Gruber
Brian Gruber
466 Carolina Ave
Winter Park, FL 32789

Jeffrey Briggs

From: George Wiggins
Sent: Monday, August 28, 2017 7:07 AM
To: Jeffrey Briggs
Subject: FW: 531 W. Morse Boulevard Office building

Jeff,

See below. Concerns about the new office bldg. having an exit on to Carolina Ave.



Please tell us how we're doing.



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

From: Marilsa Cavallini [mailto:abitazinc@gmail.com]
Sent: Sunday, August 27, 2017 9:57 PM
To: George Wiggins <Gwiggins@cityofwinterpark.org>
Subject: 531 W. Morse Boulevard Office building

Dear George Wiggins,

I am Marilsa Cavallini resident at 467 Carolina Ave Winter Park and I am building a new home on 505 Carolina Ave. I am very concerned and sad about the proposal project on 531 W. Morse Boulevard Office building. The developer has over 420 feet of frontage available for parking entrance and exits on Morse and/or Pennsylvania but they want to build a busy garage entrance on our one car drive street. (because there are many cars using one side to park, there is only one way left). We already have to stop and let one driver at the time to go through. Golden's Funeral Home already congests the street when there is a service. There are 6 new homes to be built until 2018 on empty lots on our street. We residents are working very hard to make Carolina Ave a beautiful e peaceful street. Please help us by asking the developer to relocate the garage entrance to the commercial Morse or Pennsylvania street.

Thank you.

August 28, 2017

To: Mayor Leary

From: Gloria McDonald

Dear Mayor Leary:

I'm a home owner at 521 Carolina Avenue in Winter Park and I am extremely concerned about the impact on safety, traffic and the property values of the proposed 531 W. Morse Boulevard Office building. We're humbly asking for your help to relocate a proposed parking lot entrance and exit ramp planned on residential Carolina Avenue to the wider commercial streets of Morse and/or Pennsylvania. Also, we the residence want to prevent the construction of a concrete and steel drainage feature on our street. The developer has over 420 feet of frontage available for parking entrance and exits on Morse and/or Pennsylvania. The Carolina Ramp will route hundreds or more of cars per day on to Carolina Avenue and through our residential neighborhood.

Unfortunately, Carolina Avenue is already limited to almost a one lane of traffic as local residents park on the south side of the street. Traffic and Congestions in the ramp location is frequent due to parked cars of residents attending services at Golden's Funeral Home. More importantly children on our street uses the Carolina Avenue sidewalk to go to and from the school bus which stops at Carolina Avenue and Pennsylvania.

However, I must say again that this proposed entrance ramp will route hundreds of cars daily over the same sidewalk. The continuous of constant noises and congestion by the ramp will be a few feet away from, and parallel to, a local resident's driveway at 524 Carolina Ave. Mr. Mayor this should not be something we as the resident should have to view everyday from their vintage home.

In addition to the proposed ramp the developer plans to relocate an existing concrete and steel drainage feature on the southeast corner of North Pennsylvania and Carolina.

Please insure, for aesthetic reason, the drainage feature is not located in this highly visible entrance to our neighborhood. So, please continue to insure that the developers of Commercial Properties protect the safety, property values and investments in our growing and beautiful Winter Park neighborhood.

Thank you kindly to this matter.

Respectfully yours,

Gloria McDonald
521 Carolina Avenue
Winter Park, FL. 32789
407.212.6259
triuneco@aol.com

cc: copy to Jeff Briggs (jbriggs@cityofwinterpark.org)

To Winter Park Planning and Zoning Board Members,

We are home owners since 1960 at 510 Carolina Ave in Winter Park Fl. and I am writing this letter out of major concern in reference to the proposed location of the parking ramp and drainage feature for the office building located at 531 W. Morse Blvd. Locating the ramp on the residential Carolina Ave. will cause a great impact on traffic, safety of residents and will decrease our property values. We are asking that this ramp and concrete steel drainage feature be relocated to the commercially zoned and wider Morse Boulevard. I understand the developer has over 420 feet of frontage available for parking entrance and exits on Morse and or Pennsylvania. There are children who live on this street and there are current school bus stops that would be greatly impacted by the increase of traffic. Considering these things, would you allow this to affect your home?

We are very concerned by the encroachment of developers on residential properties that abut Morse Blvd. I am asking that members of the Planning & Zoning Board as well as the City Commissioners visit the area in question, to understand our detrimental concerns . Please continue to insure that the developers of commercial properties Protect the safety and property values of residential property owners in our Winter Park community.

Thank you,

Thelma and Cleveland Woodard Sr.

510 Carolina Ave

Winter Park, Fl 32789

407-629-0246



city commission agenda item

item type	Public Hearings	meeting date	9/25/2017
prepared by	City Clerk	approved by	City Manager, City Attorney
board approval	yes final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development		

subject

Request of Aloma Holdings, LLC to amend the Official Zoning Map to change from Medium Density Multiple-Family Residential (R-3) District zoning to Office (O-2) District zoning on the properties at 407 St. Andrews Boulevard and 2291, 2295, 2301 and 2305 Glenwood Drive. SECOND READING

motion / recommendation

Amend the official zoning map to change from Medium Density Multiple-Family Residential (R-3) district zoning to Office (O-2) district zoning on the properties at 407 St. Andrews Boulevard and 2291/2295/2301 & 2305 Glenwood Drive.

background

Summary: These properties are currently zoned R-3, and have a Comprehensive Plan Future Land Use Designation of Office Professional. That means that the Comprehensive Plan agrees that these properties can be rezoned to Office. The surrounding properties along Glenwood Drive are already zoned Office (O-2), and in terms of compatibility on the street, rezoning these properties to office and redeveloping the existing rental duplexes to new medical office buildings will be a welcomed upgrade.

With the Office Professional Future Land Use designation on these properties, Office zoning is both anticipated by the City. Therefore, this request is just for the zoning change from R-3 to O-2 (not any companion Comprehensive Plan future land use change).

While this request does not involve approval of any specific plans, the attached concept site plan was provided by the applicant. The site plans show the two proposed one-story, 4,000 square foot medical office buildings with parking based on 1 space for every 200 square feet of space. Overall the project meets the zoning requirements, and Public Works will require sidewalks along Glenwood Drive and St. Andrews Boulevard.

Planning and Zoning Board Minutes – August 1, 2017:

REQUEST OF ALOMA HOLDINGS LLC TO: AMEND THE OFFICIAL ZONING

MAP TO CHANGE FROM MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO OFFICE (O-2) DISTRICT ZONING ON THE PROPERTIES AT 407 ST. ANDREWS BOULEVARD AND 2291/2295/2301 & 2305 GLENWOOD DRIVE.

Planning Manager, Jeff Briggs, gave the staff report and explained that the Applicant, Aloma Holdings LLC is requesting to rezone the properties located at 407 St. Andrews Boulevard and 2291, 2295, 2301 and 2305 Glenwood Drive from Medium Density Multiple-Family Residential (R-3) to Office (O-2) in order to develop the properties with two 4,000 foot single story medical offices. Mr. Briggs informed the Board that the Applicant does not need approval from the City to move forward with the buildings, but since the property is residential presently with residential units on it, it is zoned (R-3) and they need the action to rezone to Office (O-2). This street does have office future land use and the City has agreed that properties on Glenwood Drive may evolve from residential to office as it is in this instance when it is surrounded by office development. Staff recommendation was for approval of the rezoning request.

Sam Sebaali of Florida Engineering Group, 5127 S. Orange Avenue, Orlando, FL represented the applicant. He concurred with Staff's recommendations and stated that the property is surrounded by offices on all sides and the future land use designation allows the office zoning so the project is compatible with the comprehensive plan.

The Board heard public comments from David Williams, 209 Tyree Lane regarding concerns about lack of proper storm water retention and lack of sidewalks/crosswalks around the property.

Mr. Sebaali responded to the public comments and concerns and stated that the project is only in the rezoning stage, but there was a pre-application meeting with Staff regarding the project and these issues were mentioned. The project will include a sidewalk on Glenwood which will wrap around the edge of the property being developed and the City will be extending the sidewalk to Aloma Avenue. Mr. Sebaali also mentioned that there will be a drainage system included in the redevelopment project.

No one else wished to speak. The public hearing was closed.

The Board members concurred that this was an appropriate location for redevelopment with medical offices and that the Comprehensive Plan supported this zoning change.

Motion made by Sheila De Ciccio, seconded by Laura Walda to amend the official zoning map to change from Medium Density Multiple-Family Residential (R-3) district zoning to Office (O-2) district zoning on the properties at 407 St. Andrews Boulevard and 2291/2295/2301 & 2305 Glenwood Drive.

Motion carried unanimously with a 6-0 vote.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS:

Description

Ordinance for Rezoning

Backup Materials

Upload Date

8/17/2017

8/17/2017

Type

Backup Material

Backup Material

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA
AMENDING, CHAPTER 58 LAND DEVELOPMENT CODE, ARTICLE II,
ZONING AND THE OFFICIAL ZONING MAP TO CHANGE FROM
MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3)
DISTRICT ZONING TO OFFICE (O-2) DISTRICT ZONING ON THE
PROPERTIES AT 407 ST. ANDREWS BOULEVARD AND
2291/2295/2301 AND 2305 GLENWOOD DRIVE, MORE
PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS,
SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the owners of property at 407 St. Andrews Boulevard and 2291/2295/2301 and 2305 Glenwood Drive have requested a Zoning map amendment in conformance with the Comprehensive Plan future land use designation for such properties 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 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 1, 2017 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 Medium Density Multiple Family Residential (R-3) District zoning to Office (O-2) District zoning on the properties at 407 St. Andrews Boulevard and 2291/2295/2301 and 2305 Glenwood Drive, more particularly described as follows:

LOTS 23, 24, 25 AND 26, PER THE PLAT OF ALOMA SECTION 1, AS RECORDED IN PLAT BOOK "O", PAGE 51, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID'S # 09-22-30-0120-16-251; 09-22-30-0120-16-241; 09-22-30-0120-16-240 and 09-22-30-0120-16-230

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 final passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2017.

Mayor Steve Leary

Attest:

City Clerk



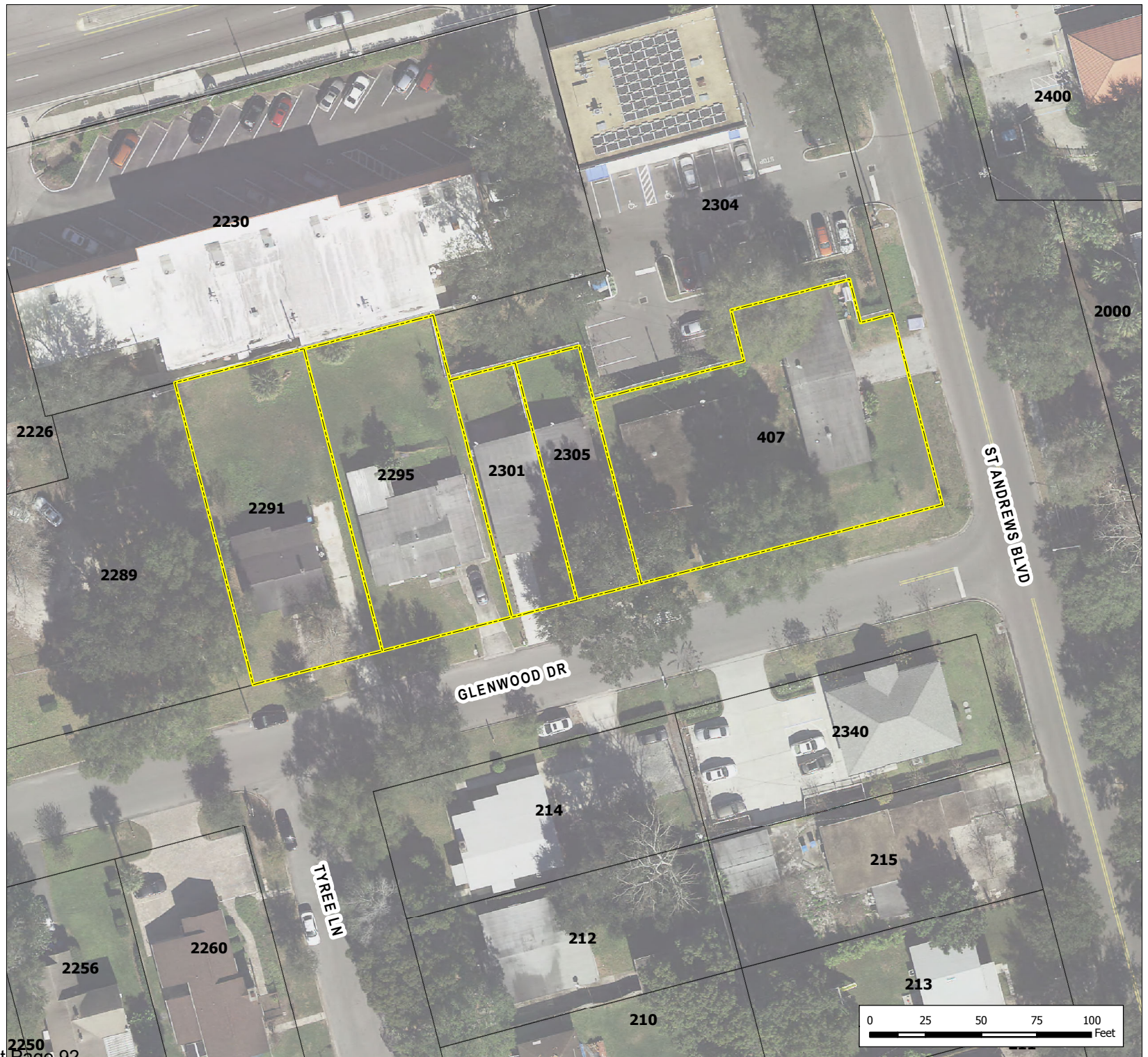
**407 ST. ANDREWS BLVD.
2291, 2295, 2301 &
2305 GLENWOOD DRIVE**

REZONING REQUEST

City of Winter Park
Florida



Date: 7/20/2017











**407 ST. ANDREWS BLVD.
2291, 2295, 2301 &
2305 GLENWOOD DRIVE**

REZONING REQUEST

City of Winter Park
Florida

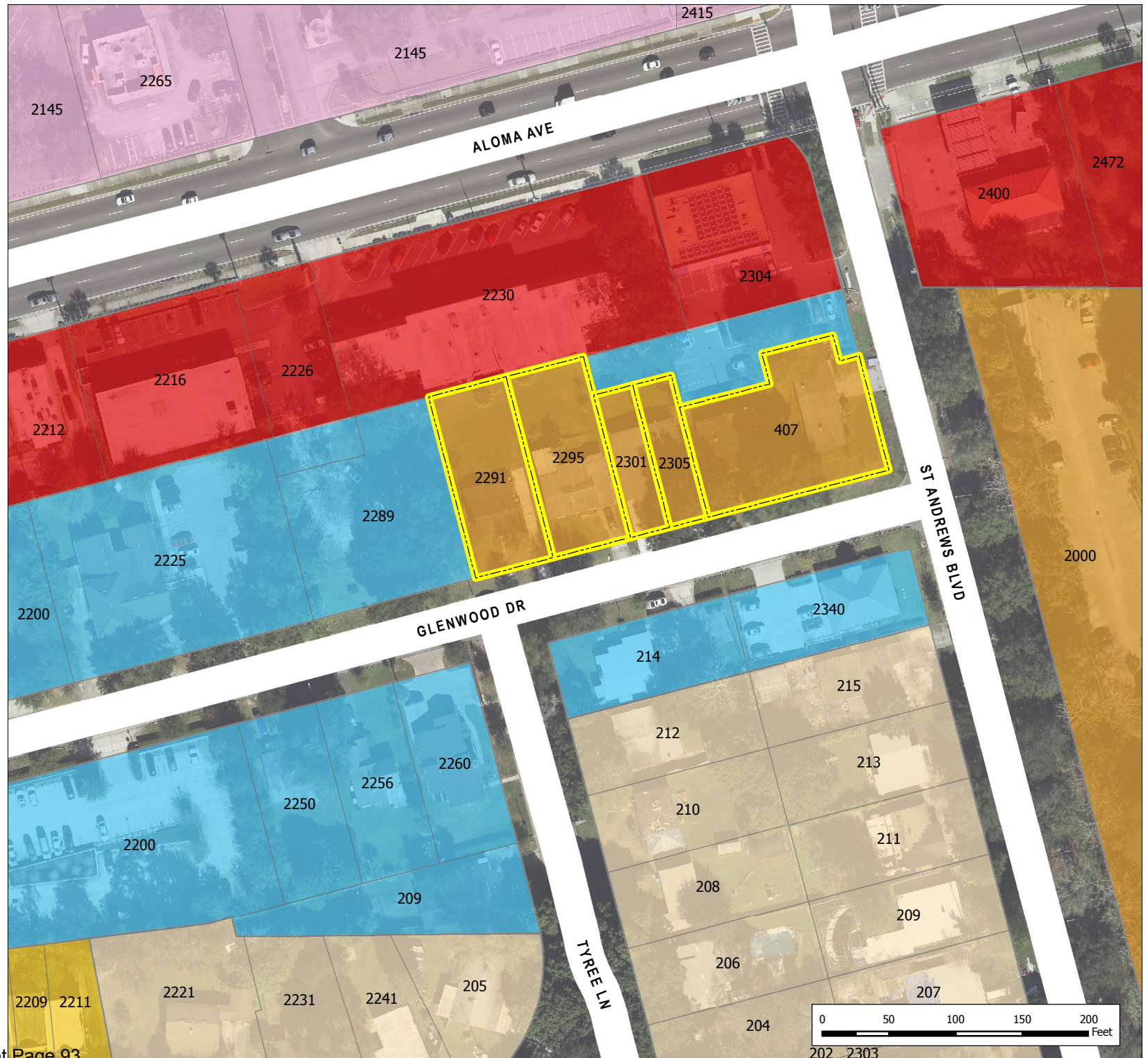
Legend

Zoning

-  C-1
-  C-3
-  O-2
-  R-1A
-  R-2
-  R-3



Date: 7/20/2017



GLENWOOD MEDICAL OFFICE ZONING CHANGE

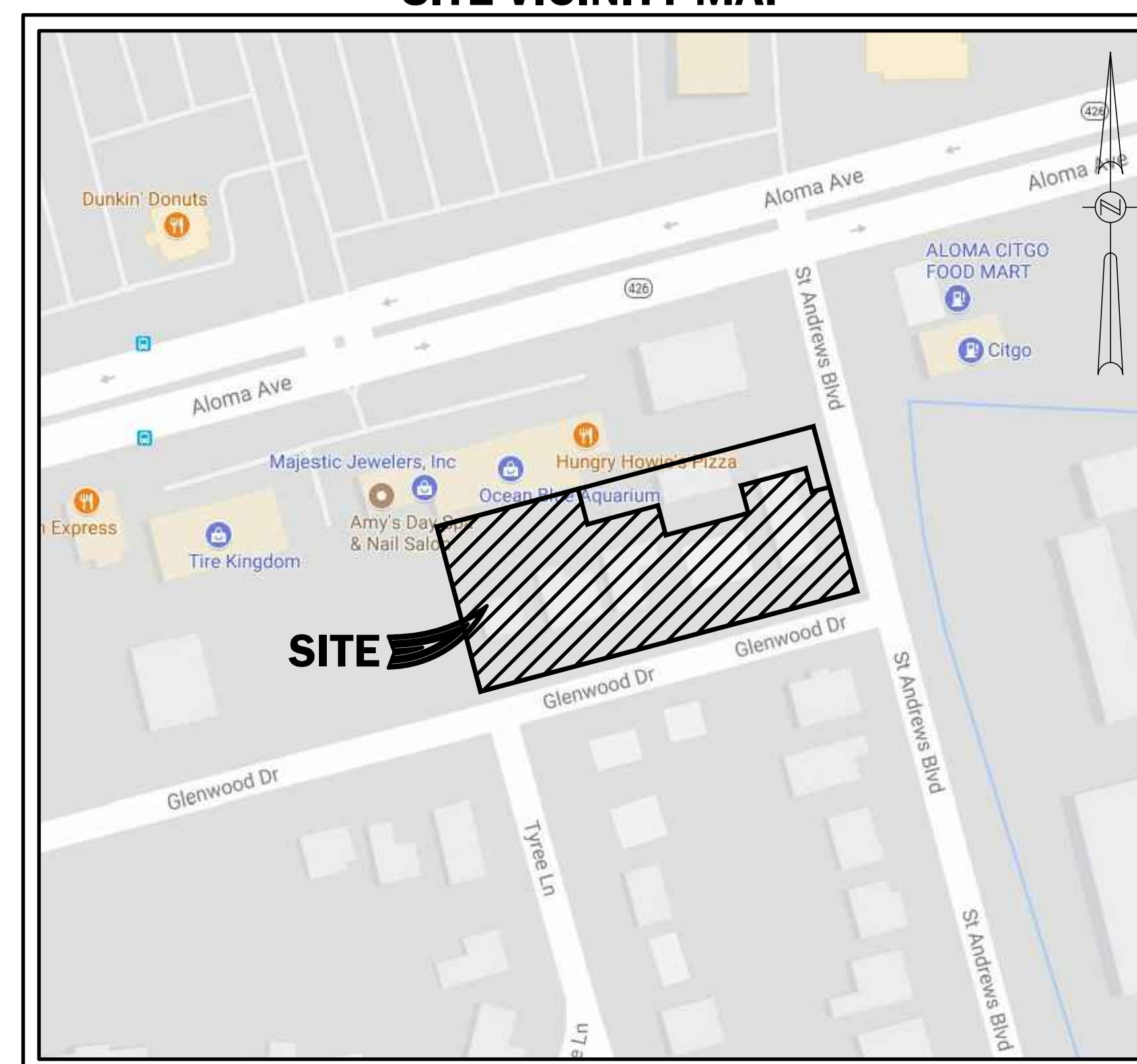
PARCEL I.D. No. 09-22-30-0120-16-220
 PARCEL I.D. No. 09-22-30-0120-16-230
 PARCEL I.D. No. 09-22-30-0120-16-240
 PARCEL I.D. No. 09-22-30-0120-16-241
 PARCEL I.D. No. 09-22-30-0120-16-251

OWNER: ALDK4 LLC & ALDK5 LLC
 3067 CECILIA DRIVE
 APOPKA, FL 32803
 PHONE: (407) 889-4711

APPLICANT: ALOMA AVENUE HOLDINGS, LLC
 3067 CECILIA DRIVE
 APOPKA, FL 32803
 PHONE: (407) 889-4711

SURVEYOR: ACCURIGHT SURVEYS OF ORLANDO INC.,
 2012 E. ROBINSON STREET
 ORLANDO, FL 32803
 PHONE: (407) 894-6314

SITE VICINITY MAP



NOT TO SCALE

PLAN INDEX

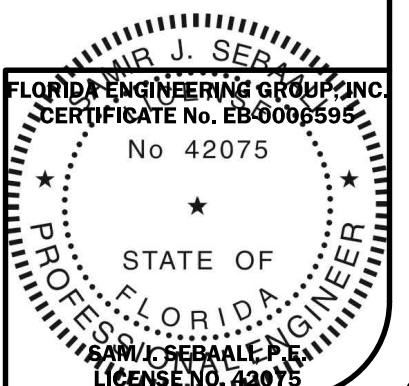
- C-1 COVER SHEET**
- C-2 SURVEY**
- C-3 CONCEPTUAL SITE PLAN**



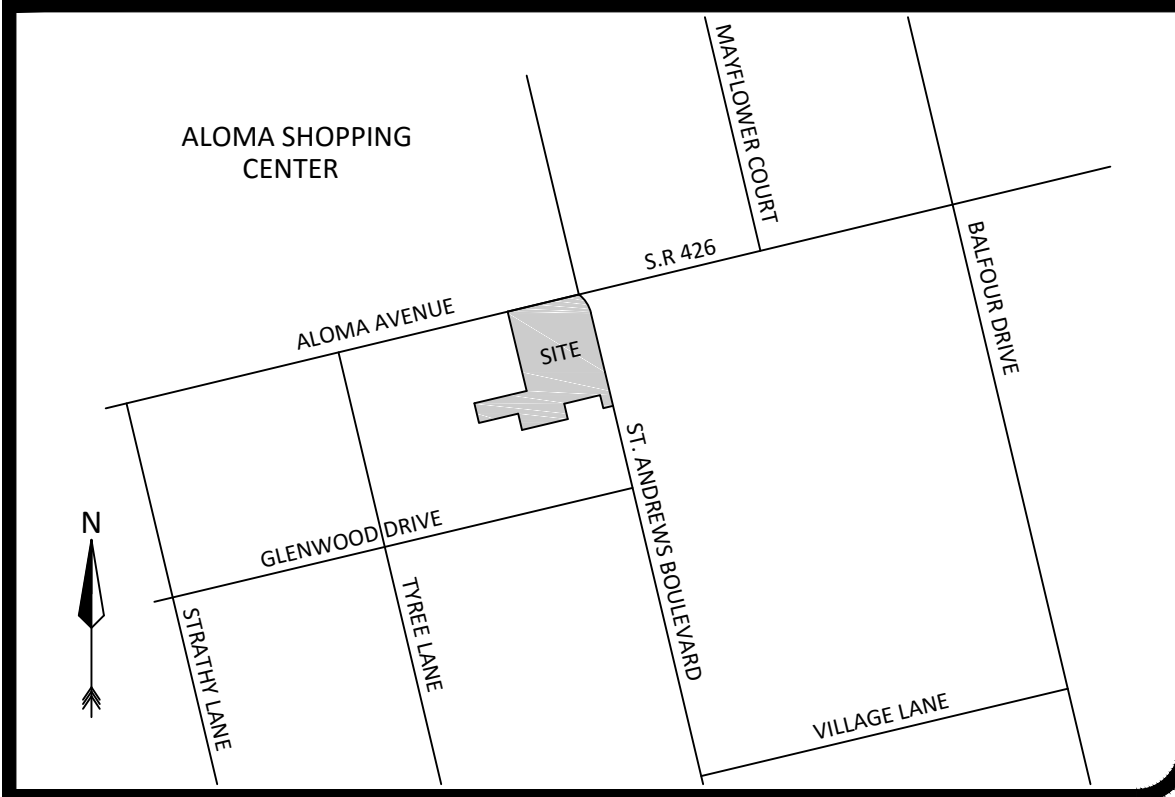
Engineering the Future

5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-895-0324
 Fax: 407-895-0325

www.feg-inc.us



VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION

ORB 10590, PG 433
(INSTRUMENT #20130328429)
LOT 1, (LESS THE NORTHERLY 20 FEET THEREOF) AND THE EASTERLY 50 FEET OF LOT 2
(LESS THE NORTHERLY 20 FEET THEREOF), BLOCK 16, ALOMA SECTION 1, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAY BOOK "O", PAGE 51, PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA.

AND:

(INSTRUMENT #20170148827)
LOT 22, BLOCK 16, ALOMA SECTION 1, AS RECORDED IN PLAT BOOK "O", PAGE 51, PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA.

AND:

(INSTRUMENT #20170148827)
LOT 23, BLOCK 16, ALOMA SECTION 1, AS RECORDED IN PLAT BOOK "O", PAGE 51, PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA.

AND:

(INSTRUMENT #20170252768)
THE WEST 30.24 FEET OF LOT 24, BLOCK 16, ALOMA SECTION 1, AS RECORDED IN PLAT
BOOK "O", PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE NORTH 30
FEET THEREOF.

AND:

(INSTRUMENT #20170148823)
LOT 24, BLOCK 16, ALOMA SECTION 1, AS RECORDED IN PLAT BOOK "O", PAGE 51, PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE WEST 30.24 FEET AND LESS THE NORTH
30 FEET.

AND:

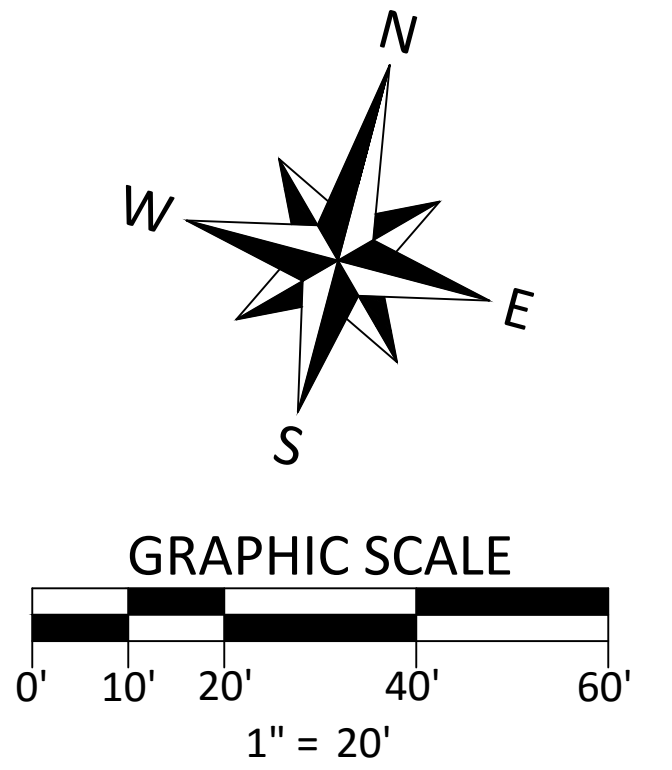
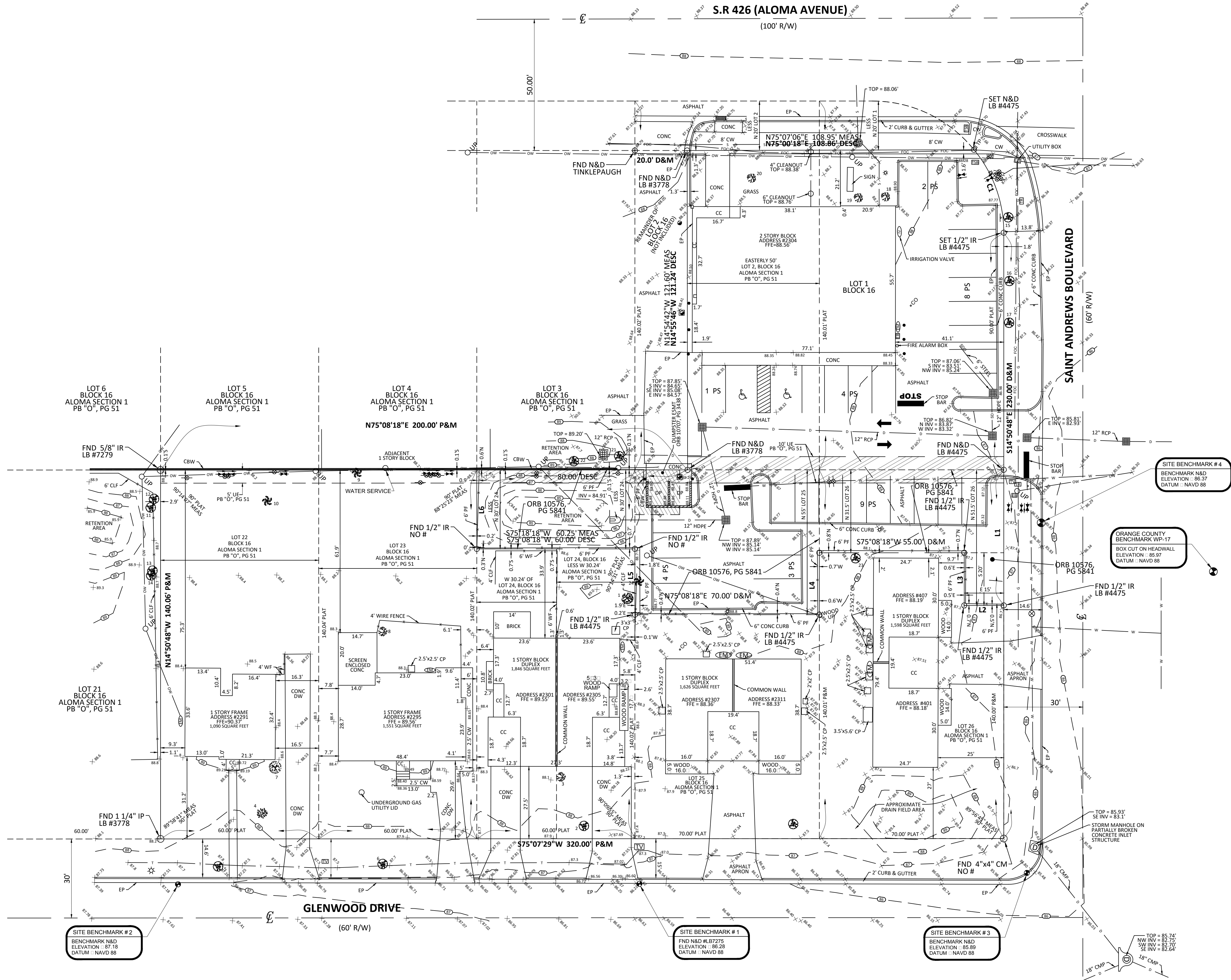
(INSTRUMENT #20170014922)
LOT 25 AND LOT 26, AND THE NORTH 30 FEET OF LOT 24, BLOCK 16, LESS AND EXCEPT
THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 10576, PAGE 5841, ALOMA,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "O", PAGE 51, OF THE
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ORB 10576, PG 5841
(INSTRUMENT #20130281915)
THE NORTH 55 FEET OF LOT 25, THE NORTH 31.5 FEET OF LOT 26, THE EAST 15 FEET OF
THE SOUTH 20 FEET OF THE NORTH 51.5 FEET OF LOT 26 AND THE NORTH 30 FEET OF LOT
24, BLOCK 16, ALOMA SECTION 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK "O", PAGE 51, M PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOTES

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH LINE OF LOTS 24, 25 AND 26, BLOCK 16, BEING: N75°08'18"E (ASSUMED).
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION (AS LOCATED BY SUNSHINE UTILITIES LOCATING SERVICE TICKET NO. 079307689 AND 079307779) AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS BUILDING/LOT LIES IN ZONE "X". BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0255F, COMMUNITY NO. 120188 (CITY OF WINTER PARK), ORANGE COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 25, 2009.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY MADE WITHOUT BENEFIT OF TITLE COMMITMENT.
7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.
8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.
9. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #WP-17, HAVING AN ELEVATION OF 85.966 FEET, (NAVD 88).
10. THERE ARE 33 STRIPED PARKING SPACES INCLUDING 2 HANDICAP SPACES.

PLAT OF SURVEY



C1-CURVE DATA
Δ = 39°51'36"
R = 50.00'
L = 34.16'
CHORD
S34°36'23"E
33.47' MEAS

LINE CHART
L1: S14°50'48"E 51.50' DESC
S14°49'11"E 51.10' MEAS
L2: S75°09'12"W 15.00' D&M
L3: N14°50'48"W 20.00' D&M
L4: S14°50'48"E 23.50' D&M
L5: N14°50'48"W 25.00' DESC
N14°59'09"W 24.81' MEAS
L6: N14°50'48"W 30.00' D&M

TREE CHART
1 - 2-6" CITRUS
2 - 38" OAK
3 - 5" TREE
4 - 13" MAPLE
5 - 6" OAK
6 - 6" OAK
7 - 6" CEDAR
8 - 5" TREE
9 - 18" PALM
10 - 18" PALM
11 - 9" OAK
12 - 6" OAK
13 - 5" OAK
14 - 4" OAK
15 - 16" OAK
16 - 16" OAK
17 - 24" OAK
18 - 10" OAK
19 - 12" PALM
20 - SHRUB
21 - 30" OAK
22 - 30" OAK
23 - 30" OAK
24 - 16" PALM
25 - 48" OAK

F.E.G. PROJECT NO.	
16-060	
SHEET NO.	
C-2	
SHEET 2	OF 3

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS
REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND
SURVEYORS, PURSUANT TO SECTION 472.027 OF THE
FLORIDA STATUTES.

JAMES D. BRAY, PSM 6507

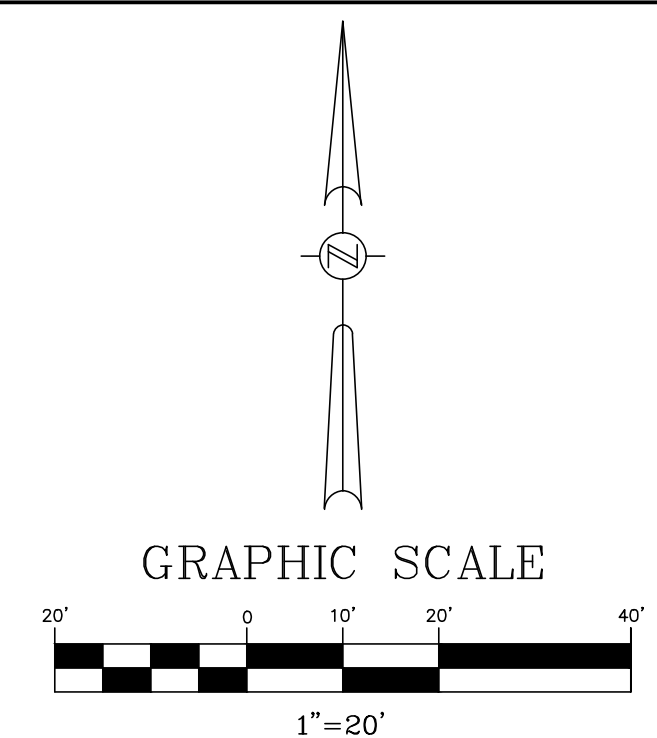
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

OR

THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY JAMES D. BRAY, PSM 6507.

BB	- BOTTOM OF BANK	CM	- CENTERLINE
BC	- BACK OF CURB	CMP	- CONCRETE MONUMENT
E	- BACK FLOW PREVENTER	CWP	- CORRUGATED METAL PIPE
B	- BENCHMARK	+CO	- CLEAN OUT
BWF	- BURIED ELECTRIC	CONC	- CONCRETE
C	- BARBED WIRE FENCE	COWD	- COVERED
CV	- CABLE TV RISER	CP	- CONCRETE PAD
CB	- BURIED CABLE TV	CW	- CONCRETE WALKWAY
CALC	- CALCULATED	DBM	- DEED/DESC & MEASURED
C&M	- CALCULATED & MEASURED	DR	- DRAINAGE EASEMENT
A	- CENTRAL ANGLE	DESC	- DESCRIPTION
CBW	- CONCRETE BLOCK WALL	DOT	- DOT INLET
C&M	- COVERED CONCRETE	DP	- DUMPSTER PAD
CF	- CONCRETE FENCE	DW	- DRIVEWAY
CHW	- CONCRETE HEAD WALL	E	- EASEMENT NUMBER
CLF	- CHAIN LINK FENCE		

EL ESMT EP FIRM FFE F&H F&M F&D F&N F&S F&T F&U F&V F&W F&X F&Y F&Z F&AA F&AB F&AC F&AD F&AE F&AF F&AG F&AH F&AI F&AJ F&AK F&AL F&AM F&AN F&AO F&AP F&AQ F&AR F&AS F&AT F&AU F&AV F&AW F&AX F&AY F&AZ F&BA F&BB F&BC F&BD F&BE F&BF F&BG F&BH F&BI F&BJ F&BK F&BL F&BM F&BN F&BO F&BP F&BQ F&BR F&BS F&BT F&BU F&BV F&BW F&BX F&BY F&BZ F&CA F&CB F&CC F&CD F&CE F&CF F&CG F&CH F&CI F&CJ F&CK F&CL F&CM F&CN F&CO F&CP F&CQ F&CR F&CS F&CT F&CU F&CV F&CW F&CX F&CY F&CZ F&DA F&DB F&DC F&DD F&DE F&DF F&DG F&DH F&DI F&DJ F&DK F&DL F&DM F&DN F&DO F&DP F&DQ F&DR F&DS F&DT F&DU F&DV F&DW F&DX F&DY F&DZ F&EA F&EB F&EC F&ED F&EE F&EF F&EG F&EH F&EI F&EJ F&EK F&EL F&EM F&EN F&EO F&EP F&EQ F&ER F&ES F&ET F&EU F&EV F&EW F&EX F&EY F&EZ F&FA F&FB F&FC F&FD F&FE F&FF F&FG F&FH F&FI F&FJ F&FK F&FL F&FM F&FN F&FO F&FP F&FQ F&FR F&FS F&FT F&FU F&FV F&FW F&FX F&FY F&FZ F&GA F&GB F&GC F&GD F&GE F&GF F&GG F&GH F&GI F&GJ F&GK F&GL F&GM F&GN F&GO F&GP F&GQ F&GR F&GS F> F&GU F&GV F&GW F&GX F&GY F&GZ F&HA F&HB F&HC F&HD F&HE F&HF F&HG F&HH F&HI F&HJ F&HK F&HL F&HM F&HN F&HO F&HP F&HQ F&HR F&HS F&HT F&HU F&HV F&HW F&HX F&HY F&HZ F&IA F&IB F&IC F&ID F&IE F&IF F&IG F&IH F&II F&IJ F&IK F&IL F&IM F&IN F&IO F&IP F&IQ F&IR F&IS F&IT F&IU F&IV F&IW F&IX F&IY F&IZ F&JA F&JB F&JC F&JD F&JE F&JF F&JG F&JH F&JI F&JJ F&JK F&JL F&JM F&JN F&JO F&JP F&JQ F&JR F&JS F&JT F&JU F&JV F&JW F&JX F&JY F&JZ F&KA F&KB F&KC F&KD F&KE F&KF F&KG F&KH F&KI F&KJ F&KK F&KL F&KM F&KN F&KO F&KP F&KQ F&KR F&KS F&KT F&KU F&KV F&KW F&KX F&KY F&KZ F&LA F&LB F&LC F&LD F&LE F&LF F&LG F&LH F&LI F&LJ F&LK F&LM F&LN F&LO F&LP F&LQ F&LR F&LS F< F&LU F&LV F&LW F&LX F&LY F&LZ F&MA F&MB F&MC F&MD F&ME F&MF F&MG F&MH F&MI F&MJ F&MK F&ML F&MN F&MO F&MP F&MQ F&MR F&MS F&MT F&MU F&MV F&MW F&MX F&MY F&MZ F&NA F&NB F&NC F&ND F&NE F&NF F&NG F&NH F&NI F&NJ F&NK F&NL F&NN F&NO F&NP F&NQ F&NR F&NS F&NT F&NU F&NV F&NW F&NX F&NY F&NZ F&OA F&OB F&OC F&OD F&OE F&OF F&OG F&OH F&OI F&OJ F&OK F&OL F&OM F&ON F&OO F&OP F&OQ F&OR F&OS F&OT F&OU F&OV F&OW F&OX F&OY F&OZ F&PA F&PB F&PC F&PD F&PE F&PF F&PG F&PH F&PI F&PJ F&PK F&PL F&PM F&PN F&PO F&PP F&PQ F&PR F&PS F&PT F&PU F&PV F&PW F&PX F&PY F&PZ F&QA F&QB F&QC F&QD F&QE F&QF F&QG F&QH F&QI F&QJ F&QK F&QL F&QM F&QN F&QO F&QP F&QQ F&QR F&QS F&QT F&QU F&QV F&QW F&QX F&QY F&QZ F&RA F&RB F&RC F&RD F&RE F&RF F&RG F&RH F&RI F&RJ F&RK F&RL F&RM F&RN F&RO F&RP F&RQ F&RR F&RS F&RT F&RU F&RV F&RW F&RX F&RY F&RZ F&SA F&SB F&SC F&SD F&SE F&SF F&SG F&SH F&SI F&SJ F&SK F&SL F&SM F&SN F&SO F&SP F&SQ F&SR F&SS F&ST F&SU F&SV F&SW F&SX F&SY F&SZ F&TA F&TB F&TC F&TD F&TE F&TF F&TG F&TH F&TI F&TJ F&TK F&TL F&TM F&TN F&TO F&TP F&TQ F&TR F&TS F&TT F&TU F&TV F&TW F&TX F&TY F&TZ F&UA F&UB F&UC F&UD F&UE F&UF F&UG F&UH F&UI F&UJ F&UK F&UL F&UM F&UN F&UO F&UP F&UQ F&UR F&US F&UT F&UU F&UV F&UW F&UX F&UY F&UZ F&VA F&VB F&VC F&VD F&VE F&VF F&VG F&VH F&VI F&VJ F&VK F&VL F&VM F&VN F&VO F&VP F&VQ F&VR F&VS F&VT F&VU F&VV F&VW F&VX F&VY F&VZ F&WA F&WB F&WC F&WD F&WE F&WF F&WG F&WH F&WI F&WJ F&WK F&WL F&WM F&WN F&WO F&WP F&WQ F&WR





city commission agenda item

item type	Public Hearings	meeting date	9/25/2017
prepared by	City Clerk	approved by	City Manager, City Attorney
board approval	yes final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development		

subject

Request of the City of Winter Park to amend the "Comprehensive Plan" Future Land Use Map to change from Institutional to Open Space and Recreation Future Land Use Designation, and to amend the official zoning map from Public, Quasi-Public (PQP) to Parks and Recreation (PR) District zoning on the property located between 652 and 700 West Morse Boulevard. SECOND READING

motion / recommendation

Amend the Comprehensive Plan Future Land Use map and Official Zoning map to change from Institutional/Public, Quasi-Public (PQP) to Open Space and Recreation/Parks and Recreation (PR) district zoning on the City property located between 652 and 700 West Morse Boulevard.

background

Summary: In 2016 the City Commission agreed to sell a strip of city-owned property that is adjacent to the townhouse project at 652 W. Morse Blvd. The decision to offer this property for sale was based on the fact that the public does not use this "park" property as it is no longer a pathway to the Community Center given the redesign of that facility. Thus, as it is not serving any public purpose and the City can ensure that it remains as open space, a sale would be advantageous to the City.

