

	ma	yor & commissione	ers	
seat 1	seat 2	Mayor	seat 3	seat 4
Gregory Seidel	Sarah Sprinkel	Steve Leary	Carolyn Cooper	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 commend 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.

*times are projected and subject to change

agenda

- 1. Meeting Called to Order
- 2. Invocation Preston Free, Preaching Minister, First Christian Church of Winter Park

Pledge of Allegiance

- 3. Approval of Agenda
- 4. Mayor's Report
- 5. City Manager's Report
 - a. City Manager's Report

	b.	Confirmation of Fire Chief	5 minutes
	C.	Introduction of Family Fun Program and Family Fun Coordinator Position	10 minutes
6.	Cit	y Attorney's Report	
7.	Νο	n-Action Items	
	a.	Comprehensive Annual Financial Report for the fiscal year ended September 30, 2017	15 minutes
8.		izen Comments (Items not on the enda) 5 p.m. or soon thereafter	
9.	Со	nsent Agenda	
	a.	Approve the March 26, 2018 minutes.	
	b.	Approve the following contracts and authorize the Mayor to execute:	5 minutes
		 Trane U.S., Inc Four year extended warranty & service agreement for City HVAC systems; \$21,343. 	
		 Owens, Renz & Lee Co., Inc. dba Owens Realty Services - Continuing contract for citywide facility management & maintenance services; \$1,360,000. 	
		 HIDTA - Lease agreement for office space; Total expenditure to be reimbursed through the HIDTA grant program. 	
	с.	Approve the following purchase over \$75,000:	5 minutes
		 Brown & Brown of Florida, Inc 2018-2019 Property Insurance Renewal; \$306,612. 	
10	Act	ion Items Requiring Discussion	
	a.	Appointment of Vice Mayor	5 minutes
	b.	Library/Events Center Schematic Design Package	40 Minutes
	с.	Library and Events Center and MLK Park proposed name, logo and design for the campus	20 minutes
11.	Pul	olic Hearings	
	a.	Ordinance - Establishing a Commercial Future Land Use designation on the annexed property at 1562 West Fairbanks Avenue. (2)	5 minutes

b. Ordinance - Establishing a Commercial (C-3) 5 minutes

Zoning on the annexed property at 1562 West Fairbanks Avenue. (2)

- c. Ordinance Request of Ansaka, LLC to amend 15 minutes the "Comprehensive Plan" Future Land Use Map for 1835 Aloma Avenue. (1)
- d. Ordinance Request of Ansaka, LLC to amend 15 minutes the official Zoning map from O-2 to R-3 at 1835 Aloma Avenue and from R-1A to PURD at 1791, 1801, 1811 and 1821 Aloma Avenue (1)
- e. Request of Ansaka, LLC for preliminary and 40 minutes comprehensive development plan and subdivision approval for a planned unit residential development of eighteen (18) twostory, fee-simple, townhouses to be developed collectively on the properties located at 1791, 1801, 1811, 1821 and 1835 Aloma Avenue.
- f. Request of Deshpande, Inc. for final plat 20 minutes approval of a 30 lot, single-family subdivision from the current properties of 613/621/629 Ellen Drive and 503/511/519/524/525/532/600/601/604/618/619/624 Country Club Drive, with lot dimension variances requested for five lots, on properties zoned R-2.
- g. Ordinance Request of the City of Winter Park 20 minutes to amend various sign code regulations. (1)

12. City Commission Reports

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."

ity commission agenda item

item type City Manager's Report	meeting date 4/9/2018		
prepared by City Clerk	approved by		
board approval final vote			
strategic objective			

<u>subject</u>

City Manager's Report

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS: Description City Manager's Report

Upload Date 4/3/2018 Type Cover Memo



item type

meeting date

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	FDOT Schedule Update 2/5/2018 – Construction will begin April 2018 at the Pennsylvania and Webster Avenues crossing. This involves the installation of additional crossing gates, signal houses and some concrete curb and sidewalk.
Seminole County Ditch Drainage Improvement	Preliminary design for additional ditch outfall to be completed by Summer 2018.
Electric undergrounding	Miles of Undergrounding performedGrove Terrace: Complete.Project G: 4.03 miles10% completeMcKean Circle Phase 2 is underway. 20% completeTOTAL so far for FY 2018:2.5 miles
Fairbanks transmission	Working through the FDOT to acquire additional funding as well as trying to acquire some level of "not to Exceed" assurance from Duke.
Power contracts	10MW GRU expires in 2019. Negotiations underway for new 10MW block 10MW solar from FMPA receiving of power will begin in 2020.
Denning Drive	Construction is on schedule with curb currently being constructed to Morse boulevard from Fairbanks Avenue with sidewalk construction trailing that effort. The traffic signal at Fairbanks is now fully functional and backups have been minimized. Work will begin north or Morse Boulevard by mid-April with the entire project anticipated to be substantially complete by June 30th.
Library Design	Schematic design is being brought to the commission on the April 9 agenda.

Staff is bringing to the City Commission on April 9.

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

City commission agenda item

item type City Manager's Report		meeting date 4/9/2018
prepared by City Ma	anager	approved by City Manager
board approval	final vote	
strategic objective	Public Health and Sa	afety

<u>subject</u>

Confirmation of Fire Chief

motion / recommendation

Confirm Daniel Hagedorn as Fire Chief.

background

Chief James White is retiring as Fire Chief on May 31, 2018. Four highly qualified internal candidates applied to be the next Chief. The City Manager interviewed each candidate and with the help of the Human Resources Division put each through a battery of written and oral exercises.

The City Manager then put together an interview panel consisting of Mayor Steve Leary, Civil Service Board Chair Gary Brewer, Assistant City Manager Michelle Neuner and Human Resources Manager Kristi Wong to interview the candidates. Two of the candidate removed their names from consideration prior to the panel interview. The panel then interviewed the remaining two candidates and then provided input to the City Manager.

Based upon the results of all of the above the City Manager selected Daniel Hagedorn to be the next Fire Chief.

The Civil Service Board approved the selection at its meeting on April 3, 2018.

City Charter Section 4.05(b) states that "The city manager shall appoint department heads and the city clerk subject to the confirmation by the city commission." The City Manager herey submits Daniel Hagedorn to the City Commission for confirmation as Fire Chief effective May 31st at 5:00 p.m.

A copy of Dan's resume is attached.

alternatives / other considerations

The City Commission has the option of not confirming.

fiscal impact

The cost fits within the budgeted salary for the position.

ATTACHMENTS:

Description

Resume

Upload Date 3/28/2018

Type Cover Memo

DANIEL L. HAGEDORN

PROFESSIONAL SUMMARY

As an experienced fire officer and program manager of the fire and ambulance accreditation programs, I have developed expert knowledge, tactical skills and leadership abilities in fire and emergency services. Early in my career, I recognized the need to maintain a contemporary view of the industry best practices though continual education. As a core member of the accreditation and fire administration team, I have hands on experience coordinating essential programs including strategic planning, risk assessment and personnel management. I am prepared and confident in leading our great department into the next chapter of its 118th year and beyond.

EDUCATION -

Master of Science: Fire and Emergency Management Administration, December 2015 Oklahoma State University - Stillwater, Oklahoma Fire and Emergency Management Administration

Bachelor of Science: Fire and Safety Engineering, March 2005 **University of Cincinnati** - Cincinnati, Ohio Fire and Safety Engineering

Associates in Science: Emergency Medical Services Technology, August 2003 Valencia College - Orlando, FL

Associates in Science: Fire Science Technology, August 2003 Valencia College - Orlando, FL

CERTIFICATIONS AND CONTINUING EDUCATION

- Chief Emergency Medical Services Officer designation from the Center for Public Safety Excellence
- Fire Officer IV designation from the Division of Florida State Fire Marshal
- Instructor III designation from the Division of the Florida State Fire Marshal
- Currently pursuing a graduate certificate in Disaster Management from the University of Florida

Fire EMS Captain, 04/1996 to Current

Winter Park Fire Department

- ISO & CAAS program manager; accreditation manager for fire department accreditation program; Peer Assessor for the Commission on Fire Accreditation International; 2006 to date
- Company officer on tactical special operation unit
- Supervision of up to 23 firefighting and special operations personnel
- Technician level certified in building collapse, vehicle machinery rescue, trench collapse, rope and aerial rescue operations
- Perform as commander of shift operations
- Held various positions and ranks including Apparatus Operator, Lieutenant, Captain and acting Battalion Chief

Flight Medic, 07/2004 to 11/2008

Orlando Regional Medical Center, Level One Trauma Center

- Flight paramedic for hospital based rotor wing aero-medical program
- Functioned in all disciplines of critical care services including scene work and long distance interfacility critical care transport
- Assisted in design and implementation of rapid sequence intubation program
- Co-managed the expansion of the flight program's base operations from single aircraft operations to three aircraft, bases, personnel and training

Paramedic, 01/1996 to 05/2002

Rural Metro Ambulance

- Paramedic for private pre-hospital ambulance system
- Served as ACLS, BLS and CPR instructor
- Part time supervisor and field training officer

AFFILIATIONS -

- Co-Founder of 501 C 3 Charitable organization for disadvantages dependents of Police and Firefighters
- President of Winter Park Professional Firefighters Local 1598, IAFF 2002-2007, 2011-2013
- Secretary Treasurer Winter Park Firefighters Local 1598, IAFF 1998-2002 Member
- International Association of Flight Paramedics

DANIEL L. HAGEDORN

FIRE AND EMS ACCREDIATION

Appointment into the role of Accreditation Manager by the fire chief in 2007. In this role, I assumed responsibility for managing the international accreditation through the Commission of Fire Accreditation International (CFAI). The department continued to maintain accreditation in 2011 and 2016 under my management. CFAI accreditation requires expertise in 10 major categories which include:

- Governance and Administration
- Assessment and Planning
- · Goals and Objectives
- Financial Resources
- Operational Programs
- Physical Resources
- Human Resources
- Essential Resources (Water Supply, Communications and Administrative Support)
- Training and Competency
- External Agency Relationships

Initial and current manager for Commission on Accreditation of Ambulance Services (CAAS) program. I successfully created an administrative performance improvement plan for emergency medical operations for the City of Winter Park Fire and Rescue. In addition, provided direction for development of safety standards focusing on decreasing risk and increasing EMS system efficiency. Initial accreditation was awarded in 2014 and received reaccreditation in December 2017.

INSURANCE SERVICES OFFICE -

In 2012, Mayor Bradley challenged the department to improve our ISO rating for the Winter Park Fire Department. Selected by fire chief, I was tasked with a special duty assignment to develop strategies to improve our rating. As result, I developed a comprehensive self-assessment of all operations and capabilities working with water distribution and emergency communication divisions. I successfully prepared the agency for review and coordinated the assessment. The department was awarded Class One designation in June of 2013 by the ISO.

In 2002, I was elected to lead the Winter Park Professional Firefighters, an affiliate of the International Association of Firefighters. Highlights of this ten-year tenure include:

- Successful negotiation of five labor agreements
- Under my ten years of leadership we achieved and maintained a zero-grievance and unfair labor practice (ULP) working environment from members
- Resolved all unfair labor practices within three weeks after retaking office in 2011

STATE CERTIFICATIONS -

Instructor III

Certified as an Instructor III, the highest level of certification awarded to fire officers in the State of Florida. This certification allows me to teach any class which is recognized as part of the curriculum established and developed by the Bureau of Fire Standards and Training (BFST) at any location or training center recognized by the BFST.

Fire Officer IV

Currently hold the highest level of certification in the State of Florida. Developed by the BFST, Fire Officer IV meets or exceeds the National Fire Protection Association's (NFPA) 1021 standard Fire Officer IV standard. Fire Officer IV is a designation awarded by successful examination and demonstrated competency in the following areas:

- Human Resource Management
- Community and Government Relations
- Fire Administration
- Emergency Services Delivery
- Health and Safety



item type City Manager's Report	meeting date 4/9/2018		
prepared by City Clerk	approved by		
board approval final vote			
strategic objective			

<u>subject</u>

Introduction of Family Fun Program and Family Fun Coordinator Position

motion / recommendation

background

alternatives / other considerations

fiscal impact



item type Non-Action Items	meeting date 4/9/2018
prepared by Finance	approved by City Manager
board approval N/A final vote	
strategic objective	

<u>subject</u>

Comprehensive Annual Financial Report for the fiscal year ended September 30, 2017

motion / recommendation

No action is necessary.

background

The CAFR was prepared by City staff and audited by Moore Stephens Lovelace, P.A.

alternatives / other considerations

None

fiscal impact

None

ATTACHMENTS:

Description	Upload Date	Туре
Cover memo	3/30/2018	Cover Memo
CAFR	3/30/2018	Cover Memo

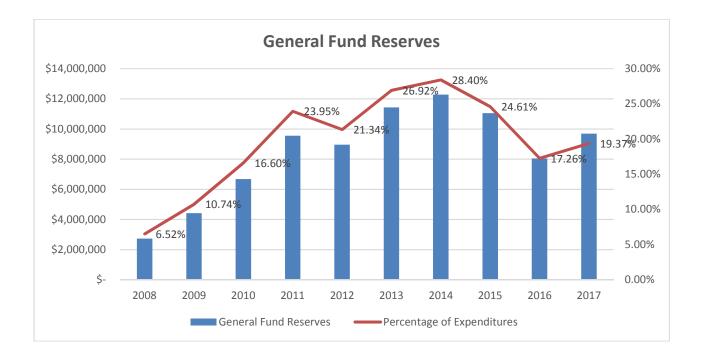
Comprehensive Annual Financial Report (CAFR)

For the Year Ended September 30, 2017

We are pleased to present the City's CAFR for FY 2017. This report represents hundreds of staff and audit hours over the past few months. This report was audited by Moore Stephens Lovelace, P.A. (MSL). MSL's report on the CAFR (a clean report) begins on page 17. Additional reports issued by MSL on internal controls, compliance with federal grant programs, management letter, and independent accountant's report begin on page 151.

Although the entire report is full of interesting information, for an executive summary I would direct your attention to the Transmittal Letter beginning on page 7, Management's Discussion and Analysis beginning on page 19 and the Statistical Section beginning on page 119. The transmittal letter provides an overview of the report and outlines management's and the auditor's responsibilities for the report. Management's Discussion and Analysis highlights the most significant occurrences of FY 2017 and their impact on the City's finances. The Statistical Section provides ten year trend information on matters such as taxable values, top taxpayers, water customers, electric customers, demographic trends, etc.

Unassigned fund balance in the General Fund increased by \$1,645,981 to \$9,690,510, and was 19.37% of total expenditures and transfers out for recurring costs reported in other funds for the fiscal year ended September 30.

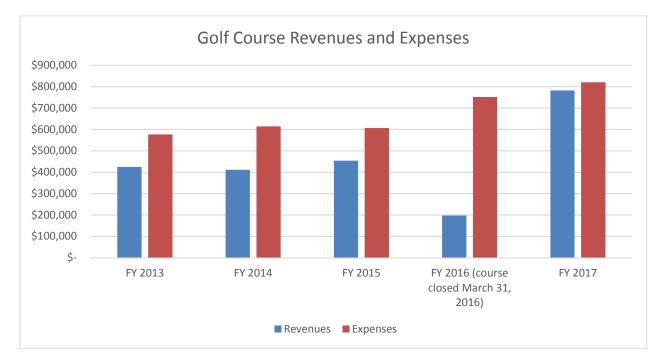


General Fund balance will increase significantly once the 1111 W. Fairbanks and 2600 Lee Road properties are sold. These should bring our percentage of expenditures close to 25%.

Commercial construction activity was a major highlight for FY 2017. Although much of the resulting revenues are reported as restricted, the unrestricted portion was significant as well. The table below shows the comparisons to prior years.

	2013	2014	2015	2016	2017
Estimated costs of permitted construction (in thousands)	\$ 123,802	\$ 169,854	\$ 116,072	\$ 201,985	\$ 257,014
Building permit revenues	\$ 1,976,975	\$ 2,224,934	\$ 1,746,308	\$ 2,449,973	\$ 3,884,944

The City's golf course reopened at the beginning the fiscal year after being closed for six months while the course was being renovated. The chart below shows how FY 2017 compares to previous years.



Revenues were nearly double those of any recent year and came very close to covering all expenses.

Unrestricted net position of the Water and Sewer Fund decreased by \$49,446. This was due to the transfer of \$1,000,000 to the Electric Services Fund. Even after the transfer, unrestricted cash of the Water and Sewer Fund was \$9,150,260 at fiscal year end. Net water and wastewater revenues were 1.99 times debt service as compared to a minimum requirement of 1.25.

Net position of the Electric Services Fund decreased by \$2,307,607. This was primarily a result of kWh sales being less than recent history and forecasted sales. The other significant factor was recovery costs from Hurricane Irma. This storm struck Winter Park in September 2017. The process of applying for reimbursement through the Federal Emergency Management Administration and State of Florida was not complete enough to establish an accrual for reimbursements in fiscal year 2017. Net electric revenues were 1.81 times debt service as compared to a minimum requirement of 1.25.



COMPREHENSIVE Annual FINANCIAL REPORT



Winter Park is the city of arts and culture, cherishing its traditional scale and charm while building a healthy and sustainable future for all generations.

COMPREHENSIVE ANNUAL FINANCIAL REPORT



The City of Winter Park, Florida For The Year Ended September 30, 2017

Prepared by the Finance Department

INTRODUCTORY SECTION

PRINCIPAL CITY OFFICIALS TABLE OF CONTENTS LETTER OF TRANSMITTAL CERTIFICATE OF ACHIEVEMENT ORGANIZATIONAL CHART

City of Winter Park, Florida Principal City Officials

September 30, 2017

City Commission

MAYOR	Steven J. Leary
VICE MAYOR	Peter J. Weldon
COMMISSIONERS	Carolyn A. Cooper
	Gregory S. Seidel
	Sarah C. Sprinkel

Administrative

City Manager	Randy B. Knight
Assistant City Manager	Michelle M. Neuner
City Attorney	Kurt Ardaman

Administrative Staff

Building Director	George J. Wiggins
City Clerk	Cynthia S. Bonham
Communications Director	Clarissa C. Howard
Electric Utilities Director	Daniel J. D'Alessandro
Finance Director	Charles W. Hamil, III
Fire Chief	James E. White
Information Technology Director	Parsram Rajaram
Planning & Community Development Director	Dori L. Stone
Police Chief	J. Michael Deal
Public Works Director	Troy R. Attaway
Water & Sewer Utilities Director	David L. Zusi

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The City of Winter Park, Florida

Comprehensive Annual Financial Report For the Fiscal Year Ended September 30, 2017

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March 30, 2018



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

To the Honorable Members of the City Commission and the Citizens of the City of Winter Park, Florida:

The Comprehensive Annual Financial Report (CAFR) of the City of Winter Park, Florida (City) for the fiscal year ended September 30, 2017, is hereby submitted. This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free of material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Moore Stephens Lovelace, P.A., a firm of licensed certified public accountants, has audited the City's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2017, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended September 30, 2017, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

Profile of the City

The City, incorporated in 1887, is located in Central Florida in north Orange County and is considered part of the Orlando Metropolitan Area. Although the Orlando Metropolitan Area has been one of the top growth areas in the country, generally, Winter Park has seen only modest population growth since 1970. The City currently occupies a land area of approximately nine square miles and serves a population of 29,317. The City is empowered to levy a property tax on both real and personal properties located within its boundaries. It is also empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the City Commission.

The City operates under the commission-manager form of government. Policy-making and legislative authority are vested in the City Commission (Commission) consisting of the Mayor and four commissioners. The Commission is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring both the City Manager and Attorney. The City Manager is responsible for carrying out the policies and ordinances of the Commission, for overseeing the day-to-day operations of the City, and for appointing the heads of various departments. The Commission is elected on a non-partisan basis. Commission members serve three-year staggered terms, with two commission seats or the mayor's seat up for election each year. The mayor and commissioners are elected at large.

The City provides a full range of services, including police and fire protection; the construction and maintenance of streets, sidewalks and infrastructure; engineering; planning and community development; code compliance; general administration and support services; and recreational activities and cultural events. In addition, the City operates two enterprises: water and sewer service and electric service. The City has also contracted with a private firm to provide solid waste collection services.

The annual budget serves as the foundation of the City's financial planning and control. In April, the City Manager presents goals for the upcoming budget and capital improvement plan as part of a strategic planning session with the City Commission. Discussions address levels of service to be provided by departments and capital spending requirements. The outcome of the strategic planning session helps provide a framework for preparing a proposed budget. Finance and City Management develop preliminary revenue estimates and departments of the City submit requests for appropriation to the City Manager by the end of May. The public's input to the budget process is invited at the beginning of each Commission meeting beginning in July. A proposed budget is presented to the City Commission and a tentative millage cap is set in July.

The Mayor and City Commissioners submit their thoughts on adjustments they would like to see made to the proposed budget in August. City Management and staff summarize these suggestions and add analysis of the operational impact, if any, of each suggestion. At a City Commission meeting, the Commission discusses each suggestion and reaches consensus on each item. Staff incorporates all approved suggestions in the budget the Commission will vote on in September.

The Commission is required to hold two public hearings on the budget and millage rate in September and adopt a final budget and millage rate by no later than September 30, the close of the City's fiscal year.

The appropriated budget is prepared by fund. Transfers between accounts within the same fund may be made with City Manager approval. Transfers between funds and adjustments that increase the overall budget of a fund require approval of the City Commission. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated budget has been adopted. For the General Fund and other major special revenue fund (Community Redevelopment Agency), this comparison is presented as required supplemental information. For nonmajor governmental funds, this comparison is presented in the combining financial statements.

Budgetary and Internal Accounting Controls

The budget is an integral part of the financial accounting system. The City proposes an annual budget for all departments, which must be approved by the City Commission. Encumbrances are recorded for all significant expenditures at the time a purchase commitment is made. Line item expenditure reports are accessible to all departments and include: budgeted amounts, actual expenditures, encumbered amounts, and budget balances remaining. These reports are reviewed by each department where primary responsibility is placed.

The Finance Department monitors all financial activity on an ongoing basis. Monthly reports summarizing the City's financial activities are prepared for the City Commission. Each quarter, the City provides an update of its key performance metrics as a communication outreach to the City Commission and the public. The report is organized by the five core objectives outlined in the City Commission's Strategy Map (Exceptional Quality of Life, Intelligent Growth & Development, Fiscal Stewardship, Public Health & Safety, and Investment in Public Assets & Infrastructure). These core objectives fit nicely within the Vision Statement adopted in FY 2016 of "Winter Park is the City of Arts and Culture, cherishing its traditional scale and charm while building a healthy and sustainable future for all generations".

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Local economy.

Winter Park is well positioned in the middle of a well-connected and diverse economy just northeast of the City of Orlando and 25 miles from Disney World. The largest employers within Winter Park are Winter Park Memorial Hospital, Orange County Public Schools, City of Winter Park, Gecos Inc., Publix and Rollins College. Yet, Winter Park's economy is not overly dependent on any one employer as the total employed by the six largest employers represents less than thirty percent of the total workforce in Winter Park.

	2013	2014	2015	2016	2017
Taxable value of property (in					
thousands)	\$ 3,777,453	\$ 3,943,795	\$ 4,184,570	\$ 4,528,431	\$ 4,898,491
Estimated costs of permitted					
construction (in thousands)	\$ 123,802	\$ 169,854	\$ 116,072	\$ 201,985	\$ 257,014
Population	28,847	29,073	28,967	29,308	29,317
Unemployment rate for Orange					
County	6.2%	5.6%	4.7%	4.3%	3.5%
Building permit revenues	\$ 1,976,975	\$ 2,224,934	\$ 1,746,308	\$ 2,449,973	\$ 3,884,944
Half-cent sales tax revenues	\$ 3,821,379	\$ 4,029,181	\$ 4,281,355	\$ 4,470,609	\$ 4,597,403

The following table includes trend information on some key data:

The taxable value of property increased nicely again in fiscal year 2016. Property tax valuations are generally a lagging indicator of the health of the economy as January 1 valuations are the basis for tax revenues for the fiscal year beginning the following October 1. The City has held its operating millage rate at 4.0923 since fiscal year 2009.

Half cent sales tax revenue which is dependent on consumer spending reached a new peak in FY 2017.

The last three years have seen well above average construction activity with FY 2017 setting a new record. Building permit revenues from the four largest commercial projects (Winter Park Memorial Hospital, Broadstone Apartments, Wellness Center, and Orchard Supply Hardware) totaled \$1,815,925. In addition, there continue to be a large number of substantial residential remodel projects.

Major Initiatives.

On July 3, 2017, the City issued \$25,500,000 General Obligation Bonds, Series 2017 to finance construction of a new Winter Park Public Library/Events Center. This bond issue was approved by the voters on March 15, 2016 for the purpose of building the Winter Park Library and Events Center, to include library facilities, civic meeting and gathering facilities and related parking structure. The new 21st Century library and state-of-the-art adjoining events center will offer the community a destination for gatherings, learning, meetings and education. In November, world renowned architect Sir David Adjaye presented the conceptual designs for the new library and events center to an audience of over 300 people at the Rachel D. Murrah Civic Center. On November 13, the conceptual designs were unanimously approved by the City Commission. Grand opening of the new center is anticipated to occur in the first half of 2020.

In March 2017, the City Commission approved the formation of a Fiber Optics Task Force. One month later in April, the Task Force held its first meeting with the shared belief that a municipal fiber optic backbone is an important asset to:

- a) Ensure secure and reliable communication circuits for both city business and smart city applications.
- b) Realize the potential for increased consumer choice related to broadband access.
- c) Facilitate the flow of information and encourage commerce.
- d) Understand limiting of capital risk while remaining open to technological advancements.

In July, three recommendations were offered to the City Commission, as part of the 2018 budget process:

Phase 1 - Expand current network to connect all remaining city facilities and operations over the next year.

Phase 2 - Complete remaining backbone infrastructure within three years.

Phase 3 - Continue to review and evaluate technologies to facilitate fiber-to-the-home connectivity for residents and businesses.

In September, the City Commission approved \$600,000 to fund Phase 1's expansion of the current fiber optic network to connect all remaining city facilities and operations. Phases 2 and 3 were not approved for funding in the 2018 budget, however, may be discussed in the future depending on public need and demand.

In October, the City officially closed on the acquisition of 55.57 acres of parkland along the Howell Creek Basin north of Howell Branch Road. This acquisition was unanimously approved by the City Commission in August. For many years, these properties have been on the city's list of legislative priorities and the subject of strategic planning discussions. During the 2016 legislative session a grant was secured to assist in 50 percent of the purchase with the other 50 percent funded from Parks Impact Fees. With Winter Park fully built out, the Howell Creek

Basin is one of the last tracts of Winter Park land in its natural form. Acquisition of this property allows the City to remove the invasive species that have overgrown in this area and replant native material. This will give those journeying by kayak, paddle board or canoe a more scenic route to travel. The City also plans to build nature trails and walking and jogging paths along this stretch of land. The creek that runs almost one mile from Howell Branch Road heading north through Lake Waumpi, flows from the City of Orlando through the Winter Park Chain of Lakes. It then passes over a weir at Howell Branch Road heading north through Lake Waumpi and ultimately reaches the St. Johns River. Under City ownership, the water quality will be monitored for clarity and cleanliness which benefits the overall water management district.

The City is partnering with the Florida Department of Transportation on two important initiatives: 1) Undergrounding the electric transmission lines along Fairbanks Avenue from U.S. Highway 17-92 to I-4. This is a major commercial corridor and gateway to the City. Removing the large, overhead transmission lines will greatly enhance the appearance of this area. 2) Installation of quiet zone railroad crossings in Winter Park.

Placing overhead power lines underground continues to be a major priority of the City with a goal of completing five miles of undergrounding each year. A little over six miles of overhead lines were underground in FY 2017. This effort is expected to take approximately nine more years to complete and is being funded by current operating revenues of the electric utility.

Long-term financial planning.

The City has prepared a ten year pro-forma forecast for the General Fund, Community Redevelopment Agency, Water and Sewer, and Electric Services Funds as well as a five year Capital Improvements Plan. These schedules provide information to assess the City's long-term financial condition in comparison to the short-term focus of the CAFR and budget. This data is included in the City's annual budget document which is available at www.cityofwinterpark.org. This document projects the City's major capital expenditures and related operating expenditures in addition to projecting regular operating expenditures, recurring capital expenditures and revenue.

NEW ACCOUNTING STANDARDS

In March 2016, the GASB issued Statement No. 82, Pension Issues - an amendment of GASB Statements No. 67, No. 68, and No. 73, effective for the City's fiscal year beginning October 1, 2016. This Statement addresses issues regarding (1) the presentation of payroll-related measures in required supplementary information, (2) the selection of assumptions and the treatment of deviations from the guidance in an Actuarial Standard of Practice for financial reporting purposes, and (3) the classification of payments made by employers to satisfy employee (plan member) contribution requirements. This pronouncement resulted in a change to the presentation of covered employee payroll, defined as the payroll on which contributions to a pension plan are based, and ratios that use that measure.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report (CAFR) for the fiscal year ended September 30, 2016. This was the thirty seventh consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition, the City also received the GFOA's Distinguished Budget Presentation Award for its annual budget document for the fiscal year beginning October 1, 2016. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide and a communications device.

The in-house preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Department. The significant amount of year-end closing procedures and report preparation could not have been accomplished without much hard work and personal sacrifice. Special thanks must be given to Karen Cockerham, Franco Catalan and Marisol Pereira for their dedication in the creation and compilation of this document.

Other City departments, although not extensively involved in year-end audit activities, contributed significantly by ensuring the accuracy and integrity of accounting information compiled throughout the year. Without their diligence, the work of the Finance Department would have been considerably more difficult.

Appreciation must also be expressed to the City's auditors, Moore Stephens Lovelace, P.A., whose suggestions and attention to detail enhanced the quality of this report.

Last, but certainly not least, special appreciation must be expressed to the City's elected officials for their unyielding support and steadfast commitment to maintaining the financial integrity of the City. With their continued leadership, the City can look forward to a secure financial future.

Respectfully submitted,

Hand, Bkie

Randy B. Knight, CPA City Manager

Charles W. Hamil, III, CPA Finance Director

CERTIFICATE OF ACHIEVEMENT

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Winter Park for its Comprehensive Annual Financial Report for the fiscal year ended September 30, 2016. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reporting.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized Comprehensive Annual Financial Report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Winter Park has received a Certificate of Achievement for the last thirty seven consecutive years (fiscal years 1980 - 2016). We believe our current report continues to conform to the Certificate of Achievement Program requirements, and we are submitting it to GFOA.



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Winter Park Florida

For its Comprehensive Annual Financial Report for the Fiscal Year Ended

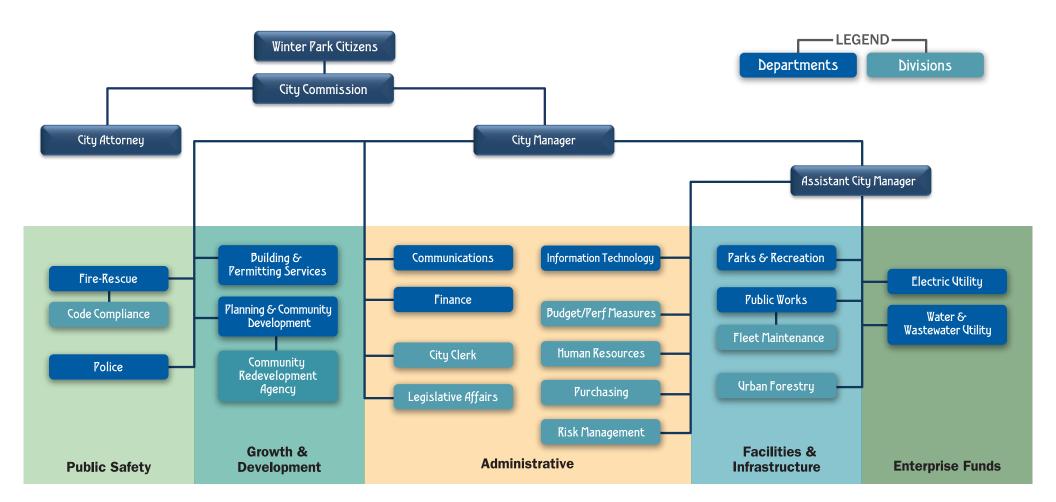
September 30, 2016

Christophen P. Morrill

Executive Director/CEO



ORGANIZATIONAL



FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

BASIC FINANCIAL STATEMENTS (GOVERNMENT-WIDE FINANCIAL STATEMENTS) (FUND FINANCIAL STATEMENTS)

NOTES TO FINANCIAL STATEMENTS

REQUIRED SUPPLEMENTAL INFORMATION (UNAUDITED)

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES



INDEPENDENT AUDITOR'S REPORT

Mayor and City Commission City of Winter Park, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Winter Park, Florida (the "City") as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2017, and the respective changes in financial position, and, where applicable, cash flows thereof, and for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Mayor and City Commission City of Winter Park, Florida

INDEPENDENT AUDITOR'S REPORT (Concluded)

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements as a whole. The introductory section, combining and individual fund financial statements and schedules, and statistical section, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the financial statements. The combining and individual major and non-major fund financial statements and schedules are the responsibility of management and were derived from, and relate directly to, the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements themselves, and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual major and non-major fund financial statements and schedules are fairly stated, in all material respects, in relation to the financial statements as a whole. The introductory section and statistical section have not been subjected to the auditing procedures applied in the underlying accounting and other section and statistical section have not been subjected to the auditing procedures applied in the unit of the basic financial statements and and individual major and non-major fund financial statements are schedules are fairly stated, in all material respects, in relation to the financial statements as a whole. The introductory section and statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 30, 2018, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Moore Stephens Lovelace, P.A.

MOORE STEPHENS LOVELACE, P.A. Certified Public Accountants

Orlando, Florida March 30, 2018

Management's Discussion and Analysis (Unaudited)

As management of the City of Winter Park (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2017. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$181,707,310 (net position). Of this amount, \$27,207,064 (unrestricted net position) may be used to meet the City's ongoing obligations to its citizens and creditors.
- The City's total net position increased by \$11,027,479 (or 6.46%). The governmental net position increased by \$6,076,842 (or 8.63%) and the business-type net position increased by \$4,950,637 (or 4.94%).
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$9,690,510, or 19.37% of total expenditures and transfers out for recurring operational costs reported in other funds as compared to 17.26% in the prior year. Unassigned fund balance in the General Fund increased by \$1,645,981 in fiscal year 2017. This was due in large part to several construction projects which generated significant permit and inspection fee revenues.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets and deferred outflows and liabilities and deferred inflows, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, communications, financial services, planning, building, community redevelopment agency, public works, police, fire, parks and recreation, and culture and community services. The business-type activities of the City include water and sewer and electric services.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains fourteen individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Community Redevelopment Fund, and Capital Projects Fund, which are considered to be major funds. Data from the other eleven governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report. The City adopts an annual appropriated budget for its General Fund and certain Special Revenue Funds. Budgetary comparison schedules have been provided for the General Fund and each major Special Revenue Fund that adopts a budget to demonstrate compliance with the budget and are presented as required supplemental information. Budgetary comparisons for nonmajor special revenue funds are presented in the combining statements.

Proprietary funds. The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water and sewer and electric services. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its fleet maintenance operations, vehicle replacement funding, and insurance. Because services accounted for in internal service funds predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary fund financial statements provide the same type of information as the governmentwide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water and Sewer Fund and Electric Services Fund. The Water and Sewer Fund and Electric Services Fund are considered to be major funds of the City. The internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning budgetary comparisons and the City's progress in funding its obligation to provide pension benefits to its employees and Other Post Employment Benefit (OPEB) obligations.

The combining statements referred to earlier in connection with nonmajor governmental and internal service funds are presented immediately following the required supplementary information.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$181,707,310 at the close of the most recent fiscal year.

The largest portion of the City's net position (75.84%) reflects its investment in capital assets (e.g., land, buildings, improvements other than buildings, machinery and equipment) and other assets (goodwill, sewer capacity rights, etc.), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

	_					Net	Posi	tion						
	_	Governme	ental .	Activities		Business-	type	Activities		Total				
		2017	_	2016		2017		2016		2017	_	2016		
Current assets	\$	66,070,707	\$	32,597,985	\$	53,579,395	\$	51,649,992	\$	119,650,102	\$	84,247,97		
Other assets		202,583		202,583		274,000		274,000		476,583		476,583		
Capital assets		86,351,136		86,639,447		184,178,014		184,748,544		270,529,150		271,387,991		
Total assets	-	152,624,426		119,440,015		238,031,409		236,672,536		390,655,835		356,112,55		
Deferred outflow of resources	-	5,094,807	_	7,596,275	-	8,983,901		9,987,761		14,078,708		17,584,03		
Current and other liabilities	-	10,224,861		9,063,322		17,978,242	• •	16,604,081	-	28,203,103		25,667,40		
Long-term liabilities		70,539,062		46,899,247		123,795,426		129,765,211		194,334,488		177,201,67		
Total liabilities	-	80,763,923	_	55,962,569	-	141,773,668		146,369,292		222,537,591		202,869,08		
Deferred inflow of resources	-	489,642		684,895		-	• •	-	-	489,642		684,89		
Net position:	-						• •		•					
Net Investment in Capital		71,473,766		67,758,859		66,333,483		62,131,622		137,807,249		129,890,48		
Assets														
Restricted		5,647,853		3,713,163		11,045,144		8,402,745		16,692,997		12,115,90		
Unrestricted		(655,951)		(1,083,196)		27,863,015		29,756,638		27,207,064		28,136,22		
Total net position	\$	76,465,668	\$	70,388,826	\$	105,241,642	\$	100,291,005	\$	181,707,310	\$	170,142,61		

An additional portion of the City's net position (9.19%) represents resources that are subject to external restrictions on how they may be used. The remaining 14.97% is unrestricted and may be used to meet the government's ongoing obligations to its citizens and creditors.

Current assets in the governmental activities column increased significantly due to the issuance of \$25,500,000 in general obligation bonds at a premium of \$2,404,667 for the construction of a new library/events center. Construction permit and inspection fee revenues also contributed significantly to the increase in current assets. Long-term liabilities increased due to the issuance of the bonds as well as an increase in the other post-employment benefits liability. Unrestricted net position of the City's governmental activities improved from a deficit of (\$1,083,196) to a deficit of (\$655,951).

Unrestricted net position of the City's business-type activities column decreased from \$29,756,638 to \$27,863,015. \$2,307,607 of this decrease occurred in the Electric Services Fund. This was primarily a result of kWh sales being less than recent history and forecasted sales. The other significant factor was recovery costs from Hurricane Irma. This storm struck Winter Park in September 2017. The process of applying for reimbursement through the Federal Emergency Management Administration and State of Florida was not complete enough to establish an

accrual for reimbursements in fiscal year 2017. Unrestricted net position of the Water and Sewer Fund decreased by \$49,446. These decreases were partially offset by a \$463,430 increase from the adjustment to reflect the consolidation of cumulative internal service fund activities related to enterprise funds.

The changes in net position displayed below shows the governmental and business-type activities during the fiscal year.

						Changes	in	Net	t position				
	-	Governme	ıtal .	Activities					Activities			'otal	
	_	2017		2016		2017			2016	_	2017	_	2016
Revenues:	_				-								
Program revenues:													
Charges for services	\$	20,629,484	\$	15,867,106	\$	75,250,45	3	\$	76,877,931	\$	95,879,937	\$	92,745,037
Operating grants and													
contributions		1,587,362		1,545,558			-		-		1,587,362		1,545,558
Capital grants and													
contributions		59,758		302,768		2,326,58	9		1,028,170		2,386,347		1,330,938
General revenues:													
Property taxes		20,189,743		19,130,305			-		-		20,189,743		19,130,305
Franchise fees		870,957		1,267,143			-		-		870,957		1,267,143
Utility taxes		6,611,205		6,582,206			-		-		6,611,205		6,582,206
Intergovernmental													
revenues		7,666,743		7,084,112			-		-		7,666,743		7,084,112
Investment earnings		237,416		487,430		46,56	8		311,975		283,984		799,405
Other		902,237		1,589,377		(111,194)		66,196		791,043		1,655,573
Total revenues	-	58,754,905		53,856,005	-	77,512,41	<u></u>	-	78,284,272	-	136,267,321	_	132,140,277
Expenses:	-	50,751,905			-	//,512,11	_	-	70,201,272	-	150,207,521		152,110,277
General government		1,315,990		1,113,568			-		-		1,315,990		1,113,568
Information technology		687,544		429,899			-		-		687,544		429,899
Finance		356,666		310,721			_		-		356,666		310,721
Communications		213,442		202,072			_		-		213,442		202,072
Planning		609,636		766,226			_		-		609,636		766,226
Building		1,337,592		1,226,086							1,337,592		1,226,086
Community		1,007,072		1,220,000							1,007,072		1,220,000
redevelopment													
agency		1,090,644		994,743			_		-		1,090,644		994,743
Public works		12,231,790		10,387,523			_		-		12,231,790		10,387,523
Police		14,928,305		16,120,856			_		-		14,928,305		16,120,856
Fire		13,409,203		13,263,299			_		-		13,409,203		13,263,299
Parks and recreation		9,251,309		8,665,307			_		-		9,251,309		8,665,307
Cultural &		,231,309		0,005,507							,201,009		0,000,007
community services		1,774,545		1,715,872			_		-		1,774,545		1,715,872
community services		1,771,515		1,715,672							1,771,515		1,715,672
Interest on long-term debt		743,197		624,338			-		-		743,197		624,338
Water and sewer		-		-		25,096,48	2		24,332,244		25,096,482		24,332,244
Electric services		-		-		42,193,49	7		40,736,590		42,193,497		40,736,590
Total expenses	-	57,949,863		55,820,510	-	67,289,97	_	-	65,068,834	-	125,239,842	-	120,889,344
Change in net position	-	57,515,000		00,020,010	-			-	00,000,00	-	120,200,012	_	120,000,001
before transfers		805,042		(1,964,505)		10,222,43	7		13,215,438		11,027,479		11,250,933
Transfers		5,271,800		5,203,126		(5,271,800			(5,203,126)				
Change in net position	-	6,076,842		3,238,621	-	4,950,63		-	8,012,312	-	11,027,479	-	11,250,933
Net position – beginning,		·,···,· ·=		-,,-21		.,. 2 0,00			-,,-12		11,027,479		11,200,933
as restated		70,388,826		67,150,205		100,291,00	5		92,278,693		170,679,831		159,428,898
Net position – ending	\$	76,465,668	\$	70,388,826	- \$			s –	100.291.005	¢ -	181,707,310	¢ –	170,679,831
rici position – enunig	Ф	/0,403,008	э	/0,300,020	•	105,241,04	2	۰ –	100,291,005	ۍ ا	181,707,310	ۍ ا	1/0,0/9,831

Governmental activities. Governmental activities increased the City's net position by \$6,076,842 as compared to an increase of \$3,238,621 in the prior year. Explanations for some of the significant variances from the prior year are as follows:

Charges for services increased due to the following reasons:

- More construction activity which resulted in higher permit and inspection fee revenues. Four commercial projects accounted for \$2,460,318 of the FY 2017 revenue: addition to Winter Park Memorial Hospital, Broadstone Apartments in the Ravadauge development, replacement of the Winter Park Wellness Center, and a new Orchard Supply Hardware.
- 2. Effective November 1, 2016, the City began billing commercial garbage accounts. FY 2017 revenues from commercial accounts was \$1,622,394.
- 3. The newly renovated Winter Park Nine Golf Course was reopened October 1, 2016 after being closed for the last six months of FY 2016. Being open for a full year and the excitement over the improvements to the course and clubhouse resulted in revenues that were \$584,842 higher than the prior year.

Commercial garbage rates were restructured effective November 1, 2016 when the City began its current franchise agreement for the collection of solid waste materials. The new rates include a lower franchise fee component. As a result, solid waste franchise fees were \$342,000 lower than the prior year.

Intergovernmental revenues increased for two main reasons:

- 1. Tax increment revenue from Orange County for the Community Redevelopment Agency increased by \$410,242 based on a 26.96% increase in taxable valuation.
- 2. Reimbursements accrued for Hurricane Matthew recovery costs increased revenues by \$202,884.

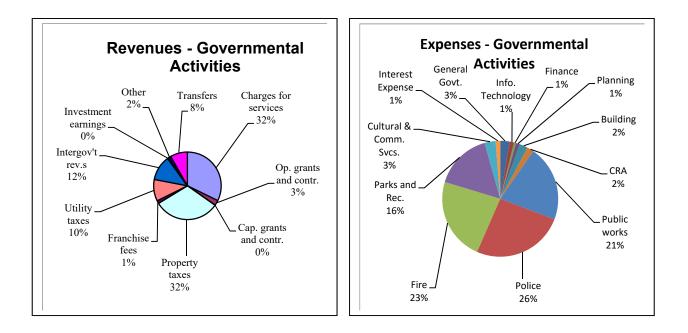
Other revenues in the prior year included \$949,588 contributed from Rollins College, Orange County Public School District, and the Winter Park High School Foundation towards the cost of renovating Showalter Field.

Investment earnings are down due to higher interest rates which reduce the market value of the City's fixed income investment portfolio.

Public Works expenditures in the solid waste division increased by \$1,350,638. Beginning November 1, 2016, the City pays directly for collection of not only residential but commercial solid waste. The City also pays for disposal of all solid waste collected under the solid waste franchise agreement.

The change in net pension obligation increased police expenditures by \$1,195,892 more in the current year than the prior year.

Current year Parks and Recreation expenditures included \$384,237 in Forestry costs related to Hurricanes Matthew (October 2016) and Irma (September 2017).



Business-type activities. Business-type activities increased the City's net position by \$4,950,637 as compared to an increase of \$8,012,312 in the prior year. Explanations for some of the significant variances from the prior year are as follows:

Charges for services in the Electric Services Fund were \$2,757,708 less in the current year. Sales in kWh were down 2.89%. Also, fuel rates were 4.95% less on a weighted average basis (fuel revenues are about 30% of total revenues)

Charges for services in the Water and Sewer Fund increased by \$1,130,230 mostly as a result of greater sales in terms of thousands of gallons. Water and irrigation sales were up 6.4% over the prior year.

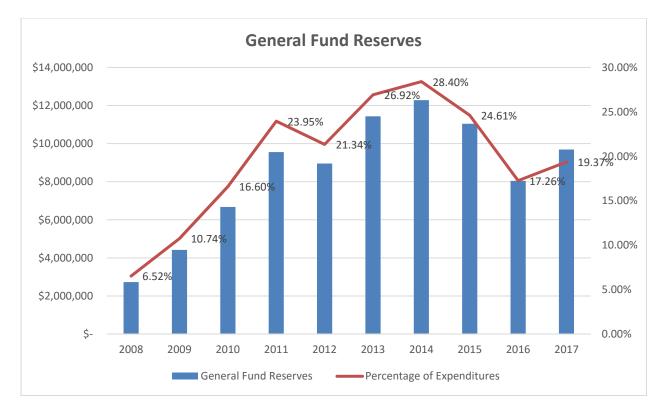
Water and sewer impact fees (capital contributions) were up significantly due to the increased construction activity previously discussed.

Financial Analysis of the City's Major Governmental Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

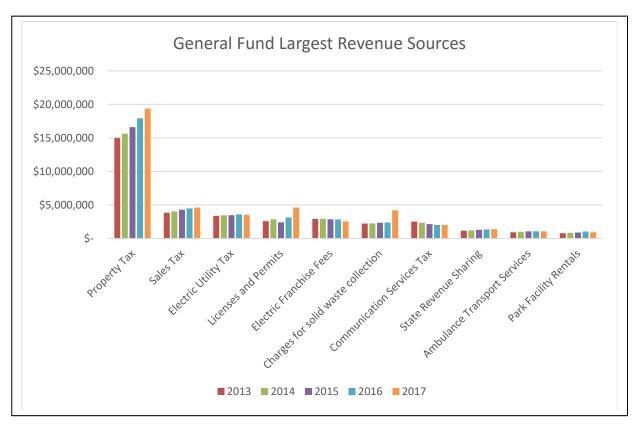
Governmental Funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. The City maintains three major governmental funds: the General Fund, the Community Redevelopment Fund, and the Capital Projects Fund. **General Fund.** The General Fund is the primary operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$9,690,510, while total fund balance was \$13,487,464. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to the fund's total current expenditures. Unassigned fund balance represents 19.37% of total expenditures and transfers out for recurring operational costs reported in other funds, while total fund balance represents 26.95% of that same amount. Total fund balance includes non-spendable balances such as property held for resale (\$830,000), inventory (\$107,948), prepaid items (\$3,561), and spendable balances such as permit revenues restricted for enforcing the Florida Building Code (\$2,552,972) and balances assigned via purchase order commitments that were re-appropriated in FY 2018 (\$302,473).

The General Fund's fund balance increased by \$3,024,400 during the current fiscal year. Permit and inspection fee revenue associated with large commercial construction projects fueled much of this increase. While the permit revenues increased total General Fund balance, a large portion of this revenue is restricted for Building Code Enforcement and did not increase unassigned General Fund Balance. The following chart presents the General Fund's unassigned fund balance as a percentage of total expenditures and transfers out for recurring operational costs reported in other funds for each of the past ten years.



The Government Finance Officers Association recommends, at a minimum, that general-purpose governments maintain unassigned fund balance in their general fund of no less than one to two months of regular general fund operating expenditures (or 8.33 - 16.67%). The City's Administrative Policy sets a General Fund Balance goal of 30% of expenditures and transfers out for recurring operating costs reported in other funds.

The following graph presents the General Fund's largest revenue sources over the past five years, excluding transfers in, which can identify growth trends. These revenue sources comprised greater than 80% of General Fund revenues each year. For purposes of this graph, electric franchise fees reported as revenue in the Electric Services Fund and subsequently transferred to the General Fund were included in the franchise fee revenue below.



The property tax is by far the most significant single revenue source over which the City can exercise some control. The City's operating millage rate was increased from 3.9950 mills to 4.0923 mills in FY 2009 where it has remained since. Property values have continued to increase which boosted General Fund property tax revenues by \$1,452,464 as a result of an 8.24% increase in taxable value of property.

Sales tax revenue has consistently grown over the past five years.

License and permit fee revenues improved due to greater construction activity.

Electric utility tax and franchise fee revenues declined due to lower kWh sales.

Charges for solid waste collection increased as a result of the City beginning billing of commercial accounts however, this new revenue was largely offset by the cost of disposal that is now the City's responsibility.

Community Redevelopment Agency. Tax increment revenues increased by \$797,221. Property valuations which determine tax increment revenues increased by 26.96%.

Capital Projects Fund. The City issued \$25,500,000 in General Obligation Bonds, Series 2017 for construction of a new Winter Park Public Library/Events Center. This facility will take the place of the current library as well as the Winter Park Civic Center.

General Fund Budgetary Highlights

Final amended appropriations for the General Fund were \$52,308,669 and actual expenditures were \$51,904,602.

	Budget	ted A	mounts			
	Original		Final	Actual	Final vs. Original Budget	Final Budget vs. Actual
General administration	\$ 1,253,849	\$	1,256,569	\$ 1,351,781	\$ 2,720	\$ (95,212)
Information Technology Services	567,360		705,165	663,244	137,805	41,921
Financial services	361,056		361,056	324,683	-	36,373
Communications	170,947		171,627	146,822	680	24,805
Planning	555,015		613,305	590,658	58,290	22,647
Building	1,247,462		1,277,462	1,334,837	30,000	(57,375)
Public works	8,027,806		8,213,100	7,890,600	185,294	322,500
Police	13,607,783		13,618,064	13,145,842	10,281	472,222
Fire	12,573,304		12,791,149	12,696,484	217,845	94,665
Parks and recreation	7,370,330		7,373,573	8,017,162	3,243	(643,589)
Culture and community services	1,465,146		1,465,146	1,467,545	-	(2,399)
Non-departmental	243,476		243,476	-	-	243,476
Transfers to other funds	4,045,771		4,218,977	4,274,944	173,206	(55,967)
Total	\$ 51,489,305	\$	52,308,669	\$ 51,904,602	\$ 819,364	\$ 404,067

The General Fund budget was increased by \$819,364 from the original budget to the final budget. The following table summarizes these adjustments:

Increase for open purchase orders re-appropriated in the following fiscal year Appropriate additional funding for artificial turf at Showalter Field	\$	523,313 173,206
Funding for Paramedicine pilot program		52,845
Update land file address		40,000
Purchase electric vehicle for Building Department		30,000
Total increase in General Fund budget	\$	819,364
	-	

The variance between the final budget and actual expenditures for the general fund for the year was \$404,067. The negative variance in General Administration was related to legal fees. The deficit in the Building Department resulted from extra costs being incurred to keep up with all of the construction activity. The positive variance in Public Works is from solid waste disposal costs being less than anticipated and savings on contracted facility maintenance items. Savings in both the Police and Fire Departments were in personnel costs from vacancies that occurred during the year. The single largest factor in the Parks Department variance is recovery costs from Hurricanes Matthew and Irma. The Non-Departmental budget is a budget item for likely vacancies not linked to any specific department. The City's Comprehensive Plan requires 10% of increases in General Fund balance to be set aside for acquisition of park land. Increases are first offset by any prior year decreases. Since this transfer is not known until the end of the fiscal year, it is not part of the budget.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities as of September 30, 2017, amounts to \$270,529,150 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, furniture and fixtures, vehicles, streets and drainage, water and sewer transmission lines and facilities and construction in progress.

Major capital asset events during the current fiscal year included the following:

- \$494,199 for information technology upgrades including a new enterprise resource program. The general ledger, purchasing, accounts payable, and fixed asset applications of this system were implemented effective October 1, 2017. Implementation of other applications will take place over the next two years.
- \$197,336 to replace the air conditioning chiller at the Public Safety Complex.
- \$652,526 for design and other work related to constructing a new Winter Park Public Library/Events Center.
- \$169,039 for restroom facilities at Ward Park.
- \$756,166 was spent on renovations to Showalter Field. This project was substantially completed in the current fiscal year.
- \$155,098 to upgrade lighting of the City's athletic fields and tennis courts. This is part of an ongoing lighting upgrade program.
- \$376,728 was spent on stormwater drainage improvements.
- Routine Water and Sewer system improvements in the current year included water main upgrades and extensions (\$1,020,406), sewer main upgrades and extensions (\$274,326), and the relocation of water and sewer mains required by the I-4 Ultimate project (\$323,688).
- \$1,226,055 was invested in routine capital improvements of the electric distribution system. These capital expenditures were funded through electric rate revenues and contributions from private parties to connect to the City's electric system.
- \$3,303,800 was spent on undergrounding 6.07 miles of overhead power lines. This is a long-term effort and a primary focus of the Electric Utility. The annual goal is to underground 5.0 miles of overhead lines.
- \$1,078,788 in replacement vehicles were acquired in the current year.
- As part of implementing the new fixed assets application, some assets no longer used by the City were not transferred to the new system. This caused the decreases in buildings, machinery and equipment, furniture and fixtures, vehicles, and accumulated depreciation in the table below.

					Сар	ital A	ssets				
	_	Governm	enta	Activities	Business-	type	Activities	Totals			
	_	2017		2016	 2017		2016	2017		2016	
Land	\$	18,039,902	\$	18,038,402	\$ 12,187,524	\$	12,194,774	\$ 30,227,426	\$	30,233,176	
Buildings and production											
facilities		41,712,964		43,555,432	3,446,293		3,506,065	45,159,257		47,061,497	
Improvements other than											
buildings		21,872,241		19,133,177	243,581,014		238,188,262	265,453,255		257,321,439	
Machinery and equipment		14,326,331		20,554,726	5,719,113		6,934,517	20,045,444		27,489,243	
Furniture and fixtures		608,186		735,301	8,435		42,657	616,621		777,958	
Vehicles		17,819,833		21,011,419	-		-	17,819,833		21,011,419	
Streets and drainage		61,772,947		61,533,907	-		-	61,772,947		61,533,907	
System acquisition costs		-		-	20,059,699		19,885,843	20,059,699		19,885,843	
Sewer contract costs		-		-	3,394,035		3,394,035	3,394,035		3,394,035	
Sewer capacity rights		-		-	19,661,103		19,661,103	19,661,103		19,661,103	
Construction in progress		4,956,818		5,377,490	1,144,953		643,786	6,101,771		6,021,276	
Less: accum. depreciation		(94,758,086)		(103,300,407)	(125,024,155)		(119,702,498)	(219,782,241)		(223,002,905)	
Net capital assets	\$	86,351,136	\$	86,639,447	\$ 184,178,014	\$	184,748,544	\$ 270,529,150	\$	271,387,991	

Additional information on the City's capital assets can be found in Note 4 in the notes to the financial statements.

Long-term debt. At the end of the current fiscal year, the City had total bonded debt outstanding of \$167,980,000. Of this amount, \$28,525,000 comprises debt backed by the full faith and credit of the City and the remainder represents bonds secured solely by specified revenue sources (i.e., revenue bonds).

	Outstanding Debt General Obligation and Revenue Bonds										
	Governm	ental A	Activities		Business-type A	Activities			Total		
	 2017		2016		2017	2016		2017		2016	
General obligation	\$ 28,525,000	\$	3,725,000	\$	- \$	-	\$	28,525,000	\$	3,725,000	
bonds											
Revenue bonds											
Non-ad valorem	2,360,000		2,695,000		-	-		2,360,000		2,695,000	
Community											
Redevelopment Agency	10,195,000		11,315,000		-	-		10,195,000		11,315,000	
Water and Sewer	-		-		61,185,000	64,195,000		61,185,000		64,195,000	
Electric	-		-		65,715,000	68,165,000		65,715,000		68,165,000	
Total bonds	\$ 41,080,000	\$	17,735,000	\$	126,900,000 \$	132,360,000	\$	167,980,000	\$	150,095,000	

In the current year, the City completed the following bond transaction:

On July 3, 2017, the City issued \$25,500,000 General Obligation Bonds, Series 2017 to finance construction of a new Winter Park Public Library/Events Center. These bonds were sold via competitive sale and to the bidder with the lowest true interest cost which was 2.66%.

The City's charter does require voter referendum for the following categories of bonds:

- General obligation bonds
- Revenue bonds intended to finance enterprises or projects which involve the purchase, lease and/or acquisition of real property, with the exception of property for parks.
- Revenue bonds which pledge specific non-ad valorem taxes as the primary source(s) to pay the principal and interest and which have a principal value in excess of one million dollars. This dollar limitation is adjusted annually as of the end of the fiscal year in accordance with changes in the cost-of-living index as published by the federal government. This limitation, as adjusted, was \$2,438,923 at the close of the most recent fiscal year.

The City received the following recent bond ratings:

	Moody's Investor Services	Fitch Ratings	Standard & Poor's
General Obligation Bonds	Aa1	Aa+	-
Electric Revenue Bonds	Aa3	A+	-
Water and Sewer Revenue Bonds	Aa2	AA-	AA-

Additional information on the City's long-term liabilities can be found in Notes 6 to 13 in the notes to the financial statements.

Economic Factors and Next Year's Budgets and Rates

City staff monitors economic indicators on a continual basis. Taxable values went up by 7.78% for the FY 2018 tax levy. The FY 2018 budget was prepared holding the operating millage rate at 4.0923 mills where it has been since FY 2009.

Water and sewer and garbage service rates were held constant for FY 2018. Electric service rates were increased effective October 1, 2017. Most electric customers will see an increase of approximately 4 - 6% in their monthly bills.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all of those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, 401 Park Avenue South, Winter Park, Florida 32789. Other financial information can be found at the City's website (www.cityofwinterpark.org).

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The City of Winter Park, Florida Statement of Net Position September 30, 2017

		ernmental ctivities	Business-type Activities	_	Total
ASSETS					
Cash, Cash Equivalents and Investments	\$ 6	0,261,895 \$	9,150,260	\$	69,412,155
Accounts Receivable - Net		1,489,958	5,629,286		7,119,244
Unbilled Service Charges		417,111	4,988,870		5,405,981
Accrued Interest Receivable		91,468	40,837		132,305
Internal Balances		(648,537)	648,537		-
Due from Other Governments		1,594,780	70,681		1,665,461
Property Acquired for Resale		830,000	-		830,000
Inventories		340,870	3,949,163		4,290,033
Prepaid Items		3,561	105,594		109,155
Special Assessments Receivable		1,689,601	205,203		1,894,804
Restricted Assets:					
Cash, Cash Equivalents and Investments		-	28,757,679		28,757,679
Accrued Interest Receivable		-	31,687		31,687
Accounts Receivable - Net		-	1,598		1,598
Deposits		202,583	274,000		476,583
Capital Assets:					
Non-depreciable	2	2,996,720	13,332,477		36,329,197
Depreciable - Net	6	3,354,416	170,845,537		234,199,953
Total Assets	15	2,624,426	238,031,409	_	390,655,835
Deferred Outflows of Resources					
Deferred Expense on Refunding Bonds		15,125	8,983,901		8,999,026
Pension Related Deferred Outflows			8,985,901		
Total Deferred Outflows of Resources		5,079,682	- 	-	5,079,682
Total Deferred Outnows of Resources		5,094,807	8,983,901	_	14,078,708
LIABILITIES					
Accounts Payable		1,879,549	4,078,040		5,957,589
Accrued Liabilities		2,619,531	304,548		2,924,079
Due to Other Governments		637,788	1,999,319		2,637,107
Deposits		146,074	3,467,823		3,613,897
Accrued Interest Payable		371,153	2,198,948		2,570,101
Unearned Revenue		450,907	_,_, _, _		450,907
Long-term Liabilities:		100,007			10 0,7 07
Due Within One Year:					
Current Portion of Notes Payable		1,500,000	_		1,500,000
Current Portion of Capital Lease Obligations		172,150	_		172,150
Current Portion of Bonds Payable		1,535,000	5,660,000		7,195,000
Accumulated Unused Compensated Absences		912,709	269,564		1,182,273
Due In More Than One Year:	1	1 055 000			11.055.000
Notes Payable	1	1,055,000	-		11,055,000
Capital Lease Obligations	-	693,660	-		693,660
Bonds Payable		9,272,160	123,345,977		152,618,137
Pension Liability	2	0,987,160	-		20,987,160
Other Post-Employment Benefits		5,052,144	-		5,052,144
Accumulated Unused Compensated Absences		3,478,938	449,449		3,928,387
Total Liabilities	8	0,763,923	141,773,668		222,537,591
Deferred Inflows of Resources					
Pension Related Deferred Inflows		489,642	-		489,642
NET POSITION	-	1 472 766	66 222 492		127 807 240
Net Investment in Capital Assets		1,473,766	66,333,483		137,807,249
Restricted for:					R 0 R 0 107
Capital Projects (expendable)		-	7,978,482		7,978,482
Renewal & Replacement (expendable)		-	3,066,662		3,066,662
Community Redevelopment (expendable)		3,220,800	-		3,220,800
Public Safety (expendable)		533,116	-		533,116
Maintenance and Improvements to Parks (expendable)		1,348,175	-		1,348,175
Community Enhancement Items (expendable)		545,762	-		545,762
Unrestricted		(655,951)	27,863,015	_	27,207,064
Total Net Position	\$ 7	6,465,668 \$	105,241,642	\$	181,707,310

The City of Winter Park, Florida Statement of Activities For the Year Ended September 30, 2017

	-	Expenses	_	Indirect Expenses Allocation	-	Charges for Services	F	Program Revenue Operating Grants and Contributions	s	Capital Grants and Contributions
Functions/Programs										
Governmental Activities:	¢	2 1 69 792	¢	(852 702)	¢	47.4	¢		¢	
General Government	\$	2,168,782	\$	(852,792)	\$	474	\$	-	\$	-
Information Technology		1,671,246		(983,702)		-		-		-
Financial Services		879,256		(522,590)		-		-		-
Communications		538,813		(325,371)		-		-		-
Planning		884,764		(275,128)		107,718		-		-
Building		1,337,592		-		4,636,262		-		-
Community Redevelopment Agency		1,090,644		-		-		-		-
Public Works		13,046,411		(814,621)		8,665,037		345,329		40,947
Police		14,928,305		-		1,635,757		1,190,453		17,717
Fire		13,409,203		-		1,975,970		35,230		1,094
Parks and Recreation		9,358,095		(106,786)		3,608,266		16,350		-
Cultural and Community Services		1,774,545		-		-		-		-
Interest on Long-Term Debt	_	743,197	-	-	-	-		-		-
Total Governmental Activities	_	61,830,853	-	(3,880,990)	-	20,629,484		1,587,362		59,758
Business-type Activities:										
Water and Sewer		22,747,350		2,349,132		30,150,319		-		2,255,952
Electric Services	_	40,661,639	_	1,531,858	-	45,100,134		-		70,637
Total Business-type Activities	_	63,408,989	-	3,880,990	-	75,250,453				2,326,589
	\$	125,239,842	\$		\$	95,879,937	\$	1,587,362	\$	2,386,347

General Revenues:

Property Taxes Franchise Fees Utility Taxes Intergovernmental Revenues, unrestricted Investment Earnings Miscellaneous Revenue Transfers Total General Revenues and Transfers Change in Net Position Net Position - Beginning, as Restated **Net Position - Ending**

	Governmental		Business-type	
	Activities		Activities	Total
	(1,315,516)	\$	-	\$ (1,315,516
	(687,544)		-	(687,544
	(356,666)		-	(356,666
	(213,442)		-	(213,442
	(501,918)		-	(501,918
	3,298,670		-	3,298,670
	(1,090,644)		-	(1,090,644
	(3,180,477)		-	(3,180,477
	(12,084,378)		-	(12,084,378
	(11,396,909)		-	(11,396,909
	(5,626,693)		-	(5,626,693
	(1,774,545)		-	(1,774,545
	(743,197)			(743,197
	(35,673,259)			(35,673,259
	-		7,309,789	7,309,789
	-	-	2,977,274	2,977,274
		-	10,287,063	10,287,063
	(35,673,259)		10,287,063	(25,386,196
	20,189,743		-	20,189,743
	870,957		-	870,957
	6,611,205		-	6,611,205
	7,666,743		-	7,666,743
	237,416		46,568	283,984
	902,237		(111,194)	791,043
	5,271,800		(5,271,800)	
	41,750,101	-	(5,336,426)	36,413,675
	6,076,842	-	4,950,637	11,027,479
_	70,388,826		100,291,005	170,679,831
-	76,465,668	\$	105,241,642	\$ 181,707,310

The City of Winter Park, Florida Balance Sheet Governmental Funds September 30, 2017