The property was solicited for sale with notice that the zoning on this property would be Parks and Recreation (PR). Furthermore, a deed restriction would be placed upon the sale that the land could not be used for the development of any future buildings and also that the land itself may not be used in floor area ratio calculations to increase the development potential of any adjacent or nearby properties.

This change in land use designations help to enforce the deed restrictions that this land is to be open space without any buildings. The developers plan to use the land as a landscape open space common area tract functioning as front yard area with a walkway that will allow pedestrian access to the townhomes.

Planning and Zoning Board Minutes – August 1, 2017:

REQUEST OF THE CITY OF WINTER PARK TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM AN INSTITUTIONAL FUTURE LAND USE DESIGNATION TO AN OPEN SPACE AND RECREATION FUTURE LAND USE DESIGNATION ON THE CITY PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD.

REQUEST OF CITY OF WINTER PARK TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ZONING ON THE CITY PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD.

Planning Manager, Jeff Briggs, gave the staff report and presented a map to the Board which showed a greenbelt area that runs from Morse Boulevard as a pathway the community center, but when the new facility was built with the swimming pool in the back, the pathway no longer allowed access to the center.

In 2016, when the condo project was approved at 652 Morse Boulevard, the City Commission agreed that while the City would keep the plaza park on the Morse frontage, they would sell the strip of land that leads back to the community center, but based on the condition that it would remain open space and the zoning of the property would Parks and Recreation (PR). Furthermore, a deed restriction would be placed upon the sale that the land could not be used for the development of any future buildings and also that the land itself may not be used in floor area ratio calculations to increase the development potential of any adjacent or nearby properties.

This change in land use designations help to enforce the deed restrictions that this land is to be open space without any buildings. The developers plan to use the land as a landscape open space common area tract functioning as front yard area with a walkway that will allow pedestrian access to the townhomes.

Motion made by Laura Turner, seconded by Laura Walda to approve both ordinances to amend the Comprehensive Plan future land use map and Official Zoning map to change from Institutional/Public, Quasi-Public (PQP) to Open Space and Recreation/Parks and Recreation (PR) district zoning on the City property located between 652 and 700 West Morse Boulevard.

Motion carried unanimously with a 6-0 vote.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS:

Description

Ordinance for Comp Plan Amendment

Upload Date

8/17/2017

Type

Backup Material

Ordinance for Rezoning
Backup Materials

8/17/2017
8/17/2017

Backup Material
Backup Material

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK,
FLORIDA AMENDING CHAPTER 58, "LAND
DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE
PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE
FUTURE LAND USE DESIGNATION OF INSTITUTIONAL
TO OPEN SPACE AND RECREATION ON THE PROPERTY
LOCATED BETWEEN 652 AND 700 WEST MORSE
BOULEVARD, MORE PARTICULARLY DESCRIBED
HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS
AND AN EFFECTIVE DATE.**

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

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

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on August 1, 2017, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on August 28, 2017 and on September 11, 2017 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

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

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation of Institutional to Open Space and Recreation on the property between 652 and 700 West Morse Boulevard, being more particularly described as follows:

The East 15.00 feet, (less the North 64.00 feet) of Lot 4, Block "K" and The West 15.00 feet, (less the North 64.00 feet) of Lot 3, Block "K", CAPEN'S ADDITION TO WINTER PARK, according to the plat thereof, as recorded in Plat Book "A", Page 95, Public Records of Orange County, Florida; AND: Commencing at the Southwest corner of said Lot 3, Block K, CAPEN'S ADDITION TO WINTER PARK, for a point of reference; thence East, 15.00 feet along and with the South line of said Lot 3

to the Southwest corner of the tract being described and the POINT OF BEGINNING; thence North, parallel to the West line of said Lot 3, 15.00 feet to the Northwest corner of the tract being described ; thence East, parallel to the South line of said Lot 3, 6.00 feet; thence South, parallel to the West line of said Lot 3, 9.00 feet; thence East, parallel to the South line of said Lot 3, 24.00 feet; thence South parallel to the West line of said Lot 3, 6.00 feet to the South line of said Lot 3; thence West, along and with the South line of said Lot 3, 30.00 feet to the POINT OF BEGINNING.

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

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

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2017.

Mayor

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ZONING ON THE PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their August 1, 2017 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 Public, Quasi-Public (PQP) District to Parks and Recreation (PR) district the property between 652 and 700 West Morse Boulevard, more particularly described as follows:

The East 15.00 feet, (less the North 64.00 feet) of Lot 4, Block "K" and The West 15.00 feet, (less the North 64.00 feet) of Lot 3, Block "K", CAPEN'S ADDITION TO WINTER PARK, according to the plat thereof, as recorded in Plat Book "A", Page 95, Public Records of Orange County, Florida; AND: Commencing at the Southwest corner of said Lot 3, Block K, CAPEN'S ADDITION TO WINTER PARK, for a point of reference; thence East, 15.00 feet along and with the South line of said Lot 3 to the Southwest corner of the tract being described and the POINT OF BEGINNING; thence North, parallel to the West line of said Lot 3, 15.00 feet to the Northwest corner of the tract being described ; thence East, parallel to the South line of said Lot 3, 6.00 feet; thence South, parallel to the West line of said Lot 3, 9.00 feet; thence East, parallel to the South line of said Lot 3, 24.00 feet; thence South parallel to the West line of said Lot 3, 6.00 feet to the South line of said Lot 3; thence West, along and with the South line of said Lot 3, 30.00 feet to the POINT OF BEGINNING.

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 _____, 2017.

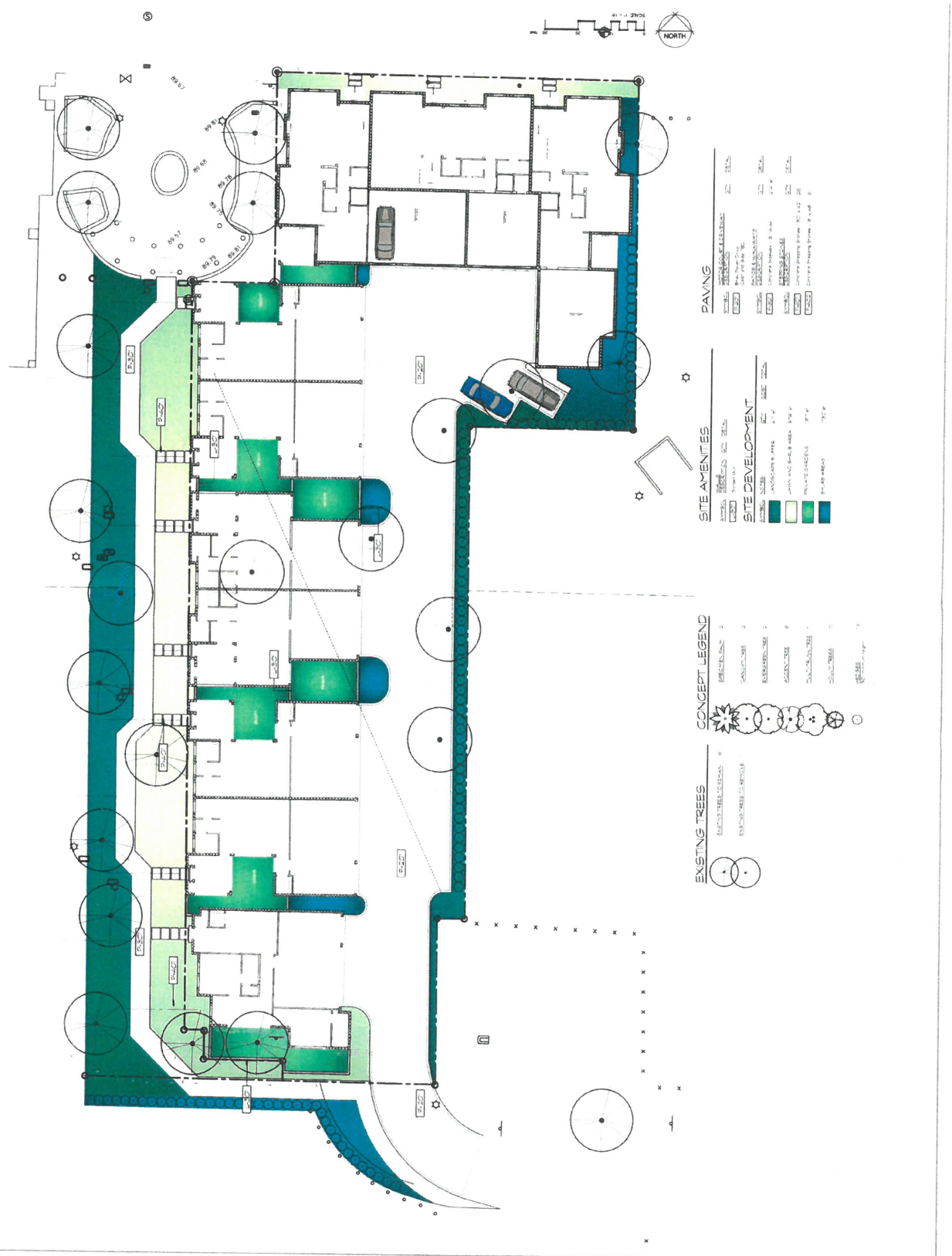
Mayor Steve Leary

Attest:

City Clerk







PAVING

PAVING	AREA	NOTES
CONCRETE	1,234.56	4" thick, 12' x 12' panels
ASPHALT	5,678.90	2" thick, 12' x 12' panels
GRAVEL	3,456.78	4" thick, 12' x 12' panels
BRICK	1,234.56	4" thick, 12' x 12' panels
STONE	987.65	4" thick, 12' x 12' panels

SITE DEVELOPMENT

ITEM	AREA	NOTES
LANDSCAPE	1,234.56	4" thick, 12' x 12' panels
WATER	5,678.90	2" thick, 12' x 12' panels
WALKWAY	3,456.78	4" thick, 12' x 12' panels
WALL	1,234.56	4" thick, 12' x 12' panels
WALL	987.65	4" thick, 12' x 12' panels

EXISTING TREES

ITEM	AREA	NOTES
EXISTING TREES	1,234.56	4" thick, 12' x 12' panels
EXISTING TREES	5,678.90	2" thick, 12' x 12' panels
EXISTING TREES	3,456.78	4" thick, 12' x 12' panels
EXISTING TREES	1,234.56	4" thick, 12' x 12' panels
EXISTING TREES	987.65	4" thick, 12' x 12' panels

CONCEPT LEGEND

ITEM	AREA	NOTES
CONCEPT LEGEND	1,234.56	4" thick, 12' x 12' panels
CONCEPT LEGEND	5,678.90	2" thick, 12' x 12' panels
CONCEPT LEGEND	3,456.78	4" thick, 12' x 12' panels
CONCEPT LEGEND	1,234.56	4" thick, 12' x 12' panels
CONCEPT LEGEND	987.65	4" thick, 12' x 12' panels



city commission agenda item

item type	Public Hearings	meeting date	9/25/2017
prepared by	Planning / CRA Manager	approved by	City Manager, City Attorney
board approval	final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development		

subject

Request of Sydgan Corporation to modify the Development Order for the Ravaudage PD to allow project credit for public on-street parking spaces

motion / recommendation

Motion to modify the Development Order for the Ravaudage PD to allow project credit for public on-street parking spaces subject to the guidelines and limitations presented by Planning staff.

background

The original entitlements that were granted for the Ravaudage PD through Orange County presumed that each development would provide adequate parking on private property within 350' of the uses they serve. These entitlements did not include counting public on-street parking. Based upon the discussion by the City Commission during the Ravaudage Development Order Amendments in July, there appeared to be consensus to permit one-half (2 for 1) of all public on-street parking spaces to be created by the master developer of the Ravaudage PD to be counted toward private off-street parking requirements, as long as those spaces were within 350 feet of the project.

Planning staff agrees that the master developer for the Ravaudage PD does not need to create any public on-street parking. But if the developer desires to undertake that added expense, that a portion (one-half or 2 for 1) of those newly created on-street spaces within public right-of-ways could count toward the private off-street parking requirements for a project. By only counting one-half, there would be some extra on-street parking for peak periods of usage. The fact that these spaces are within public right-of-ways, the City can limit the time of parking (2 hour limits, for example) to encourage turn-over and discourage employee parking. Planning staff is also adding additional requirements to only permit up to 35% of the off-street private parking requirements for each development can be satisfied by public on-street parking, and they may not be doubled counted.

Implementation of this would be via the following change:

12. THE FOLLOWING WAIVERS FOR PARKING FACILITIES ARE GRANTED:

C. A WAIVER FROM SECTION 38-1477 IS GRANTED SUCH THAT WHEN ON-STREET PARKING IS CREATED ON PUBLIC RIGHTS-OF-WAY, ONE-HALF OF THOSE SPACES CREATED MAY BE UTILIZED TOWARDS OFF-STREET PARKING REQUIREMENTS, NOT TO EXCEED 35% PER DEVELOPMENT/PROJECT PARKING REQUIREMENTS, PROVIDED THAT SUCH PARKING SPACES ARE LOCATED UP TO 350' FROM THE PRINCIPAL USE ENTRANCE AS MEASURED ALONG THE MOST DIRECT PEDESTRIAN ROUTE. SUCH SPACES MAY ONLY BE COUNTED ONCE TOWARDS A SPECIFIC PROJECT.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS:

Description	Upload Date	Type
Resolution	8/31/2017	Backup Material
Project Example - Tom & Jerry's Self Storage	8/29/2017	Backup Material
On-Street Parking Exhibit	8/29/2017	Backup Material

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE OF
WINTER PARK, FLORIDA, ADOPTING AMENDMENTS TO THE
FIRST AMENDMENT OF THE AMENDED AND RESTATED
DEVELOPMENT ORDER FOR THE RAVAUDAGE
DEVELOPMENT AS ORIGINALLY ADOPTED ON JULY 24, 2017,
PROVIDING FOR, CONFLICTS, SEVERABILITY AND
EFFECTIVE DATE.**

WHEREAS, Daniels B. Bellows (Developer), and City of Winter Park previously entered into an Annexation Agreement dated April 9, 2012 and recorded in O.R. Book 10363, Page 1250, et seq, Public Records of Orange County, Florida, concerning property generally located at Lee Road and 17-92 in Winter Park, Florida and known as Ravaudage, in which the parties agreed that Developer's Development Order with Orange County dated May 24, 2011, (the Original Order") would govern the development of Ravaudage with a few modifications, as noted in the Annexation Agreement; and

WHEREAS, the Orange County Code applies to the development of Ravaudage under F.S. §171.062 and under the terms of the Annexation Agreement; and

WHEREAS, the Developer has requested certain additional amendments to the Original Order, which have been approved by the City's Development Review Committee and by the City Commission at a public hearing on July 24, 2017, all in accordance with the procedure required by the Orange County Zoning Code, and those requested amendments are reflected in the First Amendment to the Amended and Restated Development Order adopted on July 24, 2017; and

WHEREAS, the Original Order will continue to govern those parcels which are no longer owned by the Developer, which consist of the parcel at 1251 Lee Road, Winter Park, Florida, with a Parcel ID No. 01-22-29-3712-01-010, 1035 North Orlando Avenue, Winter Park, Florida, with a Parcel ID No. 01-22-29-3712-01-131, and the parcel at 1006 Lewis Drive, Winter Park, with a Parcel ID No. 01-22-29-3712-02-150; and

WHEREAS, the City finds that these amendments to the First Amendment of the Amended and Restated Development Order are consistent with the County Comprehensive Plan and the County Zoning Code, and is in the best interests of the citizens of Winter Park.

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

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

SECTION 1. That the Winter Park City Commission does hereby amend paragraph 12 of the First Amendment to the Amended and Restated Development Order, regarding waivers for parking facilities, to add an additional sub-paragraph to read as follows:

12. THE FOLLOWING WAIVERS FOR PARKING FACILITIES ARE GRANTED:

C. A WAIVER FROM SECTION 38-1477 IS GRANTED SUCH THAT WHEN ON-STREET PARKING IS CREATED ON PUBLIC RIGHTS-OF-WAY, ONE-HALF OF THOSE SPACES CREATED MAY BE UTILIZED TOWARDS OFF-STREET PARKING REQUIREMENTS, NOT TO EXCEED 35% PER DEVELOPMENT/PROJECT PARKING REQUIREMENTS, PROVIDED THAT SUCH PARKING SPACES ARE LOCATED UP TO 350' FROM THE PRINCIPAL USE ENTRANCE AS MEASURED ALONG THE MOST DIRECT PEDESTRIAN ROUTE. SUCH SPACES MAY ONLY BE COUNTED ONCE TOWARDS A SPECIFIC PROJECT.

SECTION 2. SEVERABILITY. If any Section or portion of a Section of this Resolution 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 Resolution.

SECTION 3. CONFLICTS. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective immediately upon its final passage and adoption.

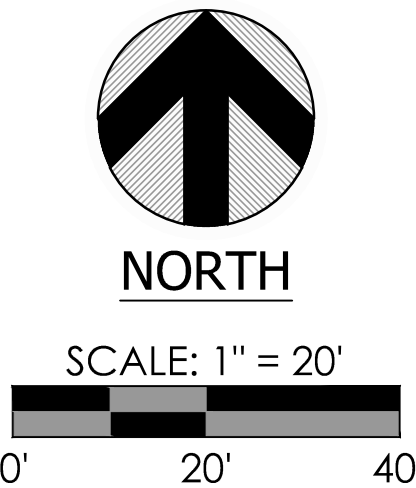
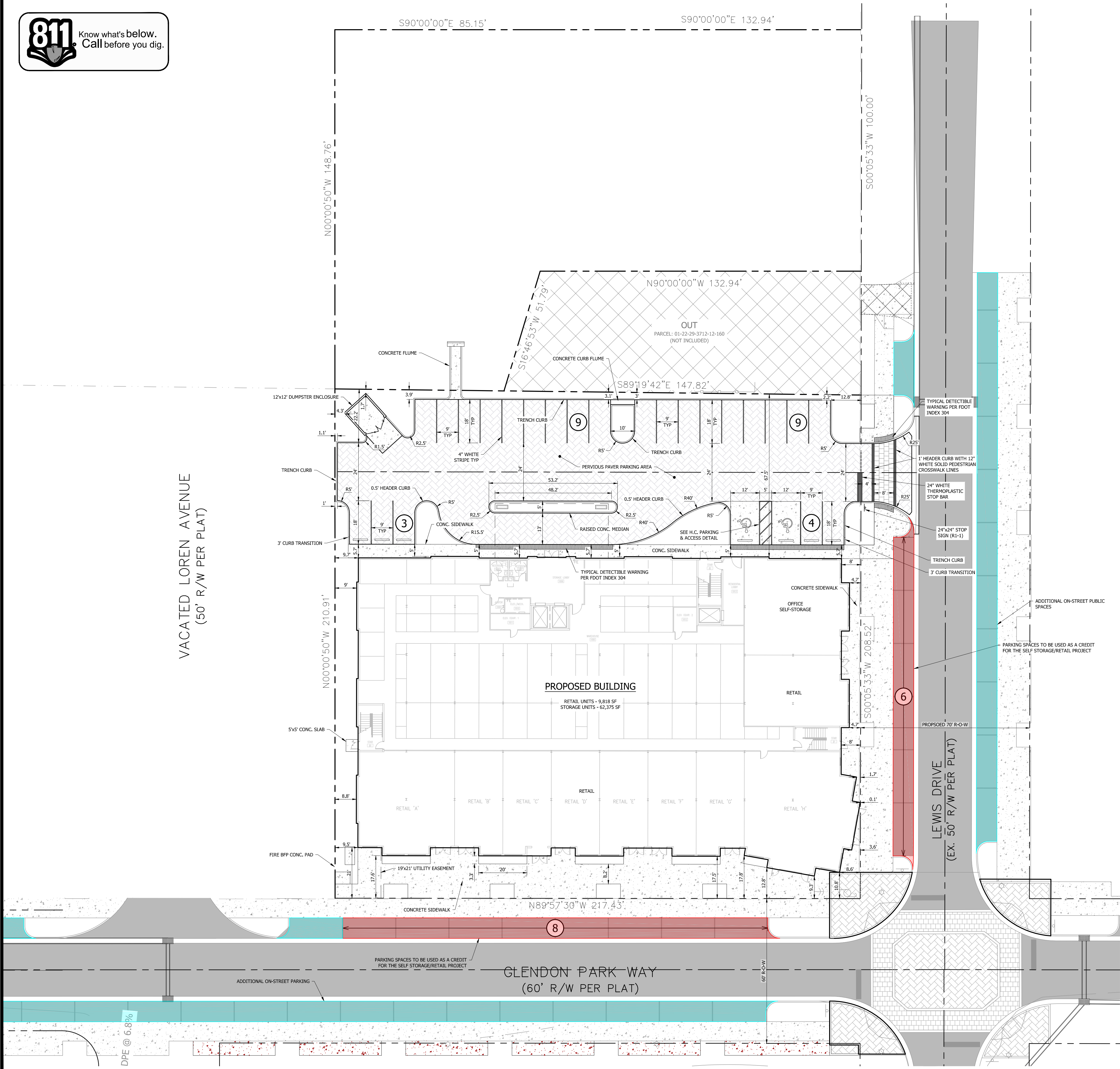
ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2017.

Mayor Steve Leary

ATTEST:

City Clerk

N:\Engineering\15141-Sloan-Corp-2d-Storage-at-Winter-Park\CD\15141-Sloan-Corp-2d-Storage-at-Winter-Park.dwg, 15/11/2017 10:55:51 PM, DWG TO PDF.plt



LEGEND	
	EXISTING/PHASE 2 PAVEMENT
	EXISTING/PHASE 2 CONCRETE
	PROPOSED PAVERS
	PROPOSED CROSSWALK PAVERS
	PROPOSED CONCRETE
	PARKING SPACES TO BE USED AS CREDIT (14 SPACES)
	ADDITIONAL ON-STREET PUBLIC SPACES
	PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING WOOD FENCE LINE
	PROPOSED CENTERLINE
	UTILITY EASEMENT
	PROPOSED FENCE
	PARKING SPACE COUNT

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID:	A PART OF 01-22-29-3712-12-010
PROPOSED USE:	RETAIL / STORAGE / APARTMENTS
FLOOD AREA:	ZONE "X"
ZONING / LAND USE:	PD
PARCEL AREA:	2.86 AC (LOT SPLIT - PROJECT AREA 1.05 AC)
MAX BUILDING HEIGHT:	60'-11"

PROPOSED BUILDING SETBACKS:

NORTH:	67.5'
SOUTH:	9.3'
EAST:	0.1'
WEST:	8.8'

DEVELOPMENT STATISTICS:

TOTAL SITE AREA:	45,639 SF	1.05 AC
PRE DEVELOPMENT CONDITIONS:		
TOTAL IMPERVIOUS:	0 SF	0.0 AC or 0.00%
TOTAL PERVIOUS:	45,639 SF	1.05 AC or 100.00%
POST DEVELOPMENT CONDITIONS:		
TOTAL IMPERVIOUS:	30,656 SF	0.704 AC or 67.17%
BUILDING:	25,034 SF	0.575 AC
PVMT/CONC:	5,622 SF	0.129 AC
TOTAL PERVIOUS:	14,983 SF	0.346 AC or 32.83%
PAVERS:	10,398 SF	0.239 AC

PARKING STATISTICS

REQUIRED ONSITE PARKING:	
RETAIL	1 SPACE / 300 SF GFA = 9,818 / 300 = 33 SPACES
STORAGE	6 SPACES >400 UNITS = 6 SPACES
TOTAL PARKING REQUIRED =	39 SPACES
PROVIDED ONSITE PARKING:	
STANDARD SPACES	23 SPACES
HANDICAP SPACES	2 SPACES
TOTAL PARKING PROVIDED =	25 SPACES
PROVIDED OFFSITE STREET PARKING:	
LEWIS DRIVE SPACES	6 SPACES
GLENDON PARKWAY SPACES	8 SPACES
TOTAL PARKING PROVIDED =	14 SPACES
TOTAL PARKING PROVIDED =	39 SPACES

SITE NOTES

- SEE BOUNDARY & TOPOGRAPHY SURVEY FOR LEGAL DESCRIPTION & BENCHMARK INFO.
- CONTRACTOR TO REFERENCE ARCHITECTURAL DRAWINGS FOR DETAILED DESIGN OF PROPOSED BUILDING, INCLUDING SLAB DESIGN, UTILITY CONNECTIONS, DOORWAYS, AND OTHER SITE ITEMS. GC TO NOTIFY ENGINEER OF RECORD OF ANY DEVIATIONS FROM CIVIL PLANS BEFORE CONSTRUCTION.
- ALL PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED, AND SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND/OR STENCILS. ALL PAINT FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF SOLVENTBORNE APPLICATION RECOMMENDATIONS.
- PARKING STALLS STRIPING SHALL BE 4" WIDE AND SHALL BE STRAIGHT WITH A CLEAN EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC SHALL CONFORM TO THE LATEST MUTCD.

STORAGE UNIT SCHEDULE

UNIT SIZE	NUMBER	TOTAL AREA
5' x 4' / 20 SF	2	40 SF
5' x 5' / 25 SF	27	675 SF
5' x 7.5' / 37.5 SF	22	825 SF
5' x 10' / 50 SF	94	4,700 SF
10' x 7.5' / 75 SF	52	3,900 SF
10' x 10' / 100 SF	102	10,200 SF
10' x 13' / 130 SF	24	3,120 SF
10' x 15' / 150 SF	66	9,900 SF
10' x 20' / 200 SF	46	9,200 SF
10' x 25' / 250 SF	41	10,250 SF
15' x 5' / 75 SF	2	150 SF
15' x 7.5' / 112.5 SF	7	787.5 SF
TOTAL	485	53,748 SF
ADDITIONAL UNITS		8,627 SF
TOTAL AREA		62,375 SF

RETAIL UNIT SCHEDULE

RETAIL UNIT A	1,622 SF
RETAIL UNIT B	820 SF
RETAIL UNIT C	820 SF
RETAIL UNIT D	818 SF
RETAIL UNIT E	820 SF
RETAIL UNIT F	820 SF
RETAIL UNIT G	820 SF
RETAIL UNIT H	2,037 SF
RETAIL UNIT I	1,241 SF
TOTAL AREA	9,818 SF

CLIENT: SYDGAN CORPORATION
PROJECT: TOM AND JERRY'S SELF-STORAGE

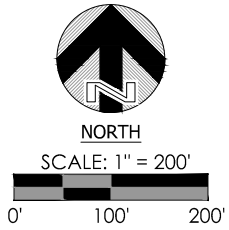
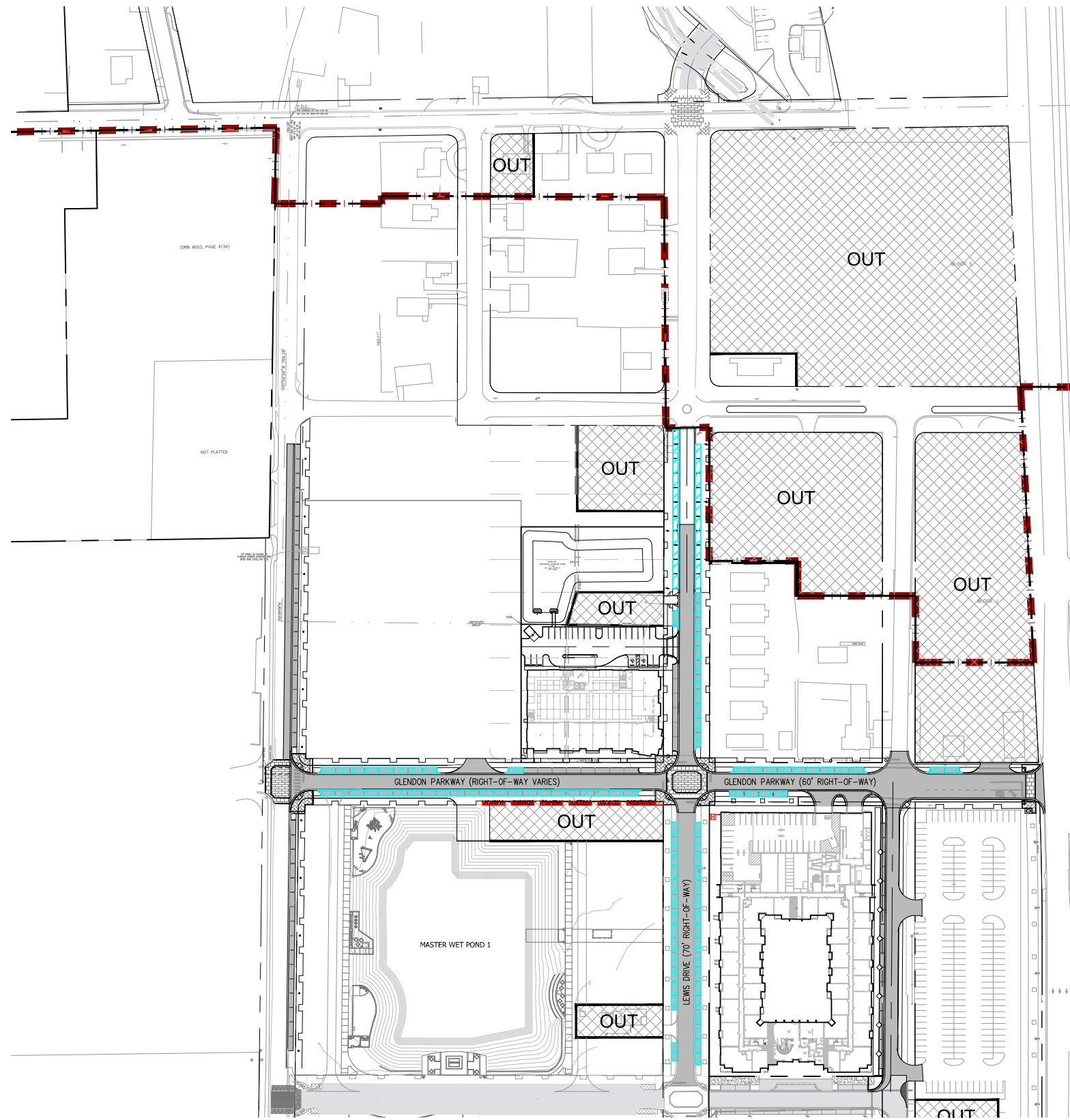
SITE PLAN



WINTER PARK, FL

PROJECT NO.	SHEET
1649	ST-1

X:\Engineering\1642-Sydgan Corporation-Ravaudage\Cad\1642 - Phase2 Composite Site Plan (2).dwg, 8/25/2017 11:10:11 AM, DWG To PDF.pc3



HATCH LEGEND	
	OUT PARCELS THAT ARE NOT OWNED BY CLIENT
	PROPOSED PAVEMENT
	110 AVAILABLE ON-STREET PUBLIC SPACES
	CITY LIMITS



STREET PARKING EXHIBIT
WINTER PARK & MATLAND, FLORIDA

CLIENT: SYDGAN CORPORATION
PROJECT: RAVAUDAGE

PROJECT NO.	SHEET
1642	OV-1

SANTOS MEDINA III, P.E.
FL REG. #74539

NOT VALID UNLESS
SIGNED AND SEALED



city commission agenda item

item type	Public Hearings	meeting date	9/25/2017
prepared by	Planning / CRA Manager Approval	approved by	City Manager, City Attorney
board approval	yes final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development		

subject

Request of Wekiva Capital Partners to amend the "Comprehensive Plan" Future Land Use Map to change from an Office Future Land Use designation to a Medium Density Residential Future Land Use Designation, and to amend the official Zoning Map to change from Office (O-2) district to Medium Density Residential (R-3) district zoning on the properties at 1424 and 1428 Gay Road.

motion / recommendation

Planning Staff Recommendation:

Recommendation to approve the Comprehensive Plan amendment and rezoning requests.

P&Z Board Motion:

Motion made by Raymond Waugh, seconded by Bob Hahn to amend the "Comprehensive Plan" Future Land Use map to change from an office to a Medium Density Residential Future Land Use designation on the properties at 1424 and 1428 Gay Road.

Motion carried unanimously with a 4-0 vote.

Motion made by Raymond Waugh, seconded by Bob Hahn to amend the official zoning map to change from Office (O-2) district zoning to Medium Density Multiple Family Residential (R-3) district zoning on the properties at 1424 and 1428 Gay Road.

Motion carried unanimously with a 4-0 vote.

background

Wekiva Capital Partners (contract purchaser) is requesting to change the Comprehensive Plan future land use designation and to rezone the properties located at 1424 and 1428 Gay Road from Office (O-2) to Medium Density Multiple-Family Residential (R-3). These two properties are part of a larger parcel purchase contract in the same ownership that are currently zoned R-3. This action would unify the entire combined property with R-3 zoning.

Site and Context: These two properties at 1424 and 1428 Gay Road (Lots 5 & 6) are 17,775 square feet in size per OCPA. The other two properties in the purchase contract at 1419 and 1421 Trovillion Avenue are 56,338 square feet in size. Together, at the maximum 17 units per acre of the Medium Density future land use category and R-3 zoning, the combined property size of 74,113 square feet (1.7 acres) could support 29 units. The 1424/1428 Gay Road properties add 7 units to that total.

To the north of the combined site is Commercial development; to the east are office and commercial properties; to the south are the Killarney Bay Condos (zoned R-3) and to the west are the Chateau Du Lac Condos (zoned R-3). The re-designation from office to multi-family would match the R-3 zoning on the properties to the south and west.

Proposed Project Plans: The Zoning Code requires a prospective conceptual development plan to be submitted as part of the application in order to provide the City and neighbors an idea of what may occur from the requested land use changes. This is to respond to the question of "how will the property be developed" if approved. But the plans are included only for informational purposes.

The applicant has included two possible development plans showing 25 and 28 townhouse units. The actual project approval with site plan, architectural elevations, landscape plan, etc. must come back through this same P&Z/City Commission public hearing process with notice to the neighbors as either a conditional use or subdivision request. Therefore, this request does not include approval of the specific plans, the plans are conceptual and intended to provide some insight into the future project.

Staff Analysis of the Land Use Request: With the Office future land use designation on these properties at 1424 & 1428 Gay Road, the property could be used for a two-story 8,000 square foot office building, or a two story building with 4,000 square foot of office space on the first floor with seven apartments on the second floor. As designated multi-family, these two properties could be used for up to seven townhouse units or combined for townhouse usage with the adjoining properties, as desired.

Generally, the traffic generation from townhomes is less than from office buildings during the week. The 8,000 square feet of office would generate 88 new car trips per day, on average. The seven residential units possible on these two properties would generate 42 new trips per day during the week. Obviously on the weekends there continues to be traffic going to and from townhouse units and generally not the case with office development. Looking at the entire week, the traffic generate is basically the same.

P&Z Board Summary: The P&Z Board felt it is logical for this combined property, which is under one ownership, to have a unified Comprehensive Plan and Zoning designation. These two properties at 1424 and 1428 Gay Road are 24% of the overall parcel size that is under contract for purchase. In a location with the same R-3 zoning to the west and to the south and office/commercial zoning to the north and east, the requested land use designations are compatible. Since the traffic

generation is more or less same, there is no added traffic impact from these changes in land use.

Planning and Zoning Board Minutes – September 5, 2017:

REQUEST OF WEKIVA CAPITAL PARTNERS TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (O-2) DISTRICT ZONING TO MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (R-3) DISTRICT ZONING ON THE PROPERTIES AT 1424 AND 1428 GAY ROAD.

Planning Manager, Jeff Briggs, presented the staff report. He explained that Wekiva Capital Partners (contract purchaser) is requesting to change the Comprehensive Plan future land use designation and to rezone the properties located at 1424 and 1428 Gay Road from Office (O-2) to Medium Density Multiple-Family Residential (R-3). These two properties are part of a larger parcel purchase contract in the same ownership that are currently zoned R-3. This action would unify the entire combined property with R-3 zoning.

Mr. Briggs noted that the two properties at 1424 and 1428 Gay Road (Lots 5 & 6) are 17,775 square feet in size per OCPA. The other two properties in the purchase contract at 1419 and 1421 Trovillion Avenue are 56,338 square feet in size. Together, at the maximum 17 units per acre of the Medium Density future land use category and R-3 zoning, the combined property size of 74,113 square feet (1.7 acres) could support 29 units. The 1424/1428 Gay Road properties add 7 units to that total.

He stated the north of the combined site is Commercial development; to the east are office and commercial properties; to the south are the Killarney Bay Condos (zoned R-3) and to the west are the Chateau Du Lac Condos (zoned R-3). The re-designation from office to multi-family would match the R-3 zoning on the properties to the south and west. Mr. Briggs reviewed issues related to the analysis for the land use request and the project plan. He summarized by saying that the two properties at 1424 and 1428 Gay Road are 24% of the overall parcel size that is under contract for purchase. It is logical to the planning staff that this combined property, which is under one ownership, have a unified Comprehensive Plan and Zoning designation. In a location with the same R-3 zoning to the west and to the south and office/commercial zoning to the north and east, the requested land use designations are compatible. Since the traffic generation is more or less same, there is no added traffic impact from these changes in land use.

Staff Recommendation is for Approval of the Comprehensive Plan Future Land Use and Rezoning requests as they do not increase residential density and do not result in any larger traffic volumes.

Christopher Hughes, Principal for Wekiva Capital Partners, 225 West Canton Avenue, Winter Park, FL, represented the applicant. He stated that he agrees with Staff's presentation of the project and is sensitive to residents' concerns as he is a resident of the area as well.

The Board heard public comments from: Terri Godsell, 950 Killarney Bay Court; Jill

Taylor, 740 Killarney Bay Court; David Gabbai, 401 Country Club Drive; Anne Marie Burns, 560 Killarney Bay Court and Charlene Cutter, 1500 Gay Road. They voiced concerns about existing traffic and what a future townhouse project might do to their property values.

The P&Z Board explained to the neighbors that before any residential project is built, those plans must come back to P&Z and City Commission for public hearing review and approval of those specific plans. They indicated that since these proposed changes don't increase traffic or change the potential residential density, it made sense for the entire site to have a unified land use designation.

Motion made by Raymond Waugh, seconded by Bob Hahn to amend the "Comprehensive Plan" Future Land Use map to change from an office to a Medium Density Residential Future Land Use designation on the properties at 1424 and 1428 Gay Road.

Motion carried unanimously with a 4-0 vote.

Motion made by Raymond Waugh, seconded by Bob Hahn to amend the official zoning map to change from Office (O-2) district zoning to Medium Density Multiple Family Residential (R-3) district zoning on the properties at 1424 and 1428 Gay Road.

Motion carried unanimously with a 4-0 vote.

[alternatives / other considerations](#)

N/A

[fiscal impact](#)

N/A

ATTACHMENTS:

Description	Upload Date	Type
Ordinance for Comp Plan	9/15/2017	Ordinance
Ordinance for Zoning	9/15/2017	Ordinance
Backup Materials	9/15/2017	Backup Material

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF OFFICE TO MEDIUM DENSITY RESIDENTIAL ON THE PROPERTIES AT 1424 AND 1428 GAY ROAD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Winter Park City Commission adopted its Comprehensive Plan on April 24, 2017 via Ordinance 3076-17, and

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

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

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on September 5, 2017, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on September 25, 2017 and October 9, 2017 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

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

SECTION 1. Future Land Use Map Amendment. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation from Office to Medium Density Residential on the properties at 1424 and 1428 Gay Road, more particularly described as follows:

LOTS 5 AND 6 BLOCK B AND THAT PORTION OF THE VACATED SOUTH BLVD LYING ON NORTH THEREOF EXTENDING TO THE SOUTH R/W LINE OF GAY ROAD, PER THE PLAT OF KILLARNEY SHORES, INC., AS RECORDED IN PLAT BOOK "Q", PAGE 135 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax Id #'s: 01-22-29-4184-02-050 and 01-22-29-4184-02-060

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

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

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2017.

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE OFFICE (O-2) DISTRICT ZONING TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING ON THE PROPERTIES AT 1424 AND 1428 GAY ROAD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of properties at 1424 and 1428 Gay Road have requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their September 5, 2017 meeting; and

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

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

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

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Office (O-2) District to Medium Density Multi-Family Residential (R-3) District zoning on the properties at 1424 and 1428 Gay Road, more particularly described as follows:

LOTS 5 AND 6 BLOCK B AND THAT PORTION OF THE VACATED SOUTH BLVD LYING ON NORTH THEREOF EXTENDING TO THE SOUTH R/W LINE OF GAY ROAD, PER THE PLAT OF KILLARNEY SHORES, INC., AS RECORDED IN PLAT BOOK "Q", PAGE 135 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax Id #'s: 01-22-29-4184-02-050 and 01-22-29-4184-02-060

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 _____, 2017.

Mayor Steve Leary

Attest:

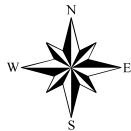
City Clerk



1424 & 1428 GAY ROAD

SITE LOCATION

City of Winter Park
Florida






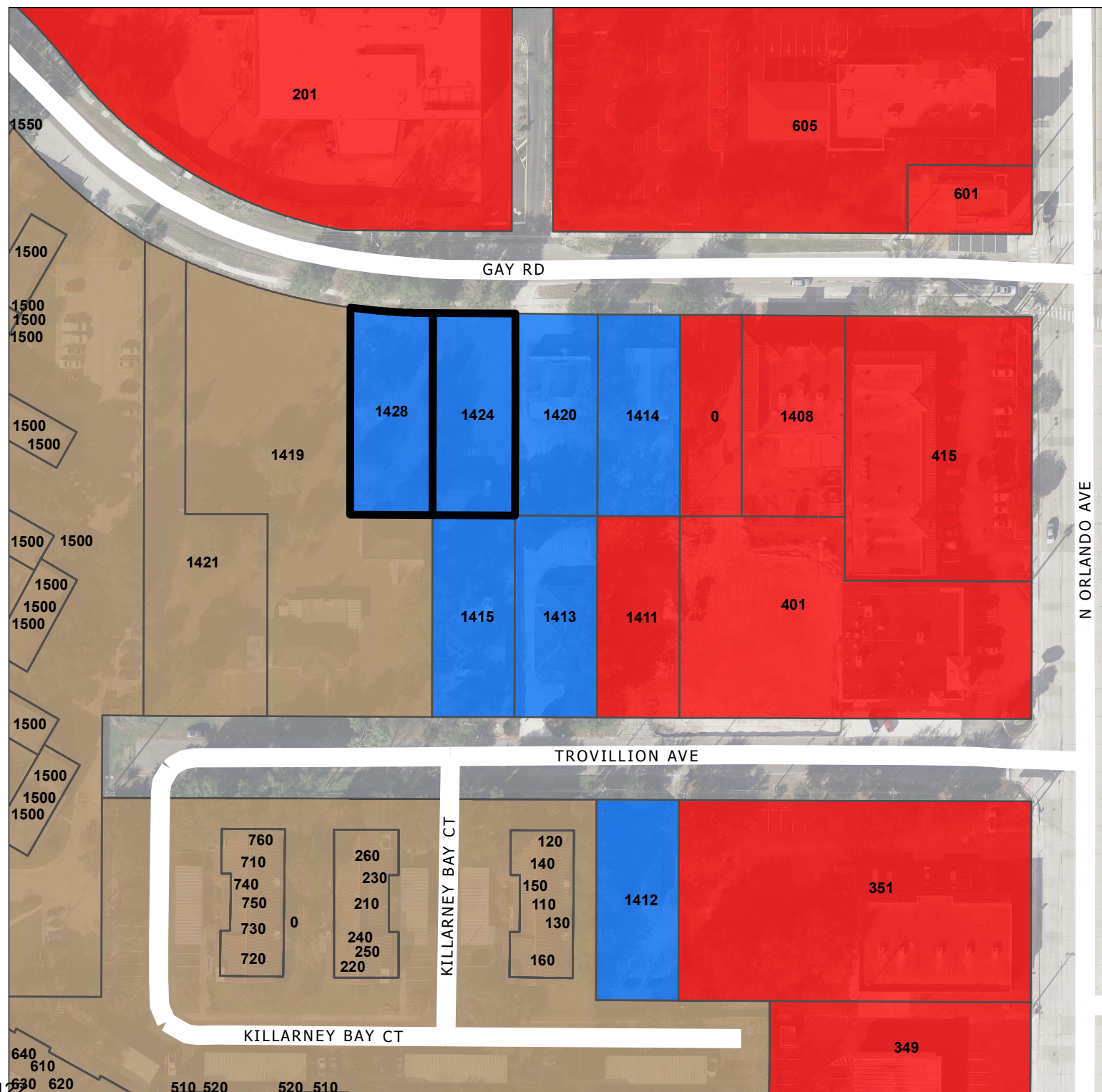
1424 & 1428 GAY ROAD

FUTURE LAND USE

City of Winter Park
Florida

Legend

-  Commercial
 Medium Density Residential
 Office Professional





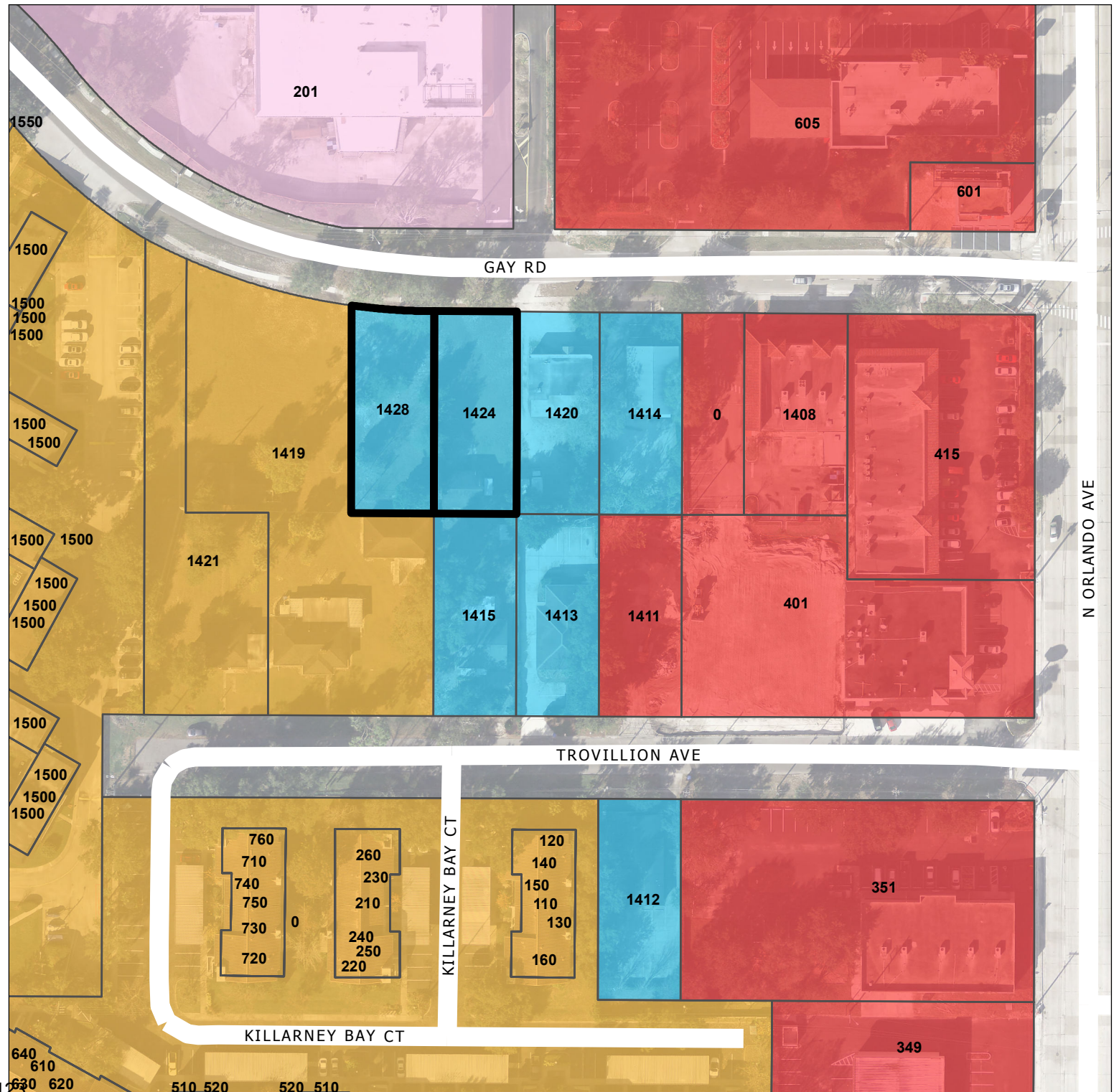
1424 & 1428 GAY ROAD

REZONING REQUEST

City of Winter Park
Florida

Legend

- C-1
- C-3
- O-2
- R-3



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CURVE 1(M)	389.26'	209.09'	206.59'	S74°36'43"E	30°46'35"
CURVE 2(M)	389.26'	127.11'	126.55'	N49°52'07"W	18°42'35"
CURVE 3(M)	389.26'	218.98'	216.11'	S73°56'57"E	32°13'57"
CURVE 3(P)	389.26'	218.29'			32°14'
CURVE 4(C)	389.26'	122.77'	122.26'	N48°47'52"W	18°04'14"

LOTS 5, 6, 7, 8, 9, 10 AND 11, BLOCK B, KILLARNEY SHORES, ACCORDING TO THE
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 135, PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA.

THE EAST 30 FEET OF THE VACATED STREET LYING WEST OF LOT 8, BLOCK B, KILLARNEY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 135, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LAND LYING ON THE NORTH THEREOF EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF GAY ROAD, BEING A PART OF VACATED SOUTH BOULEVARD;

THE EAST 30 FEET OF THE VACATED STREET LYING WEST OF LOT 9, BLOCK B, KILLARNEY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK Q, PAGE 135, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOTS 3 THROUGH 8, BLOCK B, HAVING AN ASSUMED BEARING OF N90°00'00"W AND A MEASURED DISTANCE OF 360.01 FEET.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS NOT CONDUCTED ANY TITLE RESEARCH OR ABSTRACTING. THIS SURVEY WAS PREPARED FOR THE SOLE PURPOSE OF PROVIDING THE CLIENT WITH BOUNDARY AND TOPOGRAPHIC INFORMATION TO BE USED FOR PLANNING POTENTIAL SITE IMPROVEMENTS.

PLEASE DIRECT YOUR ATTENTION TO THE AREA ALONG THE NORTH SIDE OF THE SUBJECT PROPERTY SPECIFICALLY THE AREA BETWEEN CURVE 1 AND CURVE 3 AS SHOWN HEREON, THERE APPEARS TO BE CONFLICTING EVIDENCE, BOTH ON THE GROUND IN THE FIELD AND IN THE RECORDED DOCUMENTS LISTED HEREON, THAT THE 13.5' (135") TRIG POINT LOCATED AT THE INTERSECTION OF THE 13.5' APPEARS TO BE A RECENTLY FIELD MONUMENTED (5/8" REBARS WITH L.B. #7274 CAPS) POSITION FOR THE SOUTHERLY LINE OF GAY ROAD USING ONLY THE DATA SHOWN ON THE PLAT OF KILLARNEY SHORES (PLAT BOOK 130, PAGE 130). THE QUESTION IS, DOES THE 13.5' TRIG POINT REPRESENT THE CORNER OF THE SOUTHERLY LINE OF GAY ROAD USING THE KILLARNEY SHORES PLAT DATA, THE REFERENCED CONDOMINIUM BOOK AND PAGE, THE OLDER RECOVERED FIELD MONUMENTATION (4" X 4" CONCRETE MONUMENTS) AND THE POSITION OF THE CORNER OF THE SOUTHERLY LINE OF GAY ROAD SHOWN ON THE 1987 PLAT OF WAY W/IN THERE MAY BE ADDITIONAL DOCUMENTS RECORDED IN THE PUBLIC RECORDS OR IN THE ARCHIVES OF EITHER THE CITY OF WINTER PARK AND/OR THE COUNTY OF ORANGE (AND NOT PROVIDED TO THIS SURVEYOR) THAT MAY BE ADDITIONAL EVIDENCE TO DETERMINE THE CORRECT POSITION OF THE CORNER OF THE SOUTHERLY LANDS BETWEEN CURVE 1 AND CURVE 3 AS SHOWN HEREON CONTAIN 462.8 SQUARE FEET MORE OR LESS

NON-VISIBLE AND/OR UNDERGROUND IMPROVEMENTS WERE NOT LOCATED, EXCEPT AS OTHERWISE SHOWN.

THERE MAY BE EASEMENTS AND/OR RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN HEREON THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

UTILITY LOCATIONS AS SHOWN HEREON ARE BASED ON FIELD LOCATION OF SURFACE MARKINGS BY UTILITY COMPANY REPRESENTATIVES, THIS SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY UNDERGROUND LOCATIONS AND YOUR ATTENTION IS DRAWN TO THE FACT THAT THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT WERE NOT SURFACE MARKED AND/OR LOCATED AND/OR SHOWN HEREON.

HAVING EXAMINED THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS THE OPINION OF THIS SURVEYOR THAT THE LANDS SHOWN AND DESCRIBED HEREON LIE IN FLOOD ZONE "X", DEFINED ON SAID F.I.R.M. AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." SEE MAP NUMBER 12095C0255 F, DATED 09-25-2009.

ELEVATIONS AS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK 1010003A WHICH IS A SQUARE CUT IN THE TOP OF THE CURB AT THE NORTHWEST CORNER OF HIGHWAY 17-92 AND GAY ROAD HAVING AN ELEVATION OF 89.938 AND BEING REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THE SOURCE OF THE LEGAL DESCRIPTION SHOWN HEREON IS THE TRUSTEE DEED RECORDED IN OFFICIAL
RECORD BOOK 9859 AT PAGE 6384 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE SUBJECT PROPERTY CONTAINS 73,803.4 SQUARE FEET OR 1.671 ACRES, MORE OR LESS.

SURVEY DATE (LAST DATE OF FIELD WORK): DECEMBER 22, 2016.

(C) INDICATES A CALCULATED DISTANCE AND/OR DIRECTION.
(P) INDICATES A PLAT DISTANCE AND/OR DIRECTION.
(M) INDICATES A MEASURED DISTANCE AND/OR DIRECTION.
LB INDICATES LAND SURVEYING BUSINESS.
LS INDICATES INDIVIDUAL LICENSED LAND SURVEYOR.
PSM INDICATES PROFESSIONAL SURVEYOR AND MAPPER.
● INDICATES A RECOVERED 5/8" REBAR WITH LB #7274 "BSM" CAP.
□ INDICATES A RECOVERED 4" X 4" CONCRETE MONUMENT WITH A 3/8" IRON BAR.
91.75 INDICATES A SPOT ELEVATION SHOT AT THE DECIMAL POINT LOCATION.
91.75 INDICATES A SPOT ELEVATION SHOT AT THE END OF THE LEADER LOCATION.
✕ INDICATES A FIRE HYDRANT.
☛ INDICATES A WOOD UTILITY POLE.
— INDICATES A GUY WIRE ANCHOR.
☛ INDICATES AN OVERHEAD LIGHT ON A METAL OR WOOD POST.
— INDICATES A METAL SIGN ON A METAL POST.
45° INDICATES A BACK FLOW PREVENTER.
○ INDICATES A WATER METER AND VALVE BOX.
○ INDICATES A COMMUNICATION JUNCTION BOX.
☼ INDICATES A GAS LINE WARNING POST.
☼ INDICATES A WATER VALVE BOX.
91.75 INDICATES A SANITARY FORCE MAIN VALVE BOX.
☼ INDICATES A SANITARY SEWER CLEAN OUT.
① INDICATES A SANITARY SEWER MANHOLE.
①-OAK24 INDICATES AN OAK TREE HAVING A 24" DIAMETER AT BREAST HEIGHT.
PALM12 * INDICATES A PALM TREE HAVING A 12" DIAMETER AT BREAST HEIGHT.
—○— INDICATES A CHAIN LINK FENCE.
—□— INDICATES A WOOD PRIVACY FENCE.
OHU—OHU INDICATES OVERHEAD UTILITY LINE(S).
H20—H20 INDICATES UNDERGROUND WATER MAIN AS SURFACE MARKED BY OTHERS.
91 INDICATES THE APPROXIMATE LOCATION OF THE 91 FOOT CONTOUR.

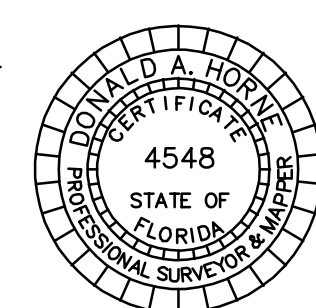
TO: WEKIVA CAPITAL PARTNERS, LLC
LENDER
TITLE UNDERWRITER
CLOSING AGENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8 AND 11 (OBSERVED EVIDENCE) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 22, 2016.

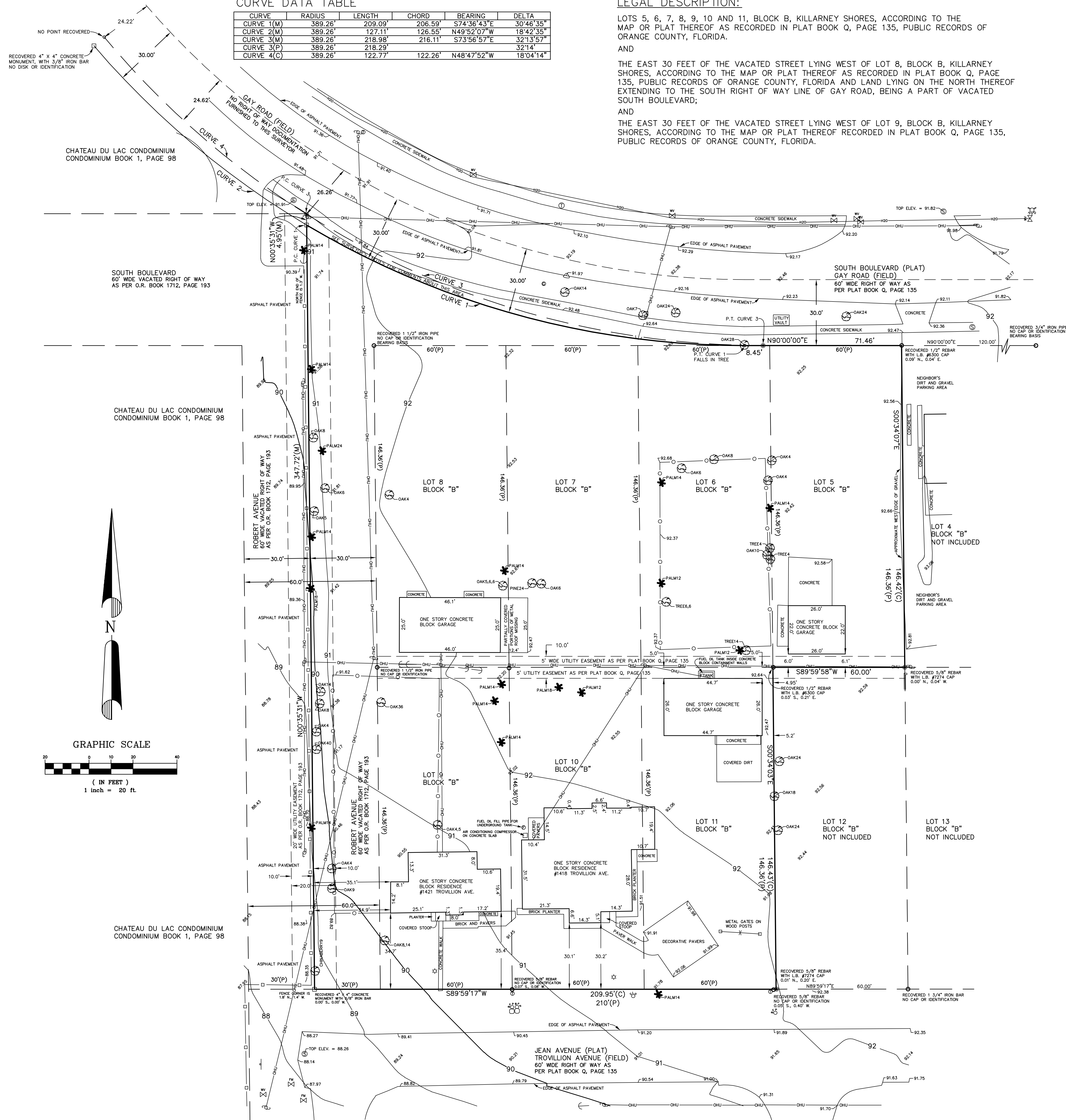
DATE OF MAP: DECEMBER 28, 2016

0-14 1 2-18 18 98 16

DONALD A. HORNE PSM
FLORIDA LICENSE NO. 4548



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
DONALD A. HORNE, PSM 4548
ON DECEMBER 28, 2016



AccuMap
We draw the line around your piece of the sunshine
SURVEYING, LLC
2919 MONTICHET LANE WINTER PARK, FL 32792-4317
Tel. 407-657-2568 E-mail. don@accumapsurveying.com
Certificate of Authorization Number: LB 7541

PREPARED FOR:

WEKIVA CAPITAL
PARTNERS, LLC

225 W. CANTON AVE. #200
WINTER PARK, FLORIDA 32789
407-622-2669

MAP OF
ALTA/NSPS LAND
TITLE SURVEY
GAY ROAD
KILLARNEY SHORES
IN SECTION 01,
TOWNSHIP 22 SOUTH
RANGE 29 EAST

Surveyor's Certification

THIS IS TO CERTIFY THAT WE HAVE PERFORMED A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREIN, AND THAT THIS DRAWING IS A REPRESENTATION OF THAT SURVEY AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH IN CHAPTER 5-17, F.A.C. THIS SURVEY PREPARED FOR THE SALE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY AND/OR INDIVIDUAL WHOSEER

SEE ALTA/NPS CERTIFICATION BELOW

Drawn by: A. Barre, Florida License #4548

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED NOTE:

22-16	ALANOPS SURETY	Copyright 2016 ©
		Filed By : Date: 10/30/12-2-16
		F. S. A/S. NONG
		Given By : JH
		Drawn By : JH
		Checked By : JH
		Binding File: GND
		Coordinate File: GND
		Plotted: 12-27-16

SCALE 1" = 20'

JOB #
OCQ-135

SHEET
1
OF
1

Dear Neighbour,

We need your help to keep Winter Park liveable!

Developers want to jam multi-storey (probably) apartments right on Gay Rd--up to 29 units!!! That means Trovillion too because they want it ALL as one big deal.

You figure with 2 parking spots per unit + visitors = so at least 60 spaces parking. That means more density, less green, more pollution, more traffic, more taxes, more cement!

Change can be good, but this is ridiculous!

What kind of a Winter Park do you want to live in?

YOU have a say.

Say NO to more massive development!

Make YOUR voice heard!

Public Hearing

Tues Sept 5, 6pm

Mon Sept 25, 3:30pm

City Hall (chambers)

401 S. Park Ave

Jeff & Allison's offices are there too

Call

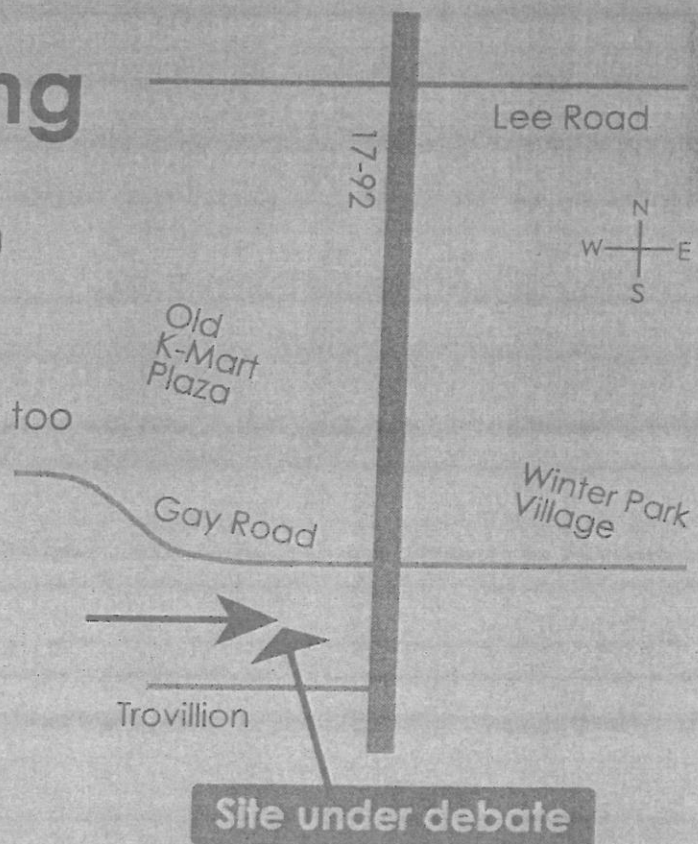
Jeff Briggs Planning Director
407-599-3440

jbriggs@cityofwinterpark.org

Call

Allison McGillis Senior Planner
407-599-3348

amcgillis@cityofwinterpark.org



**We believe in our caring community of Winter Park--
not more dangerous congestion!!**

Allison McGillis

From: Kat <KatLB7@yahoo.com>
Sent: Tuesday, September 05, 2017 6:03 PM
To: Allison McGillis
Subject: Fwd: Gay Road Rezoning Request

Follow Up Flag: FollowUp
Flag Status: Flagged

Begin forwarded message:

From: Kat <KatLB7@yahoo.com>
Date: September 5, 2017 at 6:01:25 PM EDT
To: amcgillis@cityofwinterpark.org, jbriggs@cityofwinterpark.org
Subject: Gay Road Rezoning Request

Hello,

I am a resident of Chateaux du Lac condominiums located at 1500 Gay Rd. I am writing to voice my concern with the request to rezone the area next to us from office space to medium density housing. My concerns include increased traffic, at an intersection (17-92 & Gay Rd) that already has a high accident rate and less land to soak up rain/ potential flood waters. I am unable to make tonight's meeting, I appreciate your time to listen to my concerns.

Thank you,

Katarina Perez



city commission agenda item

item type	Public Hearings	meeting date	9/25/2017
prepared by	Planning / CRA Manager Approval	approved by	City Manager, City Attorney
board approval	yes final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development		

subject

Request of Kimley-Horn & Associates to amend the "Comprehensive Plan" Future Land Use Map to change from an Office Future Land Use designation to a Commercial Future Land Use Designation, and to amend the official Zoning Map to change from Office (O-1) district to Commercial (C-3) district zoning on the southern portion of the property at 1350 West Fairbanks Avenue.

motion / recommendation

Planning Staff Recommendation:

Recommendation to deny the Comprehensive Plan amendment and rezoning requests.

P&Z Board Motion:

Motion made by Raymond Waugh, seconded by Bob Hahn to vote in favor of Staff's recommendation to deny amendment to the "Comprehensive Plan" Future Land Use map to change from an office future land use designation to a commercial future land use designation on the southern portion of the property at 1350 West Fairbanks Avenue.

Motion carried unanimously with a 4-0 vote.

Motion made by Bob Hahn, seconded by Raymond Waugh to deny amendment of the official zoning map to change from office (O-1) district to commercial (C-3) district zoning on the southern portion of the property at 1350 West Fairbanks Avenue

Motion carried unanimously with a 4-0 vote.

background

The applicant is requesting to amend the Comprehensive Plan Future Land Use designation and Zoning on the southern portion of 1350 West Fairbanks Avenue to redevelop the combined properties of 1308/1324/1350 West Fairbanks Avenue with a Wendy's fast food restaurant with drive-thru and an office/retail building. The applicant ultimately needs three approvals from the City to build this project because of the fast food and drive-thru component. However, without the Comprehensive Plan Future Land Use Map amendment from Office to Commercial land use, and a

companion rezoning from O-1 to C-3, the project cannot move forward.

Therefore, the application was divided into two parts with two separate public hearings when it was heard by the P&Z Board. The first public hearings were on the two land use ordinances referenced above. Staff decided that if the P&Z Board voted to approve these land use changes, then the P&Z Board would then move on to consider the Conditional Use request. Ultimately, the P&Z Board voted to deny the land use ordinances, so no action was taken on the Conditional Use.

There are adopted standards for these types of requests involving Future Land Use and Zoning amendments in our Codes (attached). The planning staff has explained to the applicant that they must address how their request satisfies these criteria. The applicant's letter of justification/explanation is attached. It is up to the City to determine if the reasons presented are sufficient to justify changing the Comprehensive Plan and Zoning.

It is important to point out that changes to the Comprehensive Plan are what are termed 'legislative' changes. They operate under what is called the 'fairly debatable' rule. If there are ten reasons why the City should approve and only one reason why the City should deny, the City can still deny as long as there is any legitimate reason. Similarly, if there are ten reasons why the City should deny and only one reason why the City should approve, the City can still approve.

Site & Context: These combined properties measure approximately 1.52 acres in size (66,000 square feet) per OCPA, and has 250 feet of frontage on Fairbanks Avenue and 200 feet along the side street of Shoreview Avenue. The properties are adjacent to office buildings to the north and west. To the east is McDonald's, and further south is the Publix Hollienna shopping center. The rear 0.73 acres (31,736 square feet) or 48% of the property is designated office, and the applicant is seeking a change to commercial land use and zoning on roughly one-half of the site in order to accommodate the proposed Wendy's fast food restaurant.

Staff Analysis - Comprehensive Plan & Zoning Change: Under the existing split zoning designations on this overall property, an owner can build retail or office or restaurant buildings on the front half of the property and use the rear half as a parking lot for the building (as a parking lot is a permitted use in office land use). However, given the configuration of a fast food restaurant with drive-thru stacking and order boards, the commercial activities will not fit onto just the front half of the property. Thus this request for the land use changes.

These changes come in the context of the City's significant \$20+ million dollar investment in infrastructure improvements along the West Fairbanks Avenue corridor, in order to foster and encourage new development that will improve the image of this gateway corridor into the City of Winter Park. Previously certain business types have been deemed to be not conducive to upgrading the aesthetic improvement to this gateway corridor are prohibited per the Comprehensive Plan, such as used car lots, etc. There has been previous debate about the desirability or creation of a fast food row along this stretch of West Fairbanks Avenue.

In 2016, the City removed 'fast food restaurants' from the prohibited use list so that

they may or may not be permitted through a conditional use process like the rest of the City. This was done with the hopes that along the south side of Fairbanks Avenue given the larger parcel sizes, that there would not be isolated single-purpose fast food developments, and the City would only permit via conditional use a drive-thru component of a business when it is part of a larger building development program such as an end-cap (see attached relevant Comprehensive Plan Policies). The unfortunate fact is that the West Fairbanks Planning Area ends directly west of these properties, even though these properties are located within the West Fairbanks Avenue corridor, they are located within the U.S. Highway 17-92 Corridor, which means these policies do not directly apply to these properties. This division was not intentional, and was divided this way due to when the remainder of the West Fairbanks commercial corridor was annexed in 2002.

Because of these conflicts (a policy that exists over 85% of West Fairbanks Avenue, but not this property), the staff has mixed feelings about this request. Amending the Comprehensive Plan future land use and Zoning designation of some of this property to foster redevelopment is a positive for the City, but can also set the tone of the rest of the expected redevelopment along this corridor. However, in the staff's opinion, 'fast food row' was not the intent of the City's \$20-million dollar infrastructure investment.

This same issue came up in 2001 with the Comprehensive Plan amendment and Zoning change that was needed for the development of the McDonald's. At that time, the staff recommendation on the land use changes was for denial. The changes ultimately were approved by P&Z and City Commission. The same changes are now again needed to allow the Wendy's because the project will not fit just on the land currently zoned Commercial.

The other major issue for the planning staff was the inherent increase in traffic generation that this land use change will precipitate. The standard analysis tool for traffic engineers is Institute of Traffic Engineers (ITE) Trip Generation Estimates. Per ITE, on a per 1,000 square foot basis, the daily trip generation for a fast food restaurant is 496 trips per day. For a typical strip commercial development holding retail stores, real estate offices and small restaurants it is 44 trips per day. The differential is a ten-fold increase in traffic generation that could be realized based upon this proposed change to the Comprehensive Plan future land use and Zoning map.

For changes to the Comprehensive Plan, it is up to the applicant to demonstrate to the satisfaction of the City why building a fast food restaurant next door to a fast food restaurant and creating the beginnings of a 'fast food row' is in the best interests of the City at large. The fact that the applicant feels that this is the only thing that works economically is not the concern of the City. In most cases when a Comprehensive Plan change is needed to build a project which is not permitted by the City (fast food in this case) the buyer will typically operate under a contingency contract to make sure that the intended use is acceptable to the City. In this case, the applicant purchased the property with no contingency and it is not unreasonable for the City to ask the owner to redevelop the property in accordance with the way the property is now zoned.

Thus, for consistency with the staff recommendation made for the McDonald's in 2001 and based on the potential ten-fold increase in traffic generation likely resultant from these land use changes, the staff recommendation was for denial of the Comprehensive Plan Future Land Use Amendment and Rezoning request.

P&Z Board Summary: The P&Z Board agreed with the staff recommendation, and felt that with all of the monetary investment the City has made into the West Fairbanks corridor, and time the City spent on updating the Comprehensive Plan to include plans for a West Fairbanks Gateway Corridor study, the request was not justified. It was on the initiative of the P&Z Board, that the Comp. Plan policy was added requiring that fast food on the south side of Fairbanks Avenue, where parcel sizes are larger, should not be in standalone buildings. The site is not zoned for fast food today and the P&Z Board did not desire to change the Comprehensive Plan to allow a new fast food location as a standalone development. The P&Z Board also recognized the significant increase in traffic that would result from a fast food operation as a contributing factor to the denial.

Planning and Zoning Board Minutes – September 5, 2017:

REQUEST OF KIMLEY-HORN & ASSOCIATES TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM AN OFFICE FUTURE LAND USE DESIGNATION TO A COMMERCIAL FUTURE LAND USE DESIGNATION ON THE SOUTHERN PORTION OF THE PROPERTY AT 1350 WEST FAIRBANKS AVENUE.

REQUEST OF KIMLEY-HORN & ASSOCIATES TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (O-1) DISTRICT TO COMMERCIAL (C-3) DISTRICT ZONING ON THE SOUTHERN PORTION OF THE PROPERTY AT 1350 WEST FAIRBANKS AVENUE.

Planning Manager, Jeff Briggs presented the staff report. He explained that this public hearing item involves two requests:

1. To change the Comprehensive Plan Future Land Use Map from Office to Commercial on the southern portion of the property located at 1350 West Fairbanks Avenue
2. To change the Zoning from Office (O-1) district to Commercial (C-3) district on the southern portion of the property located at 1350 West Fairbanks Avenue.

Mr. Briggs explained that the applicant is requesting to amend the Comprehensive Plan Future Land Use designation and Zoning on the southern portion of 1350 West Fairbanks Avenue to redevelop the combined properties of 1308/1324/1350 West Fairbanks Avenue with a Wendy's fast food restaurant with drive-thru and an office/retail building. The applicant ultimately needs three approvals from the City to build this project because of the fast food and drive-thru component. However, without the Comprehensive Plan Future Land Use Map amendment from Office to Commercial land use, and a companion rezoning from O-1 to C-3, the project cannot move forward.

Therefore, the application is divided into two parts with two separate public hearings. The first public hearings are on the two land use ordinances

referenced above. If the P&Z Board votes to approve these land use changes, then the P&Z Board can move on to consider the Conditional Use request. If the P&Z Board votes to deny the land use ordinances, then no action can be taken on the Conditional Use. The Conditional Use matter will be tabled or continued until after the City Commission makes a decision on the land use ordinances.

Mr. Briggs pointed out to the P&Z Board that changes to the Comprehensive Plan are what are termed 'legislative' changes. They operate under what is called the 'fairly debatable' rule. If there are ten reasons why the City should approve and only one reason why the City should deny, the City can still deny as long as there is any legitimate reason. Similarly, if there are ten reasons why the City should deny and only one reason why the City should approve, the City can still approve.

STAFF RECOMMENDATION WAS FOR DENIAL of the Comprehensive Plan Future Land Use Amendment and Rezoning for the following reasons:

1. A recommendation for denial is consistent with the staff's recommendation for the adjacent McDonald's project in 2011;
2. The land use change enables a request for fast food establishments which generate significantly more traffic than would occur under the existing land use classifications. Given the existing traffic congestion in this area, it made no sense to change land use classifications that would increase and exacerbate the traffic issues at this location;
3. The land use change is not compatible with the City's plans for this gateway corridor entrance into the City or compatible with the \$20+ million dollar of public investments to improve the aesthetics of this gateway corridor.

Adam Smith, Vice President of Development for Leon Capital Group, 3500 Maple Avenue, Dallas, TX, represented the applicant. Mr. Smith explained that the request is specifically for the south portion of 1350 West Fairbanks, the other two parcels that the applicant owns, are already designated Commercial (C-3). Mr. Smith gave a presentation clarifying the overall square footage and conditions of the project. He showed examples of other fast food uses in the area. He expressed the applicant's justifications for the zoning change. Lastly he addressed some of the Staff comments that the Board received regarding the site located in the West Fairbanks corridor, concerns of the area being considered "Fast Food Row". Lastly he asked the Board to take into consideration how many parcels in the entire city have this unique situation, where you have a site, specifically 1350 West Fairbanks that has two different designations, not only within the zoning map, but within the comprehensive plan as well. He stated that regardless of what's stated in the next portion of the project, he feels this ambiguity needs to be addressed.

James Taylor, Kimley-Horn Associates Orlando, 3660 Maguire Blvd., Orlando Florida, explained that his group was retained by the applicant to provide a traffic study for the project. He gave a presentation outline what the specific impact would be for this project. While he agreed with staff that fast food establishments can generate a tenfold increase in traffic over other retail and office development, most of that traffic is passerby trips meaning people who are already on the roadway.

Mr. Smith requested the opportunity to respond to public comments.

The Board heard public comments from: Carol Felsing, 1415/1419 Gene Street and Nort Northam, 120 Broadview Avenue. Ms. Felsing asked the Board to please not do anything to increase traffic on Gene Street. She indicated that the McDonald's causes a large amount of cut-thru traffic and it would hurt her property values to add another such fast food operation. Mr. Northam talked about the increase in cut-thru traffic in his neighborhood across Fairbanks Avenue since the McDonalds opened.

No one else wished to speak. The public hearing was closed.

There was great discussion from the Board regarding the Comprehensive Plan and where the City is with developing the Gateway. The Board explained that it has always been their priority for fast food on the south side of Fairbanks not to develop as stand-alone buildings. The P&Z Board members cited the significant traffic congestion that exists today and how this land use change could facilitate an even greater increase in traffic.

**Motion made by Raymond Waugh, seconded by Bob Hahn to vote in favor of Staff's recommendation to deny amendment to the "Comprehensive Plan" Future Land Use map to change from an office future land use designation to a commercial future land use designation on the southern portion of the property at 1350 West Fairbanks Avenue.
Motion carried unanimously with a 4-0 vote.**

Motion made by Bob Hahn, seconded by Raymond Waugh to deny amendment of the official zoning map to change from office (O-1) district to commercial (C-3) district zoning on the southern portion of the property at 1350 West Fairbanks Avenue

Motion carried unanimously with a 4-0 vote.

[alternatives / other considerations](#)

N/A

[fiscal impact](#)

N/A

ATTACHMENTS:

Description	Upload Date	Type
Ordinance for Comp Plan	9/15/2017	Ordinance
Ordinance for Zoning	9/15/2017	Ordinance
Backup Materials	9/15/2017	Backup Material

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF OFFICE TO COMMERCIAL ON THE REAR PORTION OF THE PROPERTY AT 1350 WEST FAIRBANKS AVENUE, FRONTING ON SHOREVIEW AVENUE AND GENE STREET, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Winter Park City Commission adopted its Comprehensive Plan on April 24, 2017 via Ordinance 3076-17, and

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

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

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on September 5, 2017, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on September 25, 2017 and October 9, 2017 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

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

SECTION 1. Future Land Use Map Amendment. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation from Office to Commercial on the rear portion of the property at 1350 West Fairbanks Avenue, more particularly described as follows:

The North 75 feet of Lot 36 and of the west 40 feet of Lot 35, plus the East 10 feet of Lot 35 and all of Lots 36-39, per the plat of Beverly Park subdivision, as recorded in Plat Book "K", Page 45 of the Public Records of Orange County, Florida.

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

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

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2017.

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE OFFICE (O-1) DISTRICT ZONING TO COMMERCIAL (C-3) DISTRICT ZONING ON THE REAR PORTION OF THE PROPERTY AT 1350 WEST FAIRBANKS AVENUE, FRONTING ON SHOREVIEW AVENUE AND GENE STREET, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of property at 1350 W. Fairbanks Avenue have requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their September 5, 2017 meeting; and

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

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

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

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Office (O-1) District to Commercial (C-3) District zoning on the rear portion of the property at 1350 W. Fairbanks Avenue, more particularly described as follows:

The North 75 feet of Lot 36 and of the west 40 feet of Lot 35, plus the East 10 feet of Lot 35 and all of Lots 36-39, per the plat of Beverly Park subdivision, as recorded in Plat Book "K", Page 45 of the Public Records of Orange County, Florida.

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 _____, 2017.