Accounts Receivable 1,14,5,741 - - 210,015 1,265,002 Ubiblied Service Charges 229,449 - - 147,11 Accound Interst Receivable 36,661 8,896 7,222 23,421 76,32 Due for OnDer Funds 147,5598 - - 143,53 Due for OnDer Funds 147,5598 - - 143,50 Property Acquired for Reale 33,000 - - 830,00 Inventories 1079,948 - - 1,220,601 1,680,66 Special Assessments Receivable - 360,000 - 1,232,601 1,680,67 LIABULTIES DEFERED INFLOWS, AND FUND BALANCES - 300,000 - 1,232,601 1,680,67 LIABULTIES DEFERED INFLOWS, AND FUND BALANCES - - 1,443,10 1,47 - 1,443,10 Accourts Paythle - 1,136,466 5,808 - 33,543 1,79,11 Accourts Paythle - - - 1,443,10 1,423,10		-	General	Community Redevelopment	 Capital Projects	Other Governmental Funds	_	Total Governmental Funds
Chc, Cab, Equivalents and Investments S 13.026,01 S 2.06,234 S 2.04,12,44 S 8.74,8392 S 45.45,000 Labilitide Service Charges 229,449 - - 177,662 141,11 Accented Retres Recrivable 36,661 8.896 7.222 23,421 76,35 Due from Oher Funds 144,5310 - - - 144,35 Due from Oher Funds 144,5300 - - 144,35 1.56 Property Acquired for Reade 8300,000 - - 1.42,96 1.44,310 - - 1.43,96 1.44,35 1.56 300,000 - - 1.43,96 1.44,310 - - 1.43,96 1.46,35 30,000 - - 1.43,96 1.46,35 30,000 - - 30,055 1.172,01,399 3,575,220 \$ 228,899 \$ 33,543 \$ 1.750,1 - - - 44,410 1.44,310 1.44,310 1.44,310 1.44,310	ASSETS							
Ubilities 239,449 - - 177,662 447,1 Accrued Inters Receivable 36,661 8,890 7,222 23,421 76,2 Due from Other Funds 144,510 - - 144,51 Due from Other Funds 144,510 - - 148,82 Due from Other Funds 147,598 - 118,82 125,927 Property Acquired for Reade 35,61 - - 35,900 - - 35,900 - - 35,900 - - 35,900 - - 35,900 - - 35,900 - - - 35,900 - - - 35,900 - - - 35,900 - - - 35,900 - - - - - - - 35,900 - <td>Cash, Cash Equivalents and Investments</td> <td>\$</td> <td>, ,</td> <td>\$ 3,206,334</td> <td>\$ 29,612,654 \$</td> <td>-)</td> <td></td> <td>54,596,071 1,365,756</td>	Cash, Cash Equivalents and Investments	\$, ,	\$ 3,206,334	\$ 29,612,654 \$	-)		54,596,071 1,365,756
Accruch Interst Receivable 36,661 8,896 7,222 23,421 76,23 Due from Other Funds 14,475,598 - 118,182 1,584,7 Property Acquired for Reade 830,000 - - 830,00 Inventories 107,948 - 41,906 1468,00 Prepaid Items 35,661 - - 35,5 Special Assessments Receivable - 360,000 - 1,232,601 1,689,6 LABULTIES, DEFERRED DEFLOWS, AND FUND BALANCES - 360,000 - 1,232,601 1,689,6 LABULTIES, DEFERRED DEFLOWS, AND FUND BALANCES - - 333,943 \$ 1,750,1 Accrued Linkities 1,136,663 1,8622 \$ 228,899 \$ 333,943 \$ 1,750,1 Accrued Linkities 1,352,6465 - - 44,01 144,310 144,310 144,310 144,310 144,310 144,310 144,310 144,310 144,310 144,310 144,310 144,310 144,310 144,310			, ,	-	-			417,111
De from Ohre Governments 1.476,598 - - 118,182 1.594,7 Property Acquired for Resale 330,000 - - 380,0 Inventories 107,948 - 41,906 1498,0 Special Assessments Receivable - 361,0 - - 35,5 Total Assets \$ 17,013,059 \$ 3,575,230 \$ 10,688,179 \$ 60,867,2 LABULTIES, DEFERERD NFLOWS, AND FUND BALANCES I.166,683 \$ 18,622 \$ 228,899 \$ 333,943 \$ 1.770,1 Accrued Liabilities - 5.016 5.088 - 30,555 1.172,8 Due to Other Funds - - 144,310 144,31	5		,	8,896	7,222			76,200
Property Acquired for Resule 830,000 .	Due from Other Funds		144,310	-	-	-		144,310
Incontras 107,948 - - 41,906 14985 Propai flems 3,561 - - 35 Special Assessments Receivable - 360,000 - 1,329,601 1,689,67 Total Asset \$ 17,013,959 \$ 3,575,230 \$ 29,619,876 \$ 10,688,179 \$ 60,867,2 LABULTITES, DEFEREND INFLOWS, AND FUND BALANCES I 1.166,663 \$ 18,622 \$ 20,819,876 \$ 10,688,179 \$ 60,867,2 LABULTITES, DEFEREND INFLOWS, AND FUND BALANCES I 1.166,683 \$ 18,622 \$ 208,899 \$ 333,943 \$ 1.172,8 Out of Other Funds .	Due from Other Governments		1,476,598	-	-	118,182		1,594,780
Papeid lemis 3.561 - - 3.55 Special Assessments Receivable - 300.00 - 1.329.001 1.689.67 Cond Assets \$ 17.013.959 \$ 3.575.230 \$ 29.619.876 \$ 10.658.179 \$ 60.867.2 LLRELTTES, DEFERRED INFLOWS, AND FUND BALANCES Labilities 3 3.575.230 \$ 29.619.876 \$ 10.658.179 \$ 60.867.2 LARELTTES, DEFERRED INFLOWS, AND FUND BALANCES Labilities 3.33.043 \$ 1.750.1 Accrued Labilities 1.136.466 5.808 - 3.0453 \$ 1.750.1 Due to Other Funds - - - 4.44.10 1.44.3 1.44.3 1.44.3 1.44.3 1.44.3 1.44.3 1.44.3 1.44.3 1.44.0 - - 4.50.0 1.44.9 1.44.9 1.44.9 1.44.9 1.44.9 1.44.9 1.44.9 1.44.9 1.44.9 1.44.9 1.47.9 1.47.9 1.47.9 1.47.9 1.47.9.9 1.	Property Acquired for Resale		830,000	-	-	-		830,000
Special Assessments Receivable . <th< td=""><td></td><td></td><td></td><td>-</td><td>-</td><td>41,906</td><td></td><td>149,854</td></th<>				-	-	41,906		149,854
Total Assets \$ 17,013,959 \$ 3,575,230 \$ 29,619,876 \$ 10,658,179 \$ 60,867,2 LIABLITTES, DEFERRED INFLOWS, AND FUND BALANCES . <td>•</td> <td></td> <td>3,561</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td>3,561</td>	•		3,561	-	-	-		3,561
LIARLITIES DEFERED INFLOWS, AND FUND BALANCES Liabilities: Accounts Payable \$ 1,166,683 \$ 18,622 \$ 228,899 \$ 333,943 \$ 1,750,1 Accounts Payable 1,136,466 5,808 - 30,555 1,172,8 Due to Other Funds 144,310 144,310 144,310 Due to Other Funds 624,355 8,781 633,1 Deposits 146,074 - 450,00 Unamed Revenue 450,097 - 450,00 Deferred Inflow of Resources: - - - 410,06 149,8 Unavailable Revenue on Long-Term Receivables - - - - - 300,000 - 1,143,069 1,473,9 Fund Balances: - - 300,000 - - - 830,000 - - - 350,000 Propaid Items 3,561 - - - 2,529,92 - - - 2,529,92 Community Reduce Inforcement 2,529,92 - -	Special Assessments Receivable	-	-	360,000	 	1,329,601	-	1,689,601
Liabilities: S 1,168,683 S 18,622 S 228,899 S 333,343 S 1,172,8 Due to Other Funds - - - 1144,310 1443,310 Due to Other Funds 624,365 - - 144,310 1443,310 Due to Other Funds 624,365 - - 144,310 1443,31 Due to Other Funds 624,365 - - - 1460,07 - - 450,9 Dete Cred Inflow of Resources: - - - - 450,9 1,173,89 1,473,9 Unavailable Revenue on Long-Term Receivables - 330,000 - 1,143,969 1,473,9 Inventories 107,948 - - 41,906 149,8 Prepaid Items 3,561 - - 3,320,80 Inventories 107,948 - - 2,020,800 Public Safety - - 3,220,80 - 3,220,80 Public Safety	Total Assets	\$	17,013,959	\$ 3,575,230	\$ 29,619,876 \$	10,658,179	\$	60,867,244
Liabilities: S 1,168,683 S 18,622 S 228,899 S 333,343 S 1,172,8 Due to Other Funds - - - 1144,310 1443,310 Due to Other Funds 624,365 - - 144,310 1443,310 Due to Other Funds 624,365 - - 144,310 1443,31 Due to Other Funds 624,365 - - - 1460,07 - - 450,9 Dete Cred Inflow of Resources: - - - - 450,9 1,173,89 1,473,9 Unavailable Revenue on Long-Term Receivables - 330,000 - 1,143,969 1,473,9 Inventories 107,948 - - 41,906 149,8 Prepaid Items 3,561 - - 3,320,80 Inventories 107,948 - - 2,020,800 Public Safety - - 3,220,80 - 3,220,80 Public Safety	LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES							
Accrued Labilities 1,13,646 5,808 - 30,565 1,17,28 Due to Other Funds 624,365 - - 144,310 144,310 Due to Other Governments 624,365 - - 8,781 633,1 Deposits 146,074 - - 450,907 - - 450,907 Total Liabilities 3,526,495 24,430 228,899 517,599 4,297,4 Deferred Inflow of Resources: - - 330,000 - 1,143,969 1,473,9 Unavailable Revenue on Long-Term Receivables - 330,000 - - 3,56 No Spendable - - 330,000 - - 830,00 Prepexit Items 3,561 - - - 830,00 Spendable - - 533,116 533,116 533,116 533,116 533,116 533,116 533,116 533,116 533,116 533,116 533,116 533,116 533,116 533,116 533,116<								
Due to Other Funds - - - 144.310 144.3 Due to Other Governments 624.365 - - 8,781 633.1 Deposits 1446.074 - - - 450.90 Total Liabilities 3,526.495 24.430 228.899 517.599 4.297.4 Deferred Inflow of Resources: - 330.000 - 1,143.969 1,473.9 Fund Balances: - 330.000 - 1,143.969 1,473.9 Fund Balances: - 330.000 - - 35.61 - - 41.906 149.8 Inventories 107.948 - - 41.906 149.8 - - 41.906 149.8 - - 45.00 - 5.52.9 - - - 2.55.9 - - 2.55.9 - - 2.55.9 - - 2.55.9 - - 2.55.9 - - 2.55.9 - - 2.55.9	Accounts Payable	\$	1,168,683	\$ 18,622	\$ 228,899 \$	333,943	\$	1,750,147
Due to Other Governments 624,365 - - 8,781 633.1 Deposits 146,074 - - - 450,097 Total Liabilities 3,526,495 24,430 228,899 517,599 4,297,4 Deferred Inflow of Resources: 330,000 - 1,143,969 1,473,99 Unavailable Revenue on Long-Term Receivables - 330,000 - 1,143,969 1,473,99 Fund Balances: - 330,000 - - 41,906 149,88 Non Spendable - - - 41,906 149,88 Prepaid Items 3,561 - - - 35,00 Spendable - - - 2,552,972 - - 2,552,972 Restricted 2,529,972 - - 2,552,972 - - 2,552,972 Community Redevelopment 2,320,800 - - 533,116 533,116 533,116 Maintenance and Improvements to Parks - <th< td=""><td>Accrued Liabilities</td><td></td><td>1,136,466</td><td>5,808</td><td>-</td><td>30,565</td><td></td><td>1,172,839</td></th<>	Accrued Liabilities		1,136,466	5,808	-	30,565		1,172,839
Deposits 146,074 - - - 146,0 Uneamed Revenue 450,907 - - 450,9 Total Liabilities 3,526,495 24,430 228,899 517,599 4,297,4 Deferred Inflow of Resources: - 330,000 - 1,143,969 1,473,9 Fund Balances: - 330,000 - 1,143,969 1,473,9 Prepaid Items - 35,61 - - 35,00 Prepaid Items 3,561 - - 35,00 - - 35,00 Spendable - - 3,220,800 - - 2,552,97 - - 2,552,97 - - 2,552,97 - - 2,552,97 - - 2,552,97 - - 2,552,97 - - 2,552,97 - - 2,552,97 - - 2,552,97 - - 2,552,97 - - 2,552,97 - - 2,552,97	Due to Other Funds		-	-	-	144,310		144,310
Uneamed Revenue 450,907 - - 450,907 Total Liabilities 3,526,495 24,430 228,899 517,599 4,297,4 Deferred Inflow of Resources: 330,000 - 1,143,969 1,473,99 Fund Balances: - 330,000 - 1,143,969 1,473,99 Inventories 107,948 - - 41,906 149,88 Prepaid Items 3,561 - - 35,00 Spendable 830,000 - - 36,00 Restricted 830,000 - - 2,552,97 Restricted - - 2,552,972 - - 3,220,800 Restricted - - 2,320,800 - - 3,220,800 Restricted - - - - 2,522,912 - - - 2,522,912 - - - 3,220,800 - - 3,220,800 - - 3,220,800 - -			,	-	-	8,781		633,146
Total Liabilities 3.526.495 24.430 228,899 517,599 4.297,4 Deferred Inflow of Resources: Unavailable Revenue on Long-Term Receivables - 330,000 - 1,143,969 1,473,9 Fund Balances: Non Spendable - 330,000 - 1,143,969 1,473,9 Prend Balances: Non Spendable - 41,906 149,8 Prepaid Items 3,561 - - 35,50 Property Acquired for Resale 830,000 - - - 320,800 Spendable - - 2,552,972 - - - 2,522,972 - - 2,522,972 - - 2,522,972 - - 2,522,972 - - 2,522,972 - - 2,522,972 - - 2,522,972 - - 2,522,972 - - 2,522,972 - - 2,517,63 1,521,763 1,521,763 1,521,763 1,521,763 1,521,765 2,545,762 545,762 5	1			-	-	-		146,074
Deferred Inflow of Resources: .	Unearned Revenue	-	450,907	-	 -		_	450,907
Unavailable Revenue on Long-Term Receivables . 330,000 . 1,143,969 1,473,99 Fund Balances: Inventories 107,948 . . 41,906 149,88 Inventories 107,948 . <td>Total Liabilities</td> <td>-</td> <td>3,526,495</td> <td>24,430</td> <td> 228,899</td> <td>517,599</td> <td>_</td> <td>4,297,423</td>	Total Liabilities	-	3,526,495	24,430	 228,899	517,599	_	4,297,423
Fund Balances: Inventories 107,948 - 41,906 149,8 Inventories 107,948 - - 41,906 149,8 Prepaid Items 3,561 - - 3,5 Proppid Acquired for Resale 830,000 - - 830,000 Spendable - - 2,552,972 - - 2,552,972 Community Redevelopment 2,552,972 - - 2,533,116 533,116 Maintenance and Improvements to Parks - - 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,763 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691	Deferred Inflow of Resources:							
Non Spendable 107,948 - 41,906 149,88 Prepaid Items 3,561 - 3,5 3,5 - 3,5,	Unavailable Revenue on Long-Term Receivables	-	-	330,000	 -	1,143,969	_	1,473,969
Inventories 107,948 - 41,906 149,8 Prepaid Items 3,561 - - 3,50 Property Acquired for Resale 830,000 - - 3,50 Spendable Restricted - - 2,552,972 - - 2,552,972 Restricted - 3,220,800 - - 3,220,80 - - 3,220,80 Public Safety - 3,220,800 - - 3,220,80 - - 3,220,80 - - 3,220,80 - - 3,220,80 - - 3,220,80 - - 3,220,80 - - 3,220,80 - - 3,220,80 - - 3,220,80 - - 3,220,80 - - 3,220,80 - - 3,221,763 1,521,763 1,521,763 1,521,763 1,521,763 1,521,769 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691 2,517,691	Fund Balances:							
Prepaid Items 3,561 - - - 3,5 Property Acquired for Resale 830,000 - - 830,00 Spendable Restricted - - 2,552,972 - - 2,552,972 Restricted 2,552,972 - - - 3,220,800 - - 3,220,80 Public Safety - - - 533,116 533,11 533,116 <t< td=""><td>Non Spendable</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Non Spendable							
Property Acquired for Resale 830,000 - - - 830,00 Spendable Restricted - - - 830,00 Restricted - - - 2,552,972 - - - 2,552,972 Community Redevelopment 2,552,972 - - - 3,220,80 - - 3,220,80 Public Safety - - - 533,116 533,117 535,127 535,116 <td></td> <td></td> <td>,</td> <td>-</td> <td>-</td> <td>41,906</td> <td></td> <td>149,854</td>			,	-	-	41,906		149,854
Spendable Restricted Building Code Enforcement 2,552,972 - - 2,552,972 Community Redevelopment 3,220,800 - 3,220,80 Public Safety - - 533,116 533,11 Maintenance and Improvements to Parks - - 1,521,763 1,521,7 Community Enhancement Items - - - 1,521,763 1,521,7 Committed - - - 1,521,763 1,521,7 Community Enhancement Items - - - 545,762 545,762 Community Enhancement Items - - 2,517,691 2,517	•			-	-	-		3,561
Restricted 2,552,972 - - 2,552,972 Community Redevelopment - 3,220,800 - - 3,220,800 Public Safety - - - 3,220,800 - - 3,220,800 Public Safety - - - 533,116 533,11 Maintenance and Improvements to Parks - - - 1,521,763 1,521,7 Community Enhancement Items - - - 545,762 545,762 Commutity Enhancement Items - - 2,517,691 2,5			830,000	-	-	-		830,000
Building Code Enforcement 2,552,972 - - - 2,552,9 Community Redevelopment - 3,220,800 - - 3,220,8 Public Safety - - - 533,116 533,1 Maintenance and Improvements to Parks - - - 545,762 545,762 Community Enhancement Items - - - - 545,762 545,762 Committed - - - 2,517,691	-							
Community Redevelopment 3,220,800 - - 3,220,8 Public Safety - - 533,116 533,1 Maintenance and Improvements to Parks - - 1,521,763 1,521,7 Community Enhancement Items - - - 545,762 545,762 Committed - - - 545,762 545,762 545,762 Committed - - - 2,517,691 2,517,			2 552 972		_			2 552 972
Public Safety - - 533,116 533,11 Maintenance and Improvements to Parks - - 1,521,763 1,521,7 Community Enhancement Items - - 545,762 545,762 Committed - - 2,517,691 2,517,691 2,517,691 Committed - - 29,390,977 3,088,468 32,479,4 Assigned - - 29,390,977 3,088,468 32,479,4 Communications 7,500 - - 7,550 Public Works 294,973 - - 294,93 Public Safety - - 49,430 49,4 Maintenance and Improvements to Parks - - 314,949 314,9 Special Assessments - - - 557,114 557,11 Unassigned 9,690,510 - - 1,73,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8				3 220 800	-	-		3,220,800
Maintenance and Improvements to Parks - - 1,521,763 1,521,7 Community Enhancement Items - - 545,762 545,7 Committed - - 545,762 545,7 Maintenance and Improvements to Parks - - 29,390,977 3,088,468 32,479,4 Assigned - - 29,390,977 3,088,468 32,479,4 Communications 7,500 - - 7,55 Public Works 294,973 - - 294,93 Public Safety - - 49,430 49,4 Maintenance and Improvements to Parks - - 314,949 314,9 Special Assessments - - - 557,114 557,1 Unassigned 9,690,510 - - (173,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8			-		-	533,116		533,116
Committed Maintenance and Improvements to Parks - - 2,517,691 3,22,479,44 Assigned 7,500 - - 7,500 - - 7,55 Public Works 294,973 - - 294,99 94,430 49,430 49,44 Maintenance and Improvements to Parks - - 49,430 49,49 314,99 314,			-	-	-	,		1,521,763
Maintenance and Improvements to Parks - - - 2,517,691 2,517,6 Construction Projects - - 29,390,977 3,088,468 32,479,4 Assigned - - 29,390,977 3,088,468 32,479,4 Assigned - - 29,390,977 3,088,468 32,479,4 Communications 7,500 - - 7,55 Public Works 294,973 - - 294,9 Public Safety - - 49,430 49,4 Maintenance and Improvements to Parks - - 314,949 314,99 Special Assessments - - - 557,114 557,1 Unassigned 9,690,510 - - (173,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8	Community Enhancement Items		-	-	-	545,762		545,762
Construction Projects - - 29,390,977 3,088,468 32,479,4 Assigned - - 29,390,977 3,088,468 32,479,4 Communications 7,500 - - 7,55 Public Works 294,973 - - 294,9 Public Safety - - 49,430 49,4 Maintenance and Improvements to Parks - - 314,949 314,9 Special Assessments - - - 557,114 557,1 Unassigned 9,690,510 - - (173,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8								
Assigned 7,500 - - 7,5 Public Works 294,973 - - 294,9 Public Safety - - 49,430 49,4 Maintenance and Improvements to Parks - - 314,949 314,9 Special Assessments - - - 557,114 557,1 Unassigned 9,690,510 - - (173,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8			-	-	-			2,517,691
Communications 7,500 - - 7,55 Public Works 294,973 - - 294,99 Public Safety - - 49,430 49,4 Maintenance and Improvements to Parks - - 314,949 314,9 Special Assessments - - - 557,114 557,1 Unassigned 9,690,510 - - (173,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8			-	-	29,390,977	3,088,468		32,479,445
Public Works 294,973 - - 294,97 Public Safety - - 49,430 49,4 Maintenance and Improvements to Parks - - 314,949 314,9 Special Assessments - - - 557,114 557,1 Unassigned 9,690,510 - - (173,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8	5		5 500					7 500
Public Safety - - 49,430 49,4 Maintenance and Improvements to Parks - - 314,949 314,9 Special Assessments - - 557,114 557,1 Unassigned 9,690,510 - - (173,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8			,	-		-		7,500
Maintenance and Improvements to Parks - - 314,949 314,9 Special Assessments - - 557,114 557,1 Unassigned 9,690,510 - - (173,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8			294,975	-	-			,
Special Assessments - - 557,114 557,1 Unassigned 9,690,510 - (173,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8	•		-	-	-			49,430 314,949
Unassigned 9,690,510 - (173,588) 9,516,9 Total Fund Balances 13,487,464 3,220,800 29,390,977 8,996,611 55,095,8	•		_	_	_			557,114
	1	-	9,690,510		 -			9,516,922
Total Liabilities, Deferred Inflows, and Fund Balances \$ 17,013,959 \$ 3,575,230 \$ 29,619,876 \$ 10.658,179 \$ 60.867,2	Total Fund Balances	-	13,487,464	3,220,800	 29,390,977	8,996,611	_	55,095,852
	Total Liabilities, Deferred Inflows, and Fund Balances	\$	17,013,959	\$ 3,575,230	\$ 29,619,876 \$	10,658,179	\$	60,867,244

The City of Winter Park, Florida Reconciliation of the Balance Sheet to the Statement of Net Position Governmental Funds September 30, 2017

Fund Balances - Total Governmental Funds	\$	55,095,852
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Receivables not expected to be received within 180 days of fiscal year end are not considered as "available" revenue in the governmental funds, and therefore, reported as deferred revenue. In the Statement of Net Position, which is presented on the accrual basis, no deferral is reported since the revenue is fully recognized in the Statement of Activities		1,473,969
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Governmental Capital Assets \$ Less: Accumulated Depreciation	159,536,043 (80,567,177)	78,968,866
Certain amounts related to the net pension liability are deferred and amortized over time Deferred outflows of resources Deferred inflows of resources	5,079,682 (489,642)	4,590,040
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Governmental Bonds Payable Deferred Amount on Refunding Governmental Notes Payable Capital Lease Obligations Accrued Interest Payable on Long-Term Liabilities Pension Liability Other Post Employment Benefits Obligation Compensated Absences	$\begin{array}{c} (30,807,160)\\ 15,125\\ (12,555,000)\\ (865,810)\\ (371,153)\\ (20,987,160)\\ (5,052,144)\\ (4,286,533) \end{array}$	(74,909,835)
Internal service funds are used by management to charge the costs of certain activities to individual funds.		
The assets and liabilities of the internal service funds are included in governmental activities in the Statement of Net Position.		11,246,776
Net Position of Governmental Activities	\$	6 76,465,668

The City of Winter Park, Florida Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Funds For the Year Ended September 30, 2017

		General		Community Redevelopment	Capital Projects	Other Governmental Funds	Total Governmental Funds
REVENUES	-		-				
Taxes:							
Property Taxes	\$	19,381,624	\$	- \$	\$ - \$	808,119	\$ 20,189,743
Utility Taxes		6,611,205		-	-	-	6,611,205
Franchise Fees		870,957		-	-	-	870,957
Fines and Forfeitures		1,252,775		-	-	254,052	1,506,827
Licenses and Permits		4,606,855		-	-	113,568	4,720,423
Intergovernmental:		1,000,000				110,000	1,720,120
Sales Tax		4,597,403		_	-	_	4,597,403
Local Option Gas Tax		1,018,019		_	_	_	1,018,019
Other Intergovernmental		2,119,817		1,961,209	6,121	1,662,820	5,749,967
Charges for Services		8,702,163		168,687	0,121	3,131,335	12,002,185
Investment Earnings		108,079		29,287	43,422	29,050	209,838
Other				118,300	174,100	1,295,095	
Total Revenues	-	636,011 49,904,908	-	2,277,483	223,643	7,294,039	2,223,506 59,700,073
Total Revenues	-	49,904,908	-	2,277,483	223,043	7,294,039	59,700,075
EXPENDITURES							
Current:							
General Administration		1,351,781		-	-	2,610	1,354,391
Information Technology		663,244		-	-	-	663,244
Financial Services		324,683		-	-	-	324,683
Communications		146,822		-	-	-	146,822
Planning		590,658		1,003,524	-	39,527	1,633,709
Building		1,334,837		-	-	-	1,334,837
Public Works		7,890,600		-	-	2,714,581	10,605,181
Police		13,145,842		-	-	1,397,603	14,543,445
Fire		12,696,484		-	-	373,947	13,070,431
Parks and Recreation		8,017,162		-	-	272,792	8,289,954
Cultural and Community Services		1,467,545		58,755	-	307,000	1,833,300
Debt Service:							
Principal		-		1,120,000	-	1,201,998	2,321,998
Interest and Other Charges		-		373,552	-	191,324	564,876
Capital Improvements		-		75,902	3,222,640	388,088	3,686,630
Total Expenditures	_	47,629,658	-	2,631,733	3,222,640	6,889,470	60,373,501
Excess (Deficiency) of Revenues							
Over Expenditures	_	2,275,250	_	(354,250)	(2,998,997)	404,569	(673,428)
OTHER FINANCING SOURCES AND (USES)							
Transfers In		5,024,094		1,822,284	2,361,211	774,879	9,982,468
Transfers Out		(4,274,944)		(3,993)	2,301,211	(431,731)	(4,710,668)
Bonds Issued		(4,274,944)		(3,993)	27,705,996	(431,731)	27,705,996
Total Other Financing Sources and (Uses)	-	749,150	-	1,818,291	30,067,207	343,148	32,977,796
Net Change in Fund Balances		3,024,400		1,464,041	27,068,210	747,717	32,304,368
Fund Balances - Beginning	_	10,463,064	_	1,756,759	2,322,767	8,248,894	22,791,484
Fund Balances - Ending	\$ _	13,487,464	\$	3,220,800	\$\$	8,996,611	\$ 55,095,852

The City of Winter Park, Florida Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities For the Year Ended September 30, 2017

Net Change in Fund Balances - Total Governmental Funds	5	6	32,304,368
Amounts reported for governmental activities in the Statement of			
Activities are different because:			
Special assessment revenues in the governmental funds were recognized as revenues in			
prior periods in the government-wide financial statements since they are on the accrual			
basis of accounting			(205,975)
Governmental funds report capital outlays as expenditures. However, in the Statement of			
Activities, the cost of these assets is depreciated over their useful lives.			
Expenditures for Capital Assets \$	3,325,118		
Less: Current Year Depreciation	(3,171,135)		153,983
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.			
Change in Accrued Interest on Governmental Debt	(230,062)		
Issuance of General Obligation Bonds	(27,705,996)		
Amortization of Bond Premium	58,350		
Amortization of Bond Discount	(2,484)		
Amortization of Deferred Loss on Bond Refunding	(4,125)		
Principal Payments on General Obligation Bonds	700,000		
Principal Payments on Notes Payable	335,000		
Principal Payments on Community Redevelopment Debt	1,120,000		
Principal Payments on Capital Lease Obligations	166,998		
Change in Other Post-Employment Benefits Obligation	(849,823)	(26,412,142)
Some expenses in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.			
Change in Net Pension Liability and Related Deferred Outflows and Inflows			(768,782)
Change in Long-term Compensated Absences			110,575
Internal service funds are used by management to charge the costs of certain activities to individual funds.			
Change in net position of the internal service funds are included in			
governmental activities in the Statement of Actitivies.			894,815
Change in Net Position of Governmental Activities	\$		6,076,842

The City of Winter Park, Florida Statement of Net Position Proprietary Funds September 30, 2017

	Business-type Activities Enterprise Funds					Governmental Activities		
		Water and Sewer		Electric Services		Total		Internal Service Funds
ASSETS		Sener		bernees		1000		Service Funds
Current Assets:	<i>•</i>	0.150.000			¢	0.150.050	¢	5 6 6 5 0 5 1
Cash, Cash Equivalents and Investments Restricted Cash, Cash Equivalents and Investments	\$	9,150,260 \$ 196,237	5	-	\$	9,150,260 196,237	\$	5,665,824
Accounts Receivable - Net		1,582,025		4,047,261		5,629,286		124,202
Unbilled Service Charges		1,906,310		3,082,560		4,988,870		-
Accrued Interest Receivable		40,837		-		40,837		15,268
Due from Other Funds Due from Other Governments		324,693 44		- 70,637		324,693 70,681		-
Inventories		894,403		3,054,760		3,949,163		191,016
Prepaid Items		49,181		56,413		105,594		
Total current assets		14,143,990	_	10,311,631		24,455,621		5,996,310
Non-Current Assets:								
Restricted Assets:								
Cash, Cash Equivalents and Investments:								
Sinking/Debt Reserve Funds		4,650,842		5,593,305		10,244,147		-
Renewal and Replacement Funds Impact Fee Funds		3,058,933 8,160,806		-		3,058,933 8,160,806		-
Capital Project Funds		179,113		-		179,113		-
Customer Deposits		1,686,104		1,781,719		3,467,823		-
Investments:		726004		53 6 00 4		1 453 100		
Sinking/Debt Reserve Funds Capital Project Funds		726,094 1,998,432		726,094		1,452,188 1,998,432		-
Accrued Interest Receivable:		1,770,452		-		1,770,452		-
Impact Fee Funds		23,118		-		23,118		-
Renewal and Replacement Funds		8,569		-		8,569		-
Accounts Receivable - Net:		1 500				1 500		
Impact Fee Funds Special Assessments Receivable		1,598		205,203		1,598 205,203		-
Capital Assets:				200,200		200,200		
Non-depreciable		3,332,477		10,000,000		13,332,477		-
Depreciable - Net		97,486,828		73,358,709		170,845,537		7,382,270
Other Assets: Deposits		274,000		_		274,000		202,583
Total non-current assets		121,586,914		91,665,030		213,251,944		7,584,853
		,,-				- / - /		.,,
Total Assets		135,730,904		101,976,661		237,707,565		13,581,163
DEFERRED OUTFLOW OF RESOURCES								
Deferred Expense on Refunding Bonds		4,152,487		4,831,414		8,983,901		-
LIABILITIES								
Current Liabilities: Accounts Payable		420,075		3,657,965		4,078,040		129,402
Accrued Liabilities		256,850		47,698		304,548		1,446,692
Due to Other Funds		-		324,693		324,693		-
Due to Other Governments		499,051		1,500,268		1,999,319		4,642
Accumulated Unused Compensated Absences Accrued Interest Payable		202,468 931,757		67,096 1,267,191		269,564 2,198,948		27,203
Current Portion of Revenue Bonds Payable		3,130,000		2,530,000		5,660,000		-
Customer Deposits		1,686,104		1,781,719		3,467,823		-
Total current liabilities		7,126,305		11,176,630		18,302,935		1,607,939
Noncurrent Liabilities:								
Bonds Payable		59,104,056		64,241,921		123,345,977		-
Accumulated Unused Compensated Absences		427,236		22,213		449,449		77,911
Total noncurrent liabilities		59,531,292		64,264,134		123,795,426		77,911
Total Liabilities		66,657,597		75,440,764		142,098,361		1,685,850
i otai Liadinues		00,001,071		///////////////////////////////////////		172,070,301		1,005,050
NET POSITION								
Net Investment in Capital Assets		44,915,281		21,418,202		66,333,483		7,382,270
Restricted for: Capital Projects (expendable)		7,978,482				7,978,482		
Renewal and Replacement (expendable)		3,066,662		-		3,066,662		-
Unrestricted		17,265,369		9,949,109		27,214,478		4,513,043
m			_				~	
Total Net Position	\$	73,225,794 \$	_	31,367,311		104,593,105	\$	11,895,313
Adjustment to reflect the consolidation of cumulative								
internal service fund activities related to enterprise funds						648,536		
Net position of business-type activities					\$	105,241,641		

The City of Winter Park, Florida Statement of Revenues, Expenses and Changes in Fund Net Position Proprietary Funds For the Year Ended September 30, 2017

			ness-type Activiti nterprise Funds	es	Governmental Activities
	-	Water and Sewer	Electric	Total	Internal Sorvice Funda
	-	Sewer	Services	Total	Service Funds
Operating Revenues:					
Charges for Services	\$	30,150,319 \$	45,100,134 \$	75,250,453	\$ 13,122,419
Total Operating Revenues	-	30,150,319	45,100,134	75,250,453	13,122,419
Operating Expenses:					
General and Administrative		1,891,019	1,697,116	3,588,135	-
Operations		16,618,575	34,524,610	51,143,185	10,424,888
Depreciation and Amortization		3,852,174	3,133,022	6,985,196	1,267,054
Total Operating Expenses	-	22,361,768	39,354,748	61,716,516	11,691,942
Operating Income	_	7,788,551	5,745,386	13,533,937	1,430,477
Nonoperating Revenues (Expenses):					
Intergovernmental Revenue		-	70,637	70,637	-
Investment Earnings (Losses)		81,966	(35,397)	46,569	22,358
Gain (Loss) on Disposal of Assets		(132,420)	8,542	(123,878)	(167,146)
Interest and Fiscal Charges		(3,095,150)	(2,941,744)	(6,036,894)	-
Miscellaneous Revenue	_	800	11,884	12,684	72,555
Total Nonoperating Revenues (Expenses)	-	(3,144,804)	(2,886,078)	(6,030,882)	(72,233)
Income Before Contributions and Transfers	-	4,643,747	2,859,308	7,503,055	1,358,244
Contributions and Transfers:					
Capital Contributions		2,255,952	-	2,255,952	-
Transfers In		-	1,000,000	1,000,000	-
Transfers Out	_	(3,509,390)	(2,762,410)	(6,271,800)	-
Total Contributions and Transfers	-	(1,253,438)	(1,762,410)	(3,015,848)	-
Change in Net Position		3,390,309	1,096,898	4,487,207	1,358,244
Total Net Position - Beginning	-	69,835,485	30,270,413		10,537,069
Total Net Position - Ending	\$	73,225,794 \$	31,367,311	:	\$ 11,895,313
Adjustment to reflect the consolidation of current fiscal year internal service fund activities related to enterprise funds				(463,430)	
Change in net position of business-type actitivies			\$	4,023,777	

The City of Winter Park, Florida Statement of Cash Flows Proprietary Funds For the Year Ended September 30, 2017

	-	Water and	Bı	ısiness-type Activities Enterprise Funds Electric		Governmental Activities Internal
	-	Sewer	_	Services	Total	Service Funds
Cash Flows from Operating Activities						
Receipts from Customers	\$	30,438,037	\$	45,556,823 \$	75,994,860 \$	-
Receipts from Interfund Services Provided Loans from (to) Other Funds		-		324,693	-	13,020,851
Repayment of Loans to Other Funds		(324,693)		324,693	-	(39,330)
Payments to Suppliers		(10,659,981)		(32,978,821)	(43,638,802)	(7,839,516)
Payments to Employees		(5,546,255)		(2,122,245)	(7,668,500)	(808,733)
Payments for Interfund Services Used		(2,350,467)		(397,973)	(2,748,440)	(169,101)
Claims Paid		-		-	-	(1,833,570)
Other Receipts	-	800	-	11,884	12,684	72,555
Net Cash Provided by Operating Activities	-	11,557,441	_	10,394,361	21,951,802	2,403,156
Cash Flows from Noncapital Financing Activities						
Grant Receipts		-		70,637	70,637	-
Transfers In		-		1,000,000	1,000,000	-
Transfers Out	-	(3,509,390)	-	(2,762,410)	(6,271,800)	-
Net Cash Used in Noncapital Financing Activities		(3,509,390)	,	(1,691,773)	(5,201,163)	-
U U	-		-			
Cash Flows from Capital and Related Financing Activities						
Proceeds from Sale of Assets		6,140		32,619	38,759	94,450
Purchases of Capital Assets		(2,039,081))	(4,484,139)	(6,523,220)	(1,112,096)
Principal Payments - Capital Debt		(3,010,000)		(2,450,000)	(5,460,000)	-
Interest Paid		(2,857,862))	(2,541,395)	(5,399,257)	-
Impact Fees Collected	-	2,255,952	_		2,255,952	-
Net Cash Used in Capital and Related		(5 (44 951)		(0.442.015)	(15 097 766)	(1.017.646)
Financing Activities	-	(5,644,851)	_	(9,442,915)	(15,087,766)	(1,017,646)
Cash Flows from Investing Activities						
Proceeds from Sales & Maturities of Investments		1,099,000		1,785,000	2,884,000	-
Interest Earnings (Losses) on Investments Net Cash Provided by Investing Activities	-	68,125 1,167,125	-	(26,734) 1,758,266	41,391 2,925,391	<u>17,641</u> 17,641
Act cash i forfacti by investing Activities	-	1,107,125	-	1,750,200	2,723,371	17,041
Net Increase in Cash, Cash Equivalents and Investments		3,570,325		1,017,939	4,588,264	1,403,151
Cash, Cash Equivalents and Investments - Beginning		23,511,970		6,357,085	29,869,055	4,262,673
Cash, Cash Equivalents and Investments - Ending	\$	27,082,295	-	5 7,375,024 \$	34,457,319 \$	5,665,824
Cash, Cash Equivacins and investments Ending	φ	21,002,230	= `	φ <u>1,575,524</u> φ	¢	2,002,024
Reconciliation of Operating Income to						
Net Cash Provided by Operating Activities: Operating Income	\$	7,788,551	\$	5,745,386 \$	13,533,937 \$	1,430,477
Adjustments to Reconcile Operating Income	Ψ	1,100,001	Ψ	5,745,500 \$	15,555,757 0	1,450,477
to Net Cash Provided by Operating Activities:						
Depreciation and Amortization		3,852,174		3,133,022	6,985,196	1,267,054
(Increase) Decrease in Assets:						
Accounts Receivable		(181,300))	(120,153)	(301,453)	(101,568)
Unbilled Service Charges Due from Other Funds		456,628		499,803	956,431	-
Due From Other Governments		(324,693)		40,678	(324,693) 40,678	-
Inventories		151,888		(667,417)	(515,529)	(20,630)
Prepaid Items		(14))	1,106	1,092	-
Special Assessments Receivable		-		62,250	62,250	-
Increase (Decrease) in Liabilities:						
Accounts Payable		(179,670))	534,667	354,997	(52,551)
Accrued Liabilities Due to Other Funds		8,067		(4,481) 324,693	3,586 324,693	(170,102) (39,330)
Due to Other Governments		- (18,638))	324,693 853,918	324,693 835,280	(39,330) 4,642
Accumulated Unused Compensated		(10,000)		000,710	000,200	-,0-12
Absences		(2,514))	4,894	2,380	12,609
Customer Deposits		6,162		(25,889)	(19,727)	-
Other Receipts		800		11,884	12,684	72,555
Net Cash Provided by Operating Activities	\$	11,557,441	= \$	10,394,361 \$	21,951,802 \$	2,403,156

Note: There were no significant non-cash transactions.

The City of Winter Park, Florida Statement of Net Position Fiduciary Funds September 30, 2017

		Employee Retirement Funds
ASSETS		
Cash and Short-term Investments	\$	1,702,590
Investments, at Fair Value		
Fixed Income Mutual Funds		2,762,104
Equity Mutual Funds		16,831,935
Common Collective Trusts		69,923,573
Stocks		1,344,951
Real Estate Commingled Funds		6,172,060
Corporate Bonds		5,017,899
Accrued Income	_	24,213
Total Investments	_	102,076,735
Total Assets	_	103,779,325
NET POSITION		
Net Position Restricted for Pensions	\$	103,779,325

The City of Winter Park, Florida Statement of Changes in Net Position Fiduciary Funds For the Year Ended September 30, 2017

	Employee Retirement Funds
ADDITIONS	
Contributions:	
Employer Contributions	\$ 4,332,202
Employee Contributions	564,211
Total Contributions	4,896,413
Investment Income:	
Net Increase in Fair Value	
of Investments	9,261,133
Interest and Dividends	1,395,840
	10,656,973
Less Investment Expenses:	
Investment Management Fees	249,373
Custodian Fees	85,638
Net Investment Income	10,321,962
Total Additions	15,218,375
DEDUCTIONS	
Employee Benefits	5,896,988
Refunds of Contributions	11,038
Administrative Expense	135,776
Total Deductions	6,043,802
Change in Net Position	9,174,573
Net Position Restricted for Pensions - Beginning	94,604,752
Net Position Restricted for Pensions - Ending	\$ 103,779,325

The City of Winter Park, Florida Notes to Financial Statements September 30, 2017

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THE CITY OF WINTER PARK, FLORIDA

Notes to Financial Statements

September 30, 2017

1. Summary of Significant Accounting Policies

The City of Winter Park (the "City"), which was established by a special act of the Florida Legislature on April 8, 1882 and incorporated October 12, 1887, operates under the Commission - City Manager form of government. The City is located in the center of the State of Florida in the northern section of Orange County (the "County").

The accounting policies of the City conform to generally accepted accounting principles (GAAP) as applied to governmental units. The more significant accounting policies used by the City are described below.

A. REPORTING ENTITY:

The City is a municipal corporation with a five member commission including the mayor, who acts as the presiding officer of the commission, with a vice mayor serving in his absence.

The City provides a full range of municipal services including police and fire protection, public works activities, parks and recreational facilities, planning and development, financial services and general administrative services. In addition, the City operates two enterprise funds: water and sewer services and electric services.

In evaluating the City (the primary government) as a reporting entity, all potential component units that may or may not fall within the financial accountability of the City have been addressed. Financial accountability is present if the City Commission (the "Commission") appoints a voting majority of a component unit's governing body and has the ability to impose its will on the organization or if there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the City.

The accompanying financial statements present all the fund types of the City and its component unit. The blended component unit, although a legally separate entity, is, in substance, part of the City's operations.

Blended Component Unit:

The Community Redevelopment Agency is governed by the City's five-member commission. Pursuant to the requirements of Chapter 163, Part III of the Florida Statutes, the City, with the consent of Orange County, created a Community Redevelopment Area (CRA) through City Resolution No. 1528, adopted on January 11, 1994 to foster improvements in the Westside and Central Business Districts of the City. The CRA uses future tax increment revenue to fund a variety of improvement projects. The CRA is reported as a special revenue fund.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS:

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City and its component unit. For the most part, the effect of interfund activity has been removed from these statements. Exceptions to this general rule are charges between the City's water and sewer, electric and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION:

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers property tax revenues to be available if they are collected within 60 days of the end of the current fiscal period. All other governmental revenues are considered available if they are collected within 180 days of the end of the current fiscal period. For special assessments receivable, only the portion due within the subsequent fiscal year is considered to be available for recognition as revenue in the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences are recorded only when payment is due.

Franchise and utility taxes, state revenue sharing, charges for garbage and stormwater service, fines and forfeitures and investment earnings associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, and then unrestricted resources as they are needed.

The City utilizes an indirect cost allocation system to allocate costs incurred in the General Fund that are indirect expenses of other funds. Reimbursements to the General Fund are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures in the General Fund. These reimbursements are presented in the Indirect Expenses Allocation column of the Statement of Activities. The Expenses column of this statement includes only the direct expenses of each function.

Surpluses or deficits in the Internal Service Funds are allocated back to customers at the government-wide level Statement of Activities. This creates a reconciling item between the business-type activities column at the government-wide level and the proprietary fund statements at the fund level as reflected on the bottom of each statement.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise and internal service funds are charges to customers for sales and services. Operating expenses for enterprise and internal service funds include the cost of sales and services, administrative expenses, depreciation on capital assets and amortization of intangible assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Major Governmental Funds:

The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Community Redevelopment Fund accounts for the activities funded by tax increment revenues from the Community Redevelopment Area.

The Capital Projects Fund accounts for financial resources used for the acquisition or construction of significant capital assets.

Non-Major Governmental Fund Types:

Special Revenue Funds account for specific revenue sources that are restricted by law or administrative action to expenditures for specific purposes. Non-major special revenue funds include the Designations Trust Fund, Stormwater Utility Fund, Affordable Housing Fund, Law Enforcement Trust Fund, Grant Fund, Parks Impact Fees Fund, Hurricane Recovery Fund, Police and Firefighter Premium Tax Trust Fund and Cemetery Trust Fund.

The Debt Service Fund accounts for the accumulation of resources for, and the payment of principal and interest on, certain general long-term debt.

The Stormwater Capital Projects Fund accounts for stormwater fees segregated for the acquisition or construction of major stormwater drainage or treatment facilities.

Major Proprietary Funds:

The Water and Sewer Fund accounts for the provision of water and sewer service to customers both inside the City limits and to the west, north and east of the City.

The Electric Services Fund accounts for the provision of electric service to certain areas within the City limits.

Non-Major Proprietary Funds:

Internal Service Funds account for the financing of goods and services provided by one department to other departments of the City on a cost reimbursement basis. Internal service funds include the Fleet Maintenance Fund, Vehicle Replacement Fund, Employee Insurance Fund and General Insurance Fund.

Fiduciary Fund Types:

Pension Trust Funds account for the activities of the Police and Firefighter Pension Trust Funds, which accumulate resources for pension benefit payments to qualified public safety employees.

Change in Accounting Principle:

In the current year, the City implemented a change in accounting principle to use the measurement date for its fire and police pension plans as of the October 1 preceding each fiscal year end. As a result, net position of Governmental Activities as of September 30, 2016 was restated as follows:

Net Position – Beginning, as previously reported	\$ 69,851,607
Adjustment for change in accounting principle	537,219
Net Position – Beginning, as restated	\$ 70,388,826

D. NEW ACCOUNTING PRONOUNCEMENTS:

In March 2016, the GASB issued Statement No. 82, *Pension Issues - an amendment of GASB Statements No. 67, No. 68, and No. 73*, effective for the City's fiscal year beginning October 1, 2016. This Statement addresses issues regarding (1) the presentation of payroll-related measures in required supplementary information, (2) the selection of assumptions and the treatment of deviations from the guidance in an Actuarial Standard of Practice for financial reporting purposes, and (3) the classification of payments made by employers to satisfy employee (plan member) contribution requirements. This pronouncement resulted in a change to the presentation of covered employee payroll, defined as the payroll on which contributions to a pension plan are based, and ratios that use that measure.

E. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY:

1) Budgetary information:

The City's budgetary procedures and a comparison of budget to actual data are presented in the Required Supplemental Information section for the General and budgeted major Special Revenue Fund (Community Redevelopment Fund).

Expenditures of the Grant non-major special revenue fund exceeded the annual budget by \$108,818. Revenues of this fund exceeded the annual budget by \$96,965. Expenditures of the Cemetery Trust non-major special revenue fund exceeded the annual budget by \$3,715. Revenues of this fund were less than the annual budget by \$90,353.

2) Deficit fund balances:

The Hurricane Recovery Fund is accounted for as a non-major special revenue fund. At September 30, 2017, this fund had a \$173,588 deficit fund balance. This deficit is expected to be liquidated in future years by hurricane-related reimbursements.

F. USE OF ESTIMATES:

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosure of contingent assets and liabilities as of the financial statement date and the reported amounts of revenues and expenses or expenditures during the reporting period. Actual results could differ from those estimates.

G. DEPOSITS AND INVESTMENTS:

Cash and Cash Equivalents

The City's cash management pool allows individual funds to, at any time, deposit additional cash or make withdrawals without prior notice or penalty, and thus, the City is managing an internal service pool which is considered by GASB to be a cash equivalent. The City considers cash equivalents to be highly liquid investments (including restricted assets) with an original maturity of three months or less when purchased.

Each participating fund's portion of the pool is reported as "Cash, Cash Equivalents and Investments" in the governmental and proprietary funds' balance sheets. Certain cash and investments for the Community Redevelopment, Water and Sewer and Electric Services Funds are held separately and not included in the pool.

For purposes of the statements of cash flows, the City classifies its cash management pool (including restricted assets) along with the Water and Sewer and Electric Services Funds cash accounts as cash and cash equivalents.

Individual funds with credit balances at year-end were reclassified to Due to Other Funds for reporting purposes with offsetting Due from Other Funds in the General Fund and Water and Sewer Fund.

Deposits

Deposits consist of interest bearing demand accounts. All deposits with financial institutions were 100% insured by Federal depository insurance or by collateral pursuant to the Public Depository Security Act of the State of Florida. The carrying amount of the demand deposits and cash on hand at September 30, 2017 was \$10,648,797 (excluding Pension Trust Funds).

Investments

The City's investment policy is governed by an ordinance adopted by the City Commission. Allowable investments include, the Local Government Surplus Trust Fund, United States Government Securities, United States Government Agencies (full faith and credit of the United States Government), Federal Instrumentalities (United States Government sponsored agencies which are non-full faith and credit), Non-Negotiable Interest Bearing Time Certificates of Deposit, Repurchase Agreements, Banker's Acceptances, Commercial Paper, State and/or Local Government Taxable and/or Tax-Exempt Debt, Registered Investment Companies (Money Market Mutual Funds) and Intergovernmental Investment Pools.

The following is a summary of cash and investments held by the City at September 30, 2017:

				I	nvest	tment Matur	rities	(in Years))	
Investment Type		Fair Value	_	Less Than 1		1 - 5		6 - 10		More Than 10
U.S. Treasury Securities	\$	9,214,629	\$	1,994,200	\$	7,220,429	\$	-	\$	
Government National Mortgage Assoc		2,301,724		-		-		36,728		2,264,996
Federal Farm Credit Bank		14,918,225		997,840		12,948,275		972,110		
Federal Home Loan Bank		13,711,211		-		13,711,211		-		
Federal Home Loan Mortgage Corp		7,527,159		-		7,487,194		39,965		
Federal National Mortgage Association		8,316,949		997,990		7,229,660		89,299		
Florida Surplus Asset Fund Trust		1,007,857		1,007,857		-		-		
Local Government Surplus Trust Fund	_	19,348	_	19,348	_	-		-		
Pooled Investments		57,017,102		5,017,235		48,596,769		1,138,102		2,264,99
Carrying amount of deposits	_	10,648,797	_	10,648,797	_	-		-		
Cash, Cash Equivalents & Investments		67,665,899		15,666,032		48,596,769		1,138,102		2,264,99
U.S. Treasury Securities		1,452,188		-		1,452,188		-		
Federal Farm Credit Bank		998,978		998,978		-		-		
Federal Home Loan Bank		999,454		999,454		-		-		
Florida Education Investment Trust Fund	_	27,053,315	_	27,053,315	_	-		-		
Other Investments		30,503,935	_	29,051,747		1,452,188		-	-	
Total Cash and Investments	\$	98,169,834	\$	44,717,779	\$	50,048,957	\$	1,138,102	\$	2,264,99

		Police	Offi	cers' Pensio		nont Motur	ition	(in Voorg)	
Investment Type		Fair Value		Less Than 1	ivesti	<u>nent Matur</u> 1 - 5	Tues	6 - 10	More Than 10
Fixed Income Mutual Funds	\$	2,327,547	\$	N/A	\$	N/A	\$	N/A	\$ N/A
Equity Mutual Funds		8,114,107		N/A		N/A		N/A	N/A
Common Collective Trusts		33,895,024		N/A		N/A		N/A	N/A
Stocks		279,657		N/A		N/A		N/A	N/A
Real Estate Commingled Funds		3,127,340		N/A		N/A		N/A	N/A
Corporate Bonds		1,207,288		79,028		756,946		124,664	246,650
Pooled Investments	-	48,950,963		79,028		756,946		124,664	 246,650
Carrying amount of deposits		581,538		-		-		-	-
Total Cash and Investments	\$	49,532,501	\$	79,028	\$	756,946	\$	124,664	\$ 246,650

Firefighters' Pension <u>Investment Maturities (in Years)</u>											
Investment Type		Fair Value		Less Than 1		1 - 5		6 - 10		More Than 10	
Fixed Income Mutual Funds	\$	434,557	\$	N/A	\$	N/A	\$	N/A	\$	N/A	
Equity Mutual Funds		8,717,828		N/A		N/A		N/A		N/A	
Common Collective Trusts		36,028,549		N/A		N/A		N/A		N/A	
Stocks		1,065,294		N/A		N/A		N/A		N/A	
Real Estate Commingled Funds		3,044,720		N/A		N/A		N/A		N/A	
Corporate Bonds		3,810,611		297,216		2,288,918		343,911		880,566	
Pooled Investments	-	53,101,559		297,216	_	2,288,918	. —	343,911		880,566	
Carrying amount of deposits		1,121,052		-		-		-		-	
Total Cash and Investments	\$	54,222,611	\$	297,216	\$	2,288,918	\$	343,911	\$	880,566	

Fair Value of Investments - Investments are stated at fair value with the exception of the Florida Education Investment Trust Fund that is measured at net asset value (NAV) and investments in the Florida Surplus Asset Fund Trust (FLSAFE) and State Board of Administration's Local Government Surplus Funds Trust Fund (SBA - an external 2a7-like fund) which are presented at amortized cost.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The level in the fair value hierarchy within which a fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety. Investments using net asset value or amortized cost, which approximate fair value, have not been classified in the fair value hierarchy.

The following is a summary of the City's financial assets carried at fair value by level within the valuation hierarchy as of September 30, 2017:

			Fai	r Va	lue by Level		
Investment Type		Fair Value	Level 1		Level 2		N/A
U.S. Treasury Securities	\$	9,214,629	\$ 9,214,629	\$	-	\$	
Government National Mortgage Assoc		2,301,724	-		2,301,724		-
Federal Farm Credit Bank		14,918,225	-		14,918,225		-
Federal Home Loan Bank		13,711,211	-		13,711,211		-
Federal Home Loan Mortgage Corp		7,527,159	-		7,527,159		-
Federal National Mortgage Association		8,316,949	-		8,316,949		-
Florida Surplus Asset Fund Trust		1,007,857	-		-		1,007,857
Local Government Surplus Trust Fund	_	19,348	 -		-	_	19,348
Pooled Investments		57,017,102	9,214,629		46,775,268		1,027,205
Carrying amount of deposits		10,648,797	-		-		10,648,797
Cash, Cash Equivalents & Investments	_	67,665,899	 9,214,629		46,775,268		11,676,002
U.S. Treasury Securities		1,452,188	1,452,188		-		
Federal Farm Credit Bank		998,978	-		998,978		-
Federal Home Loan Bank		999,454	-		999,454		
Florida Education Investment Trust Fund		27,053,315	 -	_	-		27,053,315
Other Investments	_	30,503,935	 1,452,188		1,998,432	_	27,053,315
Total Cash and Investments	\$	98,169,834	\$ 10,666,817	\$	48,773,700	\$	38,729,317

	Polic	e Of	ficers' Pens	sion				
					Fair Value	by I	Level	
Investment Type	 Fair Value	_	Level 1		Level 2		Level 3	 N/A
Fixed Income Mutual Funds	\$ 2,327,547	\$	-	\$	2,327,547	\$	-	\$ -
Equity Mutual Funds	8,114,107		8,114,107		-		-	-
Common Collective Trusts	33,895,024		-		33,895,024		-	-
Stocks	279,657		279,657		-		-	-
Real Estate Commingled Funds	3,127,340		-		-		3,127,340	-
Corporate Bonds	 1,207,288	_	-		1,207,288		-	 -
Pooled Investments	 48,950,963	_	8,393,764		37,429,859		3,127,340	 -
Carrying amount of deposits	 581,538	_	-		-		-	 581,538
Total Cash and Investments	\$ 49,532,501	\$	8,393,764	\$	37,429,859	\$	3,127,340	\$ 581,538

The City of Winter Park, Florida Notes to Financial Statements - September 30, 2017

		Fire	efigh	ters' Pensi	on					
						Fair	Val	ue by Level		
Investment Type		Fair Value	_	Level 1		Level 2		Level 3		N/A
Fixed Income Mutual Funds	\$	434,557	\$	-	\$	434,557	\$	-	\$	-
Equity Mutual Funds		8,717,828		8,717,828		-		-		-
Common Collective Trusts		36,028,549		-		36,028,549		-		-
Stocks		1,065,294		1,065,294		-		-		
Real Estate Commingled Funds		3,044,720		-		-		3,044,720		
Corporate Bonds		3,810,611		-		3,810,611		-		
Pooled Investments		53,101,559	_	9,783,122		40,273,717		3,044,720	_	
Carrying amount of deposits	_	1,121,052	_	-		-		-		1,121,052
Total Cash and Investments	\$	54,222,611	\$	9,783,122	\$	40,273,717	\$	3,044,720	\$	1,121,052

The City has the following recurring fair value measurements as of September 30, 2017:

- U.S. Treasury Securities and Stocks Valued using quoted prices in an active market for identical assets (Level 1 inputs).
- Equity Mutual Funds Valued at market prices for similar assets in active markets (Level 1 inputs).
- Debt Securities Valued using either a bid evaluation or a matrix pricing technique. Bid evaluations may include market quotations, yields, maturities, call features and ratings. Matrix pricing is used to value securities based on the securities relationship to benchmark quoted prices (Level 2 inputs).
- Fixed Income Mutual Funds Valued using pricing models maximizing the use of observable inputs for similar securities. This includes basing value on yield currently available on comparable securities of issuers with similar credit ratings (Level 2 inputs).
- Common Collective Trusts Valued on the basis of the relative interest of each participating investor in the fair value of the underlying assets of each of the respective common collective trusts. The underlying assets are valued based on the net asset value as provided by the investment account manager (Level 2 inputs).
- Real Estate Commingled Funds Valued using a combination of external appraisals and internal valuations (Level 3 inputs).

Interest Rate Risk - To mitigate interest rate risk, the City's investment policy requires that the investment strategy provide sufficient liquidity to meet the City's operating, payroll and capital requirements that may be reasonably anticipated. Investments of current operating funds are to have maturities not exceeding twelve months.

Credit Risk - Although the City's investment policy does not address specific investmentrelated risk, to mitigate credit risk, the City primarily invests in the U.S. Government Securities and the State of Florida local government surplus trust fund pool as well as other investments allowed in the investment ordinance referred to above. Credit quality distribution for investments, with credit exposure as a percentage of total investments, are as follows at September 30, 2017:

Investment Type	Standard & Poor's Ratings	Moody's Ratings	Percentage of Total
Pooled Investments	<u> </u>		
U.S. Treasury Securities	Not Rated	Aaa	11%
Government National Mortgage Assoc	Not Rated	Not Rated	2%
Federal Farm Credit Bank	AA+	Aaa	17%
Federal Home Loan Bank	AA+	Aaa	16%
Federal Home Loan Mortgage Corp	AA+	Aaa	9%
Federal National Mortgage Association	AA+	Aaa	10%
Florida Surplus Asset Fund Trust	AAAm	Not Rated	1%
Local Government Surplus Trust Fund	AAAm	Not Rated	0%
Other Investments			
U.S. Treasury Securities	Not Rated	Aaa	1%
Federal Farm Credit Bank	AA+	Aaa	1%
Federal Home Loan Bank	AA+	Aaa	1%
Florida Education Investment Trust Fund	AAAm	Not Rated	31%

		Standard &	
	Amount Invested	Poor's Ratings	Percentage of Total
Fixed Income Mutual Funds	\$ 839,470	AA+	24%
	1,488,077	А	42%
Total Fixed Income Mutual Funds	\$ 2,327,547		
Corporate Bonds	\$ 53,251	А	2%
-	176,876	В	5%
	145,874	BB	4%
	187,063	BBB	5%
	14,190	CCC	0%
	630,034	Not Rated	18%
Total Corporate Bonds	\$ 1,207,288		

		Standard &	
	Amount Invested	Poor's Ratings	Percentage of Total
Fixed Income Mutual Funds	\$ 434,557	AA+	10%
Total Fixed Income Mutual Funds	\$ 434,557		
Corporate Bonds	\$ 120,150	А	3%
	748,671	В	18%
	581,566	BB	13%
	561,880	BBB	13%
	71,080	CCC	2%
	1,727,264	Not Rated	41%
Total Corporate Bonds	\$ 3,810,611		

Custodial Risk – To mitigate custodial risk, broker/dealers must provide audited financial statements, proof of National Association of Securities Dealers (NASD) certification and proof of state registration. Securities transactions between a financial institution or broker/dealer and the custodian involving purchase or sale of securities by transfer of money or securities must be made on a "delivery vs. payment" basis, if applicable, to ensure that the custodian will have the security or money, as appropriate, on hand at the conclusion of the transaction.

Concentration of Credit Risk - The City's investment policy requires that investments be diversified by security type and institution. Specific limitations as to the percentage of the portfolio and length of maturity for each type of investment are addressed in the policy.

H. RECEIVABLES:

Utility operating revenues are generally recognized on the basis of cycle billings rendered monthly. The amount of services delivered for the period from the last billing date to September 30th is estimated and accrued at year-end.

I. PROPERTY TAXES:

Under Florida Law, the assessment of all properties and the collection of all City property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the State regulating tax assessment are also designed to assure a consistent property valuation method statewide. State Statutes permit cities to levy property taxes at a rate of up to ten (10) mills. The operating millage rate in effect for the fiscal year ended September 30, 2017 was 4.0923. A debt service millage was also in effect of 0.1715 mills.

All property is assessed according to its fair market value on January 1 of each year and at that time a lien is placed on the property for the taxes. The tax levy of the City is established by the City Commission prior to October 1 of each year and the Orange County Property Appraiser incorporates the City's millage into the total tax levy, which also includes Orange County, the Orange County School Board and the St. Johns Water Management District's tax requirements.

All taxes are billed on November 1 of each year or as soon thereafter as the assessment roll is certified and delivered to the Tax Collector. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. Discounts are allowed for early payment at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January and 1% in the month of February. The taxes paid in March are without discount.

On or prior to June 1 following the tax year, certificates are sold for all delinquent taxes on real property. Application for a tax deed on any unredeemed tax certificates may be made by the certificate holder after a period of two years. Unsold certificates are held by the County.

J. INVENTORIES:

Inventories are stated at cost using the first-in/first-out (FIFO) method and are charged as expenditures/expenses when used.

- Inventories of the General Fund consist of fuel and other operating supplies.
- Inventories of the Stormwater Utility Fund consist of aquatic weed control chemicals.
- Inventories of the Water and Sewer Fund consist of maintenance parts, supplies and water meters.
- Inventories of the Electric Services Fund consist of cable, meters, transformers and supplies.
- Inventories of the Fleet Maintenance Fund consist of maintenance parts, tires, fuels and supplies.

K. PREPAID ITEMS:

Prepaid items represent payments made to vendors that will benefit periods beyond September 30, 2017. The costs of governmental fund type prepaid items are recorded using the consumption method, that is, as expenditures when consumed rather than when purchased.

L. CAPITAL ASSETS:

Property, plant and equipment purchased or acquired are carried at historical cost or estimated historical cost. Contributed assets are recorded at acquisition value as of the date received. The City defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Property, plant and equipment are depreciated using the straight-line method over the following useful lives:

Years	Classification
7 - 50	Buildings
10 - 50	Streets and drainage
10 - 50	Improvements other than buildings
2 - 20	Machinery and furniture
2 - 10	Vehicles (including heavy equipment)
30 - 50	Water & sewer lines
30 - 50	Electric

System acquisition costs represent the 1981 acquisition of General Waterworks Corporation's operating assets, consisting primarily of the water utility within the City and a water and sewer system providing services to areas outlying the City's boundaries. The purchase method was utilized to account for this transaction. The system acquisition costs are amortized using the straight-line method over forty (40) years.

The City's payment to Progress Energy Florida (now known as Duke Energy) for the electric distribution system in the City limits for going concern and stranded costs are reported as system acquisition costs and are being amortized over the term of the bonds issued to finance this acquisition.

Capacity rights and sewer contract costs consist of purchased rights to specified percentages in existing and future water and sewer treatment capacity as described in Note 17. The capacity rights were recorded at cost and amortized using the straight-line method over a period of 13 to 30 years.

The City's payment to South Seminole-North Orange County Wastewater Transmission Authority for its share of infrastructure improvements is reported as sewer capacity rights and is being amortized over the term of the bonds issued to finance this payment. The City is party to an intergovernmental agreement, which formed the South Seminole-North Orange County Wastewater Transmission Authority. The Authority owns and operates the pipeline that takes the City's and other participants' sewage flows to the Iron Bridge Regional Wastewater Treatment Plant.

M. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The deferred expense on refunding bonds reported in the government–wide statement of net position and proprietary funds statement of net position results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The amount for pensions relates to certain differences between expected and actual actuarial results and changes of assumptions.

Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and will not be recognized as in inflow of resources (revenue) until that period. The unavailable revenue on long-term receivables reported in the fund financial statements balance sheet for governmental funds represents a portion of various long-term receivables that will be received after the availability period. This amount is deferred and the portion of the receivables becoming due within the following fiscal year will be recognized as revenue in future periods. The amount for pensions relates to certain differences between expected and actual actuarial results and certain differences between projected and actual investment earnings.

N. UNEARNED REVENUE:

The unearned revenue on the government-wide statement of net position includes golf course memberships collected in advance and occupational license fees collected before year-end but not due until October 1.

O. LONG-TERM DEBT:

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

P. ACCUMULATED UNUSED COMPENSATED ABSENCES:

The City records the vested portion of accumulated unused compensated absences at year-end based on each employee's accumulated unused hours and rate of pay, including the City's share of Social Security, Medicare taxes and Retirement. All compensated absences are accrued when earned by employees in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Q. PENSION PLANS:

The City sponsors and administers three pension plans covering substantially all full-time employees. The City's policy is to fund the annual pension costs in the annual budget.

Employees of the Police and Fire Departments are enrolled in separate defined benefit pension plans adopted by the City effective August 4, 1959 for the police officers and January 1, 1959 for the firefighters. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Police and Firefighter pension plans and additions/deductions from the plan net positions have been determined on the same basis as they are reported by the plans.

Benefit payments (including refunds of employee contributions) are recognized in the fund financial statements when due and payable in accordance with the benefit terms. Investments are reported at fair value.

General employees are enrolled in a defined contribution 401(a) pension plan established January 1, 1992, as described in Note 15(C). The assets, liabilities, fund equity and operations of this plan are not presented on the City's financial statements as the plan is independently administered.

R. CATEGORIES AND CLASSIFICATION OF FUND BALANCE:

Fund balance classifications are Non Spendable, Restricted, Committed, Assigned and Unassigned. These classifications reflect not only the nature of the funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements. The City classifies governmental fund balances as follows:

Non Spendable – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual constraints.

Spendable Fund Balance:

- Restricted includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as donors or amounts constrained by enabling legislation.
- Committed includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of City Commission. Such formal action may be in the form of an ordinance or resolution and may only be modified or rescinded by taking the same formal action that imposed the original constraint. Approval of an ordinance requires two public hearings while a resolution only requires one. These commitments must be in place prior to September 30.
- Assigned includes amounts that are intended to be used for specific purposes that are neither restricted nor committed. Assignments may be made by City Commission or management based on the purpose of the fund.
- Unassigned includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories.

The City uses restricted amounts first when both restricted and unrestricted fund balance is available. Additionally, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The City does not have a minimum fund balance policy. As part of its Administrative Policy, the City Commission set a goal of working towards an unassigned fund balance in the General Fund equaling thirty percent of the annual General Fund expenditures and transfers out for recurring operating costs reported in other funds.

S. NET INVESTMENT IN CAPITAL ASSETS COMPONENT OF NET POSITION:

Net investment in capital assets component of net position consisted of the following components as of September 30, 2017:

	Governmental Activities		Business-type Activities
Capital assets, net	\$ 86,351,136	\$	184,178,014
Related debt, net	(41,930,685)		(120,022,076)
Unspent proceeds from capital related debt	27,053,315		2,177,545
Totals	\$ 71,473,766	\$	66,333,483
		. –	

T. RESTRICTED COMPONENT OF NET POSITION:

Restricted component of net position are subject to restrictions that are either (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or (2) imposed by law through constitutional provisions or enabling legislation.

2. Receivables

The accounts receivable and allowance for uncollectibles at September 30, 2017 were as follows:

	Accounts Receivable	Allowance for Uncollectibles	Net
General Fund	\$ 2,486,902	\$ 1,340,161	\$ 1,146,741
Community Redevelopment Fund	8,600	8,600	-
Non-Major Governmental Funds:			
Stormwater Utility Fund	219,327	566	218,761
Debt Service Fund	254	-	254
Enterprise Funds:			
Water and Sewer Fund	1,713,026	129,403	1,583,623
Electric Services Fund	4,225,678	178,417	4,047,261
Internal Service Funds:			
Fleet Maintenance Fund	1,801	1,801	-
Vehicle Replacement Fund	20,200	-	20,200
Employee Insurance Fund	86,366	821	85,545
General Insurance Fund	18,457	-	18,457
Totals	\$ 8,780,611	\$ 1,659,769	\$ 7,120,842

3. Special Assessments Receivable

Special assessments receivable consist of assessments for community redevelopment, street bricking and other streetscaping improvements in the governmental funds and undergrounding of electric and cable utilities in the Electric Services Fund. Owners of properties benefitting from the improvements are given the option of paying their share of the project cost either in a lump sum at the completion of the project or over a certain time. Assessments are billed to property owners through the property tax bill as non-ad valorem assessments.

			Pri	inci	ipal				
	Interest Rate		Current Receivable		Deferred Receivable		Interest Receivable		Total
Governmental Activities:						-			
Major Fund									
Community Redevelopment Fund:									
Community redevelopment	-	\$	30,000	\$	330,000	\$	-	\$	360,000
Non-Major Funds		=				=			
Designations Trust Fund:									
Street bricking improvements	6.00%	\$	19,184	\$	-	\$	-	\$	19,184
Debt Service Fund:		-				=			
Park Avenue improvements	1.57%		57,655		172,965		5,417		236,037
Orange Avenue improvements	2.09%		98,062		882,556		93,762		1,074,380
		\$	155,717	\$	1,055,521	\$	99,179	\$	1,310,417
Business-Type Activities:						-		-	
Major Fund									
Electric Services Fund:									
Undergrounding electric and	4.00%								
cable utilities	&								
	4.25%	\$	185,252	\$	-	\$	19,951	\$	205,203

Special assessments receivable at September 30, 2017 were as follows:

4. Capital Assets

The following is a summary of changes in capital assets during the year ended September 30, 2017:

		Beginning						Ending
	-	Balance		Increases		Decreases		Balance
Governmental Activities:								
Capital assets, not being depreciated:								
Land	\$	18,038,402	\$	4,000	\$	(2,500)	\$	18,039,902
Construction in progress	_	5,377,490		3,226,120		(3,646,792)		4,956,818
Total capital assets, not being depreciated	_	23,415,892		3,230,120	_	(3,649,292)		22,996,720
Capital assets, being depreciated:								
Buildings		43,555,432		372,389		(2,214,857)		41,712,964
Improvements other than buildings		19,133,177		2,952,155		(213,091)		21,872,241
Machinery and equipment		20,554,726		666,004		(6,894,399)		14,326,331
Furniture and fixtures		735,301		62,396		(189,511)		608,186
Vehicles		21,011,419		835,997		(4,027,583)		17,819,833
Streets and drainage	_	61,533,907		239,040		-		61,772,947
Total capital assets being depreciated		166,523,962		5,127,981		(13,539,441)		158,112,502
Less accumulated depreciation for:	-				-			
Buildings		(21,513,431)		(1,213,507)		2,207,357		(20,519,581)
Improvements other than buildings		(12,813,950)		(41,091)		197,034		(12,658,007)
Machinery and equipment		(17,496,480)		(805,335)		6,594,978		(11,706,837)
Furniture and fixtures		(723,570)		(9,612)		177,209		(555,973)
Vehicles		(13,891,183)		(1,156,074)		3,803,932		(11,243,325)
Streets and drainage		(36,861,793)		(1,212,570)		-		(38,074,363)
Total accumulated depreciation	-	(103,300,407)		(4,438,189)		12,980,510		(94,758,086)
Total capital assets, being depreciated, net	-	63,223,555		689,792	-	(558,931)		63,354,416
Governmental activities capital	-		• -					
assets, net	\$	86,639,447	\$	3,919,912	\$	(4,208,223)	\$	86,351,136
Business-type Activities:			• • =	-) -)				
Capital assets, not being depreciated:								
Land	\$	12,194,774	\$	-	\$	(7,250)	\$	12,187,524
Construction in progress	Ψ	643,786	Ψ	1,833,910	Ψ	(1,332,743)	Ψ	1,144,953
Total capital assets, not being depreciated	-	12,838,560		1,833,910		(1,339,993)		13,332,477
Capital assets, being depreciated:	-	12,030,300	· -	1,055,710		(1,55),555)		15,552,177
Buildings and production facilities		3,506,065		-		(59,772)		3,446,293
Machinery and equipment		6,934,517		236,497		(1,451,901)		5,719,113
Furniture and fixtures		42,657		250,477		(34,222)		8,435
Improvements other than buildings		238,188,262		5,691,155		(298,403)		243,581,014
System acquisition costs		19,885,843		173,856		(2)0,403)		20,059,699
Sewer contract costs		3,394,035				-		3,394,035
Sewer capacity rights		19,661,103		-		-		19,661,103
Total capital assets, being depreciated	-	291,612,482	• -	6,101,508	-	(1,844,298)		295,869,692
Less accumulated depreciation for:	-	271,012,402	· -	0,101,508	-	(1,044,298)		275,807,072
Buildings and production facilities		(3,150,804)		(44,912)		59,772		(3,135,944)
Machinery and equipment		(5,457,302)		(184,096)		1,271,240		(4,370,158)
Furniture and fixtures		(3,437,302) (42,471)		(184,090) (88)		34,124		(4,370,138) (8,435)
Improvements other than buildings		(92,403,115)		(5,435,362)		298,403		(8,433) (97,540,074)
System acquisition costs		(92,403,113) (7,572,801)				270,403		(97,340,074) (8,232,978)
Sewer contract costs		(3,394,035)		(660,177)		-		(3,394,035)
				(660 561)		-		
Sewer capacity rights	-	(7,681,970)	· -	(660,561)	· -	1 6(2 520		(8,342,531)
Total accumulated depreciation, net	-	(119,702,498)		(6,985,196)		1,663,539		(125,024,155)
Total capital assets, being depreciated, net	-	171,909,984	· -	(883,688)	· -	(180,759)		170,845,537
							,	
Business-type activities capital assets, net	\$	184,748,544	\$	950,222	\$	(1, 520, 752)	\$	184,178,014

Depreciation expense was charged to governmental functions as follows:

Planning	\$	7.372
•	φ	-)
Public Works		1,670,689
Police		393,939
Fire		616,118
Parks and Recreation		483,017
Capital assets held by the City's internal service funds are charged		
to the various functions based on their usage of the assets		1,267,054
Total depreciation expense	\$	4,438,189

5. Interfund Balances

Interfund receivable and payable balances at September 30, 2017 consist of:

		Due From Other Funds		Due To Other Funds
Major Funds:	-		_	
General Fund	\$	144,310	\$	-
Water and Sewer Fund		324,693		-
Electric Services Fund		-		324,693
Nonmajor Governmental Funds	-	-	· -	144,310
Totals	\$	469,003	\$	469,003

The Due to Other Funds balances reported in the fund financial statements represent temporary interfund loans to cover credit cash balances in the individual funds at year-end with offsetting Due from Other Funds in the lending funds.

6. General Obligation Bonds

General Obligation Bonds, Series 2011 and 2017, are general obligations of the City and are payable from and secured by a lien upon and pledge of the revenues received from the levy and collection by the City of voted debt service millage on all the taxable property within the City.

Proceeds of such tax are deposited, as received, into the Sinking Fund and applied solely for the purpose of paying the principal and interest as they become due.

The proceeds from the General Obligation Bonds, Series 2011, issuance were used to refund the General Obligation Bonds, Series 2001, which were used to finance construction of a new Public Safety Complex. The proceeds from the General Obligation Bonds, series 2017, will be used for construction of a new Winter Park Public Library/Events Center.

A. GENERAL OBLIGATION BONDS CONSIST OF THE FOLLOWING:

Description	Interest Rates and Dates	Final Maturity	Original Amount Issued	Amount Outstanding at 9/30/2017
Series 2011	2.50% to 3.00% 1/1; 7/1	07/01/21	\$6,955,000	\$3,025,000
Series 2017	3.00% to 5.00% 1/1; 7/1	07/01/37	\$25,500,000	\$25,500,000

B. EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2011	Redeemable at par plus accrued interest	100%
Series 2017	Redeemable at par plus accrued interest on or after July 1, 2027	100%

7. Non-Ad Valorem Revenue Notes

The Orange Avenue Refunding Revenue Improvement Note, Series 2012A, is a special obligation of the City payable from the monies budgeted and appropriated by the City Commission for such purpose in each year from legally available non-ad valorem revenues. The proceeds from this note were used for a current refunding of the Orange Avenue Revenue Improvement Note, Series 2007, which were used to finance streetscaping improvements on Orange Avenue.

The Park Avenue Refunding Revenue Improvement Note, Series 2012B, is also a special obligation of the City payable from the monies budgeted and appropriated by the City Commission for such purpose in each year from legally available non-ad valorem revenues. The proceeds from the Park Avenue Revenue Improvement Note, Series 2012B were used for a current refunding of the Park Avenue Refunding Improvement Revenue Bonds, Series 2010. The original Park Avenue Revenue Improvement Note, Series 2004 was used to finance enhancements to the downtown area of Park Avenue.

Description	Interest Rates and Dates	Final Maturity	Original Amount Issued	Amount Outstanding at 9/30/2017
Series 2012A	2.09%	07/01/28	\$1,870,000	\$1,425,000
	1/1; 7/1			
Series 2012B	1.57%	07/01/21	\$2,060,000	\$935,000
	1/1; 7/1			

A. NON-AD VALOREM REVENUE NOTES CONSIST OF THE FOLLOWING:

B. EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2012A	Note may be prepaid	The Note contains a make whole call provision
Series 2012B	Note may be prepaid	The Note contains a make whole call provision

8. Community Redevelopment Agency Notes

The Community Redevelopment Agency Notes are special obligations of the City's CRA payable from tax increment revenues of the CRA. The proceeds from these notes were used to finance capital enhancements and social programs within the CRA. Tax increment revenue from Orange County is reported as other intergovernmental revenue and tax increment revenue from the City is reported as transfers in from the General Fund.

Total principal and interest remaining on the notes is \$11,771,183, payable through January 2026. For the current year, principal and interest paid and total incremental tax revenue was \$1,493,552 and \$3,783,493, respectively.

A. COMMUNITY REDEVELOPMENT AGENCY NOTES CONSIST OF THE FOLLOWING:

Description	Interest Rates and Dates	Final Maturity	Original Amount Issued	Amount Outstanding at 9/30/2017
Series 2006	3.89%, 1/1; 7/1	01/01/25	\$2,155,000	\$1,125,000
Series 2010	4.48%, 1/1; 7/1	01/01/26	\$8,100,000	\$5,270,000
Series 2012	1.99% 1/1; 7/1	01/01/25	\$5,870,000	\$3,800,000

B. EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2006	Not subject to redemption	N/A
Series 2010	Notes may be prepaid	15% of balance outstanding may be prepaid on any January 1 without penalty; all or a portion of the Notes may be prepaid at any time with a fee to compensate the underwriter based on market conditions at
		the time of such prepayment
Series 2012	Note may be prepaid	The Note contains a make whole call
		provision

9. Water and Sewer Revenue Bonds

A. THE REVENUE BONDS (SERIAL) CONSIST OF THE FOLLOWING:

				Amount
	Interest Rates	Final	Original	Outstanding
Description	and Dates	Maturity	Amount Issued	at 9/30/2017
Water & Sewer Revenue	3.00% to	12/01/34	\$45,685,000	\$36,215,000
Bonds, Series 2009	5.00% 6/1;			
	12/1			
Water & Sewer Revenue	4.08%	12/01/30	\$16,500,000	\$16,500,000
Bonds, Series 2010	6/1; 12/1			
Water & Sewer Refunding	2.00% to	12/01/21	\$14,155,000	\$8,470,000
Revenue Bonds, Series 2011	5.00% 6/1;			
	12/1			

The City has pledged future water and sewer customer revenue, net of specified operating expenses, to repay the debt above. Proceeds from the bonds provided financing for major improvements to the City's water treatment plants as well as its share of costs for improvements to facilities owned by other entities through which the City participates via interlocal agreements. The bonds are payable solely from water and sewer customer revenues and are payable through 2035. Annual principal and interest payments on the bonds are expected to require less than 50 percent of net revenues. The total principal and interest remaining on the bonds is \$87,628,150. Principal and interest paid for the current year and total net revenues were \$5,865,463 and \$11,686,962, respectively.

B. BOND COVENANTS:

The Water and Sewer Revenue Bonds, Series 2009, Series 2010 and Series 2011, resolutions provide for:

1) ESTABLISHMENT AND MAINTENANCE OF VARIOUS FUNDS:

- Revenue Fund records all operating revenues and expenses of the system;
- Sinking Fund records all debt service requirements which include the Sinking Fund account, bond amortization account and reserve account;
- Renewal and Replacement Fund records all the improvements, extensions and replacements of the system; and
- Construction Fund records the cost of major additions to the system financed by the revenue bonds.

2) RESTRICTIONS ON THE USE OF CASH FROM OPERATIONS IN ORDER OF PRIORITY:

- Deposits are made to the Revenue Fund to meet current operations according to the existing bond ordinance;
- Deposits to the Sinking Fund are required each month equal to one-sixth (1/6) of the interest becoming due on the next semi-annual interest payment date and one-twelfth (1/12) of the principal becoming due on the next principal payment date;
- Deposits to the Renewal and Replacement Fund are required in each month equal to one-twelfth (1/12) of 5% of gross revenues for the preceding fiscal year; however, no such monthly deposit shall be required whenever the amount in such fund shall be at least equal to 5% of the then current net asset value of the system.

3) EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2009	12/01/19 and thereafter	100%
Series 2010	Anytime	Subject to Prepayment Premium prior to 12/22/2020; 100% thereafter
Series 2011	Anytime	Not subject to redemption prior to stated date of maturity

4) INVESTMENT RESTRICTIONS:

- Funds are required to be continuously secured in the same manner as state and municipal deposits of funds are required to be secured by the Laws of the State of Florida; and
- All funds deposited shall be continuously invested in direct obligations of, or obligations that are guaranteed by, the United States of America, obligations of its several agencies, the Local Government Surplus Funds Trust Fund, obligations guaranteed by the Government National Mortgage Association, or time deposits in banks, trust companies or savings and loan associations represented by Certificates of Deposit.

10. Electric Revenue Bonds

A. THE REVENUE BONDS (SERIAL) CONSIST OF THE FOLLOWING:

	Interest Rates	Final	Original Amount	Amount Outstanding
Description	and Dates	Maturity	Issued	at 9/30/2017
Electric Revenue Bonds, Series 2005A	Variable rates*; Payable weekly	10/01/33	\$42,025,000	\$1,030,000
Electric Revenue Bonds, Series 2007	3.375% to 4.25%; 4/1; 10/1	10/01/37	\$22,135,000	\$565,000
Electric Revenue Bonds, Series 2009A	2.000% to 5.000%; 4/1;10/1	10/01/35	\$28,020,000	\$23,360,000
Electric Revenue Bonds, Series 2009B	2.000% to 5.000%; 4/1;10/1	10/01/35	\$6,965,000	\$6,070,000
Electric Revenue Bonds, Series 2010	3.20% 4/1;10/1	10/01/30	\$5,245,000	\$4,035,000
Electric Revenue Bonds, Series 2014	2.74% 4/1;10/1	10/01/33	\$7,680,000	\$6,955,000
Electric Revenue Bonds, Series 2014A	2.99% 4/1;10/1	10/01/33	\$5,900,000	\$5,440,000
Electric Revenue Bonds, Series 2016	2.000% to 5.000%; 4/1;10/1	10/01/37	\$18,260,000	\$18,260,000

^{*} Variable rates ranged from 0.92% - 2.17% for the fiscal year ended September 30, 2017. The average rate was 1.63%. The interest rate is reset weekly and is 175% of the thirty day London Interbank Offering Rate.

The City has pledged future electric customer revenue, net of specified operating expenses, to repay the debt above. Proceeds from the bonds provided financing for the acquisition of the electric utility in 2005, improvements to the system to allow it to function as a stand-alone distribution system, and undergrounding of some of the major feeder lines. The bonds are payable solely from electric customer revenues and are payable through 2037. Annual principal and interest payments on the bonds are expected to require less than 50 percent of net revenues. The total principal and interest remaining on the bonds is \$91,830,334. Principal and interest paid for the current year and total customer net revenues were \$4,956,566 and \$8,960,726, respectively.

B. BOND COVENANTS:

The Electric Revenue Bonds, Series 2005A, Series 2007, Series 2009A, Series 2009B, Series 2010, Series 2014, Series 2014A and Series 2016, resolution provides for:

1) ESTABLISHMENT AND MAINTENANCE OF VARIOUS FUNDS:

- Revenue Fund accounts for all gross revenues of the electric system;
- Electric System Operation and Maintenance Fund records all operating revenues and expenses of the system;
- Sinking Fund records all debt service requirements which include the interest account, principal, reserve account and bond amortization account;
- Project Fund records the cost of the project financed by the revenue bonds.

2) RESTRICTIONS ON THE USE OF CASH FROM OPERATIONS IN ORDER OF PRIORITY:

- Deposits are made to the Electric System Operation and Maintenance Fund to meet current operations according to the existing bond ordinance;
- Deposits shall next be used for deposit into the Principal Account in any year immediately before a Serial Bond maturity date one-twelfth (1/12) of the principal becoming due on the next principal payment date;
- Deposits to the Renewal and Replacement Fund are required in each month equal to one-twelfth (1/12) of the amount recommended by the Director of Electric Utilities, but no further deposit shall be required as long as there is on deposit therein the amount recommended by the Consulting Engineers for the system for the current fiscal year;
- The remainder of the revenues on deposit in the Revenue Fund, after all other required payments into the funds provided above have been made, together with any deficiencies for prior payments, may be used by the City for any lawful purpose.

3) EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2005A	On any interest payment date	100%
Series 2007	10/01/17 and thereafter	100%
Series 2009A	10/01/19 and thereafter	100%
Series 2009B	10/01/19 and thereafter	100%
Series 2010	Any payment date	101%
Series 2014	10/01/22 and thereafter	100%
Series 2014A	10/01/22 and thereafter	100%
Series 2016	10/01/26 and thereafter	100%

4) INVESTMENT RESTRICTIONS:

- Funds are required to be continuously secured in the same manner as state and municipal deposits of funds are required to be secured by the Laws of the State of Florida; and
- All monies deposited shall be continuously invested in direct obligations of, or obligations that are guaranteed by, the United States of America, obligations of its several agencies, the Local Government Surplus Funds Trust Fund, obligations guaranteed by the Government National Mortgage Association, or time deposits in banks, trust companies or savings and loan associations represented by Certificates of Deposit.

11. Bonded Indebtedness

A. FUTURE REQUIREMENTS

Debt service requirements for all bonded debt outstanding as of September 30, 2017 are as follows:

	_				Governme	ntal /	Activities			
		G	ener	al	Non-Ad	l Val	orem	Com	mun	ity
		Ob	ligat	tion	Rev	venu	e	Redevelop	men	t Agency
	_	E	Sond	ls	 Ν	otes		N	otes	
	_	Principal		Interest	 Principal		Interest	Principal	_	Interest
2018	\$	1,535,000	\$	1,080,272	\$ 340,000	\$	43,260	\$ 1,160,000	\$	336,648
2019		1,595,000		1,023,550	350,000		37,272	1,185,000		298,491
2020		1,655,000		958,700	355,000		31,153	1,230,000		259,029
2021		1,725,000		891,250	370,000		24,903	1,265,000		218,115
2022		980,000		820,800	125,000		18,445	1,315,000		175,654
2023 - 2027		5,695,000		3,317,750	675,000		51,048	4,040,000		288,246
2028 - 2032		7,085,000		1,931,000	145,000		1,515	-		-
2033 - 2037	_	8,255,000		757,650	 -		-	-		-
Totals	\$	28,525,000	\$	10,780,972	\$ 2,360,000	\$	207,596	\$ 10,195,000	\$	1,576,183

	_			Business-	type	Activities		
		Wa	ater	&		Electri	c Sei	rvices
	_	Sewe	er Bo	onds		B	onds	5
		Principal		Interest		Principal		Interest
2018	\$	3,130,000	\$	2,732,663	\$	2,530,000	\$	2,508,404
2019		3,255,000		2,604,963		2,670,000		2,421,835
2020		2,700,000		2,477,055		2,780,000		2,317,116
2021		2,815,000		2,348,702		2,885,000		2,205,435
2022		2,945,000		2,214,546		3,015,000		2,087,654
2023 - 2027		17,615,000		8,910,103		16,920,000		8,448,619
2028 - 2032		19,800,000		4,475,493		19,680,000		4,868,283
2033 - 2037		8,925,000		679,625		14,025,000		1,239,838
2038		-		-		1,210,000		18,150
Totals	\$	61,185,000	\$	26,443,150	\$	65,715,000	\$	26,115,334

B. CAPITALIZATION OF INTEREST

Interest costs incurred in enterprise funds during construction are capitalized, net of interest income from the proceeds of related tax-exempt debt, as part of the cost of the related assets of the Electric Services Funds.

Interest costs on long-term debt incurred and capitalized during the year ended September 30, 2017 were as follows:

	Total Interest Costs Incurred		Less: Interest Costs Capitalized	 Net Interest Expense
Business-type Activities:				
Electric Services	\$	2,995,827	\$ 54,083	\$ 2,941,744
Total business-type activities	\$	2,995,827	\$ 54,083	\$ 2,941,744

12. Other Long-Term Liabilities

A. CAPITAL LEASE OBLIGATIONS:

In 2011, the City entered into a capital lease agreement to finance air conditioning and lighting improvements for City Hall and other City facilities. The process of installing these improvements was completed in 2011 at a cumulative cost of \$2,489,592. As of September 30, 2017, accumulated depreciation on these improvements was \$418,390, leaving a net book value of \$2,071,202. A capital lease obligation in the amount of \$1,725,656 is providing a portion of the funding for this project. Future principal and interest payments are due as follows:

		Principal		Interest
2018	\$	172,150	\$	24,453
2019		177,461		19,142
2020		182,937		13,668
2021		188,579		8,025
2022		144,683		2,206
Totals	\$	865,810	\$	67,494
	-		-	

B. NOTES PAYABLE BUSINESS-TYPE ACTIVITIES:

The City has a commitment for a five year line of credit for up to \$8,000,000 to finance, if needed, various operational needs of the City of Winter Park's Electric Utility System. Any draws on this line of credit would be secured by a subordinate lien on the net revenues of the electric system. As of the date of this report, the City had not made any draws on this line of credit.

13. Changes in Long-Term Liabilities

		Beginning			Ending	Due Within
		Balance	Additions	Reductions	Balance	One Year
Governmental activities:						
General obligation bonds	\$	3,725,000 \$	25,500,000 \$	(700,000) \$	28,525,000 \$	1,535,000
Unamortized discount		-	(198,671)	2,484	(196,187)	-
Unamortized premium		132,030	2,404,667	(58,350)	2,478,347	-
Non-ad valorem						
revenue notes		2,695,000	-	(335,000)	2,360,000	340,000
CRA notes		11,315,000	-	(1,120,000)	10,195,000	1,160,000
Capital lease obligations		1,032,808	-	(166,998)	865,810	172,150
Compensated absences		4,489,613	1,367,877	(1,465,843)	4,391,647	912,709
Governmental activity						
Long-term liabilities	\$_	23,389,451 \$	29,073,873 \$	(3,843,707) \$	48,619,617 \$	4,119,859
Business-type activities:						
Bonds payable:						
Revenue bonds	\$	132,360,000 \$	- \$	(5,460,000) \$	126,900,000 \$	5,660,000
Unamortized discount		(132,495)	-	14,085	(118,410)	-
Unamortized premium		2,538,294	-	(313,907)	2,224,387	-
Compensated absences		716,633	403,998	(401,618)	719,013	269,564
Business-type activity				<u> </u>		
Long-term liabilities	\$	135,482,432 \$	403,998 \$	(6,161,440) \$	129,724,990 \$	5,929,564

Long-term liability activity for the year ended September 30, 2017 was as follows:

Internal service funds predominately serve the governmental funds. Accordingly, long-term liabilities for them are included as part of the above totals for the governmental activities. At year end, \$105,114 of compensated absences of internal service funds was included in the above amounts. Compensated absences for governmental activities will be liquidated in future periods by the General Fund, Stormwater Utility Fund, Community Redevelopment Agency, Fleet Maintenance Fund and General Insurance Fund.

14. Transfers to/from Other Funds

Transfers to/from other funds for the year ended September 30, 2017 were as follows:

Recipient Fund	Recipient Fund Transferring Fund		Purpose
General Fund:			
General	Water and Sewer	\$2,299,924	Contribution of 15% on average annual non-sewer revenues for the thirty six months ended March 31, 2016 as stipulated in City Ordinance 2752-08
General	Electric Services	2,463,692	Transfer of electric franchise fee equivalent (6% of charges for electric service) as stipulated in City Ordinance 2617-05
General	Cemetery Trust	260,478	Transfer to cover the cost of operating and maintaining Palm and Pineywood Cemeteries
Total transfers to O	General Fund	\$5,024,094	
Community Red	levelopment Fun	d:	
Community Redevelopment	General	\$1,822,284	Tax increment revenue payment to Community Redevelopment Agency
Capital Projects	Fund:		
Capital Projects	General	\$1,866,611	Funding for various capital projects
Capital Projects	Community Redevelopment	3,993	Funding for purchase of new Enterprise Resource Planning (ERP) software
Capital Projects	Designations Trust	75,000	Funding for athletic field lighting
Capital Projects	Law Enforcement Trust	77,730	Funding for purchase of new ERP software
Capital Projects	Stormwater Capital	18,523	Funding for purchase of new ERP software
Capital Projects	Water and Sewer	139,583	Funding for public facility maintenance items (\$58,333), information technology infrastructure upgrades (\$50,000), and purchase of new ERP software (\$31,250)
Capital Projects	Electric Services	179,771	Purchase of new ERP software (\$129,771), information technology infrastructure upgrades (\$50,000)
Total transfers to C Projects Fund	Capital	\$2,361,211	
Electric Service	s Fund:		
Water and Sewer	Electric Services	\$1,000,000	Transfer to Electric Services Fund approved by City Commission
Nonmajor Gove	rnmental Funds:		
Designations Trust	General	200,234	General Fund share of contribution to support outside organizations
Designations Trust	Water and Sewer	69,883	Water and Sewer Fund share of contribution to support outside organizations
Designations Trust	Electric Services	118,947	Electric Fund share of contribution to support outside organizations
Debt Service	General	385,815	Principal and interest due on various debt instruments
Total transfers to n governmental fund		\$774,879	
Total transfers out		\$10,982,468	

15. Employee Benefits Plans

A. POLICE AND FIREFIGHTER EMPLOYEE PENSION PLANS:

Plan Description

The City maintains two separate single-employer, defined benefit pension plans for police officers and firefighters, which are maintained as Pension Trust Funds and included as part of the City's reporting entity. These pension plans do not issue stand-alone financial reports.

The Police Officers' (PPP) and Firefighters' (FPP) Pension Plans both use the accrual basis of accounting to determine the reporting of contributions, benefits paid and refunds paid. Contributions are recognized when due pursuant to formal commitments (as well as statutory requirements). Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Costs for administering the plans are included in the actuarial calculation and are paid from plan assets.

ACCOUNTING POLICIES AND PLAN ASSETS:	Police	Firefighter
Authority	Special Act of Legislation	Special Act of Legislation
Basis of Accounting	Accrual	Accrual
Assets Valuation: Reporting	Fair Value	Fair Value
Actuarial Valuation	Actuarial Value	Actuarial Value
Legal Reserves	None	None
Long-Term Receivables	None	None
Internal/Participant Loans	None	None
Non-governmental investment in excess of 10%	None	None

Benefits Provided

The following schedule is derived from the respective actuarial reports and City information for the two pension plans as of October 1, 2015 and with regard to contributions for fiscal year 2016/2017, based on the October 1, 2015 actuarial reports:

NORMAL RETIREMENT BENEFITS:	Police	Firefighter
Eligibility	All Police Officers	All Uniformed Firefighters
Age/Years of Service – Normal	Earlier of: 20 years service or age 55 w/10 yrs service	Earlier of: 20 years service or age 55 w/10 yrs service
Age/Years of Service – Early	Age 50 w/10 years service	Age 50 w/10 years service
Normal (1)	3% of Average Final Compensation (AFC) times credited service	3% of Average Final Compensation (AFC) times credited service
Early	Same as Normal except reduced by 3% per year early	Same as Normal except reduced by 3% per year early

Delayed

Normal Form

Years to vest Cost of living adjustment (COLA)

DISABILITY BENEFITS:

Service Incurred

Non-line of Duty: Eligibility

Benefit

PRE-RETIREMENT DEATH BENEFITS: Service Incurred

Non-Service Incurred Eligible for Normal Retirement

Not Eligible for Normal Retirement

DEFERRED RETIREMENT OPTION PROGRAM (DROP):

Eligibility

Benefit

Interest

Period of Participation

TERMINATION BENEFITS:

Police Computed the same as Normal 10 years certain and life thereafter 10 Participants who retire on or after Early or Normal Retirement Date (including DROPs) are entitled to a 3% annual COLA on benefit payments beginning at age 60

Accrued benefit, but not less than 42% of AFC

10 or more yrs of credited service; totally and permanently disabled

Accrued benefit, but not less than 25% of AFC

The greater of (a) the accrued benefit at the time of death or (b) 30% of monthly salary at time of death payable to the spouse until death

Determined as though had retired on date of death

(2)

Must be eligible for Normal Retirement Transferred to hypothetical DROP account within Pension Fund; paid as lump sum upon actual termination of employment Member elects either: Rate of return earned by Fund or 6.5% fixed At least 12 months but no more than 60 months (3)

Firefighter

Computed the same as Normal 10 years certain and life thereafter 10 Participants who retire on or after Early or Normal Retirement Date (including DROPs) are entitled to a

3% annual COLA on benefit payments beginning at age 60

Accrued benefit, but not less than 42% of AFC

10 or more yrs of credited service; totally and permanently disabled

Accrued benefit, but not less than 25% of AFC

The greater of (a) the accrued benefit at the time of death or (b) 30% of monthly salary at time of death payable to the spouse until death

Determined as though had retired on date of death

(2)

Must be eligible for Normal Retirement Transferred to hypothetical DROP account within Pension Fund; paid as lump sum upon actual termination of employment Member elects either: Rate of return earned by Fund or 6.5% fixed At least 12 months but no more than 84 months (3)

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	Police	Firefighter
MEMBERS:		
Active Participants:		
Vested	30	35
Non Vested	40	21
Service Retirees and Beneficiaries	62	37
Disability Retirees	5	1
Terminated Vested	4	1
Deferred Retired Option Plan	7	17

- (1) Average Final Compensation (AFC) is average monthly compensation during the best 60 successive months out of the last 120 calendar months preceding date of retirement (or termination). Compensation Total Pay, excluding special detail pay (includes vacation and comp time accrual).
- (2) Less than 10 years of credited service return of employee contributions. 10 years or more accrued benefit payable for 10 years.
- (3) Less than 10 years of credited service return of employee contributions. 10 years or more unreduced vested benefit payable at age 55.

Contribution Requirements

The Florida Constitution requires local governments to make the actuarially determined contribution. The Florida Division of Retirement reviews and approves each local government's actuarial report prior to its being appropriated for use for funding purposes. The funding methods and determination of benefits payable are provided in the various acts of the Florida Legislature, which created the funds including subsequent amendments thereto.

Additionally, the State of Florida collects two locally authorized insurance premium surcharges (one for the PPP on casualty insurance policies and one for the FPP on certain real and personal property insurance policies within the corporate limits) which can only be distributed after the State has ascertained that the local government has met their actuarial funding requirement for the then most recently completed fiscal year. The remaining funding requirement not covered by insurance premium surcharges is paid from the City's General Fund.

The amounts legally required as of September 30, 2017 to be reserved for the PPP and FPP funds are \$49,538,509 and \$54,240,816 respectively.

	Police	Firefighter
CONTRIBUTIONS:		
Rate:		
City (4)	53.90%	46.20%
Participants	6.0%	6.0%
Contributions Made	\$ 2,308,411	\$ 2,023,791
ACTUARIAL VALUATION:		
Frequency	Annual	Annual
Latest Date	10/01/2016	10/01/2016
Basis for Contribution	10/01/2015	10/01/2015
Cost Method	Entry Age	Entry Age

The City of Winter Park, Florida Notes to Financial Statements - September 30, 2017

	Police	Firefighter
AMORTIZATION:		
Method	Level Dollar Method	Level Dollar Method
Open/Closed	Closed	Closed
Period	20 Years	20 Years
ASSET VALUATION METHOD:	4 year smoothed market	4 year smoothed market

(4) City contributions for Police and Firefighters include excise taxes on gross receipts of casualty insurance premiums for Police and property insurance premiums for Firefighters. Revenues from these taxes in fiscal year 2017 were \$296,917 and \$370,044, respectively. These payments were reported as revenue and expense in the Police and Firefighter Premium Tax Trust Special Revenue Fund.

	Schedule of Employer's Contributions Fiscal Year Ending September 30, 2017											
		Actuarially Determined		Actual		Contribution Deficiency		Covered	Actual Contribution as a % of Covered			
		Contribution		Contribution		(Excess)		Payroll	Payroll			
Police Pension	\$	2,308,411	\$	2,308,411	\$	-	\$	4,556,618	50.66%			
Firefighter Pension	\$	1,974,157	\$	2,023,791	\$	(49,634)	\$	4,909,597	41.22%			

Investments

The investments of the two funds are administered and managed by investment consultants. Investments are reported at fair value and are managed by third party money managers. The City's independent custodian and the individual money managers price each instrument and reconcile material differences. Investments that do not have an established market are reported at estimated fair value. Performance reporting, manager fees, and the City's asset valuation are based on the custodian's determination of value.

The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plans' target asset allocations as of September 30, 2017, are summarized in the following table:

The City of Winter Park, Florida Notes to Financial Statements - September 30, 2017

	Po	olice	Firefighter				
		Long-Term		Long-Term			
		Expected		Expected			
	Target	Real Rate of	Target	Real Rate of			
Asset Class	Allocation	Return	Allocation	Return			
Large Cap Core	27%	9.7%	20%	9.7%			
Mid Cap Core	7%	11.0%	7%	11.0%			
Small Cap Core	7%	9.1%	6%	9.1%			
Master Limited Partnerships	5%	12.2%	5%	12.2%			
Convertibles	5%	8.5%	8%	8.5%			
International Equity	15%	5.4%	13%	5.4%			
Fixed Income	25%	6.6%	29%	6.6%			
Treasury Inflation Protected	2%	5.5%	4%	5.5%			
Real Estate (Private)	5%	7.3%	6%	7.3%			
Cash	2%	3.4%	2%	3.4%			
Total	100%		100%				

The long-term expected rate of return is the thirty year average return, unless the asset class did not exist prior to 1987, in which case since-inception return was used as a substitute.

For the year ended September 30, 2017, the annual money-weighted rate of return for the PPP and FPP investments, net of pension plan investment expense was 11.66% and 10.57%, respectively. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net Pension Liability

The City's net pension liability was measured as of September 30, 2017 and was based on projected actuarial valuations as of that date. Update procedures were used to roll forward Total Pension Liability amounts excluding DROP account balances and reserve for excess State Funds (FPP) to the measurement date – actual DROP account balances and reserve for excess State funds (FPP) as of the measurement date included in Total Pension Liability. The PPP and FPP DROP account balances determined by actuarial valuations dated September 30, 2016 were \$767,879 and \$3,944,778, respectively.

The City of Winter Park, Florida Notes to Financial Statements - September 30, 2017

	Police	Firefighter
ASSUMPTIONS: Investment Earnings	7.75%	7.75%
Salary Increases:		
Inflation	2.75%	2.75%
Merit	3.75% - 6.0%	5.5% - 9.5%
Postretirement Increases	3.0%	3.0%
Mortality	RP-2000 Combined Table with separate rates for males and females with adjustments for mortality improvements based on Scale AA	RP-2000 Combined Table with separate rates for males and females with adjustments for mortality improvements based on Scale AA
Retirements Turnover	Probabilities of termination are assigned by length of service	Probabilities of termination are assigned by length of service

Schedule of Employer's Net Pension Liability (Measurement Date 09/30/2016)

								Net
						Plan Net		Pension
						Position		Liability
						as a %		as a %
					Net	of Total		of
	Pension		Plan Net		Pension	Pension	Covered	Covered
	Liability	_	Position	_	Liability	Liability	Payroll	Payroll
Police Pension	\$ 58,050,781	\$	44,965,793	\$	13,084,988	77.46%	\$ 4,611,032	283.78%
Firefighter	\$ 57,561,968	\$	49,659,796	\$	7,902,172	86.27%	\$ 4,808,627	164.33%
Pension								

Changes in Net Pension Liability

]	Increase (Decrease)	
Police Pension		Total Pension Liability		Plan Fiduciary Net Position	Net Pension Liability
Balances at 09/30/15	\$	56,211,878	\$	42,256,882	\$ 13,954,996
Changes for the year:					
Service cost		846,677		-	846,677
Interest		4,312,101		-	4,312,101
Difference between expected					
and actual experience		460,466		-	460,466
Contributions - employer		-		2,248,187	(2,248,187)
Contributions - member		-		276,662	(276,662)
Net investment income		-		4,078,032	(4,078,032)
Benefit payments and refunds		(3,780,341)		(3,780,341)	-
Administrative expenses		-		(113,629)	113,629
Net changes	_	1,838,903		2,708,911	 (870,008)
Balances at 09/30/16	\$	58,050,781	\$	44,965,793	\$ 13,084,988

	Increase (Decrease)								
Firefighter Pension		Total Pension Liability		Plan Fiduciary Net Position		Net Pension Liability			
Balances at 09/30/15	\$	55,504,181	\$	46,938,709	\$	8,565,472			
Changes for the year:									
Service cost		1,094,871		-		1,094,871			
Interest		4,273,512		-		4,273,512			
Difference between expected									
and actual experience		401,430		-		401,430			
Contributions - employer		-		1,969,866		(1,969,866)			
Contributions - member		-		288,518		(288,518)			
Net investment income		-		4,289,420		(4,289,420)			
Benefit payments and refunds		(3,712,026)		(3,712,026)					
Administrative expenses		-		(114,691)		114,691			
Net changes		2,057,787	_	2,721,087		(663,300)			
Balances at 09/30/16	\$	57,561,968	\$	49,659,796	\$	7,902,172			

The City of Winter Park, Florida Notes to Financial Statements - September 30, 2017

Discount Rate

A discount rate of 7.75% was used to measure the total pension liability. This discount rate was based on the expected rate of return on plan investments of 7.75%. The projection of cash flows used to determine this discount rate assumed member contributions will be made at the current contribution rate and employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to the Discount Rate Assumption (Measurement Date 09/30/2016)

		Current		
	1% Decrease	Discount Rate		1% Increase
	 (6.75%)	 (7.75%)	_	(8.75%)
Police Pension Net Pension Liability	\$ 20,748,555	\$ 13,084,988	\$	6,804,490
Firefighters Pension Net Pension Liability	\$ 15,204,843	\$ 7,902,172	\$	1,917,355

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2017, the City recognized pension expense for the PPP and FPP funds of \$2,598,960 and \$2,387,875 respectively. At September 30, 2017, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Deferred Outflows	Police			Firefighter		Total
Differences between expected	- <u> </u>		÷		÷	
and actual experience on liabilities	\$	399,091	\$	402,743	\$	801,834
Changes of assumptions or other						
inputs		491,547		-		491,547
Net difference between projected						
and actual earnings on pension						
plan investments		1,641,944		2,144,357		3,786,301
Total	\$	2,532,582	\$	2,547,100	\$	5,079,682

Deferred Inflows	_	Police Firefigh			_	Total
Differences between expected						
and actual experience on liabilities	\$	386,924	\$	102,718	\$	489,642
Total	\$	386,924	\$	102,718	\$	489,642

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending September 30,	Police	Firefighter	Total
2018	\$ 825,070	\$ 770,296	\$ 1,595,366
2019	694,033	781,712	1,475,745
2020	713,218	998,367	1,711,585
2021	(86,663)	(105,993)	(192,656)

B. COMBINING STATEMENTS OF PENSION TRUST FUNDS:

City of Winter Park, Florida Combining Statement of Fiduciary Net Position Pension Trust Funds September 30, 2017

Police Firefighter Pension Pension Fund Fund Total Assets \$ 581,538 1,121,052 \$ 1,702,590 Cash and Short-term Investments \$ Investments, at Fair Value 2,327,547 Fixed Income Mutual Funds 434,557 2,762,104 Equity Mutual Funds 8,114,107 8,717,828 16,831,935 Common Collective Trusts 33,895,024 36,028,549 69,923,573 Stocks 279,657 1,065,294 1,344,951 3,044,720 Real Estate Commingled Funds 3,127,340 6,172,060 Corporate Bonds 1,207,288 3,810,611 5,017,899 Accrued Income 6,008 18,205 24,213 Total Investments 48,956,971 53,119,764 102,076,735 Total Assets 49,538,509 54,240,816 103,779,325 Net Position **Net Position Restricted for Pensions** 49,538,509 54,240,816 103,779,325 9 \$ \$

City of Winter Park, Florida

Combining Statement of Changes in Fiduciary Net Position

Pension Trust Funds Year Ended September 30, 2017

Year Ended September 30,	2017	Police	Firefighter	
		Pension	Pension	
	-	Fund	Fund	Total
Additions				
Contributions				
Employer	\$	2,011,494	\$ 1,653,747	\$ 3,665,241
State		296,917	370,044	666,961
Employee	_	268,501	295,710	564,211
Total Contributions		2,576,912	2,319,501	4,896,413
Investment Income				
Net Increase in Fair Value of Investments		4,641,386	4,619,747	9,261,133
Interest and Dividends	_	666,221	729,619	1,395,840
		5,307,607	5,349,366	10,656,973
Less Investment Expenses				
Investment Management Fees		106,726	142,647	249,373
Custodian Fees	_	42,275	43,363	85,638
Net Investment Income	-	5,158,606	5,163,356	10,321,962
Total Additions	-	7,735,518	7,482,857	15,218,375
Deductions				
Employee Benefits		3,087,648	2,809,340	5,896,988
Refunds of Contributions		11,038	-	11,038
Administrative Expense	-	54,108	81,668	135,776
Total Deductions	-	3,152,794	2,891,008	6,043,802
Change in Net Position		4,582,724	4,591,849	9,174,573
Net Position Restricted for Pensions – Beginning	-	44,955,785	49,648,967	94,604,752
Net Position Restricted for Pensions - Ending	\$	49,538,509	\$ 54,240,816	\$ 103,779,325

C. GENERAL EMPLOYEE 401(a) PENSION PLAN:

The City maintains a single-employer, defined contribution pension plan for the General Employees. This is a tax-qualified plan pursuant to Section 401(a) of the Internal Revenue Code. This plan was established as of January 1, 1992 by adoption of the City Commission through Ordinance No. 1987. The Plan Ordinance may be amended by the City Commission after public notice has been made, and two public hearings are held. All full-time general employees hired after January 1, 1992 are eligible for participation in the plan. All employees hired before January 1, 1992 were brought into the plan. As of September 30, 2017, there were 356 employees enrolled in the 401(a) pension plan.

The plan, administered by an outside party, provides for employer contributions at 7%. Earnings include W-2 earnings, plus any contributions made pursuant to a salary reduction agreement, which are not includible in the gross income of the employee under Section 125 of the Internal Revenue Service Code, *Overtime and Bonuses*. The employee is required to contribute 3% of his/her earnings as defined above beginning October 1, 1992. The vesting schedule provides for employees to be 100% vested after five years of service have been completed. If an employee is terminated prior to completing the 100% vesting period, the employer contributions are forfeited by the employee and used to offset future employer contributions. The normal retirement age has been designated by the employer as age 55. The plan permits withdrawals for retirement, termination and disability. The plan does allow participants to borrow against their accounts.

Payroll for covered employees	\$ 19,824,643
Total City payroll	\$ 32,056,366
Employer contributions required (net) and actually made	\$ 1,291,392
Employee contributions actually made – 3% of covered payroll	\$ 594,739

Contributions to the Plan may be amended by a resolution adopted by the City Commission.

16. Other Post-Employment Benefits (OPEB)

Plan Description

The Other Post-employment Benefit Plan (OPEB Plan) is a single-employer benefit plan administered by the City. Retirees are charged whatever the insurance company charges for the type of coverage elected. However, the premiums charged by the insurance company are based on a blending of the experience among younger, active employees and older, retired employees. Since the older retirees typically have higher costs, it means that the City is subsidizing the cost of the retiree coverage because it pays all or a significant portion of that premium on behalf of the active employees. GASB No. 45 calls this the "implicit rate subsidy." Retirees and their dependents are permitted to remain covered under the City's respective medical and insurance plans, as long as they pay a full premium applicable to coverage elected. This conforms to the minimum required of Florida governmental employers per Ch. 112.08, F.S. The OPEB Plan does not issue a stand-alone report.

Funding Policy

For the OPEB Plan, contribution requirements of the City are established and may be amended through action of the City's Board of Supervisors. Currently, the City's OPEB benefits are unfunded. The required contributions are based on pay-as-you-go financing requirements. There is no Trust Fund or equivalent arrangement into which the City would make contributions to advance-fund the obligation. Each fund was assessed it share of OPEB costs based on the number of covered employees in the fund divided by the total number of covered City employees. Therefore, ultimate subsidies, which are provided over time, are financed directly by general assets of the City, which are invested in accordance with the investment policy previously described. The interest rate used to calculate the present values and costs of OPEB must be the long-range expected return on those investments. The City selected an interest rate of 4% for this purpose.

Annual OPEB Cost and Net OPEB Obligation

The City's annual OPEB cost (expense) is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal costs each year and amortize any unfunded actuarial liabilities (or funding excess) over a period, not to exceed 30 years.

		FY 2017 Valuation as of 10/01/16		FY 2016 Valuation as of 10/01/14		FY 2015 Valuation as of 10/01/14
Normal cost (service cost for one year)	\$	619,682	\$	531,260	\$	519,762
Amortization of unfunded actuarial accrued liability		386,749		388,215		352,779
Interest on normal cost and amortization		40,257		36,779		34,902
Annual required contribution (ARC)		1,046,688	-	956,254	_	907,443
Interest on net OPEB obligation		168,093		137,101		106,023
Adjustments to ARC		(215,713)		(175,940)		(136,058)
Annual OPEB cost (expense)		999,068	-	917,415	_	877,408
Employer contributions made		(149,245)		(142,608)		(100,460)
Increase in net OPEB obligation	_	849,823	-	774,807		776,948
Net OPEB obligation beginning of year		4,202,321		3,427,514		2,650,566
Net OPEB obligation end of year	\$	5,052,144	\$	4,202,321	\$	3,427,514

The following table shows the components of the City's net obligation to the OPEB Plan:

Calculations are based upon the types of benefits provided under the terms of the OPEB Plan at the time of the valuation and on the pattern of sharing of costs between the employer and plan members to that point. The City's annual OPEB cost, the percentage of annual expected employer contribution toward OPEB cost, and the net OPEB obligation for 2017 and the preceding years were as follows:

Fiscal Year Ending	Annual OPEB Cost	Employer Contributions Toward OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
September 30, 2017	\$999,068	\$149,245	14.9%	\$5,052,144
September 30, 2016	\$917,415	\$142,608	15.5%	\$4,202,321
September 30, 2015	\$877,408	\$100,460	11.4%	\$3,427,514

Funded Status and Funding Progress

As of September 30, 2017, the OPEB Plan was unfunded. The actuarial accrued liability (AAL) for benefits was \$7,835,659. Assets of the OPEB Plan are valued at market; however, the current value is \$0, resulting in an unfunded actuarial accrued liability (UAAL) of \$7,835,659. The covered payroll (annual payroll of active employees covered by the OPEB Plan) was \$29,469,676. The ratio of the UAAL to the covered payroll was 26.6%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, termination, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the OPEB Plan and the ARC are subject to continued revision, as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the AAL.

Actuarial Methods and Assumptions

In any long-term actuarial valuation, certain assumptions are made regarding the population, the investment discount rates, and the benefits provided. The actuarial assumptions included healthcare cost trend rates of 7.0%, decreasing to an ultimate rate of 4.4%. The remaining amortization period at September 30, 2017 was 30 years. The Entry Age actuarial cost method was used, with amortization of the UAAL as a level percent of expected payroll (open over 30 years). This is the most common method used for government pension valuations (and, likely, for OPEB valuations). The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

Actuarial Assumptions	
Investment rate of return*	4.0%
Projected salary increases*	3.70% -
	9.50%
Payroll growth assumptions	1.0%
Initial healthcare cost trend rate*	7.0%
Ultimate healthcare cost trend rate*	4.4%
* Includes inflation at 2.6%	

A table summarizing the actuarial assumptions used is included below:

17. Commitments and Contingencies

A. INTERLOCAL AGREEMENTS:

The City has entered into various interlocal agreements with the City of Orlando and the City of Altamonte Springs for sewage treatment capacity at facilities owned and operated by these entities. Under the terms of the agreements the City has treatment capacity as follows (in gallons per day):

Source	Capacity
Orlando McLeod	1,000,000
Orlando Iron Bridge I	4,962,000
Orlando Iron Bridge II	1,000,000
Altamonte Springs	413,524
Total Committed Capacity	7,375,524

The City does not have an equity interest in the assets or liabilities related to any of the facilities listed above, nor does it participate in the daily operations. The City funds through its rates a proportionate share of the operating costs of the facilities based upon a combination of committed and used capacity.

B. ENCUMBRANCES AND COMMITMENTS:

Encumbrance accounting is employed as an extension of formal budgetary integration for the Governmental Funds. The encumbrance balances at September 30, 2017 were as follows:

	Encumbrances
General Fund	\$ 302,473
Community Redevelopment Fund	155,160
Capital Projects Fund	3,005,954
Non-Major Governmental Funds:	
Stormwater Utility Fund	124,363
Stormwater Capital Projects Fund	518,525
Total Encumbrances	\$ 4,106,475

The most significant of these contracts and purchase orders are outlined in the table below:

Project	Funding Source	Outstanding Commitment
New York Streetscape Civil Engineering Services	Community Redevelopment Fund	\$147,760
Library and Events Center Architectural Services	Capital Projects	\$2,251,469
Library and Events Center Owner's Representative Services	Capital Projects	\$411,192
Azalea Lane Tennis Center Lighting	Capital Projects	\$129,900
Lake Osceola Alum System Upgrade	Stormwater Capital Projects	\$101,680
Lake Mizell Alum System Upgrade	Stormwater Capital Projects	\$100,189
St. Andrews Trail Safe Routes to School Sidewalk Project - Design Services	Stormwater Capital Projects	\$287,557

C. RISK MANAGEMENT:

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The City is insured for workers' compensation, general liability and automobile liability coverage under an All Lines Aggregate Plan.

Under the All Lines Aggregate Plan, the City retains risk on aggregate claims per claim year basis as follows:

	Amount of Risk
Type of Risk	Retained by City
Property Insurance	\$ 25,000
General Liability	\$ 50,000
Police Liability	\$ 50,000
Automobile Liability	\$ 50,000
Public Officials Liability	\$ 50,000
Workers' Compensation Liability	\$ 250,000
Crime Liability	\$ 50,000
Maximum Aggregate Claim Loss	\$ 1,000,000

Liabilities are recorded when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported (IBNRs). Claims liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of pay-outs and other economic and social factors. These claims liabilities are included in accrued liabilities in the financial statements. The Maximum Aggregate Claim Loss applies to all the policies except Property Insurance. The estimated liability for unpaid claims was based on an actuarial valuation prepared in 2017. Changes in the balances of claims liabilities during the past year are as follows:

	S	Fiscal Year Ending September 30, 2017	S	Fiscal Year Ending September 30, 2016
Unpaid claims, beginning of fiscal year	\$	993,000	\$	993,000
Incurred claims (including IBNRs)		372,063		680,838
Claim payments		(544,063)		(680,838)
Unpaid claims, end of fiscal year	\$	821,000	\$	993,000

Settled claims resulting from these risks have not exceeded insurance coverage in any of the past five years. Premiums are paid into the General Insurance Fund, an internal service fund, by all other funds and are available to pay the insurance premiums when due.

No significant reductions in insurance coverage from the prior year have been made. The City does not participate in any risk pools.

D. LITIGATION:

The City is subject to various disputes, legal proceedings and labor relation claims which arise in the normal course of its operations. In the opinion of management and legal counsel, the amount of ultimate liability with respect to these activities will not be material to the City's financial condition.

E. PENSION INVESTMENT RISKS:

Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, and due to the recent volatility that has affected the financial markets, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect the City's future pension funding obligations.

18. Subsequent Events

On December 19, 2017, the City issued \$35,030,000 in Water and Sewer Refunding Revenue Bonds, Series 2017 to finance the cost of refunding all of the outstanding Water and Sewer Refunding and Improvement Revenue Bonds, Series 2009.

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The City of Winter Park, Florida Required Supplementary Information Budgetary Comparison Schedule General Fund For the Year Ended September 30, 2017

		Budgete		mounts		Actual	Variance with Final Budget Positive
	-	Original	u A	Final	•	Actual	(Negative)
Resources (inflows):	-	Original	-	Tillai	· -	miounts	(itegative)
Taxes							
Property Taxes	\$	19,441,569	\$	19,441,569	\$	19,381,624 \$	(59,945)
Utility Taxes		6,404,269		6,404,269		6,611,205	206,936
Franchise Fees		1,079,913		1,079,913		870,957	(208,956)
Fines and Forfeitures		1,111,205		1,111,205		1,252,775	141,570
Licenses and Permits		2,457,412		2,457,412		4,606,855	2,149,443
Intergovernmental		, ,		, ,		, ,	, ., .
Sales Tax		4,600,413		4,600,413		4,597,403	(3,010)
Local Option Gas Tax		1,042,816		1,042,816		1,018,019	(24,797)
Other Intergovernmental		1,776,688		1,776,688		2,119,817	343,129
Charges for Services		7,701,970		7,754,815		8,702,163	947,348
Investment Earnings		289,300		289,300		108,079	(181,221)
Other		202,000		202,000		636,011	434,011
Transfers from Other Funds		5,248,467		5,248,467		5,024,094	(224,373)
Amounts available for appropriation	-	51,356,022	-	51,408,867		54,929,002	3,520,135
Amounts available for appropriation	-	51,550,022		31,408,807		34,929,002	5,520,155
Charges to appropriations (outflows):							
General Administration		1,253,849		1,256,569		1,351,781	(95,212)
Information Technology Services		567,360		705,165		663,244	41,921
Financial Services		361,056		361.056		324,683	36,373
Communications		170,947		171,627		146,822	24,805
Planning		555,015		613,305		590,658	22,647
Building		1,247,462		1,277,462		1,334,837	(57,375)
Public Works		8,027,806		8,213,100		7,890,600	322,500
Police		13,607,783		13,618,064		13,145,842	472,222
Fire		12,573,304		12,791,149		12,696,484	94,665
Parks and Recreation		7,370,330		7,373,573		8,017,162	(643,589)
Cultural and Community Services		1,465,146		1,465,146		1,467,545	(2,399)
Non-Departmental Charges		243,476		243,476		1,407,545	243,476
Transfers to Other Funds		4,045,771		4,218,977		4,274,944	(55,967)
Total charges to appropriations	-	51,489,305	-	52,308,669		51,904,602	404,067
	-				• -		· · · · · ·
Excess (Deficiency) of Resources Over							
Charges to Appropriations		(133,283)		(899,802)		3,024,400	3,924,202
Fund Balance Allocation		133,283		899,802		-	(899,802)
	_						
Excess of Resources Over	¢		¢		¢	2 024 400 0	2 024 400
Charges to Appropriations	\$ =	-	\$	-	* =	3,024,400 \$	3,024,400
Explanation of Differences between Budgetary In and GAAP Revenues and Expenditures Sources/inflows of resources	nflows an	d Outflows					
Actual amounts "available for appropriation" from the budgetary comparison schedule. Differences - budget to GAAP:					\$	54,929,002	
Transfers from other funds are inflows of budget but are not revenues for financial reporting pu	irposes.				_	(5,024,094)	
Total revenues as reported on the statement of rever and changes in fund balances - governmental fun		nattures,			\$	49,904,908	
Uses/outflows of resources							
Actual amounts "total charges to appropriations"							
0 11 1					¢	51 004 602	
from the budgetary comparison schedule.					\$	51,904,602	
Differences - budget to GAAP:							
Transfers to other funds are outflows for budgeta	•					(4.074.044)	
but are not expenditures for financial reportin		s.			_	(4,274,944)	
Total expenditures as reported on the statement of re		c 1			٠		
expenditures and changes in fund balances - gov	ernmental	runds.			\$ =	47,629,658	

The City of Winter Park, Florida Required Supplementary Information Budgetary Comparison Schedule Community Redevelopment Fund For the Year Ended September 30, 2017

	_	Budgete	d Aı		_	Actual		Variance with Final Budget Positive
	-	Original	-	Final	-	Amounts	-	(Negative)
Resources (inflows):	<u>,</u>		^		.		<u>_</u>	
Intergovernmental	\$	-,- ,- , ,	\$	-, ,	\$	1,961,209	\$	(14,119)
Charges for Services		225,000		225,000		168,687		(56,313)
Investment Earnings		40,000		40,000		29,287		(10,713)
Other		30,000		119,500		118,300		(1,200)
Transfers from Other Funds	_	1,822,815	_	1,822,815	_	1,822,284	_	(531)
Amounts available for appropriation	_	4,093,143	_	4,182,643	_	4,099,767	-	(82,876)
Charges to appropriations (outflows):								
Planning and Development		1,115,671		1,277,499		1,003,524		273,975
Cultural and Community Services		73,000		73,000		58,755		14,245
Debt Service - Principal		1,120,000		1,120,000		1,120,000		-
Debt Service - Interest and Other Charges		373,552		373,552		373,552		-
Capital Improvements		762,183		3,091,284		75,902		3,015,382
Non-Departmental Charges		644,744		-		-		-
Transfers to Other Funds		3,993		3,993		3,993		-
Total charges to appropriations	-	4,093,143	_	5,939,328	_	2,635,726	_	3,303,602
Excess (Deficiency) of Resources Over								
Charges to Appropriations		-		(1,756,685)		1,464,041		3,220,726
Fund Balance Allocation	-		_	1,756,685	_		_	(1,756,685)
Excess of Resources Over								
Charges to Appropriations	\$	-	\$	-	\$	1,464,041	\$ _	1,464,041

Explanation of Differences between Budgetary Inflows and Outflows and GAAP Revenues and Expenditures

Actual amounts "available for appropriation" from the budgetary comparison schedule. \$ 4,099,767 Differences - budget to GAAP: Transfers from other funds are inflows of budgetary resources	
Differences - budget to GAAP:	
Transfers from other funds are inflows of budgetary resources	
but are not revenues for financial reporting purposes. (1,822,284)	_
Total revenues as reported on the statement of revenues, expenditures,	
and changes in fund balances - governmental funds. \$ 2,277,483	_
	•
Uses/outflows of resources	
Actual amounts "total charges to appropriations"	
from the budgetary comparison schedule. \$ 2,635,726	
Differences - budget to GAAP:	
Transfers to other funds are outflows for budgetary resources	
but are not expenditures for financial reporting purposes. (3,993)	_
Total expenditures as reported on the statement of revenues,	-
expenditures and changes in fund balances - governmental funds. \$ 2,631,733	-

The City follows the following procedures in establishing the budgetary data reflected in the financial statements:

- a) In April of each year, the City Manager presents draft budget goals to the City Commission for their consideration and revision if the Commission chooses. These goals become part of the foundation for developing the proposed budget and capital improvement plan.
- b) At the first City Commission meeting in July, the City Manager presents a recommended budget for the next succeeding fiscal year to the City Commission. The recommended budget includes proposed expenditures and the sources of receipts to finance them as well as a capital improvement plan.
- c) Public hearings are conducted to obtain taxpayers comments.
- d) The budget is approved by the Commission and becomes the basis for the millage levied by the Commission.
- e) The City Manager is authorized to transfer budgeted amounts between line items within a fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Commission. Expenditures may not exceed legal appropriations at the fund level. All appropriations lapse at year-end. For the fiscal year ended September 30, 2017, General Administration, Building, Parks and Recreation, and Transfers to Other Funds had budget overages due to the following reasons:
 - 1) The negative variance in General Administration was related to legal fees.
 - 2) The deficit in the Building Department resulted from extra costs being incurred to keep up with all of the construction activity.
 - 3) The single largest factor in the Parks Department variance is recovery costs from Hurricanes Matthew and Irma.
 - 4) The negative variance in Transfers to Other Funds was due to a transfer to the Parks Acquisition Account in the Designations Trust Fund. The City's Comprehensive Plan requires 10% of increases in General Fund balance to be set aside for acquisition of park land. Increases are first offset by any prior year decreases. Since this transfer is not known until the end of the fiscal year, it is not part of the budget.
- f) Formal budgetary integration is employed as a management control device during the year for the General Fund and certain Special Revenue Funds. Formal budgetary integration is not employed for the Capital Projects Fund, Designations Trust Fund, Affordable Housing Fund, Law Enforcement Trust Fund, Parks Impact Fees Fund, Hurricane Recovery Fund, Police and Firefighter Premium Tax Trust Fund, Debt Service Fund, and Stormwater Capital Projects Fund.

- g) The budgets for the General Fund and certain Special Revenue Funds (Stormwater Utility Fund, Grant Fund and Cemetery Trust Fund) are legally adopted on a basis consistent with generally accepted accounting principles with the exception that budgetary basis expenditures include purchase orders (encumbrances) issued for goods or services not received at year-end.
- h) Budgeted amounts are as originally adopted, or as amended, in accordance with City ordinance. The General Fund budget for the current year was increased by \$819,364 subsequent to its original adoption.
- i) General administration includes divisions that are under the City Manager and do not have their own departmental director.
- j) The Budgetary Comparison Schedules shown in the accompanying supplemental information present comparisons of the legally adopted budget, as amended, with actual results. The originally adopted budget is presented for purposes of comparison to the final, amended budget. The original budget includes the adjustments necessary to bring forward the carry forward appropriation (for unexpended projects and encumbrances) as authorized in the annual budget ordinance. The nonmajor Special Revenue Fund budget comparisons are presented in the Combining Statements section.

Schedule of City Contributions Last 10 Fiscal Years

		Police I	Pension Plan		
Year Ended Contribution in 9/30 (ADC)		Contributions in relation to the ADC	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a % of Covered Payroll
2008	\$1,116,967	\$1,116,967	\$-	\$5,152,000	21.68%
2009	1,178,954	1,178,954	-	5,166,000	22.82%
2010	1,448,115	1,448,115	-	5,254,000	27.56%
2011	1,570,089	1,730,694	(160,605)	4,703,000	36.80%
2012	1,701,669	1,837,683	(136,014)	4,261,000	43.13%
2013	2,155,966	2,155,966	-	4,052,000	53.21%
2014	2,261,252	2,261,252	-	5,209,000	43.41%
2015	2,355,980	2,355,980	-	5,306,000	44.40%
2016	2,248,187	2,248,187	-	4,286,000	52.45%
2017	2,308,411	2,308,411	-	4,556,618	50.66%

		Fire P	ension Plan		
Year Ended 9/30	Actuarially Determined Contribution (ADC)	Contributions in relation to the ADC	Contributio n Deficiency (Excess)	Covered Payroll	Contributions as a % of Covered Payroll
2008	\$1,324,691	\$1,324,691	\$-	\$5,323,000	24.89%
2009	1,529,032	1,529,032	-	5,085,000	30.07%
2010	1,537,037	1,537,037	-	4,838,000	31.77%
2011	1,701,327	1,851,293	(149,966)	4,556,000	40.64%
2012	1,742,515	1,853,995	(111,480)	4,148,000	44.69%
2013	2,038,955	2,038,955	-	4,289,000	47.54%
2014	2,029,490	2,029,490	-	5,553,000	36.55%
2015	1,956,076	1,956,076	-	5,490,000	35.63%
2016	1,887,964	1,887,964	-	4,275,000	44.16%
2017	1,974,157	2,023,791	(49,634)	4,909,597	41.22%

See Notes to Required Supplementary Information.

	Schedule of Changes in Net Pension Liability and Related Ratios Police Pension Plan Last 10 Fiscal Years									
			2016 *		2015		2014			
А.	Total Pension Liability:									
	Service Cost	\$	846,677	\$	801,632	\$	762,017			
	Interest		4,312,101		4,168,995		4,089,843			
	Benefit Changes		-		-		-			
	Difference Between Actual and Expected Experience		460,466		(663,298)		93,720			
	Assumption Changes		-		-		1,413,198			
	Benefit Payments, including Refunds of Member Contributions		(3,780,341)		(3,449,577)		(2,963,743)			
	Net Change in Total Pension Liability (TPL)	-	1,838,903		857,752		3,395,035			
	TPL beginning of year		56,211,878		55,354,126		51,959,035			
	TPL end of year	\$	58,050,781	- \$	56,211,878	\$	55,354,126			
		φ	30,030,701	φ	30,211,070	φ	33,334,120			
В.	Plan Fiduciary Net Position:									
D.	Contributions - City and State	\$	2,248,187	\$	2,355,980	\$	2,261,252			
	Contributions – Member	Ψ	276,662	Ψ	258,906	Ψ	240,151			
	Net Investment Income		4,078,032		(1,108,385)		4,077,752			
	Benefit Payments, including Refunds of Member		, ,		() /		, ,			
	Contributions		(3,780,341)		(3,449,577)		(2,963,743)			
	Administrative Expenses		(113,629)		(93,432)		(67,201)			
	Net Change in Plan Fiduciary Net Position	-	2,708,911		(2,036,508)		3,548,211			
	Plan Fiduciary Net Position beginning of year	-	42,256,882		44,293,390		40,745,179			
	Plan Fiduciary Net Position end of year	\$	44,965,793	\$	42,256,882	\$	44,293,390			
C.	Net Pension Liability (NPL) end of year (A-B)	\$	13,084,988	\$	13,954,996	\$	11,060,736			
D.	Plan Fiduciary Net Position as a Percentage of TPL (B/A)		77.46%		75.17%		80.02%			
E.	Covered Employee Payroll	\$	4,611,032	\$	4,315,097	\$	3,999,782			
F.	NPL as a Percentage of Covered Employee Payroll (C/E)		283.78%		323.40%		276.53%			

Schedule of Changes in Net Pension Liability and Related Ratios Police Pension Plan Last 10 Fiscal Years (Continued)

	2016 *	2015	2014
G. Notes to Schedule:			
Valuation Date	10/01/2016	10/01/2015	10/01/2014

Update procedures used to roll forward the TPL excluding DROP account balances to the measurement dates – actual DROP account balances as of measurement dates included in TPL.

During 2014, assumption change to investment rate of return (from 8.25% to 7.75%) – no benefit changes. No assumption or benefit changes during 2015 or 2016.

* The amounts reported in the prior year were based on actuarial projections. In the current year, the City implemented a change in accounting principle to use the measurement date for its pension plans as of October 1st of the preceding fiscal year, see Note 1C. These amounts were updated in the current year.

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Notes to Required Supplementary Information.

	Schedule of Changes in Net Pension Liability and Related Ratios Firefighter Pension Plan Last 10 Fiscal Years											
			2016 *		2015		2014					
Α.	Total Pension Liability:	_										
	Service Cost	\$	1,094,871	\$	1,038,799	\$	1,034,774					
	Interest		4,273,512		4,027,050		3,762,630					
	Benefit Changes		-		-		-					
	Difference Between Actual and Expected Experience Assumption Changes		401,430		166,585		(273,916)					
	Benefit Payments, including Refunds of Member		-		-		-					
	Contributions		(3,712,026)		(1,559,126)		(1,452,381)					
	Net Change in Total Pension Liability (TPL)	-	2,057,787		3,673,308	· -	3,071,107					
	TPL beginning of year		55,504,181		51,830,873		48,759,766					
	TPL end of year	\$	57,561,968	\$	55,504,181	¢ —	51,830,873					
		φ =	57,501,700	- Ψ	55,504,101	φ =	51,050,075					
B.	Plan Fiduciary Net Position:											
	Contributions - City and State	\$	1,969,866	\$	2,020,802	\$	2,029,490					
	Contributions – Member		288,518		305,022		353,350					
	Net Investment Income		4,289,420		(1,433,057)		4,278,932					
	Benefit Payments, including Refunds of Member											
	Contributions		(3,712,026)		(1,559,126)		(1,452,381)					
	Administrative Expenses	_	(114,691)	_	(87,779)		(73,301)					
	Net Change in Plan Fiduciary Net Position		2,721,087		(754,138)		5,136,090					
	Plan Fiduciary Net Position beginning of year	_	46,938,709	_	47,692,847		42,556,757					
	Plan Fiduciary Net Position end of year	\$	49,659,796	\$	46,938,709	\$	47,692,847					
C.	Net Pension Liability (NPL) end of year (A-B)	\$	7,902,172	\$	8,565,472	\$	4,138,026					
D.	Plan Fiduciary Net Position as a Percentage of TPL (B/A)		86.27%		84.57%		92.02%					
E.	Covered Employee Payroll	\$	4,808,627	\$	4,351,071	\$	4,130,864					
F.	NPL as a Percentage of Covered Employee Payroll (C/E)		164.33%		196.86%		100.17%					

Schedule of Changes in Net Pension Liability and Related Ratios Firefighter Pension Plan Last 10 Fiscal Years (Continued)

	2016 *	2015	2014
G. Notes to Schedule:			
Valuation Date	10/01/2016	10/01/2015	10/01/2014

Update procedures used to roll forward the TPL excluding DROP account balances and reserve for excess State funds to the measurement dates – actual DROP account balances and reserve for excess State funds as of measurement dates included in TPL.

No assumption or benefit changes during 2014, 2015 or 2016.

* The amounts reported in the prior year were based on actuarial projections. In the current year, the City implemented a change in accounting principle to use the measurement date for its pension plans as of October 1st of the preceding fiscal year, see Note 1C. These amounts were updated in the current year.

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Notes to Required Supplementary Information.

Annual Money Weighted Rate of Return											
Year Ended	Year EndedPolice PensionFire Pension										
<u>9/30</u>	Fund	Fund									
2009	0.0%	0.3%									
2010	9.2%	9.1%									
2011	(0.6%)	(1.1%)									
2012	17.2%	16.5%									
2013	12.9%	12.7%									
2014	10.3%	10.2%									
2015	(2.7%)	(2.9%)									
2016	9.8%	9.4%									
2017	11.7%	10.6%									

Schedule of Investment Returns

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Notes to Required Supplementary Information.

- (1) All recommended trend information has been calculated using the Entry Age Actuarial Cost Method.
- (2) For information regarding contribution percentage rates, assumptions, amortization method, etc. (See Note 15A).
- (3) As of the 10/01/95 actuarial valuation date, the following benefit accrual rate change was made to the police and firefighter pension funds:

	Current	Previous
Benefit Accrual Rate	3.0% per year of service for all	2.5% per year of service for non-
	employees	exempt employees
		3.0% per year of service for exempt
		employees

- (4) A 3% annual cost of living adjustment on benefit payments for participants in the police and fire pension plans who terminate employment on or after October 1, 2002 was added effective October 1, 2002.
- (5) Effective March 1, 2013, the following benefit changes were made:

(a) Refunds of participant contributions to non-vested terminated participants no longer include interest. These refunds previously included interest at the rate of 5% on an annual basis.

(b) Vested participants who terminate employment with the City prior to attaining eligibility for early or normal retirement, are not eligible to begin receiving benefit payments until they reach 55 years of age.

(c) The 3% annual cost of living adjustment on benefit payments is limited to participants who retire on or after early or normal retirement date (including DROPs).

The City of Winter Park, Florida Required Supplementary Information Other Post-Employment Benefits (OPEB)

Year Ended 9/30	Actuarial Value of Assets	Actuarial Accrued Liability (AAL) Entry Age	Unfunded AAL (UAAL)	Funded Ratio	Covered Payroll	UAAL as a Percentage of Covered Payroll
2010	\$0	\$1,595,582	\$1,595,582	0.0%	\$25,208,613	6.3%
2011	0	6,510,991	6,510,991	0.0%	26,691,335	24.4%
2012	0	7,188,159	7,188,159	0.0%	27,910,706	25.8%
2013	0	7,763,903	7,763,903	0.0%	26,842,887	28.9%
2014	0	8,336,252	8,336,252	0.0%	27,860,769	29.9%
2015	0	7,147,419	7,147,419	0.0%	25,864,249	27.6%
2016	0	7,865,378	7,865,378	0.0%	26,703,980	29.5%
2017	0	7,835,659	7,835,659	0.0%	29,469,676	26.6%

SCHEDULE OF FUNDING PROGRESS

SCHEDULE OF CONTRIBUTIONS FROM THE EMPLOYER

Year Ended 9/30	Annual OPEB Cost	Amount Contributed	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
2010	\$268,022	\$164.850	61.5%	\$205,292
2010	845.095	273.204	32.3%	777,183
2012	900,608	213,282	23.7%	1,464,509
2013	869,700	284,642	32.7%	2,049,570
2014	909,208	308,212	33.9%	2,650,566
2015	877,408	100,460	11.4%	3,427,514
2016	917,415	142,608	15.5%	4,202,321
2017	999,068	149,245	14.9%	5,052,144

The information presented in the required supplementary schedules was determined as part of the actuarial valuation as of October 1, 2016.

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Notes to Required Supplementary Information

Nonmajor Governmental Funds

Special Revenue Funds

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Designations Trust Fund - To account for the receipt and disbursement of donor specified contributions and to account for City funds set aside for designated future purposes.

Stormwater Utility Fund - To account for the Stormwater Utility Fee revenues and the related expenditures for stormwater runoff management.

Affordable Housing Fund - To account for the Affordable Housing Fee and the related expenditures for affordable housing in Winter Park.

Law Enforcement Trust Fund - To account for revenues and expenditures to be used for law enforcement in accordance with Chapter 943.25 of the Florida Statutes.

Grant Fund - To account for revenues and expenditures of various law enforcement grants.

Parks Impact Fees Fund – To account for impact fees collected on new residential units in the City and related expenditures for acquiring new park land and recreation facilities on newly acquired park land.

Hurricane Recovery Fund – To account for the costs of removing debris following Hurricane Irma which struck the City in September of 2017.

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Nonmajor Governmental Funds (continued)

Police and Firefighter Premium Tax Trust Fund - To account for excise taxes imposed on homeowners' insurance premiums collected by the State of Florida Department of Revenue and remitted to the City. These tax revenues are to be used as retirement contributions to Police and Firefighter Pension plans.

Cemetery Trust Fund - To account for the operations of the City's cemeteries including the sale and maintenance of lots.

Debt Service Fund

The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

Stormwater Capital Projects Fund

The Stormwater Capital Projects Fund is used to account for the Stormwater Capital Project revenues and the related expenditures for Stormwater projects.

The City of Winter Park, Florida Combining Balance Sheet Nonmajor Governmental Funds September 30, 2017

					SI	pec	ial Revenue Funds			
	•	Designations Trust	s	Stormwater Utility	Affordable Housing	<u> </u>	Law Enforcement Trust	Grant	Parks Impact Fees	Hurricane Recovery
ASSETS										
Cash, Cash Equivalents and Investments	\$	1,309,541 \$	5	- \$	537,819	\$	339,141 \$	47,239 \$	1,245,363 \$	-
Accounts Receivable - Net		-		218,761	-		-	-	-	-
Unbilled Service Charges		-		177,662	-		-	-	-	-
Accrued Interest Receivable		3,349		7,602	1,492		941	-	3,454	-
Due from Other Governments		· -		-	-		-	83,356	-	-
Inventories		-		41,906	-		-	-	-	-
Special Assessments Receivable		19,184		-	-	-	<u> </u>	-	-	-
Total Assets	\$	1,332,074 \$	s	445,931 \$	539,311	\$	340,082 \$	130,595 \$	1,248,817 \$	
LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES										
Liabilities:										
Accounts Payable	\$	44.586 \$	5	55.870 \$	-	\$	39.373 \$	3.208 \$	- \$	173.588
Accrued Liabilities	+	-		29,381	_	+	-	1,184	-	
Due to Other Funds		-		144,310	-		-	-	-	-
Due to Other Governments		-		63					-	-
Total Liabilities		44,586		229,624			39,373	4,392	-	173,588
Deferred Inflow of Resources:										
Unavailable Revenue on Long-Term Receivables		-		-	-			-	-	-
Fund Balances:										
Non Spendable										
Inventories		-		41,906	-		-	-	-	-
Spendable										
Restricted										-
Public Safety		106,204		-	-		300,709	126,203	-	-
Maintenance and Improvements to Parks		272,946		-	-		-	-	1,248,817	-
Community Enhancement Items		6,451		-	539,311		-	-	-	-
Committed										
Maintenance and Improvements to Parks		537,508		-	-		-	-	-	
Construction Projects		-		174,401	-		-	-	-	-
Assigned										
Public Safety		49,430		-	-		-	-	-	
Maintenance and Improvements to Parks		314,949		-	_		-	-	_	-
Special Assessments		-		-	-		-	-	-	-
Unassigned		-		-			<u> </u>	<u> </u>	-	(173,588)
Total Fund Balances		1,287,488		216,307	539,311		300,709	126,203	1,248,817	(173,588)
Total Liabilities, Deferred Inflows,										
and Fund Balances	\$	1,332,074 \$	-	445,931 \$	539,311	\$	340,082 \$	130,595 \$	1,248,817 \$	-

	Special Revenue	e Funds (cont.)			Total
-	Cemetery Trust	Total	Debt Service	Stormwater Capital Projects	Nonmajor Governmental Funds
\$	1,980,552 \$	5,459,655 218,761	\$ 389,334 \$ 254	2,899,403	\$ 8,748,392 219,015
	5,505	177,662 22,343 83,356 41,906	1,078	34,826	177,662 23,421 118,182 41,906
\$	 1,986,057\$	19,184 6,022,867	\$ 1,310,417 1,701,083 \$	2,934,229	\$ 1,329,601 10,658,179
-					
\$	5,874 \$ - -	322,499 30,565 144,310 63	\$ - \$ - -	11,444 - - 8,718	\$ 333,943 30,565 144,310 8,781
-	5,874	497,437	-	20,162	517,599
-	-		1,143,969		1,143,969
	-	41,906	-	-	41,906
	-	533,116 1,521,763 545,762	- -	-	533,116 1,521,763 545,762
	1,980,183	2,517,691 174,401	-	2,914,067	2,517,691 3,088,468
	-	49,430 314,949	-	-	49,430 314,949
	-	-	557,114	-	557,114
-	1 090 192	(173,588)	-	-	(173,588)
\$	1,980,183 1,986,057 \$	5,525,430 6,022,867	\$ 557,114 1,701,083 \$	2,914,067 2,934,229	\$ 8,996,611 10,658,179

The City of Winter Park, Florida Combining Statement of Revenues, Expenditures and Changes in Fund Balances Nonmajor Governmental Funds For the Year Ended September 30, 2017

	Special Revenue Funds								
	Designations Trust	Stormwater Utility	Affordable Housing	Law Enforcement Trust	Grant	Parks Impact Fees	Hurricane Recovery		
Revenues									
Property Taxes \$	- 5	- \$	- \$	- \$	- \$	- \$	-		
Fines and Forfeitures	148,817	-	-	105,235	-	-	-		
Licenses and Permits	-	-	113,568	-	-	-	-		
Intergovernmental	17,444	19,049	-	-	924,540	-	-		
Charges for Services	57,354	2,436,898	-	-	-	-	-		
Investment Earnings	4,332	1,617	2,560	537	716	9,073	-		
Other	287,413	-	(1,397)	-	-	566,000	-		
Total Revenues	515,360	2,457,564	114,731	105,772	925,256	575,073	· ·		
Expenditures									
Current:									
General Administration	2,610	-	-	-	-	-			
Planning	39,527	-	-	-	-	-	-		
Public Works:	,								
Stormwater Management	-	405,277	-	-	-	-	-		
Lakes	-	998,020	-	-	-	-	-		
Street Drainage and Maintenance	-	766,252	-	-	-	-	-		
Street Sweeping	_	371,444	-	-	_	-	_		
Disaster Recovery	_	-	-	-	_	-	173,588		
Police	21,788	-	-	141,789	937,109	_	-		
Fire	3,903	_	-	-	-	-	_		
Parks and Recreation	268,792	_	-	-	_	4,000	_		
Cultural and Community Services	307,000	_	-	_	_	-1,000			
Debt Service:	507,000								
Principal	_	_	_		_	_	_		
Interest and Other Charges	-	-	_	_	-	_	_		
Capital Improvements	-	-	-	-	-	-	-		
Total Expenditures	643,620	2,540,993		141,789	937,109	4,000	173,588		
Total Experiments	043,020	2,340,995		141,709	357,103	4,000	175,500		
Excess (Deficiency) of Revenues		-			-				
Over Expenditures	(128,260)	(83,429)	114,731	(36,017)	(11,853)	571,073	(173,588)		
Other Financing Sources and (Uses)	200.044								
Transfers from Other Funds	389,064	-	-	-	-	-	-		
Transfers to Other Funds	(75,000)			(77,730)	-		-		
Total Other Financing Sources and (Uses)	314,064	<u> </u>		(77,730)		<u> </u>			
Net Change in Fund Balances	185,804	(83,429)	114,731	(113,747)	(11,853)	571,073	(173,588)		
Fund Balances - Beginning	1,101,684	299,736	424,580	414,456	138,056	677,744			
Fund Balances - Ending \$	1,287,488	<u>216,307</u> \$	539,311 \$	300,709 \$	126,203 \$	1,248,817 \$	(173,588)		

1	Police and Firefighter nium Tax Trust		Funds (continued Cemetery Trust	Total	Debt Service	Stormwater Capital Projects	Total Nonmajor Governmental Funds
\$	-	\$	- \$	- \$	808,119 \$	- \$	808,119
+	-	-	-	254,052	-		254,052
	-		-	113,568	-	-	113,568
	666,961		-	1,627,994	-	34,826	1,662,820
	-		-	2,494,252	-	637,083	3,131,335
	-		4,070	22,905	13	6,132	29,050
	-	_	285,577	1,137,593	157,502		1,295,095
	666,961	-	289,647	5,650,364	965,634	678,041	7,294,039
	-		-	2,610	-	-	2,610
	-		-	39,527	-	-	39,527
	-		-	405,277	-	-	405,277
	-		-	998,020	-	-	998,020
	-		-	766,252	-	-	766,252
	-		-	371,444	-	-	371,444
	296,917 370,044		-	1,397,603 373,947	-	-	1,397,603 373,947
	370,044		-	272,792	-	-	272,792
				307,000		_	307,000
				507,000			507,000
	-		-	-	1,201,998	-	1,201,998
	-		-	-	191,324	-	191,324
	-		-	-	-	388,088	388,088
	666,961	_	-	5,108,060	1,393,322	388,088	6,889,470
			289,647	542,304	(427,688)	289,953	404,569
	-		-	389,064	385,815	-	774,879
	-		(260,478)	(413,208)	-	(18,523)	(431,731
	-	_	(260,478)	(24,144)	385,815	(18,523)	343,148
	-		29,169	518,160	(41,873)	271,430	747,717
		_	1,951,014	5,007,270	598,987	2,642,637	8,248,894
\$	-	\$	1,980,183 \$	5,525,430 \$	557,114 \$	2,914,067 \$	8,996,611

The City of Winter Park, Florida Budgetary Comparison Schedule Stormwater Utility Fund For the Year Ended September 30, 2017

	-	Budgete Original	ed Aı	nounts Final		Actual Amounts	_	Variance with Final Budget Positive (Negative)
Resources (inflows):								
Intergovernmental	\$	15,000	\$	15,000	\$	19,049 5	\$	4,049
Charges for Services		2,510,383		2,510,383		2,436,898		(73,485)
Investment Earnings	_	48,900		48,900		1,617	_	(47,283)
Amounts available for appropriation	-	2,574,283		2,574,283		2,457,564	_	(116,719)
Charges to appropriations (outflows): Public Works:								
		277.972		277.972		105 077		(107,415)
Stormwater Management		277,862		277,862		405,277		(127,415)
Lakes		1,165,099		1,208,099		998,020		210,079
Street Drainage and Maintenance		783,614		783,614		766,252		17,362
Street Sweeping	-	347,708		347,708	_	371,444	-	(23,736)
Total charges to appropriations	-	2,574,283		2,617,283	-	2,540,993	-	76,290
Deficiency of Resources Over								
Charges to Appropriations		-		(43,000)		(83,429)		(40,429)
Fund Balance Allocation	-	-	. <u> </u>	43,000	_		-	(43,000)
Deficiency of Resources Over								
Charges to Appropriations	\$	-	\$ _	-	\$ _	(83,429)	\$ =	(83,429)

The City of Winter Park, Florida Budgetary Comparison Schedule Grant Fund For the Year Ended September 30, 2017

		Budgete	d An	nounts	_	Actual	Variance with Final Budget Positive
		Original		Final		Amounts	(Negative)
Resources (inflows):							
Intergovernmental	\$	828,291	\$	828,291	\$	924,540 \$	96,249
Investment Earnings		-		-		716	716
Amounts available for appropriation	_	828,291		828,291		925,256	96,965
Charges to appropriations (outflows): Police		828,291		828,291		937,109	(108,818)
Total charges to appropriations	_	828,291	_	828,291		937,109	(108,818)
Deficiency of Resources Over Charges to Appropriations		-		-		(11,853)	(11,853)
Fund Balance Allocation	_	-	. <u> </u>	-			
Deficiency of Resources Over Charges to Appropriations	\$	_	\$	_	\$	(11,853) \$	(11,853)

The City of Winter Park, Florida Budgetary Comparison Schedule Cemetery Trust Fund For the Year Ended September 30, 2017

		Budge	eted A	mounts	_	Actual	Variance with Final Budget Positive
		Original		Final		Amounts	 (Negative)
Resources (inflows):							
Investment Earnings	\$	40,000	\$	40,000	\$	4,070	\$ (35,930)
Other		340,000		340,000		285,577	(54,423)
Amounts available for appropriation	_	380,000		380,000		289,647	 (90,353)
Charges to appropriations (outflows):							
Transfers to Other Funds	_	256,763		256,763		260,478	 (3,715)
Total charges to appropriations	_	256,763		256,763		260,478	 (3,715)
Excess of Resources Over							
Charges to Appropriations		123,237		123,237		29,169	(94,068)
Fund Balance Allocation	_	(123,237)		(123,237)		-	 123,237
Excess of Resources Over							
Charges to Appropriations	\$ =	-	\$	-	\$ _	29,169	\$ 29,169

Explanation of Differences between Budgetary Inflows and Outflows and GAAP Revenues and Expenditures

\$ 289,647
\$ 289,647
\$ 260,478
(260,478)
\$ -
\$

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department to other departments of the government on a cost reimbursement basis.

Fleet Maintenance Fund – To account for the operations of the Fleet Maintenance Department that provides fleet management and maintenance services for the vehicles and equipment owned by the City.

Vehicle Replacement Fund - To account for the acquisition and control of the City's motor vehicles.

Employee Insurance Fund - To account for the accumulation of funds to pay health insurance premiums when due.

General Insurance Fund - To account for the accumulation of funds to pay insurance premiums when due.

The City of Winter Park, Florida Combining Statement of Net Position Internal Service Funds September 30, 2017

		Fleet Maintenance	Vehicle Replacement	Employee Insurance		General Insurance	Total Internal Service Funds
ASSETS							
Current Assets:							
Cash, Cash Equivalents and Investments	\$	22,060 \$	995,907	. , ,		1,123,904 \$	5,665,824
Accounts Receivable - Net		-	20,200	85,54		18,457	124,202
Accrued Interest Receivable		-	2,763	9,38	7	3,118	15,268
Due from Other Funds		-	-		-	-	-
Due from Other Governments		-	-		-	-	-
Inventories		191,016	-		-	-	191,016
Prepaid Items		-			-		
Total current assets		213,076	1,018,870	3,618,88	5	1,145,479	5,996,310
Non-Current Assets:							
Capital Assets:							
			7 201 750			512	7 292 270
Depreciable - Net Other Assets:		-	7,381,758		-	512	7,382,270
Deposits				202,58	2		202,583
Total non-current assets		-	7,381,758	202,58		512	7,584,853
Total non-current assets			7,301,738	202,38	3	512	7,384,833
Total Assets	i	213,076	8,400,628	3,821,46	8	1,145,991	13,581,163
LIABILITIES							
Current Liabilities:							
Accounts Payable		76,675	1,460	47,36	5	3,902	129,402
Accrued Liabilities		16,154	618	606,00		823,920	1,446,692
Due to Other Funds			-	,	-		-,,
Due to Other Governments		-	-		-	4,642	4,642
Accumulated Unused Compensated Absences		22,484	-		-	4,719	27,203
Noncurrent Liabilities:							
Accumulated Unused Compensated Absences		75,602				2,309	77,911
Accumulated Unused Compensated Absences		75,002				2,309	//,911
Total Liabilities		190,915	2,078	653,36	5	839,492	1,685,850
NET POSITION							
Net Investment in Capital Assets		-	7,381,758		-	512	7,382,270
Unrestricted		22,161	1,016,792	3,168,10	3	305,987	4,513,043
Total Net Position	\$	22,161 \$	8,398,550	\$ 3,168,10	3 \$	306,499 \$	11,895,313

The City of Winter Park, Florida Combining Statement of Revenues, Expenses and Changes in Fund Net Position Internal Service Funds For the Year Ended September 30, 2017

			Total		
	Fleet Maintenance	Vehicle Replacement	Employee Insurance	General Insurance	Internal Service Funds
Operating Revenues:					
Charges for Services	\$ 1,465,117 \$	2,031,037 \$	7,218,062 \$	2,408,203 \$	13,122,419
Total Operating Revenues	1,465,117	2,031,037	7,218,062	2,408,203	13,122,419
Operating Expenses:					
Operations	1,450,010	-	7,065,152	1,909,726	10,424,888
Depreciation	318	1,265,837	-	899	1,267,054
Total Operating Expenses	1,450,328	1,265,837	7,065,152	1,910,625	11,691,942
Operating Income	14,789	765,200	152,910	497,578	1,430,477
Nonoperating Revenues (Expenses):					
Investment Earnings	386	8,172	7,539	6,261	22,358
Loss on Disposal of Assets	(468)	(162,597)	-	(4,081)	(167,146)
Miscellaneous Revenues	21,837	547	50,171	-	72,555
Total Nonoperating Revenues (Expenses)	21,755	(153,878)	57,710	2,180	(72,233)
Change in Net Position	36,544	611,322	210,620	499,758	1,358,244
Total Net Position - Beginning	(14,383) \$	7,787,228 \$	2,957,483 \$	(193,259)	10,537,069
Total Net Position - Ending	\$ 22,161 \$	8,398,550 \$	3,168,103 \$	306,499 \$	11,895,313

The City of Winter Park, Florida Combining Statement of Cash Flows Internal Service Funds For the Year Ended September 30, 2017

	_	Fleet Maintenance		Vehicle Replacement		Employee Insurance	_	General Insurance		Total Internal Service Funds
Cash Flows from Operating Activities										
Receipts from Interfund Services Provided	\$	1,465,117	\$	2,029,302	\$	7,136,686	\$	2,389,746	\$	13,020,851
Repayment of Loans to Other Funds		(17,622)		(21,708)		-		-		(39,330)
Payments to Suppliers		(618,997)		-		(7,124,358)		(96,161)		(7,839,516)
Payments to Employees		(675,336)		-		-		(133,397)		(808,733)
Payments for Interfund Services Used		(153,325)		-		-		(15,776)		(169,101)
Claims Paid		-		-		-		(1,833,570)		(1,833,570)
Other Receipts	-	21,837	_	547		50,171	_			72,555
Net Cash Provided by Operating		21 (74		0 000 1 41		(2.400		210.042		2 402 156
Activities	-	21,674		2,008,141		62,499	_	310,842		2,403,156
Cash Flows from Capital and Related										
Financing Activities										
Proceeds from Sale of Assets		-		94,450		-		-		94,450
Purchases of Capital Assets	_	-	_	(1,112,096)	_	-	_		_	(1,112,096)
Net Cash Used in Capital										
and Related Financing Activities	-	<u> </u>	_	(1,017,646)	_	-	-	<u> </u>	_	(1,017,646)
Cash Flows from Investing Activities										
Investment Earnings	_	386	_	5,412	_	6,701	_	5,142	_	17,641
Net Cash Provided by Investing Activities	-	386	-	5,412	_	6,701	-	5,142	_	17,641
Net Increase in Cash and										
Cash Equivalents		22,060		995,907		69,200		315,984		1,403,151
Cash, Cash Equivalents and Investments - Beginning		-	_	-	_	3,454,753	_	807,920	_	4,262,673
Cash, Cash Equivalents and Investments - Ending	\$_	22,060	\$_	995,907	\$_	3,523,953	\$_	1,123,904	\$_	5,665,824
Reconciliation of Operating Income to Net Cash										
Provided by Operating Activities:										
Operating Income	\$	14,789	\$	765,200	\$	152,910	\$	497,578	\$	1,430,477
Adjustments to Reconcile Operating Income to										
Net Cash Provided by Operating Activities:										
Depreciation		318		1,265,837		-		899		1,267,054
(Increase) Decrease in Assets:										
(Increase) Decrease in Assets: Accounts Receivable		-		(1,735)		(81,376)		(18,457)		(101,568)
(Increase) Decrease in Assets: Accounts Receivable Inventories		(20,630)		(1,735)		(81,376)		(18,457)		(101,568) (20,630)
(Increase) Decrease in Assets: Accounts Receivable Inventories Increase (Decrease) in Liabilities:				(1,735)		-		-		(20,630)
(Increase) Decrease in Assets: Accounts Receivable Inventories Increase (Decrease) in Liabilities: Accounts Payable		8,504		-		(81,376) - (59,206)		(1,849)		(20,630) (52,551)
(Increase) Decrease in Assets: Accounts Receivable Inventories Increase (Decrease) in Liabilities: Accounts Payable Accrued Liabilities		8,504 1,742		-		-		-		(20,630) (52,551) (170,102)
(Increase) Decrease in Assets: Accounts Receivable Inventories Increase (Decrease) in Liabilities: Accounts Payable Accrued Liabilities Due to Other Funds		8,504		-		-		(1,849) (171,844)		(20,630) (52,551) (170,102) (39,330)
(Increase) Decrease in Assets: Accounts Receivable Inventories Increase (Decrease) in Liabilities: Accounts Payable Accrued Liabilities Due to Other Funds Due to Other Governments		8,504 1,742		-		-		(1,849)		(20,630) (52,551) (170,102)
(Increase) Decrease in Assets: Accounts Receivable Inventories Increase (Decrease) in Liabilities: Accounts Payable Accrued Liabilities Due to Other Funds Due to Other Governments Accumulated Unused Compensated		8,504 1,742 (17,622)		-		-		(1,849) (171,844) - 4,642		(20,630) (52,551) (170,102) (39,330) 4,642
 (Increase) Decrease in Assets: Accounts Receivable Inventories Increase (Decrease) in Liabilities: Accounts Payable Accrued Liabilities Due to Other Funds Due to Other Governments Accumulated Unused Compensated Absences 		8,504 1,742 (17,622) -		(21,708)		(59,206) - - -		(1,849) (171,844)		(20,630) (52,551) (170,102) (39,330) 4,642 12,609
(Increase) Decrease in Assets: Accounts Receivable Inventories Increase (Decrease) in Liabilities: Accounts Payable Accrued Liabilities Due to Other Funds Due to Other Governments Accumulated Unused Compensated	_	8,504 1,742 (17,622)	_	-	_	-	_	(1,849) (171,844) - 4,642	_	(20,630) (52,551) (170,102) (39,330) 4,642

Note: There were no significant non-cash transactions.