Mayor Steve Leary

Attest:

City Clerk



SITE LOCATION
1350/1324/1308
W FAIRBANKS AVENUE
City of Winter Park
Florida

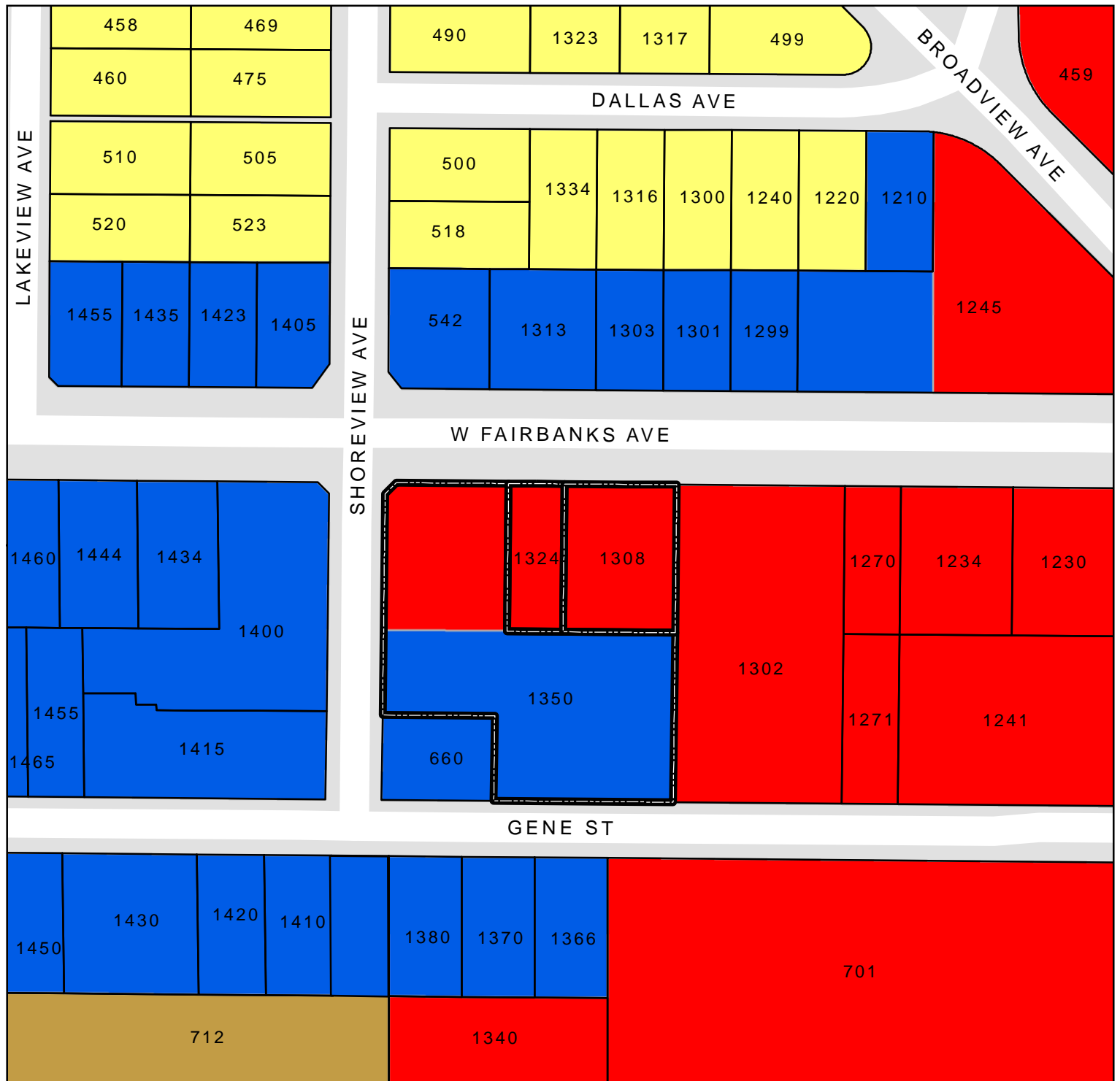




FUTURE LAND USE
 1350/1324/1308
 W FAIRBANKS AVENUE
 City of Winter Park
 Florida

Future Land Use

- Commerce
- Office Professional
- Medium Density Residential
- Single Family

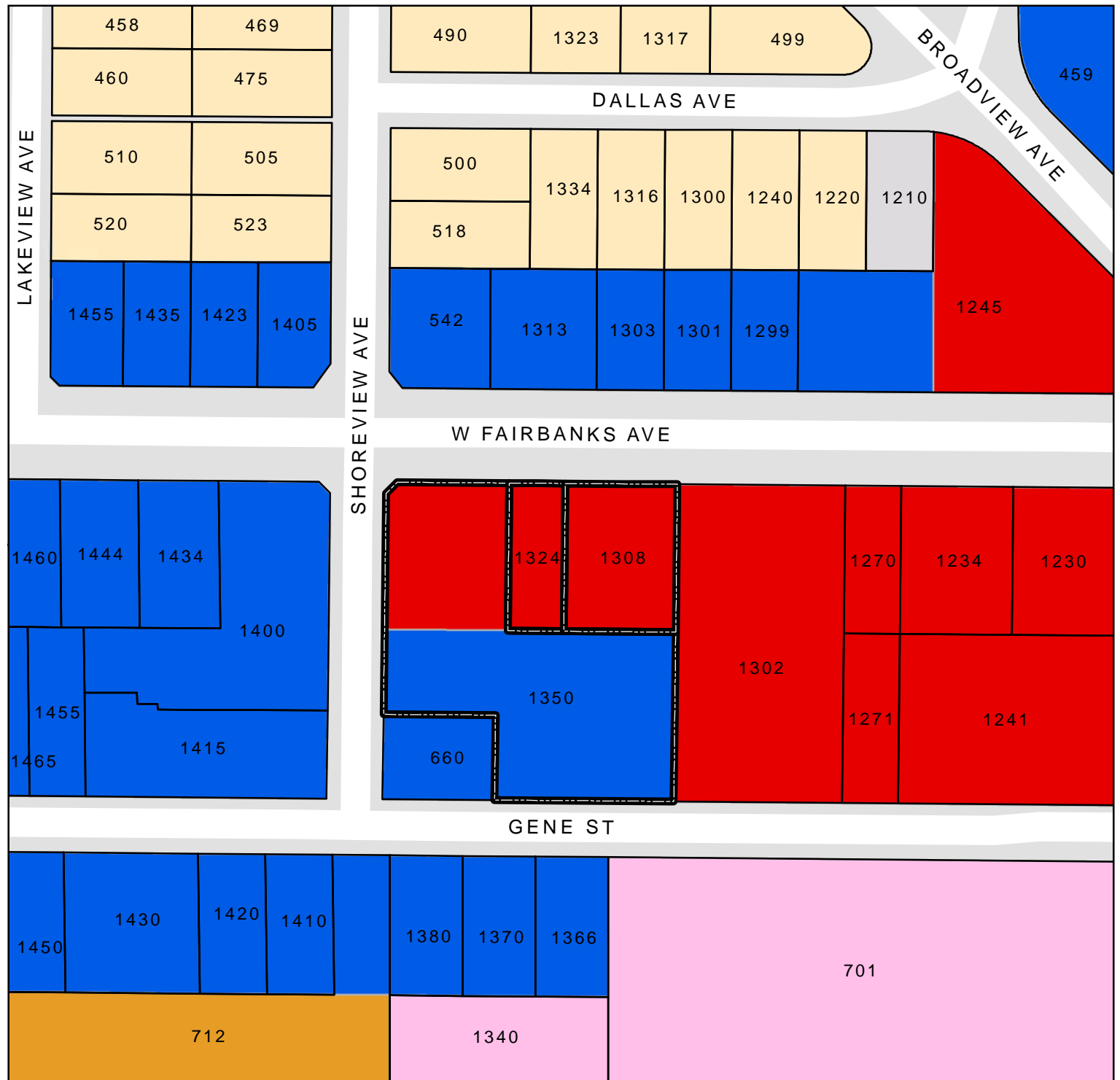
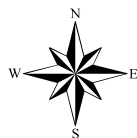




ZONING MAP
 1350/1324/1308
 W FAIRBANKS AVENUE
 City of Winter Park
 Florida

Zoning

- C-1
- C-3
- O-1
- PL
- R-1A
- R-3



1308/1324/1350 W. Fairbanks Avenue

City of Winter Park Comprehensive Policy Plan Amendment

Justification Statement

Summary of Proposed Amendments:

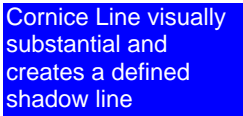
- An Amendment to the Future Land Use Map designation from ½ Office/Professional & ½ Commerce to Commerce.
- Adding conditional uses for the fast food user (Wendy's)

Justification:

- Limited development potential for just the small portion of commercial on this site. Consolidation and redevelopment are limited in this area by the ability to push McDonald's out of its lease as they still have 10 years or more left on their term.
- The existing parking fields within the office/professional designation are serving the commercial buildings similar to what we are proposing.
- The existing site is a mortuary and vacant florist shop. The proposed use will greatly enhance the corridor to the City (consistent with Policy 1-5.4.8) and should spur redevelopment along Fairbanks as desired by the City.
- The request is consistent with the adjacent use to the east (McDonald's).
- Adds additional quick service food choices for nearby residents and professionals within the adjacent office areas.
- Site is within 600 feet of Orlando Avenue the main thoroughfare for commercial uses within the City
- In regards to Policy 1-L-8
 - The Comprehensive Plan map FLUM-1-23 does not prohibit standalone fast food use on this site.
 - We have a reasonable understanding that the map was drawn this way due to the sites close proximity to 17-92.
 - Sit down users have passed on this site many times due to the lack of parking. Sit down users typically want to see a 2 stall ratio per 100 square feet. This has been the feedback from Portillo's, Bloomin Brand's concepts, etc...







Step back of the upper parapet and cornice to provide a distinctive human scale to the front facade and links the lower and higher portions of the design.



A decidedly modern looking design that uses large glass areas, EIFS (stucco finish) and wood look siding to complement the local vernacular. The structure is trimmed out with breakmetal to complement the open look and structure of the front of the building.

Visually expressed structural elements - Honesty of the structure is exhibited as the columns and beam are apparent.

Repetitive window elements.

Cornice Line visually substantial and creates a defined shadow line



Expression line - Although the design is only one story, the lower front roof and expression line creates a separation from the parapet screen and is interrupted by the Wendy's blade (tower)

Cornice Line visually substantial and creates a defined shadow line

High percentage of glass on the lower facade.

Classical proportions and simple geometry

SITE NUMBER:	00000
BASE MODEL:	USB S I E V3
ASSET TYPE:	CORP FRAN
CLASSIFICATION:	NEW
OWNER:	OWNER NAME
BASE VERSION:	XXXXXXXXXX
UPGRADE CLASSIFICATION:	CORP. NEW BUILD
PROJECT YEAR:	XXXX
FURNITURE PACKAGE:	2016 V3
DRAWING RELEASE	MAR 2017

PROJECT TYPE: USB S□E 55
NEW

Wendy's

ADDRESS _____
CITY: STATE: ZIP CODE: _____

REV	DATE	DESCRIPTION
4	03.30.17	MARCH RELEASE

ISSUE DATE: XX(XX(201X

PROJECT NUMBER: --

DRAWN BY: XXX

CHECKED BY: XXX

SEAL

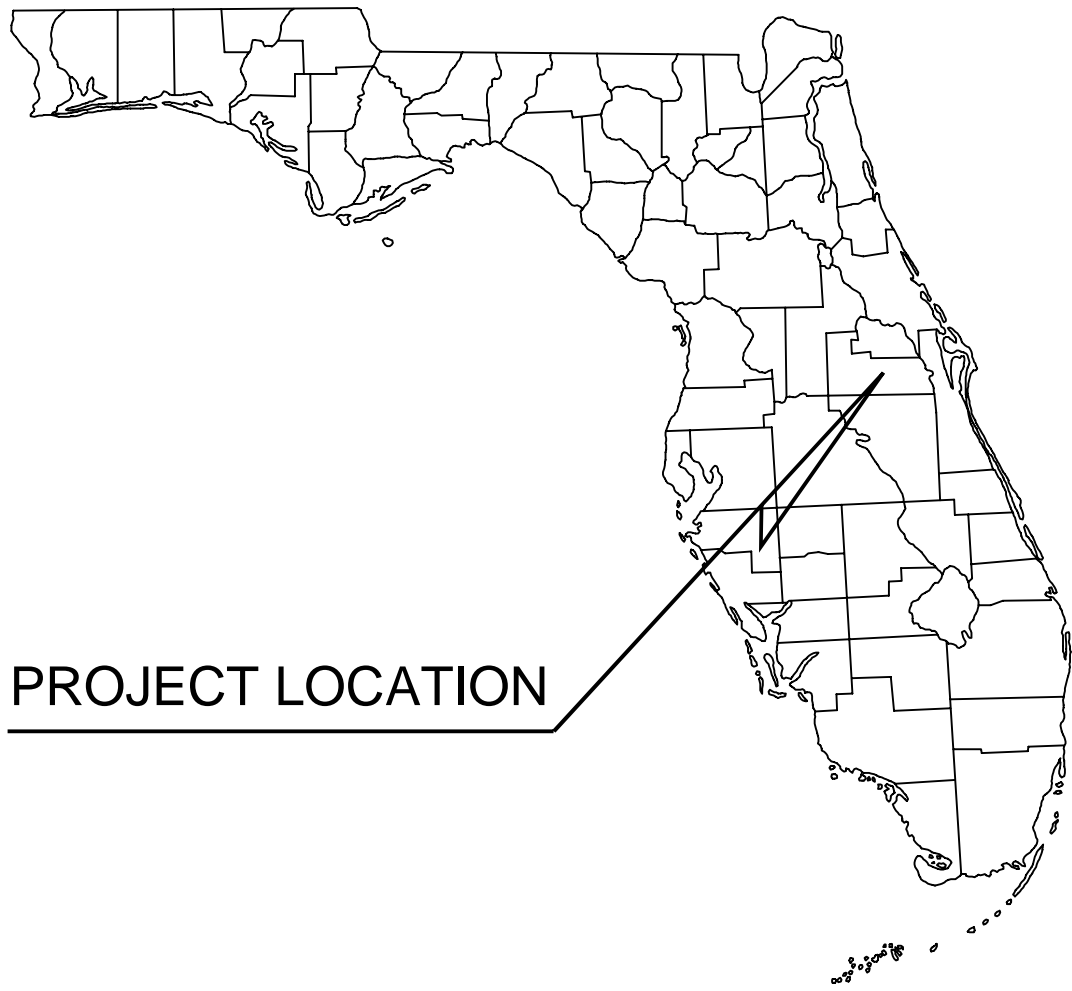
DESIGN
GUIDELINE ONLY -
NOT FOR
CONSTRUCTION

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER

A.

Drawing name: K:\ORL_Civil\149820000-Fairbanks Retail\CADD\CONST\PlanSheets\DP0.0-COVER.dwg DP0.0-COVER Aug 02, 2017 10:43am by: carlos.petero
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PROJECT LOCATION

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 1:

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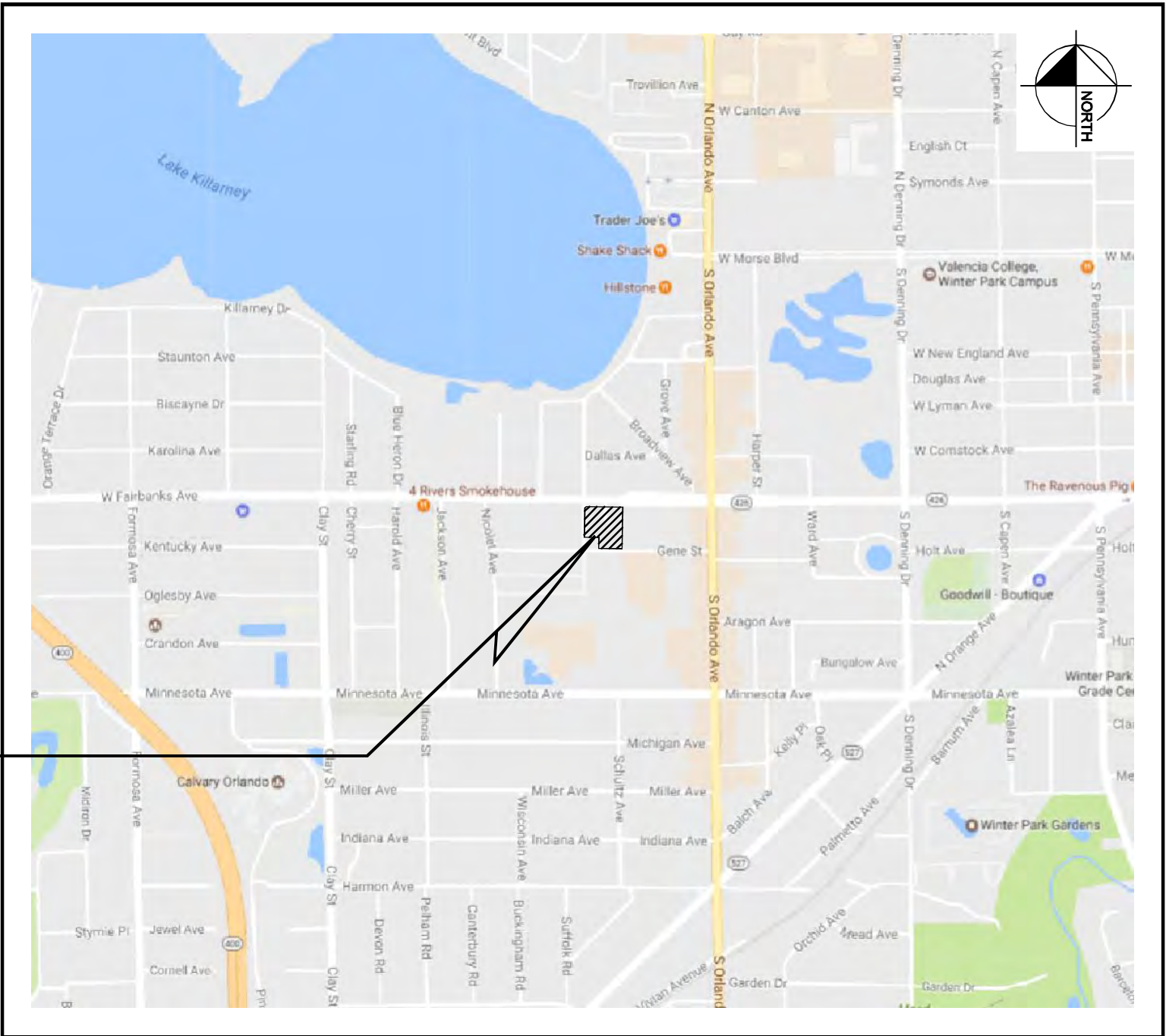
FAIRBANKS RETAIL
COMPREHENSIVE PLAN
AMENDMENT / CONDITIONAL USE

PARCEL # 12-22-29-0664-00-100

PARCEL # 12-22-29-0664-00-120

PARCEL # 12-22-29-0664-00-130

1350 W. FAIRBANKS AVENUE
WINTER PARK, FLORIDA
AUGUST 2, 2017



PROJECT LOCATION

SECTION 12, TOWNSHIP 22S, RANGE 29E

VICINITY MAP

PROJECT TEAM

OWNER/DEVELOPER

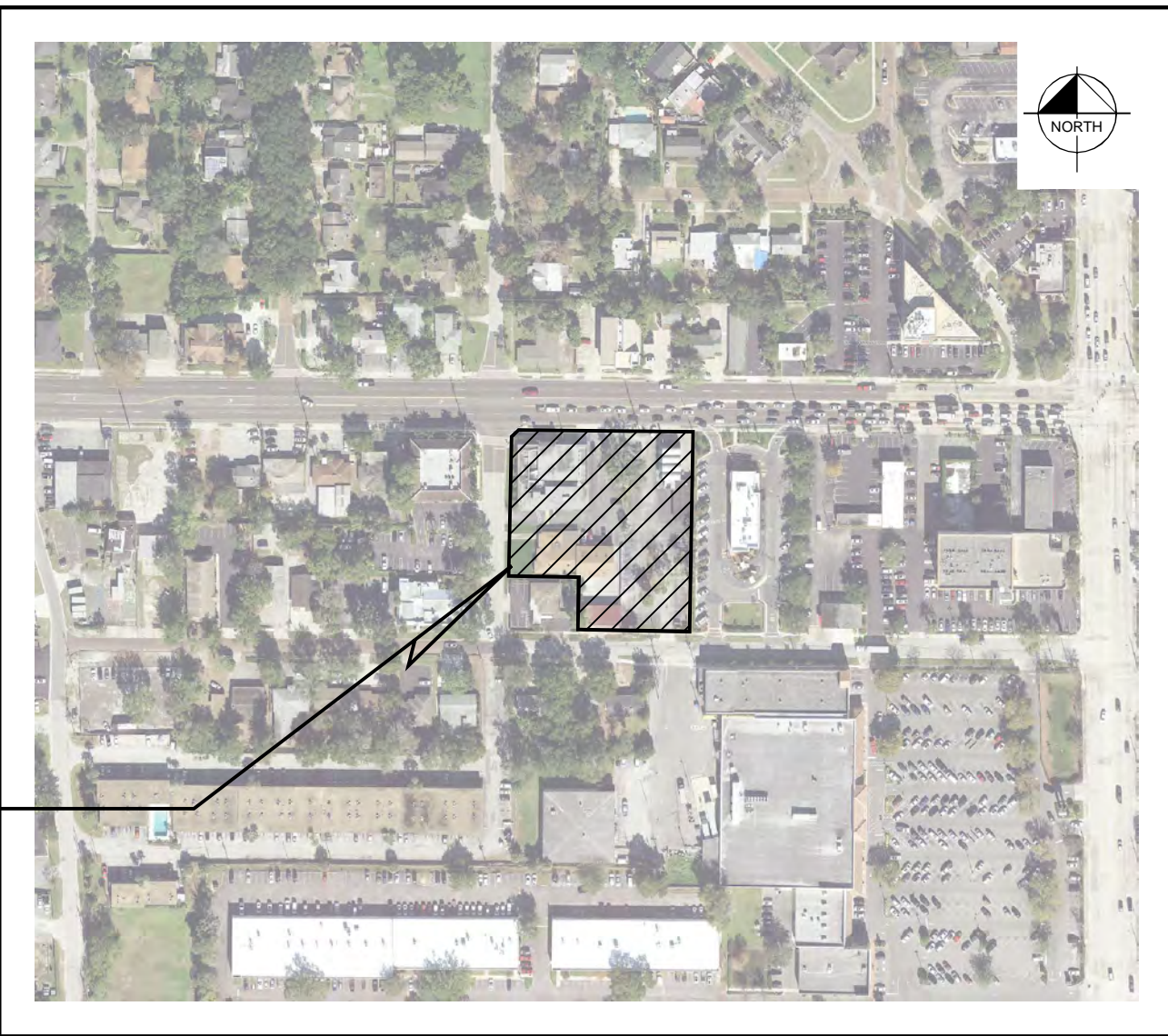
LEON CAPITAL GROUP
3500 MAPLE AVENUE, SUITE 1600
DALLAS, TX 75219
CONTACT: ADAM SMITH
PHONE: (214) 717-6223
EMAIL: ASmith@LeonCapitalGroup.com

ENGINEER

KIMLEY HORN AND ASSOCIATES
3660 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CONTACT: JENNIFER J. STICKLER P.E.
PHONE: (407) 898-1511
EMAIL: Jennifer.Stickler@kimley-horn.com

SURVEYOR

EBI SURVEYING
8415 SUNSET STREET
TAMPA, FL 33634
CONTACT: HENRY A. KILBURN, PSM
PHONE: (813) 886-6081



PROJECT LOCATION

AERIAL PHOTOGRAPH

N.T.S.

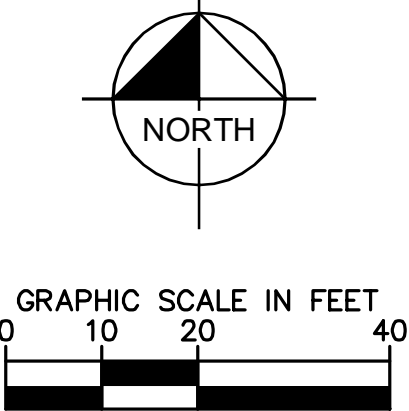
SHEET INDEX

DP0.0	COVER
DP1.0	SITE PLAN
DP2.0	PAVING, GRADING AND DRAINAGE PLAN
DP3.0	UTILITY PLAN
L1.0	PERIMETER LANDSCAPE PLAN
S-1	SURVEY

PREPARED BY

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
3660 Maguire Boulevard, Suite 200, Orlando, FL 32803
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM CA 00000696



<u>SITE DATA:</u>	
SITE AREA:	1.53 ACRES
EXISTING ZONING:	0-1 & C-3
PROPOSED ZONING:	C-3
FUTURE LAND USE:	OFFICE/COMMERCIAL
PROPOSED LAND USE:	COMMERCIAL INCLUDING RESTAURANT WITH DRIVE-THRU
MAXIMUM BUILDING HEIGHT:	55' (30' PROPOSED)
FEMA FLOOD ZONE:	ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YR FLOOD PLAIN)
<u>BUILDING COVERAGE:</u>	
EXISTING BUILDING AREA TO BE REMOVED:	19,710 SF
PROPOSED BUILDING AREA:	9,854 SF
F.A.R. (9,854 SF/66,632 SF)	0.15
MAXIMUM ALLOWABLE F.A.R.	0.45

<u>SETBACKS</u>	<u>BUILDING</u>	<u>LANDSCAPE</u>
NORTH:	20 FT	8 FT
EAST:	5 FT	5 FT
WEST:	10 FT	5 FT
REAR:	10 FT	10 FT

<u>REQUIRED PARKING:</u>	
RETAIL (1 SPACES PER 250 SF):	
6,882 SF/250 SF=	28 SPACES
RESTAURANT (1 SPACE PER 50 SF OF PATRON AREA OR	
1 PER 3 SEATS, WHICHEVER IS GREATER):	
1,117 SF(INCL OUTDOOR PATIO AREA)/50 SF=	22 SPACES
TOTAL PARKING SPACES REQUIRED:	50 SPACES

PROVIDED PARKING:	
PROPOSED HANDICAP SPACES:	6 SPACES
PROPOSED REGULAR SPACES:	62 SPACES
TOTAL SPACES PROVIDED	68 SPACES

PROVIDED BICYCLE PARKING:	
PROPOSED SPACES (10% OF TOTAL VEHICULAR SPACES)	7 SPACES
TOTAL SPACES PROVIDED	7 SPACES

IMPERVIOUS CALCULATIONS

MAX IMPERVIOUS AREA:	1.30 AC (0.85%)
TOTAL PROPOSED IMPERVIOUS AREA:	0.93 AC (0.61%)

STORMWATER MANAGEMENT:
STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET CITY OF
WINTER PARK CODE AND THE REQUIREMENTS OF THE LOCAL WATER
MANAGEMENT DISTRICT.

LANDSCAPING:
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS PER SECTION 58, V, DIVISION 8 & 9 OF THE CITY OF WINTER PARK LAND DEVELOPMENT CODE. SEE SHEET L1.0 (LANDSCAPE PLAN) FOR ADDITIONAL INFORMATION.

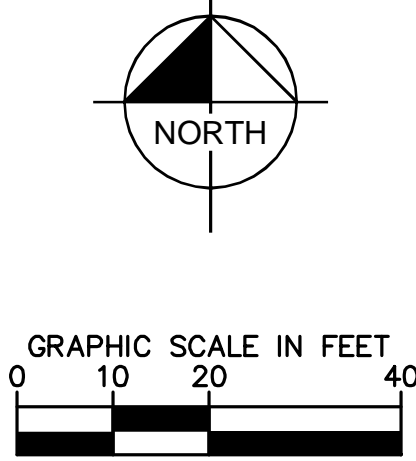
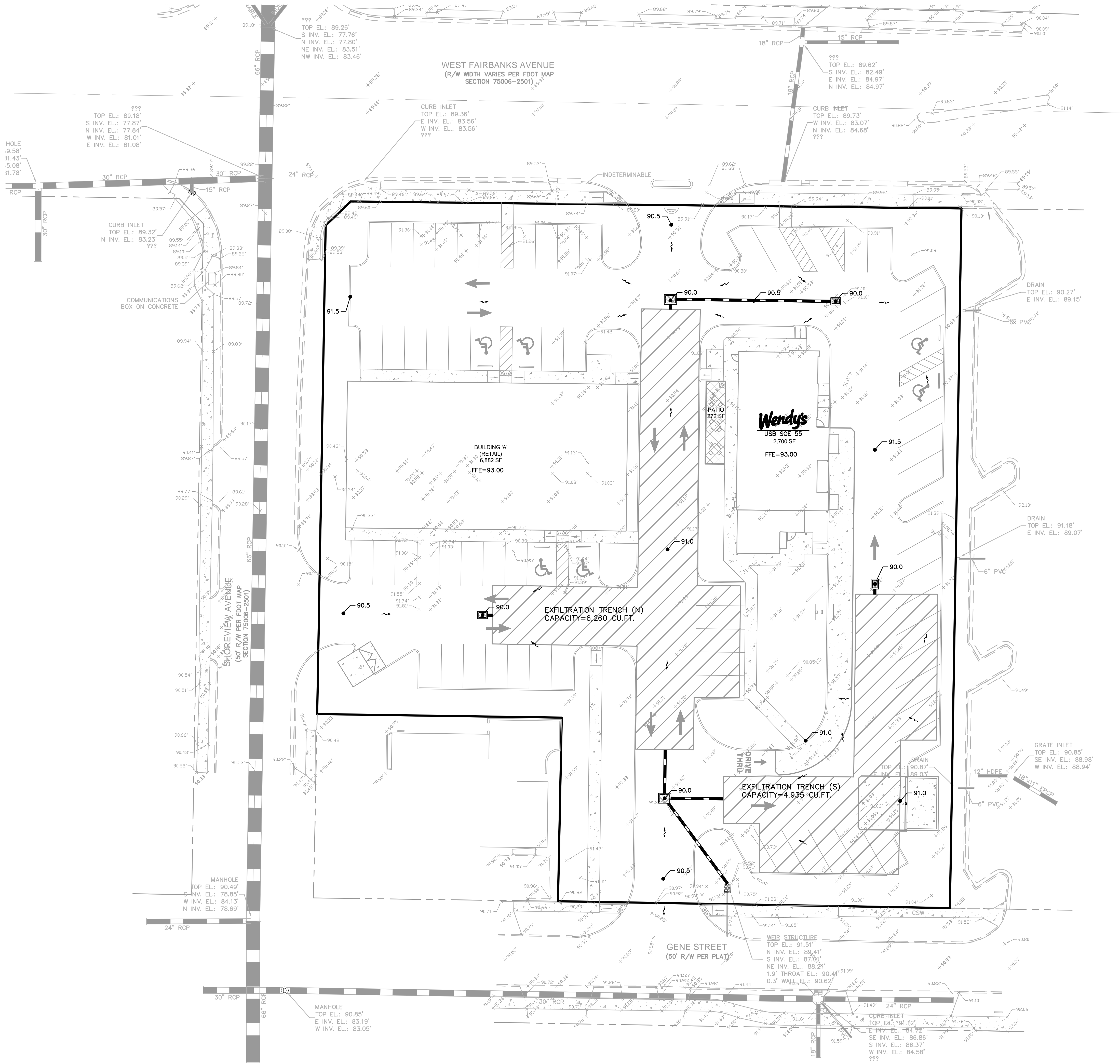
NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

2. HANDICAP ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE (2012 ED.).

SHEET NUMBER		DP1.0	
FAIRBANKS RETAIL		CITY OF WINTER PARK	
FLORIDA		FLORIDA	
SITE PLAN		KHA PROJECT 149820000	
DATE 08/02/17		LICENSED PROFESSIONAL	
SCALE AS SHOWN		JENNIFER J. STICKLER, P.E.	
DESIGNED BY JJS		FLORIDA LICENSE NUMBER	
DRAWN BY LDA		76118	
CHECKED BY JJS		DATE: _____	
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.		© 2017 KIMLEY-HORN AND ASSOCIATES, INC.	
3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803		3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803	
PHONE: 407-898-1511		PHONE: 407-898-1511	
WWW.KIMLEY-HORN.COM		WWW.KIMLEY-HORN.COM	
CA 0000696		CA 0000696	
No.		No.	
REVISIONS		REVISIONS	
DATE		DATE	
BY		BY	

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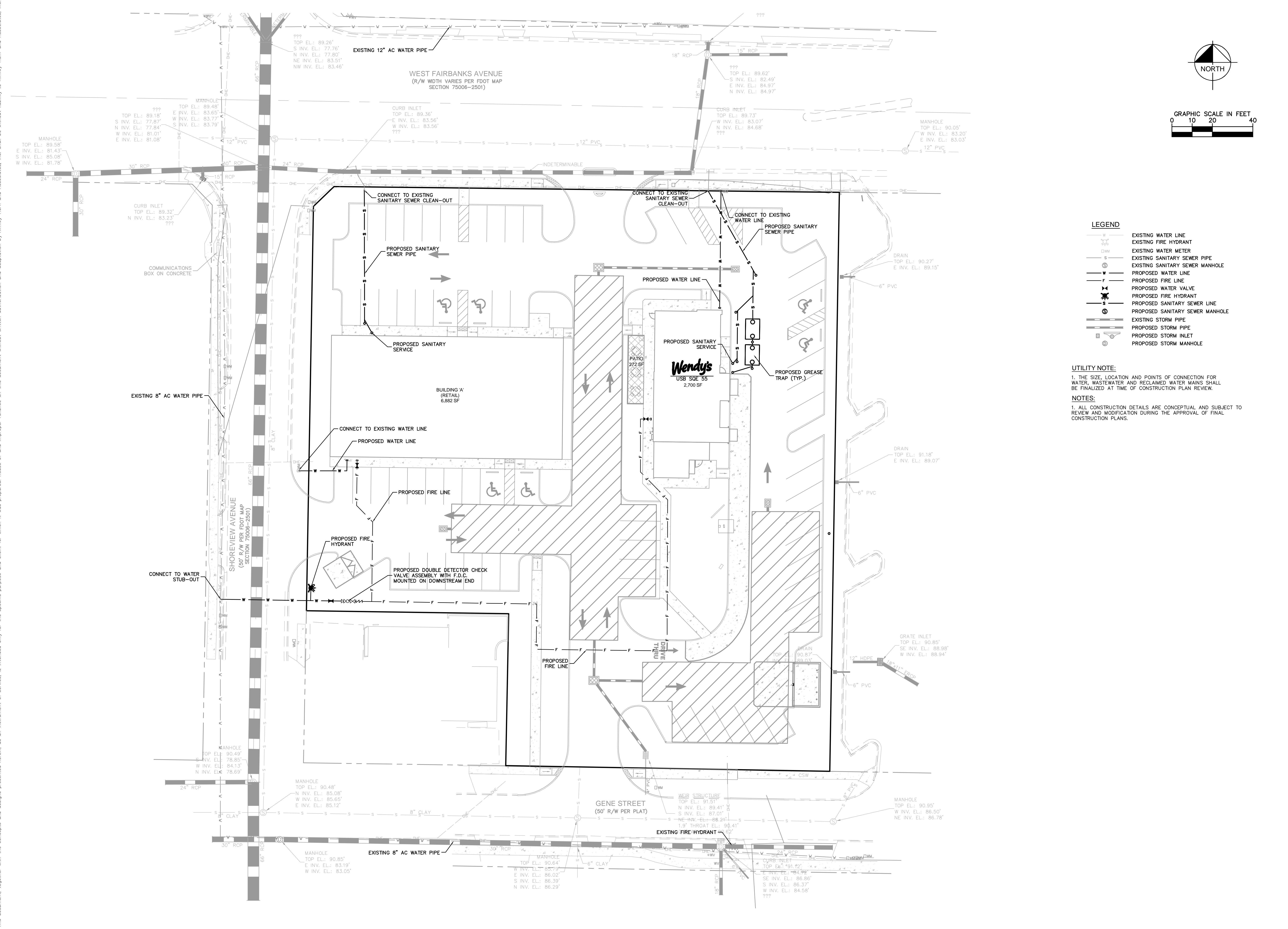
- LEGEND**
- DIRECTION OF SURFACE WATER RUNOFF
 - PROPOSED SPOT ELEVATION
 - PROPOSED DRAINAGE PIPE
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - EXISTING STORM PIPE
 - EXISTING CURB INLET
 - EXISTING STORM INLET

DRAINAGE NOTE:
1. THE SIZE, LOCATION, AND POINTS OF CONNECTION FOR STORM SEWER AS WELL AS GRADING OF THE SITE IS SUBJECT TO CHANGE DURING FINAL ENGINEERING REVIEW.

NOTES:
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

FAIRBANKS RETAIL		PAVING, GRADING AND DRAINAGE PLAN		Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 0000696		BY DATE	
CITY OF WINTER PARK		FLORIDA		JENNIFER J. STICKLER, P.E. FLORIDA LICENSE NUMBER 76118		REVISIONS	
SHEET NUMBER DP2.0		KHA PROJECT 149820000		LDA		No.	
		DATE 08/02/17		JUS		DATE	
		SCALE AS SHOWN		JUS		DATE	
		DESIGNED BY		JUS		DATE	
		DRAWN BY		LDA		DATE	
		CHECKED BY		JUS		DATE	

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ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

1308 WEST FAIRBANKS AVENUE
LOTS 37-39 AND PARTS OF LOTS 10-14, 35 AND 36
BEVERLY PARK
ORANGE COUNTY, FLORIDA

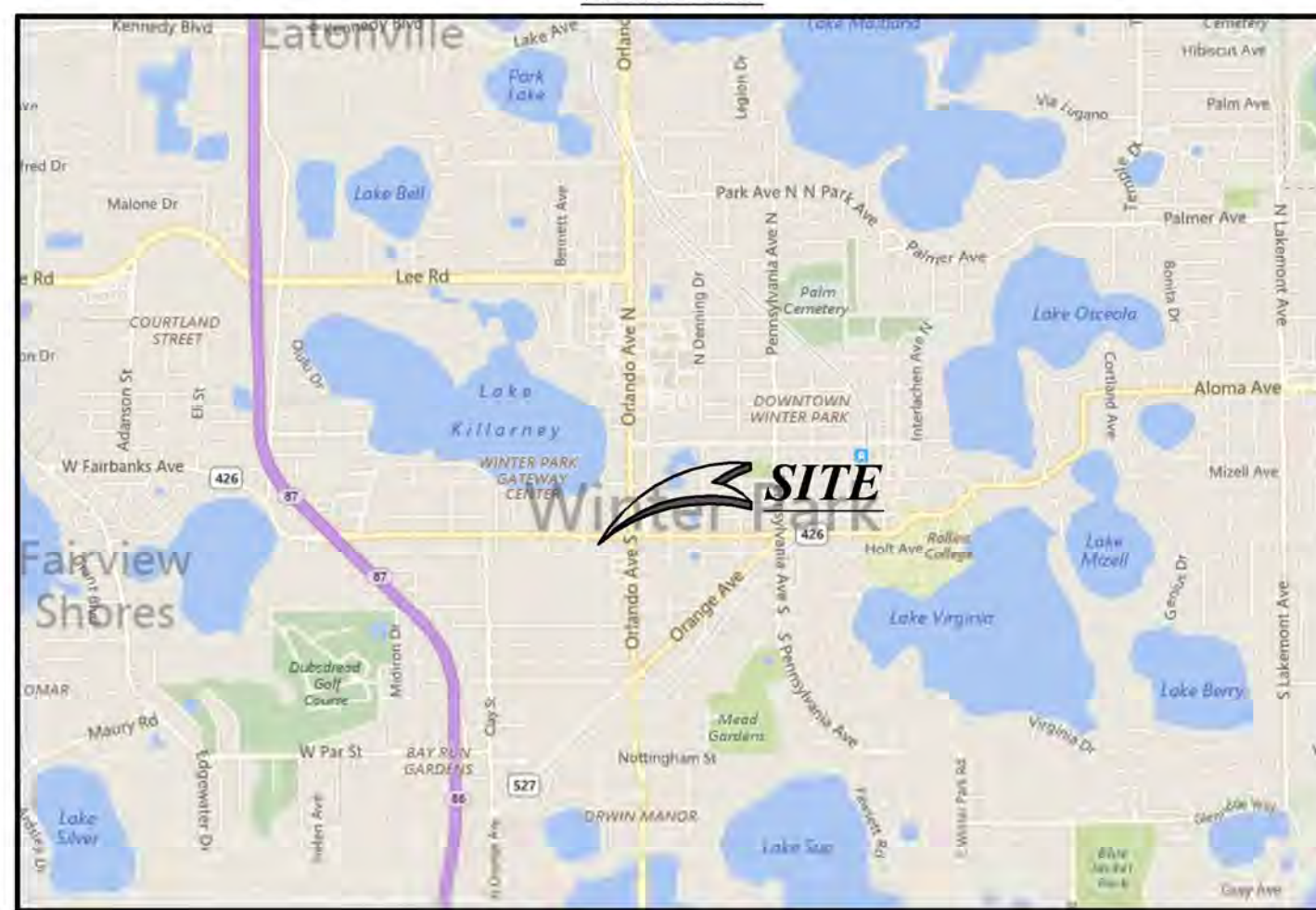
E-BI Surveying
8415 Sunstate Street
Tampa, Florida 33634

Phone: (813) 886-6080 / Fax: (813) 886-6081
Certificate of Authorization Number: LB-7652

SITE PHOTOGRAPH



VICINITY MAP



BENCHMARKS:

CONTROL BENCHMARK:
STATION IS AN FOOT BENCHMARK NUMBER
7504B018 CHECKED AT THE NORTHWEST
CORNER OF THE INTERSECTION OF SHOREVIEW
AVENUE AND WEST FAIRBANKS AVENUE.

EL: 89.11' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI
LB-7652" LOCATED ON THE TOP OF THE
CONCRETE CURB INLET LOCATED NEAR THE
NORTHWEST CORNER OF PARCEL 1 AS DESCRIBED
HEREON.

EL: 89.41' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "LB-714"
LOCATED ON THE CONCRETE CURB INLET
LOCATED NEAR THE NORTHEAST CORNER OF LOT
13.

EL: 89.88' (NAVD88)

TO LEON CAPITAL GROUP, LLC; SQUIRE PATTON BOGGS
(US) LLP; FIDELITY NATIONAL TITLE INSURANCE
COMPANY; 16121 S. ORANGE, LLC A TEXAS LIMITED
LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE
SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2016 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA
AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A)
(NONE PROVIDED), 7(A), 8, 9, 13, 16, AND 20 OF
TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 07/26/2016,
AND
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
UNDER MY DIRECTION AND MEETS THE STANDARDS OF
PRACTICE REQUIREMENTS OF CHAPTER 5A-17 OF THE
FLORIDA ADMINISTRATIVE CODE.

5/31/2017
HENRY A. KILBURN, PSM DATE SIGNED
SURVEYOR AND MAPPER NUMBER: LS-6661

REVISIONS: APPD.

DATE OF SURVEY:
07/26/2016
DRAWN: EWB
CHECKED: HAK
REVISION:
FILE: LC19ALTAX.dwg

PROJECT NUMBER:
LCGR0019

SHEET NO.

1

OF 1

MEMORANDUM

To: Jeffery Briggs, Planning & Community Development Manager
City of Winter Park

From: James M. Taylor, P.E.,
Kimley-Horn and Associates, Inc.