STATISTICAL SECTION (UNAUDITED)

Statistical tables differ from financial statements because they usually cover more than one fiscal year and may present nonaccounting data, financial trends and the fiscal capacity of the governments.

There are no limitations placed upon the amount of debt the City of Winter Park may issue by either the City's Code of Ordinances or by Florida Statutes.

STATISTICAL SECTION

This part of the City's Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, not disclosures, and required supplementary information says about the City's overall financial health.

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Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

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Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

The City of Winter Park, Florida Table 1 Net Position by Component Last Ten Fiscal Years (accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014 ⁽¹⁾	2015	2016 ⁽¹⁾	2017
Governmental activities										
Net investment in capital assets	41,212,111	\$ 39,073,313 \$	42,543,338 \$	44,104,358 \$	50,151,230 \$	53,481,088 \$	55,213,639 \$	57,725,822 \$	67,758,859 \$	71,473,766
Restricted	970,414	1,151,993	1,419,405	4,064,284	4,379,320	3,973,362	4,541,982	4,052,195	3,713,163	5,647,853
Unrestricted	12,027,786	16,208,314	18,224,924	18,460,698	14,637,700	14,579,692	701,636	5,372,188	(1,083,196)	(655,951)
Total governmental activities net position	54,210,311	\$ 56,433,620 \$	62,187,667 \$	66,629,340 \$	69,168,250 \$	72,034,142 \$	60,457,257 \$	67,150,205 \$	70,388,826 \$	76,465,668
Business-type activities										
Net investment in capital assets	45,934,339	\$ 43,191,242 \$	37,331,556 \$	41,405,685 \$	41,715,121 \$	48,314,979 \$	52,701,567 \$	57,759,700 \$	62,131,622 \$	66,333,483
Restricted	6,109,315	5,581,678	7,436,321	6,059,347	6,427,550	4,539,237	7,295,121	8,227,365	8,402,745	11,045,144
Unrestricted	(1,338,456)	2,810,470	11,143,615	17,948,942	23,527,604	23,151,265	26,167,087	26,291,628	29,756,638	27,863,015
Total business-type activities net position	50,705,198	\$ 51,583,390 \$	55,911,492 \$	65,413,974 \$	71,670,275 \$	76,005,481 \$	86,163,775 \$	92,278,693 \$	100,291,005 \$	105,241,642
Primary government										
Net investment in capital assets	87,146,450	\$ 82,264,555 \$	79,874,894 \$	85,510,043 \$	91,866,351 \$	101,796,067 \$	107,915,206 \$	115,485,522 \$	129,890,481 \$	137,807,249
Restricted	7,079,729	6,733,671	8,855,726	10,123,631	10,806,870	8,512,599	11,837,103	12,279,560	12,115,908	16,692,997
Unrestricted	10,689,330	19,018,784	29,368,539	36,409,640	38,165,304	37,730,957	26,868,723	31,663,816	28,673,442	27,207,064
Total primary government activities net position	104,915,509	\$ 108,017,010 \$	118,099,159 \$	132,043,314 \$	140,838,525 \$	148,039,623 \$	146,621,032 \$	159,428,898 \$	170,679,831 \$	181,707,310

(1) As restated.

The City of Winter Park, Florida Table 2 Changes in Net Position Last Ten Fiscal Years (accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014 ⁽¹⁾	2015	2016 ⁽¹⁾	2017
Expenses										
Governmental activities:										
General Government	\$ 1,468,585 \$	1,363,363 \$	1,514,171 \$	1,732,952 \$	1,435,102 \$	1,577,803 \$	1,544,488 \$	1,472,552 \$	1,113,568 \$	1,315,990
Information Technology	-	-	-	-	-	-	-	-	429,899	687,544
Financial Services	410,607	390,067	408,181	415,070	443,962	419,939	428,669	340,604	310,721	356,666
Communications	103,384	237,495	172,619	182,525	221,754	167,827	169,636	224,445	202,072	213,442
Planning	1,459,383	832,999	692,737	418,942	624,632	408,618	439,168	717,671	766,226	609,636
Building and Code Enforcement	1,571,357	1,384,537	1,245,028	1,290,115	1,288,129	1,010,237	1,101,614	1,143,945	1,226,086	1,337,592
Community Redevelopment Agency	929,999	1,589,300	1,377,840	1,176,585	896,561	789,666	841,240	863,140	994,743	1,090,644
Public Works	11,637,771	11,712,138	10,990,729	10,726,522	10,660,808	10,531,465	10,700,127	10,822,523	10,387,523	12,231,790
Police	11,980,137	12,373,419	12,148,312	12,399,481	12,786,524	13,648,230	14,185,031	13,244,698	16,120,856	14,928,305
Fire	9,612,269	9,854,608	9,975,455	10,161,440	10,179,839	11,071,383	9,227,090	11,456,335	13,263,299	13,409,203
Parks and Recreation	7,820,779	6,951,474	6,561,709	6,534,841	7,082,497	7,986,724	8,499,745	8,450,715	8,665,307	9,251,309
Cultural and Community Services	1,372,698	1,428,712	1,386,212	1,411,212	1,550,212	1,536,560	1,534,560	1,651,580	1,715,872	1,774,545
Interest on Long-Term Debt	1,259,425	1,295,694	1,138,234	1,489,669	1,244,371	1,115,909	808,838	717,353	624,338	743,197
Total governmental activities expenses	49,626,394	49,413,806	47,611,227	47,939,354	48,414,391	50,264,361	49,480,206	51,105,561	55,820,510	57,949,863
Business-type activities:										
Water and Sewer	24,949,787	25,592,464	24,335,784	24,204,194	25,142,530	24,576,002	24,115,597	24,233,429	24,332,244	25,096,482
Electric Services	50,356,561	49,404,425	50,901,278	44,740,659	38,582,336	41,777,043	42,742,181	40,597,171	40,736,590	42,193,497
Golf Course	570,832	541,388	588,025	561,269	-	-	-	-	-	-
Total business-type activities expenses	75,877,180	75,538,277	75,825,087	69,506,122	63,724,866	66,353,045	66,857,778	64,830,600	65,068,834	67,289,979
Total primary government expenses	125,503,574	124,952,083	123,436,314	117,445,476	112,139,257	116,617,406	116,337,984	115,936,161	120,889,344	125,239,842
Program Revenues										
Governmental activities:										
Charges for services:										
General Government	393	2,345	3,085	7,335	714	3,727	322	808	808	474
Financial Services	-	-	3,594	4,140	4,070	3,707	-	-	-	-
Planning	183,659	133,124	121,843	178,842	229,527	242,942	194,717	18,875	13,695	107,718
Building	2,106,266	1,529,856	1,533,642	1,823,890	2,269,925	2,599,468	2,899,884	2,455,932	3,186,388	4,636,262
Community Redevelopment Agency	-	2,852	-	-	-	-	-	-	-	-
Public Works	6,011,615	6,059,206	6,593,303	6,228,043	6,383,854	6,497,654	6,425,527	6,764,070	6,937,613	8,665,037
Police	1,138,641	1,393,257	2,003,645	947,721	1,537,583	1,737,712	2,314,133	1,231,448	1,661,158	1,635,757
Fire	438,501	484,126	581,723	1,138,237	1,228,860	1,292,533	1,407,493	1,260,994	1,411,951	1,975,970
Parks and Recreation	1,897,517	1,478,041	1,363,730	1,679,346	2,199,513	2,577,551	3,230,314	2,839,082	2,655,493	3,608,266
Operating Grants and Contributions	895,225	1,229,626	1,467,727	1,295,306	1,304,045	3,441,376	1,358,456	1,375,192	1,545,558	1,587,362
Capital Grants and Contributions	1,968,406	711,610	918,976	2,039,034	584,322	824,870	858,465	848,494	302,768	59,758
Total governmental activities program revenues	\$ 14,640,223 \$	13,024,043 \$	14,591,268 \$	15,341,894 \$	15,742,413 \$	19,221,540 \$	18,689,311 \$	16,794,895 \$	17,715,432 \$	22,276,604

(1) As restated.

The City of Winter Park, Florida Table 2 (continued) Changes in Net Position Last Ten Fiscal Years (accrual basis of accounting)

	_	2008	2009	2010	2011	2012	2013	2014 ⁽¹⁾	2015	2016 ⁽¹⁾	2017
Program Revenues											
Business-type activities:											
Charges for services:											
Water and Sewer	\$	24,916,588 \$	25,005,283 \$	25,527,710 \$	26,550,502 \$	27,401,520 \$	27,037,647 \$	27,635,066 \$	28,138,903 \$	29,020,089	30,150,319
Electric		47,832,294	54,230,350	58,044,816	53,033,287	46,033,982	49,007,283	49,459,325	47,931,186	47,857,842	45,100,134
Golf Course		490,210	475,465	441,180	431,373	-	-	-	-	-	-
Capital Grants and Contributions		343,697	625,364	1,172,909	1,192,206	429,345	1,327,477	2,835,720	368,584	1,028,170	2,326,589
Total business-type activities program revenues	_	73,582,789	80,336,462	85,186,615	81,207,368	73,864,847	77,372,407	79,930,111	76,438,673	77,906,101	77,577,042
Total Primary government program revenues	_	88,223,012	93,360,505	99,777,883	96,549,262	89,607,260	96,593,947	98,619,422	93,233,568	95,621,533	99,853,646
Net (Expense)/Revenue											
Governmental activities		(34,986,171)	(36,389,763)	(33,019,959)	(32,597,460)	(32,671,978)	(31,042,821)	(30,790,895)	(34,310,666)	(38,105,078)	(35,673,259)
Business-type activities		(2,294,391)	4,798,185	9,361,528	11,701,246	10,139,981	11,019,362	13,072,333	11,608,073	12,837,267	10,287,063
Total primary government net expense	_	(37,280,562)	(31,591,578)	(23,658,431)	(20,896,214)	(22,531,997)	(20,023,459)	(17,718,562)	(22,702,593)	(25,267,811)	(25,386,196)
General Revenues and Other Changes in Net Position											
Governmental activities:											
Taxes											
Property Taxes		18,504,953	19,147,853	18,500,179	16,803,908	16,234,482	16,120,619	16,819,797	17,799,839	19,130,305	20,189,743
Franchise Fees		946,322	1,014,864	1,044,072	1,103,636	1,080,258	1,082,856	1,146,843	1,216,596	1,267,143	870,957
Utility Taxes		6,298,905	6,497,752	6,930,742	6,865,087	6,597,923	6,686,075	6,671,552	6,560,897	6,582,206	6,611,205
Intergovernmental Revenues		6,113,079	5,828,029	5,863,195	5,817,003	5,540,171	5,752,828	6,078,159	6,541,019	7,084,112	7,666,743
Investment Earnings		767,691	819,748	678,723	518,879	432,768	(658,229)	628,969	852,853	487,430	237,416
Miscellaneous Revenue		424,015	445,859	377,815	611,673	871,360	498,086	685,163	1,443,298	1,589,377	902,237
Transfer from(to) other funds		5,162,067	4,858,967	5,379,280	3,959,424	4,453,926	4,670,444	4,783,217	6,589,700	5,203,126	5,271,800
Total government activities		38,217,032	38,613,072	38,774,006	35,679,610	35,210,888	34,152,679	36,813,700	41,004,202	41,343,699	41,750,101
Business-type activities:											
Investment Earnings		599,208	786,379	360,215	443,258	434,155	(546,674)	468,272	747,072	311,975	46,568
Miscellaneous Revenue		1,042,950	41,525	96,709	1,317,402	136,091	249,824	1,400,906	349,473	66,196	(111,194)
Transfer from(to) other funds		(5,162,067)	(4,858,967)	(5,379,280)	(3,959,424)	(4,453,926)	(4,670,444)	(4,783,217)	(6,589,700)	(5,203,126)	(5,271,800)
Total business-type activities		(3,519,909)	(4,031,063)	(4,922,356)	(2,198,764)	(3,883,680)	(4,967,294)	(2,914,039)	(5,493,155)	(4,824,955)	(5,336,426)
Total primary government		34,697,123	34,582,009	33,851,650	33,480,846	31,327,208	29,185,385	33,899,661	35,511,047	36,518,744	36,413,675
Change in Net Position											
Government activities		3,230,861	2,223,309	5,754,047	3,082,150	2,538,910	3,109,858	6,022,805	6,693,536	3,238,621	6,076,842
Business-type activities		(5,814,300)	767,122	4,439,172	9,502,482	6,256,301	6,052,068	10,158,294	6,114,918	8,012,312	4,950,637
Total primary government	\$	(2,583,439) \$	2,990,431 \$	10,193,219 \$	12,584,632 \$	8,795,211 \$	9,161,926 \$	16,181,099 \$	12,808,454 \$	11,250,933	11,027,479

(1) As restated.

The City of Winter Park, Florida Table 3 Fund Balances, Governmental Funds Last Ten Fiscal Years (modified accrual basis of accounting)

	2008	2009	2010	2011 ⁽¹⁾	2012	2013	2014	2015	2016	2017
General Fund										
Reserved	\$ 4,174,934 \$	3,737,939 \$	2,880,670 \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Unreserved	2,731,283	4,411,116	6,675,058	-	-	-	-	-	-	-
Nonspendable	-	-	-	138,209	120,909	260,608	104,366	922,405	929,709	941,509
Restricted	-	-	-	-	-	-	473,532	395,624	965,513	2,552,972
Assigned	-	-	-	636,907	584,076	234,842	218,066	384,242	523,313	302,473
Unassigned	-	-	-	9,553,104	8,953,558	11,432,259	12,280,561	11,043,046	8,044,529	9,690,510
Total general fund	\$ 6,906,217 \$	8,149,055 \$	9,555,728 \$	10,328,220 \$	9,658,543 \$	11,927,709 \$	13,076,525	12,745,317	10,463,064	13,487,464
All Other Governmental Funds										
Reserved	\$ 1,686,316 \$	1,043,637 \$	8,898,038 \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Unreserved, reported in:										
Special revenue funds	7,248,629	6,868,655	7,019,560	-	-	-	-	-	-	-
Capital projects funds	3,019,934	3,427,122	3,174,350	-	-	-	-	-	-	-
Nonspendable	-	-	-	79,291	69,617	74,108	55,862	53,547	-	41,906
Restricted	-	-	-	4,581,633	4,252,198	3,945,871	4,541,982	4,052,195	2,661,415	5,821,441
Committed	-	-	-	7,927,259	6,175,563	5,204,782	5,438,148	8,079,902	2,322,767	34,997,136
Assigned	-	-	-	375,172	318,401	399,972	1,266,420	1,060,685	-	921,493
Unassigned	 	-	-	(139,627)	-	-	-	-	-	(173,588)
Total all other governmental funds	\$ 11,954,879 \$	11,339,414 \$	19,091,948 \$	12,823,728 \$	10,815,779 \$	9,624,733 \$	11,302,412 \$	13,246,329 \$	4,984,182 \$	41,608,388

⁽¹⁾ The City adopted GASB 54 beginning with fiscal year 2011 and has elected to display this change prospectively. Additional information can be found in Note 1-S of the financial statements.

The City of Winter Park, Florida Table 4 Changes in Fund Balances, Governmental Funds Last Ten Fiscal Years (modified accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
REVENUES					<u> </u>					
Taxes:										
Property Taxes \$	19,952,957 \$	21,092,354 \$	20,148,016 \$	17,989,570 \$	17,309,030 \$	17,150,192 \$	16,807,610 \$	17,799,839 \$	19,130,305 \$	20,189,743
Utility Taxes	6,298,905	6,497,752	6,930,742	6,865,088	6,597,925	6,686,075	6,671,552	6,560,897	6,582,206	6,611,205
Franchise Fees	946,322	1,014,864	1,044,071	1,103,636	1,080,258	1,082,857	1,146,843	1,216,596	1,267,143	870,957
Fines and Forfeitures	920,829	979,206	1,654,709	674,365	1,219,867	1,502,638	2,084,029	1,111,301	1,495,740	1,506,827
Licenses and Permits	2,197,365	1,574,789	1,622,739	1,989,469	2,591,654	2,797,995	3,026,360	2,392,821	3,121,261	4,720,423
Intergovernmental:										
Sales Tax	3,761,241	3,314,364	3,415,838	3,623,327	3,610,003	3,821,379	4,029,181	4,281,355	4,470,609	4,597,403
Local Option Gas Tax	1,002,879	947,843	958,913	914,851	938,926	919,444	928,112	953,010	1,009,683	1,018,019
Other Intergovernmental	4,410,283	3,808,474	4,148,071	5,180,264	3,669,472	5,943,110	5,253,090	5,493,747	5,517,983	5,749,967
Charges for Services	5,990,603	6,333,460	6,785,179	7,500,761	8,227,105	8,697,785	9,101,436	9,054,668	9,348,551	12,002,185
Other	2,532,683	1,586,820	1,704,225	1,825,512	1,676,089	1,003,540	2,579,336	2,860,031	2,596,296	2,433,344
Total Revenues	48,014,067	47,149,926	48,412,503	47,666,843	46,920,329	49,605,015	51,627,549	51,724,265	54,539,777	59,700,073
EXPENDITURES										
Current:										
General Administration	1,499,908	1,535,789	1,645,189	1,840,906	1,706,778	1,557,470	1,590,619	1,448,791	1,103,629	1,354,391
Information Technology	-	-	-	-	-	-	-	-	429,899	663,244
Financial Services	420,670	413,199	370,931	399,555	374,810	353,453	353,522	336,147	151,830	324,683
Communications	107,452	183,229	173,357	176,416	170,485	161,456	116,420	183,808	314,696	146,822
Planning	2,012,060	1,765,193	1,968,578	1,614,178	1,496,927	1,169,709	1,369,843	1,627,552	1,685,959	1,633,709
Building	1,580,666	1,416,717	1,239,430	1,261,818	1,293,544	996,040	1,086,410	1,168,623	1,234,567	1,334,837
Public Works	8,930,830	8,770,903	8,372,375	8,205,126	8,570,518	8,236,047	8,407,696	8,417,868	8,953,494	10,605,181
Police	12,348,317	12,732,022	12,922,520	12,815,962	13,085,189	14,036,634	14,116,889	14,969,739	14,481,859	14,543,445
Fire	9,416,751	9,623,766	9,682,588	9,800,694	10,238,541	10,898,091	11,266,113	12,036,331	12,516,743	13,070,431
Parks and Recreation	7,884,895	6,517,654	5,954,608	5,993,814	6,737,713	7,216,629	7,302,925	7,697,189	7,913,943	8,289,954
Cultural and Community Services	1,397,698	1,465,712	1,413,185	1,438,337	1,567,880	1,555,190	1,537,193	1,662,580	1,765,801	1,833,300
Debt Service:										
Principal	1,762,890	1,931,427	2,608,779	2,182,201	2,940,878	2,388,425	2,848,631	3,056,638	3,154,388	2,321,998
Interest and Other Charges	1,259,424	1,250,694	1,385,459	1,553,872	1,253,339	912,633	953,194	752,331	655,383	564,876
Capital Improvements	4,623,115	4,367,770	5,030,577	11,996,793	4,940,279	3,714,237	2,784,816	3,168,866	8,580,874	3,686,630
Total Expenditures	53,244,676	51,974,075	52,767,576	59,279,673	54,376,881	53,196,014	53,734,271	56,526,463	62,943,065	60,373,501
Deficiency of Revenues	(5,230,609)	(4,824,149)	(4,355,073)	(11,612,830)	(7,456,552)	(3,590,999)	(2,106,722)	(4,802,198)	(8,403,288)	((72.439)
Over Expenditures	(5,230,009)	(4,824,149)	(4,355,073)	(11,012,830)	(7,450,552)	(3,390,999)	(2,106,722)	(4,802,198)	(8,403,288)	(673,428)
OTHER FINANCING SOURCES AND (USES)										
Transfers In	8,752,166	7,943,086	8,481,819	7,627,958	7,939,728	7,950,094	8,968,353	11,152,166	13,701,284	9,982,468
Transfers Out	(3,190,099)	(2,491,564)	(3,067,539)	(3,163,534)	(3,160,802)	(2,854,650)	(4,035,136)	(4,562,466)	(8,498,158)	(4,710,668)
Impairment of Assets Held for Resale	-	-	-	-	-	-	-	(174,793)	-	-
Issuance of Debt	2,230,000	-	8,100,000	7,207,770	-	9,800,000	-	-	-	27,705,996
Pmt to Refunded Bond Escrow Agent	_,,	-	-	(7,625,000)	-	(10,226,325)	-	-	-	
Capital Lease Obligation	-	-		1,725,656	-		-	-	-	-
Total Other Financing Sources and (Uses)	7,792,067	5,451,522	13,514,280	5,772,850	4,778,926	4,669,119	4,933,217	6,414,907	5,203,126	32,977,796
Not Change in Frend Balances	2 5 (1 459	627,373	9,159,207	(5,839,980)	(2 (77 (20)	1 079 120	2 826 405	1 (12 700	(2 200 1(2)	22 204 279
Net Change in Fund Balances	2,561,458	027,373	9,139,207	(3,033,980)	(2,677,626)	1,078,120	2,826,495	1,612,709	(3,200,162)	32,304,368
Fund Balances - Beginning	16,299,638	18,861,096	19,488,469	28,991,928	23,151,948	20,474,322	21,552,442	24,378,937	25,991,646	22,791,484
Fund Balances - Ending \$	18,861,096 \$	19,488,469 \$	28,647,677 \$	23,151,948 \$	20,474,322 \$	21,552,442 \$	24,378,937 \$	25,991,646 \$	22,791,484 \$	55,095,852
Debt service as a percentage of noncapital expenditures	6.23%	6.55%	8.69%	8.03%	8.54%	6.73%	7.36%	7.06%	6.98%	5.06%

The City of Winter Park, Florida Table 5 Assessed and Estimated Actual Value of Taxable Property Last Ten Fiscal Years

Fiscal Year Ended Sept. 30, 2008 \$	Real <u>Property</u> 6,092,025,651 \$	Personal Property 270,877,113 \$	Centrally Assessed Property 459,411 \$	Less: Tax Exempt Property 1,911,127,287 \$	Total Taxable Assessed Value 4,452,234,888	Total Direct Tax Rate 4.3073 \$	Estimated Actual Value 7,660,052,254	Assessed Value as a Percentage of Actual Value 58.12%
2009	6,167,795,263	266,018,186	1,383,948	1,937,693,755	4,497,503,642	4.3858	7,741,283,098	58.10%
2010	5,767,510,307	253,659,029	1,483,032	1,687,749,821	4,334,902,547	4.3980	7,247,987,510	59.81%
2011	5,023,964,968	237,399,202	1,241,100	1,354,442,999	3,908,162,271	4.4336	6,343,423,034	61.61%
2012	4,524,708,901	236,563,359	1,216,162	968,447,814	3,794,040,608	4.4166	5,754,518,303	65.93%
2013	4,508,441,021	241,139,877	1,281,825	973,409,547	3,777,453,176	4.4183	5,743,766,225	65.77%
2014	4,642,490,933	241,913,558	1,347,341	941,956,617	3,943,795,215	4.4019	5,902,944,213	66.81%
2015	4,872,492,250	249,157,424	1,398,347	938,478,394	4,184,569,627	4.3907	6,186,755,669	67.64%
2016	5,233,704,939	255,752,935	1,414,234	962,440,637	4,528,431,471	4.3673	6,623,719,499	68.37%
2017	5,627,134,451	253,401,066	1,523,158	983,567,399	4,898,491,276	4.2638	7,082,410,547	69.16%

Source: Orange County Property Appraiser (Revised Recapitulation of the Ad Valorem Assessment Rolls, DR-403AM and DR-403V)

Note:Assessed values are determined as of January 1 for each fiscal year.
Real Property is assessed at 85% of estimated market value and Personal Property assessment at 55%.
Estimated actual taxable value is calculated by dividing assessed value by those percentages.
Centrally assessed property consists of the railroad lines which are assessed by the State of Florida.

The City of Winter Park, Florida Table 6 Direct and Overlapping Property Tax Rates (rate per \$1,000 of assessed value) Last Ten Fiscal Years

			Direct					
Fiscal Year Ended Sept. 30,	Tax Roll	City Operating Millage	City Debt Service	Total City Millage	Orange County	Orange County School Board	St. Johns Water Management District	Total Direct and Overlapping Millage
2008	2007	3.9950	0.3123	4.3073	5.1639	7.1210	0.4158	17.0080
2009	2008	4.0923	0.2935	4.3858	4.4347	7.1500	0.4158	16.3863
2010	2009	4.0923	0.3057	4.3980	4.4347	7.6373	0.4158	16.8858
2011	2010	4.0923	0.3413	4.4336	4.4347	7.8940	0.4158	17.1781
2012	2011	4.0923	0.3243	4.4166	4.4347	8.5450	0.3313	17.7276
2013	2012	4.0923	0.3260	4.4183	4.4347	8.4780	0.3313	17.6623
2014	2013	4.0923	0.3096	4.4019	4.4347	8.3620	0.3283	17.5269
2015	2014	4.0923	0.2984	4.3907	4.4347	8.4740	0.3164	17.6158
2016	2015	4.0923	0.2750	4.3673	4.4347	8.2180	0.3023	17.3223
2017	2016	4.0923	0.1715	4.2638	4.4347	7.8110	0.2885	16.7980
Source:		Orange County	Property Apprais	ser's Office				

The City of Winter Park, Florida Table 7 Principal Property Tax Payers Current Year and Ten Years Ago

			2017			2008	
Taxpayer	Type of Business	 Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	 Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Winter Park Town Center (Winter Park Village)	Shopping Mall	\$ 61,109,263	1	1.25%	\$ 53,568,456	1	1.20%
Presbyterian Retirement Communities Inc	Retirement Community	42,549,159	2	0.87%	14,900,588	8	0.33%
Winter Park Town Center Development LLC	Paseo Apartments	42,068,180	3	0.86%			
Rollins College / Langford RCI LLC	Education / Hospitality	31,846,079	4	0.65%	26,221,863	2	0.59%
Mayflower Retirement Center Inc	Retirement Community	29,641,442	5	0.61%	20,161,606	3	0.45%
Embarq FL (Sprint United Management Co)	Telephone Carrier	29,036,952	6	0.59%			
UP Fieldgate US Investments-Winter Park LLC (Whole Foods Shopping Center)	Real Estate Developer	25,713,542	7	0.52%			
SVAP Winter Park, LP (Center of Winter Park Shopping Center)	Real Estate Developer	22,934,085	8	0.47%			
Publix Supermarket Inc	Food Retailer	17,800,802	9	0.36%			
BFC Park Avenue (250 Park Avenue)	Trustee	17,387,511	10	0.35%	17,885,510	5	0.40%
Elizabeth Morse Genius Foundation	Foundation				18,574,232	4	0.42%
Langford LLC	Environmental Services				16,657,780	6	0.37%
CD90 Mercantile Plaza (former Kmart Plaza)	Shopping Mall				15,102,667	7	0.34%
Winter Park Business LLC	Developer				13,557,496	9	0.30%
Winter Park Village Apartments LLC	Real Estate Developer				13,392,461	10	0.30%
Other Taxpayers	-	4,578,404,261	-	93.47%	4,242,212,229	-	95.28%
Total Assessed Value		\$ 4,898,491,276		100.00%	\$ 4,452,234,888		100.00%

Source: Orange County Property Appraiser's Office

The City of Winter Park, Florida Table 8 Property Tax Levies and Collections Last Ten Fiscal Years

Fiscal Year	Tax Levied	Collected v Fiscal Year o		Collections	Total Collect	ions to Date
Ended	for the	Fiscal I cal	Percentage	Subsequent	Total Concel	Percentage
Sept. 30,	Fiscal Year ⁽¹⁾	Amount	of Levy	 Years	Amount	of Levy
2008	\$ 19,177,111 \$	18,463,803	96.3%	\$ 49,710 \$	18,513,513	96.5%
2009	19,725,151	19,331,226	98.0%	49,588	19,380,814	98.3%
2010	19,064,901	18,456,523	96.8%	43,654	18,500,177	97.0%
2011	17,327,228	16,758,247	96.7%	32,927	16,791,174	96.9%
2012	16,756,760	16,170,799	96.5%	51,216	16,222,015	96.8%
2013	16,689,921	16,083,083	96.4%	25,197	16,108,280	96.5%
2014	17,424,870	16,807,610	96.5%	21,521	16,829,131	96.6%
2015	18,420,057	17,751,760	96.4%	48,079	17,799,839	96.6%
2016	19,777,019	19,080,582	96.5%	49,723	19,130,305	96.7%
2017	20,886,187	20,170,645	96.6%	19,098	20,189,743	96.7%

Source: Orange County Tax Collector and City of Winter Park Finance Department

Notes: (1) Gross Taxes before discounts

The City of Winter Park, Florida Table 9 Ratios of Outstanding Debt by Type Last Ten Fiscal Years

		Governmental Activities							Business-type A	Activ	vities			
Fiscal Year Ended Sept. 30	General Obligation Bond		Capital Improvement Bonds		Capital Lease Obligations		Notes Payable	_	Water & Wastewater Revenue Bonds		Electric Revenue Bonds	Total Government	Percentage of Personal Income	Per Capita
2008	\$ 11,330,000	0 9	\$ 12,622,710	\$	239,593	\$	5,861,428	\$	60,990,000 \$		70,760,000 \$	161,803,731	11.83% \$	5,595
2009	10,520,000	0	12,015,762		198,194		5,391,949		78,895,000		80,010,000	187,030,905	14.47%	6,544
2010	9,685,000	0	7,273,009		832,583		16,828,984		77,745,000		79,530,000	191,894,576	15.22%	6,749
2011	8,700,000	0	6,574,083		2,178,392		16,037,117		78,435,000		78,145,000	190,069,592	14.58%	6,855
2012	7,760,000	0	5,864,631		1,713,181		15,164,883		75,155,000		76,525,000	182,182,695	13.89%	6,570
2013	6,943,732	2	5,174,090		1,513,264		14,465,000		68,206,115		68,437,108	164,739,309	12.78%	5,711
2014	5,984,889	9	4,371,877		1,351,957		13,455,000		71,728,159		71,662,000	168,553,882	12.09%	5,798
2015	4,938,460	0	3,547,389		1,194,807		12,400,000		68,673,965		69,819,129	160,573,750	11.21%	5,543
2016	3,857,030	0	2,695,000		1,032,808		11,315,000		65,509,555		69,256,244	153,665,637	10.44%	5,243
2017	30,807,16	0	2,360,000		865,810		10,195,000		62,234,056		66,771,921	173,233,947	11.94%	5,909

Notes: Details regarding the City's outstanding debt can be found in the notes to the financials statements. See Demographic and Economic Statistics for personal income and population data.

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The City of Winter Park, Florida Table 10 Ratios of General Obligation Bonds Outstanding Last Ten Fiscal Years

Fiscal Year Ended Sept. 30,	General Obligation Bonds	Percentage of Estimated Actual Taxable Value of Property	Per Capita
2008 \$	5 11,330,000	0.15% \$	392
2009	10,520,000	0.14%	368
2010	9,685,000	0.13%	341
2011	8,700,000	0.14%	314
2012	7,760,000	0.13%	280
2013	6,943,732	0.12%	241
2014	5,984,889	0.10%	206
2015	4,938,460	0.08%	170
2016	3,857,030	0.06%	132
2017	30,807,160	0.43%	1,051
Source:	City of Winter Par	rk Finance Department	

Note: There is no overlapping general obligaton debt for which the City's property taxpayers are responsible.

The City of Winter Park, Florida Table 11 Direct and Overlapping Governmental Activities Debt

Governmental Unit		Debt Outstanding	Estimated Percentage Applicable ⁽¹⁾		Estimated Share of Overlapping Debt
Debt repaid with property taxes					
Orange County District School Board ⁽²⁾	\$	1,237,972,777	4.04%	\$	49,994,326
City Direct Debt (Governmental Activities)				-	44,227,970
Total Direct and Overlapping Del	bt			\$	94,222,296

Source:	Assessed value data used to estimate applicable percentage provided by the Orange County Property Appraiser (Form DR-403V). Debt outstanding provided by each governmental unit.
Notes:	 ⁽¹⁾ Ratio of assessed valuation of taxable property in overlapping unit that is with City of Winter Park. ⁽²⁾ Debt outstanding as of June 30, 2017

The City of Winter Park, Florida Table 12 Legal Debt Margin Information

There are no limitations placed upon the amount of debt the City may issue by either the City's Charter or code of ordinances or by the Florida State Statutes.

The City's Charter does require voter referendum for the following categories of bonds:

- * General obligation bonds.
- * Revenue bonds intended to finance enterprises or projects which involve the purchase, lease and/or acquisition of real property.
- * Revenue bonds which pledge specific non-ad valorem taxes as the primary source(s) of revenue to pay the principal and interest which have a principal value in excess of one million dollars. This dollar limitation is adjusted annually as of the end of the fiscal year in accordance with changes in the cost-of-living index as published by the federal government. The limitation, as adjusted, at September 30, 2017 is \$2,438,923

However, notwithstanding the foregoing in the second and third items above, voter referendum shall not be required prior to the issuance of revenue bonds which finance the purchase, lease and/or acquisition of park real property and/or park projects by the City.

The City of Winter Park, Florida Table 13 Community Redevelopment Agency Tax Increment Revenue Bonds Coverage Last Ten Fiscal Years

Fiscal Year	Tax		nts					
Ended Sept. 30,	 Increment Revenue ⁽¹⁾		Principal	 Interest		Total	Coverag	ge
2008	\$ 2,736,168	\$	422,366	\$ 419,331	\$	841,697	2	3.25
2009	3,283,329		436,948	400,498		837,446		3.92
2010	3,172,003		456,778	517,908		974,686		3.25
2011	2,309,577		791,868	718,129		1,509,997		1.53
2012	2,090,103		872,234	683,013		1,555,247	-	1.34
2013	2,003,379		490,000	435,864		925,864		2.16
2014	2,127,789		1,010,000	476,425		1,486,425		1.43
2015	2,391,268		1,055,000	443,378		1,498,378		1.60
2016	2,986,272		1,085,000	409,053		1,494,053	,	2.00
2017	3,783,493		1,120,000	373,552		1,493,552		2.53

Notes: (1) Tax Increment Revenue Notes are backed by the property tax revenue produced by the property tax rate of the City of Winter Park and Orange County applied to the increase in the taxable assessed values above the base year taxable assessed value multiplied by 95%.

The City of Winter Park, Florida Table 14 Pledge Revenue Coverage Water and Sewer Revenue Debt Coverage Last Ten Fiscal Years

Fiscal Year		Less: Operation and	Net Pledge Revenue	Debt	Service Requirements		
Ended Sept. 30,	 Gross Revenue	Maintenance Expense	Available for Debt Services	Principal	Interest	Total	Coverage
2008	\$ 25,589,426	\$ 18,520,255 \$	7,069,171 \$	1,070,000 \$	3,657,461 \$	4,727,461	1.50
2009	25,441,139	18,534,852	6,906,287	1,105,000	3,214,962	4,319,962	1.60
2010	25,807,742	16,546,462	9,261,280	1,150,000	2,563,648	3,713,648	2.49
2011	26,847,541	16,109,450	10,738,091	2,410,000	3,284,962	5,694,962	1.89
2012	27,684,531	16,655,358	11,029,173	2,495,000	3,150,076	5,645,076	1.95
2013	26,736,801	16,665,960	10,070,841	2,590,000	3,282,121	5,872,121	1.72
2014	28,626,592	16,750,478	11,876,114	2,700,000	3,183,842	5,883,842	2.02
2015	28,737,710	16,913,674	11,824,036	2,780,000	3,085,768	5,865,768	2.02
2016	29,222,001	17,601,300	11,620,701	2,890,000	2,975,388	5,865,388	1.98
2017	30,196,556	18,509,594	11,686,962	3,010,000	2,855,463	5,865,463	1.99

Notes:

1 Schedule includes debt service requirements for Water and Sewer Revenue Bonds, 2002, 2004, 2009, 2010 and 2011. Minimum debt service coverage is net revenues of 1.25 times debt service becoming due and payable in each year.

The bonds and interest due thereon are payable from and secured by a prior lien upon a pledge of the net revenues derived by the City from the operation of the Water and Suburban Sewer System.

2 Gross Revenues are defined by the bond covenants as all income and earnings derived by the City from the ownership, operation, leasing, or use of the system and investment income, excluding impact fees and interest earned thereon.

3 Operation and maintenance expenses are defined as the cost of operation and maintenance as defined by the bond covenant, as current expenses, paid or accrued, less depreciation and amortization expenses.

The City of Winter Park, Florida Table 15 Electric Services Revenue Debt Coverage Last Ten Fiscal Years

Fiscal Year			Less: Operation and	Net Pledge Revenue	De	bt Se	ervice Requirem	ents			
Ended Sept. 30,	 Gross Revenue	. <u> </u>	Maintenance Expense	 Available for Debt Services	 Principal		Interest		Total	Covera	ge
2008	\$ 47,901,111	\$	44,365,015	\$ 3,536,096	\$ 600,000	\$	4,228,044	\$	4,828,044		0.73
2009	54,774,922		44,042,317	10,732,605	625,000		3,350,348		3,975,348		2.70
2010	57,655,512		45,345,525	12,309,987	480,000		2,057,171		2,537,171		4.85
2011	53,560,437		38,783,305	14,777,132	1,430,000		2,680,183		4,110,183		3.60
2012	45,725,647		32,285,000	13,440,647	1,620,000		2,747,512		4,367,512		3.08
2013	48,382,824		35,382,805	13,000,019	2,430,000		2,691,964		5,121,964		2.54
2014	49,253,533		36,664,439	12,589,094	1,765,000		2,652,149		4,417,149		2.85
2015	48,205,402		34,597,872	13,607,530	1,735,000		2,784,944		4,519,944		3.01
2016	47,014,090		34,796,389	12,217,701	2,225,000		2,571,562		4,796,562		2.55
2017	45,182,452		36,221,726	8,960,726	2,450,000		2,506,566		4,956,566		1.81

Notes: 1 Schedule includes debt service requirements for Electric Revenue Bonds, Series 2005A, 2005B, 2007, 2009A, 2009B, 2010, 2014 and 2014A. Minimum debt service coverage is net revenues of 1.25 times debt service becoming due and payable in each year.

The bonds and interest due thereon are payable from and secured by a prior lien upon a pledge of the net revenues derived by the City from the operation of the Electric System.

- 2 Gross Revenues are defined by the bond covenants as all income and earnings derived by the City from the ownership, operation, leasing, or use of the system and investment income, excluding capital expansion and system improvement grants.
- 3 Operation and maintenance expenses are defined as the cost of operation and maintenance as defined by the bond covenant, as current expenses, paid or accrued, less depreciation and amortization expenses.
- 4 Pledge revenues are defined as gross revenues less operation and maintenance expense.

5 Debt service coverage fell below the required minimum of 1.25 in fiscal year 2008 due to high interest costs on auction rate bonds and underrecovery of fuel costs. The City has since refunded most of the auction rate bonds with fixed rate bonds and reviews its fuel cost recovery rates on a quarterly basis and adjusts as necessary.

The City of Winter Park, Florida Table 16 Demographic and Economic Statistics Last Ten Fiscal Years

		0	City	City Per Madian	Orange County	C:+- E-l			Unemployme	nt Rate	
	City	Orange County	Personal Income	Median Household	Median Household	City Ed High School	College	City of	Orlando- Kissimmee	Orange	
Year	Population	Population ¹	(Thousand)	Income	Income	Graduates	Graduates	Winter Park	MSA	County	Florida
2008	28,921	1,114,979 \$	1,367,573 \$	48,227	23,776	2,686	8,033	5.0	6.5	6.4	6.9
2009	28,581	1,108,882	1,292,919	45,237	25,560	2,582	8,935	8.5	11.6	11.5	11.3
2010	28,434	1,145,956	1,260,678	44,337	28,117	3,071	10,368	9.1	11.8	11.8	12.1
2011	27,727	1,157,342	1,303,751	47,021	39,394	3,429	14,154	7.9	10.2	10.1	10.6
2012	27,728	1,175,941	1,311,673	47,305	52,624	3,419	12,136	6.9	8.5	8.4	8.6
2013	28,847	1,199,801	1,289,503	45,753	45,968	3,418	15,991	5.4	6.3	6.2	6.9
2014	29,073	1,227,995	1,393,865	44,504	50,738	3,700	12,485	4.6	5.7	5.6	6.1
2015	28,967	1,200,241	1,432,389	49,449	47,556	3,595	12,918	4.5	4.3	4.7	5.6
2016	29,308	1,229,039	1,472,170	59,405	47,943	2,962	12,950	4.4	4.4	4.3	4.9
2017	29,317	1,332,714	1,451,192	62,662	51,232	2,751	14,508	3.2	3.6	3.5	4.0

Sources: Information provided by BEBR, American Community Survey, Metro Orlando EDC and the Community Redevelopment Agency.

Unemployment rate from State of Florida, Department of Labor and Employment Security, bureau of Labor Market Information. (http://www.labormarketinfo.com) Statistical Programs/LAUS-Local Area Unemployment Statistics/Get detailed Statistics/Monthly Data Table per year (includes city estimate)

Notes: N/A - Information is not available.

¹ Population for Orange County was revised with Metro Orlando EDC & BEBR.

The City of Winter Park, Florida Table 17 Principal Employers Current Fiscal Year

			2017		
Employer	Type of Business	Employees	City Rank	Percentage of Total City Employment	
Florida Hospital Winter Park ¹	Health	1,660	1	10.95%	
Orange County Schools ¹	Education	650	2	4.29%	
City of Winter Park	Government	526	3	3.47%	
Gecos Inc	Construction	423	5	2.79%	
Publix	Food Retailer/Supermarket chain	285	6	1.88%	
Rollins College	Education	450	4	2.97%	
Other Employers	Various	11,163		73.65%	
Total Labor Force		15,157		100.00%	

Sources: Labor Force from State of Florida, Department of Labor and Employment Security, Bureau of Labor Market Information. (http://www.labormarketinfo.com) Statistical Programs\ LAUS-Local Area Unemployment Statistics\get detailed statistics\Monthly Data Table per year, Metro Orlando EDC.

¹ Source used for employees is Dun & Bradstreet reports.

The City of Winter Park, Florida Table 18 Full-Time Authorized City Government Employees by Function Last Ten Fiscal Years

			Full-time a	authorized Employ	ees as of September	: 30,				
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Function/Program										
General Government										
City Manager	4	3	3	3	3	4	3	3	4	4
Budget							1	1	1	1
City Clerk	2	2	2	2	2	2	2	2	1	1
Communications	4	3.5	3.5	3.5	3.5	3.5	4	4	4	4
Human Resources	4	4	4	4	4	3	3	3	3	4
Purchasing	4	3	3	3	3	3	3	3	3	3
Information Technology Services	7	7.5	7.5	7.5	7.5	7.5	7.5	8	9	9
Finance	10	9	9	9	9	9	9	9	9	9
Forestry									5	5
Police	120	118	115	115	114	114	114	114	113	113
Fire	74	74	77	77	76	78	81	82	82	82
Public Works	36	34	34	35	35	35	35	34	35	36
Planning/Building & Code Enforcement	26	22	18	20	20	20	20	19	16	18
Parks/Recreation	85	74	72	74	77	71	62	62	61	65
Subtotal for General Fund	376	354	348	353	354	350	344	344	346	354
Special Revenue										
Stormwater Utility	27	21	21	21	22	22	22	22	22	22
Community Redevelopment	3	5	4	3	3	3	2	4	4	4
Subtotal for Special Revenue	30	26	25	24	25	25	24	26	26	26
Business-Type										
Water/Sewer Service	138	134	131	125	125	119	119	116	114	114
Electric Service	4	4	4	3	3	6	3	3	20	20
Golf Course	6	6	6	6	0	0	-	-	-	-
Subtotal for Business-Type	148	144	141	134	128	125	122	119	134	134
Internal Service										
Fleet	13	13	12	12	12	12	10	10	10	11
General Insurance	1	1	1	1	1	1	1	1	2	2
Subtotal for Internal Services	14	14	13	13	13	13	11	11	12	13
Total	568	538	527	524	520	516	501	500	517	526
									:	

Source: City Annual Budget

The City of Winter Park, Florida Table 19 Operating Indicators by Function/ Program Last Ten Fiscal Years

	2008		2009	2010	2011	2012	2013	2014	2015	2016	2017
Function											
Police ⁽¹⁾											
# of 911 Calls Received		N/A	N/A	N/A	N/A	N/A	20,812	23,820	23,922	22,130	24,028
Average Response times, Priority one		2:27	2:18	2:16	2:17	2:32	2:26	2:51	2:25	2:33	1:50
Felony & misdemeanor arrests		1,295	1,331	928	519	942	1,125	883	495	1,233	421
Traffic accidents and citations	14	1,297	14,364	12,716	10,059	10,347	13,026	14,317	15,351	10,677	7,607
Fire ⁽²⁾											
Baseline Measurement (Fire) at 90%											
Alarm Handling Time -Pick-up to dispatch		1:06	1:03	1:15	1:05	:47	:54	:55	:49	:55	2:29
Turnout-1st Unit-All Priority One Calls		N/A	2:03	2:07	2:07	:53	:58	1:11	1:11	1:10	2:12
Travel											
Travel 1st Unit-Distribution		6:25	6:06	5:55	5:55	4:09	7:33	6:30	5:52	4:54	7:34
Travel Time Effective Response Force-Concentration		9:12	8:24	8:24	8:38	5:43	6:09	5:33	6:27	5:19	11:00
Total Response Time											
Travel 1st Unit on Scene-Distribution		8:58	8:36	8:25	8:25	7:38	7:56	7:35	7:52	8:04	9:28
Travel Time Effective Response-Concentration		11:18	11:24	11:24	11:33	9:53	8:01	9:41	8:27	7:24	13:00
Baseline Measurement (EMS) at 90%											
Call Handling-Pick-up to dispatch		1:06	1:03	1:15	1:05	1:00	:54	:54	:56	:57	2:09
Turnout-1st Unit-All Priority One Calls		N/A	N/A	N/A	2:07	1:14	:58	1:14	1:14	1:13	1:48
Travel											
Travel 1st Unit-Distribution		N/A	N/A	N/A	5:55	4:07	5:49	5:19	5:44	4:50	6:03
Travel Time Effective Response-Concentration		N/A	N/A	N/A	8:38	5:54	6:01	5:32	5:27	4:52	8:13
Total Response Time											
Total Response Time 1st Unit-Distribution		N/A	N/A	N/A	8:25	7:24	7:13	7:13	7:24	7:03	8:33
Total Response Time Effective Response Force-Concentration		N/A	N/A	N/A	11:33	9:38	7:55	7:40	7:10	8:19	12:15
Public Works											
Traffic Control											
New signs made/installed		1,022	1,802	1,989	532	427	654	498	953	1,181	1,776
Signs repaired		191	295	515	160	199	87	176	306	58	145
Environmental Protection											
Linear feet of new pipe installed	-	2,869	2,495	2,086	1,008	2,074	1,008	340	1,480	475	432
Linear feet of damaged pipe replaced		163	140	136	215	230	104	96	64	200	55
Standard inlets installed		28	20	40	15	12	4	6	12	5	10
Street sweepers (miles per week)		162	130	130	130	130	125	125	125	162	116
Leaves removed and hauled (cubic yards)	4	2,035	1,462	1,750	2,700	2,700	5,040	4,070	3,701	3,890	6,060
Fleet Percent of entire fleet availability	0(9.21%	99.37%	99.11%	99.20%	99.26%	98.23%	98.05%	98.33%	98.36%	00.220/
Preventive maintenance completed		1,741	1,484	1,259	1,672	1,171	1,176	1,108	1,450	98.30% 1,497	98.23% 1,489
Building and Code Enforcement	1	1,741	1,484	1,239	1,072	1,1/1	1,170	1,108	1,450	1,497	1,489
Permits issued	,	1,242	3,417	4,351	3,684	3,700	4,880	6,336	6,437	6,150	5,196
Estimated construction value of permits issued (millions)	\$	+,242 98 \$	65 \$	4,331	176 \$	100 \$	124 \$	170 \$	116 \$	202 \$	257
Parks and Recreation	3	20 \$	05 \$	1/2 9	170 5	100 \$	124 3	170 \$	110 \$	202 \$	251
Venue Rentals-All Venues	4	4,385	4,082	4,083	3,621	4,279	4,335	4,425	6,628	6,234	5,502
Recreation ID's Issued	-	1,585 N/A	4,082 N/A	4,085 N/A	N/A	2,615	2,513	2,679	2,692	2,092	2,101
Community Center Programming Count		N/A	26,298	16,248	16,759	38,685	55,813	72,960	73,484	71,381	73,079
Rounds of Golf	2'	7,914	27,916	22,933	22,755	23,745	29,940	33,623	32,988	13,624	36,286
realities of 90ff	2	· • · • •	27,210	22,700	22,100	20,140	27,740	55,025	52,700	10,024	50,200

Source: Various City departments.

Notes:

(1) Provided for calendar year.

⁽²⁾New Performance measure indicators adopted by City Commission in December 2010.

N/A - Information is not available.

City of Winter Park, Florida Table 20 Supplemental Operating Indicators for: Water & Sewer-Customers September 30, 2017

		12-13	13-14	14-15	15-16	16-17
Commercial:						
	Inside	1,727	1,745	1,747	1,800	1,80
	Outside	1,149	1,136	1,150	1,148	1,14
Multi-Dwelling:						
	Inside	351	344	337	333	32
	Outside	593	583	584	580	58
Public Authority:						
	Inside	222	220	223	225	22
	Outside	58	58	61	62	6
Residential:						
	Inside	10,754	10,824	10,840	10,846	10,89
	Outside	8,499	8,493	8,540	8,582	8,57
Fotal Inside		13,054	13,133	13,147	13,204	13,24
Fotal Outside		10,299	10,270	10,335	10,372	10,36
Fotal Customers		23,353	23,403	23,482	23,576	23,61

	MAJOR WATER AND SEWER USERS (CONSUMPTION = 1,000 GALLONS)	
	Inside City Limits	
	Adventist Health Systems	50,07
	Rollins College	37,177
	Orange County Schools, Court, Rec	21,870
	Winter Park Towers	20,653
	Winter Park Town Center LTD	17,859
	City of Winter Park	13,949
	Four Seasons Condo	13,24
	Mayflower Retirement Center	12,07
	Waterfall Cove At Winter Park	8,04
	The Meadows	7,690
	Total Inside	202,642
	Outside City Limits	· ·
	BRK Winter Park L.P.	27,33
	Sun Key Holdings, LLC	21,020
	Lake Weston Apartments	19,229
	Winter Park Woods Condominiums	17,24
	Azure Winter Park	17,180
	ZMG Property Mgmt Division, LLC	15,330
	Picerne Development	15,16
	RH Central Place At WP, LLC; Summerwalk	15,082
	JRK-Florida Partners; The Shoals	14,603
	Lakeside at Winter Park, LLC	13,54
	Total Outside	175,73
otal Consumption of L	argest Users (Inside and Outside)	378,372

City of Winter Park, Florida Table 21 Supplemental Operating Indicators for: Water & Sewer Operation-Usage September 30, 2017

	ANNUAL WA	TER USAGE (thous	sands of gallons)		
	12-13	13-14	14-15	15-16	16-17
Commercial:					
Inside	484,688	504,058	540,449	539,612	579,914
Outside	370,758	365,205	316,713	357,058	376,736
Multi-Dwelling:					
Inside	146,245	138,511	147,862	132,366	130,875
Outside	408,503	409,315	432,894	375,295	377,577
Public Authority:					
Inside	199,302	76,646	73,424	77,181	83,056
Outside	11,599	12,424	13,695	11,526	11,160
Residential:					
Inside	1,283,305	1,275,171	1,331,913	1,323,310	1,450,900
Outside	580,116	566,790	601,610	560,746	607,746
Total Inside	2,113,540	1,994,386	2,093,648	2,072,469	2,244,744
	, ,	· · ·	, ,	· · ·	, ,
Total Outside	1,370,976	1,353,734	1,364,912	1,304,625	1,373,219
Total Consumption	3,484,516	3,348,120	3,458,560	3,377,094	3,617,964

	ANNUAL SEV	WER USAGE (thou	sands of gallons)		
	12-13	13-14	14-15	15-16	16-17
Commercial:					
Inside	270,927	285,728	292,262	313,993	315,284
Outside	210,318	215,618	213,816	210,177	222,052
Multi-Dwelling:					
Inside	120,867	121,805	115,907	116,404	117,505
Outside	348,278	350,603	353,673	363,583	366,064
Public Authority:					
Inside	22,418	20,097	20,271	20,760	24,008
Outside	7,213	5,413	3,876	5,335	5,787
Residential:					
Inside	544,054	539,222	539,665	553,609	582,160
Outside	293,563	257,599	287,836	289,588	303,709
Total Inside	958,266	966,852	968,105	1,004,766	1,038,957
Total Outside	859,372	829,233	859,201	868,683	897,612
	1.017.600	1 50 4 00 5	1.027.004	1.072.140	1.026.560
Total Consumption	1,817,638	1,796,085	1,827,306	1,873,449	1,936,569

City of Winter Park, Florida Table 22 Water and Sewer Rates, Fees and Charges September 30, 2017

	Inside th	e City Limits		
		Water		
		(Commercial/		
	Water	Public	Water	
	(Residential)	Authority)	(Irrigation)	Sewer
		Rates per 1,000	gallons of consumptio	n
Block 1	\$ 1.19	\$ 1.19	\$ 2.53	\$ 4.67
Block 2	1.77	1.77	3.38	4.67
Block 3	2.53	2.53	4.33	4.67
Block 4	3.38	3.38	6.28	4.67
Block 5	4.33	4.33	6.28	4.67
Block 6	6.28	4.33	6.28	4.67
Base ERM Charge	8.62	8.62	8.62	10.19
Additional Unit Charge	4.64	4.64	4.64	5.48

	Outside tl	ne Ci	ty Limits			
			Water			
			(Commercial/			
	Water		Public	Water		
	(Residential)		Authority)	(Irrigation)		Sewer
		R	Rates per 1,000 g	gallons of consumpt	ior	1
Block 1	\$ 1.49	\$	1.49	\$ 3.16	5	\$ 5.83
Block 2	2.21		2.21	4.22	2	5.83
Block 3	3.16		3.16	5.41		5.83
Block 4	4.22		4.22	7.84	ŀ	5.83
Block 5	5.41		5.41	7.84	ŀ	5.83
Block 6	7.84		5.41	7.84	ŀ	5.83
Base ERM Charge	10.78		10.78	10.78	3	12.73
Additional Unit Charge	5.80		5.80	5.80)	6.85

ERM = Equivalent Residential Meter

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

Notes:

(1) Rates on this table became effective Oct 1, 2016.

City of Winter Park, Florida Table 22 (continued) Water and Sewer Rates, Fees and Charges September 30, 2017

Bills for water, sewer and irrigation service are determined using applicable rates in the table 21 and the block sizes in the table below based on customer class and meter size.

Block Structure Price Breaks by Meter Size:

		Usage Up To:				
		Block 1	Block 2	Block 3	Block 4	Block 5
Meter						
Size	Equivalent					
in	Meter	(1,000	(1,000	(1,000	(1,000	(1,000
Inches	Ratio	gallons/month)	gallons/month)	gallons/month)	gallons/month)	gallons/month)
3/4	1	4	8	12	20	20
1	2 1/2	10	20	30	50	50
1 1/2	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			
		Usage Up To			Over:			
Block 1	Block 2	Block 3	Block 4	Block 5	Block 6			
1,000	1,000	1,000	1,000	1,000	1,000			
(gallons/month)	(gallons/month)	(gallons/month)	(gallons/month)	(gallons/month)	(gallons/month)			
4	8	12	16	20	20			

Irrigation Water Block Structure							
	Usage	Over:					
1,000 (gallons/month)	1,000 (gallons/month)	1,000 (gallons/month)	1,00 (gallons/m				
4	8	12	12	,			

Notes:

(1) Rates on this table became effective October 1, 2015.

City of Winter Park, Florida Table 23 Supplemental Operating Indicators for Electric Operations September 30, 2017

ELECTRIC SYSTEM CUSTOMERS AND USAGE										
	12-13		13-14		14-15		15-16		16-17	
	# Customers	Killowatt Hours								
Commercial:	2,366	212,962,006	2,374	218,597,990	2,383	217,765,411	2,387	220,923,995	2,418	215,700,628
Public Authority:	285	22,939,766	287	23,753,687	290	23,345,813	295	24,736,381	285	23,894,425
Residential:	11,828	177,364,535	12,021	183,271,300	12,292	187,371,272	12,265	191,571,478	12,358	185,434,476
Total Customers	14,479	413,266,307	14,682	425,622,977	14,965	428,482,496	14,947	437,231,854	15,061	425,029,529

MAJOR ELECTRIC USERS				
	Killowatt Hours			
Rollins College	24,457,356			
Adventist Health Systems	21,468,321			
Orange County Schools, Court, Rec	11,210,778			
City of Winter Park	10,192,574			
Publix Super Markets	8,717,222			
Embarg Florida, Inc	8,035,573			
Mayflower Retirement Center	6,412,555			
Presbyterian Retirement Center (Wpark Towers)	5,001,136			
250 Park Avenue Trustee, Inc	2,806,187			
Alfond Inn	2,695,920			
Whole Foods Market Group, Inc	2,670,376			
Charles H, Elizabeth Morse Genius	2,398,901			
Winter Park Retirement Center, Inc	2,097,600			
Regal Cinemas, Inc	1,775,800			
WP Station Tower, LLC	1,705,179			
Total Consumption of Largest Users	111,645,478			

Active System Accounts by Customer Class							
Rate Class	Residential	Commercial	Street Lights	Public Authority	Total		
General Service Demand - Primary (GSD-1)		2			2		
General Service Demand- Secondary (GSD-1)		1,043		58	1,101		
Non Demand -Secondary (GS-1)		1,160		190	1,350		
Non Demand- 100% Load Factor Usage (GS-2)		40		23	63		
Time of Use - Secondary (GSDT-1)		21		1	22		
Time of Use- Primary (GSDT-1)		1		1	2		
Residential	11,925				11,925		
Lighting Service (LS-1)			219		219		
Total Accounts	11,925	2,267	219	273	14,684		
-							

City of Winter Park, Florida Table 24 Historical Cost of Purchased Power and Transmission September 30, 2017

						Bul	k Power Purchases	5			
-	kWh Purchased	Cost of Fuel	Cost of Non- Fuel	Cost of Transmission	Total Cost of Bulk Power	Cost of Fuel/MWh	Cost of Non- Fuel/MWh	Total Bulk Power Purchased Cost/MWh	Cost of Transmission/ MWh	Total Cost of Bulk Power/MWh	Peak Demand (MW)
FY 2008	449,132,208 \$	23,802,250 \$	11,840,107 \$	1,600,046 \$	37,242,403 \$	53.00 \$	26.36 \$	79.36 \$	3.56 \$	82.92	97.3
FY 2009	442,159,788	23,183,450	12,618,455	2,062,414	37,864,319	52.43	28.54	80.97	4.66	85.63	100.0
FY 2010	456,911,847	24,786,014	12,437,885	2,155,495	39,379,394	54.25	27.22	81.47	4.72	86.19	107.9
FY 2011	451,951,216	21,212,339	9,256,100	2,130,671	32,599,110	46.94	20.48	67.42	4.71	72.13	101.8
FY 2012	434,514,000	15,992,090	8,043,954	2,328,188	26,364,232	36.80	18.51	55.32	5.36	60.68	92.0
FY 2013	437,823,000	18,236,484	8,303,249	2,259,347	28,799,080	41.65	18.96	60.62	5.16	65.78	95.0
FY 2014	445,526,000	17,753,988	7,745,014	2,724,792	28,223,794	39.85	17.38	57.23	6.12	63.35	96.0
FY 2015	447,757,800	15,003,194	8,382,420	3,254,741	26,640,355	33.51	18.72	52.23	7.27	59.50	94.8
FY 2016	450,549,953	14,088,840	8,690,438	3,261,373	26,040,651	31.27	19.29	50.56	7.24	57.80	95.7
FY 2017	429,845,391	13,951,369	9,446,284	3,558,875	26,956,528	32.46	21.98	54.43	8.28	62.71	97.3

City of Winter Park, Florida Table 25 Residential Electric Service Rates, Fees and Charges September 30, 2017

Residential Rates		
Customer charge	\$ 9.55	per month
1st 1,000 kWh	\$ 0.066250	per kWh
All kWh above 1,000	\$ 0.078150	per kWh
Fuel Cost Recovery Factor, 1st 1,000 kWh	\$ 0.026740	per kWh
Fuel Cost Recovery Factor, all kWh above 1,000	\$ 0.036740	per kWh
Gross Receipts Tax	2.5641%	
Franchise Fee Equivalent	6.0000%	
Electric Utility Tax	10.0000%	

Service Charges		
Opening an account at a new service location	\$ 61.00	
Reconnect service	\$ 28.00	
Reconnect service after a disconnection for nonpayment or violation		
of a rule or regulation	\$ 42.50	
Reconnection after normal business hours	\$ 85.00	
Dishonored check	\$ 25.00	or 5% of the
		check
		amount,
		whichever is
		greater

Lighting Service (LS)			
This service is available from dusk to dawn with variou	us automatically con	trolled light f	xtures
			Depends
			upon fixture
Fixture and Maintenance Charge			type
Customer charges (per line of billing):			
Metered Accounts	\$	3.49	per month
Non Metered Accounts	\$	1.22	per month
Energy and Demand Charge	\$	0.023490	per kWh
Fuel Cost Recovery Factor	\$	0.030810	per kWh
Gross Receipts Tax	\$	0.025641	
Franchise Fee Equivalent	\$	0.060000	
Electric Utility Tax	\$	0.100000	

Notes

(1) Fuel Cost Recovery Factors are adjusted periodically, if necessary, based on actual fuel costs.

(2) Rates on this table became effective Oct 1, 2016

City of Winter Park, Florida Table 26 General Service Electric Rates, Fees and Charges September 30, 2017

Non-Der	nand (GS-1)		
	Temporary Service (TS-1)		
Customer charges:			
Non Metered Accounts	\$	7.11	per month
Metered Accounts:			
Secondary Delivery Voltage	\$	12.61	per month
Primary Delivery Voltage	\$	159.44	per month
Energy and Demand Charge	\$	0.066930	per kWh
Fuel Cost Recovery Factor	\$	0.030810	per kWh
Gross Receipts Tax	\$	0.025641	
Franchise Fee Equivalent	\$	0.060000	
Electric Utility Tax	\$	0.100000	
Electric State Sales Tax	\$	0.070000	Commercial Only
Electric State Sales Tax Surcharge	\$	0.005000	Commercial Only

Non-Demand (100% Load Factor Usage (GS-2)

(For customers with fixed wattage loads operating continuously throughout the billing period)

Customer charges:		
Non Metered Accounts	\$ 7.45	per month
Metered Accounts	\$ 13.21	per month
Energy and Demand Charge	\$ 0.033940	per kWh
Fuel Cost Recovery Factor	\$ 0.030810	per kWh
Gross Receipts Tax	\$ 0.025641	
Franchise Fee Equivalent	\$ 0.060000	
Electric Utility Tax	\$ 0.100000	
Electric State Sales Tax	\$ 0.070000	Commercial Only
Electric State Sales Tax Surcharge	\$ 0.005000	Commercial Only

Demand (GSD-1)							
Rates will also apply to Temporary Service (TS)							
Applicable to any customer other than residential with a measure	able annual kWh consum	nption of 24,0	00 kWh or greater per				
Customer charges:							
Secondary Delivery Voltage	\$	13.14	per month				
Primary Delivery Voltage	\$	166.20	per month				
Demand Charge	\$	4.590000	per kWh				
Energy Charge	\$	0.038300	per kWh				
Fuel Cost Recovery Factor	\$	0.030810	per kWh				
Gross Receipts Tax	\$	0.025641					
Franchise Fee Equivalent	\$	0.060000					
Electric Utility Tax	\$	0.100000					
Electric State Sales Tax	\$	0.070000	Commercial Only				
Electric State Sales Tax Surcharge	\$	0.005000	Commercial Only				

Notes:

(1) Rate changes on this table became effective on Oct 1, 2016.

The City of Winter Park, Florida Table 27 Capital Asset Statistics by Function/Program Last Ten Fiscal Years

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Function										
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Fire Stations	3	3	3	3	3	3	3	3	3	3
City Limits	5	5	5	5	5	5	0	5	0	5
Square Miles	10	10	10	10	10	10	10	10	10	10
Streets										
Paved (miles)	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.3
Unpaved (miles)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Sidewalks (miles)	137.3	155.0	155.0	155.0	155.0	155.0	156.0	156.0	156.0	156.3
Bikepaths (miles)	23.3	23.3	23.3	23.3	23.3	23.3	23.3	23.3	23.3	23.6
Culture and Recreation										
Recreation centers	6	3	3	4	6	6	6	6	6	6
Major Parks	7	7	12	9	13	13	15	15	15	15
Mini Parks & playgrounds	48	42	45	45	46	37	41	49	49	49
Parks acreage	293	298	298	298	298	298	336	346	346	396
Fleet										
Vehicles and other heavy equipment	400	400	400	400	400	400	413	413	370	391
Water & Sewer										
Water Plants	3	3	3	3	3	3	3	3	3	3
Re-pump station	1	1	1	1	1	1	1	1	1	1
Water mains (miles)	555	556	558	558	559	559	560	560	560	561
Water maximum capacity (thousands of gallons)	28,800	28,800	28,800	28,800	28,400	28,400	28,800	28,800	28,800	28,400
Deep wells	8	8	8	8	8	6	6	6	6	6
Sewer force mains (miles)	44	44	44	44	45	45	45	45	45	133
Sewer gravity lines (miles)	142	142	143	143	143	143	147	147	147	163
Lift stations	87	87	87	86	101	101	104	104	104	104
Stormwater stations	2	2	2	2	2	2	2	2	2	2
Disposal (Wastewater) plants	1	1	1	1	1	1	1	1	1	1
Electric										
Electric Substations	2	2	2	2	2	2	2	2	2	2

Sources: Various City departments

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Mayor and City Commission City of Winter Park, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Winter Park, Florida (the "City") as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 30, 2018.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Mayor and City Commission City of Winter Park, Florida

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we have reported to management of the City in a separate letter dated March 30, 2018.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Moore Stephens Lovelace, P.A.

MOORE STEPHENS LOVELACE, P.A. Certified Public Accountants

Orlando, Florida March 30, 2018



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE AND REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

Mayor and City Commission City of Winter Park, Florida

Report on Compliance for Each Major Federal Program

We have audited the compliance of the City of Winter Park, Florida (the "City") with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2017. The City's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations*, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2017.

Mayor and City Commission City of Winter Park, Florida

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to in the first paragraph. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the basic financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated March 30, 2018, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis, as required by the Uniform Guidance, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements.

Mayor and City Commission City of Winter Park, Florida

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance (Cont.)

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Moore Stephens Lovelace, P.A.

MOORE STEPHENS LOVELACE, P.A. Certified Public Accountants

Orlando, Florida March 30, 2018

The City of Winter Park, Florida Schedule of Expenditures of Federal Awards For the Year Ended September 30, 2017

Agency/Federal Program	CFDA Number	Grant/Contract Number	Award Amount	Federal Expenditures
<u>U.S. Department of Homeland Security</u> Pass-through State of Florida, Department of Financial Services, Division of Emergency Management Homeland Security Grant Program FEMA Disaster Relief Hurricane Matthew Total U.S. Department of Homeland Security	97.067 97.036	16-DS-T9-06-58-01-385 17-PA-U5-06-58-01-173	\$ 28,800 \$	2,862 234,446 237,308
U.S. Department of Transportation Pass-through State of Florida, Department of Transportation St. Andrews Trail SunRail Safety Hazard Mitigation Total U.S. Department of Transportation	20.205 20.205	G0070 FL-04-0049-02	450,000 614,968	34,826 6,379 41,205
U.S. Department of Justice Edwards Byrne Memorial Justice Assistance Grant Program Edwards Byrne Memorial Justice Assistance Grant Program Bulletproof Vest Partnership Program-OJP Vest Partnership HIDTA - High Intensity Drug Traffic Area HIDTA - High Intensity Drug Traffic Area HIDTA - High Intensity Drug Traffic Area Total U.S. Department of Justice	16.738 16.738 16.607 95.001 95.001 95.001	2017-JAGC-ORAN-1-F9-063 2017-JAGD-ORAN-4-F8-050 OMB #1121-0235 G15CF0011A G16CF0011A G17CF0011A	10,000 7,717 3,443 958,674 951,674 552,909	10,000 7,717 3,443 15,940 408,157 494,794 940,050
TOTAL EXPENDITURES OF FEDERAL AWARDS			\$	1,218,563

NOTE 1 Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards includes federal awards activity of the City of Winter Park, Florida. Grant revenues are recognized only when allowable program costs have been incurred. This revenue recognition criteria for grants is applied to all funds. In addition, grant revenues are recognized in governmental funds when the availability criteria has been met. The information in this schedule is presented in accordance with the Uniform Guidance. The City did not elect to use the 10% de minimis indirect cost rate.

CITY OF WINTER PARK, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the Year Ended September 30, 2017

Section I - Summary of Independent Auditor's Results

Financial Statements Type of Auditor's Report Issued: Unmodified Opinion Internal control over financial reporting: • Material weakness(es) identified? ____Yes • Significant deficiency(ies) identified? Yes X None reported Noncompliance material to financial statements noted? Yes <u>X</u> No **Federal Awards** Internal control over major programs: • Material weakness(es) identified? <u>X</u> No ____Yes • Significant deficiency(ies)? Yes X None reported Type of report issued on compliance for major federal program: **Unmodified Opinion** Any audit findings disclosed that are required to be reported in accordance with Section 200.516 of the Uniform Guidance? Yes X No **Identification of Major Program: CFDA Number** Name of Federal Program or Cluster 95.001 HIDTA – High Intensity Drug Traffic Area Dollar threshold used to distinguish between Type A and Type B programs: <u>\$750,000</u> Auditee qualified as low-risk auditee? X Yes No

CITY OF WINTER PARK, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)

For the Year Ended September 30, 2017

Section II - Findings Related to the Financial Statement Audit, as required to be reported in accordance with *Government Auditing Standards*.

No matters are reported.

Section III - Federal Award Findings and Questioned Costs Section reported in accordance with the Uniform Guidance.

No matters are reported.

Section IV - Status of Prior Year Findings

No matters were reported in the prior year affecting federal financial assistance programs.



INDEPENDENT AUDITOR'S MANAGEMENT LETTER

Mayor and City Commission City of Winter Park, Florida

Report on the Financial Statements

We have audited the basic financial statements of the City of Winter Park, Florida (the "City") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated March 30, 2018.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations*, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* ("Uniform Guidance"); and Chapter 10.550, *Rules of the Auditor General*.

Other Reports and Schedule

We have also issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance, Schedule of Findings and Questioned Costs, and Independent Accountant's Report on an examination conducted in accordance with AICPA *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated March 30, 2018, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No findings and recommendations were made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority is disclosed in the notes to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and report the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Financial Condition and Management (Cont.)

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based, in part, on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Annual Financial Report

Sections 10.554(1)(i)5.b. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the City for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services, pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

Special District Component Units

Section 10.554(1)(i)5.d., *Rules of the Auditor General*, requires that we determine whether or not a special district that is a component unit of a county, municipality, or special district, provided the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we determined that all special district component units provided the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Mayor, City Commission, and applicable management and is not intended to be, and should not be, used by anyone other than these specified parties.

Moore Stephens Lovelace, P.A.

MOORE STEPHENS LOVELACE, P.A. Certified Public Accountants

Orlando, Florida March 30, 2018



INDEPENDENT ACCOUNTANT'S REPORT

Mayor and City Commission City of Winter Park, Florida

We have examined the City of Winter Park, Florida's (the "City") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2017. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied with those requirements. An examination involves performing procedures to obtain evidence about the City's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2017.