Date: September 1, 2017

Subject: 1350 West Fairbanks Avenue TIA
Traffic Impact Analysis Comment Response

Mr. Briggs,

Per staff's request on August 29, 2017, please find attached the updated Traffic Impact Analysis (TIA) associated with the application referenced. Specifically, the report has been revised to include Daily trip generation and assignment. The conclusions of the attached report remain unchanged from the August 28, 2017 revision. That is, the analysis shows the redevelopment of the site as proposed is expected to have minimal increase of new external project trips on the roadway network.

Staff correctly points out in the September 5, 2017 Staff Report associated with the rezoning request for 1350 West Fairbanks Avenue that the average ITE trip generation rate for Fast Food Restaurant with Drive-Thru (ITE LUC 934) is a factor of ten (10) higher than the rate for Specialty Retail (ITE LUC 826) per 1,000 square feet use. However, the proposed redevelopment plan to convert approximately 19,700 square feet of existing building space to 6,882 square feet of office building and a 2,700 square foot fast food restaurant will not have that level of trip increase on external roadways in the design hour, for the following reasons:

1. The proposed redevelopment will decrease the amount of building area associated with trip generation. The developer will not be converting between land uses on a one-to-one ratio of building area.
2. A substantial amount of trips associated with the fast food use are pass-by trips which are already on the roadway today.
3. As provided in the revised TIA, the new external PM peak hour trip generation associated with the site is not an increase by a factor of 10. The TIA provides the following projection for PM peak hour external trips:
 - Existing = 29 vehicles per hour (5 inbound and 24 outbound) based on the average ITE trip rate for General Office (ITE LUC 820)
 - Redevelopment = 70 vehicles per hour (30 inbound and 40 outbound)
 - Net Increase = 41 vehicles per hour (25 inbound and 16 outbound)
4. The current zoning for the site has a higher trip generation potential than is currently being utilized. Therefore, the current tenant mix overestimates the trip increase of the proposed redevelopment.

To expand on the last point, the updated TIA applies the average ITE trip rate for General Office (ITE LUC 710) for the existing building area. The General Office average rate is expected to more

MEMORANDUM

To: Mr. Adam Smith
Leon Capital Group

From: James M. Taylor, P.E.
Kimley-Horn and Associates, Inc.

Date: September 1, 2017

Subject: Limited Traffic Impact Analysis (TIA)
Fairbanks Retail, City of Winter Park, Florida
Parcel ID #12-22-29-0664-00-100, #12-22-29-0664-00-120, &
#12-22-29-0664-00-130

INTRODUCTION

Kimley-Horn has been retained by Leon Capital Group to analyze and document the traffic impacts associated with the redevelopment of a site in the City of Winter Park, Florida. A limited traffic impact analysis was performed for the Fairbanks Retail development on August 4, 2017. This memorandum was revised to address City staff comments regarding trip generation.

Project Description

The project site is located in the southeast quadrant of the intersection of Shoreview Avenue and SR 426 (W Fairbanks Avenue). Current zoning of the property is Commercial-3 and Office-1. The site is composed of three separate parcels (parcels ID #12-22-29-0664-00-100, #12-22-29-0664-00-120, & #12-22-29-0664-00-130). The project location is shown in **Figure 1**.

The site is currently occupied by a 19,710 square foot funeral home service and vacant office space. The applicant is redeveloping the site to consist of a 6,882 square foot medical office and a 2,700 square foot fast-food restaurant. The conceptual site plan is included as **Appendix A**. The total area of the site is 1.53 acres.

Study Area

The study area for the mixed-use development includes three (3) intersections and three (3) project driveways. The study intersections are shown in **Figure 1**, and are listed below:

- US 17-92/SR 15(S Orlando Avenue) & SR 426 (W Fairbanks Avenue)
- US 17-92/SR 15(S Orlando Avenue) & Gene Street
- SR 426 (W Fairbanks Avenue) & Shoreview Avenue



Figure 1: Project Location

DEVELOPMENT TRAFFIC

Site Access

The site of the proposed redevelopment is currently occupied by funeral home services and vacant office space. The existing configuration of the site includes two (2) driveways along SR 426 (W Fairbanks Avenue), one (1) driveway along Shoreview Avenue, and two (2) driveways along Gene Street. The project driveways along Shoreview Avenue and Gene Street allow all movements to access the site while the driveways along SR 426 (W Fairbanks Avenue) restrict vehicles to right-in right-out maneuvers.

Under the proposed conditions, there is anticipated to be one (1) right-in right-out driveway along SR 426 (W Fairbanks Avenue), one (1) full access driveway along Shoreview Avenue, and one (1) full access driveway along Gene Street. Cross access is provided between all land uses under existing and proposed conditions.

Trip Generation

A trip generation analysis was performed to project the additional trips expected from the redevelopment of the site. Trip generation for the existing and proposed development scenarios were calculated using the 9th Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The trip generation analysis utilizes ITE procedures to calculate the Daily and PM Peak Hour trips for Land Use Codes (LUC) 710 General Office, LUC 720 Dental/Medical Office and LUC 934 Fast-Food with Drive-Thru.

The difference in proposed and existing development scenarios is calculated as the new external trip generation expected from the redevelopment of the site. Existing development includes 19,710 square feet of office space (currently a funeral home and a vacant flower shop). The ITE average rate for General Office was used for the existing site. Redevelopment of the site is proposed as 6,882 square foot medical office and a 2,700 square foot fast-food restaurant. A pass-by reduction was applied to account for future fast food traffic already on the roadway network today. No internal capture reduction was applied.

A summary of the trip generation analysis to project new external traffic from the proposed redevelopment is provided in **Table 1**. As shown in the table above, the redevelopment of the site is anticipated to generate 519 additional Daily trips external to the site and 41 additional PM Peak Hour trips (25 new inbound trips and 16 new outbound trips).

Table 1: Trip Generation Summary

PROPOSED REDEVELOPMENT															
Land Use	ITE LUC	Size	Units	Daily ITE Trip Rate ¹	PM ITE Trip Rate ¹	Daily Trip Generation				PM Peak Hour Trip Generation					
						Total	In ¹		Out ¹	Total	In ¹		Out ¹		
Fast-Food w/ Drive-Thru	934	2.7	KSF	496.12	32.65	1,340	50%	670	50%	670	88	52%	46	48%	42
Medical/Dental Office	720	6.9	KSF	9.65	3.81	66	50%	33	50%	33	26	28%	7	72%	19
Total Generated Trips						1,406		703		703	114		53		61
LUC 934 Pass by Trips ² =	50.0%					670		335		335	44		23		21
New External Trips						736		368		368	70		30		40
¹ Vehicle trip rates and directional splits per procedures outlined in ITE Trip Generation, 9th Edition															
² Pass-by trip rate for ITE LUC 934 per ITE Trip Generation Handbook, 3rd Edition															
EXISTING DEVELOPMENT															
Land Use	ITE LUC	Size	Units	Daily ITE Trip Rate ^{1,2}	PM ITE Trip Rate ^{1,2}	Daily Trip Generation				PM Peak Hour Trip Generation					
						Total	In ¹		Out ¹	Total	In ¹		Out ¹		
Office	710	19.7	KSF	11.03	1.49	217	50%	109	50%	108	29	17%	5	83%	24
New External Trips						217		109		108	29		5		24
¹ Vehicle trip rates and directional splits per procedures outlined in ITE Trip Generation, 9th Edition															
² The ITE average rate was used to calculate the Daily and PM rate for LUC 710.															
ADDITIONAL NEW EXTERNAL TRIPS															
New External Trips						519		259		260	41		25		16

Trip Distribution

Distribution of the additional project trips onto study area roadways was determined using travel demand model forecasting based on the Florida Standard Urban Transportation Model Structure (FSUTMS). The Central Florida Regional Planning Model (CFRPMv6) travel demand model was used to forecast the project trip distribution for the project at build-out.

Land use data for the project was coded into a traffic analysis zone (TAZ) which was situated within the roadway network in a manner to appropriately represent the site's accessibility. The network was reviewed to reflect existing plus committed capacity. The updated model was then run to distribute trips for all model trip purposes between allocated origins and destinations. Project trip distribution percentages were extracted from the loaded model and assigned to facilities within the study area. A plot of model output is included in **Appendix B**.

Based on site access, distribution at the project driveways was developed from the model output. **Figure 2** shows the specific trip assignments of the additional inbound and outbound project trips anticipated from site redevelopment in terms of percentage of distribution and PM peak hour trip assignment.

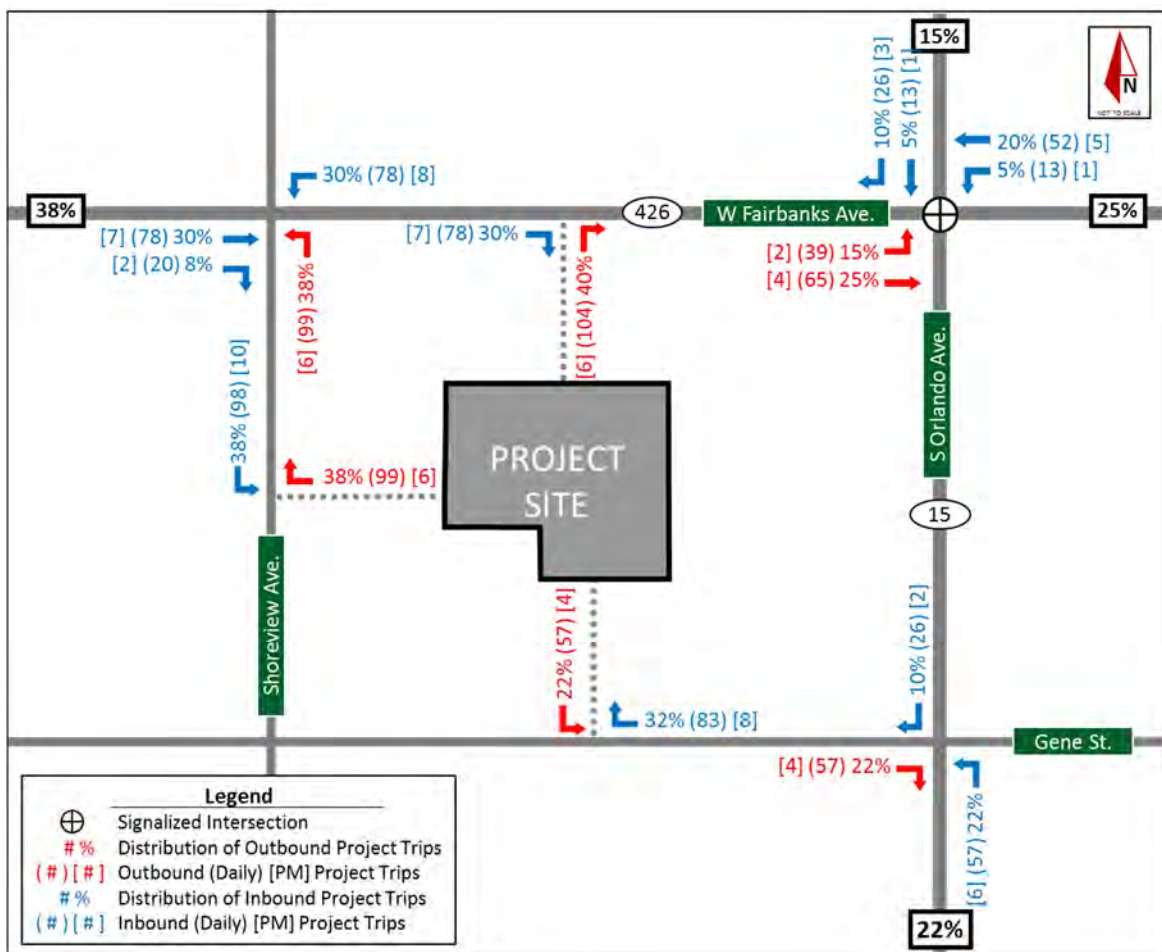


Figure 2: Trip Distribution

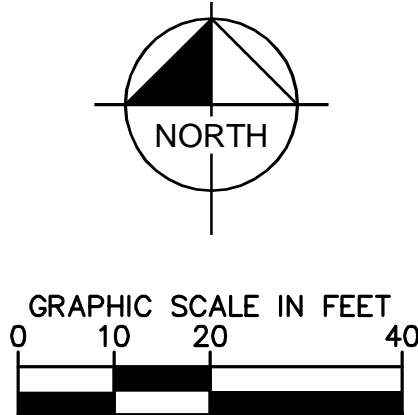
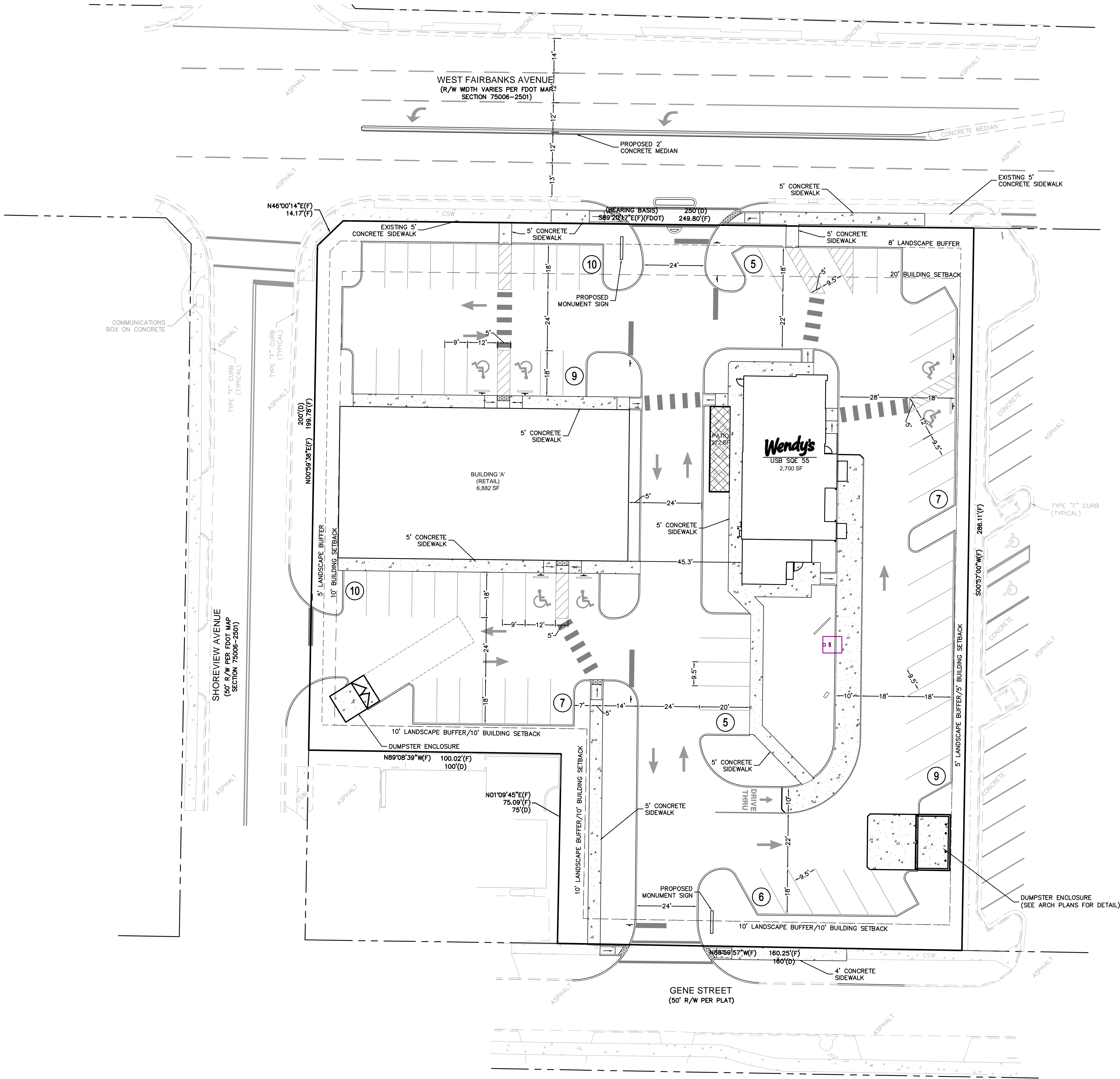
CONCLUSION

The analysis concludes that the redevelopment of the site, as proposed, will likely result in a minimal increase of new external project trips on the roadway network. Two (2) new PM Peak Hour trips are anticipated to be added to the eastbound left turn movement, at the intersection of W. Fairbanks Avenue & S. Orlando Avenue, as a result of the redevelopment.

APPENDIX A

Conceptual Site Plan

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA:
SITE AREA: 1.53 ACRES
EXISTING ZONING: O-1 & C-3
PROPOSED ZONING: C-3
FUTURE LAND USE: OFFICE/COMMERCIAL
PROPOSED LAND USE: COMMERCIAL INCLUDING RESTAURANT WITH DRIVE-THRU
MAXIMUM BUILDING HEIGHT: 55' (30' PROPOSED)
FEMA FLOOD ZONE: ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YR FLOOD PLAIN)

BUILDING COVERAGE:
EXISTING BUILDING AREA TO BE REMOVED: 19,710 SF
PROPOSED BUILDING AREA: 9,854 SF
F.A.R. (9,854 SF/66,632 SF): 0.15
MAXIMUM ALLOWABLE F.A.R.: 0.45

SETBACKS	BUILDING	LANDSCAPE
NORTH: 20 FT	8 FT	8 FT
EAST: 5 FT	5 FT	5 FT
WEST: 10 FT	5 FT	5 FT
REAR: 10 FT	10 FT	10 FT

REQUIRED PARKING:
RETAIL (1 SPACES PER 250 SF): 6,882 SF/250 SF= 28 SPACES
RESTAURANT (1 SPACE PER 50 SF OF PATRON AREA OR 1 PER 3 SEATS, WHICHEVER IS GREATER): 1,117 SF (INC. OUTDOOR PATIO AREA)/50 SF= 22 SPACES
TOTAL PARKING SPACES REQUIRED: 50 SPACES

PROVIDED PARKING:
PROPOSED HANDICAP SPACES: 6 SPACES
PROPOSED REGULAR SPACES: 62 SPACES
TOTAL SPACES PROVIDED: 68 SPACES

IMPERVIOUS CALCULATIONS
MAX IMPERVIOUS AREA: 1.30 AC (0.85%)
TOTAL PROPOSED IMPERVIOUS AREA: 0.93 AC (0.61%)

STORMWATER MANAGEMENT:
STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET CITY OF WINTER PARK CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

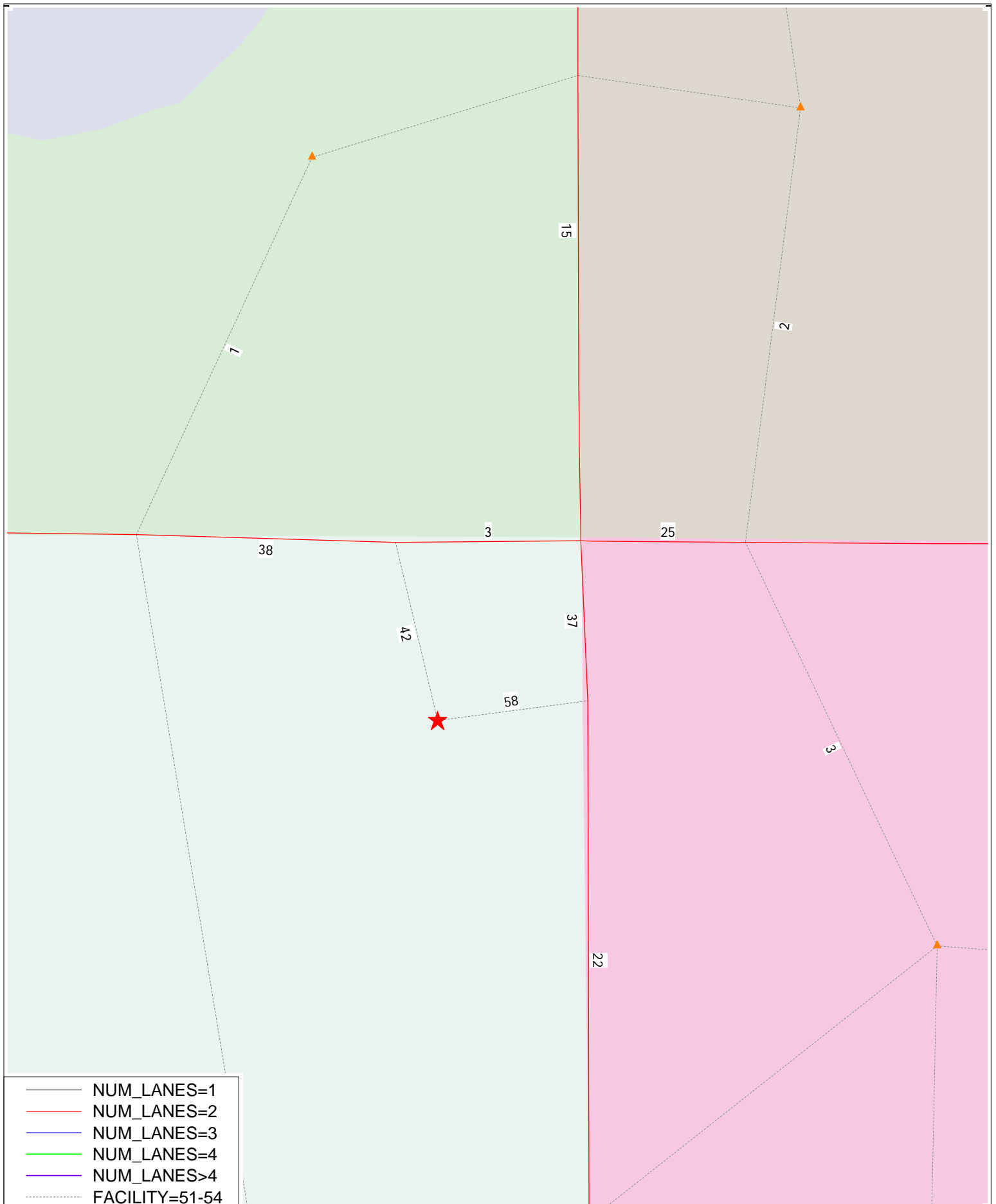
LANDSCAPING:
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS PER SECTION 58, V, DIVISION 8 & 9 OF THE CITY OF WINTER PARK LAND DEVELOPMENT CODE. SEE SHEET L1.0 (LANDSCAPE PLAN) FOR ADDITIONAL INFORMATION.

NOTES:
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
2. HANDICAP ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE (2012 ED.).

KHA PROJECT				DATE		SCALE		DESIGNED BY		DRAWN BY		CHECKED BY		JUS		DATE		REVISIONS		No.	
149820000				06/05/17		AS SHOWN		JUS		LDA		JUS		JUS		06/05/17					
														JENNIFER J. STICKLER, P.E.				© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM			
														FLORIDA LICENSE NUMBER 76118							
														DATE: _____							
														CITY OF WINTER PARK				FLORIDA			
														FAIRBANKS RETAIL							
														SHEET NUMBER DP1.0							

APPENDIX B

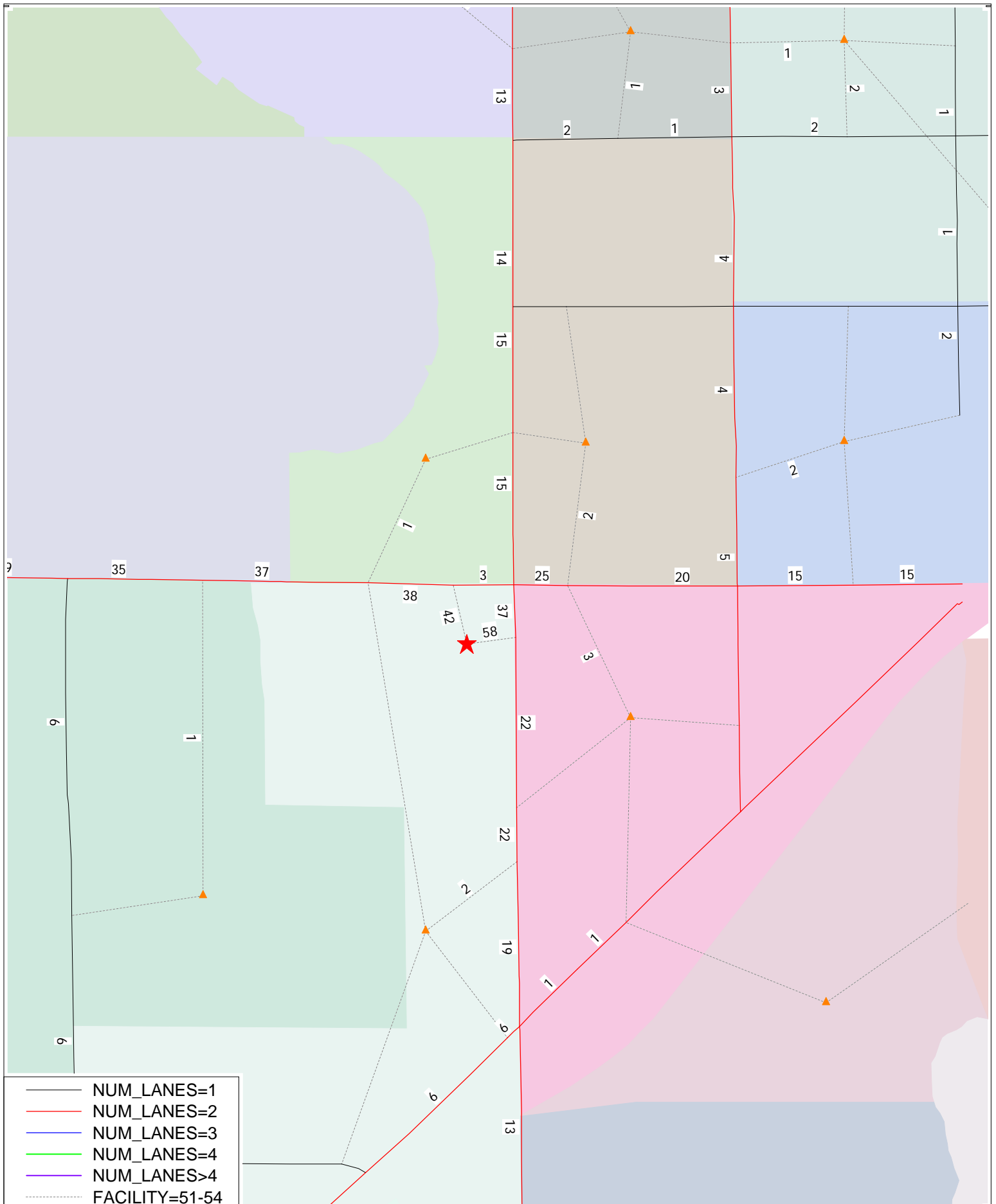
CFRPM Model Output



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8/3/2017 Base.CF_2020.Fairbanks_20

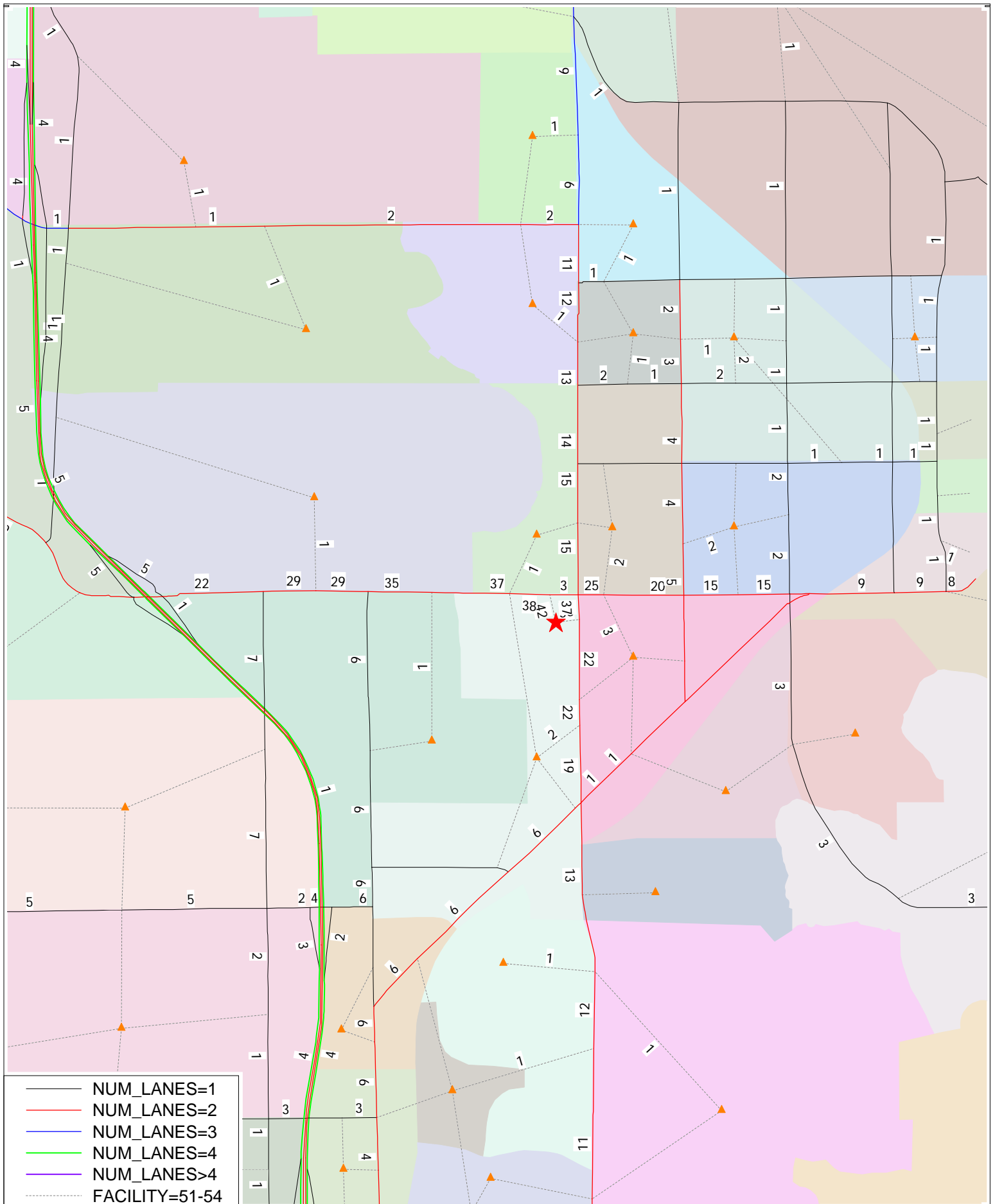
CFRPM Version 6.1 Year 2020, Including Polk County



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8/3/2017 Base.CF_2020.Fairbanks_20

CFRPM Version 6.1 Year 2020, Including Polk County



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8/3/2017 Base.CF_2020.Fairbanks_20

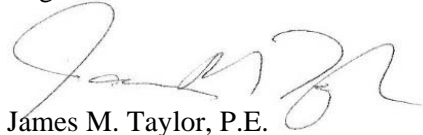
CFRPM Version 6.1 Year 2020, Including Polk County

closely estimate trip generation from the existing tenants of the site (a funeral home and vacant flower shop) compared to other available ITE land use codes related to the current zoning. However, approximately 13,100 square feet of existing building space lies in the C-3 zoning designation which has a much higher trip generation potential than the average rate for General Office use. The following trip generation comparison shows the difference in trips between the proposed redevelopment and a potential scenario using the Specialty Retail (ITE LUC 826) trip rate for the building area in the existing C-3 designation and the General Office (ITE LUC 710) fitted curve trip rate for the building area in the existing O-1 designation. In this scenario, where a different tenant mix increases the trip generation within the existing zoning, the proposed redevelopment results a net reduction in PM peak hour trips external to the site.

PROPOSED REDEVELOPMENT										
Land Use	ITE LUC	Size	Units	Daily ITE Trip Rate ¹	PM ITE Trip Rate ¹	PM Peak Hour Trip Generation				
						Total	In ¹		Out ¹	
Fast-Food w/ Drive-Thru	934	2.7	KSF	496.12	32.65	88	52%	46	48%	42
Medical/Dental Office	720	6.9	KSF	9.65	3.81	26	28%	7	72%	19
Total Generated Trips						114		53		61
LUC 934 Pass by Trips ² =	50.0%					44		23		21
New External Trips						70		30		40
¹ Vehicle trip rates and directional splits per procedures outlined in ITE Trip Generation, 9th Edition										
EXISTING DEVELOPMENT										
Land Use	ITE LUC	Size	Units	Daily ITE Trip Rate ¹	PM ITE Trip Rate ¹	PM Peak Hour Trip Generation				
						Total	In ¹		Out ¹	
Specialty Retail Center	826	13.1	KSF	44.32	4.04	53	44%	23	56%	30
Office	710	6.6	KSF	25.25	13.08	86	17%	15	83%	71
New External Trips						139		38		101
¹ Vehicle trip rates and directional splits per procedures outlined in ITE Trip Generation, 9th Edition										
ADDITIONAL NEW EXTERNAL TRIPS										
New External Trips						-69		-8		-61

In summary, the TIA provided for the referenced rezoning application shows the redevelopment of the site as proposed is expected to have minimal increase of new external PM peak hour project trips on the surrounding roadway network. Thank you for consideration of these finding related to the application and with the additional context provided above in response to the associated Staff Report.

Regards,



James M. Taylor, P.E.
Project Manager

Stickler, Jennifer

From: Sanders, Michael <Michael.Sanders@dot.state.fl.us>
Sent: Monday, July 24, 2017 5:02 PM
To: Stickler, Jennifer; Taylor, James; Coleman, Christopher
Cc: Pamulapati, Suraj; Watson, Donald
Subject: RE: 1308/1324/e

Jennifer, a raised separator would be ideal to deter left turns out across potential signal queues if feasible. On a quick look the typical section appears consistent east of Shoreview Drive (no paved shoulder). If there is any consideration for matching the existing separator width, we would endeavor to accommodate this recommendation. Please continue to coordinate with our local operations office as you move forward with permitting.

Michael Sanders, P.E.
Assistant District Traffic Operations Engineer
District Five
Florida Department of Transportation
719 S Woodland Blvd
DeLand FL 32720
386-943-5339

From: Stickler, Jennifer [mailto:Jennifer.Stickler@kimley-horn.com]
Sent: Wednesday, July 19, 2017 4:33 PM
To: Sanders, Michael; Taylor, James; Coleman, Christopher
Cc: Pamulapati, Suraj; Watson, Donald
Subject: RE: 1308/1324/e

All, thank you for the very quick responses. I spoke again with the City and they want to know if DOT would allow a concrete median in lieu of the double stripe that is there currently. The attached site plan shows the existing lane dimensions and a proposed 2' concrete median due to the existing lane widths. It is my understanding a 2' concrete median is substandard however the City feels a concrete median is critical for the safety of preventing drivers from swinging around the "pork chop" median at the entrance. I would appreciate your input.

Thank you!

Jennifer Stickler, P.E.
Kimley-Horn | 3660 Maguire Blvd., Suite 200, Orlando, FL 32803
Direct: 407 427 1682 | Mobile: 407 405 1562 | www.kimley-horn.com

From: Sanders, Michael [mailto:Michael.Sanders@dot.state.fl.us]
Sent: Wednesday, July 5, 2017 3:23 PM
To: Taylor, James <James.Taylor@kimley-horn.com>; Stickler, Jennifer <Jennifer.Stickler@kimley-horn.com>; Coleman, Christopher <Christopher.Coleman@dot.state.fl.us>
Cc: Pamulapati, Suraj <Suraj.Pamulapati@dot.state.fl.us>; Watson, Donald <Donald.Watson@dot.state.fl.us>
Subject: RE: 1308/1324/e

James:

If the development is contributing very few trips to the 17/92 left turn lane, we would likely not require the EB left turn lane to be extended.

Mike

From: Taylor, James [<mailto:James.Taylor@kimley-horn.com>]
Sent: Wednesday, July 05, 2017 1:07 PM
To: Sanders, Michael; Stickler, Jennifer; Coleman, Christopher
Cc: Pamulapati, Suraj; Watson, Donald
Subject: RE: 1308/1324/e

Hi Mike,

We have not performed a traffic study or collected data to determine project distribution to date. Given the access options and grid network, along with the minimal additional outbound traffic shown in the trip generation summary below, impact from the project would be very small at the turn (maybe 1-2 additional eastbound lefts per hour).

James M. Taylor, P.E.

Kimley-Horn | 3660 Maguire Blvd, Ste 200, Orlando, FL 32803
Direct: 407 409 7006 | Mobile: 813 994 9198 | www.kimley-horn.com

Celebrating 10 years as one of FORTUNE's 100 Best Companies to Work For

From: Sanders, Michael [<mailto:Michael.Sanders@dot.state.fl.us>]
Sent: Monday, July 03, 2017 9:34 AM
To: Stickler, Jennifer <Jennifer.Stickler@kimley-horn.com>; Coleman, Christopher <Christopher.Coleman@dot.state.fl.us>
Cc: Taylor, James <James.Taylor@kimley-horn.com>; Pamulapati, Suraj <Suraj.Pamulapati@dot.state.fl.us>; Watson, Donald <Donald.Watson@dot.state.fl.us>
Subject: RE: 1308/1324/e

Jennifer:

How do you have the anticipated trips distributed?

Michael Sanders, P.E.
Traffic Services - District 5
Florida Department of Transportation
386-943-5339

From: Stickler, Jennifer [<mailto:Jennifer.Stickler@kimley-horn.com>]
Sent: Monday, July 03, 2017 7:39 AM
To: Coleman, Christopher; Sanders, Michael
Cc: Taylor, James
Subject: 1308/1324/e

Chris and Michael,

We are proposing 2,224 SF fast food and 6,882 SF retail at the subject addresses (plan is attached). Currently the site is occupied by a funeral home and office serving the funeral home. We are in the process of applying for a Comprehensive Plan change and rezoning of the property with the City of Winter Park. Per conversations with the City of Winter Park, they would like FDOT's determination on whether the existing eastbound left turn lane would be required to be extended and thereby reducing the westbound left turn lane onto Shoreview.

We have provided trip generation calculations for your reference ***Please note the fast food square footage has been reduced from the attached plan and is reflected below***. The attached plan will be revised to the reduced square footage on our resubmittal to the City. We would like to note that based on the trip generation below there is a very small difference in outbound trips during the PM peak.

PROPOSED

Land Use	ITE LUC	Size	Units	ITE Trip Rate ¹	PM Peak Hour Trip Generation				
					Total	In ¹		Out ¹	
Fast-Food w/ Drive-Thru	934	2.2	KSF	32.65	73	52%	38	48%	35
Automobile Parts Sales	843	6.9	KSF	5.71	39	49%	19	51%	20
Total Generated Trips					112		57		55

¹Vehicle trip rates and directional splits per procedures outlined in ITE Trip Generation, 9th Edition

EXISTING

Land Use	ITE LUC	Size	Units	ITE Trip Rate ¹	PM Peak Hour Trip Generation				
					Total	In ¹		Out ¹	
Medical/Dental Office	720	20.6	KSF	3.41	70	28%	20	72%	50
Total Generated Trips					70		20		50

¹Vehicle trip rates and directional splits per procedures outlined in ITE Trip Generation, 9th Edition

DIFFERENCE

Land Use	ITE LUC	Size	Units	ITE Trip Rate ¹	PM Peak Hour Trip Generation				
					Total	In ¹		Out ¹	
Total Generated Trips					42		37		5

Please let me know if you have any questions or require additional information.

Thanks

Kimley»Horn

Jennifer Stickler, P.E.

Kimley-Horn | 3660 Maguire Blvd., Suite 200, Orlando, FL 32803

Direct: 407 427 1682 | Mobile: 407 405 1562



city commission **agenda item**

item type	Public Hearings	meeting date	9/25/2017
prepared by	Finance	approved by	City Manager
board approval	yes final vote		
strategic objective	Fiscal Stewardship		

subject

Fee Schedule effective October 1, 2017

motion / recommendation

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

background

The attached adjustments to fees were prepared to enable the City to recover costs where applicable and were used in the preparation of the proposed FY 2018 budget.

alternatives / other considerations

fiscal impact

The fee schedule adjustments will allow the City to realize the revenue forecasted in the proposed FY 2018 budget.