Moore Stephens Lovehace, P.A

MOORE STEPHENS LOVELACE, P.A. Certified Public Accountants

Orlando, Florida March 30, 2018 This page intentionally left blank.





item type Consent Agenda	meeting date 4/9/2018
prepared by City Clerk	approved by
board approval final vote	
strategic objective	

subject

Approve the March 26, 2018 minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS: Description Minutes

Upload Date 3/29/2018

Type Cover Memo

REGULAR MEETING OF THE CITY COMMISSION MARCH 26, 2018

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 Father Richard Walsh, St. Margaret Mary Catholic Church, followed by the Pledge of Allegiance.

<u>Members present</u>: Mayor Steve Leary Commissioner Pete Weldon Commissioner Greg Seidel Commissioner Sarah Sprinkel Commissioner Carolyn Cooper <u>Also Present</u>: City Manager Randy Knight City Clerk Cynthia Bonham City Attorney Kurt Ardaman

Oath of Office

William Leary (Mayor Leary's son) provided the oath of office to re-elected Mayor Steve Leary. Mayor Leary thanked his family and the commission for the support and respect for one another.

<u>Approval of agenda</u>

City Manager Knight announced the pulling of public hearings 'g', 'h' and 'i' from the agenda to be held on April 9. Commissioner Cooper asked to reverse the order of public hearings 'e' and 'f'. There was no consensus.

Motion made by Commissioner Sprinkel to approve the agenda; seconded by Commissioner Weldon and carried with a 4-1 vote with Commissioner Cooper voting no.

Mayor's Report

a. <u>Presentation: 2017 Bicycle Friendly Community of the Year Award</u>

Butch Margraf introduced Becky Alfonso, Executive Director, Florida Bicycle Association, who presented the Mayor with the 2017 Bicycle Friendly Community of the Year Award.

City Manager's Report

Commissioner Cooper asked about the process regarding the Fairbanks Avenue transmission where the City is working with DOT to acquire additional funding. City Manager Knight stated they have been working with the lobbyist and DOT to try to find additional funding because of the time that has elapsed and the cost increasing. We have a verbal commitment and hope to bring back something soon that formalizes the agreement.

CITY COMMISSION MEETING MINUTES MARCH 26, 2018 PAGE 2

City Attorney's Report

No report.

Non-Action Items

No items.

Consent Agenda

- a. Approve the following solicitation awards: <u>PULLED FROM CONSENT</u> <u>AGENDA FOR DISCUSSION BY MAYOR LEARY. SEE BELOW.</u>
 - 1. Comp-Air Service Co. IFB-9-2018 Nitrogen Boost Compressed Air System & Services; \$99,549
 - 2. Professional Services Industries, Inc. RFQ-10-2018 Continuing Contract for Professional Geotechnical & Environmental Consulting Services; As-needed basis
 - 3. Terracon Consultants, Inc. RFQ-10-2018 Continuing Contract for Professional Geotechnical & Environmental Consulting Services; Asneeded basis
 - 4. Universal Engineering Sciences, Inc. RFQ-10-2018 Continuing Contract for Professional Geotechnical & Environmental Consulting Services; As-needed basis

Commissioner Seidel announced a conflict of interest on items 2-4 and did not vote on these items.

- b. Approve the following purchase and authorize the execution of a purchase order:
 - 1. USA Services, Inc. FY18 mechanical street sweeping services utilizing piggyback agreement of City of Daytona Beach contract #13-159; \$206,000
- c. Approve the following contracts and authorize the Mayor to execute:
 - 1. Associated Consulting International, Inc. Amendment No. 1 (first renewal) of RFQ-3-2017 Continuing Contract for Architectural Services; As-needed basis
 - 2. Le-Huu Partners Amendment No. 1 (first renewal) of RFQ-3-2017 -Continuing Contract for Architectural Services; As-needed basis
 - 3. Zyscovich, Inc. Amendment No. 1 (first renewal) of RFQ-3-2017 -Continuing Contract for Architectural Services; As-needed basis
 - 4. Singhofen & Associates, Inc. Amendment No. 1 (first renewal) of RFQ-4-2017 -Continuing Contract for Stormwater Design & Management Services; As-needed basis
 - Geosyntec Consultants Amendment No. 1 (first renewal) of RFQ-4-2017 - Continuing Contract for Stormwater Design & Management Services; As-needed basis

- CPH, Inc. Amendment No. 1 (first renewal) of RFQ-5-2017 -Continuing Contract for General Civil & Public Facility Engineering Services; As-needed basis
- 7. Comprehensive Engineering Services, Inc. Amendment No. 1 (first renewal) of RFQ-6-2017 - Continuing Contract for Transportation Planning & Engineering Services; As-needed basis
- 8. Kimley-Horn & Associates, Inc. Amendment No. 1 (first renewal) of RFQ-6-2017 Continuing Contract for Transportation Planning & Engineering Services; As-needed basis
- 9. Interlocal Agreement for Maintenance of Cady Way Bike Trail -Second Approval of Continuation

Commissioner Seidel announced a conflict of interest on items 4-8 and did not vote on these items.

d. Approve the minutes of March 12, 2018. **PULLED BY COMMISSIONER COOPER FOR DISCUSSION.**

Motion made by Commissioner Sprinkel to approve Consent Agenda items 'b', c-1, c-2, c-3 and c-9; seconded by Commissioner Seidel. There were no public comments. **The motion carried unanimously with a 5-0 vote.**

Consent Agenda Item 'a'

Motion made by Mayor Leary to use the top two finishers Terracon Consultants and Universal Engineering Sciences, Inc. (because of not having enough business for two groups and did not understand why a third business would be added). Motion failed for a lack of a second. Public Works Director Attaway explained the scores of all three were very close which is why they went with three businesses.

Motion made by Mayor Leary to approve Consent Agenda 'a' 1; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote. There were no public comments made.

Motion made by Commissioner Sprinkel to approve Consent Agenda items 'a' 2-4; seconded by Commissioner Cooper and carried with a 4-0 vote with Commissioner Seidel abstaining from voting because of a conflict. Form 8B is attached.

Consent Agenda Item `c'

Motion made by Commissioner Cooper to approve Consent Agenda items 'c' 4-8; seconded by Commissioner Sprinkel and carried with a 4-0 vote with Commissioner Seidel abstaining from voting because of a conflict. There were no public comments made.

Consent Agenda item `d'

Commissioner Cooper asked to add the summary provided by Police Chief Deal under the City Manager's Report because she believed the data he provided was important regarding the Orange Avenue intersection. There was no consensus to change the minutes.

Motion made by Commissioner Sprinkel to approve Consent Agenda item 'd', Minutes; seconded by Commissioner Weldon. There were no public comments. Motion carried with a 4-1 vote with Commissioner Cooper voting no.

Action Items Requiring Discussion

a. <u>Discuss naming of Library and Events Center Campus</u>

Tom McMacken, representing the Library Task Force, addressed the task force being tasked with developing a name/brand for the new facility and their meetings held where this was discussed. He spoke about the campus wide theme they carried though during all the task force discussions and that the recommendation came with a unanimous vote of the task force.

Mark Calvert, 161 Burks Circle, Winter Park and an owner of the Evolve Design Group summarized the process and the branding name they had a unanimous recommendation on. He presented the branding exercise where they developed a campus name that embraces the people, place, past and future of Winter Park and concluded that the decision of the Library Board was in favor of "Canopy".

The next steps after approval is to develop a style guide that will include color pallets, fonts, treatments, etc. and then the City will retain all electronic files for their own individual execution.

After questions, there was a consensus to put this on the next agenda for further discussion and to allow time to digest what was presented this evening.

Public Hearings:

- a. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT 1562 WEST FAIRBANKS AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN. <u>First</u> <u>Reading</u>
- b. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE

OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 1562 W. FAIRBANKS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN <u>First Reading</u>

Public hearings 'a' and 'b' were presented simultaneously. Attorney Ardaman read both ordinances by title. Senior Planner Allison McGillis explained the two ordinances and staff's recommendation for approval.

Motion made by Commissioner Sprinkel to accept the comprehensive plan ordinance on first reading; seconded by Commissioner Weldon. There were no public comments. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Motion made by Commissioner Sprinkel to accept the zoning ordinance on first reading; seconded by Commissioner Weldon. There were no public comments. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

c. <u>Conditional Use approval for a Class III (4COP) liquor license in conjunction</u> with the proposed Irish 31 restaurant with 130 seats at 510 S. Park Avenue, within 1,000 feet of Rollins College

Senior Planner Allison McGillis provided a summary of the request.

Motion made by Commissioner Sprinkel to approve the conditional use request, seconded by Commissioner Weldon.

After questions of Commissioner Cooper, Ms. McGillis explained the other restaurants on Park Avenue with a full liquor license. Commissioner Cooper spoke about her preference to give the applicant a more restrictive license and to make an exception to the number of seats. Attorney Ardaman commented that the conditional use is tied to the land, not to the applicant. Ms. McGillis addressed the various types of liquor licenses that prompted further discussion.

Attorney Frank Hamner, representing the applicant, spoke in favor of the approval.

Commissioner Seidel expressed concerns with parking because of the increase in restaurants on Park Avenue. City Manager Knight commented that converting retail space to fine dining on Park Avenue can happen under the existing code. He stated that is a valid policy decision and discussion to have if the Commission wants to see additional retail space convert to fine dining. Ms. McGillis stated they are reviewing this.

There were no public comments made.

Motion amended by Commissioner Cooper that staff works on language to make sure this conditional use stays with the tenant and not the property. Motion failed for lack of a second.

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

Public comments – items not on agenda

Mary Randall, 1000 S. Kentucky Avenue, spoke in opposition to the proposed townhouse project on Aloma Avenue that will be on the next agenda.

Sally Flynn, 1400 Highland Road, spoke about Ms. Lurline Fletcher who had a big heart who passed away and her involvement with Commission meetings.

Kim Allen, 1800 W. Fawsett Road, spoke in opposition to the naming of the library and events center being proposed (Canopy).

<u>Recess</u>

A recess was taken from 5:12 – 5:31 p.m.

d. <u>Request of Z Properties Inc. for subdivision or lot split approval to</u> <u>divide the property at 566 Sylvan Drive, combined with ten (10) feet</u> <u>from the 1570 Bryan Avenue property to form two single-family</u> <u>building lots.</u>

Senior Planner Allison presented the request to divide the property into two single lots that compared favorably to the majority of the neighborhood. She addressed staff's conditions that the homes be varying architecture as presented.

Motion made by Commissioner Cooper to approve the request; seconded by Commissioner Seidel.

John Skolfield, 118 W. Comstock Drive, spoke in favor of the request.

Jame Hunter Denney, 440 Sylvan Drive, asked for information on the lot split and setbacks required because of concerns that the existing canopy will disappear. Staff will answer the questions for Mr. Denney.

Beth Hall, 516 Sylvan Drive, asked if the specimen trees on the corner will be lost and hoped they could be protected. Ms. McGillis provided information regarding the setbacks but as of this time did not have the tree plans.

Motion withdrawn by Commissioner Cooper.

Motion made by Commissioner Sprinkel to approve the lot split; seconded by Commissioner Weldon. It was clarified that only the lot split request was before them and they are not approving the landscape plan or layout. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

e. <u>Request of Verax Investments, Inc. for Conditional Use approval to</u> <u>construct a new two-story, 20,000 square foot medical and general</u> <u>office building on the property at 1111 W. Fairbanks Avenue, zoned C-</u> <u>3.</u>

Planning Director Dori Stone presented the conditional use application. This is the property the City has under contract with Verax Investments, Inc. based on the Notice of Disposal from last year. She stated the City held back the first 20' of Fairbanks Avenue and 10' on Harper Street that is not part of the contract amount. Ms. Stone stated the applicant submitted two different plans for consideration: the north/south configuration and the east/west configuration and showed both configurations. She stated the applicant and the Planning and Zoning Board prefers the east/west orientation. Commissioner Seidel spoke about parking spaces at the site and if the City can build more spaces at the property.

Motion made by Commissioner Sprinkel to approve the conditional use with the east/west orientation and to remove the condition of 25 parking spaces and for staff to negotiate that with the applicant; seconded by Commissioner Weldon.

Commissioner Cooper expressed her preference to put landscape islands on the parking lot between Harper Street and the building to soften the view of the parking lot if using the east/west orientation. She spoke about wanting to receive a public benefit from selling this property and if the parking lot has 104 spaces and we will only be able to use 25 spaces she would rather not have that use there because it needs to be exceptional architecture or derive some large public benefit as the City is giving up property she believes has great public use.

Attorney Anna Long, representing the applicant, spoke in favor of the approval with the east/west orientation. She stated the applicant is amenable and obligated to working on the parking agreement that is a condition of approval.

There were no public comments made.

Motion amended by Commissioner Cooper that the shared parking arrangement be for all available parking spaces during non-business hours and be of no cost to the City. Mayor Leary stated he wants staff to negotiate that and not make it a condition of approval. Motion failed for lack of a second. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Weldon voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.

f. <u>ORDINANCE NO. 3106-18</u>: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AUTHORIZING THE SALE AND CONVEYANCE OF THE CITY OWNED PROPERTY LOCATED AT 1111 WEST FAIRBANKS AVENUE PURSUANT TO THE SALES PROCESS APPROVED BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS AND AN EFFECTIVE DATE <u>Second Reading</u>

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Sprinkel to adopt the ordinance; seconded by Commissioner Weldon.

Commissioner Cooper opposed selling the property and provided the following: the CRA plan for years contemplated to the east of this being purchased with CRA funds for the expansion of MLK, Jr. Park and even though this property was not included in that list it meets the intent and wanted to see this happen. She also spoke about the lake being at maximum capacity for drainage and the unknown with the library and its need for drainage and also what will happen with the parking. She also believed this is consistent with increasing greenspace and that it provides a great view from Fairbanks Avenue onto our new library and park. She provided her vision of the future that the ballfield and laundry mat will not be there and will then be looking at trees and their new library. She concluded that she does not want to sell the property until the design of the library and ability to procure more property is better known.

Commissioners Seidel expressed support for selling the property because of the original intent to put in turn lanes and that we used money from reserves to purchase the property that needs to be returned to the reserves.

Commissioner Weldon expressed support for selling the property. He read an email he sent to the Parks Board regarding the bowling alley property being sold and that the \$3 million should be put back into the reserves and to improve other parks.

Motion amended by Commissioner Seidel that we take half of the surplus from the original purchase price and put that in our Parks Acquisitions Fund and the other half the Commission determine the best use for those funds; seconded by Commissioner Cooper.

The following opposed the ordinance and selling the property:

Beth Hall, 516 Sylvan Drive Charley Williams, 757 Antonette Sally Flynn, 1400 Highland Road Kim Allen, 1800 W. Fawsett Road Upon a roll call vote on the amendment, Commissioners Seidel and Cooper voted yes. Mayor Leary and Commissioners Sprinkel and Weldon voted no. The motion failed with a 3-2 vote.

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

The following public hearings were postponed until April 9.

- g. 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 AN OFFICE FUTURE LAND USE DESIGNATION TO A MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION ON THE PROPERTY AT 1835 ALOMA AVENUE, MORE PARTICULARLY DESCRIBED HEREIN PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE <u>First Reading</u>
- h. AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE FROM OFFICE (O-2) DISTRICT ZONING TO MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING ON THE PROPERTY AT 1835 ALOMA AVENUE AND FROM SINGLE FAMILY (R-1A) DISTRICT ZONING TO PLANNED UNIT RESIDENTIAL (PURD) DISTRICT ZONING ON THE PROPERTIES AT 1791, 1801, 1811 AND 1821 ALOMA AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE First Reading
- i. Request of Ansaka, LLC for preliminary and comprehensive development plan and subdivision approval for a planned unit residential development of eighteen (18) two-story, fee-simple, townhouses to be developed collectively on the properties located at 1791, 1801, 1811, 1821 and 1835 Aloma Avenue

City Commission Reports:

<u>Commissioner Seidel</u> – Spoke about gun laws and commended the kids that marched in Washington to stand up for gun safety.

<u>Commissioner Sprinkel</u> – Expressed concerns about communication between other Commissioners because of receiving emails from others explaining how other Commissioners think about things. She said she did not want to receive emails from anyone about what a Commissioner thinks about something. She only wants to hear from others when they are sitting in public.

<u>Commissioner Cooper</u> – Spoke about the VoTech Request for Proposal and the new mixed use zoning codes that she wanted the City to get into place. Mayor Leary

CITY COMMISSION MEETING MINUTES MARCH 26, 2018 PAGE 10

suggested that OCPS reach out to the City to discuss this before moving forward. Commissioner Cooper believed the City should be involved in the conversations between the School Board and the private developer. Mayor Leary commented the City will get involved when and if it comes before them.

<u>Commissioner Weldon</u> – Provided a response that he sent to the Utilities Advisory Board and staff (attached to minutes) regarding electric rates. Commissioner Weldon spoke about his conversation with City Manager Knight and hoped the Commission would give direction to staff of what they want to see in the budget process. He wanted to ask the City Manager and staff to strive towards an objective of doing more with less. Commissioner Seidel addressed the additional \$25,000 homestead exemption next year and wanted a plan to decrease our tax rate to offset that.

Commissioner Weldon expressed concerns with Commissioner Cooper sending out emails to residents promoting her opinions prior to a meeting whereby the remainder of the Commission cannot respond because of the Sunshine Law. It was expressed that this puts the remainder of the Commission at a disadvantage and the opinion of the City Attorney has always been it is something the Commissioners can do although it is advised against it. Mayor Leary suggested informing the residents after meetings what was decided and her perspective.

<u>Mayor Leary</u> – No report.

The meeting adjourned at 7:00 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham, MMC

	OF VOTING CONFLICT FOR HER LOCAL PUBLIC OFFICERS
LAST NAME-FIRST NAME-MIDDLE NAME SEIDEL GREGORY STEPHEN	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS 1250 RICHMOND RD	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
DATE ON WHICH VOTE OCCURRED	NAME OF POLITICAL SUBDIVISION:

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 business associate. Commissioners of community redevelopment agencies under Séc. 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)	
	vided immediately to the other members of the agency.	
	at the next meeting after the form is filed.	
	INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:	
	ture of your conflict in the measure before participating.	
 You must complete the form an meeting, who must incorporate 	d file it within 15 days after the vote occurs with the person responsible for recording the mir the form in the minutes. A copy of the form must be provided immediately to the other member and publicly at the next meeting after the form is filed.	
	DISCLOSURE OF LOCAL OFFICER'S INTEREST	
1. GREGORY 5. SET.	0 c.2, hereby disclose that on 3 2 G 1 9	, 20:
(a) A measure came or will come b	pefore my agency which (check one)	
inured to my special private	gain or loss;	
1	loss of my business associate,	
	loss of my relative,	
	loss of	
whom I am retained; or		
	loss of	, which
	subsidiary of a principal which has retained me.	
	and the nature of my conflicting interest in the measure is as follows:	
109 2.3.1	-4.	
10 a 2.3. + 10 c 4.5.0	6.7. + 8.	
3/24/18	12 Ala	
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.

CE FORM 88 - EFF. 1/2000



CITY OF WINTER PARK

401 South Park Avenue

Winter Park, Florida

32789-4386

OFFICE OF THE CITY COMMISSION

P 407.599.3234

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March 26, 2018

TO: Utility Advisory Board Members

Copies to: City Commission, Randy Knight, Dan D'Alessandro

FR: Pete Weldon

Subject: Electric Rate Options

l want to thank Richard James and all members of the Utility Advisory Board for their service to Winter Park and for the March 20, 2018 response to my January 22, 2018 memo regarding electric rates. I attach both documents.

My memo was intended to expand discussion of our options, not to recommend an immediate change in our electric rate structure. Delays in obtaining consulting engineering resources needed to plan undergrounding efforts may limit our current ability to accelerate the program in any event.

But, the discussion I believe is important in the effort of our entire community to think through and prioritize funding of the remaining undergrounding tasks.

Commissioner Seidel has been asking to accelerate the plan and city staff prepared a "what if" analysis based on borrowing \$31 million now that would provide funding to double the current annual undergrounding budget, thereby potentially cutting completion time in half. I share Greg's desire to accelerate undergrounding if we can do so wisely. I do not support borrowing funds for this purpose. My written response to Greg on the borrowing issue is attached.

Borrowing money to further accelerate undergrounding can keep rates constant but only at the cost of millions of dollars of interest costs that would be otherwise be available for rate reductions and/or other civic investments after undergrounding is complete.

My summary of Richard's memo to me is that the utility board recommends caution given potential political reaction to rate increases. This is always a given, but I believe there is substance in facing the alternatives together with all Winter Park residents and rate payers.

cityofwinterpark.org

Assuming resources are always available, the pace of undergrounding is purely a timing issue as the total accumulated cost of undergrounding does not materially change as a function of time. That is, from an electric customers standpoint, I am going to pay the same amount toward undergrounding whether I pay it over 5 years or 10 years.

When undergrounding is complete, the city will have to decide what to do with the surpluses that will result assuming constant rates, applying such surpluses to rate reductions and/or other civic investment at that time. The sooner that time comes the better given typical uncertainty as to energy costs and other factors. So, to me, the issue is not political. The issue is how we make best use of our investment in the electric distribution system to get the best return for all residents in the shortest period given operational and business risks.

One aspect of our return from undergrounding is improved reliability in storm conditions. Hurricane Irma this past fall clearly demonstrated this benefit as only one outage resulted from an underground system failure. All other outages related to overhead line issues. If the cost to complete undergrounding is roughly the same whether completed in five or ten years, why wouldn't we then strive to complete the project is as short a time as is practical? Wouldn't any reasoned resident or rate payer agree with this conclusion?

The political issue, as far as it exists, is really to address what the we will do with rates once the undergrounding program is complete. The answer to this question cannot be the subject of a commitment by the current city commission, but I argue that getting to this point sooner rather than later is in our best interest as residents and rate payers.

Regarding the "Objectives for Electric Pricing" in Richard's memo, the only commitment made when we acquired the electric distribution system was that the city would keep rates at or below those of the incumbent provider for the first five years of ownership.

Please consider this explanation of our rate structure: The city will maintain rates at or below those of the incumbent provider as originally committed when acquiring the distribution system. Every penny of surplus above that needed to operate and maintain the system will be spent to complete the undergrounding program. When the undergrounding program is complete, residents, as owners of the system, will debate and decide among opportunities to reduce rates, increase electric fund reserves, and/or invest in new programs generally benefiting all constituencies.

I continue to see our ownership of the Winter Park electric distribution system as a significant opportunity for all those who choose to live here. I trust that residents and future elected officials will make wise decisions regarding electric rates and the use of any surpluses when the undergrounding program is complete. While there are practical aspects that may limit our ability to accelerate undergrounding, I see

no reason to limit our horizons for fear of a political reaction and every reason to explain the possibilities to our residents and to move to complete the undergrounding program as expeditiously as possible with the benefit of their informed input.

In conclusion, I welcome the utility board's consideration of this alternative view and encourage the city's broad public outreach and discussion of the possibilities. Such consideration may or may not result in a decision to increase rates in the short term to accelerate undergrounding, but I hope it will change the context within which we have rate discussions throughout the community to reflect the realities and opportunities of our ownership of the electric distribution system.

Respectfully,

eWeb

Pete Weldon Vice Mayor

Memorandum

- To: Members of the Winter Park City Commission
- Fr: Richard James, PhD, Chairman, Utilities Advisory Board

Dt: March 20, 2018

Re: Comments on a Memorandum on a Formal Electric Pricing Policy

On behalf of the members of the Utilities Advisory Board, thank you for the opportunity to provide comment on Commissioner Pete Weldon's Memorandum of January 22, 2018 to City Commissioners discussing the issue of a "formal electric pricing policy."

At our last meeting on Wednesday, February 28, the Memorandum generated substantial and lengthy discussion. The following summarizes the findings and conclusion of the Board's deliberations.

Although the City does not have a formal, written electric pricing policy, electric rates have been reviewed and increases proposed over the past several years based on a set of simple, straightforward and well-reasoned Objectives and Goals, which constitute a robust though *de facto* pricing policy. These are:

Objectives for Electric Pricing

- 1) Cover annual operating costs;
- 2) Provide sufficient working capital;
- 3) Generate \$3.5 million per year for undergrounding, and
- 4) Remain below the state's average municipal electric rate.

Goals for Electric Pricing

- a) Ensure fiscal and operational stability for the Electric Utility and the City (Objectives 1 & 2) even in a changing economic climate;
- b) Enable undergrounding to move forward in a financially responsible manner (Objective 3);
- c) Provide an easily understood and highly visible benchmark to measure effectiveness and efficiency in operations and service delivery (Objective 4), and
- d) Build and maintain Goodwill and ratepayer and voter support (Objective 4).

Members of the Utilities Advisory Board are mindful of interest in speeding undergrounding and building a larger reserve as referenced in the Memorandum. Both issues are of deep concern to our members. However, we have been advised that generating substantial additional funding for undergrounding may not accelerate construction proportional to additional funds budgeted. The primary constraints are the time required for engineering design and the varying complexity of construction logistics for each project. The Board has recently recommended to Staff that engineering design should be accelerated as much as possible. A natural outgrowth of completing undergrounding would be the availability of the undergrounding funds to build reserves. However, to generate funds to build bandwidth would seem to require the creation of a new enterprise funding source.

Benchmarking Winter Park Electric's rates against the statewide average among municipal utilities, because of the variety in size, service areas, and number in this pool, provides an easily understood metric for evaluating the effectiveness and efficiency of Winter Park Electric's operations. Because it is simple to grasp, keeping our rates below the statewide average also enables our ratepayers to feel confident that costs are reasonable, operations are efficient and his or her rates are fair. That, in turn, strengthens Goodwill. If we raise rates to those of Duke Power, it is the Board's view that we would erode the Goodwill and trust that has been accrued.

The continued ability of the Electric Utility to meet its Objectives and Goals at rates *both* below Duke and the state average for municipal utilities is viewed by this Board as a very positive result. Especially considering this has been accomplished while advancing the plan to underground.

The utility industry is entering an unprecedented era of change in its external environment. The adoption of solar power by customers, the impact of climate change on the frequency and violence of storms, the decline in energy demand resulting from energy conservation, and rapidly changing customer expectations, are all coming into play. These have the potential for unforeseen outcomes on operating costs. To set Winter Park's electric power prices to conform to the substantially higher rates of an investor-owned utility, serving 7.2 million customers, covering a service area of 104,000 square miles and over 250,000 miles of distribution lines, could cause entrenched opposition to future rate increases among the electorate prior to the time voters' support might be crucial to the City and the utility.

Should the Commission decide that a formal, written electric pricing policy is desired, the Utility Advisory Board recommends that the current set of ratemaking criteria be considered for formal adoption.

We look forward to discussing this issue further with the Commission as a whole or individual member, as desired.

Cc: Daniel D'Alessandro, Director of Winter Park Electric Utility Members, Utilities Advisory Board

Memo to Commission Members

January 22, 2018

From: Pete Weldon

I asked to see total Winter Park electric utility revenues based on actual consumption compared to the same consumption at both OUC rates and Duke Energy rates. This analysis does not compare rates, it compares total revenue generated given the current rate structure of each utility. Thus, this analysis takes into consideration our customer mix by class of trade (residential and commercial) and by kilowatt hours consumed by customer.

The results of staff's analysis are as follows for the current year's MWh consumption forecast:

				Versus	Versus
Electric Revenues*	Winter Park	OUC	Duke	OUC	Duke
Residential Customers	\$24,995,614	\$22,661,325	\$27,235,510	\$2,334,289	(\$2,239,896)
Commercial Customers	\$24,365,220	\$24,036,984	\$26,243,635	\$328,237	(\$1,878,415)
Total Revenues	\$49,360,835	\$46,698,309	\$53,479,145	\$2,662,526	(\$4,118,311)

* The term "electric revenue" here includes Franchise Fees, Gross Receipts Tax, Utility Tax

If we directly applied OUC rates to our customers, total residential electric revenue including taxes and fees would decline by \$2.3 million and total commercial electric revenue would decline by \$0.3 million. The total decline in electric revenue would be \$2.6 million.

If we directly applied Duke Energy rates to our customers, total residential electric revenue would increase by \$2.2 million and total commercial electric revenue would increase by \$1.9 million. The total increase in electric revenue would be \$4.1 million.

Our electric distribution utility was acquired as an investment by the citizens of Winter Park. We agreed in 2005 to take on \$50 million in investment risk expecting a return in the form of improved reliability and undergrounding of the system. The original commitment was that our rates would not exceed those of the predecessor provider, now Duke Energy.

By lowering rates below those of Duke Energy we are depriving our citizens of the full return on the investment in the electric utility they voted for.

Since acquiring the distribution system, the city has not adopted a formal electric pricing policy. I believe it prudent to consider adopting a pricing policy that adjusts our rate structure at least annually to match revenue that would be generated at the then current Duke Energy rate structure. This policy would assure electric customers their individual electric bills will continue to be equal to or less than if Duke Energy still owned the system.

Setting such a policy should generate incremental annual electric fund revenues of approximately \$3.8 million and increase other revenue (fees and taxes) by \$0.3 million given current consumption levels and patterns. Adoption of Duke's rate structure will result in additional revenue for the foreseeable future that will enable us to speed the undergrounding plan, as well as contemplate other investments such as city-wide decorative street lighting and bandwidth infrastructure. Such a policy would also dedicate electric fund revenue increases to infrastructure investment benefiting our residents and electric customers.

If you find this initiative of interest, please review staff's analysis and we can discuss the issue at the next commission meeting.

Yours Truly,

Peter J. Weldon, Vice Mayor

Position on Accelerating Electric Undergrounding with Borrowed Funds: Greg and I discussed accelerating electric undergrounding in our informal meeting on November 14 and I committed to him that I would study the analysis once more. I have done so and want to communicate my conclusions as follows (they have not changed). I again reviewed staff's analysis of two alternative approaches (a ten-year note and a twenty-year note) and again reached the following conclusions:

Per staff's estimates, 60% of our residential electric customers are already undergrounded. They are currently paying for new undergrounding and would have to pay interest costs never represented to them if we borrowed money to complete undergrounding faster.

Acceleration of undergrounding impacts roughly 20% of our electric customers as the other 20% are already within the next 4.5 year plan.

Doubling crews would further disrupt traffic flow around town.

Expected added interest costs (\$6 million on a ten-year note and \$12.5 million on a twentyyear note) represents cash NOT available for future investment or rate flexibility after undergrounding is complete.

Taking on \$31.5 million in new debt adds risk when compared to the current "pay as we go" policy. Locking in this debt greatly limits flexibility to respond to future reductions in power consumption and/or power cost increases, as debt payments would take precedence over other spending.

Bottom line, there is very little benefit in accelerating undergrounding by borrowing \$31.5 million and there are significant interest costs, opportunity costs, and risks associated with such a plan.



item type Consent	Agenda	meeting date 4/9/2018
prepared by Purchas	sing	approved by
board approval	final vote	
strategic objective	Fiscal Stewardship	

subject

Approve the following contracts and authorize the Mayor to execute:

- 1. Trane U.S., Inc. Four year extended warranty & service agreement for City HVAC systems; \$21,343.
- 2. Owens, Renz & Lee Co., Inc. dba Owens Realty Services Continuing contract for citywide facility management & maintenance services; \$1,360,000.
- 3. HIDTA Lease agreement for office space; Total expenditure to be reimbursed through the HIDTA grant program.

motion / recommendation

Commission approve the items as presented.

background

Item 1 is a continuation of service agreements 2102CH, 2102CH BAS, 2102LIB, 2102LIB BAS and 2102PS.

Item 2 replaces the existing janitorial contract with OR&L to include facility management and maintenance services. As this privatization is expected to reduce costs to the City and can be implemented immediately, staff is requesting the formal procurement process be waived.

alternatives / other considerations

N/A

fiscal impact

Items 1 & 2: Total expenditures included in the approved FY18 budget. Item 3 shall be reimbursed through the HIDTA grant program.

ATTACHMENTS:

Description Contracts Upload Date 4/3/2018

Type Cover Memo



item type	Contracts	meeting date	April 9, 2018
prepared by department division	Procurement Division	approved by	 City Manager City Attorney N A
board approval		🗌 yes 🗌 no 📕	N A final vote

Contracts

	vendor	item background	fiscal impact	motion recommendation	
1.	Trane U.S., Inc.	Four year extended warranty & service agreement for City HVAC systems	Total expenditure included in approved FY18 budget. Amount: \$21,343	Commission approve the agreement and authorize the Mayor to execute.	
	Continuation of service	e agreements 2102CH, 21	02CH BAS, 2102LIB, 2	102LIB BAS and 2102PS.	
2.	Owens, Renz & Lee Co., Inc. dba Owens Realty Services	Continuing contract for citywide facility management & maintenance services	Total expenditure included in approved FY18 budget. Amount: \$1.36 million	Commission approve the contract and authorize the Mayor to execute.	
	This contract replaces the existing janitorial contract with OR&L to include facility management and maintenance services. As this privatization is expected to reduce costs to the City and can be implemented immediately, staff is requesting the formal procurement process be waived.				
3.	HIDTA	Lease agreement for office space	Total expenditure to be reimbursed through the HIDTA grant program.	Commission approve the lease agreement and authorize the Mayor to execute.	
	Lease renewal for HID	TA.			



item type Consent	Agenda	meeting date 4/9/2018
prepared by Purchas	sing	approved by City Manager
board approval	final vote	
strategic objective	Fiscal Stewardship	

subject

Approve the following purchase over \$75,000:

1. Brown & Brown of Florida, Inc. - 2018-2019 Property Insurance Renewal; \$306,612.

motion / recommendation

Commission approve item as presented.

background

A formal solicitation was issued to award this agent.

alternatives / other considerations

N/A

fiscal impact Total expenditure included in approved FY18 budget.

ATTACHMENTS:

Description Purchases over \$75K

Upload Date 4/3/2018 Type Cover Memo



item type	Purchases over \$75,000	meeting date	April 9, 2018
prepared by department division	Procurement Division	approved by	 City Manager City Attorney N A
board approval		yes no 🔳	N A final vote

Purchases over \$75,000

	vendor	item background	fiscal impact	motion recommendation
1.	Brown & Brown of Florida, Inc.	2018-2019 Property Insurance Renewal	Total expenditure included in approved FY18 budget. Amount: \$306,612	Commission approve the purchase and authorize the execution of a purchase order.

Scity commission agenda item

item type Action Items Requiring Discussion	meeting date 4/9/2018
prepared by City Clerk	approved by City Manager
board approval final vote	
strategic objective	

subject

Appointment of Vice Mayor

motion / recommendation

Motion to appoint a Commissioner as Vice Mayor.

background

Per the City Charter, Section 2.06, 'Function of Mayor; Vice Mayor', at the first regular commission meeting in April, the commission shall elect one of its members as Vice Mayor.

alternatives / other considerations N/A

fiscal impact

N/A

Scity commission agenda item

item type Action Items Requiring Discussion	meeting date 4/9/2018	
prepared by City Clerk	approved by City Manager, N/A	
board approval N/A final vote		
strategic objective Exceptional Quality of Life, Intelligent Growth and Development, Investment in Public Assets and Infrastructiure, Fiscal Stewardship		

<u>subject</u>

Library/Events Center Schematic Design Package

motion / recommendation

Staff recommends approval of the submitted Schematic Design package including the color range provided and the associated costs of the project.

Owner representative firm, Pizzuti Solutions, recommends moving forward to Design Development based on the design team's solution and conformance to the project requirements. The project progress is in alignment with industry standards for Schematic Design.

background

The Conceptual Design public presentation by Sir David Adjaye was held on November 1, 2017 and the Commission approval of it was on November 13, 2017.

The next step was to take the Concept Design to the Schematic Design level where design features are more fully developed and construction costing is advanced to much greater detail. This began immediately following concept approval utilizing the City's team composed of Hunton-Brady/Adjaye, Brasfield and Gorrie, and Pizzuti Solutions.

Much effort and collaboration has gone into this proposed Schematic Design where both program/functionality and design aesthetic are married with costs to provide a project that meets the City's needs and overall project budget. Approval of Schematic Design is required to move on to the next phase, Design Development.

Within the package are the Schematic Level Design Plan along with upgraded renderings giving a lifelike picture of the Design Plans. This Schematic Design meets or exceeds the program requirements outlined and approved in previous project phases.

A more detailed cost effort is included which is in line with the overall project budget

with a variance of 2.6% which is acceptable at this level of development. It is expected the project costs will fully align with the overall project budget with further refining in the upcoming Design Development phase.

A topic of much discussion is the anticipated color of the cast concrete panels that make up the outer skin of the buildings. A color range is provided within this package detailing acceptable colors to the architect and costs that fall within the budget. Final color selection will be made as design development progresses.

As previously discussed, there are several features (Add-Alternates) that could be enhancements to the overall project but are not included in the base project for budgeting reasons. These Add-Alternates have been further refined from Conceptual Design with upgraded costing and they present naming opportunities for additional fundraising. Furthermore, the roof top venue over the events center would provide a viable return on investment resulting from increased rental revenue.

The project team is requesting consensus regarding moving forward with these proposed Add-Alternates as it is imperative the design documents account for these features.

alternatives / other considerations

fiscal impact

The project at Schematic Design is within budget of the overall \$30,000,000 project budget.

ATTACHMENTS:		
Description	Upload Date	Туре
Building Exterior Color Chart	3/29/2018	Backup Material
Backup 1	4/3/2018	Backup Material
Backup 2	4/3/2018	Backup Material

COLOR SELECTIONS

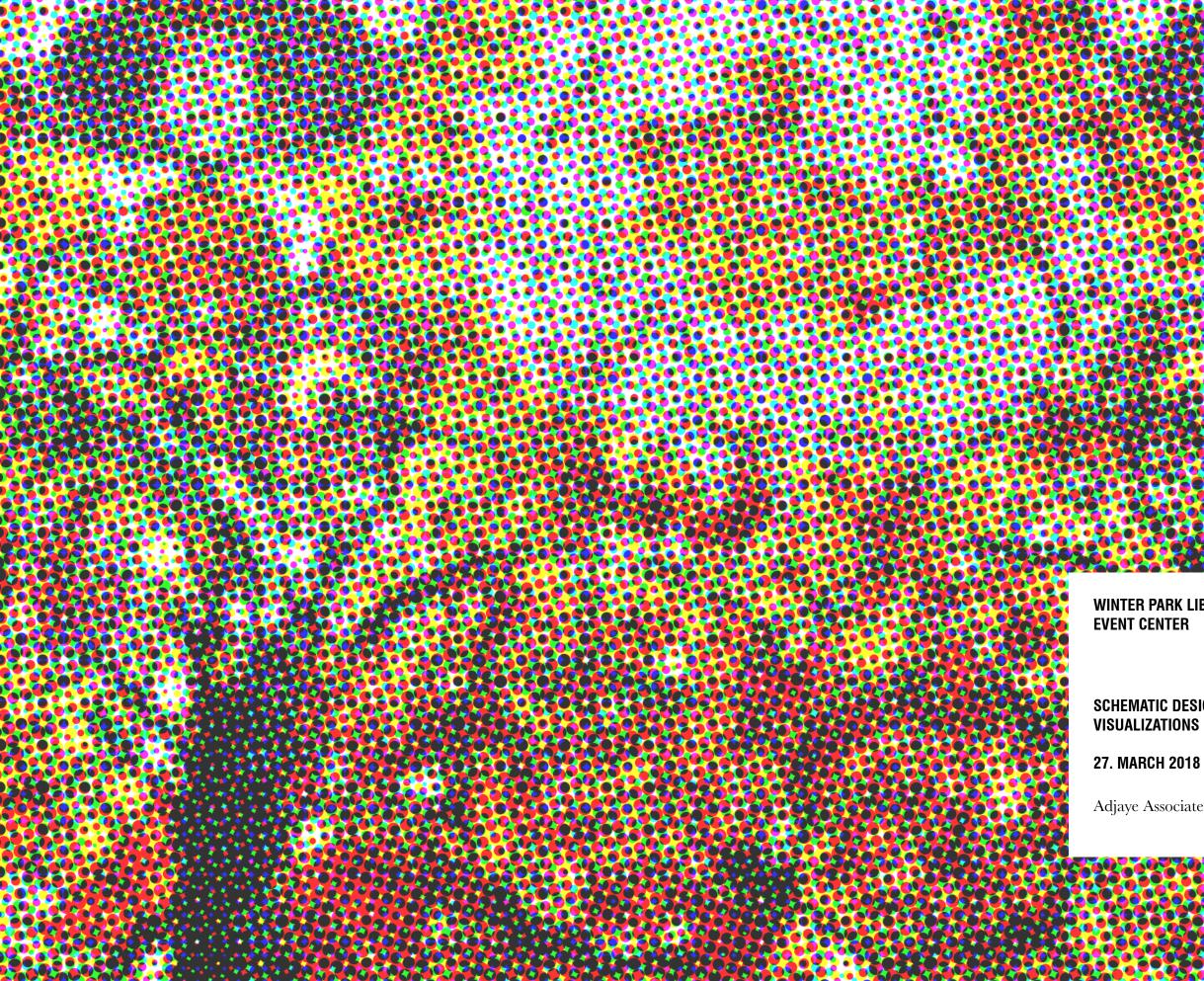
ADJAYE ASSOCIATES 2018 03 12 // CVB

		Gray Cement	1/2 Gray Cement 1/2 White Cement	White Cement
	Brown			5% 3% 1%
	Red Brown			5% 3% 1%
Oak Terra Cotta Rose Dark Orange Buff	Oak			5% 3% 1%
	Terra Cotta			5% 3% 1%
	Rose			5% 3% 1%
			5% 3% 1%	
	Sandy Buff			5% 3% 1%
	Gold Buff		al a bain dan a daalaan sala Taraan ay ahaa ahaa ahaa ahaa ahaa Taraan ahaa ahaa ahaa ahaa ahaa ahaa ahaa	5% 1%
	Dark Buff			5% 3% 1%
	Desert Buff			5% • • • • • • • • • • • • • • • • • • •
	Cave Grey			5% 3% 1%
	Charcoal			5% 3% 1%



COLOR SELECTIONS

	Gray Cement	1/2 Gray Cement 1/2 White Cement	White Cement
Kelly Green			5% 3% 1%
Cobalt Blue			5% 3% 1%
Violet			5% 3% 1%
Reddish Brown			5% 3% 1%
Wine		an a	5% 3% 1%
Red			5% 3% 1%
Brite Red			5% 3% 1%
Earthtone Red			5% 3% 1%
Burnt Orange			5% 3% 1%
Autumn Leaves			5% 3% 1%
Straw			5% 3% 1%
Yellow			5% 3% 1%



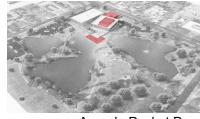
WINTER PARK LIBRARY AND

SCHEMATIC DESIGN

Adjaye Associates







ADD ALTERNATES

- PORTE COCHERE - EVENT CENTER ROOFTOP VENUE - LAKE JETTY

Agenda Packet Page 216 ADJAYE ASSOCIATES | WINTER PARK LIBRARY AND EVENT CENTER | 1050 W. MORSE BOULEVARD, WINTER PARK FL 32890 | 27. MARCH 2018 | SCHEMATIC DESIGN VISUALIZATIONS





ADD ALTERNATES

- PORTE COCHERE - EVENT CENTER ROOFTOP VENUE

Agenda Packet Page 217 ADJAYE ASSOCIATES | WINTER PARK LIBRARY AND EVENT CENTER | 1050 W. MORSE BOULEVARD, WINTER PARK FL 32890 | 27. MARCH 2018| SCHEMATIC DESIGN VISUALIZATIONS





ADD ALTERNATES

- PORTE COCHERE - EVENT CENTER ROOFTOP VENUE - LAKE JETTY

Agenda Packet Page 218 ADJAYE ASSOCIATES | WINTER PARK LIBRARY AND EVENT CENTER | 1050 W. MORSE BOULEVARD, WINTER PARK FL 32890 | 27. MARCH 2018| SCHEMATIC DESIGN VISUALIZATIONS





Agenda Packet Page 220 ADJAYE ASSOCIATES | WINTER PARK LIBRARY AND EVENT CENTER | 1050 W. MORSE BOULEVARD, WINTER PARK FL 32890 | 27. MARCH 2018| SCHEMATIC DESIGN VISUALIZATIONS



Agenda Packet Page 221 ADJAYE ASSOCIATES | WINTER PARK LIBRARY AND EVENT CENTER | 1050 W. MORSE BOULEVARD, WINTER PARK FL 32890 | 27. MARCH 2018| SCHEMATIC DESIGN VISUALIZATIONS



Agenda Packet Page 222 ADJAYE ASSOCIATES | WINTER PARK LIBRARY AND EVENT CENTER | 1050 W. MORSE BOULEVARD, WINTER PARK FL 32890 | 27. MARCH 2018| SCHEMATIC DESIGN VISUALIZATIONS

WINTER PARK LIBRARY & EVENT CENTER

1050 W. MORSE BOULEVARD WINTER PARK, FL 32890





CLIENT:

OWNER'S REPRESENTATIVE:

DESIGN LEAD:

EXECUTIVE ARCHITECT:

STRUCTURAL, MECHANICAL AND ELECTRICAL ENGINEER:

CIVIL ENGINEER AND LANDSCAPE **ARCHITECT:**

ACOUSTICAL ENGINEER:

LIGHTING DESIGN:

ENVELOPE CONSULTANT:

COST ESTIMATOR:

CITY OF WINTER PARK, FLORIDA 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789 407 599 3399

PIZZUTI SOLUTIONS 629 N HIGH STREET, SUITE 500 COLUMBUS, OH 43215 614 280 4000

ADJAYE ASSOCIATES 1 LIBERTY PLAZA, SUITE 2701 NEW YORK, NY 10006 212 965 8477

407 839 0886

407 270 7800

HUNTON BRADY ARCHITECTS 800 NORTH MAGNOLIA AVE, SUITE 600 ORLANDO, FL 32803

TLC ENGINEERING FOR ARCHITECTURE 255 SOUTH ORANGE AVE., SUITE 1600 ORLANDO, FL 32801 407 841 9050

LAND DESIGN 100 SOUTH ORANGE AVE., SUITE 700 ORLANDO, FL 32801

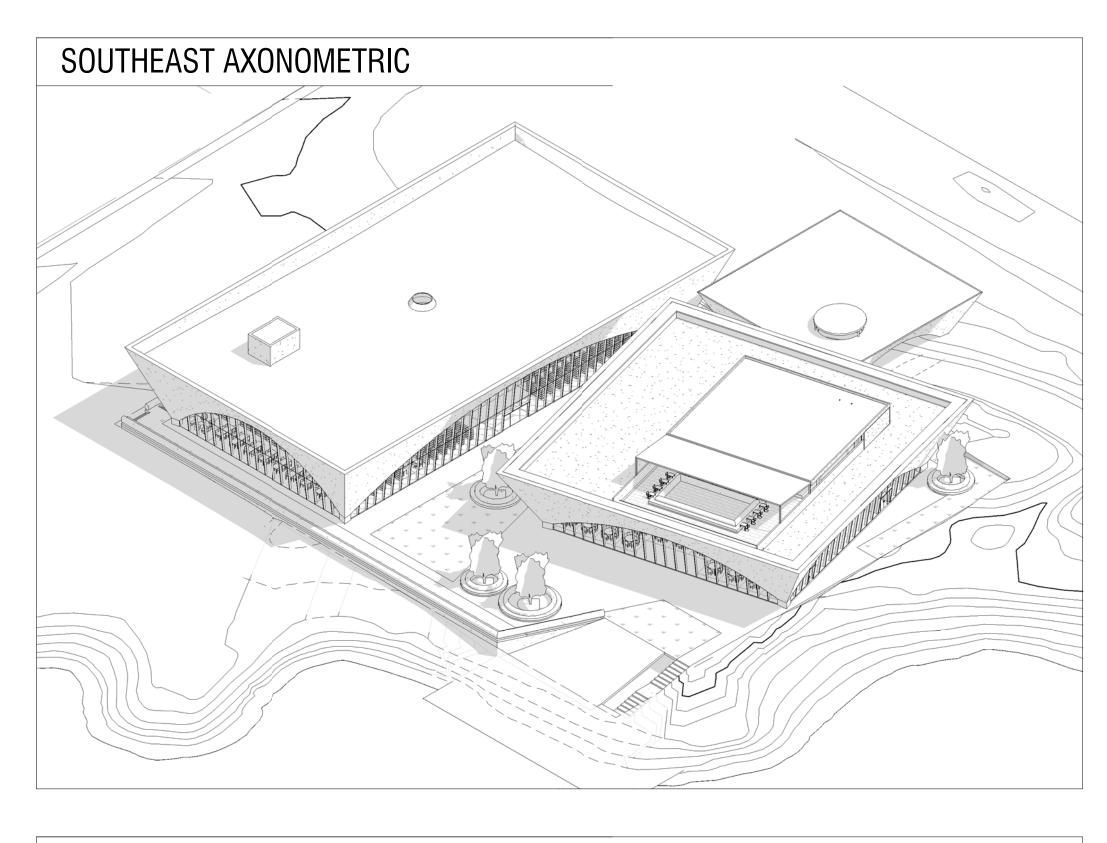
SEIBEIN ASSOCIATES, INC 625 NW 60TH STREET, SUITE C GAINESVILLE, FL 32607

352 331 5111 TILLOTSON 40 WORTH STREET, SUITE 703

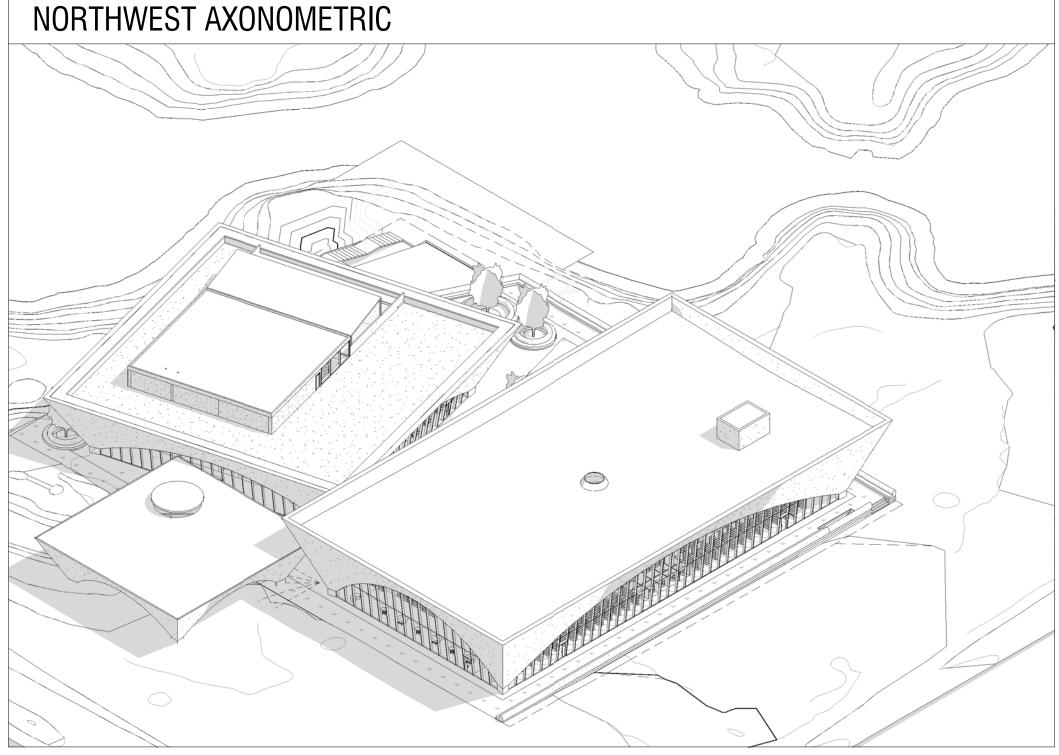
NEW YORK, NY 10013 212 675 7760

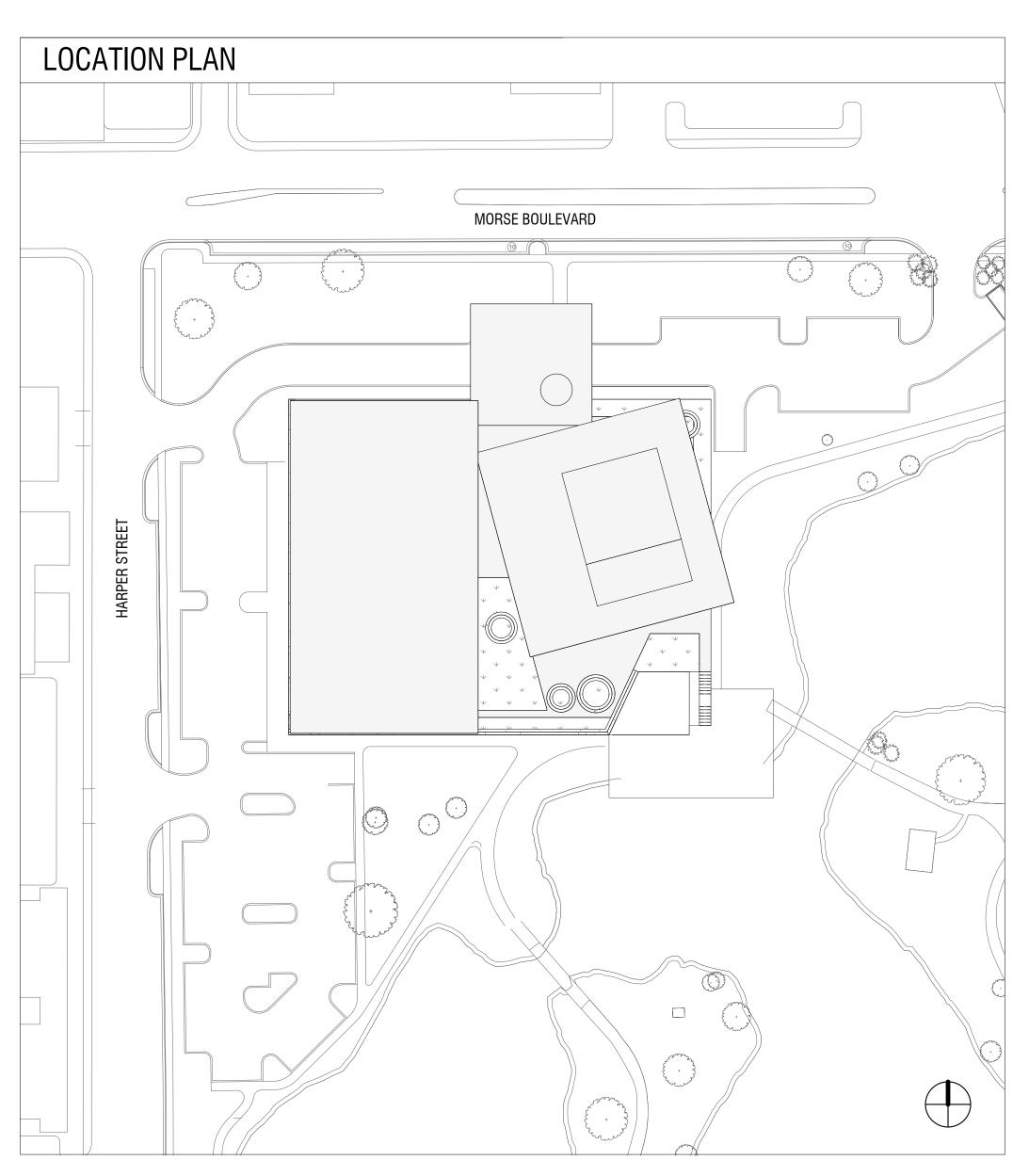
THORNTON TOMASETTI 101 NE THIRD AVE., SUITE 1170 FORT LAUDERDALE, FL 33301 954 903 9300

CUMMING 1688 MERIDIAN AVE., SUITE 700 MIAMI BEACH, FL 33139 786 276 2557









PROJECT TEAM

OWNER'S REPRESENTATIVE:

CLIENT:

DESIGN LEAD:

EXECUTIVE ARCHITECT:

STRUCTURAL, MECHANICAL

AND ELECTRICAL ENGINEER:

CIVIL ENGINEER AND

LANDSCAPE ARCHITECT:

ACOUSTICAL ENGINEER:

LIGHTING DESIGN:

ENVELOPE CONSULTANT:

COST ESTIMATOR:

CITY OF WINTER PARK, FLORIDA 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789 407 599 3399

PIZZUTI SOLUTIONS 629 N HIGH STREET, SUITE 500 COLUMBUS, OH 43215 614 280 4000

ADJAYE ASSOCIATES 415 BROADWAY, 3RD FLOOR NEW YORK, NY 10013 212 965 8477

HUNTON BRADY ARCHITECTS 800 NORTH MAGNOLIA AVE, SUITE 600 ORLANDO, FL 32803 407 839 0886

TLC ENGINEERING FOR ARCHITECTURE 255 SOUTH ORANGE AVE., SUITE 1600 ORLANDO, FL 32801 407 841 9050

LAND DESIGN 100 SOUTH ORANGE AVE., SUITE 700 ORLANDO, FL 32801 407 270 7800

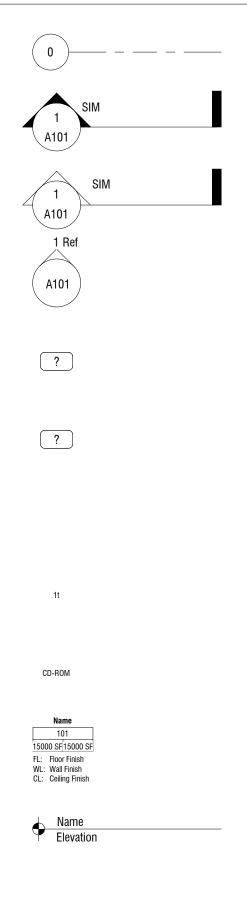
SEIBEIN ASSOCIATES, INC 625 NW 60TH STREET, SUITE C GAINESVILLE, FL 32607 352 331 5111

TILLOTSON 40 WORTH STREET, SUITE 703 NEW YORK, NY 10013 212 675 7760

101 NE THIRD AVE., SUITE 1170 FORT LAUDERDALE, FL 33301 954 903 9300

786 276 2557

DRAWING SYMBOLS



THORNTON TOMASETTI CUMMING 1688 MERIDIAN AVE., SUITE 700 MIAMI BEACH, FL 33139

STRUCTURAL GRIDLINE IDENTIFIER

BUILDING SECTION IDENTIFIER

WALL SECTION IDENTIFIER

MATERIAL FINISH IDENTIFIER

MATERIAL FINISH IDENTIFIER

FLOOR FINISH IDENTIFIER

KEYNOTE IDENTIFIER

BOOKSHELF TYPE IDENTIFIER

BOOKSHELF CONTENTS IDENTIFIER

ROOM IDENTIFIER

ELEVATION BENCHMARK IDENTIFIER

ABBREVIATIONS

ABOVE FLOOR FINISH

ACCESS PANEL

AFF

AP

GALV. GKT.

GC.

GL.

GB.

GD.

GVL.

GT.

APPROX.	ACCESS PANEL ACOUSTICAL AIR CONDITIONING ANCHOR BOLT ANODIZED APPROXIMATE ASHPHALT AUTOMATIC
BLK	BEARING BITUMNOUS BLOCK BLOCKING BUILDING
CAB. CLG. CER. CT. CMT. CLR COL. COMB. CONC. CONT. CONT. CONTR. CFT. CYD.	CABINET CEILING CERAMIC CERAMIC TILE CERAMIC MOSAIC TILE CLEAR COLUMN COMBINATION CONCRETE CONTINUOUS CONTRACTOR CUBIC FOOT CUBIC YARD
DPR. DL DEMO. DTL DIAG. DIAM. DIM. DISP. DIV. DIV. DN. DO. DR. DF.	DAMPER DEAD LOAD DEMOLITION DETAIL DIAGONAL DIAMETER DIMENSION DISPENSER DIVISION DOWN DITTO DOOR DRINKING FOUNTAIN
EA ELEC. EQ. EQUIP. EST. EXH. EXIST. EXT.	EACH ELECTRIC ELEVATION EQUAL EQUIPMENT ESTIMATE EXHAUST EXISTING EXTERIOR
FB FN F.F.E F.F.L FLR. FD. FLOR. FLOR. FNDT. FTG. FBO. FUT.	ELECTRICAL FLOOR BOX FINISH FINISH FLOOR ELEVATION FINISH FLOOR LINE FLOORING FLOOR DRAIN FLUORESCENT FOUNDATION FOOTING FURNISHED BY OWNER FUTURE
GA GALV. GKT	GAUGE GALVANIZED GASKET

GASKET GENERAL CONTRACTOR GLASS GRAB BAR GRADE GRAVEL GROUT GYP. BD. GYPSUM BORAD GPDW. GYPSUM DRYWALL

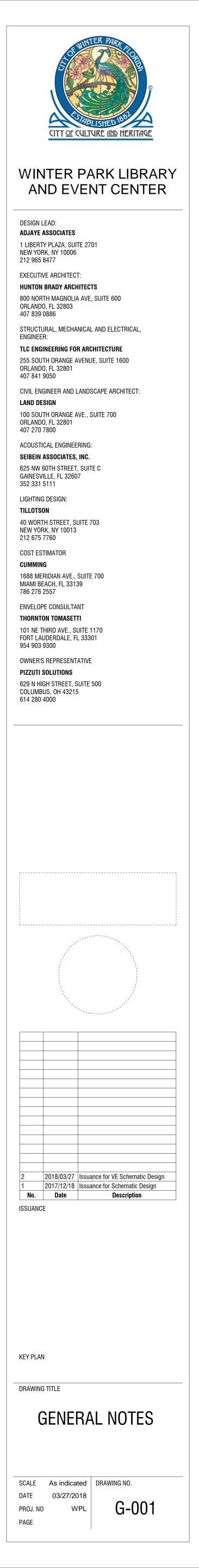
HRW HDR HTG. HVAC HGT. HM HOR HB. HWH NCL NSUL INT	HARDWARE HEADER HEATING HEATING VENTILATING AIR CONDITIONING HEIGHT HOLLOW METAL HORIZONTAL HORIZONTAL HOSE BB HOT WATER HEATER INCLUDE INSULATION INTERIOR	REF. REG. RET. RA. RVS. REV. RH. ROW. R. RD. RFG. RD. RFG. RB.	REFERENCE REGISTER RETURN RETURN AIR REVERSE REVISION RIGHT HAND RIGHT OF WAY RISER ROOF DRAIN ROOFING ROUGH OPENING RUBBER BASE
JT. KIT. KO. KD. LAM. LAV. LH. LT. LW. LTL. LU. LVR.	JOINT KITCHEN KNOCK OUT KNOCK DOWN LAMINATE LAVATORY LEFT HAND LIGHT LIGHT LIGHTWIEGHT LINTEL LIVE LOAD LOUVER	STGL. SCHED. SEC. SSK SHTH. SHT. SH. SM. SL. SC. SPEC. SQ. SS. STD. STD. SUS.	SAFETY GLASS SCHEDULE SECTION SERVICE SINK SHEATHING SHEET SHELF SIMILAR SLEEVE SOLID CORE SPECIFICATION SQUARE STAINLESS STEEL STANDARD STORAGE SUSPENDED
MANUF. MARB. MAS. MTL. MAX. MECH. MC. MED. MN. MR. MSC. MLD. MO. MTD.	MANUFACTURER MARBLE MASONRY METAL MAXIMUM MECHANICAL MEDICINE CABINET MEDIUM MINIMUM MIRROR MISCELLANEOUS MIULDING MASONRY OPENING MOUNTED	TEL. TEPM. TC. TPD. T.O. TOS. TB. T. TYP. UC. UNEX. UR.	TELEPHONE TEMPERED TERRA COTTA TOILET PAPER DISP. TOP OF TOP OF STEEL/SLAB TOWEL BAR TEMPER TYPICAL UNDERCUT UNEXCAVATED URINAL
NOM. N.I.C. N.T.S. O.C AO. OH O/C PTD. PAR. PART. PVMT. PLAM. PL. PG. PWD. PT. PVC. PCF. PLF. PDF. PSI PFN PL	NOMINAL NOT IN CONTRACT NOT TO SCALE ON CENTER OVERALL OVERHEAD OWNERFURNISHED CONTRACTOR PAINTED PARALLEL PARTITION PAVEMENT PLASTIC LAMINATE PLATE PLATE GLASS PLYWOOD POINT POLYVYNYL CHLORIDE POUNDS/ CUBIC FOOT POUNDS/ SQUARE FOOT POUNDS/ SQUARE FOOT POUNDS/ SQUARE INCH PRE FINISHED PROPERTY LINE	VB. VNR. VERT. VN. VCT VNB. VT. WSCT. WTW. WH. WC. WH. WC. WP. WR WWF. WWF. WWM. WF WWM. WF WIN. WF WIN. WJO WD. WB. WI	VAPOUR BARRIER VENEER VERTICAL VINYL VINYL COMPOSITE T VINYL BASE VINYL TILE WASNCOT WALL TO WALL WALL TO WALL WALL HUNG WATER CLOSET WATER PROOF WATER RESISTANT WELDED WIRE FABR WELDED WIRE FABR WELDED WIRE MESH WIDE FLANGE WINDOW WITHOUT WOOD WOOD BASE WROUGHT IRON
QT. RBT. RAD.	QUARRY TILE RABBIT RADIUS		

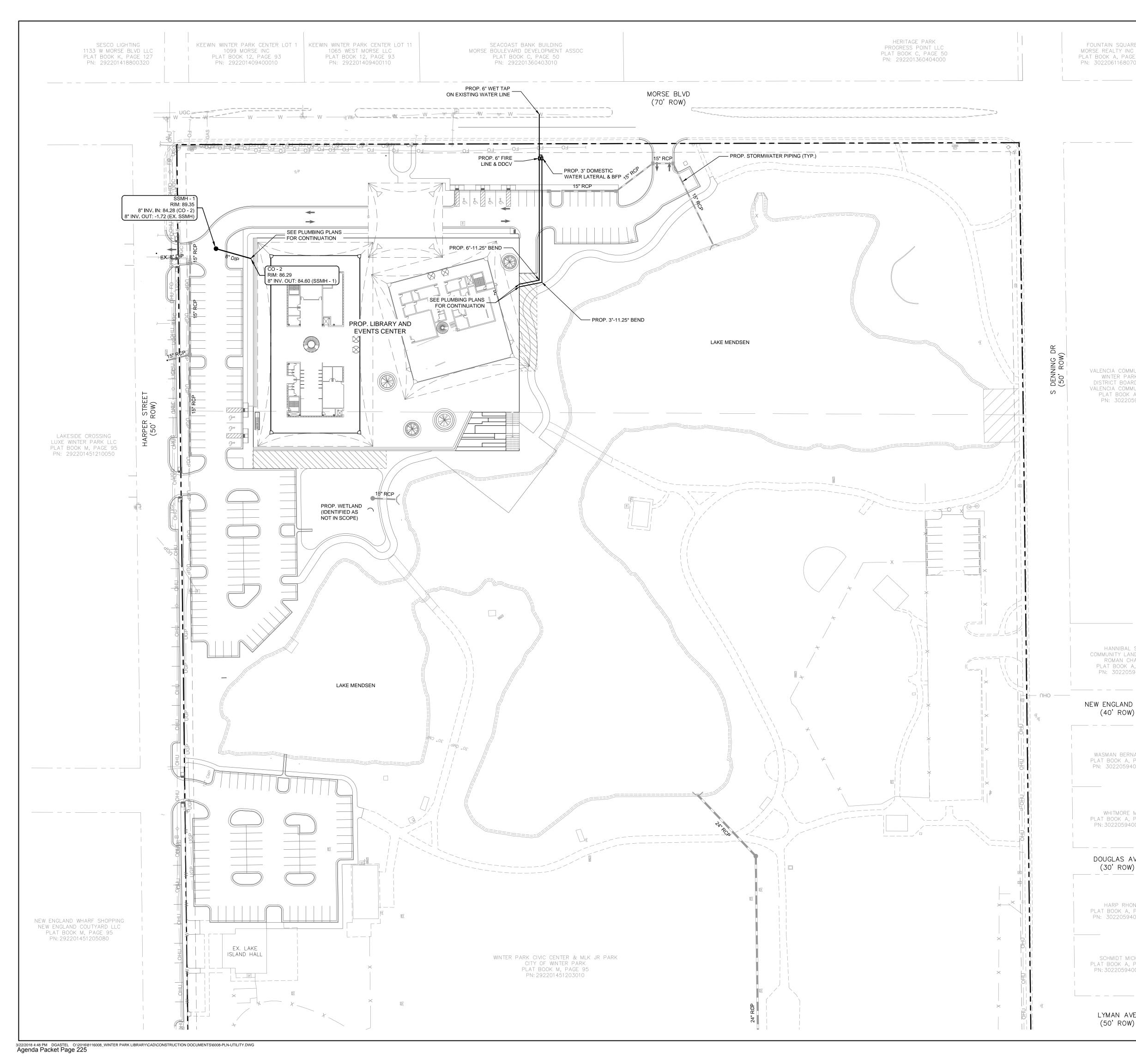
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r disp. _/SLAB rier OSITE TILE ALL TANT E FABRIC E MESH

SHEET INDEX SHEET NUMBER SHEET NAME

L	
G-000	COVER SHEET
G-001	GENERAL NOTES
C-4.0	OVERALL UTLITY AND STORMWATER PLAN
L-2.0	MATERIALS PLAN
L-2.1	MATERIALS PLAN
L-2.2	MATERIALS PLAN
L-2.3	MATERIALS ENLARGEMEN PLAN
L-4.0	HARDSCAPE DETAILS
L-4.1	HARDSCAPE DETAILS
L-5.0	
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L-5.2	LANDSCAPE PLAN
L-6.0	PLANTING SCHEDULE - PLANTING NOTES
L-6.1	LANDSCAPE DETAILS
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A-101	PLAN - PLINTH GROUND LEVEL
A-102	PLAN - PLINTH SECOND LEVEL
A-103	PLAN - PLINTH ROOF LEVEL
A-110	PLAN - MEETING ROOM/MECHANICAL PIT
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A-113	PLAN - LIBRARY ROOF LEVEL
A-121	PLAN - EVENT CENTER GROUND LEVEL
A-122	PLAN - EVENT CENTER ROOF DECK PLAN
A-123	PLAN - EVENT CENTER ROOF PLAN
A-131	PLAN - PORTE COCHERE GROUND AND ROOF PLAN
A-201	SITE ELEVATIONS - OVERALL
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A-204	ELEVATIONS - EVENT CENTER
A-205	ELEVATIONS - EVENT CENTER
A-206	ELEVATIONS - PORTE COCHERE
A-301	SITE SECTIONS
A-302	SECTIONS - LIBRARY
A-303	SECTIONS - LIBRARY
A-304	SECTIONS - EVENT CENTER
A-901	FURNITURE PLAN - LIBRARY GROUND LEVEL
A-902	GROUND FLOOR QUANTITIES
A-903	FURNITURE PLAN - LIBRARY SECOND LEVEL
A-904	SECOND FLOOR QUANTITIES
A-911	FURNITURE PLAN - EVENT CENTER GROUND LEVEL
A-912	FURNITURE PLAN - EVENT CENTER SECOND LEVEL





FOUNTAIN SQUARE MORSE REALTY INC TR PLAT BOOK A, PAGE 95 PN: 302206116807072

LEGEND:	
	EX. ROW
ST ST	EX. STORM PIPE
SS SS	EX. SANITARY SEWER
W W	EX. WATER MAIN
OHU OHU	EX. OVERHEAD ELECTRIC
GAS GAS GAS	EX. UNDERGROUND GAS
UGC UGC	EX. UNDERGROUND TELECOM
FOFOFOFO	EX. UNDERGROUND FIBER OPTIC
UGP UGP	EX. UNDERGROUND POWER
	EX. SURVEY MAJOR CONTOUR
	EX. SURVEY MINOR CONTOUR
·· ·· ·· ··	PROP. EASEMENT
	PROP. STORM SEWER
\bigcirc	EX. STORMWATER STRUCTURE
S	EX. SANITARY SEWER MANHOLE
\bowtie	EX. WATER VALVE
<i>д</i>	EX. FIRE HYDRANT
**	EX. STREET LAMP
1	EX. CURB INLET
8	EX. DROP INLET
•	EX. STROMWATER MANHOLE

VALENCIA COMMUNITY COLLEGE WINTER PARK CAMPUS DISTRICT BOARD OF TRS OF VALENCIA COMMUNITY COLLEGE PLAT BOOK A, PAGE 67 PN: 302205940045061

hannibal square COMMUNITY LAND TRUST INC Roman chajwana PLAT BOOK A, PAGE 67 PN: 302205940045061

NEW ENGLAND AVE (40'ROW)

WASMAN BERNADETTE PLAT BOOK A, PAGE 67 PN: 302205940046061

WHITMORE MAE PLAT BOOK A, PAGE 67 PN: 302205940046071

DOUGLAS AVE (30'ROW) _____

HARP RHONDA PLAT BOOK A, PAGE 67 PN: 302205940047061

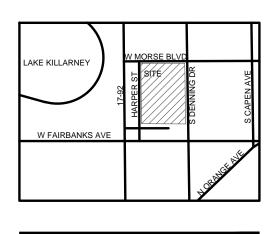
SCHMIDT MICHAEL PLAT BOOK A, PAGE 67 PN: 302205940047071

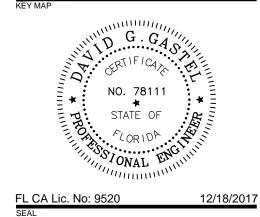
LYMAN AVE (50' ROW)



ORIGINAL SHEET SIZE: 24" X 36"



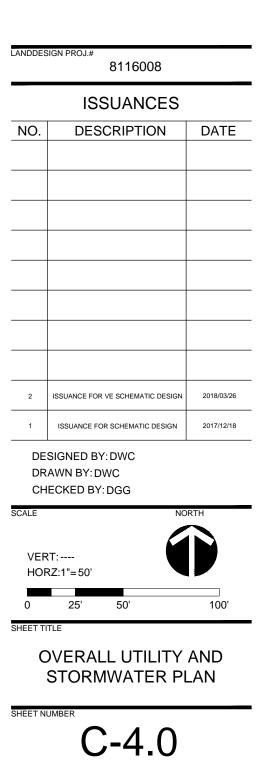


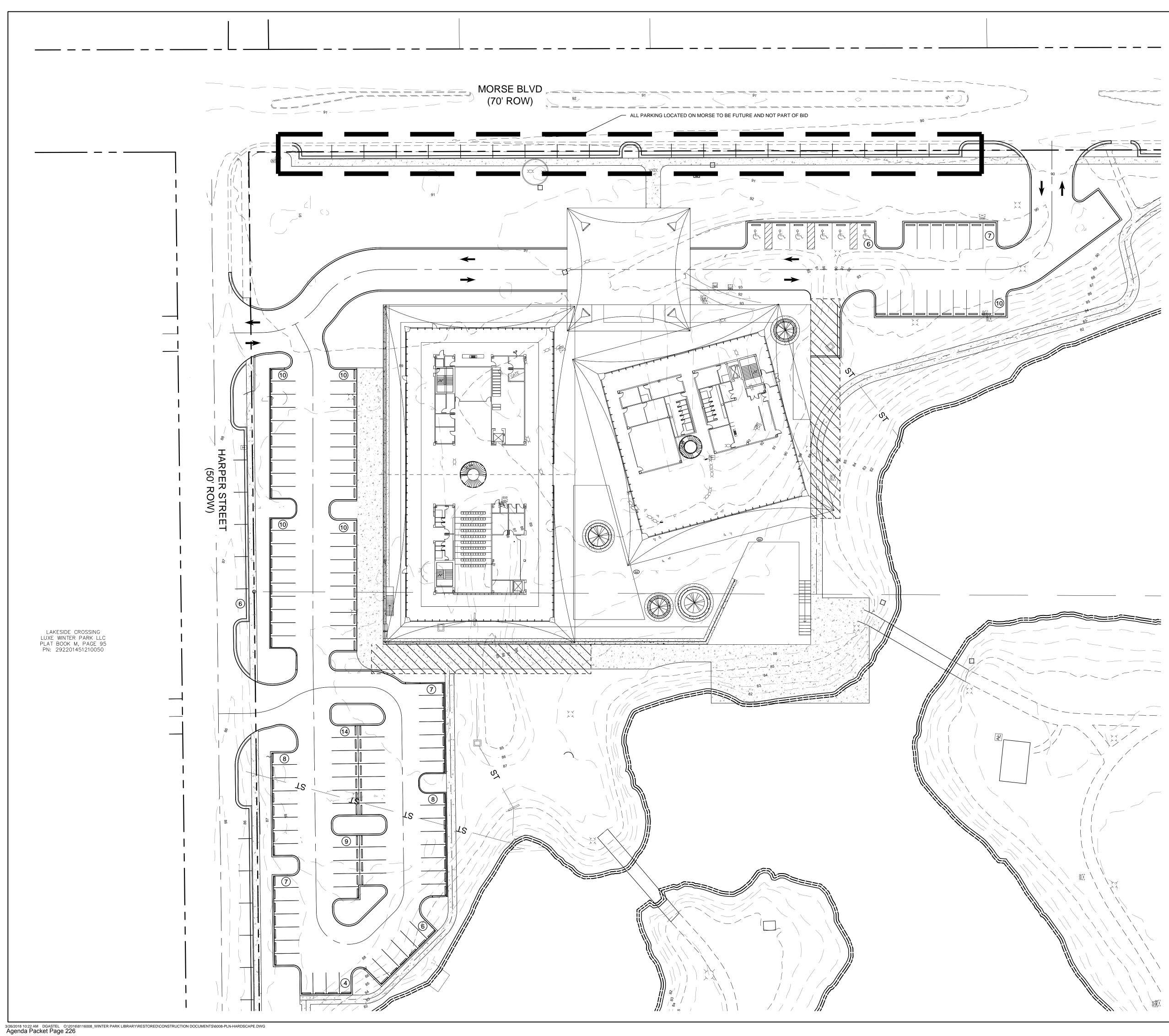


NOT FOR CONSTRUCTION

WINTER PARK LIBRARY

CITY OF WINTER PARK WINTER PARK, FLORIDA





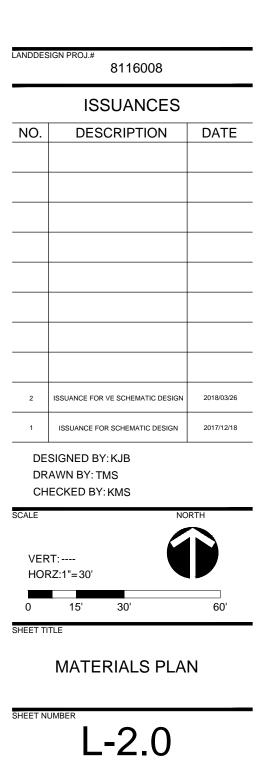
LandDesign. 100 S. ORANGE AVE., SUITE 700 ORLANDO, FL 32801 407.270.7800 WWW.LANDDESIGN.COM L-2.2 AKE KILLARNEY N FAIRBANKS AVE

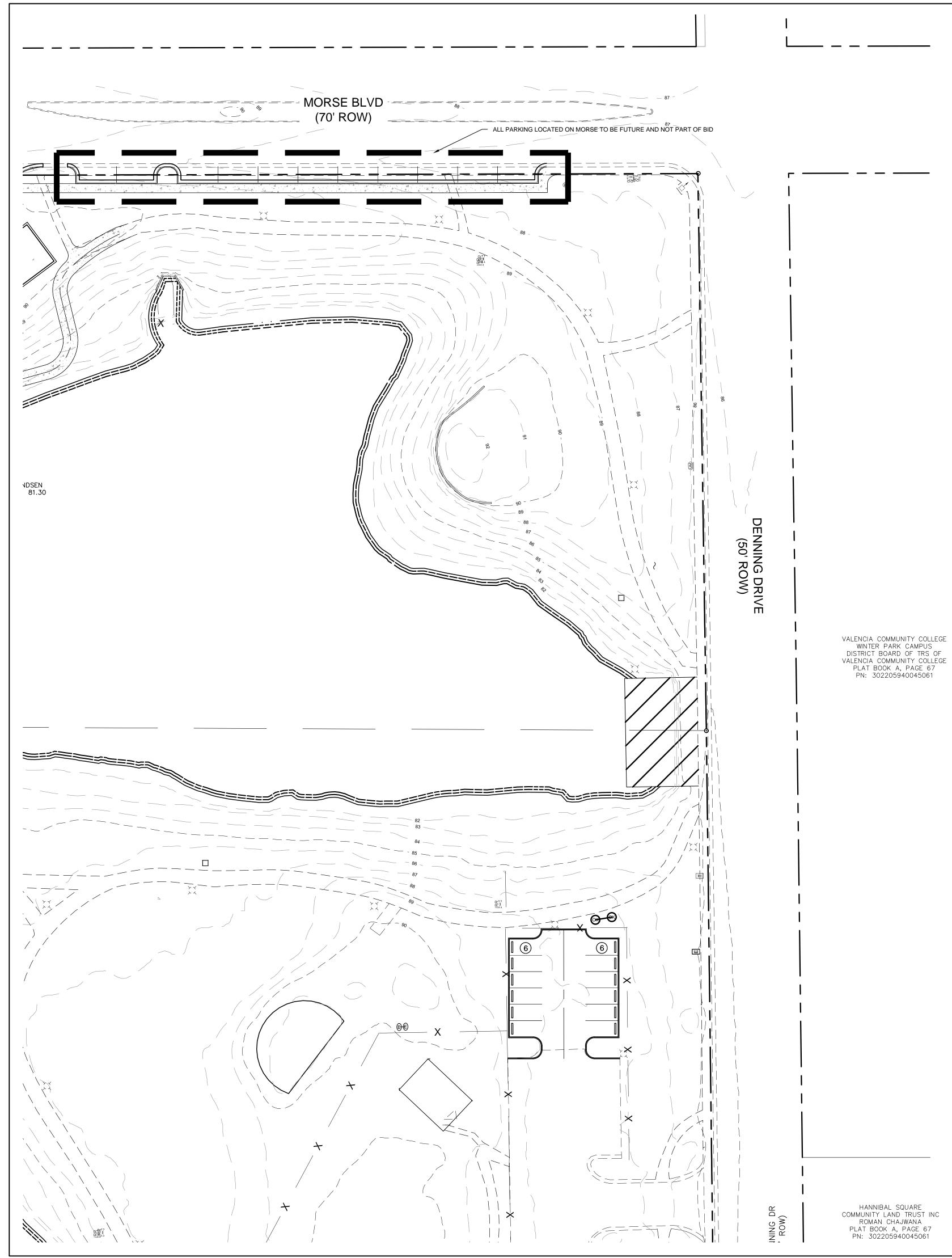
NOT FOR CONSTRUCTION

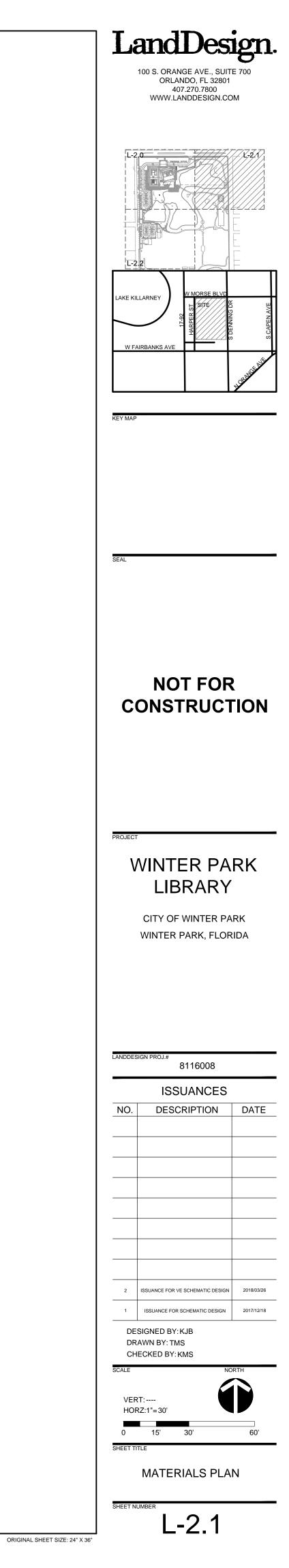
WINTER PARK LIBRARY

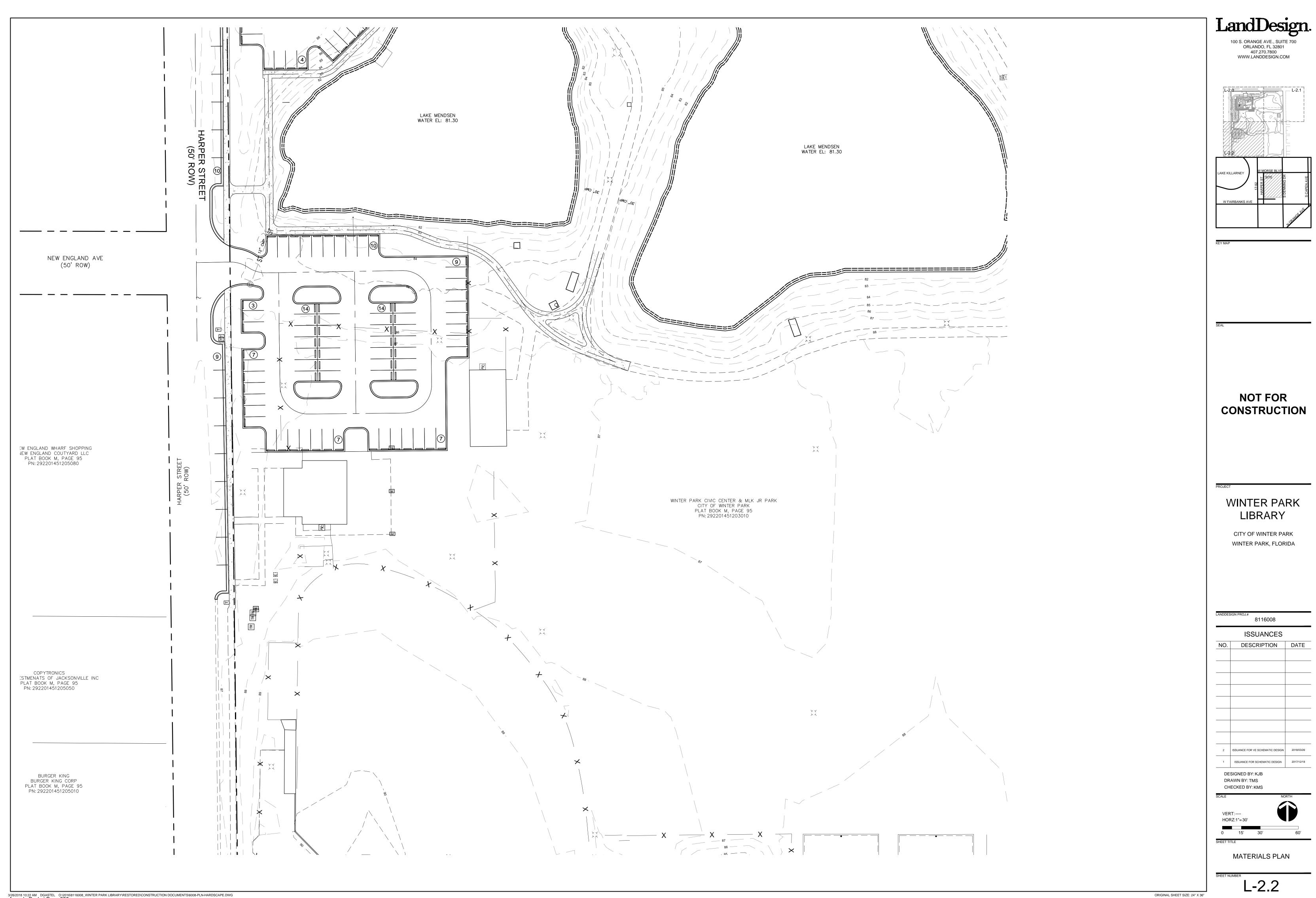
PROJEC

CITY OF WINTER PARK WINTER PARK, FLORIDA

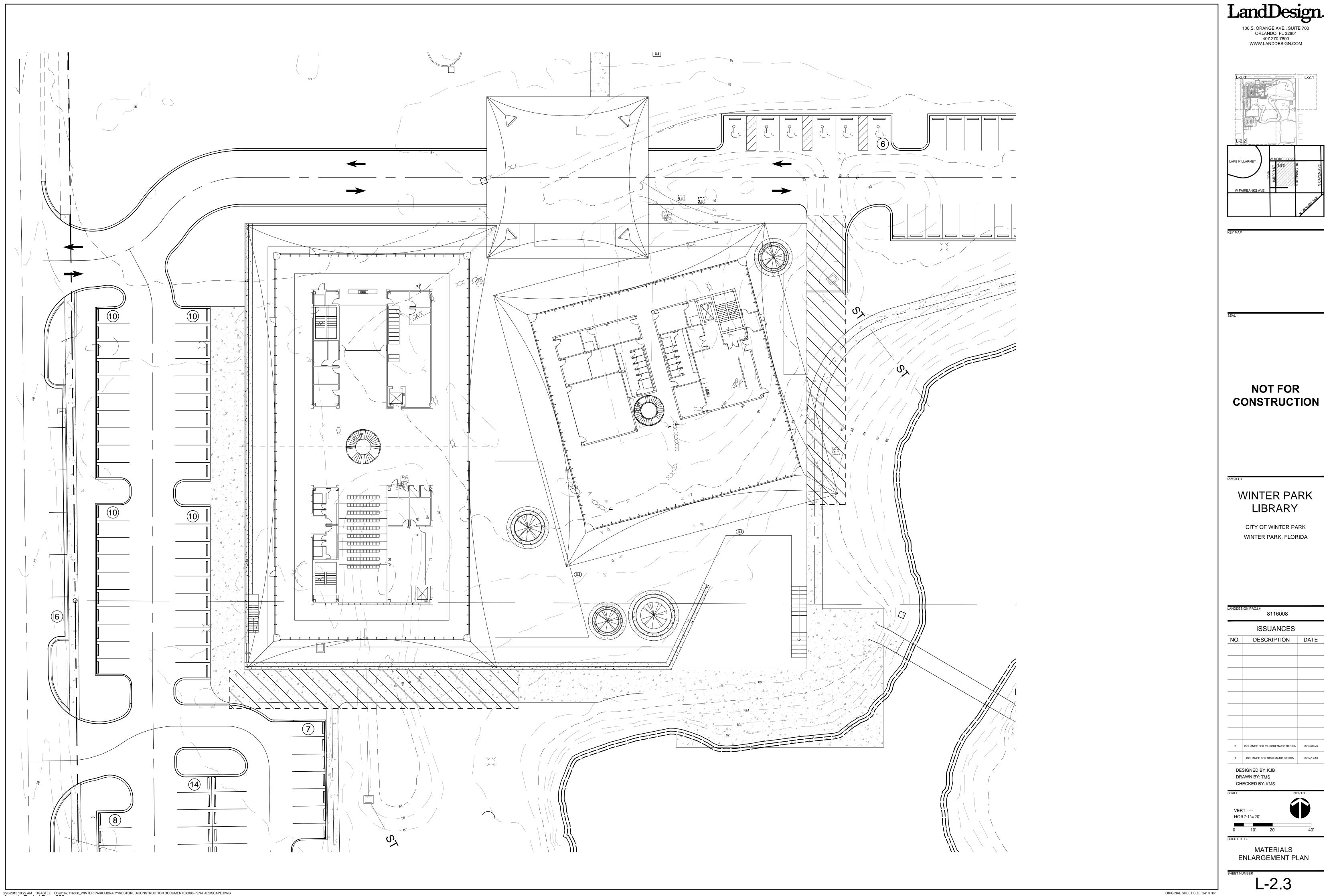








3/26/2018 10:22 AM DGASTEL 0:2016\8116008_WINTER PARK LIBRARY\RESTORED\CONSTRUCTION DOCUMENTS\6008-PLN-HARDSCAPE.DWG Agenda Packet Page 228



CONTRACTOR NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING ANY WORK.

2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.

3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK.

4. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. FOLLOW THE OWNER'S REPRESENTATIVE'S INSTRUCTIONS ON RESOLVING ANY DISCREPANCIES.

6. CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.

7. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.

8. CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.

9. ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS NOTED OTHERWISE. LAYOUT CURVILINEAR JOINTS AS INDICATED ON THE DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

10. ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS OR AS INSTRUCTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS, MANHOLES, OR OTHER SITE ELEMENTS.

11. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PAVING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACCORDING TO THE SPECIFICATIONS. APPLIED SAMPLE PANELS SHALL BE RETAINED FOR THE DURATION OF THE PROJECT. AS AN EXAMPLE OF THE COLOR, TEXTURE AND FINISH OF THE PAVING FOR THE PROJECT.

12. MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE WATER BODIES, EXISTING PARKING LOTS, ETC. ACCORDING TO ALL APPLICABLE LAWS.

13. SEE HARDSCAPE PLANS AND DETAILS FOR CONCRETE EXPANSION JOINTS AND CONTROL JOINTS.

14. SEE SITE GRADING PLANS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS.

15. GENERAL LIMITS OF CONSTRUCTION ARE NOTED ON THE DRAWINGS UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, THE LIMIT OF WORK SHALL END AT THE FACE OF EACH BUILDING.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL/PROTECTION BY LOCALLY APPROVED MEANS AND MAINTAINING EROSION CONTROLS ALREADY IN PLACE. CONTRACTOR SHALL ADHERE TO ALL GOVERNING CODES AND REQUIREMENTS.

17. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

18. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND LEGALLY DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY OWNER'S REPRESENTATIVE.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL DRAIN INLETS, CATCH BASINS, YARD DRAINS AND MANHOLES INDICATED ON THE PLANS UNDER PREVIOUS CONSTRUCTION

20. THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION DIGGING, BORING, PILE DRIVING, BLASTING, OR PLANTING, MUST FIRST OBTAIN AN EXCAVATION PERMIT FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR MUST CALL THE APPROPRIATE AGENCIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO PLANNED EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH FL 77 153 REGARDING NOTIFICATION OF EXISTING GAS AND OIL PIPELINE COMPANY OWNERS AND SHALL NOTIFY "UNCLE" AT 1-800-432-4770 PRIOR TO EXCAVATION EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE OWNER'S REPRESENTATIVE FOR ALL EXCAVATION PERMITS AND NOTIFICATION NECESSARY PRIOR TO INITIATING ALL WORK. SEE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER INFORMATION.

21. CONTRACTOR TO COORDINATE HIS WORK WITH THE WORK OF THE OTHER CONTRACTORS WORKING ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISITNG ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY OF THESE SITE CONDITIONS ARE INCOMPLETE. MISSING OR DAMAGED. ANY ADJUSTMENTS REQUIRED TO THE CONDITION, COMPLETENESS AND /OR ELEVATION OF THIS WORK SHALL BE PERFORMED BY OTHERS.

HARDSCAPE NOTES (as needed)

GENERAL

1. THE HARDSACPE SCHEDULE REFERS TO PAVER/TILE/STONE MATERIALS TO BE USED IN PARTICULAR AREAS AS CALLED OUT. REFER TO SCHEDULE FOR SPECIFICATIONS.

2. HARDSCAPE PLANS ARE TO BE FOLLOWED IN CONJUNCTION WITH GRADING, DIMENSIONAL CONTROL, LANDSCAPE, IRRIGATION, STRUCTURAL, LIGHTING, AQUATIC ENGINEER, ARCHITECTURAL, AND CIVIL DRAWINGS IN ORDER TO PROPERLY CONSTRUCT ALL ASPECTS OF THE PROJECT. THESE DRAWINGS ARE ARE CREATED TO THE BEST AVAILABLE INFORMATION AT THE TIME, CONTRACTOR SHALL REPORT ANY DISCREPENCIES PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL PROVIDE MOCK-UP AREAS FOR PAVERS, DECKING, AND STONE WORK. A MIN. OF 8'X8' AREA SHALL BE USED TO PROPERLY REPRESENT THE DESIGN OF THE PAVED SURFACE. THIS AREA MUST BE APPROVED BY THE OWNERS REPRESENTATIVE PROIR TO INSTALLATION.

GRAPHIC SYMBOLS & LINE TYPES

SECTION NUMBER / SHEET NUMBER / x ` L13.XX NUMBER MATERIAL KEY TAG XXXX SPOT / FINISHELEVATION +93.85 EXISTING TO BE DETERMINED EXIST TBD TH DISABIL. ACT EXT EXTERIOR TC TOP OF CURB FINISH FLOOR ELEVATION TOP OF VAULT FFE TOV MATE FINISH GRADE TOP OF ROCK FG TR CT(URAL) GENERAL CONTRACT(OR) TOP OF STEP GC TS CURB TOP OF WALL HOSE BIB ΤW OF CURB / COPING HANDICAP(PED) TYP TYPICAL HC WELDED WIRE FRAME INTERIOR WWF INT MAXIMUM MAX W/ WITH . JOINT WITHOUT MIN MINIMUM W/O LACE WATER LEVEL MISC MISCELLANEOUS WI NOT IN CONTRACT INE NIC

NOT TO SCALE

ON CENTER(S)

PLANTING (AREA)

RIM ELEVATION

SPECIFICATION(S)

STAINLESS STEEL

STANDARD

POURED IN PLACE

PRESSURE TREATED PINE

OVER ALL

RADIUS

SHEET

NTS

0A

00

PLT

PIP

PTP

RIM

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STD

SPEC(S)

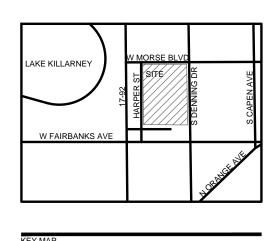
ELEVATION NUMBER / SHEET NUMBER ENLARGEMENT - DETAIL NUMBER / SHEET ABBREVIATIONS

ADD	ADDENDUM
ADA	AMER. WITH DISABIL. ACT
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
BOC	BACK OF CURB
BC	BOTTOM OF CURB / COPING
BLDG	BUILDING
BOT	BOTTOM
CJ	CONTROL JOINT
CIP	CAST IN PLACE
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
СТ	CLEAR TRUNK
CW	CLEAR WOOD
DGR	DENSE GRADE AGGREGATE
DI	DRAIN INLET
DIA	DIAMETER
DIM	DIMENSION
DWG(S)	DRAWING(S)
EL	ELEVATION
EQUIP	EQUIPMENT
EOP	EDGE OF PAVEMENT

HARDSCAPE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	FINISH	COLOR	MANUFACTURER	NOTES
PAVEMEN	NT TYPE					
	TYPE A	4" THICK NATURAL GREY CONCRETE PAVEMENT, 3500 PSI	SPONGE FLOAT	NATURAL GREY	N/A	FLAT SHEETS 6x6x10 WWM REINFORCEMENT, SAW CUT CONTROL JOINTS EQUAL TO WALKWAY WIDTH AND 1/2" EXPANSION JOINTS WITH COLOR MATCHED CAULKED SEAL 30' ON CENTER, 6" DEEP x 12" WIDE THICKEN EDGE ON ALL SIDE EDGES, TYPICAL.
		8" THICK x 8" WIDE NATURAL GREY CONCRETE BAND, 400 PSI WITH 3 - #4 REBAR REINFORCEMENT CONTINUOUS	SPONGE FLOAT	NATURAL GREY	-N/A-	SAW CUT JOINTS 8' ON CENTER
	TYPE C	TECTURA DESIGNS EXPRESSION SERIES PAVERS, 2-3/4" THICK	6" x 8" HERRING BONE PATTERN	3 COLORS MIX; TBD.	MANUF: OLD CASTLE COASTAL WWW.OLDCASTLECOASTAL.COM	1" SAND SETTING BED OVER 8" SOIL CEMENT BASE
	SIDEWALK	SITE SIDEWALK - SEE CIVIL PLANS	-N/A-	-N/A-	-N/A-	-N/A-
	DETECTABLE WARNING	TACTILE PAVING - SEE CIVIL PLANS	-N/A-	-N/A-	-N/A-	-N/A-
	EXISTING SIDEWALK	SITE SIDEWALK - SEE HARDSCAE PLANS	-N/A-	-N/A-	-N/A-	-N/A-





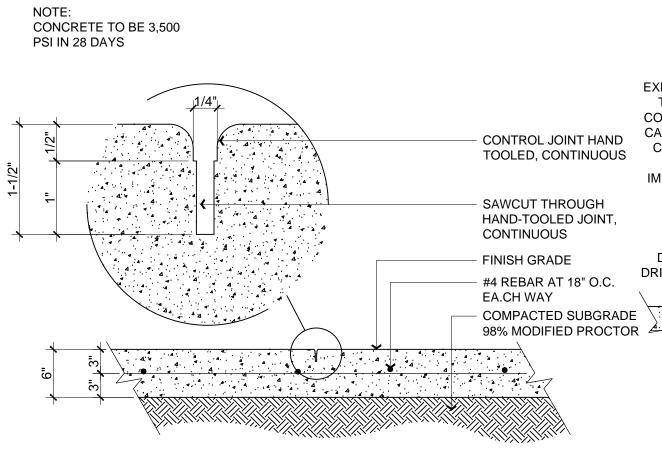
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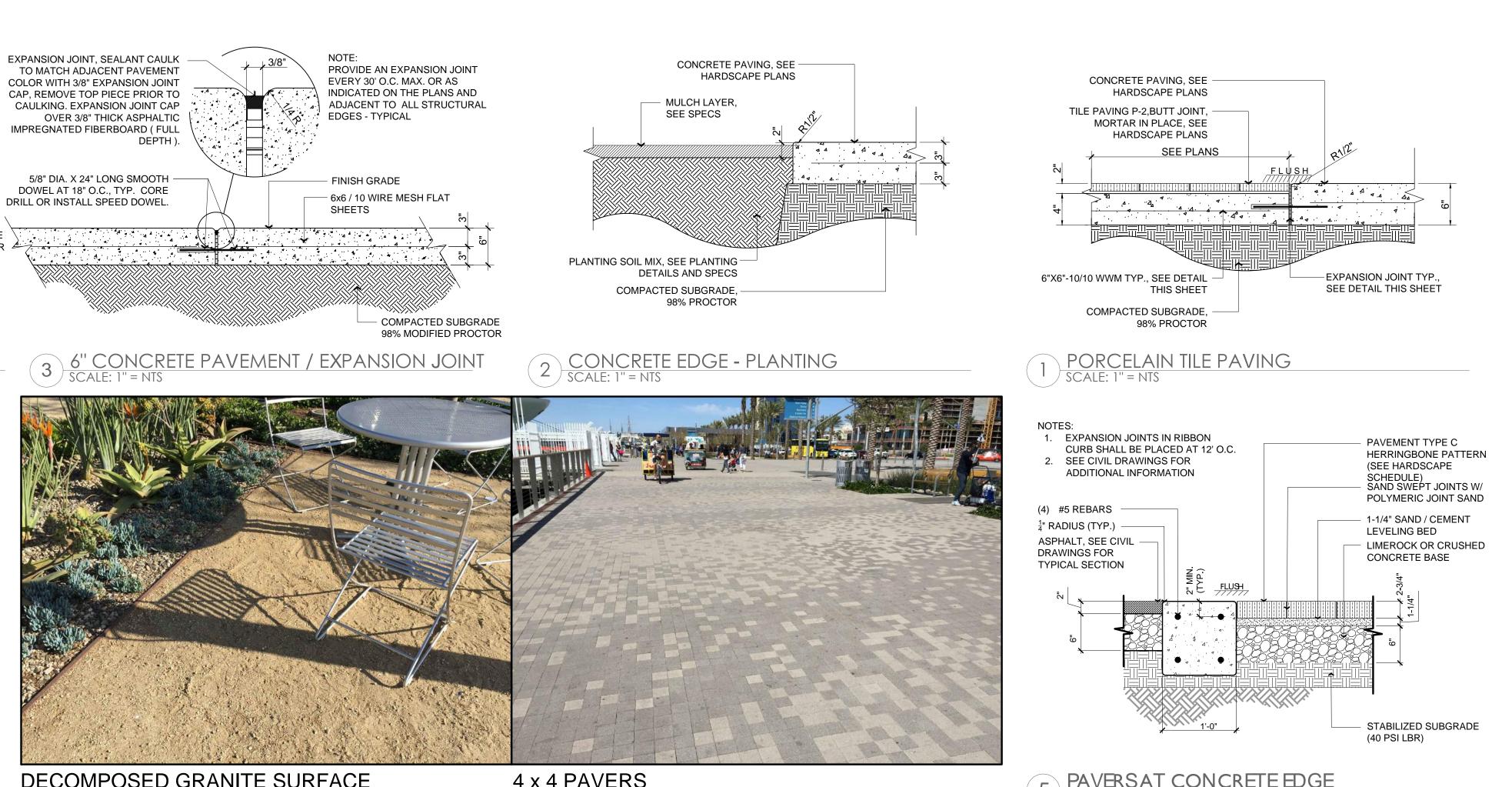
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LANDDES	SIGN PROJ.# 8116008	
	ISSUANCES	
NO.	DESCRIPTION	DATE
2	ISSUANCE FOR VE SCHEMATIC DESIGN	2018/03/26
1	ISSUANCE FOR SCHEMATIC DESIGN	2017/12/18
DE	SIGNED BY: KJB	
DR	AWN BY: TMS	
CH	ECKED BY: KMS	
SCALE	NO	RTH
	RT:	
	RZ:1"=30'	
0	15' 30'	60'
SHEET TI	TLE	
Н	ARDSCAPE DETA	ILS
SHEET N	UMBER	

L-4.0



4 6" CONC. - CONTROL TOOLED/SAWCUT JOINT SCALE: 1" = NTS





SLOT DRAINAGE

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DECOMPOSED GRANITE SURFACE

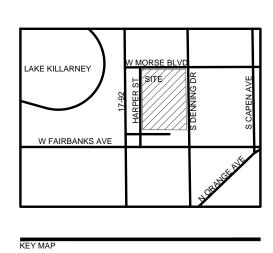
4 x 4 PAVERS

SLOT DRAIN

NATURAL GREY CONCRETE COQUINA SHELL AGGREGATE FINISH

5 PAVERSAT CONCRETE EDGE SCALE NTS

HESS LEDIA IN GROUND LED STRIPS



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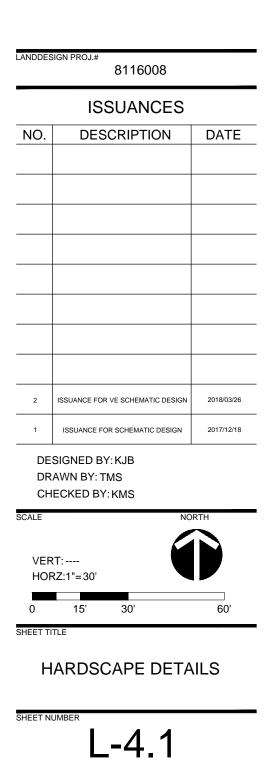
100 S. ORANGE AVE., SUITE 700 ORLANDO, FL 32801 407.270.7800

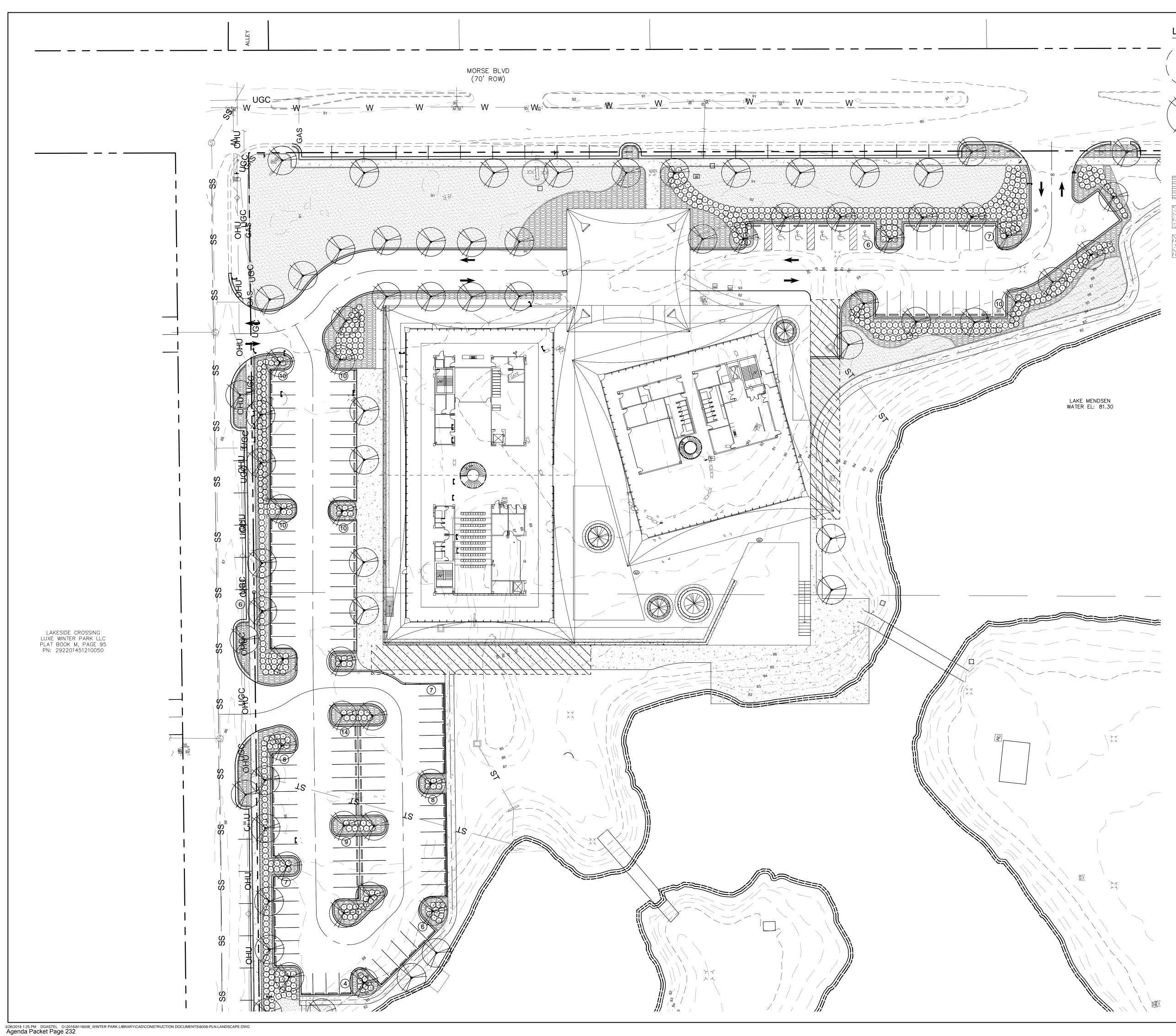
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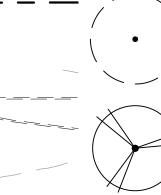
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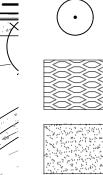
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CANOPY TREES (3" Cal. Min., 10' Ht. Min.) Quercus virginiana / Southern Live Oak

SHRUBS

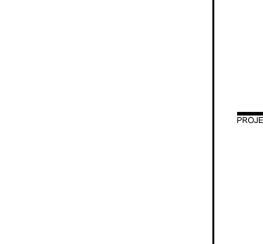
Viburnum suspensum / Sandankwa Viburnum

GROUNDCOVERS

SOD

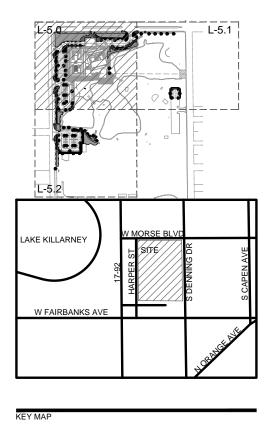
MULCH

NOTE: DESIGN IS FOR REPRESENTATION FOR QUANTITY TAKE-OFFS ONLY.



ORIGINAL SHEET SIZE: 24" X 36"

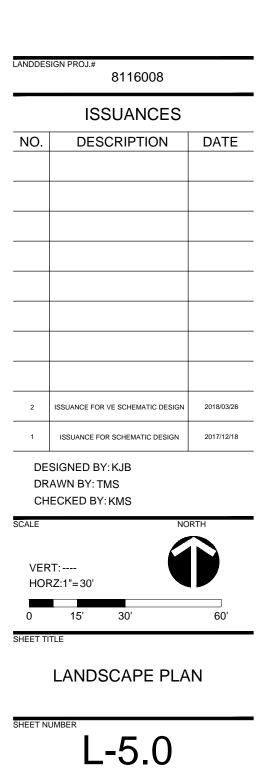
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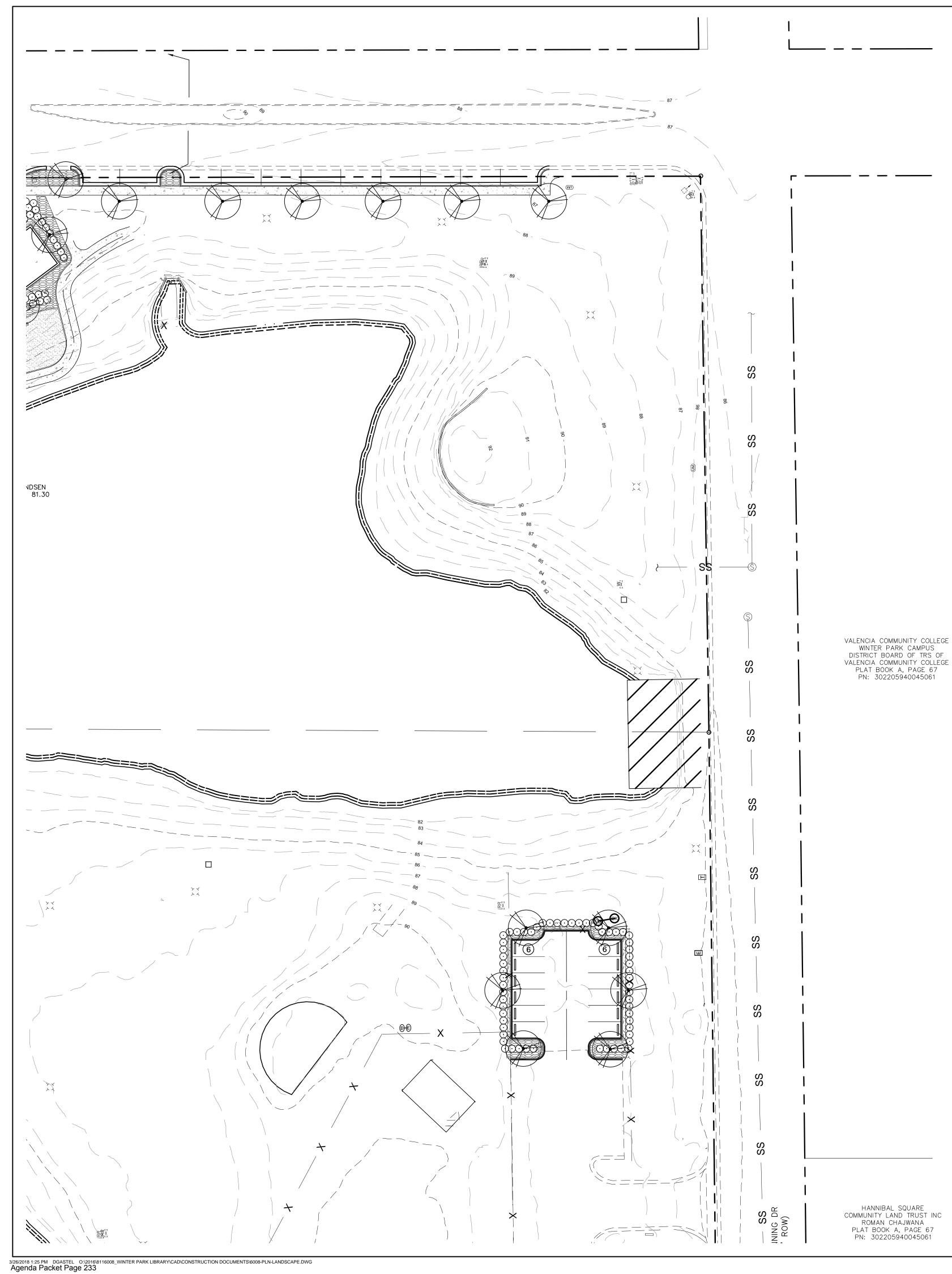


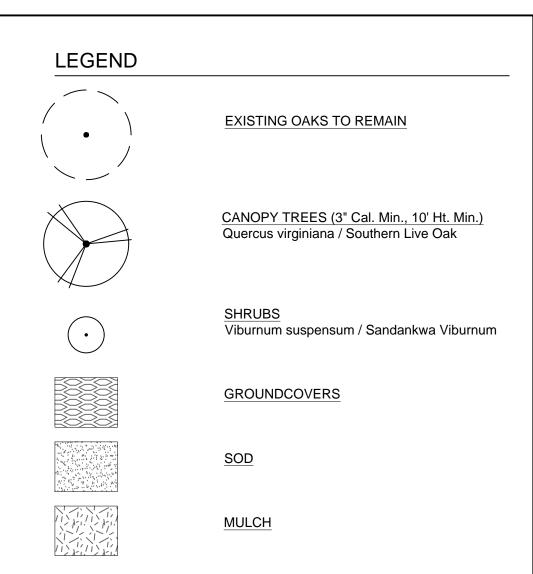
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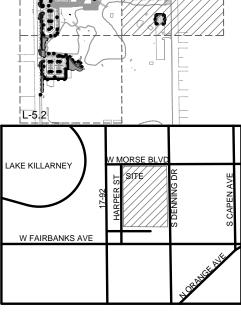






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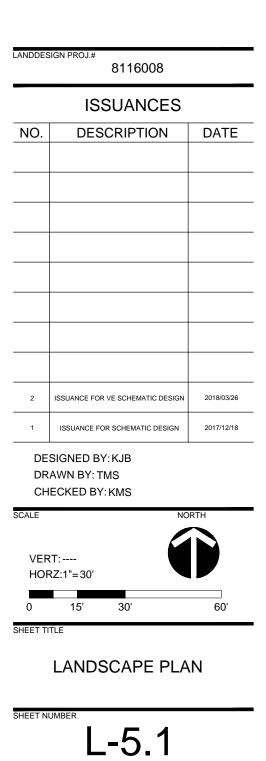


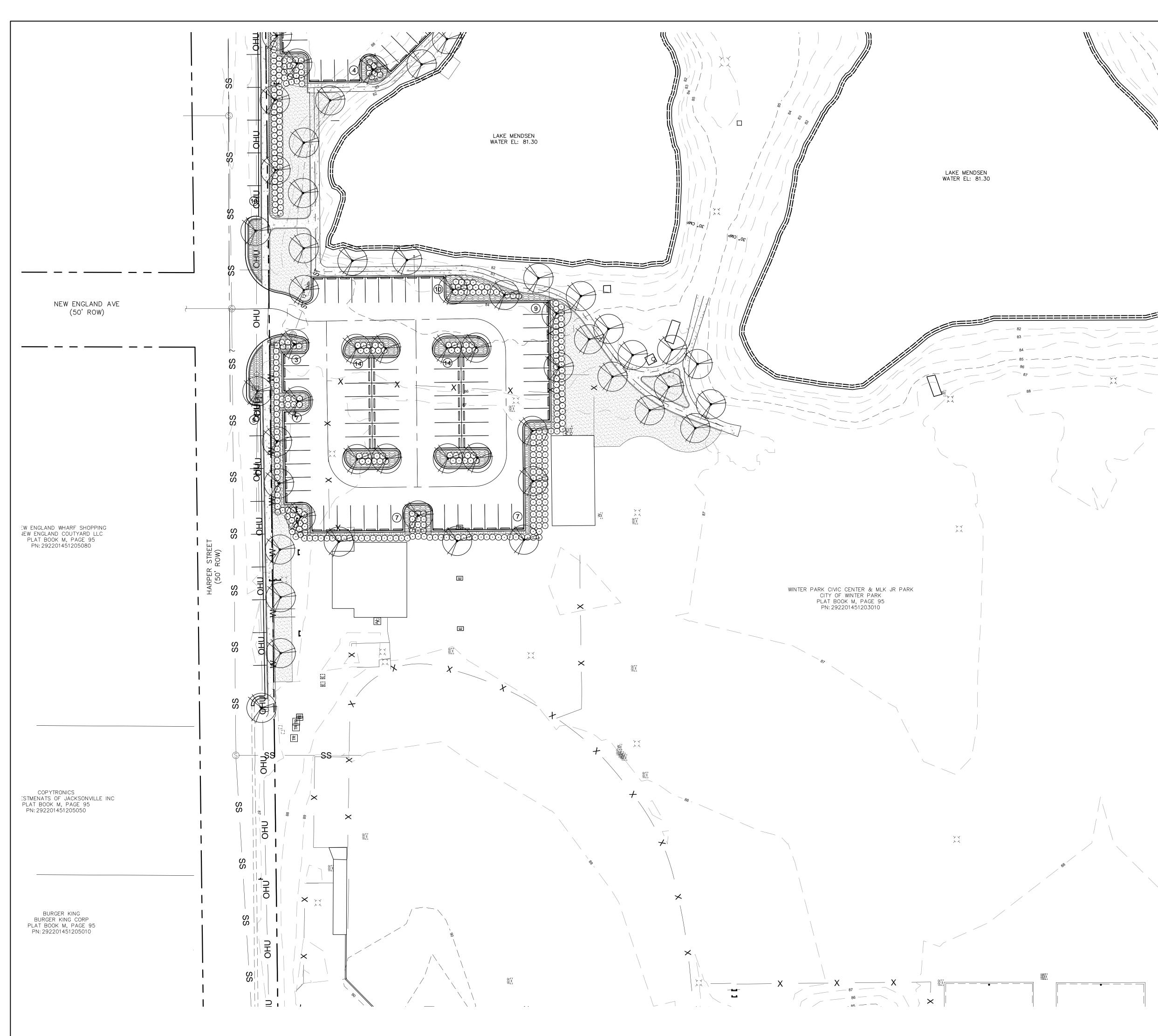
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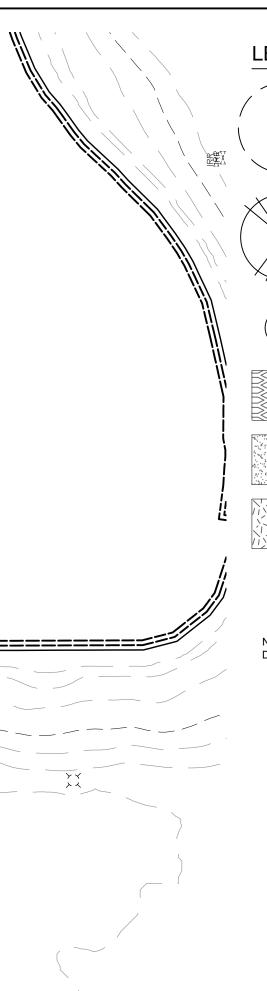
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PROJEC

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LEGEND (\cdot)

EXISTING OAKS TO REMAIN

CANOPY TREES (3" Cal. Min., 10' Ht. Min.) Quercus virginiana / Southern Live Oak

<u>SHRUBS</u> Viburnum suspensum / Sandankwa Viburnum

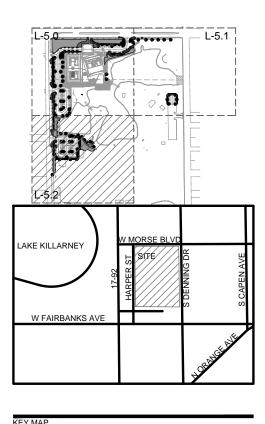
GROUNDCOVERS

SOD

MULCH

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LANDDESIGN PROJ.# 8116008 ISSUANCES NO. DESCRIPTION DATE _____ _____ 2 ISSUANCE FOR VE SCHEMATIC DESIGN 2018/03/26 1 ISSUANCE FOR SCHEMATIC DESIGN 2017/12/18 DESIGNED BY: KJB DRAWN BY: TMS CHECKED BY: KMS SCALE VERT:----HORZ:1"=30' 15' 0 - 30' SHEET TIT LANDSCAPE PLAN

L-5.2



LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION.

2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.

3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE LIMITS OF WORK NOTED ON THE DRAWINGS.

5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING GROUNDCOVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION.

8. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST TWO ON-SITE AREAS.

9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "FLORIDA GRADES AND STANDARDS" AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.

10. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.

11. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.

12. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.

13. ANY TREE WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.

14. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUNDCOVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1. SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1.

15. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "COMMENTS" ON THE PLANT LIST.

16. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.

17. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.

18. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO THE DEPTH SPECIFIED. MULCH SHALL BE MINI-PINE BARK NUGGETS, NO CYPRESS MULCH AND TO BE INSTALLED AT 3" DEPTH MINIMUM (1" DEPTH OVER TREE ROOTBALLS)

19. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.

20. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

21. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.

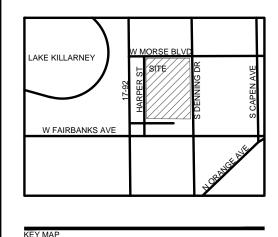
22. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

23. LANDSCAPE CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED, DAMAGED, OR DEAD BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.

24. LANDSCAPE CONTRACTOR SHALL TEST EACH PLANT PIT TO ASSURE PERCOLATION AND IF FOUND NOT TO PERCOLATE OR SHOWS EVIDENCE OF SLOW PERCOLATION, SHALL PROVIDE AT HIS/HER SOLE COST AN APPROVED METHOD TO DRAIN PLANT PIT OR BED.

25. THE CONTRACTOR SHALL INSTALL A ROOT BARRIER ON ALL SHADE TREES PLANTED WITHIN 7' OF A WATER OR SEWER LINE PER COUNTY REGULATIONS.

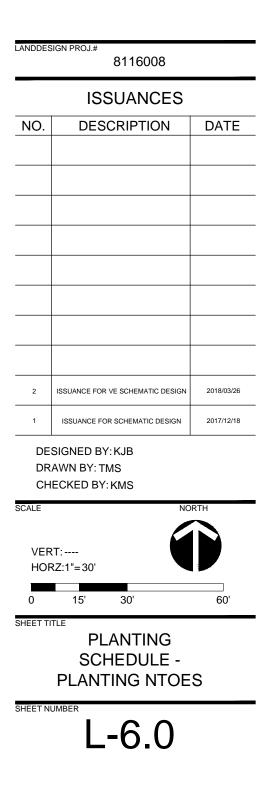


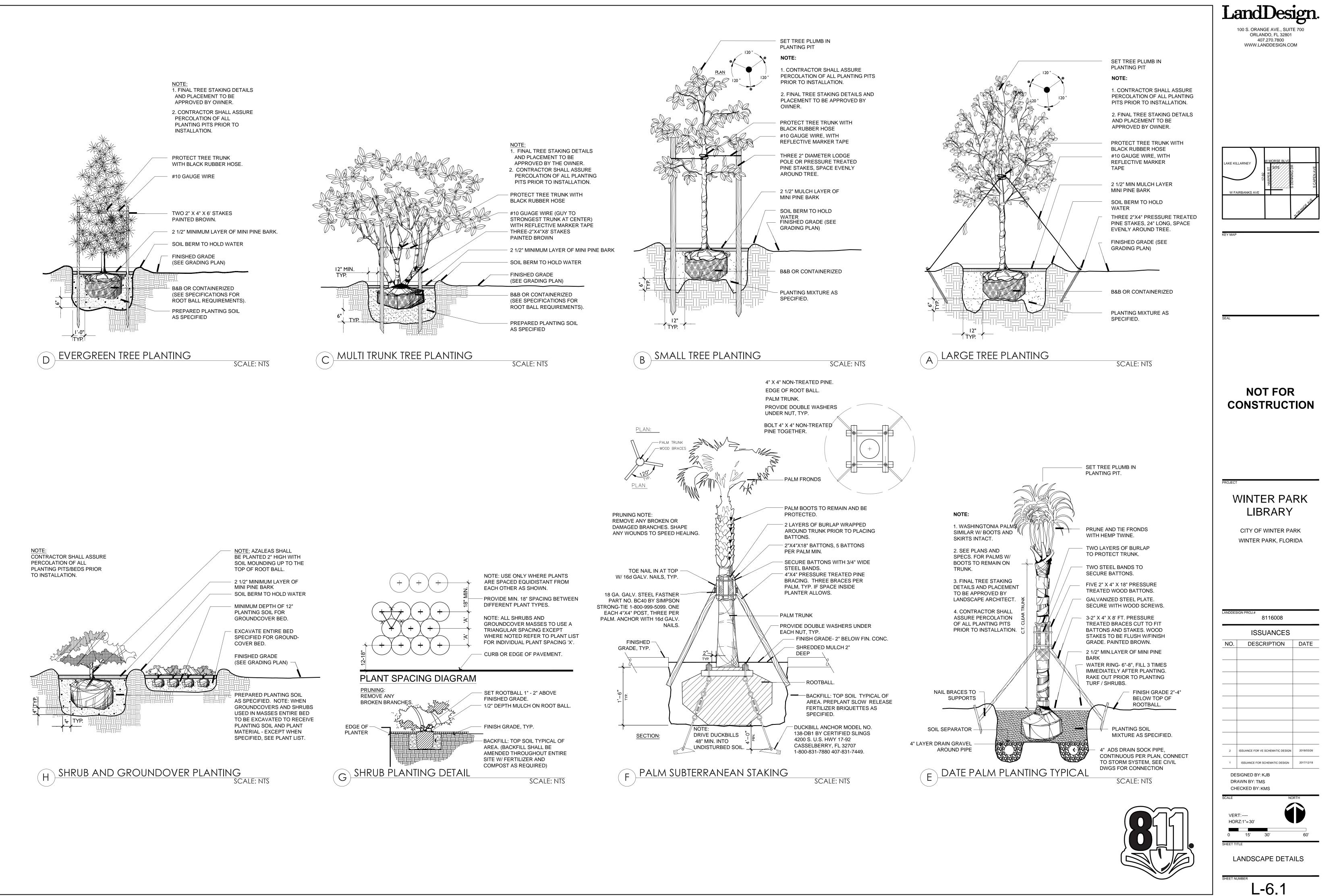


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CATHEDRAL LIVE OAKS



MUHLY GRASS



LIVISTONA NITIDA



ZAMIA & SILVER SAW PALMETTO



WHITE BIRD OF PARADISE



CATHEDRAL LIVE OAK



BALD CYPRESS



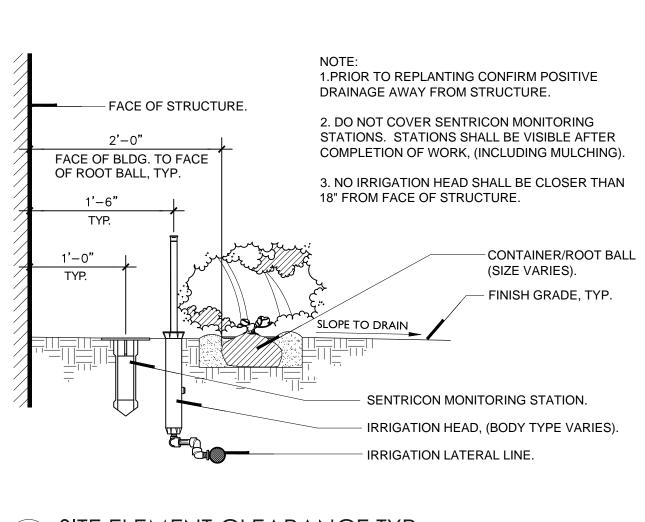
LANDSCAPE POT CLUSTERS





TREE LIGUSTRUM BOSQUE

PERENNIAL PEANUT







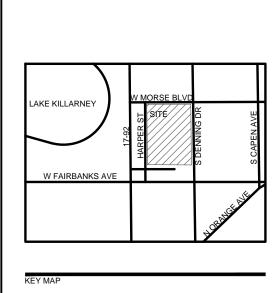


DWARF YAUPON HOLLY





ORIGINAL SHEET SIZE: 24" X 36"



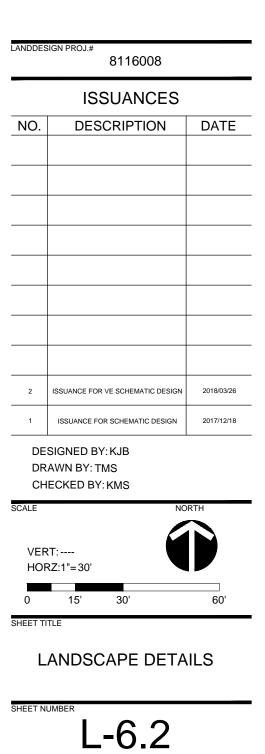
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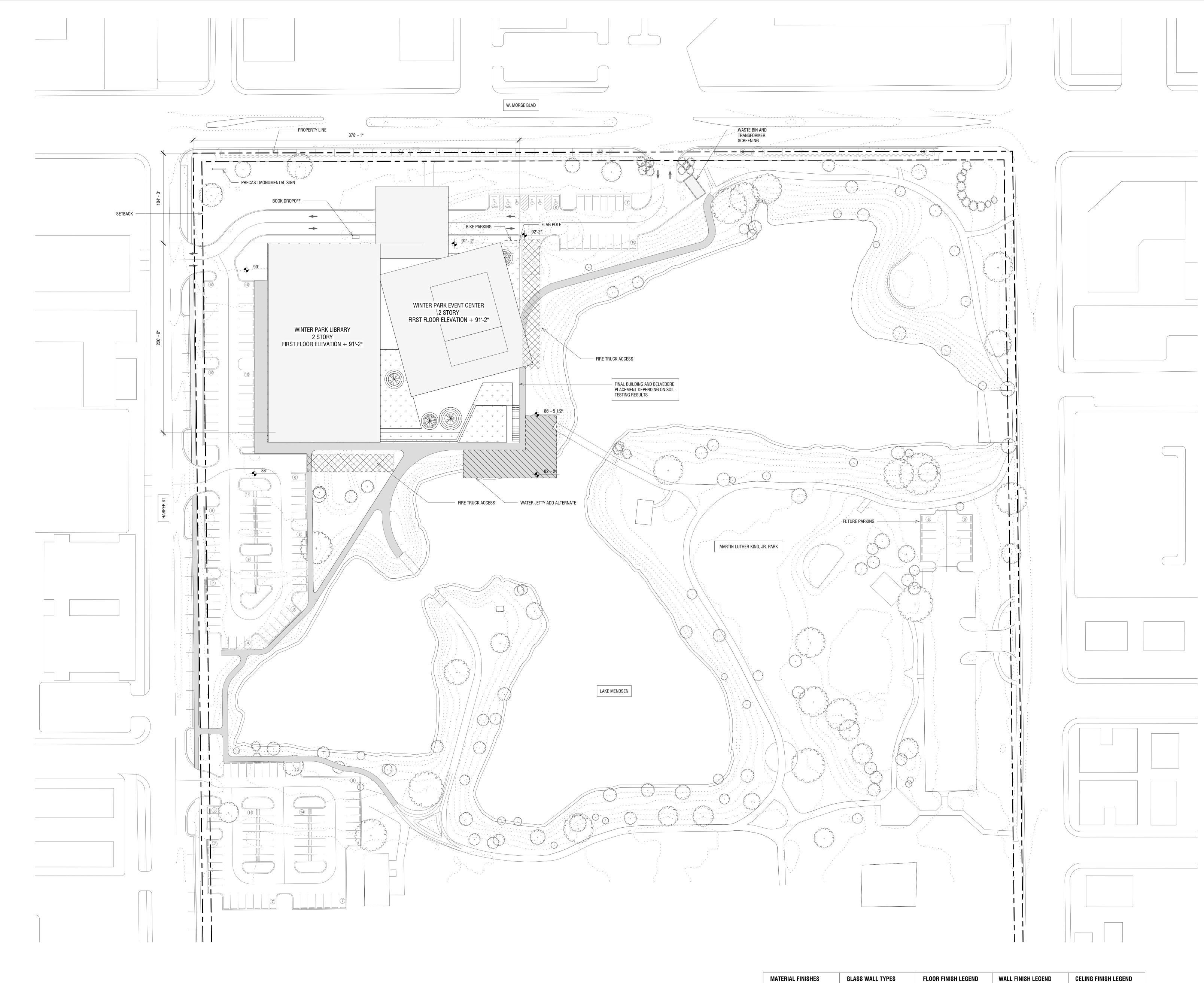
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- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE
- C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

- G1 4-SIDED STRCT LAMINATED IGU G2 BACK-PAINTED GLASS
- G3 GLASS PARTITION
- G4 SKYLIGHT

FLOOR FINISH LEGEND

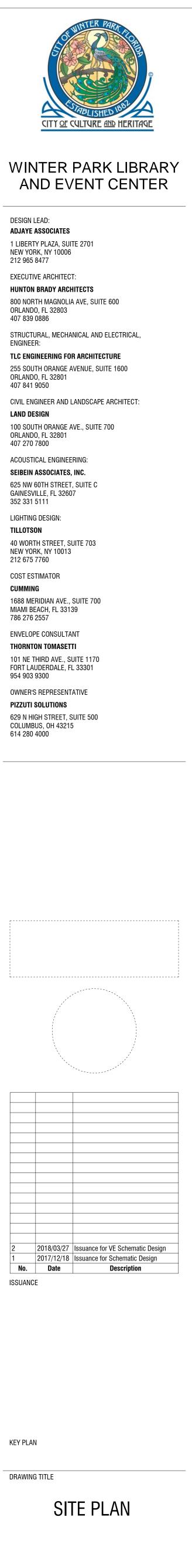
- FP FLOOR PAVEMENT FCT CARPET TILE
- FT TILE BATHROOMS
- FC CONCRETE FLOOR

WALL FINISH LEGEND

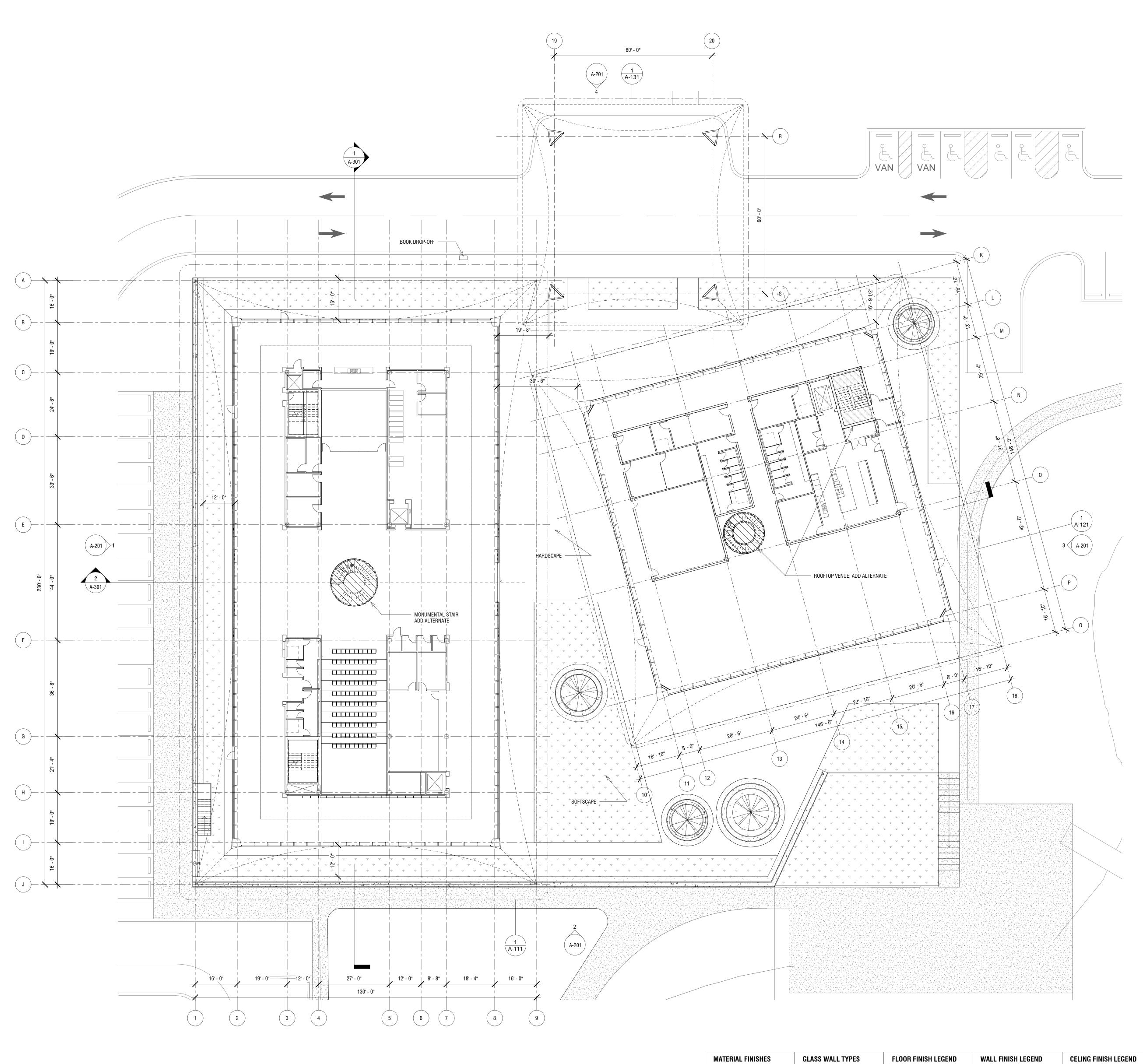
- WWP WOOD PANEL WCT BATHROOM TILE
- WC CONCRETE
- WG GYPSUM
- WAG ACCOUSTIC PANEL WFP FABRIC PANEL
- WL LAMINATE

CELING FINISH LEGEND

- CPC PRECAST CONCRETE
- CG GYPSUM CEILING
- CAP CEILING ACOUSTIC PANEL C22 CEILING 2X2 PANEL
- C28 CEILING 2X8 PANEL



SCALE As indicated DRAWING NO. DATE 03/27/2018 PROJ. NO WPL A-001 PAGE



P1 PAVERS

- P2 SIDEWALK PAVEMENT
- [P3] PARKING PAVEMENT
- (C1) CONCRETE

C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

G1 4-SIDED STRCT LAMINATED IGU G2 BACK-PAINTED GLASS

- G3 GLASS PARTITION
- G4 SKYLIGHT

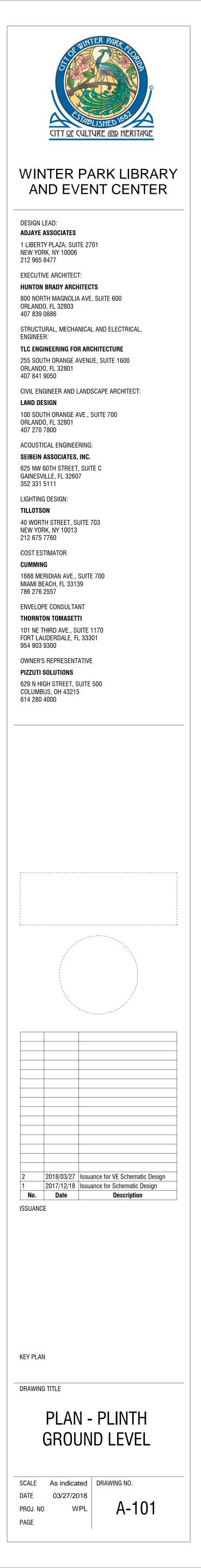
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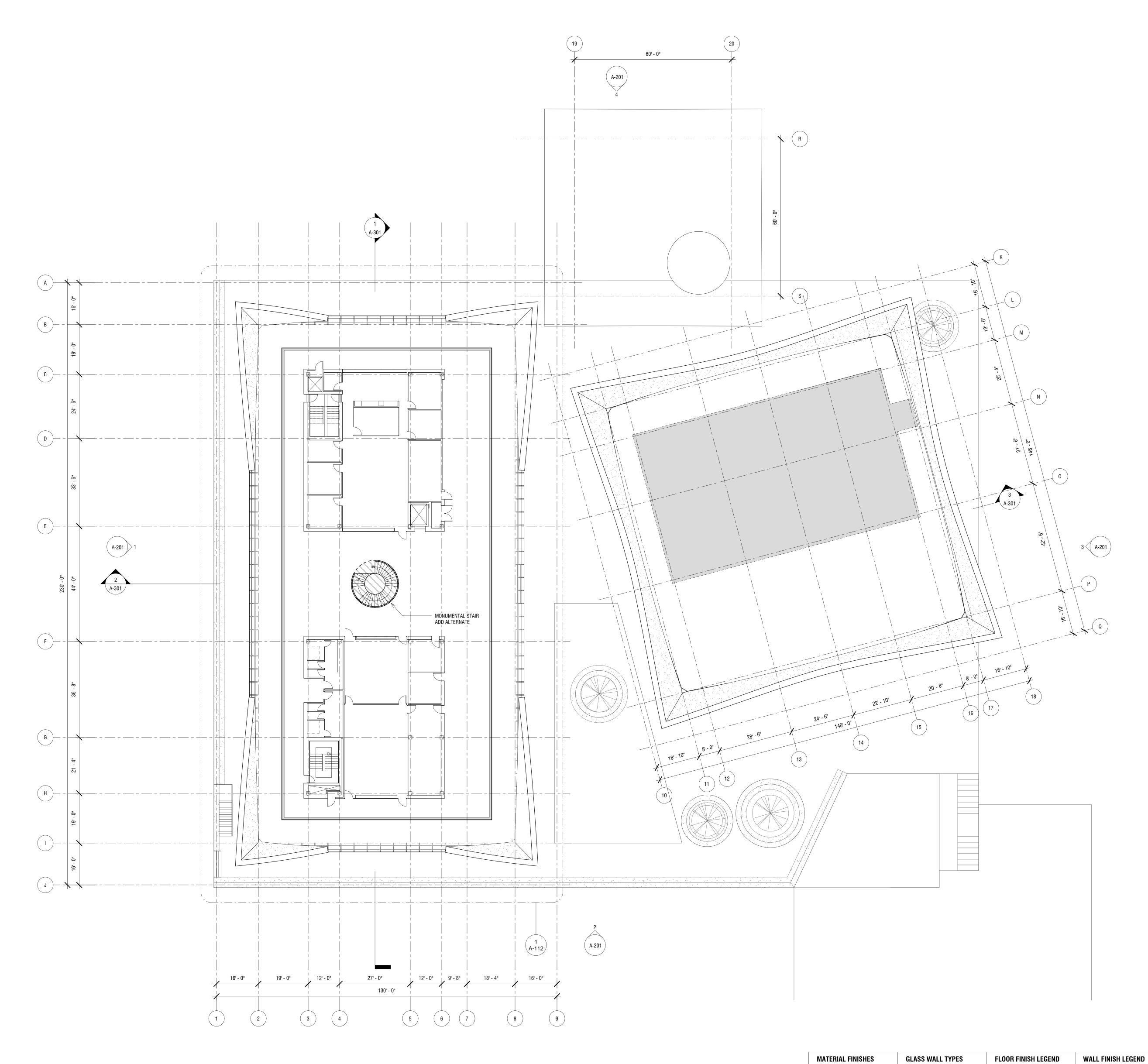
- FP FLOOR PAVEMENT FCT CARPET TILE
- FT TILE BATHROOMS
- FC CONCRETE FLOOR

WALL FINISH LEGEND

- WWP WOOD PANEL
- WCT BATHROOM TILE
- WC CONCRETE
- WG GYPSUM
- WAG ACCOUSTIC PANEL WFP FABRIC PANEL
- WL LAMINATE

- CPC PRECAST CONCRETE CG GYPSUM CEILING
- CAP CEILING ACOUSTIC PANEL
- C22 CEILING 2X2 PANEL
- C28 CEILING 2X8 PANEL





- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- (P3) PARKING PAVEMENT
- C1 CONCRETE
- C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

- G1 4-SIDED STRCT LAMINATED IGU G2 BACK-PAINTED GLASS
- G3 GLASS PARTITION
- G4 SKYLIGHT

FLOOR FINISH LEGEND

- FP FLOOR PAVEMENT
- FCT CARPET TILE FT TILE BATHROOMS
- FC CONCRETE FLOOR

WAG ACCOUSTIC PANEL WFP FABRIC PANEL

WWP WOOD PANEL

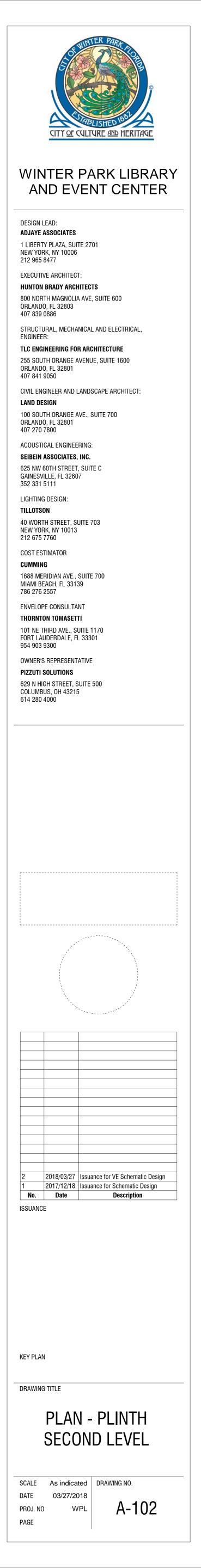
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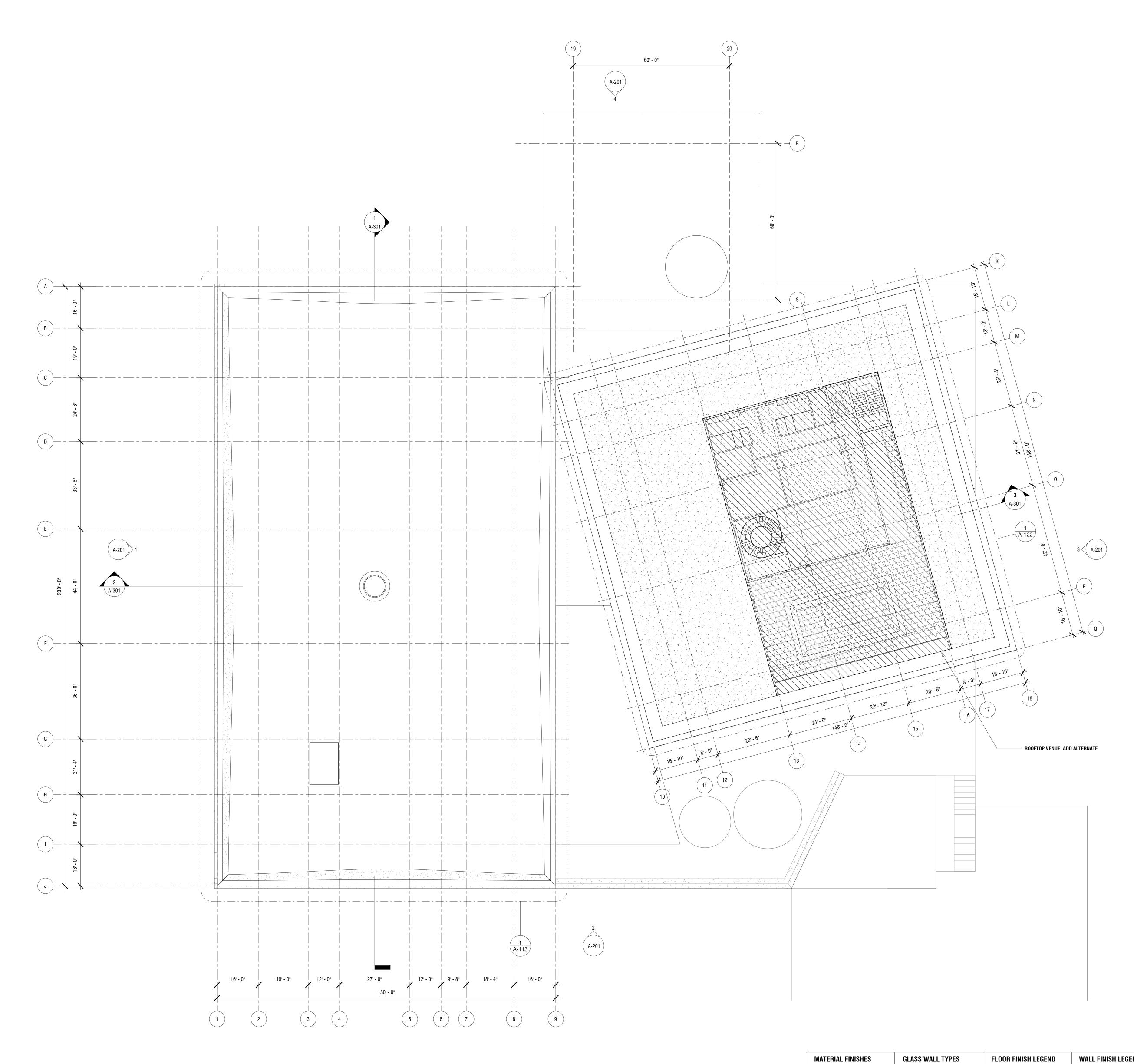
WG GYPSUM