ATTACHMENTS:

Description	Upload Date	Type
Fee Schedule Effective October 1, 2017	9/19/2017	Cover Memo

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2017**

	Current Fee	Proposed Fee
Utilities:		
Cut on/off fee:		
Service Activation Fee	28.00	29.00
Service Activation Fee - after 4:30 p.m.	85.00	87.00
Broken Lock	18.00	19.00
Broken Yoke	15.00	16.00
Emergency cut on/off - 3:30 p.m. to 4:30 p.m.	28.00	29.00
Emergency cut on/off - after 4:30 p.m.	85.00	87.00
Trip charge	28.00	29.00
Non-payment – up to 4:30 p.m.	42.50	44.00
Non-payment - after 4:30 p.m.	85.00	87.00
Broken/damaged curb stop valve replacement fee	85.00	90.00
Metering tampering fee	75.00	77.00
Meter and Service Installation:		
Inside City:		
5/8 inch * 3/4 inch meter	772.00	794.00
1 inch meter	823.87	845.00
1 ½ inch meter	1,799.73	1,850.00
2 inch meter	1,994.10	2,047.00
Outside City:		
5/8 inch * 3/4 inch meter	965.35	992.00
1 inch meter	1,029.83	1,060.00
1 ½ inch meter	2,249.07	2,313.00
2 inch meter	2,492.63	2,562.00
Field Testing Meters (flow test):		
5/8 x 3/4 inch meter	28.00	29.00
Bench Testing Meters:		
Cost of Test - by meter size - Outside Service Contracted:		
5/8 x 3/4 inch meter	90.00	108.00
1 inch meter	90.00	108.00
1 ½ inch meter	231.00	270.00
2 inch meter	241.00	290.00
Cost of Test - by meter size - In-House City Staff Utilized		
3/4 inch meter x 2.0 hours	60.50	62.00
1 inch meter x 2.0 hours	60.50	62.00
1 ½ inch meter x 2.5 hours	70.00	73.00
2 inch meter x 2.5 hours	70.00	73.00
Fire Line Installation Fees – includes saddle, tap and tubing to backflow or property line, whichever is closer (inside city):		
1 inch fire line	529.00	550.00
2 inch fire line	1,274.00	1,390.00
Fire Line Installation Fees – includes saddle, tap and tubing to backflow or property line, whichever is closer (outside city):		
1 inch fire line	661.00	688.00
2 inch fire line	1,773.00	2,217.00
Water Main Tapping Fees (Inside City):		
2 inch	153.00	158.00
4 inch	230.00	237.00
6 inch	250.00	260.00
8 inch	290.00	300.00
12 inch	355.00	370.00
Water Main Tapping Fees (Outside City):		
2 inch	188.00	198.00
4 inch	238.00	298.00
6 inch	313.00	391.00
8 inch	364.00	455.00
12 inch	444.00	555.00
Meter Relocation Fee:		
Inside City:		
5/8 inch * 3/4 inch	477.00	490.00
1 inch	529.00	544.00
1 ½ inch – 2 inch	1,267.00	1,302.00
Outside City (*):		
5/8 inch * 3/4 inch	670.00	838.00
1 inch	735.00	919.00
1 ½ inch – 2 inch	1,741.00	2,176.00
Sewer Laterals:		
Installation Fee:		
Inside City:		
0-6' Deep	1,680.00	1,730.00
6-12' Deep	3,710.00	3,850.00
Outside City:		
0-6' Deep	2,100.00	2,625.00
6-12' Deep	4,638.00	5,798.00
Hourly charges for city employees and equipment in Utilities Services Division:		
Regular rates: (per hour)		
Water and Wastewater Construction Manager	60.99	64.00
Water Distribution and Wastewater Collection Division Chief	33.37	58.00
Field Supervisor	37.23	47.00
Equipment Operator	27.18	35.00
Foreman/Crew Leader	34.36	44.00
Utility Service Worker	19.84	25.00
Overtime rates: (per hour)		
Water and Wastewater Construction Manager	91.48	96.00
Water Distribution and Wastewater Collection Division Chief	50.05	73.00
Field Supervisor	55.84	70.00
Equipment Operator	40.77	52.00
Foreman/Crew Leader	51.54	66.00

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2017**

	Current Fee	Proposed Fee
Utility Service Worker	29.76	37.00
Holiday rates: (per hour)		
Water and Wastewater Construction Manager	121.98	128.00
Water Distribution and Wastewater Collection Division Chief	66.74	116.00
Field Supervisor	74.46	94.00
Equipment Operator	54.36	70.00
Foreman/Crew Leader	68.72	88.00
Utility Service Worker	39.68	50.00
Utility disconnects for demolition:		
Inside City:		
Water services (cut and cap behind meter @ property line and installation of hose bib stand):		
5/8" * 3/4" - 1"	58.00	60.00
1.5" - 3"	81.00	84.00
4"	129.00	132.00
6"	154.00	158.00
8"	193.00	199.00
Fire lines (cut and cap @ property line):		
2"	35.00	36.00
4"	129.00	133.00
6"	154.00	158.00
8"	193.00	199.00
Sanitary sewer laterals (cut and cap & install cleanout @ property line):		
Up to 6" (per line), 6' deep or less	277.00	285.00
Up to 6" (per line), greater than 6' deep	539.00	575.00
Electric services	250.00	260.00
Outside City:		
Water services (cut and cap behind meter @ property line and installation of hose bib stand):		
5/8" * 3/4" - 1"	72.50	75.00
1.5" - 3"	101.25	105.00
4"	161.25	166.00
6"	192.50	198.00
8"	241.25	248.00
Fire lines (cut and cap @ property line):		
2"	43.75	45.00
4"	161.25	166.00
6"	192.50	198.00
8"	241.25	247.00
Sanitary sewer laterals (cut and cap & install cleanout @ property line):		
Up to 6" (per line), 6' deep or less	346.25	370.00
Up to 6" (per line), greater than 6' deep	673.75	719.00
Electric services	250.00	260.00
Fire hydrant relocation fee:		
Inside City	1,850.00	1,902.00
Outside City	2,312.50	2,377.00
Inside City:		
Line stop fees (with contractor or owner support):		
4", single	1,835.00	1,888.00
4", double	3,546.00	3,649.00
6", single	2,218.00	2,282.00
6", double	4,312.00	4,437.00
8", single	2,347.00	2,416.00
8", double	4,570.00	4,703.00
10", single	2,870.00	2,953.00
10", double	5,616.00	5,779.00
12", single	3,032.00	3,120.00
12", double	5,944.00	6,164.00
Line stop fees (with no support from contractor or owner):		
4", single	2,765.00	2,845.00
4", double	5,421.00	5,578.00
6", single	3,148.00	3,239.00
6", double	6,187.00	6,366.00
8", single	3,277.00	3,372.00
8", double	6,445.00	6,632.00
10", single	3,800.00	3,910.00
10", double	7,491.00	7,708.00
12", single	3,962.00	4,077.00
12", double	7,815.00	8,042.00
Outside City:		
Line stop fees (with contractor or owner support):		
4", single	2,294.00	2,360.00
4", double	4,432.00	4,561.00
6", single	2,773.00	2,853.00
6", double	5,390.00	5,546.00
8", single	2,934.00	3,020.00
8", double	5,712.00	5,879.00
10", single	3,588.00	3,691.00
10", double	7,020.00	7,224.00
12", single	3,790.00	3,900.00
12", double	9,769.00	10,053.00
Line stop fees (with no support from contractor or owner):		
4", single	3,323.00	3,556.00
4", double	6,513.00	6,973.00
6", single	3,802.00	4,049.00
6", double	7,471.00	7,958.00
8", single	3,963.00	4,215.00
8", double	7,793.00	8,290.00
10", single	4,617.00	4,888.00
10", double	9,101.00	9,635.00
12", single	4,819.00	5,096.00
12", double	9,505.00	10,053.00

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2017**

	<u>Current Fee</u>	<u>Proposed Fee</u>
Perform Electro Fusion Process for HDPE Couplings and Fittings (2" – 12", two couplings or fittings max):		
Inside City	236.00	258.66
Outside City	295.00	323.00
Insta-Valve Fees		
Inside City:		
Insta-valve fees (with contractor or owner support):		
4"	3,586.00	3,690.00
6"	3,992.00	3,992.00
8"	4,244.00	4,671.00
10"	6,104.00	6,281.00
12"	7,216.00	7,425.00
Inside City:		
Insta-valve fees (with no support from contractor or owner):		
4"	4,783.00	4,922.00
6"	4,809.00	4,948.00
8"	5,174.00	5,324.00
10"	7,134.00	7,341.00
12"	8,146.00	8,382.00
Outside City:		
Insta-valve fees (with contractor or owner support):		
4"	4,483.00	4,614.00
6"	4,849.00	4,990.00
8"	5,305.00	6,631.00
10"	6,630.00	7,851.00
12"	9,020.00	11,275.00
Inside City:		
Insta-valve fees (with no support from contractor or owner):		
4"	5,979.00	6,153.00
6"	6,011.00	6,185.00
8"	6,468.00	6,655.00
10"	8,918.00	9,176.00
12"	10,183.00	10,478.00

The above changes to Utility Service Fees were presented to and approved by the Utilities Advisory Board.

Water, sewer, irrigation, and fire line rates:

Inside City:		
Residential & multi-family customers:		
Rate block 1	1.19	1.21
Rate block 2	1.77	1.80
Rate block 3	2.53	2.57
Rate block 4	3.38	3.43
Rate block 5	4.33	4.40
Rate block 6	6.28	6.37

Commercial/public authority customers:		
Rate block 1	1.19	1.21
Rate block 2	1.77	1.80
Rate block 3	2.53	2.57
Rate block 4	3.38	3.43
Rate block 5	4.33	4.40

Irrigation customers:		
Rate block 1	2.53	2.57
Rate block 2	3.38	3.43
Rate block 3	4.33	4.40
Rate block 4	6.28	6.37

Sewer customers:		
Charge per thousand gallons consumption	4.67	4.74

Reclaimed water:	0.95	0.96
------------------	------	------

Outside City:		
Residential customers:		
Rate block 1	1.49	1.51
Rate block 2	2.21	2.24
Rate block 3	3.16	3.21
Rate block 4	4.22	4.28
Rate block 5	5.41	5.49
Rate block 6	7.84	7.96

Commercial/public authority customers:		
Rate block 1	1.49	1.51
Rate block 2	2.21	2.24
Rate block 3	3.16	3.21
Rate block 4	4.22	4.28
Rate block 5	5.41	5.49

Irrigation customers:		
Rate block 1	3.16	3.21
Rate block 2	4.22	4.28
Rate block 3	5.41	5.49
Rate block 4	7.84	7.96

Sewer customers:		
Charge per thousand gallons consumption	5.83	5.92

Reclaimed water:	1.19	1.21
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The above adjustments reflect an overall increase in water and sewer revenues of 1.51% which equals the Price Index increase as published by the Public Service Commission as provided for in City Ordinance No. 2605-04.

Electric:

Residential:		
Customer charge	9.55	14.04
Energy charges:		

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2017**

	<u>Current Fee</u>	<u>Proposed Fee</u>
1st 1,000 kWh	0.06625	0.06559
Over 1,000 kWh	0.07815	0.08753
Commercial and Public Authority:		
Customer charge:		
Secondary delivery voltage (GS1) (Non Demand)	12.61	14.50
Primary delivery voltage (GS1) (Non Demand)	159.44	183.36
Secondary delivery voltage (GS2) (Non Demand)	13.21	15.19
Secondary delivery voltage (GSD-1) (Demand)	13.14	15.11
Primary delivery voltage (GSD-1) (Demand)	166.20	191.13
GS-1 energy charge (Non Demand)	0.06693	0.07295
GS-2 energy charge (Non Demand)	0.03394	0.03699
GSD-1 energy charge (Demand)	0.03830	0.04175
GSD-1 demand charge (Demand)	4.59	5.00
Time of use:		
Customer charge - secondary	21.99	23.97
Customer charge - primary	178.12	194.15
Base demand charge	1.15	1.25
On-peak demand charge	3.49	3.80
On-peak energy charge	0.06366	0.06939
Off-peak energy charge	0.02582	0.02814

The above rates are those previously presented to the Utilities Advisory Board and City Commission. Revenue generated from the increased rates will offset the loss of \$450,000 in bond proceeds for funding undergrounding efforts as well as a reduction in the forecasted electric sales in kWh based on recent and expected experience.

Police:

Off-Duty Police Services (three hours minimum):

Regular off-duty rates per hour:		
Police officer	35.00	40.00
Police supervisor	40.00	45.00
Holiday off-duty rates per hour		
Police officer	48.00	50.00
Police supervisor	53.00	55.00

This change will have no net impact on the City's budget since compensation to officers for off-duty work will be increased by the same amounts

Parks and Recreation:

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

All day field rental rate	450.00	400.00
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Ward Park Field B:

All day field rental rate	450.00	500.00
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Showalter Field:

Discount for use of Showalter Field by Non Profits/Youth Groups	30%	20%
Annual track membership	2.25	2.50
Hourly rate per staff member for operating video scoreboard	25.00	50.00

Teen Summer Camp Program:

Resident	45.00	50.00
Each Additional Resident Child in same family	30.00	35.00
Non-resident	65.00	70.00

Summer Camp Program (completed grades K – 4, per week):

Non-resident	95.00	100.00
Non Resident Additional Child	75.00	80.00

Middle School After School Program:

Non-Resident with Recreation ID card (per week)	20.00	-
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Cady Way Pool:

Cady Way Reserved Camp Swim	new fee	5.00
Dive In's & City Sponsored Events (current pass holders)	new fee	-
Dive In's & City Sponsored Events (residents)	new fee	1.00
Dive In's & City Sponsored Events (non-residents)	new fee	2.00

Greens Fees (12 & under)

	new fee	9.00
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Golf Tournament Fees

30% discount off tournament fee for verified non-profits	new discount	30%
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Tennis Court Rental:

Annual Play Pass Fees:

Six-Month Annual Play Passes:

All Courts:		
Resident	185.00	203.00
Resident - family (2 or more)	275.00	302.00
Non-resident - one adult	246.00	270.00
Non-resident - family (2 or more)	327.00	359.00

Hard Courts Only:

Resident	84.00	94.00
Resident - family (2 or more)	150.00	164.00
Non-resident - one adult	155.00	170.00
Non-resident - family (2 or more)	230.00	278.00

Annual Play Passes:

All Courts:		
Resident	336.00	370.00
Resident - family (2 or more)	490.00	539.00
Non-resident - one adult	435.00	479.00
Non-resident - family (2 or more)	575.00	633.00

Hard Courts Only:

Resident	157.00	173.00
Resident - family (2 or more)	276.00	303.00
Non-resident - one adult	252.00	277.00
Non-resident - family (2 or more)	374.00	411.00

Tennis Passes (10 play passes):

Clay courts	45.00	60.00
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**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2017**

	<u>Current Fee</u>	<u>Proposed Fee</u>
Hard courts	55.00	55.00
Elite Training Programs:		
Two day per week program, per week	290.00	390.00
Junior Tennis Program:		
Home School Clinic	new fee	50.00
Summer Camps:		
Pre-Tournament Camp Weekly	290.00	280.00
Recreational Tennis Camp Weekly:		
Full Day	265.00	230.00
Half Day	175.00	160.00
Other Tennis Fees:		
Semi-private lessons, fee dependent on instructor, half hour	40.00 - 95.00	45.00 - 100.00
Group lessons, hourly	40.00 - 95.00	75.00
Team clinic, hourly	40.00 - 95.00	85.00
Junior Tournament Entry Fee:		
League rate, (if at least 75% of team roster are not members of the tennis center)	150.00	165.00
Tennis Center Pavilion Rental:		
Small Pavilion:		
Full Day	50.00	55.00
Half Day	30.00	33.00
Rental of Country Club:		
Full Building, hourly:		
Friday and Saturday	140.00	170.00
Sunday through Thursday	140.00	150.00
Rental of Farmers' Market:		
Hourly rate	160.00	200.00
Entire building, 6:00 pm - midnight, Friday and Saturday	1,600.00	1,700.00
Azalea Lane Playground:		
Small Pavilion:		
Full Day	50.00	60.00
Half Day	30.00	35.00
Mead Garden:		
20% discount for residents extended to include military and first responders	new discount	20%
Rental of large pavilion:		
Full day	100.00	125.00
Half day (open to noon or 2 pm to close)	70.00	90.00
Ward Park:		
Rental of large pavilion:		
Full day	100.00	125.00
Half day (open to noon or 2 pm to close)	70.00	90.00
Howell Branch Preserve:		
Rental of observation deck and tables:		
Full day	50.00	60.00
Half day (open to noon or 2 pm to close)	30.00	35.00
Shady Park:		
Rental of large pavilion:		
Full day	100.00	125.00
Half day (open to noon or 2 pm to close)	70.00	90.00
Phelps Park:		
Rental of small pavilion:		
Full day	new fee	60.00
Half day (open to noon or 2 pm to close)	new fee	35.00
Kraft Azalea Garden:		
Exedra area wedding	200.00	250.00
Community Center Gymnasium scoreboard renter:		
Staffing (per hour)	30.00	35.00

Parks Rental facilities no longer have rates for continous users. Instead, 15% discount to normal rates is being offered to continous users. This will simplify the fee schedule and offer a consistent discount at all facilities.

The above changes to Parks and Recreation Fees were approved by the Parks and Recreation Board

CITY OF WINTER PARK



FEE SCHEDULE

Effective October 1, 2017

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

GENERAL GOVERNMENT FEES

ADMINISTRATIVE FEES:

Lien recording fees:	
Fee for first page.....	10.00 (C)
Each page thereafter	8.50 (C)
Certification charge.....	2.00 (C)
Lien and foreclosure research	35.00 (C)
 City map and aerial photographs.....	10.00 (C)
Plus postage and handling	1.50 (C)
 City Code and Supplements to City Code	
Can be purchased from:	Municipal Code Corporation
	P. O. Box 2235
	Tallahassee, FL 32316
Or accessed on-line at www.municode.com	
 Copy of CD (City provides the CD)	3.00 (C)
 Copy charge per page015 (C)
Double sided020 (C)

FINANCE FEES:

Printed copy of annual budget document	20.00 (C)
Printed copy of CAFR.....	15.00 (C)
Returned check charge: *	
Check amount \$0.01 to \$50.00.....	25.00 (C)
Check amount \$51.00 to \$300.00.....	30.00 (C)
Check amount greater than \$300.00	40.00 (C)
..... Or 5% of check amount, whichever is greater	

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PLANNING FEES:

LAND DEVELOPMENT FEES:

Application Fee Schedule:

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PLANNING FEES (CONTINUED):

LAND DEVELOPMENT FEES (continued):

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

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

Applications tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting, will be charged for additional advertising and notification costs, plus \$100.00.
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Costs incurred by the City for additional consultant investigation, traffic analysis, and planning activities prompted by the proposal shall be assessed to the project at the rate of 110%. This charge shall be added at the next logical development review point when a fee to the City is required, e.g.; rezoning request, subdivision request, conditional use request or building permits

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

BUILDING AND PERMITTING FEES

Application and Permit Fees:

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

BUILDING AND PERMITTING FEES (CONTINUED)

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

required, e.g.; rezoning request, subdivision request, conditional use request or building permits
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CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

BUILDING AND PERMITTING FEES (CONTINUED)

Application and Permit Fees (continued):

Non-Profit special event permit.....	30.00 (C)
Special events requiring street closure permit processing fee.....	100.00 (C)
Special event permit for events requiring street closure:	
Small events (less than 400 persons)	100.00 (C)
Large events requiring multiple department approval.....	200.00 (C)
Duplicate permit placard	5.00 (C)
Duplicate occupational license.....	5.00 (C)
Lien and foreclosure research (allow seven business days)	35.00 (C)
Lien and foreclosure research (immediate request, one business day)	50.00 (C)
Business certificate processing.....	15.00 (C)

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

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

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

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

BUILDING AND PERMITTING FEES (CONTINUED)

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

0.45% for building code enforcement and 0.45% for Land Development Code enforcement, totaling 0.9%.

0.225% for building code enforcement and 0.225% for Land Development Code enforcement, totaling 0.45%.

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

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

Excavation/Landfill Permit Fees:

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

Exterior Examination Application Fee:

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

Competency Card Fees:

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

Demolition Permits (expires within 30 days):

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

BUILDING AND PERMITTING FEES (CONTINUED)

Electrical Permit Fees:

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

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

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

Gas Permit Fees:

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

Building Moving Permits:

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

BUILDING AND PERMITTING FEES (CONTINUED)

Issuance of Temporary Certificate of Occupancy:

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

Mechanical Permit Fees:

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

Plumbing Permit Fees:

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

Reinspection fee:

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

Vacuum Breakers or Backflow Prevention Devices:

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

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

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

BUILDING AND PERMITTING FEES (CONTINUED)

Well Permit Fees:

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

Landscaping Fees:

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

Tree Removal Permits:

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

OTHER CHARGES:

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

BUILDING AND PERMITTING FEES (CONTINUED)

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

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

PUBLICATIONS:

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

The 6th Edition (2017) Florida Building Code may be purchased through the Building Officials Association of Florida website: www.boaf.net OR the International Code Council website: www.shop.iccsafe.org/state-and-local-codes.html

The 2014 National Electric Code can be purchased through the Building Officials Association of Florida website www.boaf.net OR the National Fire Protection Association website: www.nfpa.org/catalog/product

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

BUILDING AND PERMITTING FEES (CONTINUED)

Maps:

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

Retrieval and research of plans and documents in storage

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

Listings:

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

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

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PUBLIC WORKS FEES

Street Division:

Regular rates (per hour):

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

Overtime rates (per hour):

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

Holiday rates (per hour):

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

Equipment: (per hour)

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PUBLIC WORKS FEES (CONTINUED)

Street Division (continued):

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

Facilities Maintenance:

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

Engineering:

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PUBLIC WORKS FEES (CONTINUED)

Engineering, continued:

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

Blocking sidewalk\$1,000.00 per month (M)

Blocking lane of traffic:

Over 5,000 vehicles per day\$5,000 per month (M)

Under 5,000 vehicles per day\$2,000 per month (M)

Blocking parking lane:

Inside Central Business District.....\$3,000 per month (M)

Outside Central Business District.....\$1,000 per month (M)

Transverse cuts:

Open cut - paved areas (each cut)..... 270.00 (C)

Open cut - right-of- way (each cut)..... 110.00 (C)

Open cut - dirt road (each cut)..... 150.00 (C)

Bore and jack (each operation) 200.00 (C)

Copies of blueprints 5.00 (C)

Keep Winter Park Beautiful:

Personalized park benches, various locations3,500.00 (M)

Dance lessons & sessions80.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

REFUSE SERVICE FEES

Residential Refuse Service Fees	
Residential collection service	\$18.50
Residential recycling cart fee (per recycling cart)	\$2.70
Residential collection service – 2nd solid waste cart	\$9.30
Delivery and maintenance charge for each garbage cart above two	\$77.97
Residential bulk pickup – up to two cubic yards (requires photo and city approval prior to collection)	\$80.55
Residential bulk pickup – each additional cubic yard above two (requires photo and city approval prior to collection)	\$33.57
Bulk yard waste in excess of three yards (per each additional yard)	\$12.00

Multi-Family and Commercial Solid Waste Collection – Uncompacted								
Size/Freq	1	2	3	4	5	6	7	Extra PU (per CY)
2	\$57.05	\$115.24	\$174.57	\$235.04	\$296.67	\$359.41	\$423.32	\$26.34
3	\$86.00	\$173.72	\$263.15	\$354.28	\$447.14	\$541.69	\$637.96	\$39.60
4	\$115.24	\$232.76	\$352.57	\$474.66	\$599.02	\$725.67	\$854.61	\$52.93
6	\$173.72	\$350.86	\$531.42	\$715.41	\$902.83	\$1,093.65	\$1,287.92	\$79.60
8	\$232.76	\$470.09	\$711.98	\$958.45	\$1,209.46	\$1,465.05	\$1,725.19	\$106.40
95G Cart	Commercial collection service per garbage cart							\$28.06
95G Cart	Delivery and maintenance charge for each garbage cart							\$77.97

Multi-Family and Commercial Solid Waste Collection - Compacted								
Size/Freq	1	2	3	4	5	6	7	Extra PU (per CY)
2	\$94.35	\$192.47	\$294.36	\$400.04	\$509.48	\$622.70	\$739.69	\$65.35
3	\$142.24	\$290.13	\$443.68	\$602.88	\$767.76	\$938.30	\$1,114.50	\$98.19
4	\$190.59	\$388.71	\$594.40	\$807.63	\$1,028.40	\$1,256.72	\$1,492.59	\$131.13
6	\$287.29	\$585.90	\$895.84	\$1,217.10	\$1,549.68	\$1,893.58	\$2,248.80	\$197.02
8	\$384.95	\$784.98	\$1,200.12	\$1,630.34	\$2,075.67	\$2,536.08	\$3,011.62	\$263.14

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

REFUSE SERVICE FEES (CONTINUED)

Multi-Family and Commercial Recyclables Collection	
The collection of recyclable materials from multi-family and commercial customers is not governed by the City's franchise agreement with Waste Pro. Please contact Waste Pro at (407) 774-0800 for recycling service options and rates.	

Roll-Off and Compactor Collection Services	Customer Rate
Open Top Roll-Off - Per Pull Fee (all sizes)	\$220.59
Compactor - Vertical - Lease	\$235.29
Compactor - 15 cubic yards - Lease	\$470.59
Compactor - 20 cubic yards - Lease	\$500.00
Compactor - 30 cubic yards - Lease	\$529.41
Compactor - 40 cubic yards - Lease	\$558.82
Compactor - Per Pull Fee (all sizes)	\$220.59
Delivery	\$85.00
Gates	\$20.98
Lock Bar	\$29.98
Locks	\$29.98
Roll Out	\$41.98
Wheels	\$41.98

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

STORMWATER FEES

Monthly Stormwater Utility Fees:

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

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

Multi-family residential property:

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

Non-residential/commercial property (per ERU)

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

Illicit Discharges to Storm Sewers and/or Water Bodies (lakes, ponds, canals, etc.):

Unintentional (due to lack of erosion control or the like)	200.00
Intentional (direct dumping into storm sewer or water body)	500.00

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

SHORELINE ALTERATION FEES

Shoreline Alteration Permit:

Vegetation removal	No fee
Revetment or seawall.....	100.00 (C)
Violation of Shoreline Protection Code	500.00 (C)

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

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

BOAT USER FEES

Boat Stickers:

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

Annual permit:

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

Annual commercial permit:

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

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

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

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

UTILITY SERVICE FEES

Water and Wastewater:

Commercial plan review fee:	
First review	125.00 (C)
Each revision	50.00 (C)
Utility inspection (per inspection)	40.00 (C)

Cut on/off fee:

Service Activation Fee	29.00 (C)
Service Activation Fee - after 4:30 p.m.	87.00 (C)
Broken Lock	19.00 (C)
Broken Yoke	16.00 (C)
Emergency cut on/off - 7:00 a.m. to 3:30 p.m.	No charge (C)
Emergency cut on/off - 3:30 p.m. to 4:30 p.m.	29.00 (C)
Emergency cut on/off - after 4:30 p.m.	87.00 (C)
Trip charge	29.00 (C)
Non-payment – up to 4:30 p.m.	44.00 (C)
Non-payment - after 4:30 p.m.	87.00 (C)
Broken/damaged curb stop valve replacement fee	90.00 (C)
Metering tampering fee	77.00 (C)

Meter and Service Installation:

Inside City:

5/8 inch * 3/4 inch meter	794.00 (C)
1 inch meter	845.00 (C)
1 ½ inch meter	1,850.00 (C)
2 inch meter	2,047.00 (C)
3 inch meter	see below
4 inch meter	see below
6 inch meter	see below
8 inch meter	see below
10 inch meter	see below

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

UTILITY SERVICE FEES (CONTINUED)

Outside City (*):

5/8 inch * 3/4 inch meter	992.00 (C)
1 inch meter	1,060.00 (C)
1 ½ inch meter	2,313.00 (C)
2 inch meter	2,562.00 (C)
3 inch meter	see below
4 inch meter	see below
6 inch meter	see below
8 inch meter	see below
10 inch meter	see below

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

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

Field Testing Meters (flow test):

5/8 x 3/4 inch meter	29.00 (C)
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Bench Testing Meters:

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

5/8 x 3/4 inch meter	108.00 (C)
1 inch meter	108.00 (C)
1 ½ inch meter	270.00 (C)
2 inch meter	290.00 (C)

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

3/4 inch meter x 2.0 hours	62.00 (C)
1 inch meter x 2.0 hours	62.00 (C)
1 ½ inch meter x 2.5 hours	73.00 (C)
2 inch meter x 2.5 hours	73.00 (C)

No charges will be assessed to a customer if the meter bench test or field test results are outside acceptable limits.
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Bacteriological Samples Test Fee:

Sampling fee (per sample)	25.00 (C)
Sampling after 3:30 pm (in addition to sampling fee)	35.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

UTILITY SERVICE FEES (CONTINUED)

Water Impact Fees:

Inside City:

5/8 inch * 3/4 inch.....	1,100.00 (C)
1 inch	2,750.00 (C)
1 ½ inch	5,500.00 (C)
2 inch	8,800.00 (C)
3 inch	17,600.00 (C)
4 inch	27,500.00 (C)
6 inch	55,000.00 (C)
8 inch	88,000.00 (C)

Outside City:

5/8 inch * 3/4 inch.....	1,375.00 (C)
1 inch	3,440.00 (C)
1 ½ inch	6,875.00 (C)
2 inch	11,000.00 (C)
3 inch	22,000.00 (C)
4 inch	34,375.00 (C)
6 inch	68,750.00 (C)
8 inch	110,000.00 (C)

Water Main Extension Fees:

Inside City, per foot	actual cost
Outside City, per foot	1.25 times actual cost

Water main extension fees will be allocated to all affected property owners.

Other charges to be calculated along with the water main extension fee are connection fees, meter costs and installation, deposits, and backflow service fees.

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

1 inch fire line	550.00 (C)
2 inch fire line	1,390.00 (C)
Larger than 2 inch fire line	(actual cost at time of installation)

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

1 inch fire line	688.00 (C)
2 inch fire line	2,217.00 (C)
Larger than 2 inch fire line	(actual cost at time of installation)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

UTILITY SERVICE FEES (CONTINUED)

Water Main Tapping Fees (Inside City):

2 inch	158.00 (C)
4 inch	237.00 (C)
6 inch	260.00 (C)
8 inch	300.00 (C)
12 inch	370.00 (C)

Water Main Tapping Fees (Outside City):

2 inch	198.00 (C)
4 inch	298.00 (C)
6 inch	391.00 (C)
8 inch	455.00 (C)
12 inch	555.00 (C)

Meter Relocation Fee:

Inside City:

5/8 inch * 3/4 inch.....	490.00 (C)
1 inch	544.00 (C)
1 ½ inch – 2 inch	1,302.00 (C)
3 inch - 8 inch	Labor and materials (C)

Outside City (*):

5/8 inch * 3/4 inch.....	838.00 (C)
1 inch	919.00 (C)
1 ½ inch – 2 inch	2,176.00 (C)
3 inch - 8 inch	Labor and materials plus 25% (C)

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

Sewer Impact Fees:

Inside City:

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

Outside City:

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

UTILITY SERVICE FEES (CONTINUED)

Sewer Laterals:

Installation Fee:

Inside City:

0-6' Deep.....	1,730.00 (C)
6-12' Deep.....	3,850.00 (C)
>12' Deep.....	Actual Cost

Outside City:

0-6' Deep.....	2,625.00 (C)
6-12' Deep.....	5,798.00 (C)
>12' Deep.....	1.25 x actual Cost

FDOT permit application fee 85. 00 (C)

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

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

Regular rates: (per hour)

Water and Wastewater Construction Manager.....	64.00 (C)
Water Distribution and Wastewater Collection Division Chief	58.00 (C)
Field Supervisor	47.00 (C)
Equipment Operator	35.00 (C)
Foreman/Crew Leader	44.00 (C)
Utility Service Worker	25.00 (C)

Overtime rates: (per hour)

Water and Wastewater Construction Manager	96.00 (C)
Water Distribution and Wastewater Collection Division Chief	73.00 (C)
Field Supervisor	70.00 (C)
Equipment Operator	52.00 (C)
Foreman/Crew Leader	66.00 (C)
Utility Service Worker	37.00 (C)

Holiday rates: (per hour)

Water and Wastewater Construction Manager.....	128.00 (C)
Water Distribution and Wastewater Collection Division Chief	116.00 (C)
Field Supervisor	94.00 (C)
Equipment Operator	70.00 (C)
Foreman/Crew Leader	88.00 (C)
Utility Service Worker	50.00 (C)

Vehicle Charges: (per hour)

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

UTILITY SERVICE FEES (CONTINUED)

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

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

WATER AND WASTEWATER USAGE FEES
(COST BASED)

Inside the City Limits				
	Water (Residential)	Water (Commercial/Public Authority)	Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption			
Block 1	1.21	1.21	2.57	4.74
Block 2	1.80	1.80	3.43	4.74
Block 3	2.57	2.57	4.40	4.74
Block 4	3.43	3.43	6.37	4.74
Block 5	4.40	4.40	6.37	4.74
Block 6	6.37	4.40	6.37	4.74
Base ERM Charge	8.62	8.62	8.62	10.19
Additional Unit Charge	4.64	4.64	4.64	5.48

Outside the City Limits				
	Water (Residential)	Water (Commercial/Public Authority)	Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption			
Block 1	1.51	1.51	3.21	5.92
Block 2	2.24	2.24	4.28	5.92
Block 3	3.21	3.21	5.49	5.92
Block 4	4.28	4.28	7.96	5.92
Block 5	5.49	5.49	7.96	5.92
Block 6	7.96	5.49	7.96	5.92
Base ERM Charge	10.78	10.78	10.78	12.73
Additional Unit Charge	5.80	5.80	5.80	6.85

ERM = Equivalent Residential Meter

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

WATER AND WASTEWATER USAGE FEES (CONTINUED)

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

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

Block Structure Price Breaks by Meter Size:

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

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

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

WATER AND SEWER DEPOSITS

Water or Irrigation Deposits:

Inside City:

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

Outside City:

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

Water and Sewer Deposits:

Inside City:

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

Water and Sewer Deposits (continued):

Outside City:

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

WATER AND SEWER DEPOSITS (CONTINUED)

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

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

Fire Line Deposits:

Inside City:

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

Outside City:

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

Fire Hydrant Meter Deposit..... 2,000.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

ELECTRIC RATES
(COST)

Residential Rates			
Customer Charge	\$	14.04	per month
Energy Charge:			
1 st 1,000 kWh	\$	0.065590	per kWh
All kWh above 1,000	\$	0.087530	per kWh
Fuel Cost Recovery Factor:			
1 st 1,000 kWh	\$	0.0308100	per kWh
All kWh above 1,000	\$	0.0408100	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

Lighting Service (LS-1)			
Fixture and Maintenance Charge (includes energy charge and fuel cost recovery)			Depends upon fixture type
Customer charge (per line of billing):			
Metered accounts	\$	3.49	per month
Non metered accounts	\$	1.22	per month
Energy & demand charge	\$	0.023490	per kWh
Fuel cost recovery factor	\$	0.035670	per kWh
Franchise Fee	\$	0.060000	
Gross Receipts Tax	\$	0.025641	
Electric Utility Tax	\$	0.100000	
Subsequent Re-establishment of service	\$	10.00	

GENERAL SERVICE ELECTRIC RATES

Non-Demand (GS-1)			
Rates will also apply to Temporary Service (TS-1)			
Customer Charges:			
Non Metered Accounts	\$	7.11	per month
Metered Accounts:			
Secondary Delivery Voltage	\$	14.50	per month
Primary Delivery Voltage	\$	183.36	per month
Energy Charge	\$	0.072950	per kWh
Fuel Cost Recovery Factor	\$	0.035670	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only, first \$5,000)		7.4500%	
EL State Sales Tax (commercial only, over \$5,000)		6.9500%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

ELECTRIC RATES (CONTINUED)

Non-Demand (100% Load Factor Usage (GS-2))			
(For customers with fixed wattage loads operating continuously throughout the billing period)			
Customer Charges:			
Non Metered Accounts	\$	7.45	per month
Metered Accounts	\$	15.19	per month
Energy Charge	\$	0.036990	per kWh
Fuel Cost Recovery Factor	\$	0.035670	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only, first \$5,000)		7.4500%	
EL State Sales Tax (commercial only, over \$5,000)		6.9500%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

Demand (GSD-1)			
Rates will also apply to Temporary Service (TS)			
Applicable for any customer other than residential with a measurable annual kWh consumption of 24,000 kWh or greater per year			
Customer Charges:			
Secondary Delivery Voltage	\$	15.11	per month
Primary Delivery Voltage	\$	191.13	per month
Demand Charge	\$	5.00	per kWh
Energy Charge	\$	0.041750	per kWh
Fuel Cost Recovery Factor	\$	0.035670	per kWh
Delivery Voltage Credit: when a customer takes delivery at primary voltage, the demand charge will be subject to this credit	\$	0.350000	Per kWh
Metering Voltage Adjustment: When a customer takes delivery at primary voltage, the energy charge, demand charge and delivery voltage credit will be subject to this adjustment		1.0000%	
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only, first \$5,000)		7.4500%	
EL State Sales Tax (commercial only, over \$5,000)		6.9500%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

GENERAL SERVICE ELECTRIC RATES (CONTINUED)

General Service Demand Optional Time of Use (GSDT-1)			
Closed to new customers as of 06-01-2006			
Customer Charges:			
Secondary Delivery Voltage	\$	23.97	per month
Primary Delivery Voltage	\$	194.15	per month
Demand Charges:			
Base Demand	\$	1.25	per kWh
On Peak Demand	\$	3.80	per kWh
Energy Charges:			
On-peak kWh	\$	0.069390	per kWh
Off-peak kWh	\$	0.028140	per kWh
Fuel Cost Recovery Factors:			
On-peak kWh	\$	0.045680	per kWh
Off-peak kWh	\$	0.032420	per kWh
Delivery Voltage Credit: when a customer takes delivery at primary voltage, the demand charge will be subject to this credit	\$	0.350000	Per kWh
Metering Voltage Adjustment: When a customer takes delivery at primary voltage, the energy charge, demand charge and delivery voltage credit will be		1.0000%	
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only, first \$5,000)		7.4500%	
EL State Sales Tax (commercial only, over \$5,000)		6.9500%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

GENERAL SERVICE ELECTRIC RATES (CONTINUED)

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

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

RESIDENTIAL UNDERGROUND SERVICE FEE (applies to single family residential projects only)	
Remodels	3,000.00
Under 400 amp service	3,000.00
400 amp and greater	Cost to serve

Deposit required for electric service:

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

FIRE LINE FEES

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

Fire line size (flat rate per month):

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

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

Fire line size (flat rate per month):

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

CROSS CONNECTION CONTROL PROGRAM FEES

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

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

Replacement charges:

Inside City:

1 inch PVB 160.00 (C)

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

1 ½ inch PVB..... 365.00 (C)

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

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

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

Outside City:

1 inch PVB 200.00 (C)

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

1 ½ inch PVB..... 450.00 (C)

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

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

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

Repair charges:

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

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

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

UTILITY DEMOLITION DISCONNECT FEES

Utility disconnects for demolition:

Inside City:

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

5/8" * 3/4" - 1"	60.00 (C)
1.5" - 3"	84.00 (C)
4"	132.00 (C)
6"	158.00 (C)
8"	199.00 (C)

Fire lines (cut and cap @ property line):

2"	36.00 (C)
4"	133.00 (C)
6"	158.00 (C)
8"	199.00 (C)

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

Up to 6" (per line), 6' deep or less	285.00 (C)
Up to 6" (per line), greater than 6' deep	575.00 (C)

Electric services 260.00 (C)

Outside City:

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

5/8" * 3/4" - 1"	75.00 (C)
1.5" - 3"	105.00 (C)
4"	166.00 (C)
6"	198.00 (C)
8"	248.00 (C)

Fire lines (cut and cap @ property line):

2"	45.00 (C)
4"	166.00 (C)
6"	198.00 (C)
8"	248.00 (C)

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

Up to 6" (per line), 6' deep or less	370.00 (C)
Up to 6" (per line), greater than 6' deep	719.00 (C)

Electric services 260.00 (C)

Fire hydrant relocation fee:

Inside City	1,902.00 (C)
Outside City	2,377.00+ (C)

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

LINE STOP FEES

Inside City:

Line stop fees (with contractor or owner support):

4", single.....	1,888.00 (C)
4", double	3,649.00 (C)
6", single.....	2,282.00 (C)
6", double	4,437.00 (C)
8", single.....	2,416.00 (C)
8", double	4,703.00 (C)
10", single.....	2,953.00 (C)
10", double	5,779.00 (C)
12", single.....	3,120.00 (C)
12", double	6,164.00 (C)

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

4", single.....	2,845.00 (C)
4", double	5,578.00 (C)
6", single.....	3,239.00 (C)
6", double	6,366.00 (C)
8", single.....	3,372.00 (C)
8", double	6,632.00 (C)
10", single.....	3,910.00 (C)
10", double	7,708.00 (C)
12", single.....	4,077.00 (C)
12", double	8,042.00 (C)

Outside City:

Line stop fees (with contractor or owner support):

4"0, single.....	2,360.00 (C)
4", double	4,561.00 (C)
6", single.....	2,853.00 (C)
6", double	5,546.00 (C)
8", single.....	3,020.00 (C)
8", double	5,879.00 (C)
10", single.....	3,691.00 (C)
10", double	7,224.00 (C)
12", single.....	3,900.00 (C)
12", double	10,053.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

LINE STOP FEES (CONTINUED)

Outside City:

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

4", single.....	3,556.00 (C)
4", double	6,973.00 (C)
6", single.....	4,049.00 (C)
6", double	7,958.00 (C)
8", single.....	4,215.00 (C)
8", double	8,290.00 (C)
10", single.....	4,888.00 (C)
10", double	9,635.00 (C)
12", single.....	5,096.00 (C)
12", double	10,053.00 (C)

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

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

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

Plus Orange County right-of-way permit use fees

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

Inside City	258.66 (C)
Outside City	323.00 (C)

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

INSTA-VALVE FEES

Inside City:

Insta-valve fees (with contractor or owner support):

4"	3,690.00
6"	3,992.00
8"	4,671.00
10"	6,281.00
12"	7,425.00

Inside City:

Insta-valve fees (with no support from contractor or owner):

4"	4,922.00
6"	4,948.00
8"	5,324.00
10"	7,341.00
12"	8,382.00

Outside City:

Insta-valve fees (with contractor or owner support):

4"	4,614.00
6"	4,990.00
8"	6,631.00
10"	7,851.00
12"	11,275.00

Outside City:

Insta-valve fees (with no support from contractor or owner):

4"	6,153.00
6"	6,185.00
8"	6,655.00
10"	9,176.00
12"	10,478.00

Support from contractor or owner includes assisting the Insta-valve procedure by excavating around pipe, and provide backhoe as needed.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

INDUSTRIAL WASTE FEES

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

The charges are based on three factors:

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

Biological Oxygen Demand (BOD):

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

Total Suspended Solids (TSS):

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

Oil and Grease:

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

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

Milligrams per liter TSS-300 times the monthly flow expressed MGD (60,000=0.060)*3.66=

Milligrams per liter BOD-300 times the monthly flow expressed MGD (60,000=0.060)*3.66=

Milligrams per liter Oil & Grease 100 times the monthly flow expressed MGD (60,000=0.060)*3.66=

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

INDUSTRIAL WASTE FEES (CONTINUED)

Re-inspection fees40.00 (M)

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

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

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PUBLIC SAFETY FEES

POLICE FEES AND FINES:

Administration Fees:

Copies:

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

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

Off-Duty Police Services (three hour minimum):

Regular Off-Duty Rates per Hour:

Police officer	40.00 (C)
Details requiring a police supervisor	45.00 (C)

Holiday Off-Duty Rates per Hour:

Police officer	50.00 (C)
Details requiring a police supervisor	55.00 (C)

Civil Penalty Fines:

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

Responding to false alarms:

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PUBLIC SAFETY FEES (CONTINUED)

Parking Fines: *

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

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

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

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

Traffic signal violations:

Red light camera infraction	158.00 (S)
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CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PUBLIC SAFETY FEES (CONTINUED)

FIRE FEES:

EMS Transport Fee:

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

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

Motor Vehicle Fire Response:

Motor Vehicle Fire Response: 500.00 (M)

False Alarm Response fee:

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

Fire/Rescue Service fees:

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

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

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PUBLIC SAFETY FEES (CONTINUED)

Licensing Fees:

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

Permits By Use: (annual registration fee)

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

Plans Review Fees:

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

Special Detail Services:

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

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PUBLIC SAFETY FEES (CONTINUED)

Public Education Services:

Fire station birthday party program:

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

CITY OF WINTER PARK - FEE SCHEDULE
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PARKS AND RECREATION FEES

Adult Sports Team Fees:

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

Field Rental Rates: 50% of field rental fees allocated to field maintenance fund.

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

Before 5:00 p.m., per hour	29.00 (C)
After 5:00 p.m., per hour	52.00 (C)
Unscheduled or late reservation rates (less than two full business days), per hour/before 5:00 pm.....	50.00 (M)
Unscheduled or late reservation rates (less than two full business days), per hour/after 5:00 pm.....	75.00 (M)
Field prep (lines), per field each time (standard lining multipurpose field)	50.00 (C)
Field prep (lines), per field each time (multi lining multipurpose field).....	100.00 (C)
Field prep (lines), late reservations per multipurpose field Standard lines... (less than two full business days notice)	100.00 (C)
Field prep (lines), for late reservations per multipurpose field Multi lines..... (less than two full business days notice)	150.00 (C)
Field prep (lines), per field each time (standard lining Baseball/Softball).....	25.00 (C)
Field prep (lines), per field each time (specialty lining Baseball/Softball).....	50.00 (C)
Field prep (lines), for late reservations per Baseball Softball field	50.00 (C)

All day (8:00 am to 9:00 pm)	400.00 (C)
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Winter Park Youth League Fee: (specific guidelines apply)

Martin Luther King, Jr., Showalter East 1,2 and Ward A1, A2, C,.....	25.00 (C)
Baseball, Softball Fields	

Continuous rate hourly (specific guidelines must be met):

20% discount for Ward A1, A2, C, Showalter East 1,2, MLK fields, baseball and softball fields (specific guidelines required)	
Before 5:00 pm	23.00 (C)
After 5:00 pm	42.00 (C)

Ward Park Field B:

Before 5:00 p.m., per hour	40.00 (C)
After 5:00 p.m., per hour	75.00 (C)
Unscheduled or late reservation rates (less than two full business days), per hour/before 5:00 pm.....	50.00 (M)
Unscheduled or late reservation rates (less than two full business days), per hour/after 5:00 pm.....	75.00 (M)
Field prep (lines), per field each time (standard lining)	50.00 (C)
Field prep (lines), per field each time (multi lining).....	100.00 (C)
Field prep (lines), for late reservations per field Standard lining	100.00 (C)
(less than two full business days)	
Field prep (lines), for late reservations per field multi lining	150.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PARKS AND RECREATION FEES (CONTINUED)

Ward Park Field B (continued):

All day (8:00 am to 9:00 pm)	500.00 (C)
Winter Park Youth League Fee Field B:	30.00 (C)
20% discount for Ward B, C and D (specific guidelines required)	
Continuous rate hourly (specific guidelines must be met):	
Before 5:00 pm	32.00 (C)
After 5:00 pm	60.00 (C)

Showalter Stadium: Non profits/youth groups will receive 20% discount.
25% of Stadium rental fees allocated to field maintenance
account.

Track Only (less than 400 people, 2 hour minimum, includes starting blocks)	
Deposit	100.00 (M)
Before 5:00 p.m., per hour	29.00 (M)
After 5:00 p.m., per hour	52.00 (M)
Full Day 8:00 a.m. to 5:00 p.m.	225.00 (M)
Half Day 8:00 a.m. to 12:00 p.m. or 2:00 p.m. to 6:00 p.m.....	125.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.....	225.00 (M)
Field Only (less than 400 people, 2 hour minimum,)	
Deposit	500.00 (M)
Before 5:00 p.m., per hour	50.00 (M)
After 5:00 p.m., per hour	75.00 (M)
Full Day 8:00 a.m. to 5:00 p.m.	350.00 (M)
Half Day 8:00 a.m. to 12:00 p.m. or 2:00 p.m. to 6:00 p.m.....	175.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.....	350.00 (M)
Stadium (includes scoreboard, track, equipment package,	
Ward C and Showalter East Fields. Video display scoreboard not included)	
Deposit	1000.00 (M)
Full Day 8:00 a.m. to 5:00 p.m.	1500.00 (M)
Half Day 8:00 a.m. to 12:00 p.m. or 2:00 p.m. to 6:00 p.m.....	900.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.....	1500.00 (M)
Concession Stand (2 hour minimum)	
Deposit	500.00 (M)
Hourly	50.00 (M)
Full Day 8:00 a.m. to 5:00 p.m.	350.00 (M)
Half Day 8:00 a.m. to 12:00 p.m. or 2:00 p.m. to 6:00 p.m.....	175.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.....	350.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PARKS AND RECREATION FEES (CONTINUED)

Showalter Field Fees Continued:

Equipment (includes pole vault pads and standards, high jump pads and standards,
One discus cage, nine starting blocks, one shotput circle and 130 hurdles)
Deposit 100.00 (M)
Individual Equipment 50.00 (M)
Package 200.00 (M)
*equipment fees allocated to a replacement account

Scoreboard Advertising Signage and Video Display
3x4 panel per year, one year contract 10,000.00 (M)
3x4 panel per year, two year contract 8,000.00 (M)
4x4 panel per year, one year contract 15,000.00 (M)
4x4 panel per year, two year contract 13,000.00 (M)

Showalter Track Membership October 1 through September 30 Prorated
Monthly Resident 20.00 (M)
Monthly Non Resident 30.00 (M)
Annual Resident 150.00 (M)
Annual Non Resident 250.00 (M)

Trainer/Instructor: Less than 15 students, October 1 through September 30 Prorated
Monthly 50.00 (M)
Yearly 500.00 (M)
*Open Space Business Permit Required

Video Scoreboard
Hourly per staff member for operations 50.00 (M)

Program Fees:

Recreation ID Card:

Resident, Military or 1st Responder FREE (M)
Non-resident 15.00 (M)
Card Replacement Fee 5.00 (C)

After School Program:

Resident(monthly) 40.00 (M)
Non-resident (monthly) 65.00 (M)
Registration fee 25.00 (M)
Fee for students qualifying for reduced lunch, (monthly), (City residents only) ... 25.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
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PARKS AND RECREATION FEES (CONTINUED)

After School Program (continued):

Fee for students qualifying for free lunch, (monthly), (City residents only) 15.00 (M)

Teen Summer Camp Program (completed grades 5 – 7, per week):

Resident	50.00 (M)
Each Additional Resident Child in same family	35.00 (M)
Free/reduced lunch programs, per child	30.00 (M)
Non-resident	70.00 (M)
Additional non resident child	45.00 (M)
Registration fee	25.00 (M)

Summer Camp Program (completed grades K – 4, per week):

Resident:	
1 st child in family	75.00 (M)
Each additional child in family	60.00 (M)
Non-resident.....	100.00 (M)
Non Resident Additional Child	80.00 (M)
Registration Fee.....	25.00 (M)
Free/Reduced lunch,	15.00 (M)
Registration Fee	25.00 (M)

School's Out Program (single day camp during school year holidays):

Resident, per day	10.00 (M)
Non-resident, per day.....	15.00 (M)
After School Participant.....	5.00 (M)

Holiday Camps:

Half Session – 2-3 Days

Resident	45.00 (M)
Non-resident.....	60.00 (M)
After School Participant.....	25.00 (M)

Full Session – 4-5 Days

Resident	60.00 (M)
Non-resident,	85.00 (M)
After School Participant,	30.00 (M)

Middle School After School Program:

Resident, with Recreation ID card.....	FREE (M)
Non-Resident with Recreation ID card	FREE (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PARKS AND RECREATION FEES (CONTINUED)

Other:

Late pick up fee:	
1 st 30 minutes	5.00 (M)
Each additional 15 minutes	5.00 (M)
Late payment fee	5.00 (M)

General Program Guidelines:

 Youth/Teen Program Fees (based on minimum enrollment) Direct Cost

 Adult Programs (based on minimum enrollment).....Direct Costs plus 15%

 Contracted program fees will not exceed 110% of the regional market rate for a similar program. CRA funded programs will be offered at a zero to nominal fee.

Community Center & Cady Way Pool:

Daily (Resident, Military or 1 st Responder).....	2.00 (M)
Daily (non-resident)	4.00 (M)
Group rate (residents, over 15 guests in a group, per group member)	1.50 (M)
Group rate (non-residents, over 15 guests in a group, per group member).....	3.50 (M)
Ten visit punch pass (resident)	15.00 (M)
Ten visit punch pass (non-resident)	30.00 (M)
Pool rental:	
Less than thirty guests (hourly, 2 hour minimum)	100.00 (M)
Additional hourly fee per fifteen guests over initial thirty guests.....	15.00 (M)
Deposit	100.00 (M)
Pool Party – 2 hours, maximum of 40 guests, normal operational hours.....	125.00 (M)
Individual Pool Pass – (Resident, Military or 1 st Responder)	55.00 (M)
Individual Pool Pass – (non-resident)	80.00 (M)
Family Pool Pass – (residents, up to 5 family members per pass).....	150.00 (M)
Family Pool Pass – (non-residents, up to 5 family members per pass).....	225.00 (M)
Family Pool Pass – (CRA residents, up to 5 family members per pass).....	105.00 (M)
Lap Swim Pass – (Resident, Military or 1 st Responder).....	35.00 (M)
Lap Swim Pass – (non-resident).....	50.00 (M)
Lap Swim Pass – (CRA resident).....	30.00 (M)
Cady Way Reserved Camp Swim.....	5.00 (M)
Dive In's & City Sponsored Events (current pass holders).....	FREE
Dive In's & City Sponsored Events (residents).....	1.00 (M)
Dive In's & City Sponsored Events (non-residents).....	2.00 (M)

Swim Lessons

Resident Group lessons.....	30.00(M)
Non-Resident Group lessons.....	40.00(M)
Private Lessons	
1 lesson.....	30.00(M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PARKS AND RECREATION FEES (CONTINUED)

5 lessons.....	125.00(M)
10 Lessons.....	200.00(M)
Semi Private Lessons	
1 lesson.....	35.00(M)
5 lessons.....	140.00(M)
10 Lessons.....	235.00(M)
Fitness/Weight Room:	
Annual Pass: *prorated fee	
Resident, Military or 1 st Responder	85.00 (M)
Non-resident.....	160.00 (M)
CRA area resident.....	60.00 (M)
Corporate rate:	
Gold (includes 60 vouchers, \$60 each per year for each additional voucher over 60, provides access to lap swim, open gym, and open volleyball).....	750.00 (M)
Silver (includes 10 vouchers, \$65 each per year for each additional voucher over 10, provides access to lap swim, open gym, and open volleyball).....	500.00 (M)
Fitness/Weight Room (continued):	
Bronze (includes 5 vouchers, \$70 each per year for each additional voucher over 10, provides access to lap swim, open gym, and open volleyball).....	250.00 (M)
Youth Annual Pass (ages 14-21, ages 14-16 will be required to attend training)	
Resident	30.00 (M)
Non-resident.....	50.00 (M)
Monthly Pass: *prorated fee	
Resident, Military or 1 st Responder	15.00 (M)
Non-resident.....	25.00 (M)
CRA area resident.....	10.00 (M)
City employee.....	10.00 (M)
Daily pass, all users	5.00 (M)
Senior Program	
Resident, Military or 1 st Responder	Free with Recreation ID
Non Resident Single Day	\$2.00
Non Resident Annually.....	\$15.00

CITY OF WINTER PARK - FEE SCHEDULE
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CEMETERY FEES

Palm Cemetery:

Single space - resident.....	5,000.00 (M)
Single space – qualified non-resident	5,500.00 (M)
Cremation space - resident	850.00 (M)
Cremation space – qualified non-resident.....	900.00 (M)
Baby space	150.00 (M)
Qualified non-resident baby space.....	170.00 (M)
Interment of cremains:	
Weekdays.....	350.00 (M)
Saturdays	450.00 (M)
Tent for cremains interment:	
Weekdays.....	1,000.00 (M)
Saturdays	1,200.00 (M)
Opening and closing charges:	
Weekdays.....	1,200.00 (M)
Weekdays, for graveside services beginning after 5:00 pm).....	1,300.00 (M)
Saturdays	1,500.00 (M)
Infant burial.....	750.00 (M)
Disinterment of vault (weekdays only, rules apply)	1,200.00 (M)
Mausoleum space (limited number of spaces).....	80,000.00 (M)
Extra Tent for graveside service	100.00 (M)
Extra set of chairs	50.00 (M)

Pineywood Cemetery:

Single space - resident.....	2,500.00 (M)
Single space – qualified non-resident	3,000.00 (M)
Baby space	150.00 (M)
Qualified non-resident baby space.....	170.00 (M)
Cremation space - resident	650.00 (M)
Cremation space – qualified non-resident.....	700.00 (M)
Interment of cremains:	
Weekdays.....	350.00 (M)
Saturdays	450.00 (M)
Tent for cremains interment:	
Weekdays.....	1,000.00 (M)
Saturdays	1,200.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
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CEMETERY FEES (CONTINUED)

Opening and closing charges:

Weekdays.....	1,200.00 (M)
Weekdays, for graveside services beginning after 5:00 pm).....	1,300.00 (M)
Saturdays	1,500.00 (M)
Infant burial.....	750.00 (M)
Disinterment of vault (weekdays only, rules apply)	1,200.00 (M)
Extra Tent for graveside service	100.00 (M)
Extra set of chairs	50.00 (M)

Columbarium:

Single or Double space:

Resident	2,200.00 (M)
Qualified non-resident	2,800.00 (M)
Interment (Saturday)	350.00 (M)
Tent for columbarium interment	1000.00 M)

CITY OF WINTER PARK - FEE SCHEDULE
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GOLF COURSE FEES (all include sales tax)

Green Fees November-April (Residents/Non-residents):

Resident Monday-Thursday	14.00 (M)
Non Resident Monday - Thursday	16.00 (M)
Resident Friday – Sunday, Holidays	17.00 (M)
Non Resident Friday – Sunday, Holidays	19.00 (M)
Youth 12 and Under.....	9.00 (M)

Green Fees May-October (Residents/Non-residents):

Resident Monday-Thursday	12.00 (M)
Non Resident Monday - Thursday	14.00 (M)
Resident Friday – Sunday, Holidays	15.00 (M)
Non Resident Friday – Sunday, Holidays	17.00 (M)
Youth 12 and Under.....	9.00 (M)

Green Fees:

Replay rate for all players	7.00 (M)
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Annual Play Pass:

Single resident,	900.00 (M)
Single non-resident	1080.00 (M)
Corporate (4 members).....	5,000.00 (M)
Premier Partnership	20,000.00 (M)

Cart Rental:

Electric Cart 9-Hole – Single (includes sales tax)	10.00 (M)
Pull cart (includes sales tax)	3.00 (M)
Club Rental (includes tax).....	10.00 (M)

Tournament Fees (includes tax):

30% discount off tournament fee for verified non-profits	
Weekday Night scramble (36 person minimum)	1000.00 (M)
Each additional golfer above 36	35.00 (M)
Weekend Night scramble (36 person minimum)	1900.00 (M)
Each additional golfer above 36	35.00 (M)
Weekday Private scramble (36 person minimum).....	1,600.00 (M)
Each additional golfer above 36	25.00 (M)
Weekend Private scramble (36 person minimum)	2500.00 (M)
Each additional golfer above 36	25.00 (M)

Groupon and other such marketing discounts as well as seasonal discounts may be offered at the discretion of the City Manager

CITY OF WINTER PARK - FEE SCHEDULE
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GOLF COURSE FEES (CONTINUED)

Golf lessons:

Individual lessons:

Half hour.....	50.00 (M)
Hour	80.00 (M)
3 hour package	210.00 (M)
5 hour package	300.00 (M)
10 hour package	500.00 (M)

Playing lessons, per person:

9 holes	125.00 (M)
18 holes.....	200.00 (M)

Group lessons, per person:

One hour package:

2 students.....	60.00 (M)
3 students.....	50.00 (M)
4 students.....	40.00 (M)

Three hour package:

2 students.....	150.00 (M)
3 students.....	120.00 (M)
4 students.....	90.00 (M)

Five hour package:

2 students.....	200.00 (M)
3 students.....	150.00 (M)
4 students.....	120.00 (M)

Ten hour package:

2 students.....	300.00 (M)
3 students.....	200.00 (M)
4 students.....	150.00 (M)

Course Rental

Full Course Rental – Daily 7am to Dusk Events - Free to Public	6,000.00 (M)
Full Course Rental – Daily 7am to Dusk – Paid Admission Events.....	12,000.00 (M)
Admission/Income percentage subject to negotiation.	

Croquet Court Rental –

Daily Rate Only – Free to Public or Private	\$1,000.00 (M)
Daily Rate Only – Paid Admission Events	\$2,000.00 (M)

Putting Course Rental

Full Day – Free to Public or Private	\$1,000.00 (M)
Half Day – Free to Public or Private	\$500.00 (M)
Full Day – Paid Admission Events	\$2,000.00 (M)
Half Day – Paid Admission Events.....	\$1,000.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
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TENNIS FEES

Tennis Court Rental:

Annual Play Pass Fees:

Six-Month Annual Play Passes:

All Courts:

Resident	203.00 (M)
Resident - family (2 or more)	302.00 (M)
Non-resident - one adult	270.00 (M)
Non-resident - family (2 or more)	359.00 (M)
Seniors receive a \$25 discount on adult price (age 65 years or older)	

Hard Courts Only:

Resident- one adult	94.00 (M)
Resident - family (2 or more)	165.00 (M)
Non-resident - one adult	170.00 (M)
Non-resident - family (2 or more)	278.00 (M)
Seniors receive a \$25 discount on adult price (age 65 years or older)	

Annual Play Passes:

All Courts:

Resident one adult	370.00 (M)
Resident - family (2 or more)	539.00 (M)
Non-resident - one adult	479.00 (M)
Non-resident - family (2 or more)	633.00 (M)
Seniors receive a \$25 discount on adult price (age 65 years or older)	

Hard Courts Only:

Resident- one adult	173.00 (M)
Resident - family (2 or more)	303.00 (M)
Non-resident - one adult	277.00 (M)
Non-resident - family (2 or more)	411.00 (M)
Seniors receive a \$25 discount on adult price (age 65 years or older)	

FOR HARD COURTS: With hard court punch card, pay additional \$1.00 to upgrade to clay. With hard court membership, pay additional \$2.00 to upgrade to clay courts up to six upgrades. After six upgrades, member may plan on clay only by upgrading membership to ALL COURT, 10 play punch card or clay court fee.

Non-Play Pass Fees (\$1.00 off with Facility Use Card pre-tax):

Singles - 1 ½ hours; Doubles - 2 hours (Residents)

Clay court (includes tax)	6.00 (M)
Hard court (includes tax)	5.00 (M)

Child, non-prime time, hourly:

Hard court (includes tax):

Resident	3.00 (M)
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Soft court (includes tax):

Resident	4.00 (M)
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CITY OF WINTER PARK - FEE SCHEDULE
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TENNIS FEES (CONTINUED)

Tennis Passes: (10 play passes)

Clay courts:

Pass60.00 (M)

Hard courts:

Pass55.00 (M)

Adult Tennis Programs:

Beginning/Intermediate, various times, four week sessions.....90.00 (M)

Elite Training Programs:

Four week sessions, times and age groups vary.

2 day per week program per week390.00 (M)

3 day per week program per week550.00 (M)

4 day per week program per week680.00 (M)

5 day per week program per week825.00 (M)

Pre-Tournament Level Training Levels 1 and 2 Per Week200.00 (M)

Junior Tennis Programs:

Six week program per week:

1 day per week.....90.00 (M)

2 days per week165.00 (M)

Home School Clinic.....50.00 (M)

Advanced Juniors Weekly265.00 (M)

Adult/Junior Tennis Program pricing based upon a \$75 court clinic fee.

Summer Camps:

Pre-Tournament Camp Weekly.....280.00 (M)

Recreational Tennis Camp Weekly Full day230.00 (M)

Half day160.00 (M)

Other Tennis Fees:

Private lessons, fee dependent on instructor, hourly40.00 – 95.00 (M)

Semi-private lessons, fee dependent on instructor, half hour45.00 – 100.00 (M)

Group lessons, hourly75.00 (M)

Team clinic, hourly85.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
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TENNIS FEES (CONTINUED)

Junior tournament entry fee	38.00 - 45.00 (M)
League rate	
(if at least 75% of team roster are not members of	
tennis center).....	165.00, plus non-member hourly rate (M)
Ball rental machine, hourly	20.00 (M)
Annual ball machine membership, per person	
(twenty memberships available).....	150.00
Annual ball machine membership, family	
(twenty memberships available).....	200.00
Special Events	
Member.....	0 – 20.00 (M)
Non Member.....	6.00 – 30.00 (M)

Groupon and other such marketing and seasonal discounts may be offered at the discretion of the City Manager

Before any contract agreement is reached with such discount organizations and subcontractor, the subcontractor must submit the terms for approval to the City Manager through the Parks and Recreation Department Management.

Tennis Instructors must be contracted through management company

Tournament Entry Fees: (includes tennis balls)

Court fee (2 hour time frame, x number of courts x number of two hour time frames = base fee:

First day of tournament	Base fee, less 10% (M)
Second day of tournament	Base fee, less 25% (M)
Third day of tournament	Base fee, less 30% (M)
Fourth day of tournament	Base fee, less 35% (M)
Fifth day of tournament	Base fee, less 40% (M)

No tournaments may be longer than five days, holidays are time and one half rates. The price includes six folding tables and twenty five chairs and a pop up tent.

A roster is required for league and team play. 75% of roster must be members, or pay a \$100 flat fee and the hourly rates.

Tennis Center Pavilion Rental:

Small Pavilion:

Full day.....	55.00 (M)
Half day	33.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
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RECREATION FACILITY RENTAL FEES

AZALEA LANE RECREATION CENTER - Meeting room: (20% discount off regular fee for Resident, Military or 1st Responder or 30% discount off regular fee for verified non-profits, 15% additional discount for continuous groups.)

East Room (30' x 30'):

Hourly50.00 (M)
Deposit100.00 (M)

West Room (30' x 50'):

Hourly70.00 (M)
Deposit100.00 (M)

CIVIC CENTER: (20% discount off regular fee for Resident, Military or 1st Responder or 30% discount off regular fee for verified non-profits, 15% additional discount for continuous groups)

Ballroom:

Hourly160.00 (M)

Meeting Rooms:

Hourly70.00 (M)

Kitchen: (set up fee and deposits are not applicable)

Hourly70.00 (M)

Ballroom and kitchen:

Fridays and Saturdays (11:00 am – midnight).....2,000.00 (M)

Deposit500.00 (M)

Entire building for a full day:

Fridays and Saturdays (11:00 am – midnight).....2,800.00 (M)

Deposit500.00 (M)

Cancellation Fee, Civic Center only:

Cancellation for any reason.....Full deposit retention

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

RECREATION FACILITY RENTAL FEES (CONTINUED)

COMMUNITY CENTER:

(20% discount off regular fee for Resident, Military or 1st Responder or 30% discount off regular fee for verified non-profits, 15% additional discount for continuous groups.

CRA district resident discount off regular fee 25%

Rates:

Small room, A or B or senior room, hourly	65.00 (M)
Large room, C or D, hourly	95.00 (M)
Ballroom; A,B,C and D combined, hourly	275.00 (M)
Rooms C, D and kitchen combined, hourly	210.00 (M)
4:00 pm to midnight, Friday, Saturday, Sunday	1,225.00 (M)
Ballroom and kitchen combined, hourly	325.00 (M)
4:00 pm to midnight, Friday, Saturday, Sunday	1,575.00 (M)
Rooms C and D, hourly	170.00 (M)
Ballroom, kitchen 4:00 pm to midnight with 2 hour amphitheater	1,650.00 (M)
Kitchen, hourly	50.00 (M)
Early start fee (events requiring building access before 7:00 am)	50.00 (C)
Early set up fee	150.00 (M)

Amphitheater (outdoor stage):

Two hours	175.00 (M)
Six hours	500.00 (M)

Gymnasium:

Half of gym, hourly	50.00 (M)
Entire gym, hourly	125.00 (M)

Deposit:

Each meeting room/amphitheater, kitchen	100.00 (M)
Ballroom A,B,C and D combined	400.00 (M)

Unscheduled time premium over regular rate, hourly 15.00 (M)

COUNTRY CLUB (20% discount off regular fee for Resident, Military or 1st Responder or 30% discount off regular fee for verified non-profits, 15% additional discount for continuous groups.)

(Friday and Saturday- Full Building)

Hourly	170.00 (M)
4 p.m. to 12 midnight	900.00 (M)
Deposit	250.00 (M)

Hourly: (Sunday through Thursday)

Dining Room (hourly)	100.00 (M)
Club lounge (hourly)	100.00 (M)
Full building (hourly)	150.00 (M)
Deposit	250.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

RECREATION FACILITY RENTAL FEES (CONTINUED)

FARMER'S MARKET:

Saturday Market:

12' x 10' space Outside without electricity (per week).....	26.00 (M)
Additional 6 feet (per week).....	14.00 (M)
12' x 10' space outside with electricity (per week).....	30.00 (M)
Additional 6 feet with electricity (per week)	17.00 (M)
12' x 10' inside space without electricity (per week).....	32.00 (M)
12' x 10' inside space with electricity (per week).....	35.00 (M)

Part-Time Vendor Fees:

12' x 10' Outdoor space without electricity (per week)	36.00 (M)
Additional 6 feet without electricity (per week)	24.00 (M)
12' x 10' Outside space with Electricity (per week).....	40.00 (M)
Additional 6 feet with electricity (per week)	27.00 (M)
12' x 10' inside space without electricity (per week).....	42.00 (M)
12' x 10' inside space with electricity (per week).....	45.00 (M)
Vendor's deposit.....	50.00 (M)

Building Rental: (20% discount off regular fee for Resident, Military or 1st Responder or 30% discount off regular fee for verified non-profits, 15% additional discount for continuous groups.):

Hourly	200.00 (M)
<u>Entire Building</u>	
6:00 p.m. to midnight, Fri.and Sat. (set up 4:00 pm – 6:00 pm)	1,700.00 (M)
Parking Lot - in addition to building rental	400.00 (M)
Deposit	300.00 (M)

LAKE ISLAND HALL RECREATION CENTER - Meeting room : (20% discount off regular fee for Resident, Military or 1st Responder or 30% discount off regular fee for verified non-profits, 15% additional discount for continuous groups.):

Daily rate, Monday - Friday.	400.00 (M)
Weekly rate, Monday – Friday, 8:00am – 5:00 pm	500.00 (M)
Hourly	80.00 (M)
Deposit	200.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

RECREATION FACILITY RENTAL FEES (CONTINUED)

Winter Park Welcome Center:

Winter Park Community Foundation Room

(includes catering kitchen, restrooms and outdoor patio):

Weekday for 1 – 4 hours, per hour	70.00 (M)
Weekday for over 4 hours, per hour	60.00 (M)
Series of 4 or more rentals for 1 - 4 hours, per hour	60.00 (M)
Series of 4 or more rentals for over 4 hours, per hour	50.00 (M)
Weekend (all day)	500.00 (M)

Note: rental rates can be reduced by 50% for one half of room

Entire First Floor (includes Galloway Foundation gallery, Welcome gallery and Winter Park Health Foundation Community Room):

Weekday (until 6:00 pm)	not available
Weekday (after 6:00 pm), per hour	90.00 (M)
Weekend (all day)	750.00 (M)
Fire marshal, required to be on site for events hosting over 90 people, per hour	25.00 (M)

Additional one-time fees:

Cleaning (for events over 4 hours)	30.00 (M)
Staffing (weekdays before 9:00 am and/or after 5:00 pm), per hour	20.00 (M)
Staffing (weekends), per hour	25.00 (M)

Gallery display use deposit 100.00 (M)

Gallery display use cancellation fee (if cancellation is made less than
thirty days in advance) 25.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PARK FEES

DEPOSITS FOR GROUP EVENTS ARE EQUAL TO EVENT FEE

Azalea Lane Playground (20% Resident, Military or 1st Responder discount):

Small Pavilion:

Full day	60.00 (M)
Half day	35.00 (M)

Central Park:

Group Events:

Small events (less than 400 people)	
North Park or South Park	750.00 (M)
North and South Park	1,100.00 (M)
Large events (400 – 2,000 people)	1,650.00 (M)
Significant events 2,001 + people	2,750.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)
Rose Garden wedding	200.00 (M)
20% Resident, Military or 1 st Responder discount	
Deposit	100.00 (M)

Central Park West Meadows:

Group Events (fee is doubled for functions charging admission):

Small events (less than 400 people)	750.00 (M)
Large events (400 – 2,000 people)	1,650.00 (M)
Significant events 2,001 + people	2,750.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)

Mead Garden:

Group Events:

Small events (less than 400 people)	750.00 (M)
Large events (400 – 2,000 people)	1,650.00 (M)
Significant events 2,001 + people	2,750.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)
Amphitheater (20% resident Military or 1 st Responder discount)	
Weekdays (two hours)	300.00 (M)
Weekends (two hours)	350.00 (M)
Deposit	100.00 (M)
Large Pavilion (20% resident Military or 1 st Responder discount)	
Full day	125.00 (M)
Half day (open to noon or 2 pm to close)	90.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PARK FEES (CONTINUED)

Lake Baldwin Park:

Group Events:

Small events (less than 400 people)	750.00 (M)
Large events (400 – 2,000 people)	1,650.00 (M)
Significant events 2,001 + people	2,750.00 (M)

Set up days for event preparation 75% of Small Event Fee (M)

Martin Luther King, Jr., Park:

Group Events:

Small events (less than 400 people)	750.00 (M)
Large events (400 – 2,000 people)	1,650.00 (M)
Significant events 2,001 + people	2,750.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)

East Lawn Area (less than 200 people, hourly before dark) 29.00 (M)

Community Playground pavilion (20% Resident, Military or 1st Responder discount):

Full day	90.00 (M)
Half day (open from noon or 2 pm to close)	60.00 (M)

Ward Park:

Large Pavilion (20% Resident, Military or 1st Responder discount):

Full day	125.00 (M)
Half day (open to noon or 2 pm to close)	90.00 (M)

Howell Branch Preserve:

Pavilion (20% Resident, Military or 1st Responder discount):

Full day	90.00 (M)
Half day (open to noon or 2 pm to close)	60.00 (M)

Observation Deck and Tables:

Full day	60.00 (M)
Half Day (open to noon or 2pm to close)	35.00 (M)

Cady Way Park:

Group Events:

Small events (less than 400 people)	750.00 (M)
Large events (400 – 2,000 people)	1,650.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

PARK FEES (CONTINUED)

Shady Park:

Group Events:

Small events (less than 400 people)	750.00 (M)
Large events (400 – 2,000 people)	1,650.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)
Large Pavilion (20% Resident Military or 1 st Responder discount):	
Full day	125.00 (M)
Half day (open to noon or 2:00 pm to close)	90.00 (M)

Phelps Park:

Pavilion Rental (20% Resident, Military or 1 st Responder discount)	
Full day	90.00 (M)
Half day (open to noon or 2:00 pm to close)	60.00 (M)
Small Pavilion (20% Resident, Military or 1 st Responder discount)	
Full day	60.00 (M)
Half day (open to noon or 2:00 pm to close)	35.00 (M)

Kraft Azalea Garden:

Exedra area wedding	250.00 (M)
20% Resident, Military or 1 st Responder discount	
Exedra area wedding deposit.....	100.00 (M)

Violation of dog ordinance:

1 st offense.....	50.00 (M)
2 nd offense.....	100.00 (M)

Open Space Park business permit (monthly):

Twenty attendees or less	35.00 (M)
Over twenty attendees	110.00 (M)

Open Space Park Concessionaire Permit:

Category A: Prepackaged food/beverage, no cooking.	
Per sales day per sales station.....	25.00 (M)
Per week (three day limit) per sales station.....	60.00 (M)
Per month (12 day limit) per sales station.....	150.00 (M)
Category B: Prepared Food as defined by Florida DBFR.	
Per sales day per sales station.....	50.00 (M)
Per week (three sales day limit) per sales station.....	120.00 (M)
Per month (12 sales day limit) per sales station.....	300.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

SPECIAL EVENT AND MISCELLANEOUS FEES

MISCELLANEOUS CHARGES: Rental equipment fees allocated to equipment replacement account.

Special Use permit fee	25.00 (M)
Building and Pavilion Holiday Rate	Time and ½ Regular (M)
.....	Rental Rates (M)
Facility rental building late payment fee	5% of balance due (M)
Special event application fee	50.00 (M)
Parks Alcohol Usage Request Application Fee (non-refundable)	50.00 (M)
Sat Market Tables, each (round and rectangular, inside use only)	8.00 (M)
LCD projector and screen	50.00 (M)
Wireless microphone	50.00 (M)
Pipe and Drape	50.00 (M)
Portable stage	100.00 (M)
Scoreboard renter per day, Community Center gymnasium:	
Staffing (per hour)	35.00 (M)
Crowd control fencing (per 200 feet)	150.00 (M)
Special event trailer with tables and chairs	300.00 (M)
Equipment Rental - Per Event:	
Banquet tables (each, off site events only)	5.00 (M)
Folding chairs (each)	2.00 (M)
Podium (each)	20.00 (M)
Portable public address system	50.00 (M)
Risers 3' x 8' (each)	40.00 (M)
Riser skirts (each)	10.00 (M)
Table skirts (each)	15.00 (M)
Tent 20' x 40'	375.00 (M)
Tent 10' x 10'	50.00 (M)
Tent 10' x 10' Fire Rated 701	80.00 (M)
Portable Scoreboard per day	50.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2017

SPECIAL EVENT AND MISCELLANEOUS FEES (CONTINUED)

Cancellation Fees:

Pavilions and Fields (no deposit is required):

Cancellation with less than 14 days notice	No refund (M)
Cancellation with 14-30 days notice	Retain 50% of rental fee (M)
Cancellation with 30-90 days notice	Retain 25% of rental fee (M)
Cancellation with over 90 days notice	\$20 processing fee (M)

Buildings*, amphitheater, park rentals (deposit is required):

Cancellation with less than 30 days notice	Retain 100% of rental fee (M)
Cancellation with 30-60 days notice	Retain deposit (M)
Cancellation with 60-90 days notice	Retain 50% of deposit (M)
Cancellation with over 90 days notice	\$20 processing fee (M)

* Except Civic Center

A double deposit is required for all functions charging admission and serving alcohol

A double deposit is required for all functions for minors charging admission



city commission **agenda item**

item type	Millage and Budget Public Hearings	meeting date	9/25/2017
prepared by	City Clerk	approved by	City Manager, City Attorney
board approval	N/A final vote		
strategic objective	Fiscal Stewardship		

subject

Millage Ordinance FY18 Budget - SECOND READING

motion / recommendation

Approve operating millage rate at 4.0923 mills and debt service millage rate at 0.1597 for the General Obligation Bonds, Series 2011, and 0.3536 for the General Obligation Bonds (Library/Events Center), Series 2017, respectively.

background

The proposed FY 2018 General Fund budget was prepared assuming the operating millage rate would be kept at its current level of 4.0923 mills. Because property valuations increased, the proposed property tax levy represents a 5.51% increase from FY 2017. The city's tax rate has been held constant for the last 9 years and the overall combined millage rate will increase due to the debt service addition of the voter approved Library & Events Center project.

The operating millage rate of 4.0923 mills was approved by the City Commission as the tentative millage rate on July 24. All property owners received a Notice of Proposed Property Taxes from the Orange County Property Appraiser in August that was based on the proposed millage rates above. This notice also advised property owners of this first public hearing on millage rates and the budget.

At the September 15th City Commission meeting, the Commission recommended the approval of a millage rate that would reduce property tax revenue by \$500k. This would equate to a millage rate of 3.9942 (reduction of 2.4% from current rate of 4.0923) and would represent a 2.98% increase over the rolled back rate of 3.8787.

alternatives / other considerations

N/A

fiscal impact

No fiscal impact unless the Commission chooses to reduce the operating millage rate below 4.0923 mills. Every 0.25 of a mill generates approximately \$1.3 million in annual property tax revenue. The proposed reduction in the millage rate would reduce

General Fund Contingency by approximately \$450k and CRA Contingency by \$50k.

ATTACHMENTS:

Description	Upload Date	Type
Millage Ordinance FY18	9/5/2017	Cover Memo

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING A 4.0923 MILL AD VALOREM TAX LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE GENERAL OPERATING EXPENSES OF THE CITY, A 0.1597 MILL VOTED DEBT SERVICE LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE CITY OF WINTER PARK, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2011, AND A 0.3536 MILL VOTED DEBT SERVICE LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE CITY OF WINTER PARK, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2017.

WHEREAS, the Legislature of the State of Florida mandated a procedure for calculating the taxable value for each taxing authority by the County Property Appraiser and provided for the calculation of rolled back millage rate, and

WHEREAS, the City of Winter Park, Florida has made the necessary rolled back millage calculation as required by law and found it to be 3.8787 mills.

WHEREAS, the citizens of Winter Park approved the issuance of \$11,000,000 General Obligation Bonds, Series 2001 at the May 16, 2000 bond referendum which were subsequently refunded by General Obligation Bonds, Series 2011.

WHEREAS, the citizens of Winter Park approved the issuance of up to \$30,000,000 General Obligation Bonds, Series 2017 at the March 15, 2016 bond referendum.

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

SECTION 1. That an ad valorem tax levy upon all real and personal property is hereby levied at a rate of 4.0923 mills, the same to be appropriated for the general operating expenses of the City in accordance with the budget for the fiscal year beginning October 1, 2017 and ending September 30, 2018. In addition, that an ad valorem tax levy upon all real and personal property is hereby levied at a rate of 0.1597 mills, the same to be appropriated for the City of Winter Park, Florida General Obligation Bonds, Series 2011 and that an ad valorem tax levy upon all real and personal property is hereby levied at a rate of 0.3536 mills, the same to be appropriated for the City of Winter Park, Florida General Obligation Bonds, Series 2017.

SECTION 2. The above levy to cover general operating expenses of the City is two thousand one hundred thirty-six ten-thousandths above the rolled back millage of 3.8787 mills. Pursuant to State Statutes this levy represents a 5.51% increase in property taxes above the rolled back rate.

SECTION 3. The City Commission, after full, complete and comprehensive hearings and expressions of parties wishing to be heard, declares the tax levy to be reasonable and necessary for the immediate preservation and benefit of the public health, safety and welfare.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this _____ day of _____, 2017.

Steve Leary, Mayor

Attest:

Cynthia S. Bonham, City Clerk



city commission agenda item

item type	Millage and Budget Public Hearings	meeting date	9/25/2017
prepared by	City Clerk	approved by	City Manager, City Attorney
board approval	N/A final vote		
strategic objective	Fiscal Stewardship		

subject

Budget Ordinance FY 18 - SECOND READING

motion / recommendation

Adopt the attached Ordinance setting forth the FY 2018 Budget and Five-year Capital Plan.

background

s the second of two public hearings on the budget. At the September 15th City iission meeting on the budget, the City Commission recommended some changes to he millage rate and the budget. Due to Hurricane Irma, the advertisement for the t was based on the proposed budget prior to any of the recommended changes from st meeting. Two summaries of the budget have been included both titled Schedule A show the budget as advertised (Schedule A – no changes) and the what the budget be with the recommended changes (Schedule A – w budget changes).

ity Manager presented his proposed budget to the City Commission at the July 10, City Commission Meeting. The Commission has discussed the budget at subsequent gs. Based on those discussions the Commission has reached consensus regarding the ing changes to the proposed budget:

- a. Remove proposed funding for Body Camera implementation. This will add back about \$22k to General Fund Contingency, and over \$100k to the Forfeiture Fund for purchase of equipment. (Agree to at Budget Worksession.)
- a. Reduce Equipment Replacement Funding by \$100k. This will add back approximately \$52k to the General Fund, \$11k to Stormwater, \$28k to Water & Sewer, and \$8k to the Electric Utility's, Contingency balances. (Agreed to at August 28th Commission meeting.)
- b. Fund \$150k improvements to traffic signalization on Aloma. This will reduce General Fund Contingency by \$150k, increase transfers to the Capital Improvement Fund, and increase funding for traffic and pedestrian signalization improvements in the CIP. (Agreed to at August 28th Commission meeting.)

- c. Reduce employee merit pay percentage by one-half of a percent. This will save approximately \$60k spread across all funds. (Agreed to at August 28th Commission meeting.)
- d. Reduce Police Department Spending by \$200k. This will add back \$200k to General Fund Contingency.
- e. Reduce the Millage rate by \$500k. The City of Winter Park has had the same operating millage rate for 9 years at 4.0923. The revised millage rate that would remove approximately \$500k in net property tax revenue would be 3.9942. This will remove property tax revenue to the General Fund by about \$500k and revenue to the CRA by about \$50k. The net effect to the General fund Contingency would be a reduction of approximately \$450k while it would reduce CRA Contingency by about \$50k. (General Fund Contingency will reduce by \$450k and not \$500k because the payment required to the CRA from the General Fund will decrease by \$50k.)
- f. Transfer \$1 million in Water & Wastewater Reserves to the Electric Utility Fund. This recommendation would reallocate surplus in the Water Utility to shore up the cash position in the Electric Utility and assist with post-Hurricane improvements. The Water Utility is estimated to have about \$11 million in unencumbered funds by the end of this fiscal year.
- g. Redirect existing funding in the Parks Budget to address updates to the Parks Master Plan. This will not have any total budget effect but will reprioritize spending already in the Parks budget.

The cumulative effect of all the changes will place General Fund Contingency at approximately \$264k. CRA Contingency will change to \$602k.

alternatives / other considerations

N/A

fiscal impact

Budget is balanced per statute.

ATTACHMENTS:

Description	Upload Date	Type
Budget Ordinance FY18	9/5/2017	Cover Memo
Schedule A - no changes	9/19/2017	Cover Memo
Schedule A- w budget changes	9/19/2017	Cover Memo
5 CIP FY18	9/5/2017	Cover Memo

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018 AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN; APPROPRIATING FUNDS FOR THE GENERAL FUND, DESIGNATIONS TRUST FUND, STORMWATER UTILITY FUND, COMMUNITY REDEVELOPMENT FUND, FEDERAL FORFEITURE FUND, POLICE GRANT FUND, DEBT SERVICE FUND, WATER AND SEWER FUND, ELECTRIC UTILITY FUND, FLEET MAINTENANCE FUND, EQUIPMENT REPLACEMENT FUND, EMPLOYEE INSURANCE FUND, GENERAL INSURANCE FUND, CEMETERY TRUST FUND, GENERAL CAPITAL PROJECTS FUND AND STORMWATER CAPITAL PROJECTS FUND; PROVIDING FOR MODIFICATIONS; PROVIDING FOR AMENDMENTS TO SAID ANNUAL BUDGET TO CARRY FORWARD THE FUNDING OF PURCHASE ORDERS OUTSTANDING AND UNSPENT PROJECT BUDGETS AS OF SEPTEMBER 30, 2017; AND AUTHORIZING TRANSFER OF FUNDS HEREIN APPROPRIATED BETWEEN DEPARTMENTS SO LONG AS THE TOTAL FUND APPROPRIATIONS SHALL NOT BE INCREASED THEREBY.

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

SECTION 1. The annual budget of the City of Winter Park for the fiscal year beginning October 1, 2017 and ending September 30, 2018 as set forth on Schedule A attached hereto and by reference made a part hereof, is hereby adopted and approved after full, complete and comprehensive hearings and in consideration of the expressions of all parties concerned. It is hereby declared that said budget represents and presents the judgment and intent of the City Commission as to the needs and fiscal requirements of the various departments of the City government for the next ensuing twelve-month period.

SECTION 2. There are hereby expressly appropriated out of anticipated revenues and funds available for such purposes and not otherwise appropriated, the funds and monies necessary to meet the appropriations set forth in said budget. It is hereby declared that the funds available are those in excess of the amount required by law to be held by the City of Winter Park.

SECTION 3. The budget approved by this ordinance may be reviewed by the City Commission and shall be subject to modification by ordinance if the actual revenues and necessary expenditures are found to differ substantially from the estimates contained in said budget.

SECTION 4. The City Manager is hereby authorized to increase the line item appropriation in the attached budget to cover those purchase orders which shall have been issued on or prior to September 30, 2017, but not filled as of that date, and is authorized to pay for all goods or services received pursuant to such purchase orders from all the funds so appropriated. All such increases shall be appropriated to the corresponding accounts in the same funds against which they were outstanding as of September 30, 2017. The City Manager shall report to the City Commission all such purchase orders.

SECTION 5. The City Manager is hereby authorized to increase the line item appropriation in the attached budget to cover the unspent portion of project length budgets as of September 30, 2017.

The City Manager shall report to the City Commission all such project budgets carried forward from fiscal year 2017 to fiscal year 2018.

SECTION 6. The City Manager shall have the authority to transfer appropriations from one line item to another line item within a fund budget so long as the total fund appropriations shall not be increased. Appropriation transfers between funds shall require the approval of the City Commission.

SECTION 7. The accompanying five year capital improvement plan is hereby adopted as part of this ordinance and is made a part of the Comprehensive Plan, Data, Inventory and Analysis document replacing and substituting therefore any previous five year capital improvement plan. Funding for the first year of the plan is included in the annual budget. Funding for projects in years two through five is subject to the annual budgets adopted for each of those years.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this _____ day of _____, 2017.

Steve Leary, Mayor

Attest:

Cynthia S. Bonham, City Clerk

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
General Fund Summary**

Schedule A

	2018 Proposed	2017 Adopted
Revenues:		
Property Taxes	\$ 20,932,465	\$ 19,441,569
Franchise Fees & Utility Taxes	7,669,149	7,484,182
Licenses & Permits	2,526,484	2,457,412
Intergovernmental	7,319,328	7,419,917
Charges for Services	8,079,699	7,504,420
Fines and Forfeitures	1,150,169	1,111,205
Miscellaneous	668,572	688,850
Transfers from Other Funds	5,310,140	5,248,467
Fund Balance	<u>266,000</u>	<u>133,284</u>
Total Revenues	\$ <u>53,922,006</u>	\$ <u>51,489,306</u>
Expenditures:		
General Administration	\$ 5,312,121	\$ 5,078,510
Planning & Development	2,255,824	2,045,982
Public Works	9,142,433	8,842,427
Police	14,470,520	13,607,783
Fire	12,779,475	12,573,304
Parks and Recreation	8,078,786	7,517,116
Organizational Support	1,509,100	1,465,146
Transfers To Other Funds	4,218,085	4,045,771
Non-Departmental	(238,800)	(175,000)
Reimbursements from Other Funds	(4,120,217)	(3,930,209)
Contingency Reserve	<u>514,679</u>	<u>418,476</u>
Total Expenditures	\$ <u>53,922,006</u>	\$ <u>51,489,306</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Designations Trust Fund Summary**

	2018 Proposed	2017 Adopted
	<u> </u>	<u> </u>
Revenues:		
Miscellaneous	\$ 108,000	\$ 75,000
Transfers from other funds	340,149	332,566
Fund Balance	\$ <u>0</u>	\$ <u>0</u>
Total Revenues	\$ 448,149	\$ 407,566
Expenditures:		
Transfers to other funds	75,000	75,000
Organizational Support	315,149	307,566
Parks & Recreation/Planning	\$ <u>58,000</u>	\$ <u>25,000</u>
Total Expenditures	\$ <u>448,149</u>	\$ <u>407,566</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Stormwater Utility Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Licenses	\$ 49,000	\$ 46,000
Charges for Services	2,568,533	2,464,383
Intergovernmental	18,000	15,000
Miscellaneous	33,900	48,900
Transfers From Other Funds	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>2,669,433</u>	\$ <u>2,574,283</u>
Expenditures:		
Operations	\$ 2,586,803	\$ 2,574,283
Reimbursements to Other Funds	0	0
Contingency	<u>82,630</u>	<u>0</u>
Total Expenditures	\$ <u>2,669,433</u>	\$ <u>2,574,283</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Community Redevelopment (CRA) Fund Summary

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Intergovernmental Revenues	\$ 2,196,932	\$ 1,975,328
Charges for Services	200,000	225,000
Miscellaneous	65,000	70,000
Transfers	2,125,167	1,822,815
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>4,587,099</u>	\$ <u>4,093,143</u>
Expenditures:		
Operating Expenses	\$ 1,154,295	\$ 1,016,060
Capital Projects	1,140,000	819,183
Debt Service	1,496,648	1,493,552
Organizational Support	86,000	73,000
Reimbursements To Other Funds	57,550	42,611
Transfers To Other Funds	-	3,993
Contingency Reserve	<u>652,606</u>	<u>644,744</u>
Total Expenditures	\$ <u>4,587,099</u>	\$ <u>4,093,143</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Police Grant Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Intergovernmental	\$ <u>1,021,565</u>	\$ <u>828,291</u>
Total Revenues	\$ 1,021,565	\$ 828,291
Expenditures:		
Police	\$ <u>1,021,565</u>	\$ <u>828,291</u>
Total Expenditures	\$ <u>1,021,565</u>	\$ <u>828,291</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Federal Forfeiture Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Fund Balance	\$ <u>35,000</u>	\$ <u>77,730</u>
Total Revenues	\$ 35,000	\$ 77,730
Expenditures:		
Transfers to other funds	\$ <u>35,000</u>	\$ <u>77,730</u>
Total Expenditures	\$ <u>35,000</u>	\$ <u>77,730</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Debt Service Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Property Taxes	\$ 2,617,272	\$ 812,750
Special Assessments	152,000	161,439
Transfers From Other Funds	382,283	385,815
Fund Balance	<u>45,581</u>	<u>33,493</u>
Total Revenues	\$ <u>3,197,136</u>	\$ <u>1,393,497</u>
Expenditures:		
Debt Service	\$ <u>3,197,136</u>	\$ <u>1,393,497</u>
Total Expenditures	\$ <u>3,197,136</u>	\$ <u>1,393,497</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Water and Sewer Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Utility Fee	\$ 31,097,531	\$ 29,676,713
Miscellaneous	382,485	486,016
Fund Balance	<u>2,280,000</u>	<u>2,721,146</u>
Total Revenues	\$ <u>33,760,016</u>	\$ <u>32,883,875</u>
Expenditures:		
Operations	\$ 17,965,339	\$ 17,364,789
Debt Service	5,928,097	5,928,330
Capital Projects	4,292,000	4,581,146
Reimbursements to Other Funds	2,518,326	2,349,132
Transfers to Other Funds	2,773,654	2,660,478
Contingency Reserve	<u>282,600</u>	<u>0</u>
Total Expenditures	\$ <u>33,760,016</u>	\$ <u>32,883,875</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Electric Utility Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Utility Fee	\$ 48,653,136	\$ 47,841,054
Intergovernmental Revenues	0	0
Miscellaneous	2,000	6,293
Transfers from Other Funds	146,561	151,088
Fund Balance	0	450,000
	<u> </u>	<u> </u>
Total Revenues	\$ <u>48,801,697</u>	\$ <u>48,448,435</u>
Expenditures:		
Operations	\$ 4,478,337	\$ 4,258,236
Bulk Power Costs	30,297,298	30,328,063
Debt Service	5,026,628	5,039,780
Capital Projects	4,316,000	4,300,000
Transfers to Other Funds	2,878,604	2,990,498
Reimbursements to Other Funds	1,544,341	1,531,858
Contingency Reserve	<u>260,489</u>	<u>0</u>
Total Expenditures	\$ <u>48,801,697</u>	\$ <u>48,448,435</u>
Excess of Revenues Over (Under) Expenditures	<u>\$ 0</u>	<u>\$ 0</u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Fleet Maintenance Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Charges for Services	\$ 1,528,524	\$ 1,469,734
Miscellaneous	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>1,528,524</u>	\$ <u>1,469,734</u>
Expenditures:		
Operations	\$ 1,528,524	\$ 1,463,126
Reimbursements to Other Funds	0	6,608
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>1,528,524</u>	\$ <u>1,469,734</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Equipment Replacement Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Vehicle/Equipment Rentals	\$ 1,750,398	\$ 1,850,000
Debt Proceeds	0	0
Miscellaneous	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>1,750,398</u>	\$ <u>1,850,000</u>
Expenditures:		
Operations	\$ 0	\$ 0
Vehicle and Equipment Acquisitions	1,750,398	1,850,000
Debt Service	0	0
Reimbursements to Other Funds	0	0
Transfers to Other Funds	0	0
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>1,750,398</u>	\$ <u>1,850,000</u>
Excess of Revenues Over (Under) Expenditures	<u><u>0</u></u>	<u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Employee Insurance Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Charges To Departments	\$ 5,841,473	\$ 5,363,417
Charges To Employees	1,541,202	1,426,724
Miscellaneous	575,368	565,475
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>7,958,043</u>	\$ <u>7,355,616</u>
Expenditures:		
Insurance Costs	\$ 7,958,043	\$ 7,355,616
Reimbursements to Other Funds	0	0
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>7,958,043</u>	\$ <u>7,355,616</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
General Insurance Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Charges To Departments	\$ 2,499,795	\$ 2,404,855
Miscellaneous	5,000	5,000
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>2,504,795</u>	\$ <u>2,409,855</u>
Expenditures:		
Insurance Costs	\$ 2,504,795	\$ 2,409,855
Reimbursements to Other Funds	0	0
Transfers to Other Funds	0	0
Contingency	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>2,504,795</u>	\$ <u>2,409,855</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Cemetery Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Lot Sales	\$ 335,000	\$ 340,000
Miscellaneous	20,000	40,000
Fund Balance	<u>24,374</u>	<u>0</u>
Total Revenues	\$ <u>379,374</u>	\$ <u>380,000</u>
Expenditures:		
Transfers To Other Funds	\$ 379,374	\$ 256,763
Reimbursements to Other Funds	0	0
Contingency Reserve	<u>0</u>	<u>123,237</u>
Total Expenditures	<u>379,374</u>	<u>380,000</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
General Capital Projects Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Transfers From Other Funds	\$ 2,055,417	\$ 2,188,005
Intergovernmental Revenues	0	0
Debt Proceeds	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>2,055,417</u>	\$ <u>2,188,005</u>
Expenditures:		
Capital Projects	\$ 1,985,417	\$ 2,118,005
Contingency Reserve	<u>70,000</u>	<u>70,000</u>
Total Expenditures	\$ <u>2,055,417</u>	\$ <u>2,188,005</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Stormwater Capital Projects Fund Summary**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Stormwater Utility Fees	\$ 575,000	\$ 600,000
Intergovernmental	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>575,000</u>	\$ <u>600,000</u>
Expenditures:		
Capital Projects	\$ 575,000	\$ 600,000
Transfers to other funds	0	0
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>575,000</u>	\$ <u>600,000</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
General Fund Summary
With Proposed Commission Changes**

Schedule A

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Property Taxes	\$ 20,430,676	\$ 19,441,569
Franchise Fees & Utility Taxes	7,669,149	7,484,182
Licenses & Permits	2,526,484	2,457,412
Intergovernmental	7,319,328	7,419,917
Charges for Services	8,079,699	7,504,420
Fines and Forfeitures	1,150,169	1,111,205
Miscellaneous	668,572	688,850
Transfers from Other Funds	5,310,140	5,248,467
Fund Balance	<u>266,000</u>	<u>133,284</u>
Total Revenues	\$ <u>53,420,217</u>	\$ <u>51,489,306</u>
Expenditures:		
General Administration	\$ 5,312,121	\$ 5,078,510
Planning & Development	2,255,824	2,045,982
Public Works	9,142,433	8,842,427
Police	14,270,520	13,607,783
Fire	12,779,475	12,573,304
Parks and Recreation	8,078,786	7,517,116
Organizational Support	1,509,100	1,465,146
Transfers To Other Funds	4,167,141	4,045,771
Non-Departmental	(238,800)	(175,000)
Reimbursements from Other Funds	(4,120,217)	(3,930,209)
Contingency Reserve	<u>263,834</u>	<u>418,476</u>
Total Expenditures	\$ <u>53,420,217</u>	\$ <u>51,489,306</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Designations Trust Fund Summary
With Proposed Commission Changes**

	2018 Proposed	2017 Adopted
Revenues:		
Miscellaneous	\$ 108,000	\$ 75,000
Transfers from other funds	340,149	332,566
Fund Balance	\$ <u>0</u>	\$ <u>0</u>
Total Revenues	\$ 448,149	\$ 407,566
Expenditures:		
Transfers to other funds	75,000	75,000
Organizational Support	315,149	307,566
Parks & Recreation/Planning	\$ <u>58,000</u>	\$ <u>25,000</u>
Total Expenditures	\$ <u>448,149</u>	\$ <u>407,566</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Stormwater Utility Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Licenses	\$ 49,000	\$ 46,000
Charges for Services	2,568,533	2,464,383
Intergovernmental	18,000	15,000
Miscellaneous	33,900	48,900
Transfers From Other Funds	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>2,669,433</u>	\$ <u>2,574,283</u>
Expenditures:		
Operations	\$ 2,586,803	\$ 2,574,283
Reimbursements to Other Funds	0	0
Contingency	<u>82,630</u>	<u>0</u>
Total Expenditures	\$ <u>2,669,433</u>	\$ <u>2,574,283</u>
Excess of Revenues Over (Under) Expenditures	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Community Redevelopment (CRA) Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Intergovernmental Revenues	\$ 2,196,932	\$ 1,975,328
Charges for Services	200,000	225,000
Miscellaneous	65,000	70,000
Transfers	2,074,223	1,822,815
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>4,536,155</u>	\$ <u>4,093,143</u>
Expenditures:		
Operating Expenses	\$ 1,154,295	\$ 1,016,060
Capital Projects	1,140,000	819,183
Debt Service	1,496,648	1,493,552
Organizational Support	86,000	73,000
Reimbursements To Other Funds	57,550	42,611
Transfers To Other Funds	-	3,993
Contingency Reserve	<u>601,662</u>	<u>644,744</u>
Total Expenditures	\$ <u>4,536,155</u>	\$ <u>4,093,143</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Police Grant Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Intergovernmental	\$ <u>1,021,565</u>	\$ <u>828,291</u>
Total Revenues	\$ 1,021,565	\$ 828,291
Expenditures:		
Police	\$ <u>1,021,565</u>	\$ <u>828,291</u>
Total Expenditures	\$ <u>1,021,565</u>	\$ <u>828,291</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Federal Forfeiture Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Fund Balance	\$ <u>35,000</u>	\$ <u>77,730</u>
Total Revenues	\$ 35,000	\$ 77,730
Expenditures:		
Transfers to other funds	\$ <u>35,000</u>	\$ <u>77,730</u>
Total Expenditures	\$ <u>35,000</u>	\$ <u>77,730</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Debt Service Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Property Taxes	\$ 2,617,272	\$ 812,750
Special Assessments	152,000	161,439
Transfers From Other Funds	382,283	385,815
Fund Balance	<u>45,581</u>	<u>33,493</u>
Total Revenues	\$ <u>3,197,136</u>	\$ <u>1,393,497</u>
Expenditures:		
Debt Service	\$ <u>3,197,136</u>	\$ <u>1,393,497</u>
Total Expenditures	\$ <u>3,197,136</u>	\$ <u>1,393,497</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Water and Sewer Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Utility Fee	\$ 31,097,531	\$ 29,676,713
Miscellaneous	382,485	486,016
Fund Balance	<u>2,280,000</u>	<u>2,721,146</u>
Total Revenues	\$ <u>33,760,016</u>	\$ <u>32,883,875</u>
Expenditures:		
Operations	\$ 17,965,339	\$ 17,364,789
Debt Service	5,928,097	5,928,330
Capital Projects	4,292,000	4,581,146
Reimbursements to Other Funds	2,518,326	2,349,132
Transfers to Other Funds	2,773,654	2,660,478
Contingency Reserve	<u>282,600</u>	<u>0</u>
Total Expenditures	\$ <u>33,760,016</u>	\$ <u>32,883,875</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Electric Utility Fund Summary
With Proposed Commission Changes**

	2018 Proposed	2017 Adopted
Revenues:		
Utility Fee	\$ 48,653,136	\$ 47,841,054
Intergovernmental Revenues	0	0
Miscellaneous	2,000	6,293
Transfers from Other Funds	146,561	151,088
Fund Balance	0	450,000
	<hr/>	<hr/>
Total Revenues	\$ 48,801,697	\$ 48,448,435
	<hr/>	<hr/>
Expenditures:		
Operations	\$ 4,478,337	\$ 4,258,236
Bulk Power Costs	30,297,298	30,328,063
Debt Service	5,026,628	5,039,780
Capital Projects	4,316,000	4,300,000
Transfers to Other Funds	2,878,604	2,990,498
Reimbursements to Other Funds	1,544,341	1,531,858
Contingency Reserve	260,489	0
	<hr/>	<hr/>
Total Expenditures	\$ 48,801,697	\$ 48,448,435
	<hr/>	<hr/>
Excess of Revenues Over (Under) Expenditures	\$ 0	\$ 0
	<hr/>	<hr/>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Fleet Maintenance Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Charges for Services	\$ 1,528,524	\$ 1,469,734
Miscellaneous	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>1,528,524</u>	\$ <u>1,469,734</u>
Expenditures:		
Operations	\$ 1,528,524	\$ 1,463,126
Reimbursements to Other Funds	0	6,608
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>1,528,524</u>	\$ <u>1,469,734</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Equipment Replacement Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Vehicle/Equipment Rentals	\$ 1,750,398	\$ 1,850,000
Debt Proceeds	0	0
Miscellaneous	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>1,750,398</u>	\$ <u>1,850,000</u>
Expenditures:		
Operations	\$ 0	\$ 0
Vehicle and Equipment Acquisitions	1,750,398	1,850,000
Debt Service	0	0
Reimbursements to Other Funds	0	0
Transfers to Other Funds	0	0
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>1,750,398</u>	\$ <u>1,850,000</u>
Excess of Revenues Over (Under) Expenditures	<u><u>0</u></u>	<u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Employee Insurance Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Charges To Departments	\$ 5,841,473	\$ 5,363,417
Charges To Employees	1,541,202	1,426,724
Miscellaneous	575,368	565,475
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>7,958,043</u>	\$ <u>7,355,616</u>
Expenditures:		
Insurance Costs	\$ 7,958,043	\$ 7,355,616
Reimbursements to Other Funds	0	0
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>7,958,043</u>	\$ <u>7,355,616</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
General Insurance Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Charges To Departments	\$ 2,499,795	\$ 2,404,855
Miscellaneous	5,000	5,000
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>2,504,795</u>	\$ <u>2,409,855</u>
Expenditures:		
Insurance Costs	\$ 2,504,795	\$ 2,409,855
Reimbursements to Other Funds	0	0
Transfers to Other Funds	0	0
Contingency	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>2,504,795</u>	\$ <u>2,409,855</u>
Excess of Revenues Over (Under) Expenditures	<u><u>0</u></u>	<u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Cemetery Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Lot Sales	\$ 335,000	\$ 340,000
Miscellaneous	20,000	40,000
Fund Balance	<u>24,374</u>	<u>0</u>
Total Revenues	\$ <u>379,374</u>	\$ <u>380,000</u>
Expenditures:		
Transfers To Other Funds	\$ 379,374	\$ 256,763
Reimbursements to Other Funds	0	0
Contingency Reserve	<u>0</u>	<u>123,237</u>
Total Expenditures	<u>379,374</u>	<u>380,000</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
General Capital Projects Fund Summary
With Proposed Commission Changes

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Transfers From Other Funds	\$ 2,055,417	\$ 2,188,005
Intergovernmental Revenues	0	0
Debt Proceeds	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>2,055,417</u>	\$ <u>2,188,005</u>
Expenditures:		
Capital Projects	\$ 1,985,417	\$ 2,118,005
Contingency Reserve	<u>70,000</u>	<u>70,000</u>
Total Expenditures	\$ <u>2,055,417</u>	\$ <u>2,188,005</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2018
Stormwater Capital Projects Fund Summary
With Proposed Commission Changes**

	<u>2018 Proposed</u>	<u>2017 Adopted</u>
Revenues:		
Stormwater Utility Fees	\$ 575,000	\$ 600,000
Intergovernmental	0	0
Fund Balance	<u>0</u>	<u>0</u>
Total Revenues	\$ <u>575,000</u>	\$ <u>600,000</u>
Expenditures:		
Capital Projects	\$ 575,000	\$ 600,000
Transfers to other funds	0	0
Contingency Reserve	<u>0</u>	<u>0</u>
Total Expenditures	\$ <u>575,000</u>	\$ <u>600,000</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>0</u></u>	\$ <u><u>0</u></u>

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS**

Description	Funding Source	Estimated 5 Yr. Cost	Schedule of Planned CIP Expenditures			FY 2021	FY 2022	Other Long- term Needs
			FY 2018	FY 2019	FY 2020			
General Capital Projects	General Fund	12,431,523	2,474,928	2,326,032	2,347,955	2,586,029	2,696,579	-
	Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	-
	Police Forfeiture Funds	35,000	35,000	-	-	-	-	-
	General Fund Reserves restricted for Building Code Enforcement	65,000	65,000	-	-	-	-	-
	Cemetery Trust Fund	1,100,000	100,000	-	-	1,000,000	-	-
	Parks Bond Issue	-	-	-	-	-	-	5,000,000
	General Obligation Bonds - Subject to Referendum	-	-	-	-	-	-	17,500,000
Stormwater Capital Projects	Stormwater Utility Fees	2,175,000	575,000	550,000	525,000	525,000	-	-
Community Redevelopment	Tax Increment Financing	3,702,761	1,140,000	890,000	675,648	857,113	140,000	-
Water and Sewer Fund	Water & Sewer Fees	8,452,917	1,557,917	1,635,000	1,708,333	1,756,667	1,795,000	-
	Sewer Impact Fees	1,926,000	250,000	576,000	625,000	475,000	-	-
	Water Impact Fees	2,224,000	450,000	674,000	625,000	475,000	-	-
	Prior Bond Proceeds (W&S)	1,000,000	1,000,000	-	-	-	-	-
	Water & Sewer Reserves	3,208,356	1,192,000	466,356	300,000	1,250,000	-	-
Electric Services Fund	Electric Service Fees	22,158,997	4,438,500	4,397,320	4,418,966	4,440,946	4,463,265	-
Totals		58,854,554	13,353,345	11,589,708	11,300,902	13,440,754	9,169,844	22,500,000

**SUMMARY OF CAPITAL PROJECTS
GENERAL CAPITAL PROJECTS**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Other Long-term Needs
Public Works	Pavement Resurfacing and Brick Road Repairs	General Fund	3,807,523	719,928	741,032	762,955	782,029	801,579	on-going
Public Works	Sidewalk, bikepath and curb repairs	General Fund	1,700,000	325,000	325,000	350,000	350,000	350,000	on-going
Public Works	Facility replacement account funding (replacement of flooring, roofing, air conditioning and painting) (75% General Fund, 25% Water and Sewer Fund)	General Fund	1,250,000	200,000	225,000	250,000	275,000	300,000	on-going
ITS	Information Technology Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	General Fund	700,000	120,000	130,000	140,000	150,000	160,000	on-going
Parks	General Parks Major Maintenance	General Fund	1,800,000	320,000	340,000	360,000	380,000	400,000	on-going
Parks	Mead Garden Master Plan Renovation	General Fund	100,000	100,000					
Parks	Central Park Maintenance/Restroom Building	General Fund	250,000				250,000		
Parks	Dinky Dock Renovation	General Fund	200,000		200,000				
Parks	Phelps Park Playground	General Fund	170,000			170,000			
Parks	Athletic Field and Tennis Center Lighting	General Fund	625,000	125,000	125,000	125,000	125,000	125,000	
		Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	
Parks	Pavilion Replacement (Ward (2) and Phelps)	General Fund	134,000				134,000		
Parks	Sand Volleyball Courts	General Fund	50,000			50,000			
Parks	Lake Baldwin Park Improvements	General Fund	420,000					420,000	
Parks	Development of Northwest Sports Complex	Parks Bond Issue	-						5,000,000
Parks	Columbarium Section Palm Cemetery	Cemetery Trust Fund	1,000,000				1,000,000		
Parks	Expansion of Golf Maintenance/Cemeteries Building	General Fund	100,000	100,000					
		Cemetery Trust Fund	100,000	100,000					
Parks	Complete Restoration of Hard Courts Azalea Lane	General Fund	200,000	100,000	100,000				
Public Works	Bicycle & Pedestrian Improvements	General Fund	375,000	75,000	75,000	75,000	75,000	75,000	on-going
Public Works	Signalization Upgrades	General Fund	475,000	215,000	65,000	65,000	65,000	65,000	on-going

**SUMMARY OF CAPITAL PROJECTS
GENERAL CAPITAL PROJECTS**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Other Long-term Needs
General	Enterprise Resource Program Software Replacement (ERP)	General Fund	75,000	75,000					
		Police Forfeiture Funds	35,000	35,000					
		General Fund Reserves restricted for Building Code Enforcement	65,000	65,000					
Parks	MLK Park Improvements	TBD							TBD
General	Construct new City Hall (50,000 square feet)	General Obligation Bonds - Subject to Referendum	-						12,500,000
General	City Hall Parking Garage (250 spaces at \$20,000 per space)	General Obligation Bonds - Subject to Referendum	-						5,000,000
General	Acquisition of the Post Office Property	TBD	-						TBD
Totals			14,006,523	2,749,928	2,401,032	2,422,955	3,661,029	2,771,579	22,500,000

Totals by Funding Source:

	5 Yr. Cost	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Other Long-term Needs
General Fund	12,431,523	2,474,928	2,326,032	2,347,955	2,586,029	2,696,579	-
Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	-
Police Forfeiture Funds	35,000	35,000	-	-	-	-	-
General Fund Reserves restricted for Building Code Enforcement	65,000	65,000	-	-	-	-	-
Cemetery Trust Fund	1,100,000	100,000	-	-	1,000,000	-	-
Parks Bond Issue	-	-	-	-	-	-	5,000,000
General Obligation Bonds - Subject to Referendum	-	-	-	-	-	-	17,500,000
	14,006,523	2,749,928	2,401,032	2,422,955	3,661,029	2,771,579	22,500,000

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2017-2018**

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Public Works	Pavement Resurfacing	The City's pavement resurfacing program calls for the resurfacing of eight to nine miles of streets in the upcoming fiscal year. A pavement condition assessment identifies those streets in most need of resurfacing to prevent degradation of the road base.	Local option gas tax revenues	\$ 719,928	Investments in routine road repaving reduces the annual costs of road repairs.
Public Works	Sidewalk, Bikepath & Curb Repairs	Replacement of sidewalks, bikepaths and curbing where necessary for public safety	Local option gas tax revenues	\$ 325,000	No additional impact on operating budget
Public Works	Facility Replacement Account	This account will accumulate funds for the replacement of roofs, air conditioning, paint and flooring and other major capital expenditures for City's facilities.	General Fund - \$175,000 and Water and Sewer Fund - \$58,333	\$ 266,667	No additional impact on operating budget
Information Technology	Information Technology Upgrades	Upgrades to computers, networks, servers and phone systems. Also contains funding to continue the City facilities underground fiber network.	General Fund - \$100,000, Water & Sewer Fund - \$50,000 and Electric Services Fund - \$50,000	\$ 240,000	No additional impact on operating budget
Parks	Major Parks Maintenance Items	This funding is set aside for needed Parks Department capital equipment and facility maintenance and repairs.	General Fund	\$ 320,000	No additional impact on operating budget
Parks	Mead Garden Master Plan Renovation	Improvements to Mead Garden. This is an extension of funding to the original 5 year plan while Mead Gardens develops a revised 5 year master plan.	General Fund - \$100,000	\$ 100,000	\$85,000 additional funding allocated to budget through Operational Support
Parks	Athletic Field & Tennis Court Lighting	Replace athletic field lighting on baseball field #7, multipurpose field A, and softball fields #9 and #10 at Ward Park as well as tennis court lighting. This is a multi year project that was begun in FY 2011 and expected to end in FY 2019.	General Fund - \$125,000; Cell Tower Revenues - \$75,000	\$ 200,000	No additional impact on operating budget. Reduces maintenance on existing aging lighting stock.
Parks	Golf Maintenance/ Cemeteries Building	This project will include the removal of the existing Quonset hut on the golf course and the construction of an addition to the existing golf/cemeteries maintenance building to also accomodate the housing of golf course equipment.	General Fund - \$100,000; Cemetery Trust Fund - \$100,000	\$ 200,000	No additional impact on operating budget

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2017-2018**

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Parks	Azalea Lane Hard Courts Restoration	This project will completely remove and replace the eight 35 year old hard courts at Azalea Lane. These courts are beyond the life expectancy and continued patching is no longer effective as the underlayment beneath the concrete surface must be replaced.	General Fund	\$ 100,000	No additional impact on operating budget
Public Works	Bicycle/Pedestrian Plan Improvements	Funding for this project will be used to create and promote a viable and safe pedestrian and bicycle-friendly infrastructure and promote these modes of transportation throughout the city.	General Fund	\$ 75,000	No additional impact on operating budget
Public Works	Pedestrian & Traffic Signal Upgrades	This project is part of a multi year plan to upgrade antiquated traffic signals and improve the safety of pedestrians crossing intersections. Includes \$150k to improve signalized intersections on Aloma.	General Fund	\$ 215,000	No additional impact on operating budget
General	Enterprise Resource Program Software Replacement (ERP)	This project would replace the city's current enterprise operating software, purchased in the 1980s, with a modern software system. This change is necessary to continue to provide modern and efficient municipal services including transferring to a Windows based operating platform, online permitting and payment, automation of many manual tasks, functionality with mobile applications, and integration with GIS. Implementation is estimated to take 3 years and cost approximately \$2.3 million.	General Fund - \$75,000; Police Forfeiture Funds - \$35,000; General Fund Reserves Restricted for Building Code Enforcement - \$65,000; Water & Sewer Fees - \$31,250; Electric System Revenues - \$62,500	\$ 268,750	Once implemented, approximately \$230k annually, however the city currently pays about \$150k annually for ERP maintenance and related programs that would go away with the replacement. Further efficiency enhancements are also expected.

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
STORMWATER CAPITAL PROJECTS FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2018	FY 2019	FY 2020	FY 2021
Public Works	Drainage Improvements - Most of the City's stormwater sewer infrastructure is over fifty years old. Some of these older systems do not meet the City's current drainage standards and in many cases are experiencing pipe material failures. Groundwater seepage into the stormwater sewer system is considered an illicit discharge carrying sediments to the City's lakes compromising water quality.	Stormwater Fees	440,000	100,000	130,000	105,000	105,000
Public Works	Miscellaneous Land Locked Lakes Stormwater Retrofits	Stormwater Fees	55,000	55,000			
Public Works	Wetlands Tree Removal & Replant at Mead Gardens	Stormwater Fees	100,000	100,000			
Public Works	Seminole County Ditch Piping at Arbor Park Dr.	Stormwater Fees	300,000	300,000			
Public Works	Stormwater Education Signage Program	Stormwater Fees	80,000	20,000	20,000	20,000	20,000
Public Works	Stormwater Infrastructure Rehabilitation & Replacement	Stormwater Fees	400,000		400,000		
Public Works	Regional Pond Facilities	Stormwater Fees	800,000			400,000	400,000
Totals			2,175,000	575,000	550,000	525,000	525,000

Note: The stormwater capital improvement plan has been approved by the Lakes and Waterways Board.

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Stormwater Fund
Fiscal Year 2017-2018

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Public Works	Stormwater drainage improvements	Most of the City's stormwater infrastructure is over sixty years old. Groundwater seepage into the stormwater system can compromise the water quality in the City's lakes.	Stormwater utility fee	\$ 100,000	No additional impact on operating budget
Public Works	Land Locked Lakes Stormwater Retrofits	Provide for funding of small scale stormwater retrofits, such as baffle boxes. In conjunction with necessary repairs on the City's existing storm sewer system, these small scale retrofits will be installed wherever it is practical. Future installations are proposed for lakes such as, Lake Sylvan, Lake Knowles, Lake Wilbar, Lake Spier, Lake Forest and Lake Grace.	Stormwater utility fee	\$ 55,000	No additional impact on operating budget
Public Works	Seminole County Ditch Piping along Arbor Park Dr.	The City of Winter Park and Seminole County both have contributing drainage basins that lead to a ditch behind the homes along N Lakemont Avenue and Arbor Park Drive. This project will improve access and add piping in cooperation with Seminole County.	Stormwater utility fee	\$ 300,000	No additional impact on operating budget
Public Works	Mead Gardens Wetlands Tree Replanting	The northern wetland in Mead Botanical Garden provides water quality polishing for stormwater runoff that discharges from our Clay Pit Ponds to Howell Branch Creek. This project will provide new canopy trees to speed up reforestation of the wetland and will include removal of invasive tree species to improve habitat and prevent downstream infestations.	Stormwater utility fee	\$ 100,000	This project should have no additional impact on operating budget. The city traditionally provides Mead Botanical Gardens Inc. \$85k annually in operating funds.
Public Works	Stormwater Education Program	This project creates an educational path with signage along the north shoreline of Lake Virginia behind Rollins College. Signs will describe the existing local habitat and the importance of stormwater and lakes management for its protection.	Stormwater utility fee	20,000	No additional impact on operating budget

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
COMMUNITY REDEVELOPMENT AGENCY FUND**

Current Adopted CIP

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
CRA	Small Scale CIP Improvements	TIF	200,000	40,000	40,000	40,000	40,000	40,000
CRA	CRA Infrastructure Improvements	TIF	500,000	100,000	100,000	100,000	100,000	100,000
CRA	New York Streetscape Improvements	TIF	1,000,000	1,000,000				
CRA	17-92 / Fairbanks Intersection	TIF	1,285,648		750,000	535,648		
CRA	17-92 / Webster Intersection	TIF	717,113				717,113	
Totals			3,702,761	1,140,000	890,000	675,648	857,113	140,000

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2017-2018**

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
CRA	New York Streetscape Improvements	From Fairbanks to Canton Ave - Improvements to ROW, including curbs, roadways, hardscapes, furnishings, landscaping and irrigation, and RR crossings. Removes 'illegal' parking spaces and outlines parking through curb cuts and bulbouts. No net spaces lost.	Tax Increment Financing	\$ 1,000,000	This project is a one time expenditure and should not impact ongoing operational costs.
CRA	Small Scale CRA Improvements	Purpose of this fund is to include minor project expenditures that may be incurred throughout the year such as SunRail weekend ridership, district enhancements, or other small scale projects.	Tax Increment Financing	\$ 40,000	These projects would be one time expenditures and should not impact ongoing operational costs.
CRA	CRA Infrastructure Improvements	This fund will provide for infrastructure improvement needs that enhance the CRA district and are in accordance with the adopted plan.	Tax Increment Financing	\$ 100,000	These projects would be one time expenditures and should not impact ongoing operational costs.

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
WATER AND WASTEWATER FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2018	FY 2019	FY 2020	FY 2021
Water and Sewer	Rehabilitation of defective sewer mains with heavy ground water infiltration	Water and Sewer Fees	1,525,000	200,000	300,000	325,000	350,000
Water and Sewer	Rehabilitation of sanitary manholes to restore their structural integrity	Water and Sewer Fees	445,000	50,000	75,000	100,000	100,000
Water and Sewer	Short Liner Installation - for rehabilitation of sanitary sewer mains and laterals from the main to the property line	Water and Sewer Fees	1,225,000	-	300,000	300,000	300,000
Water and Sewer	Upgrade water mains - replacement of sub-standard water mains throughout the water distribution system.	Water and Sewer Fees	2,770,000	150,000	650,000	650,000	650,000
Water and Sewer	Replacement of asbestos cement sanitary force mains deteriorated by hydrogen sulfide gas	Water and Sewer Fees	90,000	-	20,000	30,000	40,000
Water and Sewer	Lift Station Upgrades	Water and Sewer Fees	750,000	150,000	150,000	150,000	150,000
Water and Sewer	Expansion of reclaimed water system	Water and Sewer Reserves	1,550,000	-	-	300,000	1,250,000
		Sewer Impact Fees	1,100,000			625,000	475,000
		Water Impact Fees	1,250,000	-	150,000	625,000	475,000
Water and Sewer	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Prior Bond Proceeds	1,000,000	1,000,000	-	-	-
		Water and Sewer Reserves	658,356	192,000	466,356	-	-
Water and Sewer	Purchase Additional Sewer Capacity from Altamonte	Sewer Impact Fees	250,000	-	250,000	-	-
Water and Sewer	Orange County Territory Restructure	Sewer Impact Fees	76,000	-	76,000	-	-
		Water Impact Fees	74,000	-	74,000	-	-
Water and Sewer	Water Plant Security & Sustainability Improvements	Water and Sewer Fees	850,000	850,000	-	-	-

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
WATER AND WASTEWATER FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2018	FY 2019	FY 2020	FY 2021
Water and Sewer	I-4 Ultimate Project (Expansion of Interstate)	Sewer Impact Fees	500,000	250,000	250,000	-	-
		Water Impact Fees	900,000	450,000	450,000	-	-
		Water and Sewer Reserves	1,000,000	1,000,000	-	-	-
ITS	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	Water and Sewer Fees	350,000	60,000	65,000	70,000	75,000
General	Enterprise Resource Program Software Replacement (ERP)	Water and Sewer Fees	31,250	31,250	-	-	-
Public Works	Funding of facility replacement account for Public Works Complex items (flooring, roofing, air conditioning & paint) (75% General Fund, 25% Water and Sewer Fund)	Water and Sewer Fees	416,667	66,667	75,000	83,333	91,667
Totals			16,811,273	4,449,917	3,351,356	3,258,333	3,956,667

Totals by Funding Source:

Water and Sewer Fees	8,452,917	1,557,917	1,635,000	1,708,333	1,756,667
Water and Sewer Reserves	3,208,356	1,192,000	466,356	300,000	1,250,000
Sewer Impact Fees	1,926,000	250,000	576,000	625,000	475,000
Water Impact Fees	2,224,000	450,000	674,000	625,000	475,000
Surplus Project Funds	-	-	-	-	-
Prior Bond Proceeds	1,000,000	1,000,000	-	-	-
	16,811,273	4,449,917	3,351,356	3,258,333	3,956,667

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Water & Sewer
Fiscal Year 2017-2018**

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Water and Sewer	Upgrade sanitary sewer mains	Defective sanitary sewer mains will be rehabilitated to decrease heavy ground water infiltration, in effect reducing the total flow to waste water facilities.	Water and Sewer Fees	\$ 250,000	This project will reduce wastewater treatment costs by reducing ground water infiltration
Water and Sewer	Rehabilitate sanitary sewer manholes	Sanitary sewer manholes deteriorated by hydrogen sulfide gas will be reconstructed. Repairing and restoring the structural integrity to the manholes will eliminate the possibility of collapse and groundwater infiltration, thus reducing flows and associated treatment costs.	Water and Sewer Fees	\$ 75,000	This project will reduce wastewater treatment costs by reducing ground water infiltration
Water and Sewer	Upgrade water mains	Water main upgrades consist of construction and upgrade of water mains and service lines to replace sub-standard water mains throughout the water distribution system. This work will improve water quality, flows and fire protection in the impacted areas.	Water and Sewer Fees	\$ 150,000	No additional impact on operating budget
Water and Sewer	Lift station upgrades	Replacement of "can" type lift stations close to failure with submersible "rail" type lift stations. Includes completing projects at stations 2 and 35.	Water and Sewer Fees	\$ 150,000	No additional impact on operating budget
Water and Sewer	Water Plan Improvements (Fiber connectivity and Solar Panel Installations)	This project makes security, efficiency, and sustainability improvements to the Utility's water plants. Funding will connect the water plants to the city's fiber optic network, increasing connection speeds while enhancing security and lowering cost. In addition the Utility will work with vendors to utilize the rooftops of the plants to provide for solar installations.	Water and Sewer Fees: Est. \$250k for Solar and \$600k for Fiber.	\$ 850,000	Building the municipal fiber network will reduce 3rd party connection costs by \$50k+ annually. Solar scenarios are still being explored and savings vary on the structure of any agreement. At worst the city would anticipate being able to diversify power sources to renewable ones at no new net cost to the utility.
Water and Sewer	Iron Bridge Regional Wastewater Treatment Facility	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Water and Sewer Reserves	\$ 1,192,000	No additional impact on operating budget
Water and Sewer	I-4 Ultimate	This FDOT project to expand interstate 4 to six lanes will involve the removal and replacement of many sewer and water crossings owned by the utility. Final details of payment responsibility between the city and the state are still being developed but this project is expected to take a good amount of manpower and resources in FY18.	Sewer Impact Fees - \$1,125,000; Water Impact Fees - \$1,125,000	\$ 1,700,000	No additional impact on operating budget

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
ELECTRIC SERVICES FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Electric Services	Routine Capital improvements including: undergrounding electric lines, renewals and replacements, and other improvements required to provide service and improve the reliability of the electric system	Electric System Revenues	4,246,497	816,000	832,320	848,966	865,946	883,265
Electric Services	Undergrounding of Electric Lines	Electric System Revenues	17,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
General	Enterprise Resource Program Software Replacement (ERP)	Electric System Revenues	62,500	62,500				
ITS	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	Electric System Revenues	350,000	60,000	65,000	70,000	75,000	80,000
Totals			22,158,997	4,438,500	4,397,320	4,418,966	4,440,946	4,463,265

Totals by Funding Source:

Electric System Revenues	22,158,997	4,438,500	4,397,320	4,418,966	4,440,946	4,463,265
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Note: No additional bond issues are anticipated in the period covered by this Capital Improvement Plan

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Electric Services
Fiscal Year 2017-2018

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Electric Services	Routine Capital: annual electric system improvements	These improvements include undergrounding electric lines and other improvements to increase the reliability of the electric system.	Electric Service Fees	\$ 816,000	No impact on operating budget
Electric Services	Undergrounding Electric Utilities	This is part of an ongoing plan to underground electric utility lines over the next 9 years.	Electric Service Fees	\$ 3,500,000	As electric utilities are placed underground there will be less costs for trimming trees around power lines.