WCT BATHROOM TILE

WL LAMINATE

- CPC PRECAST CONCRETE
- CG GYPSUM CEILING
- CAP CEILING ACOUSTIC PANEL C22 CEILING 2X2 PANEL
- C28 CEILING 2X8 PANEL





- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- (P3) PARKING PAVEMENT
- C1 CONCRETE
- C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

- G1 4-SIDED STRCT LAMINATED IGU G2 BACK-PAINTED GLASS
- G3 GLASS PARTITION
- G4 SKYLIGHT

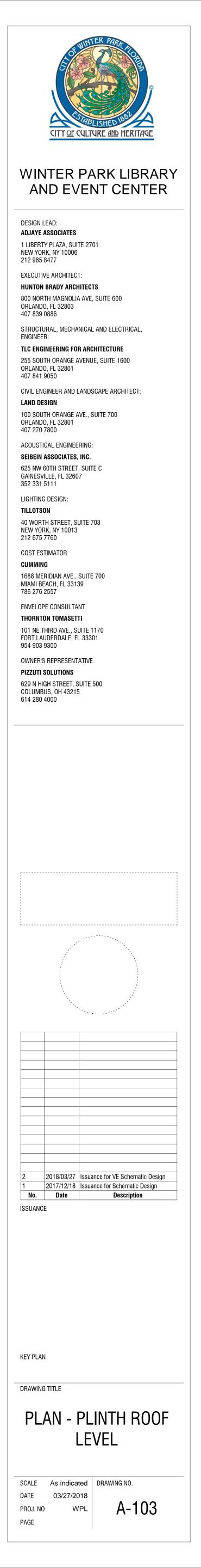
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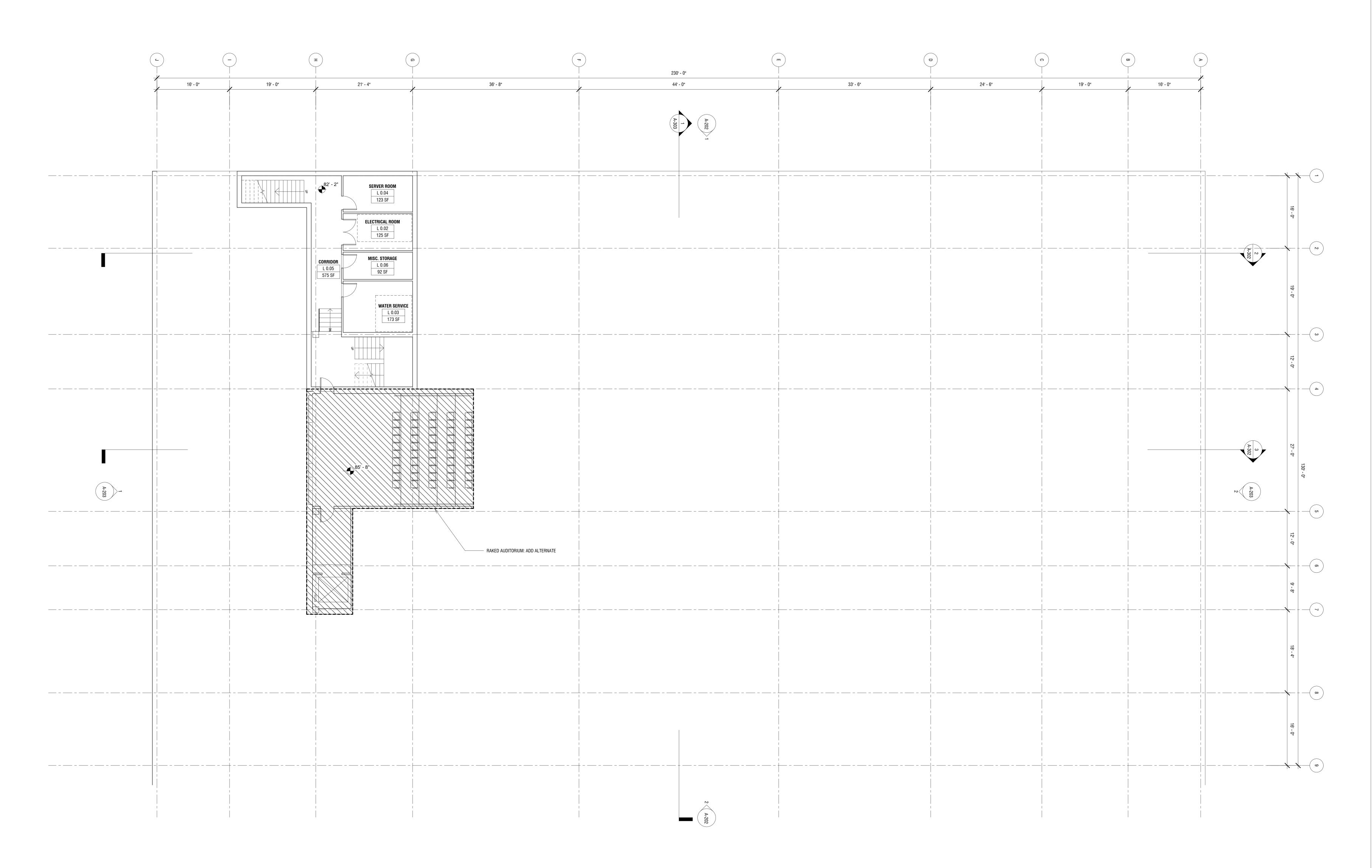
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- FT TILE BATHROOMS
- FC CONCRETE FLOOR

WALL FINISH LEGEND

- WWP WOOD PANEL WCT BATHROOM TILE
- WC CONCRETE
- WG GYPSUM
- WAG ACCOUSTIC PANEL
- WFP FABRIC PANEL WL LAMINATE

- CPC PRECAST CONCRETE
- CG GYPSUM CEILING
- CAP CEILING ACOUSTIC PANEL C22 CEILING 2X2 PANEL
- C28 CEILING 2X8 PANEL





- P1 PAVERS P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

G1 4-SIDED STRCT LAMINATED IGU G2 BACK-PAINTED GLASS

G3 GLASS PARTITION

GLASS WALL TYPES

- G4 SKYLIGHT

FLOOR FINISH LEGEND

- FP FLOOR PAVEMENT FCT CARPET TILE
- FT TILE BATHROOMS
- FC CONCRETE FLOOR

WAG ACCOUSTIC PANEL

WC CONCRETE

WG GYPSUM

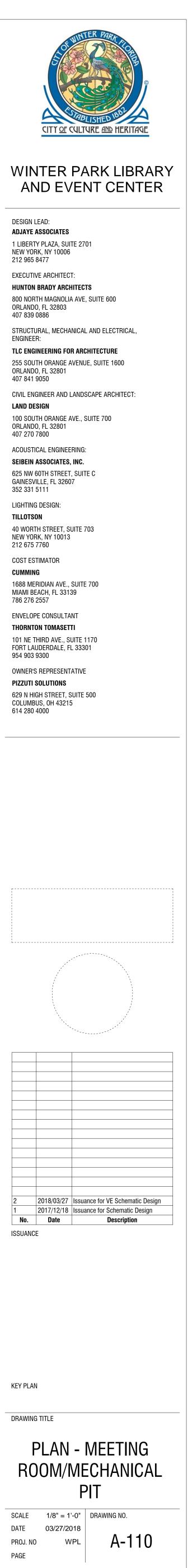
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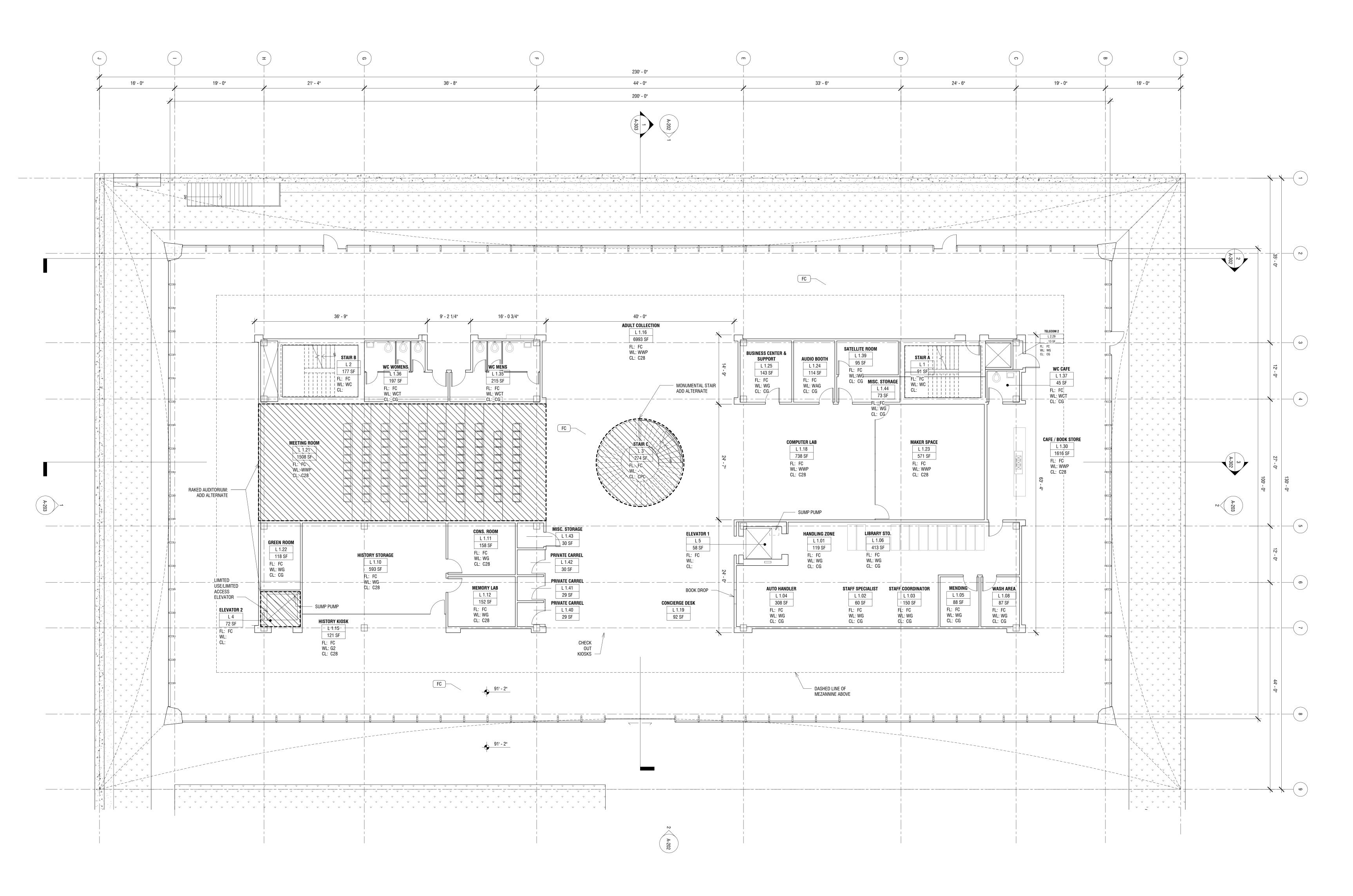
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WWP WOOD PANEL

WCT BATHROOM TILE

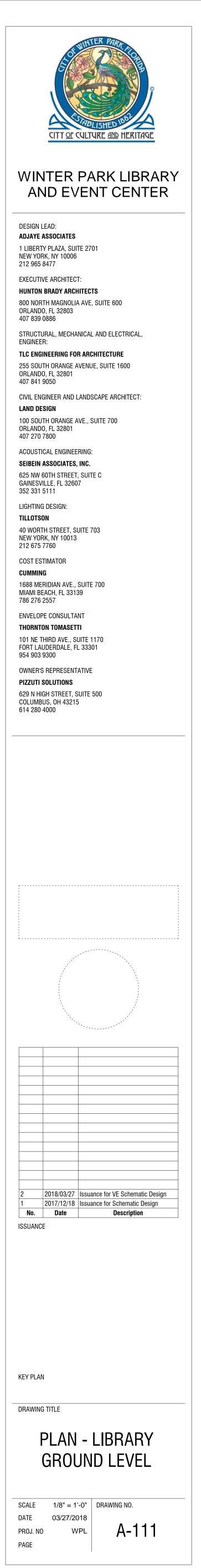
- CPC PRECAST CONCRETE
- CG GYPSUM CEILING CAP CEILING ACOUSTIC PANEL
- C22 CEILING 2X2 PANEL
- C28 CEILING 2X8 PANEL

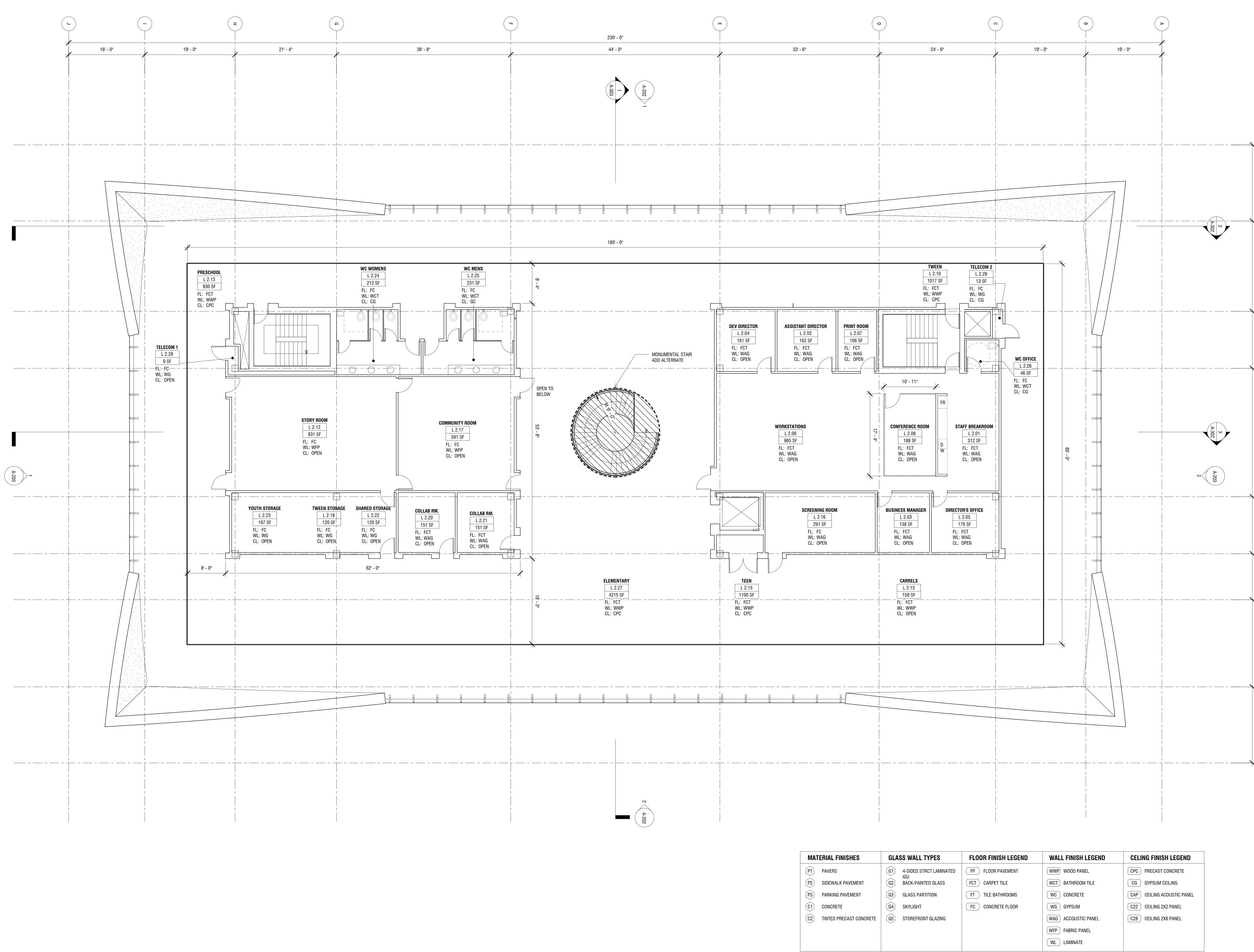




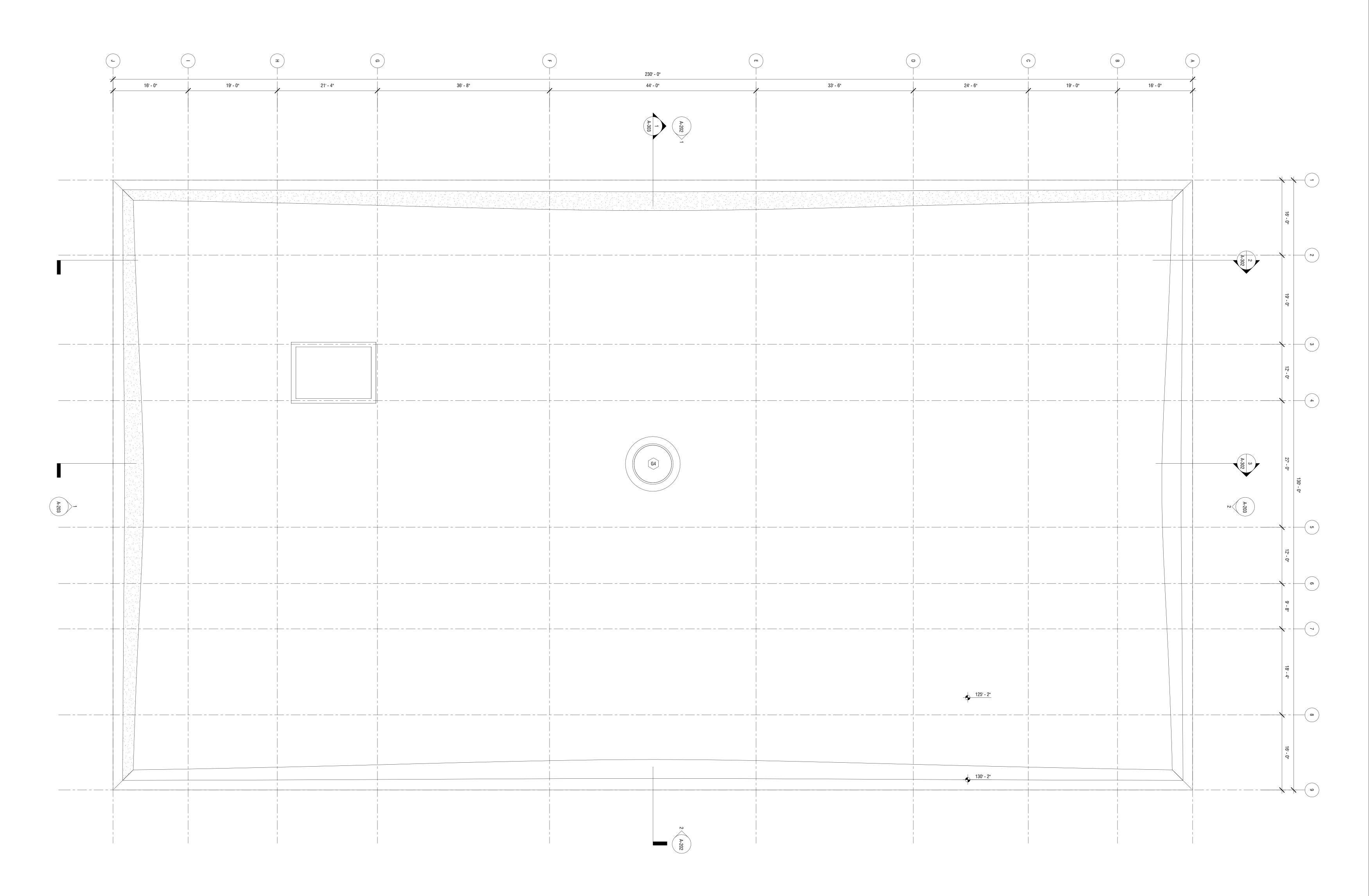
MATERIAL FINISHES	GLASS WALL TYPES	FLOOR FINISH LEGEND	WALL FINISH LEGEND	CELING FINISH LEGEND
P1 PAVERS	G1 4-SIDED STRCT LAMINATED	FP FLOOR PAVEMENT	WWP WOOD PANEL	CPC PRECAST CONCRETE
P2 SIDEWALK PAVEMENT	IGU G2 BACK-PAINTED GLASS	FCT CARPET TILE	WCT BATHROOM TILE	CG GYPSUM CEILING
P3 PARKING PAVEMENT	G3 GLASS PARTITION	FT TILE BATHROOMS	WC CONCRETE	CAP CEILING ACOUSTIC PANEL
C1 CONCRETE	G4 SKYLIGHT	FC CONCRETE FLOOR	WG GYPSUM	C22 CEILING 2X2 PANEL
C2 TINTED PRECAST CONCRETE	G5 STOREFRONT GLAZING		WAG ACCOUSTIC PANEL	C28 CEILING 2X8 PANEL
-			WFP FABRIC PANEL	

WL LAMINATE





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- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE
- C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

GLASS WALL TYPES FLOOR FINISH LEGEND

- G1 4-SIDED STRCT LAMINATED IGU G2 BACK-PAINTED GLASS

- G3 GLASS PARTITION
- G4 SKYLIGHT

FP FLOOR PAVEMENT

FCT CARPET TILE FT TILE BATHROOMS FC CONCRETE FLOOR

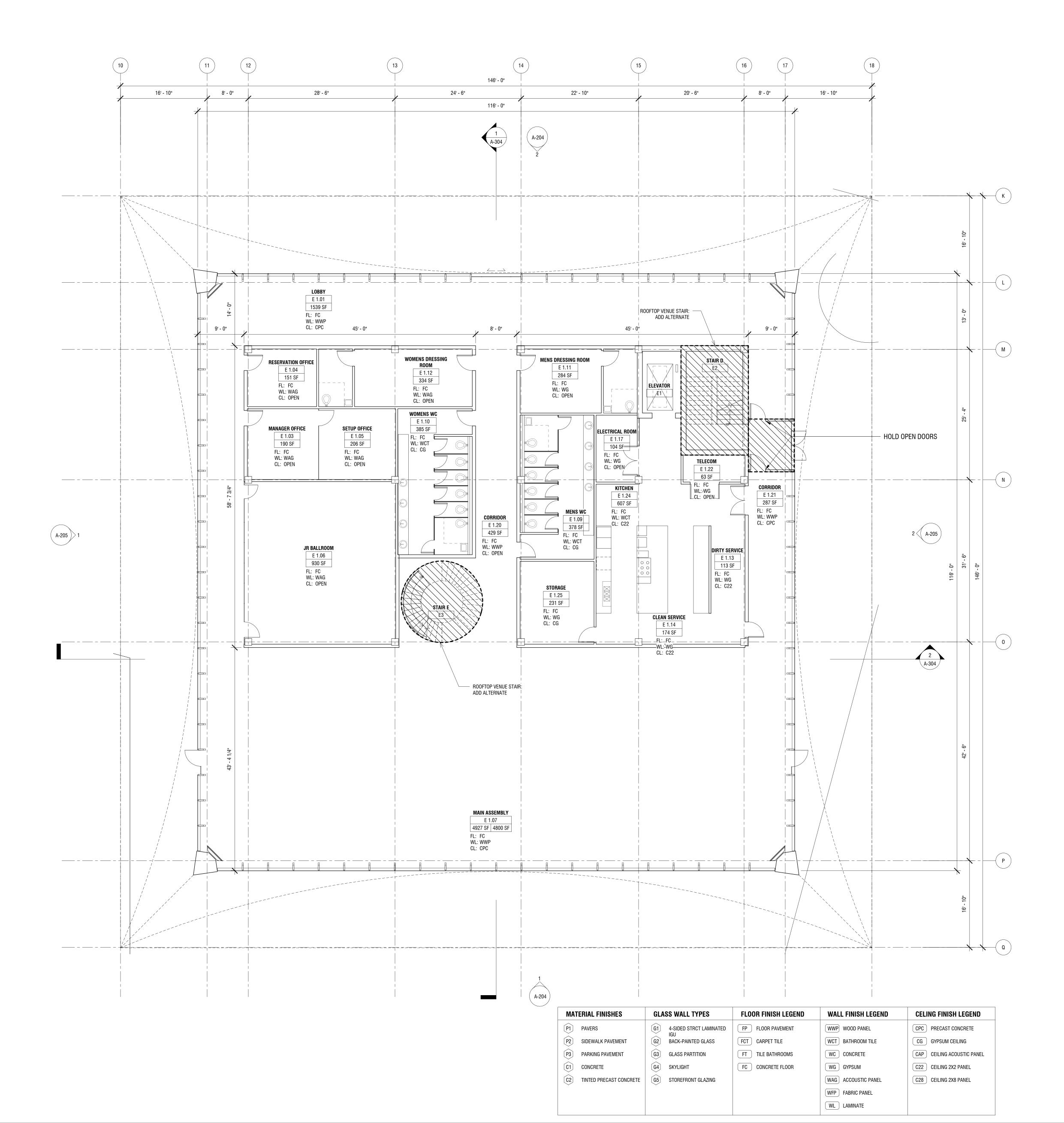
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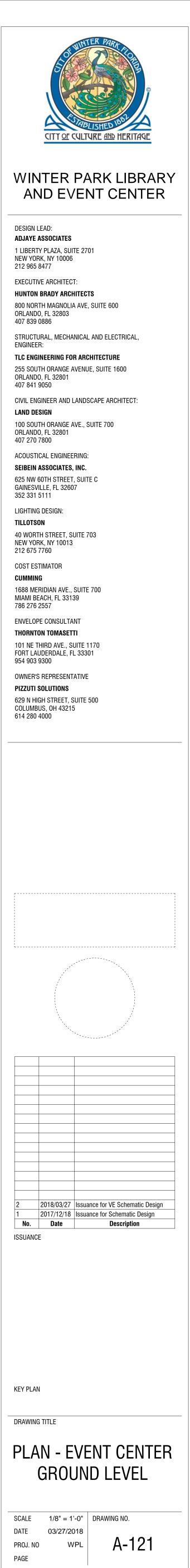
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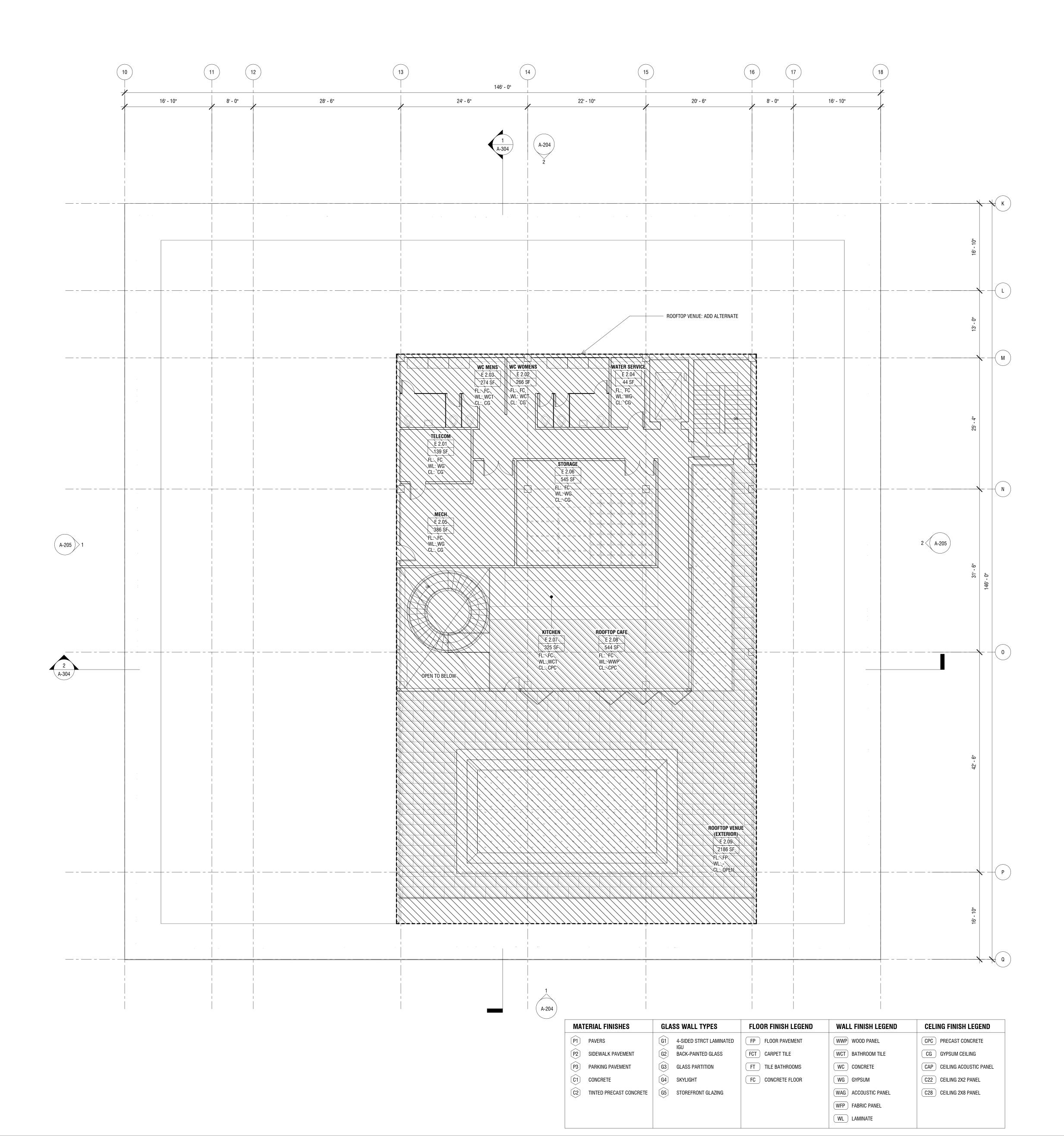
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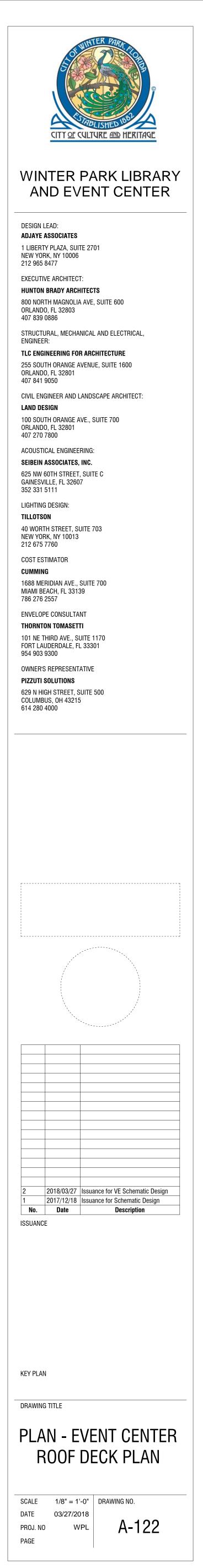
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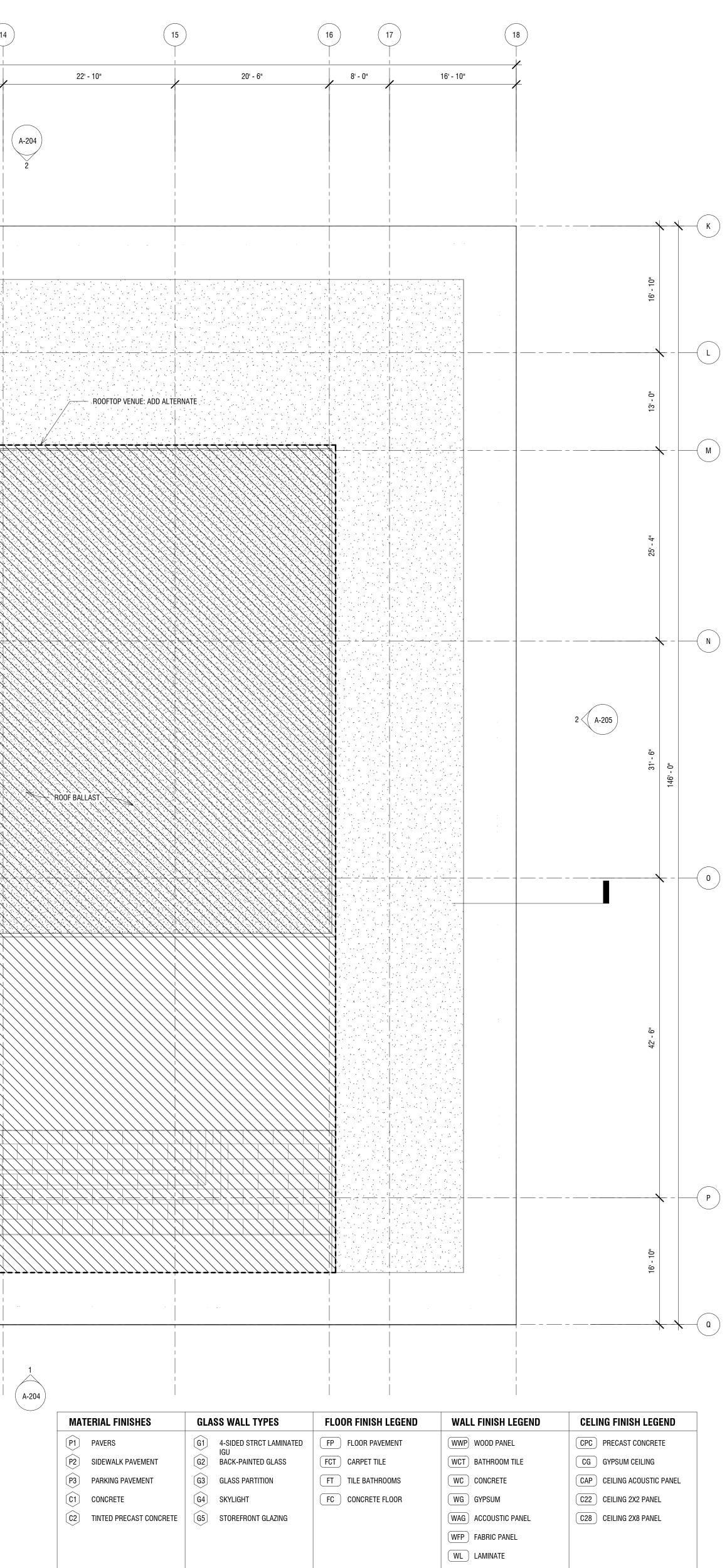




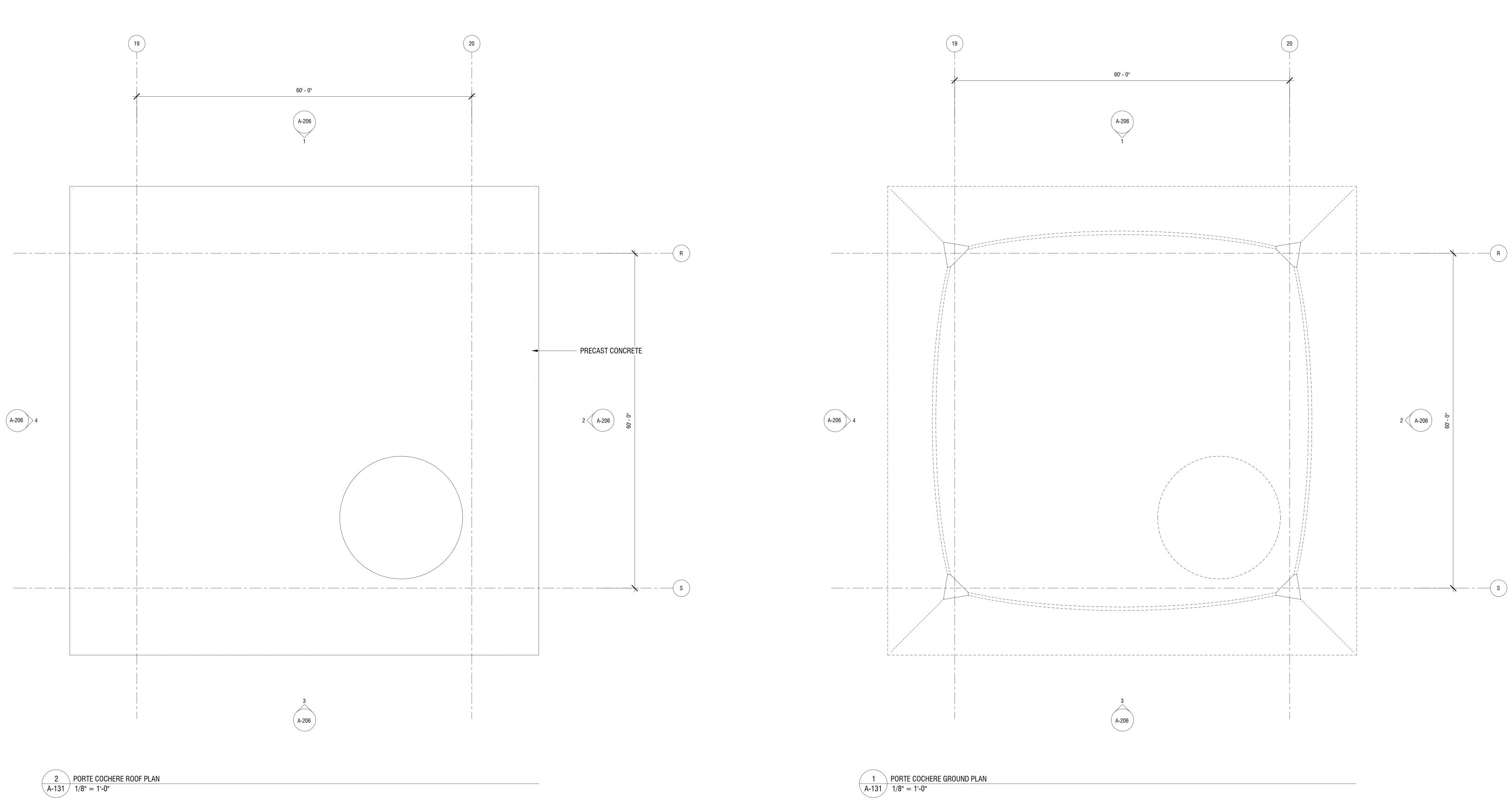




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P1 PAVERS

- P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE
- C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

GLASS WALL TYPES

- G1 4-SIDED STRCT LAMINATED IGU G2 BACK-PAINTED GLASS

- G3 GLASS PARTITION
- G4 SKYLIGHT

FLOOR FINISH LEGEND

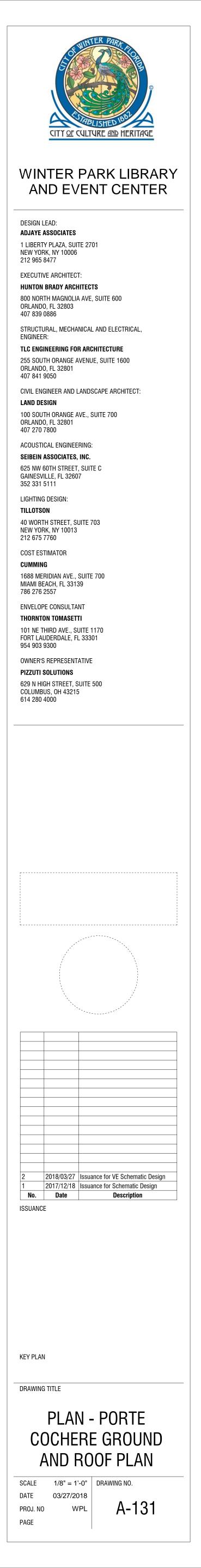
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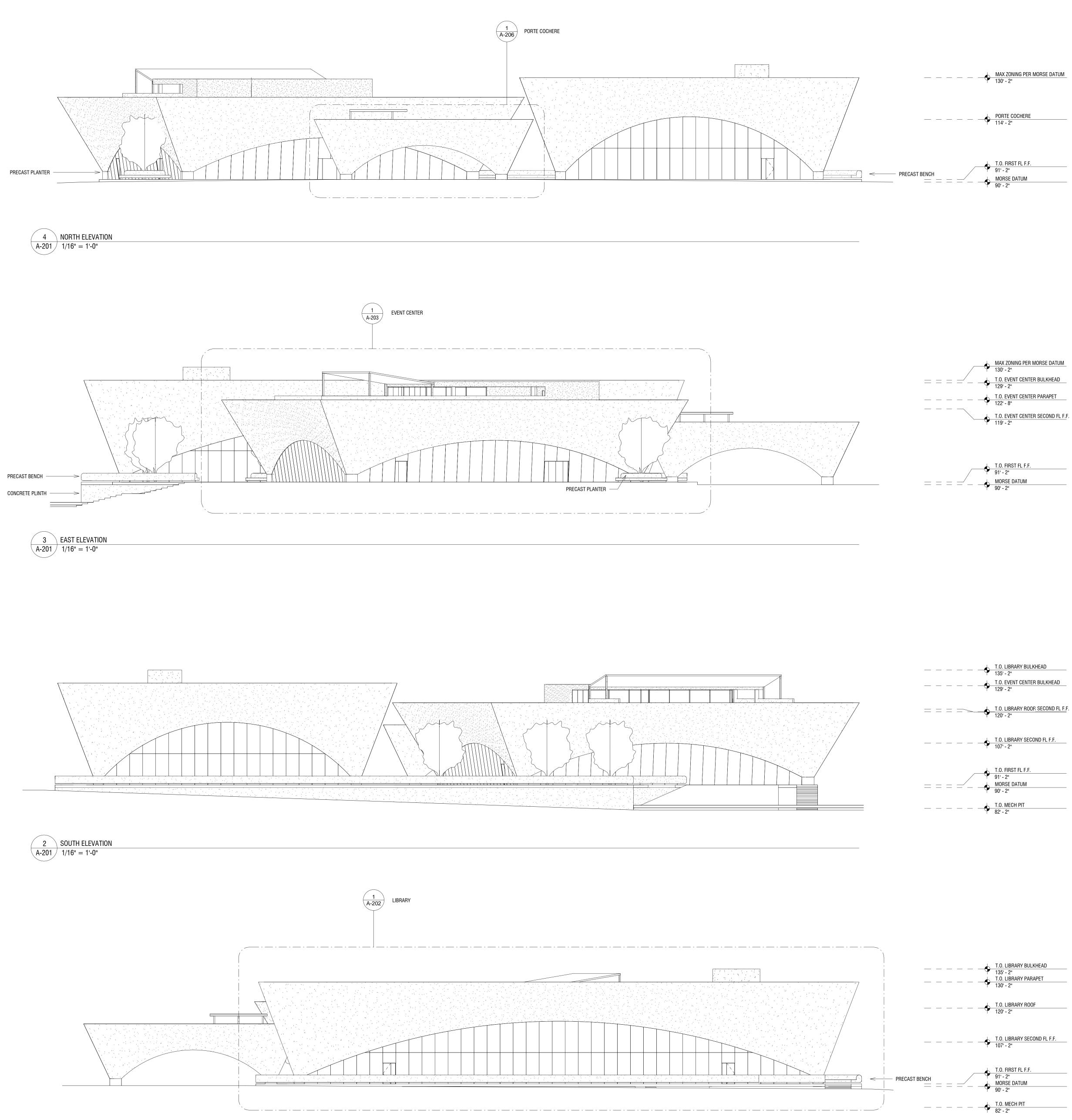
WALL FINISH LEGEND

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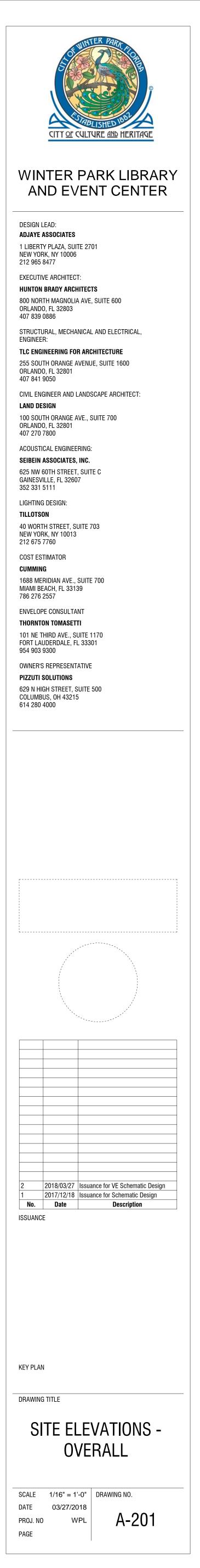
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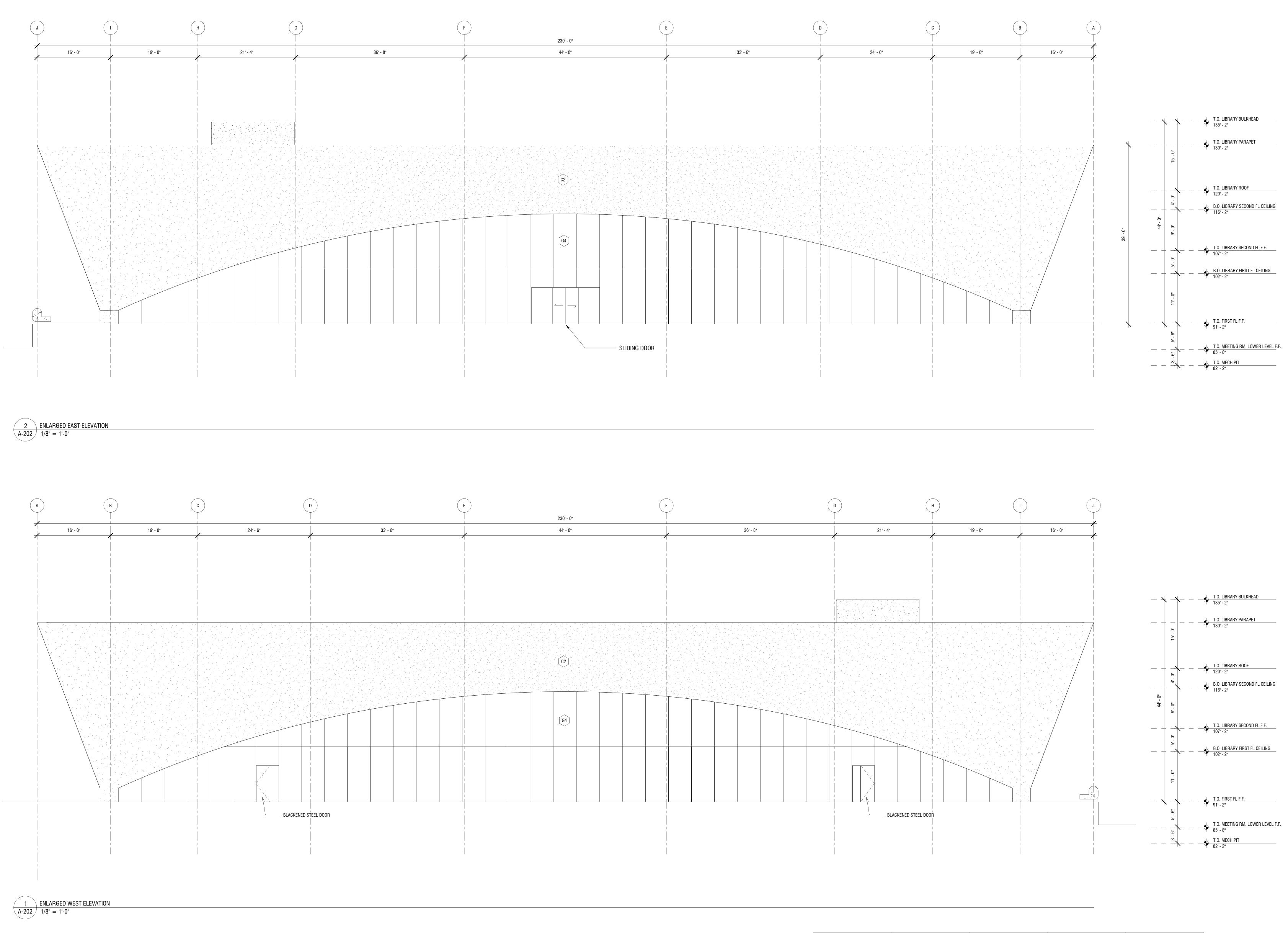
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1 WEST ELEVATION A-201 1/16" = 1'-0"





- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE
- C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

GLASS WALL TYPES

G1 4-SIDED STRCT LAMINATED G2 BACK-PAINTED GLASS G3 GLASS PARTITION

G4 SKYLIGHT

FLOOR FINISH LEGEND

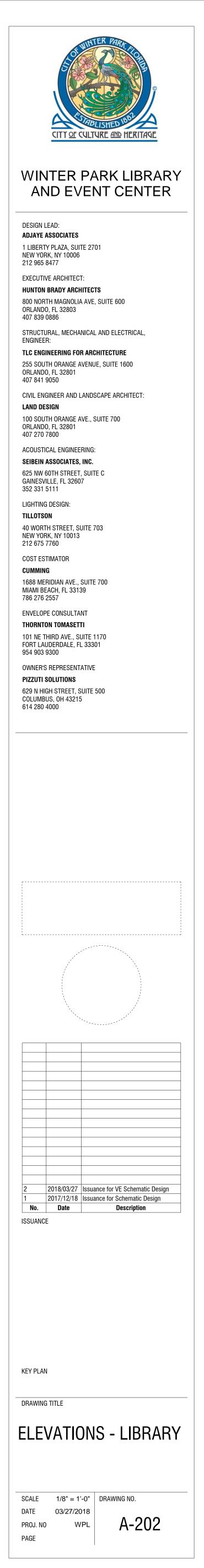
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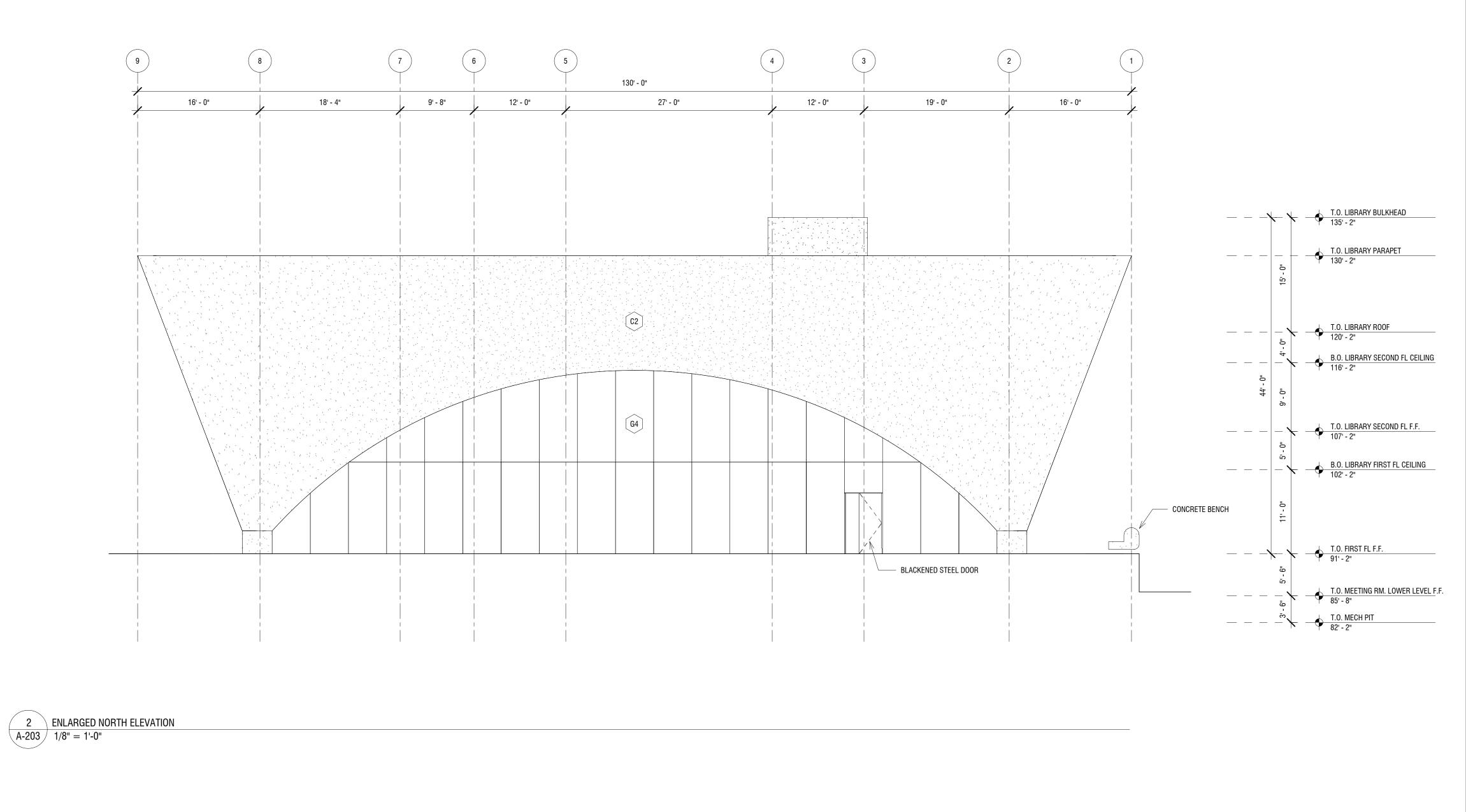
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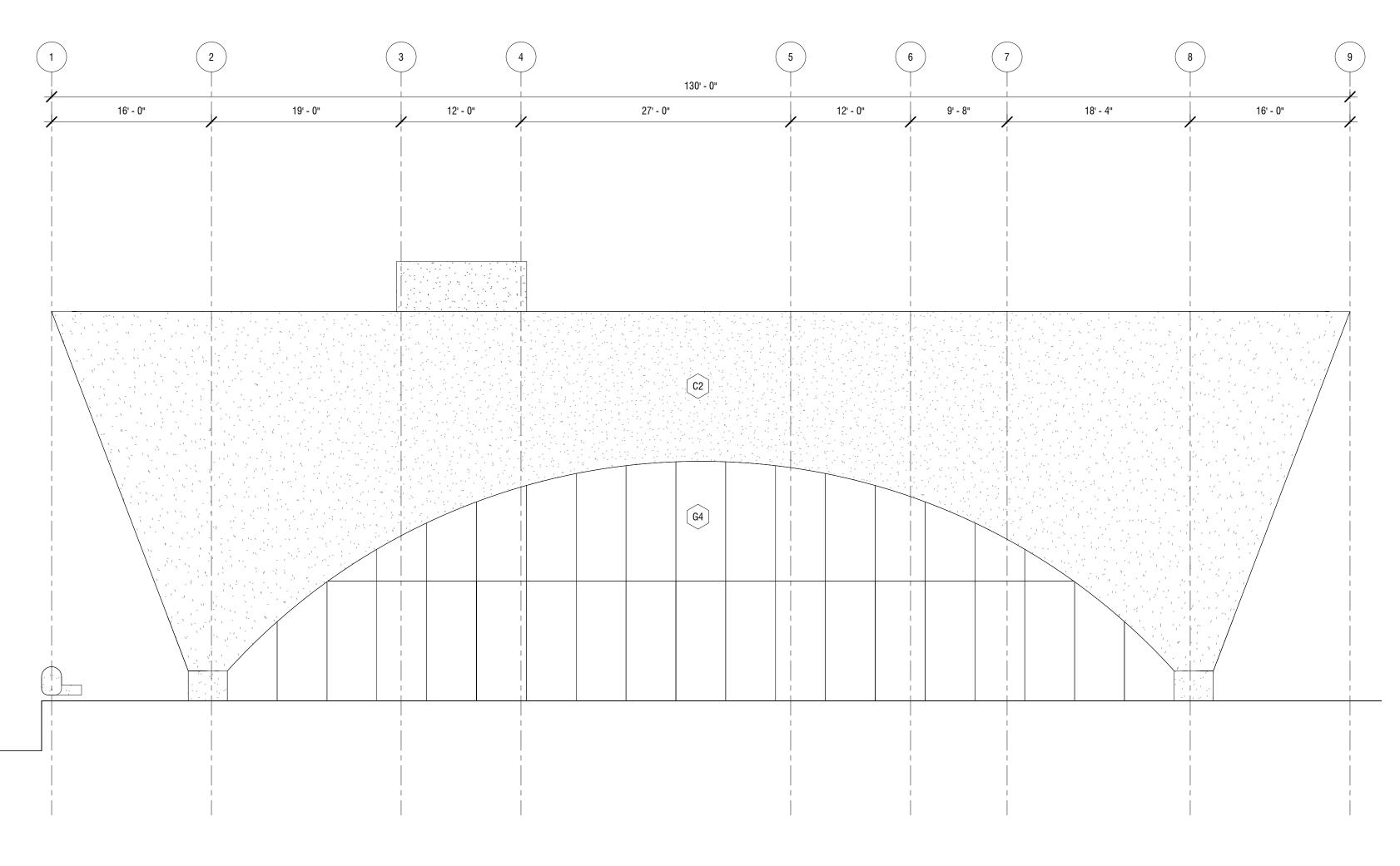
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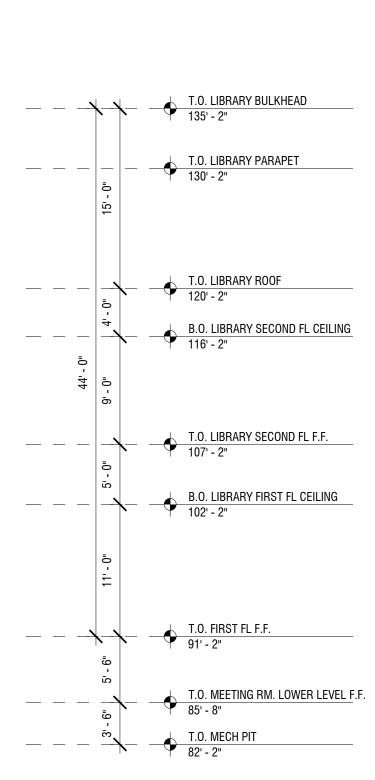
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CPC PRECAST CONCRETE CG GYPSUM CEILING CAP CEILING ACOUSTIC PANEL C22 CEILING 2X2 PANEL C28 CEILING 2X8 PANEL









- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE

C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

GLASS WALL TYPES

G1 4-SIDED STRCT LAMINATED G2 BACK-PAINTED GLASS G3 GLASS PARTITION G4 SKYLIGHT

FLOOR FINISH LEGEND

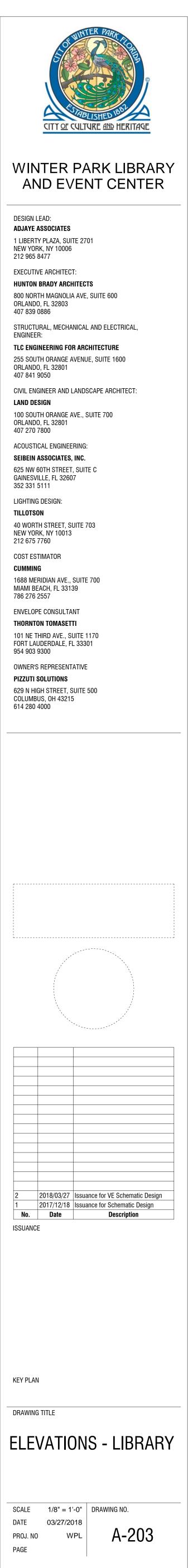
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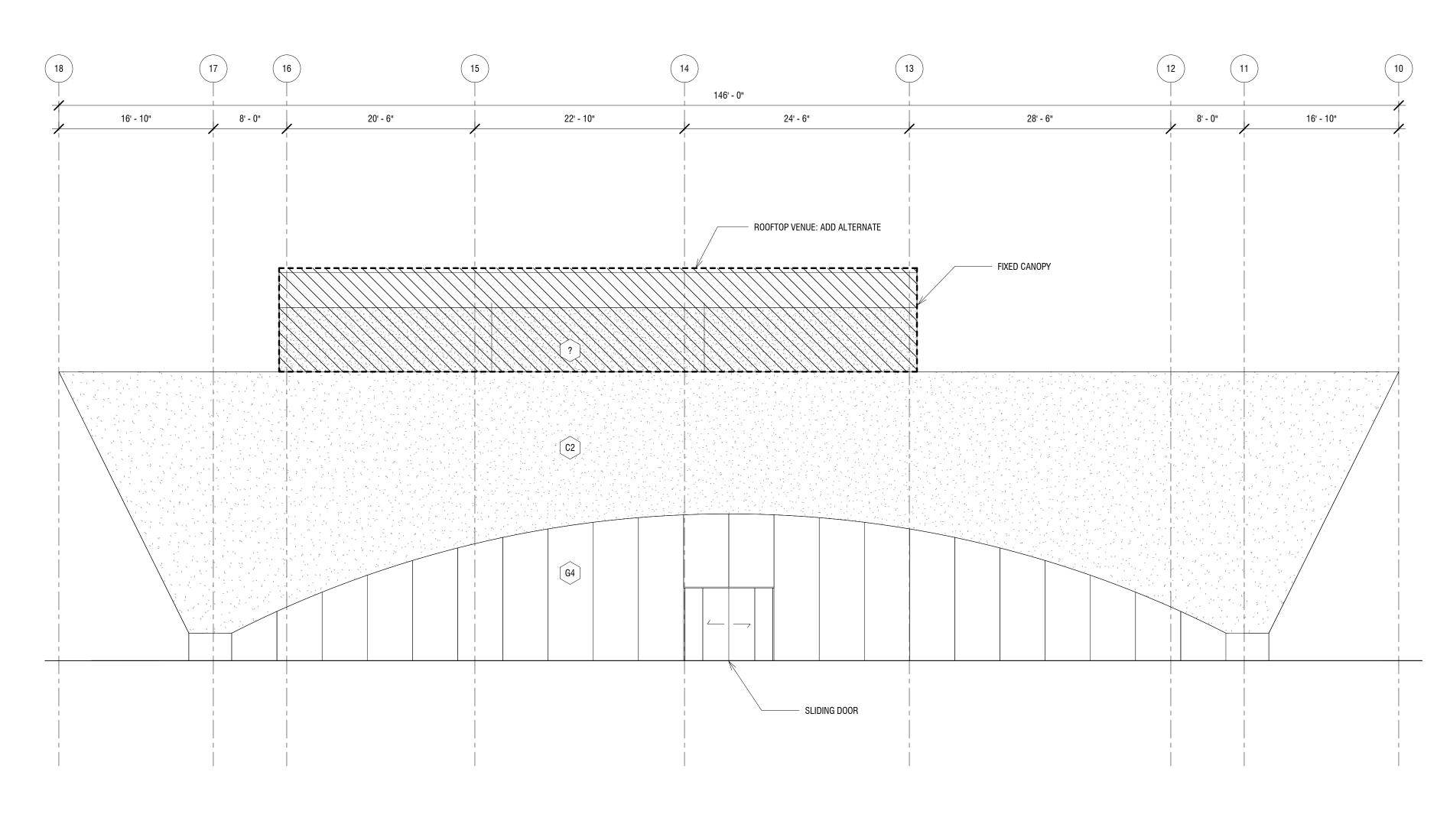
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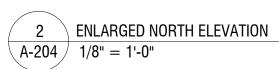
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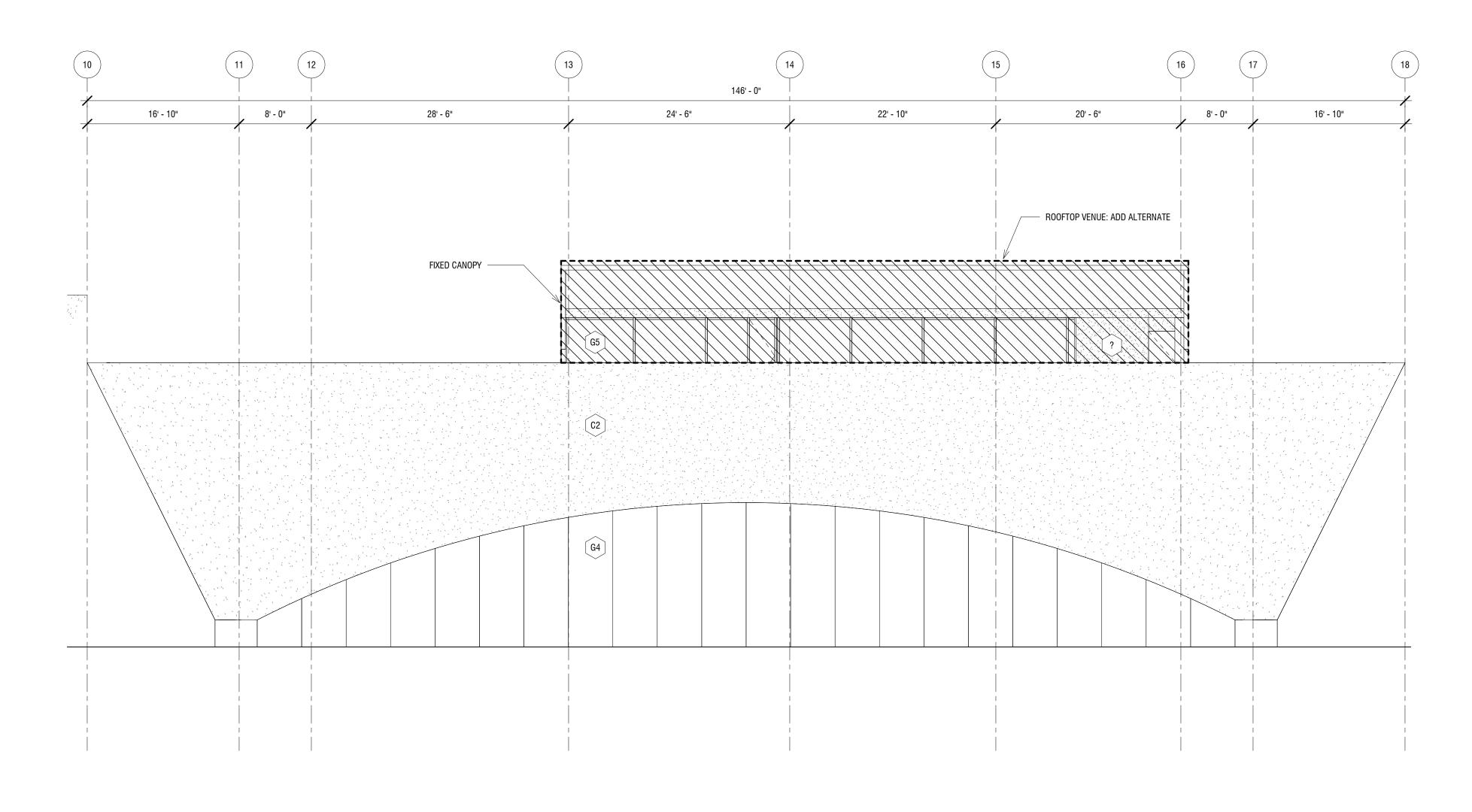
CELING FINISH LEGEND

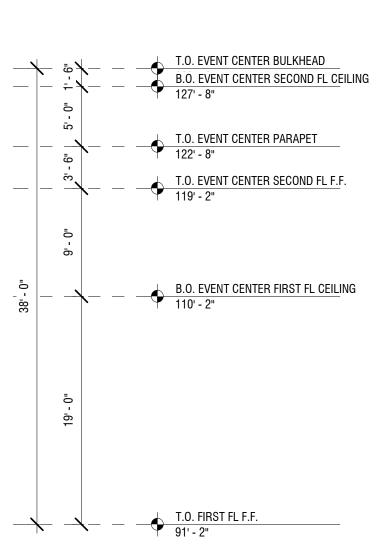
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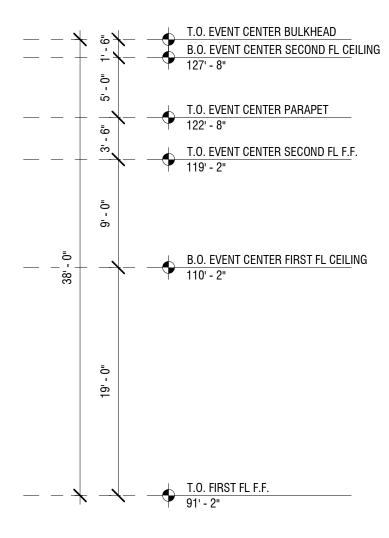












MATERIAL FINISHES

- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE

C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

GLASS WALL TYPES

G1 4-SIDED STRCT LAMINATED IGU G2 BACK-PAINTED GLASS G3 GLASS PARTITION

G4 SKYLIGHT

FLOOR FINISH LEGEND

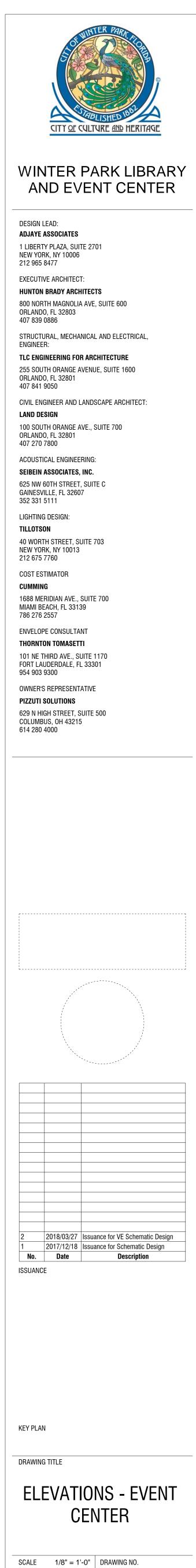
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WALL FINISH LEGEND

WWP WOOD PANEL WCT BATHROOM TILE WC CONCRETE WG GYPSUM WAG ACCOUSTIC PANEL WFP FABRIC PANEL WL LAMINATE

CELING FINISH LEGEND

CPC PRECAST CONCRETE CG GYPSUM CEILING CAP CEILING ACOUSTIC PANEL C22 CEILING 2X2 PANEL C28 CEILING 2X8 PANEL



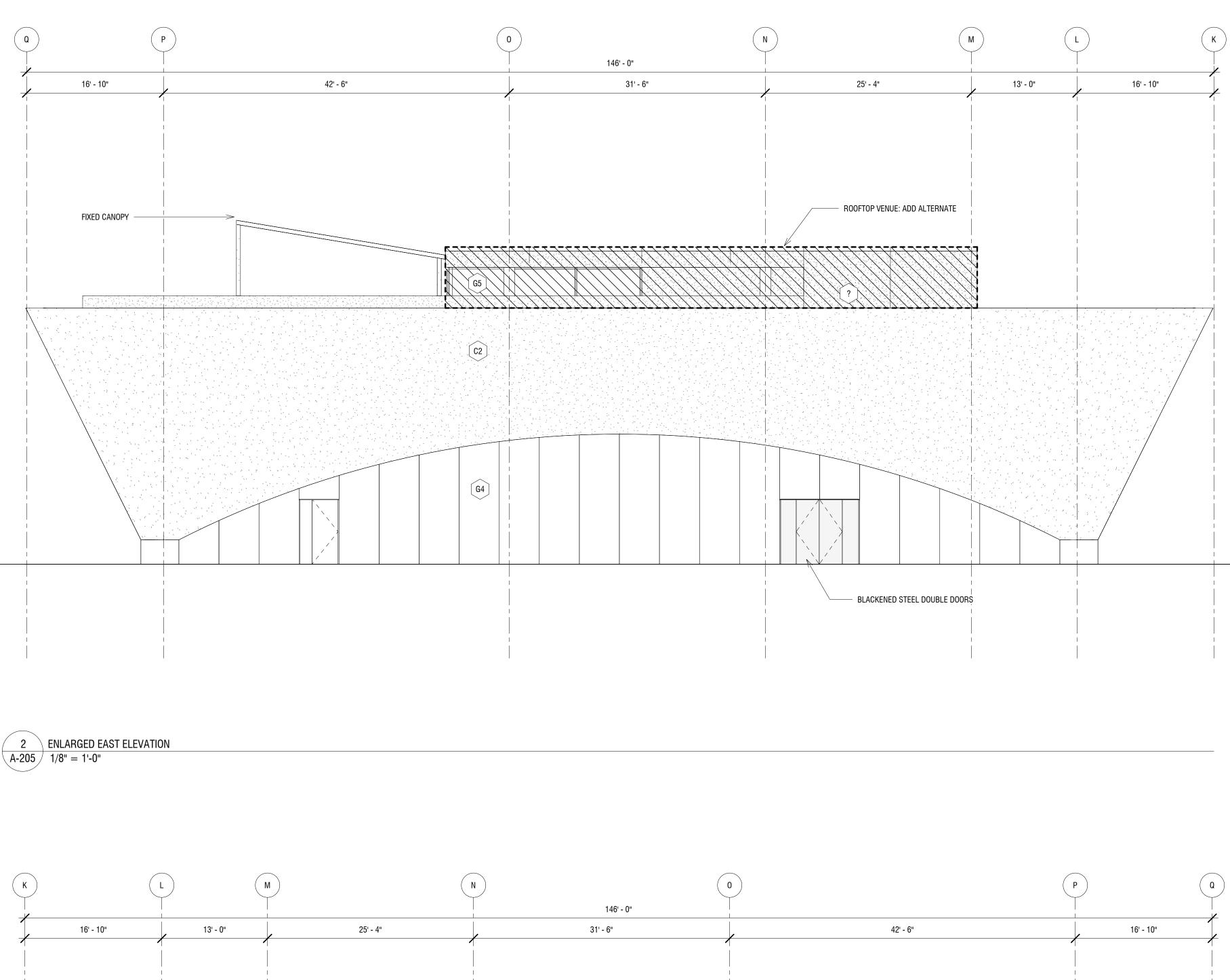
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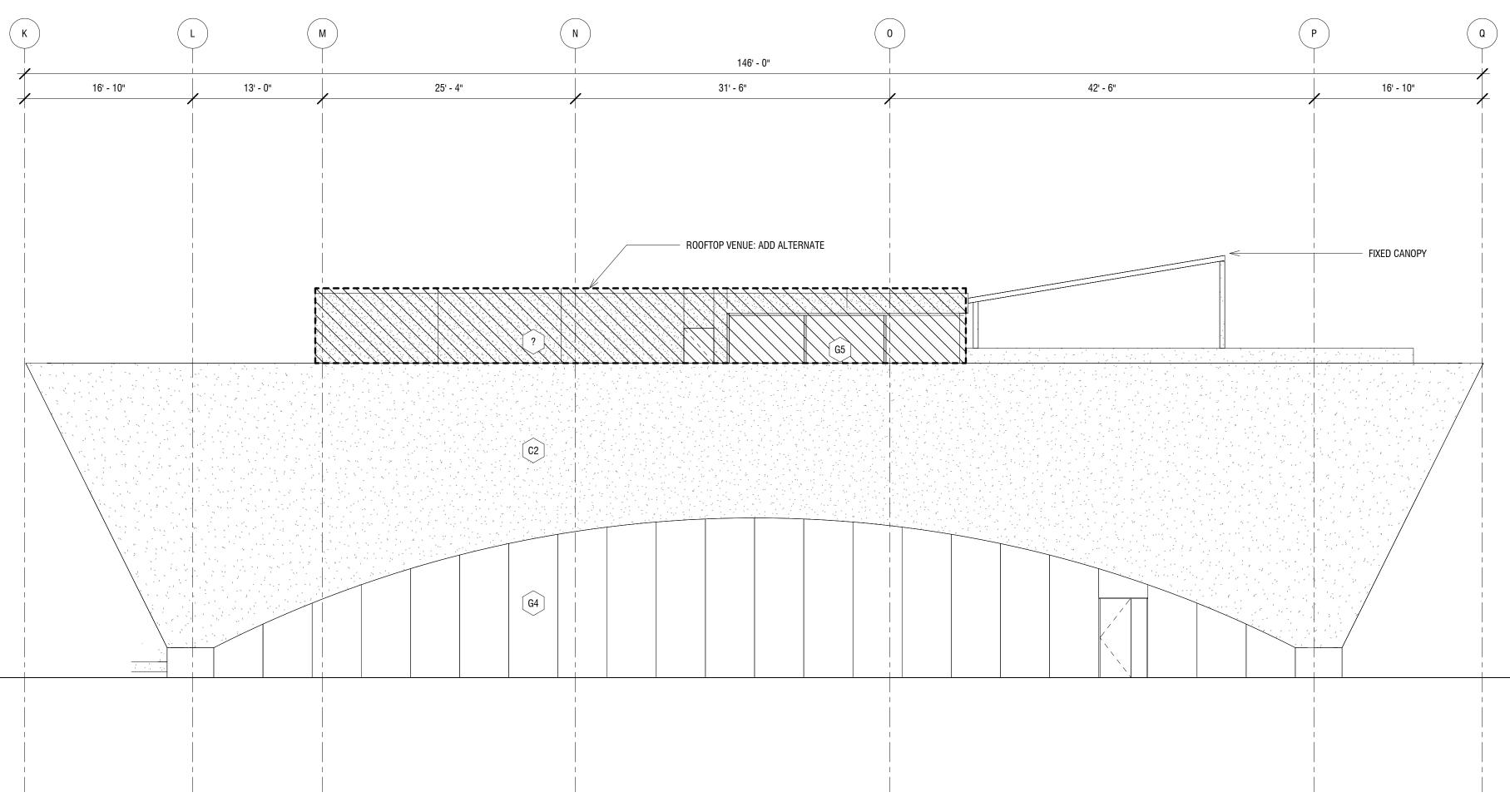
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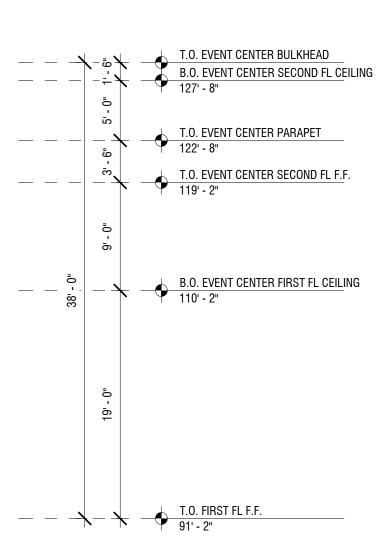
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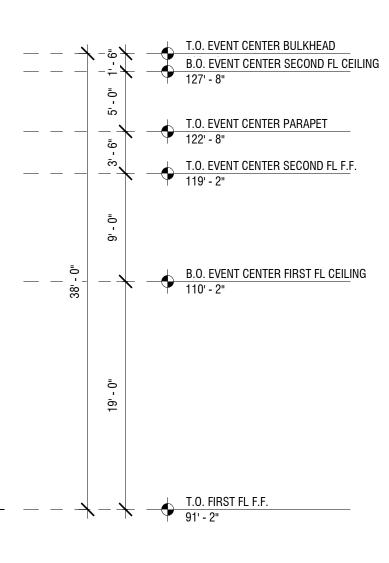
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MATERIAL FINISHES

- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE
- C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

GLASS WALL TYPES

- G1 4-SIDED STRCT LAMINATED G2 BACK-PAINTED GLASS G3 GLASS PARTITION
- G4 SKYLIGHT

FLOOR FINISH LEGEND

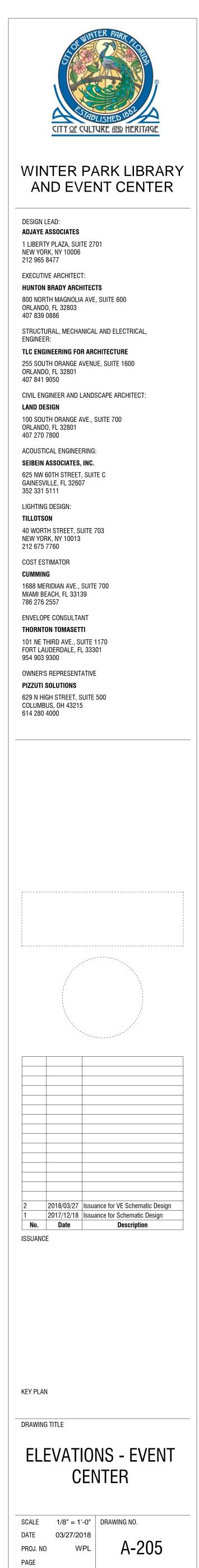
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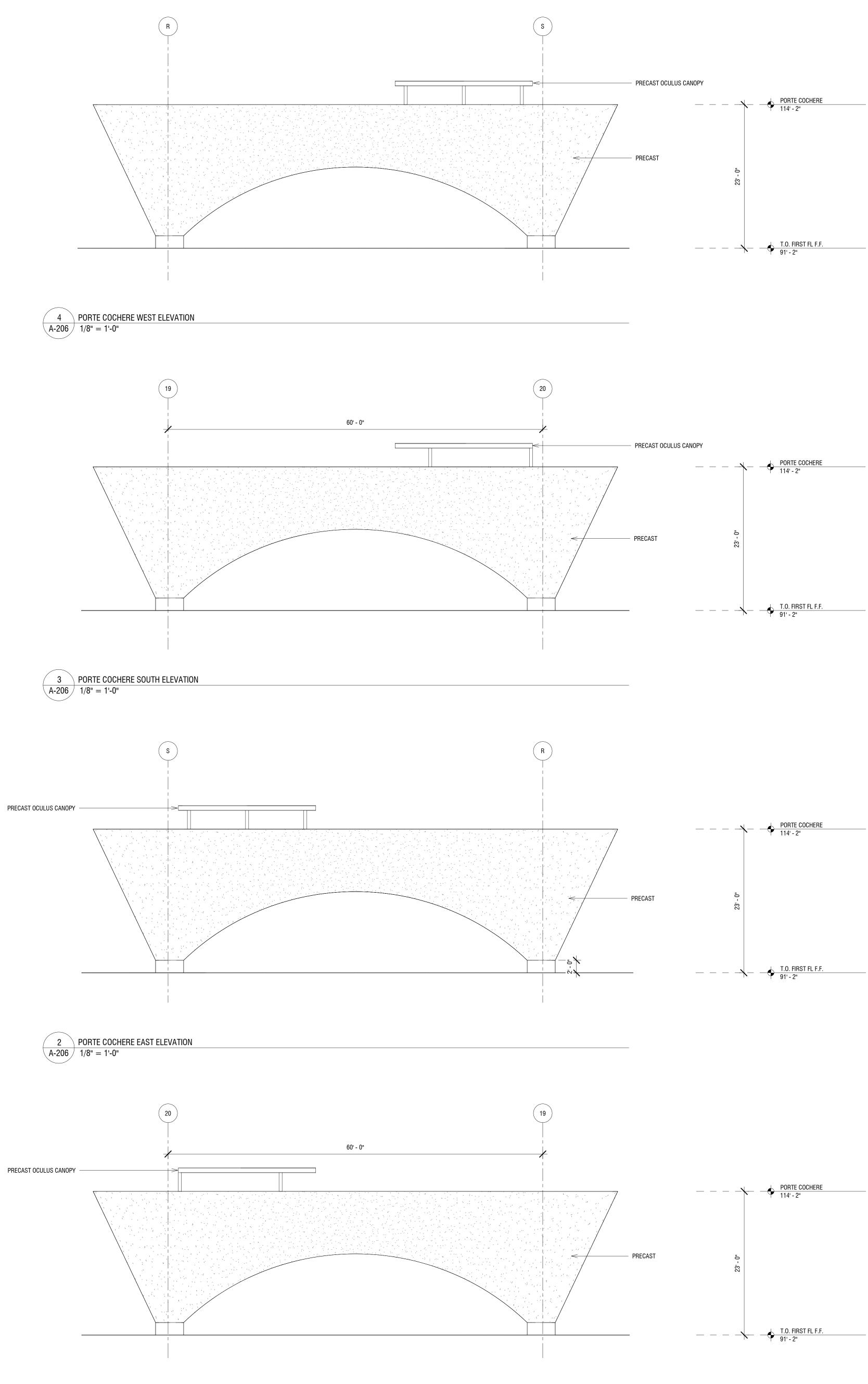
WALL FINISH LEGEND

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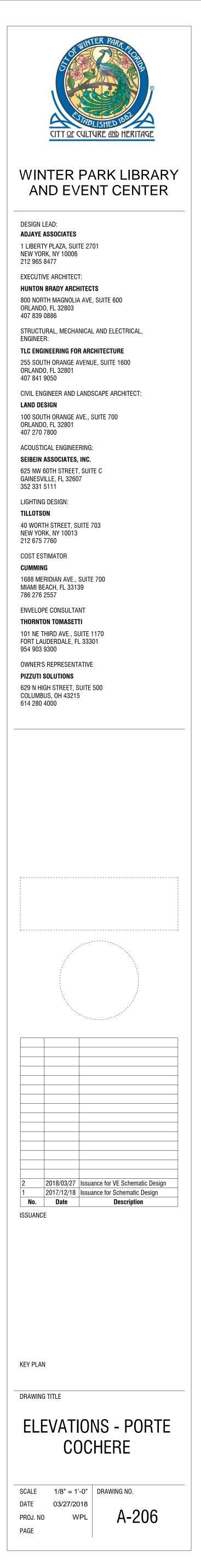
CELING FINISH LEGEND

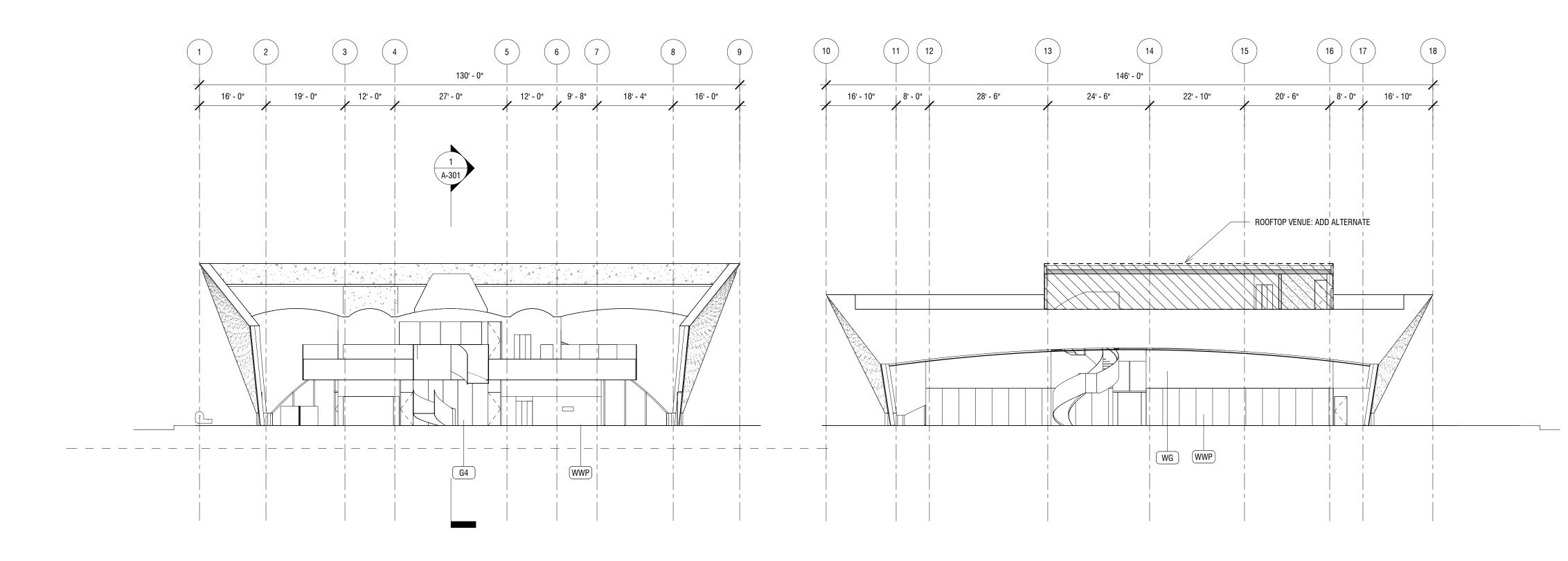
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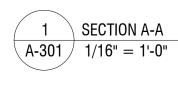


 $\begin{array}{|c|c|c|}\hline 1 & PORTE COCHERE NORTH ELEVATION \\\hline A-206 & 1/8" = 1'-0" \end{array}$



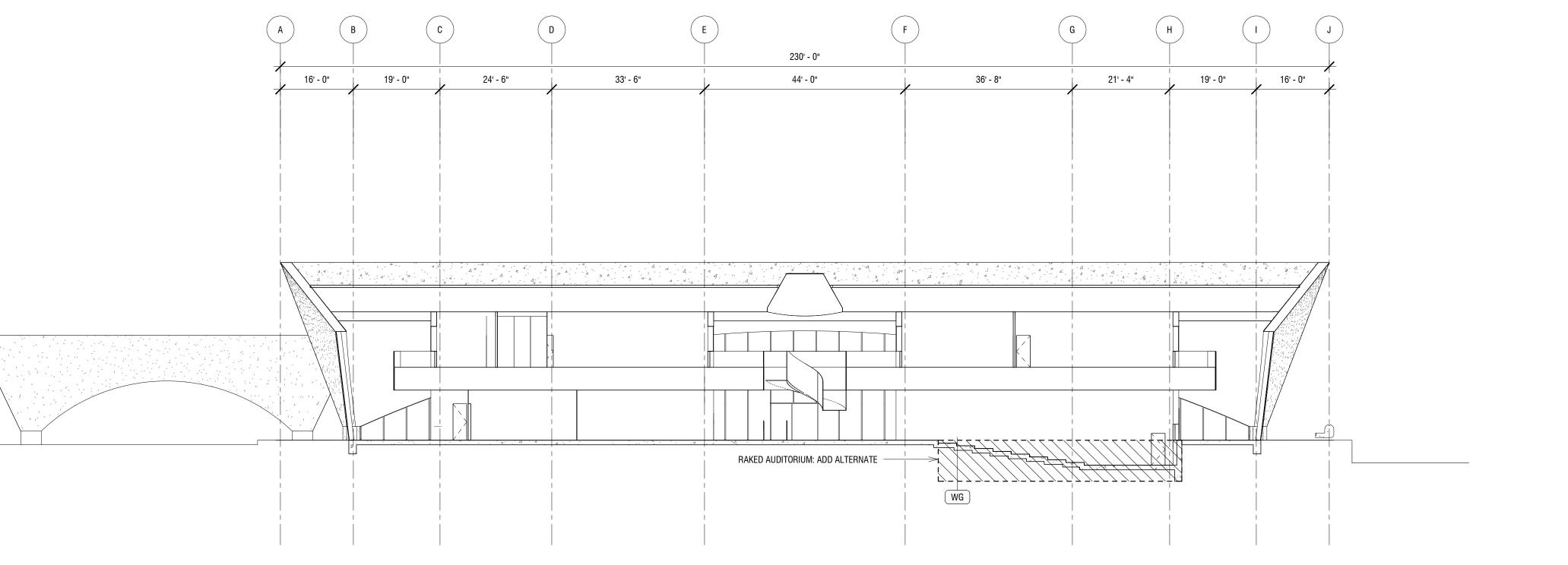


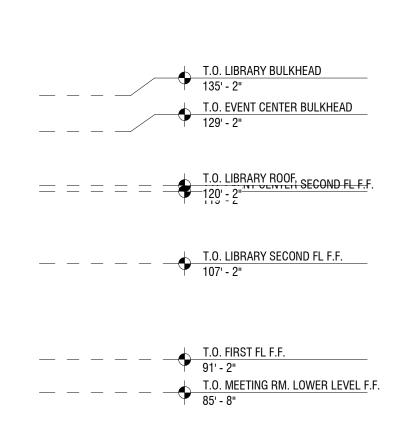


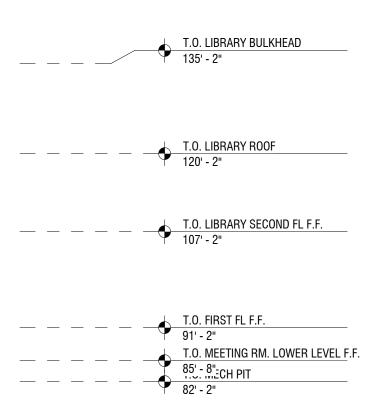


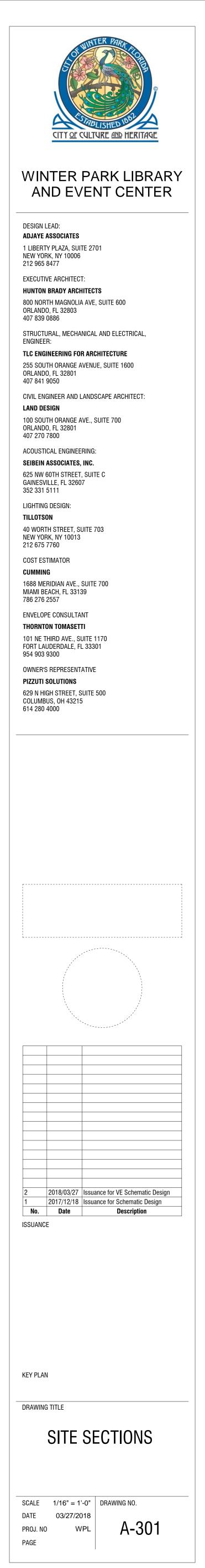
Agenda Packet Page 256

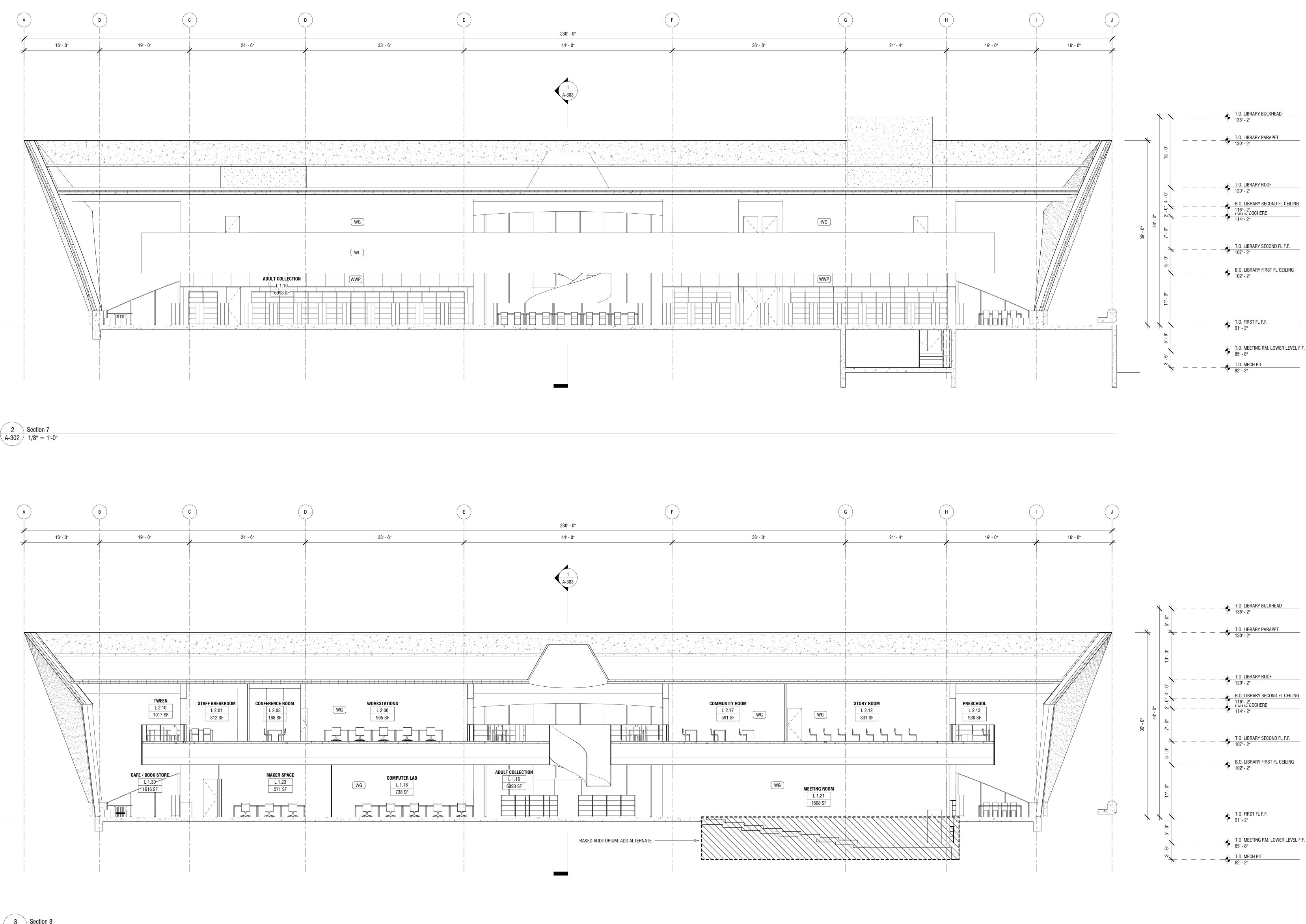












3 Section 8 A-302 1/8" = 1'-0"

MATERIAL FINISHES

- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE

C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

GLASS WALL TYPES

G1 4-SIDED STRCT LAMINATED IGU G2 BACK-PAINTED GLASS G3 GLASS PARTITION G4 SKYLIGHT

FLOOR FINISH LEGEND

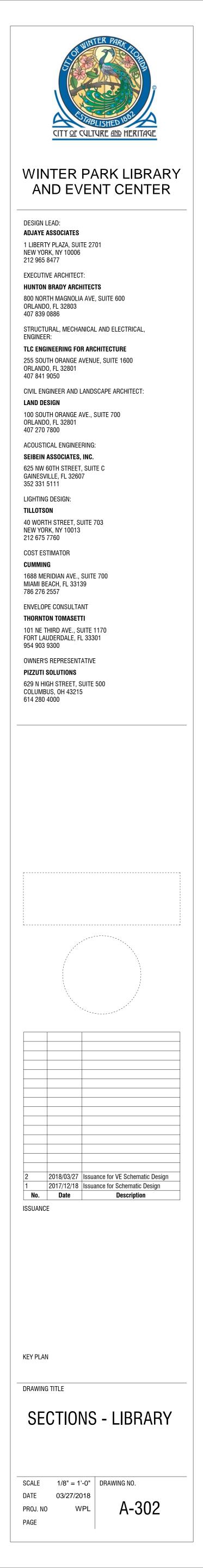
FP FLOOR PAVEMENT FCT CARPET TILE FT TILE BATHROOMS FC CONCRETE FLOOR

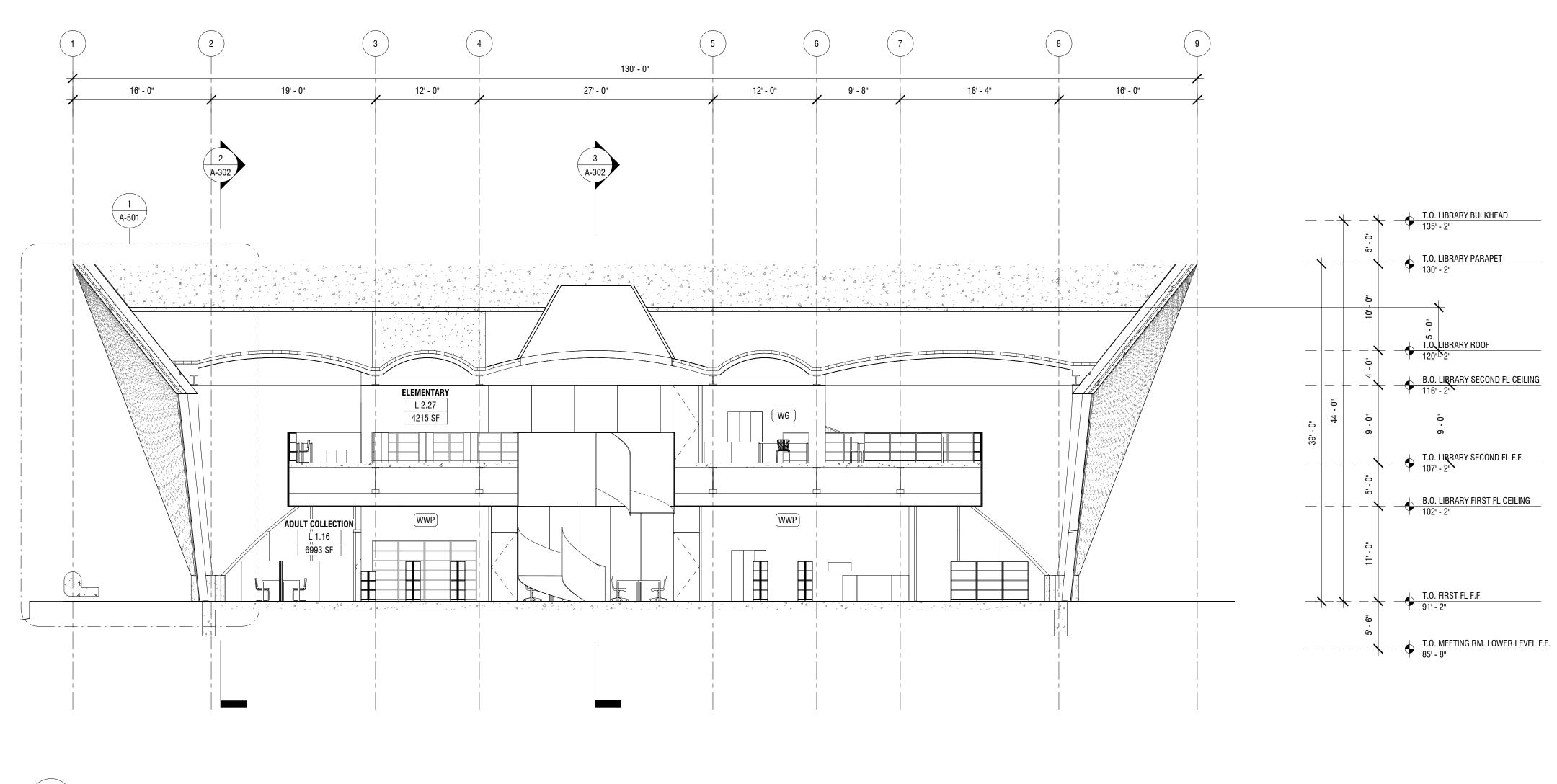
WALL FINISH LEGEND

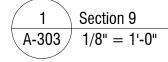
WWP WOOD PANEL WCT BATHROOM TILE WC CONCRETE WG GYPSUM WAG ACCOUSTIC PANEL WFP FABRIC PANEL WL LAMINATE

CELING FINISH LEGEND

- CPC PRECAST CONCRETE CG GYPSUM CEILING CAP CEILING ACOUSTIC PANEL C22 CEILING 2X2 PANEL
- C28 CEILING 2X8 PANEL







MATERIAL FINISHES

- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE

GLASS WALL TYPES

G1 4-SIDED STRCT LAMINATED FP FLOOR PAVEMENT G2 BACK-PAINTED GLASS G3 GLASS PARTITION G4 SKYLIGHT C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

FLOOR FINISH LEGEND

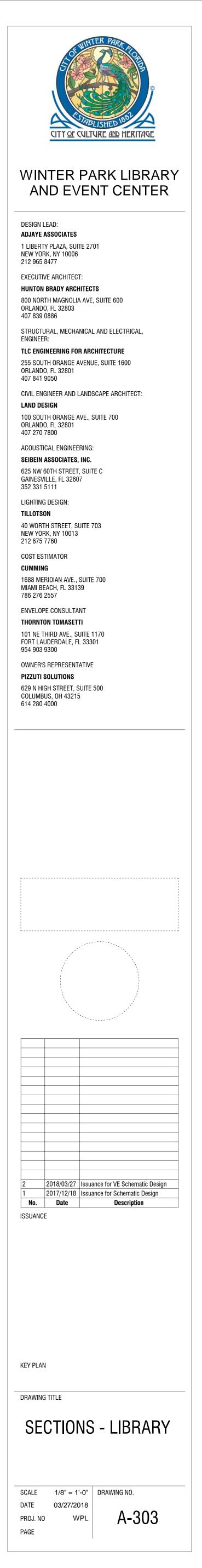
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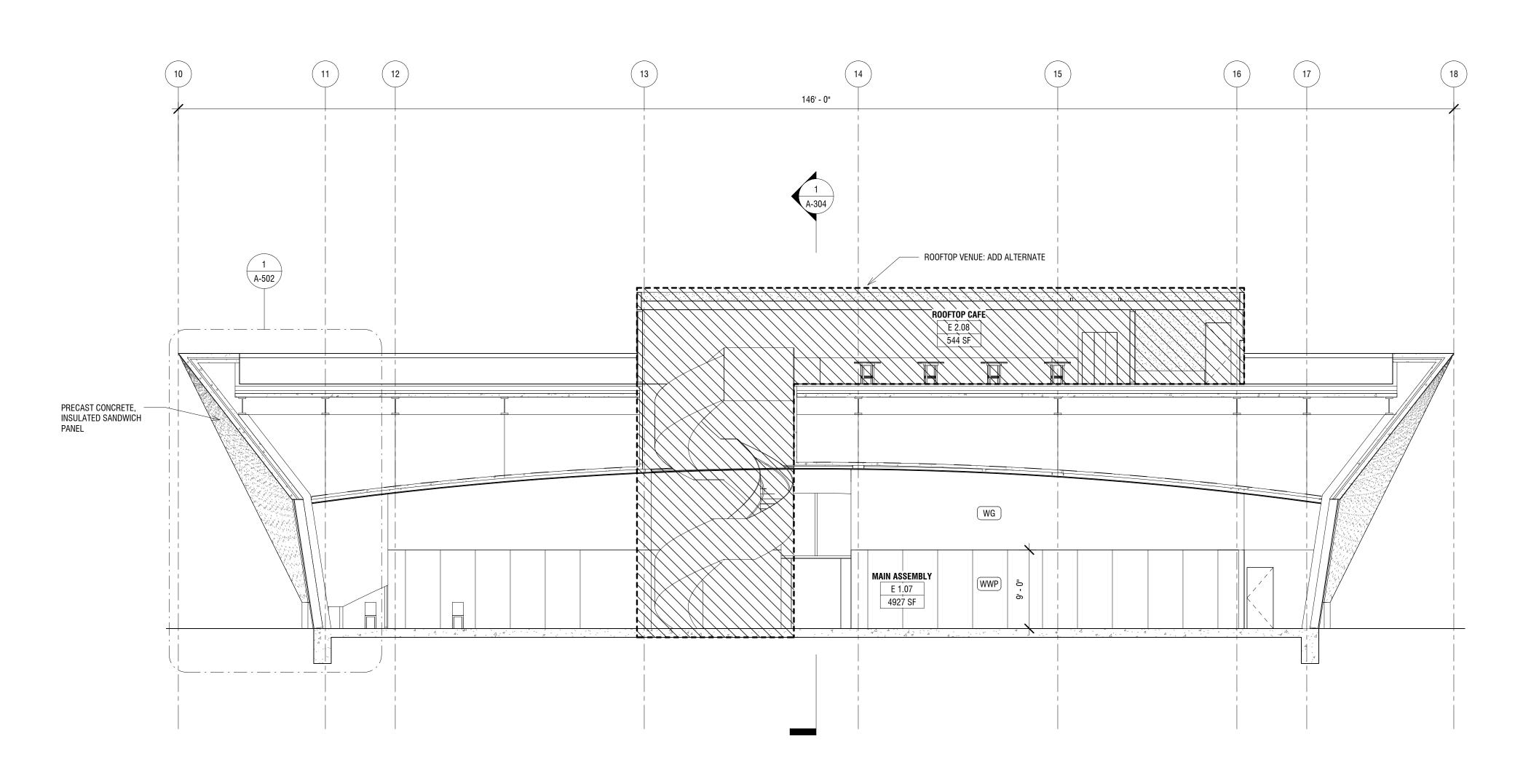
WALL FINISH LEGEND

WWP WOOD PANEL WCT BATHROOM TILE WC CONCRETE WG GYPSUM WAG ACCOUSTIC PANEL WFP FABRIC PANEL WL LAMINATE

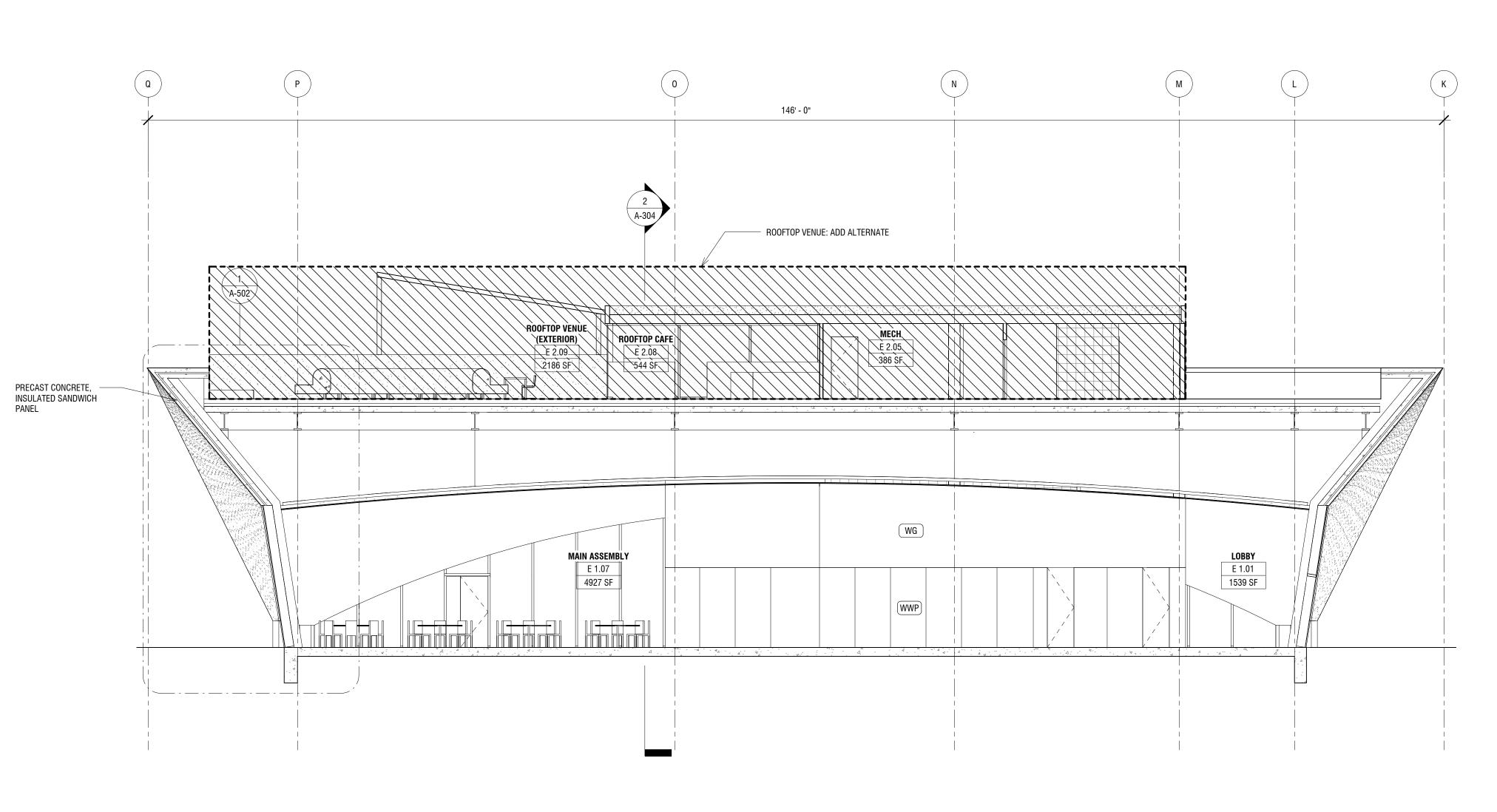
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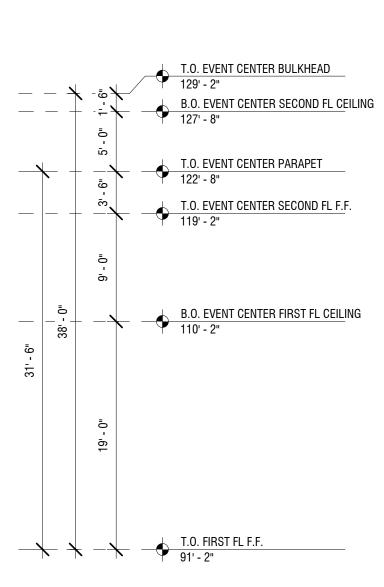
CPC PRECAST CONCRETE CG GYPSUM CEILING CAP CEILING ACOUSTIC PANEL C22 CEILING 2X2 PANEL C28 CEILING 2X8 PANEL

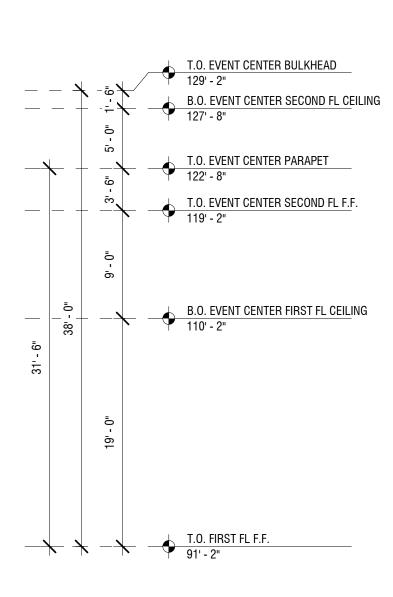




2 Section 10 A-304 1/8" = 1'-0"







MATERIAL FINISHES

- P1 PAVERS
- P2 SIDEWALK PAVEMENT
- P3 PARKING PAVEMENT
- C1 CONCRETE

C2 TINTED PRECAST CONCRETE G5 STOREFRONT GLAZING

GLASS WALL TYPES

G1 4-SIDED STRCT LAMINATED G2 BACK-PAINTED GLASS G3 GLASS PARTITION

G4 SKYLIGHT

FLOOR FINISH LEGEND

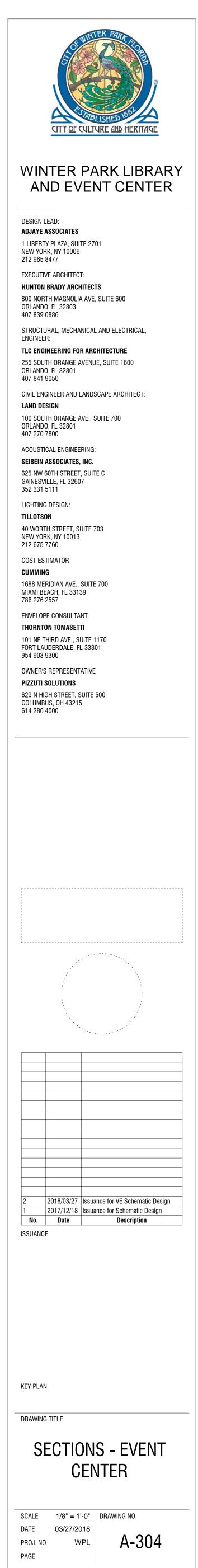
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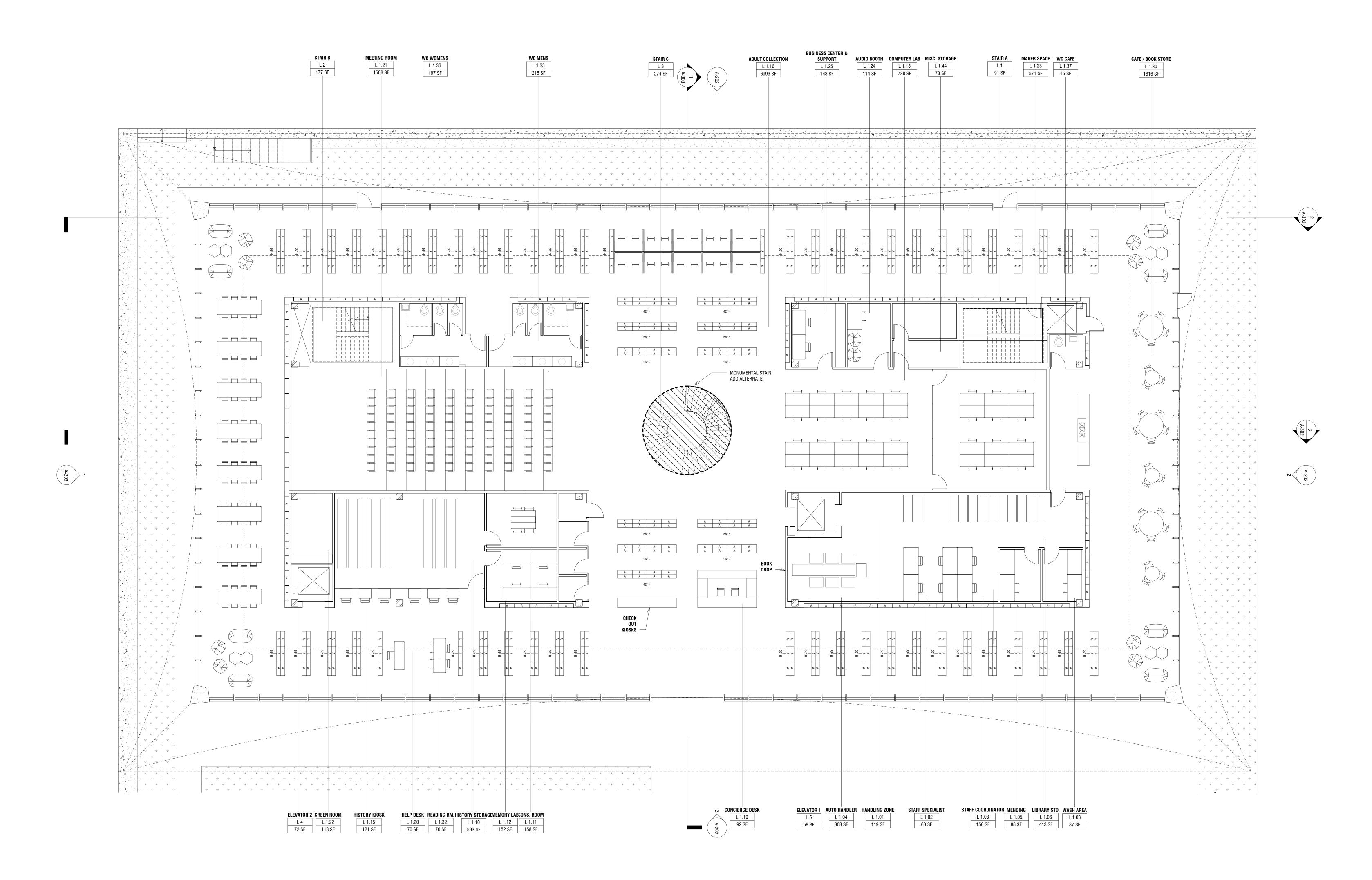
WALL FINISH LEGEND

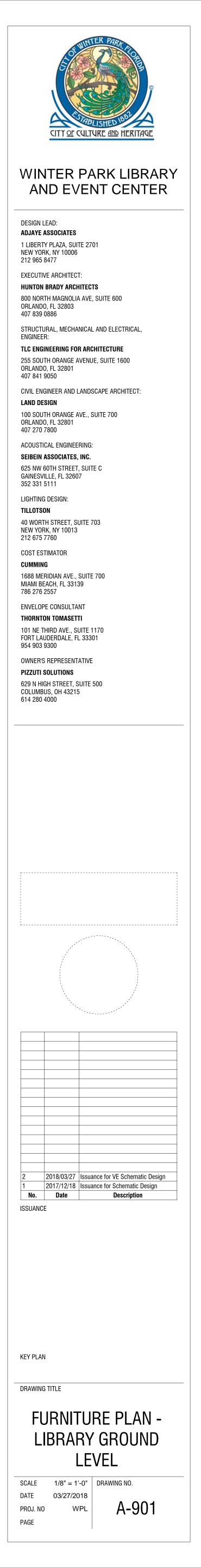
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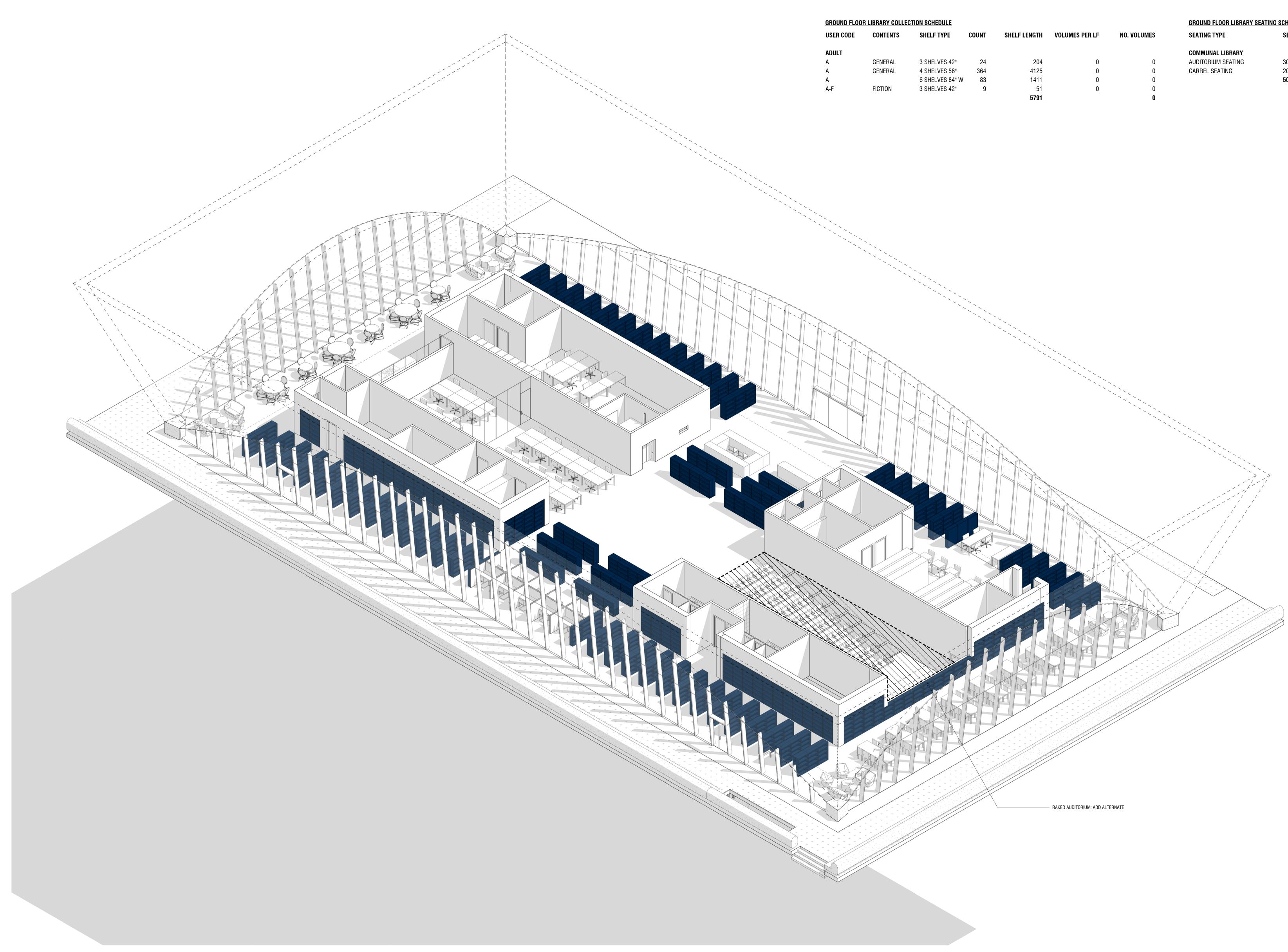
CELING FINISH LEGEND

CPC PRECAST CONCRETE CG GYPSUM CEILING CAP CEILING ACOUSTIC PANEL C22 CEILING 2X2 PANEL C28 CEILING 2X8 PANEL

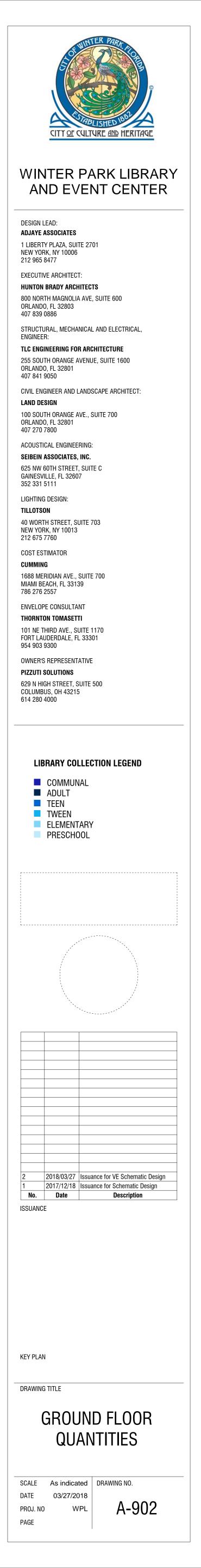


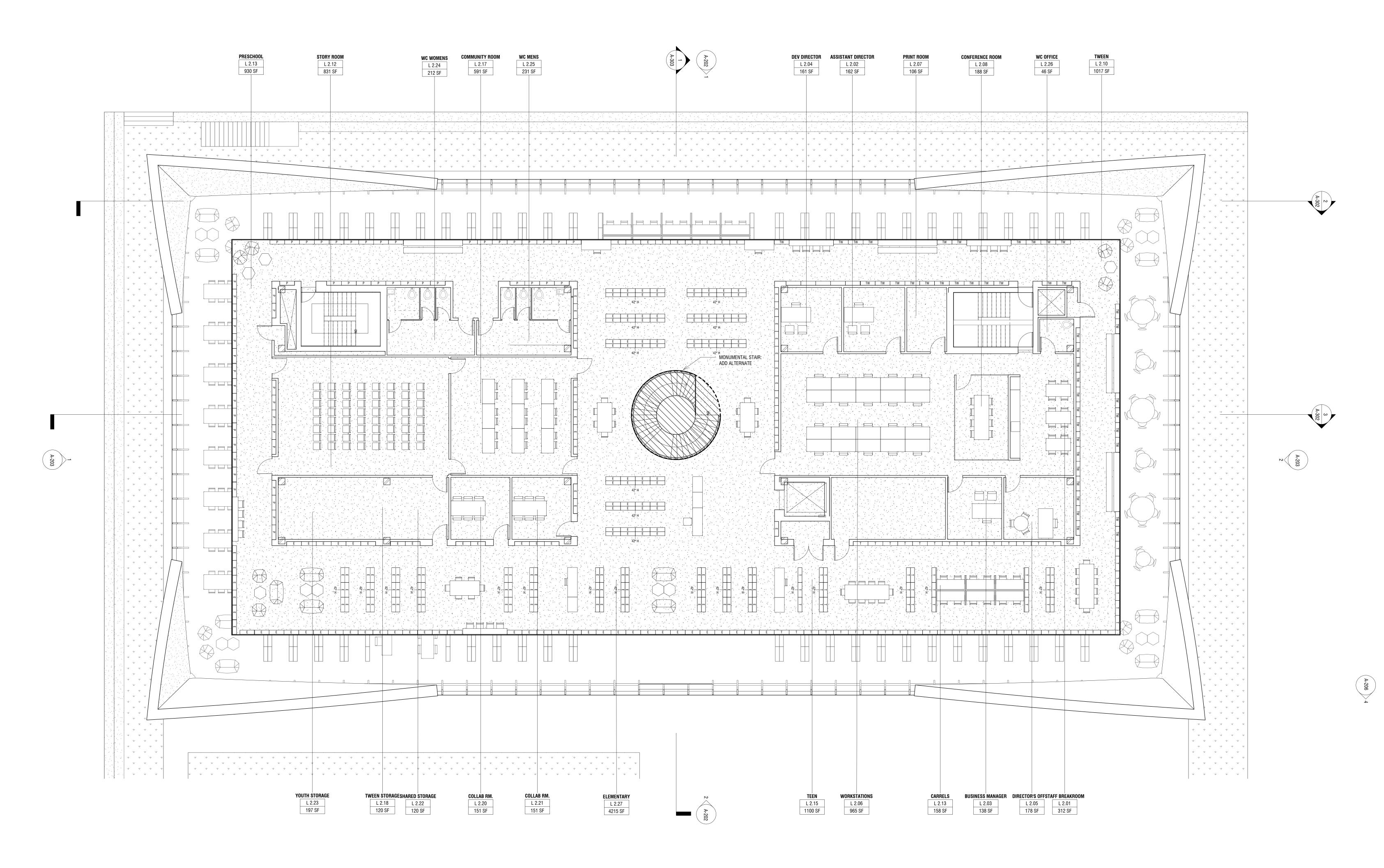


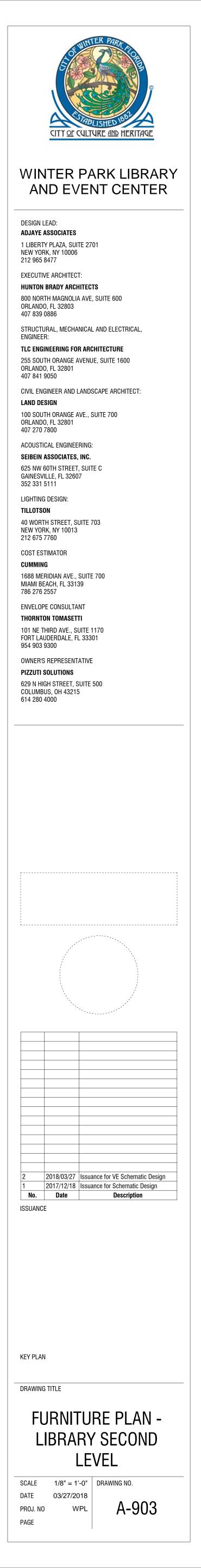


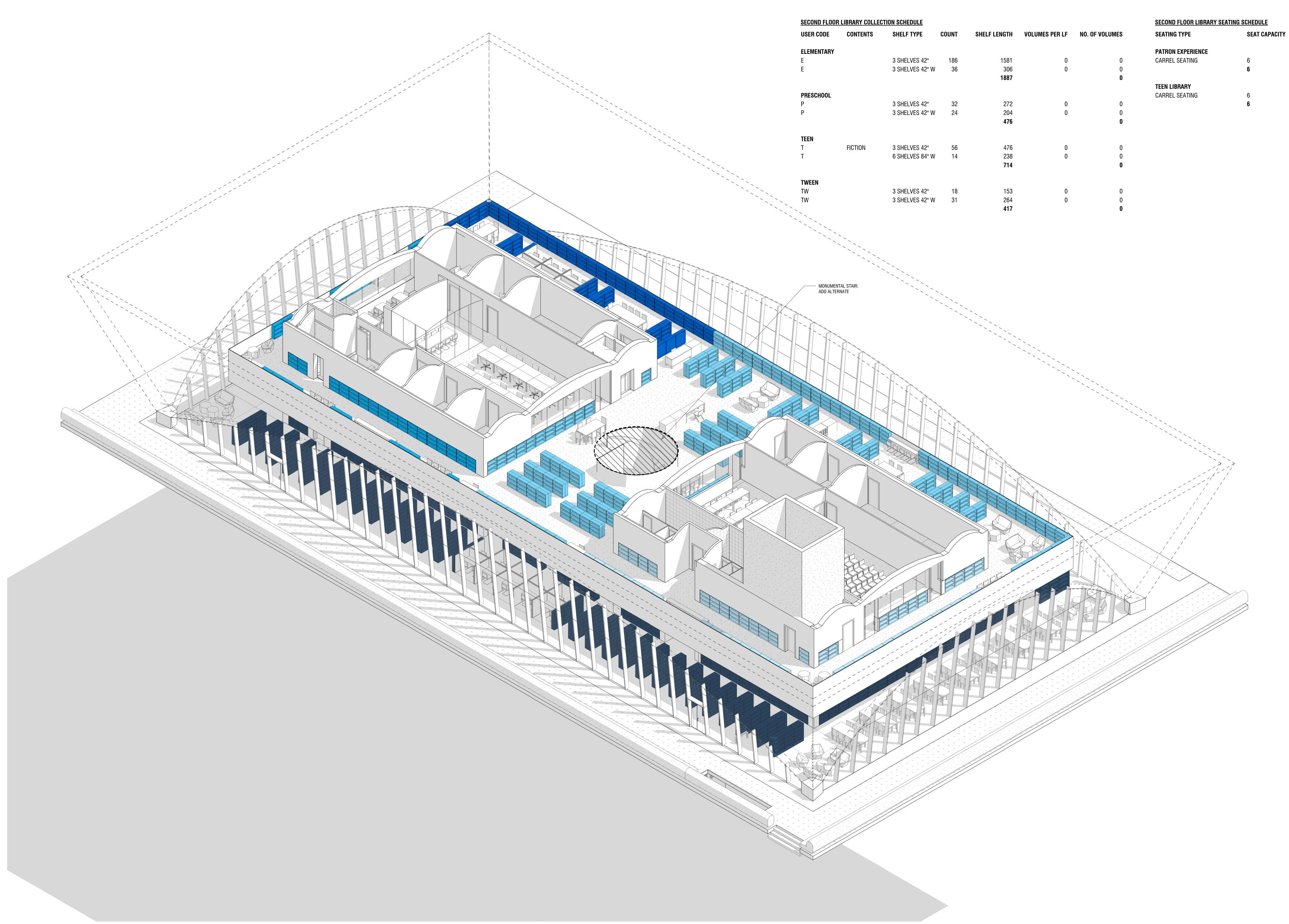


RARY COLLECTION SCHEDULE					GROUND FLOOR LIBRARY SEATING SCHEDULE		
ONTENTS	SHELF TYPE	COUNT	SHELF LENGTH	VOLUMES PER LF	NO. VOLUMES	SEATING TYPE	SEAT CAPACITY
						COMMUNAL LIBRARY	
ENERAL	3 SHELVES 42"	24	204	0	0	AUDITORIUM SEATING	30
ENERAL	4 SHELVES 56"	364	4125	0	0	CARREL SEATING	20
	6 SHELVES 84" W	83	1411	0	0		50
CTION	3 SHELVES 42"	9	51	0	0		
			5791		0		





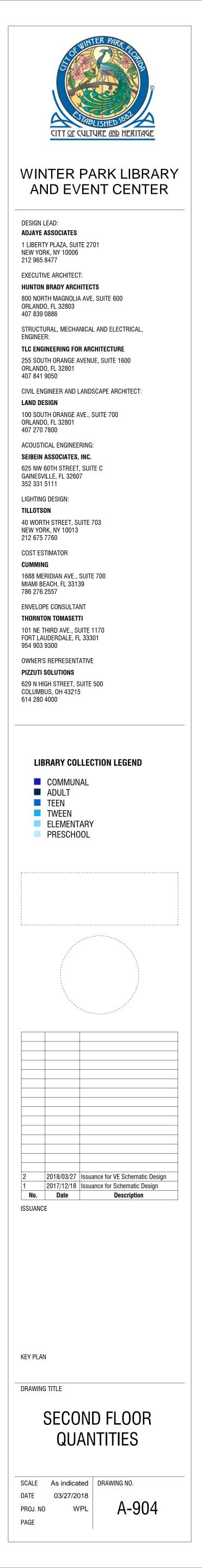


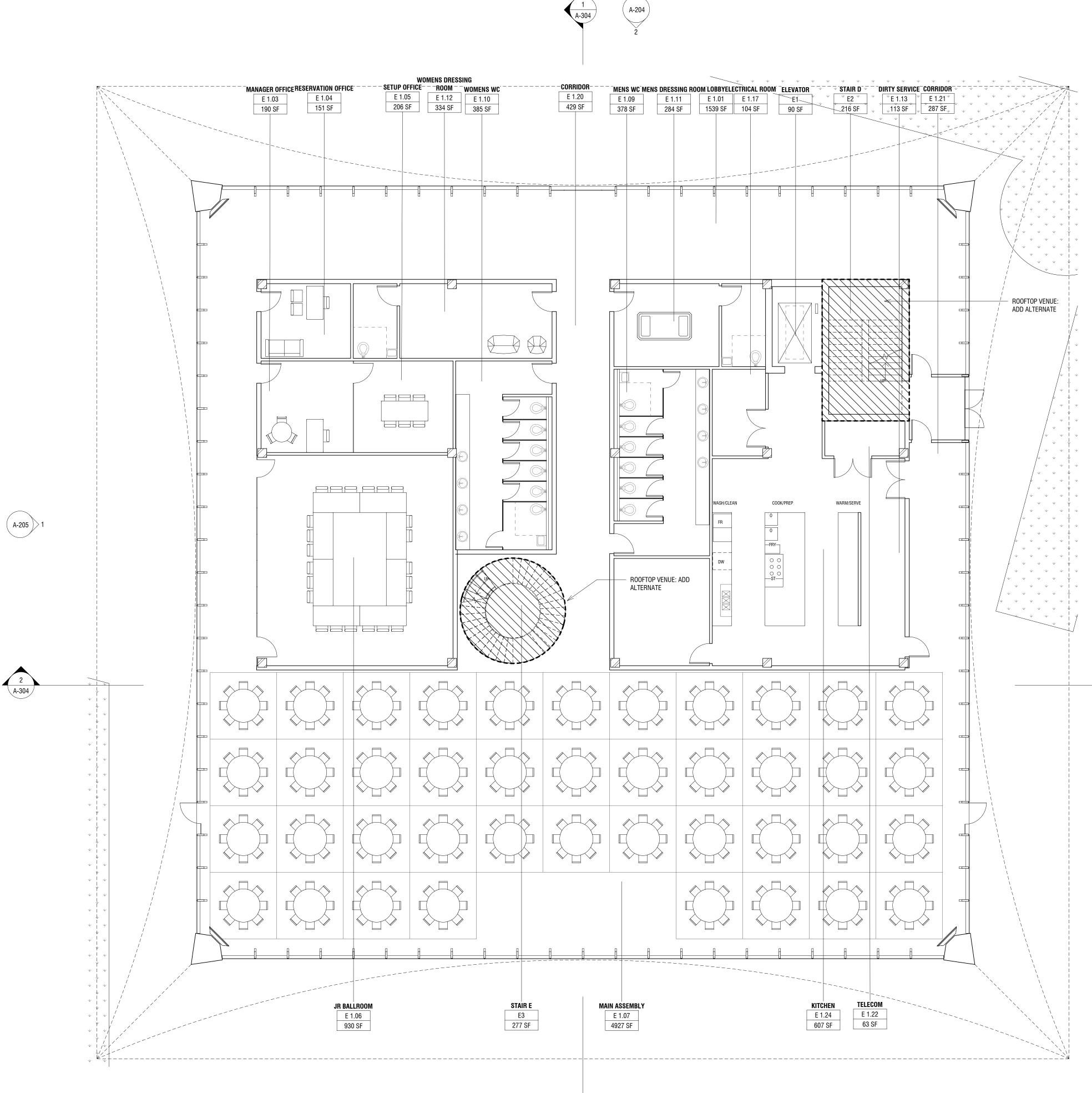


ARY COLLEC	TION SCHEDULE				
ONTENTS	SHELF TYPE	COUNT	SHELF LENGTH	VOLUMES PER LF	NO. OF VOLUMES
	3 SHELVES 42"	186	1581	0	0
	3 SHELVES 42" W	36	306	0	0
			1887	-	0
	3 SHELVES 42"	32	272	0	0
	3 SHELVES 42" W	24	204	0	0
			476		0
CTION	3 SHELVES 42"	56	476	0	0
	6 SHELVES 84" W	14	238	0	0
			714		0
	3 SHELVES 42"	18	153	0	0
	3 SHELVES 42" W	31	264	0	0
			417		0

SECOND FLOOR LIBRARY SEATING SCHEDULE

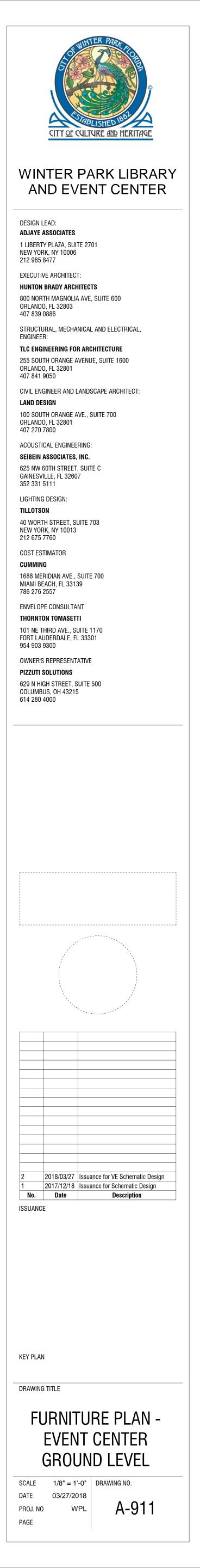
PATRON EXPERIENCE	
CARREL SEATING	6
	6
TEEN LIBRARY	
CARREL SEATING	6
	6



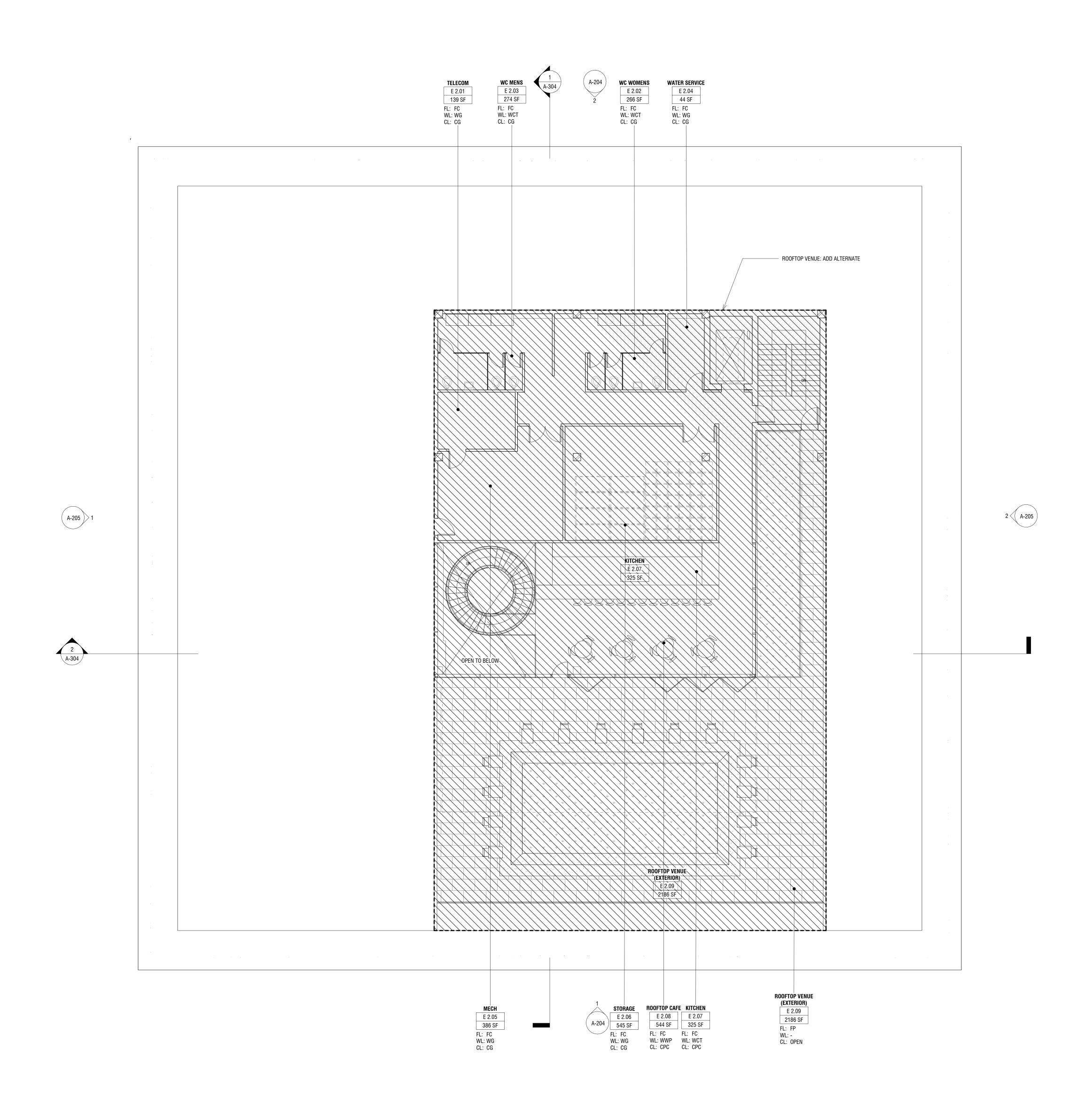


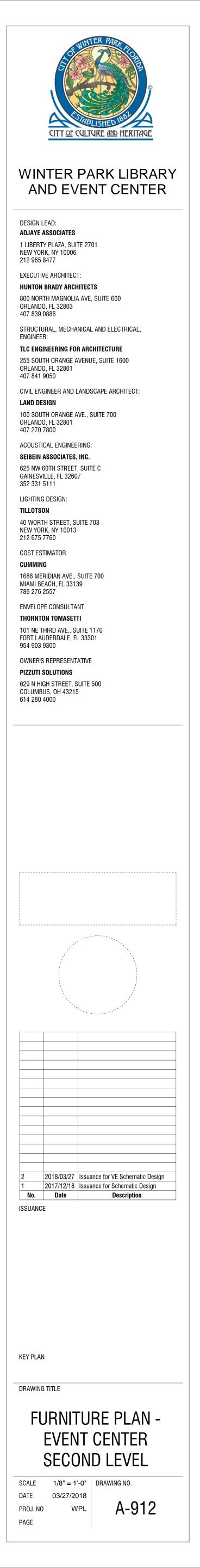
2 A-304

(A-204



2 A-205





Scity commission agenda item

item type Action Items Requiring Discussion	meeting date 4/9/2018
prepared by Assistant City Manager	approved by City Manager
board approval final vote	
strategic objective	

subject

Library and Events Center and MLK Park proposed name, logo and design for the campus

motion / recommendation

background

Mark Calvert with Evolve Design Group, Inc. to present treatments of the proposed name, logo and design for the campus which includes the library events center and MLK park.

alternatives / other considerations

fiscal impact

ATTACHMENTS: Description Backup

Upload Date 4/3/2018 Type Cover Memo

BRANDING Exercise

Winter Park's New Library & Events Center

Agenda Packet Page 267

COLOR PALETTE — OPTION 1—

Agenda Packet Page 268

WINTER PARK CANOPY



























COLOR PALETTE — OPTION 2—



WINTER PARK CANOPY













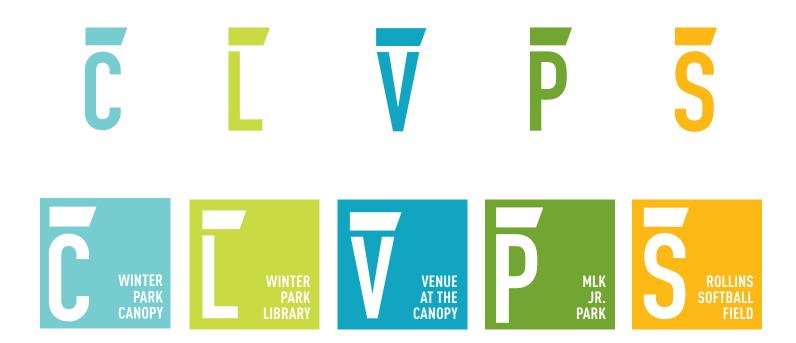














Scity commission agenda item

item type Public H	earings	meeting date 4/9/2018		
prepared by Plannin	g / CRA	approved by City Manager, City Attorney		
board approval	yes final vote			
strategic objective	e Exceptional Quality of Life, Intelligent Growth and			
Development				

<u>subject</u>

Ordinance - Establishing a Commercial Future Land Use designation on the annexed property at 1562 West Fairbanks Avenue. (2)

motion / recommendation

Motion to approve the Ordinance to establish a Commercial Future Land Use designation on the annexed property at 1562 West Fairbanks Avenue.

background

At the request of the City of Winter Park, the Orange County Commission has adopted an inter-local agreement that has annexed the property at 1562 W. Fairbanks Avenue into the City.

The property is now designated as Commercial FLU and C-3 zoning in Orange County, so there is no change of land use or zoning proposed for this site. To be consistent with the city's Comprehensive Plan, the City needs to establish a Commercial Future Land Use designation in the Comprehensive Plan and Commercial (C-3) zoning on this property.

Planning and Zoning Board Minutes – March 6, 2018:

REQUEST OF THE CITY OF WINTER PARK TO: AMEND CHAPTER 58 "LAND DEVELOPMENT CODE', ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO ESTABLISH A COMMERCIAL FUTURE LAND USE DESIGNATION ON THE ANNEXED PROPERTY AT 1562 WEST FAIRBANKS AVENUE.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND CHAPTER 58 "LAND DEVELOPMENT CODE', ARTICLE III, "ZONING REGULATIONS" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH A COMMERCIAL (C-3) ZONING DESIGNATION ON THE ANNEXED PROPERTY AT 1562 WEST FAIRBANKS AVENUE.

Mrs. McGillis presented the staff report. She explained that at the request of the City of Winter Park, the Orange County Commission has adopted an inter-local agreement that has annexed the property at 1562 W. Fairbanks Avenue into the City. She stated that City needs to establish a Commercial Future Land Use designation in the Comprehensive Plan and Commercial (C-3) zoning on this property. The property now has the same Commercial FLU and C-3 zoning in Orange County, so there is no change.

No one from the public wished to speak and the applicant volunteered to answer any questions. The public hearing was closed.

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

Motion made by Sheila De Ciccio, seconded by Laura Walda to amend Chapter 58 "Land Development Code", Ariticle I, "Comprehensive Plan" and the Future Land Use Map so as to establish a Commercial Future Land Use designation on the annexed property at 1562 West Fairbanks Avenue.

The motion carried unanimously with a 7-0 vote.

Motion made by Sheila De Ciccio, seconded by Laura Turner to amend Chapter 58 "Land Development Code", Article III, "Zoning Regulations" and the Official Zoning Map so as to establish ad Commercial (C-3) zoning designation on the annexed property at 1562 West Fairbanks Avenue.

The motion carried unanimously with a 7-0 vote.

alternatives / other considerations N/A

fiscal impact

N/A

ATTACHMENTS: Description FLU Ordinance

Backup Materials

Upload Date 3/9/2018 3/9/2018 Type Ordinance 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 ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT 1562 WEST FAIRBANKS AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park and the Orange County Commission have provided for the annexation of the property at 1562 W. Fairbanks Avenue by Interlocal Agreement and in compliance with Chapter 171, Florida Statutes, said property has been annexed into the City of Winter Park, and

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

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to establish a Commercial future land use designation on the annexed property at 1562 W. Fairbanks Avenue and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as follows:

LOTS 1, BLOCK "A", LAWNDALE ANNEX SUBDIVISION AS RECORDED IN PLAT BOOK "J", PAGE 50 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA PROPERTY TAX ID# 12-22-29-5000-01-010

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

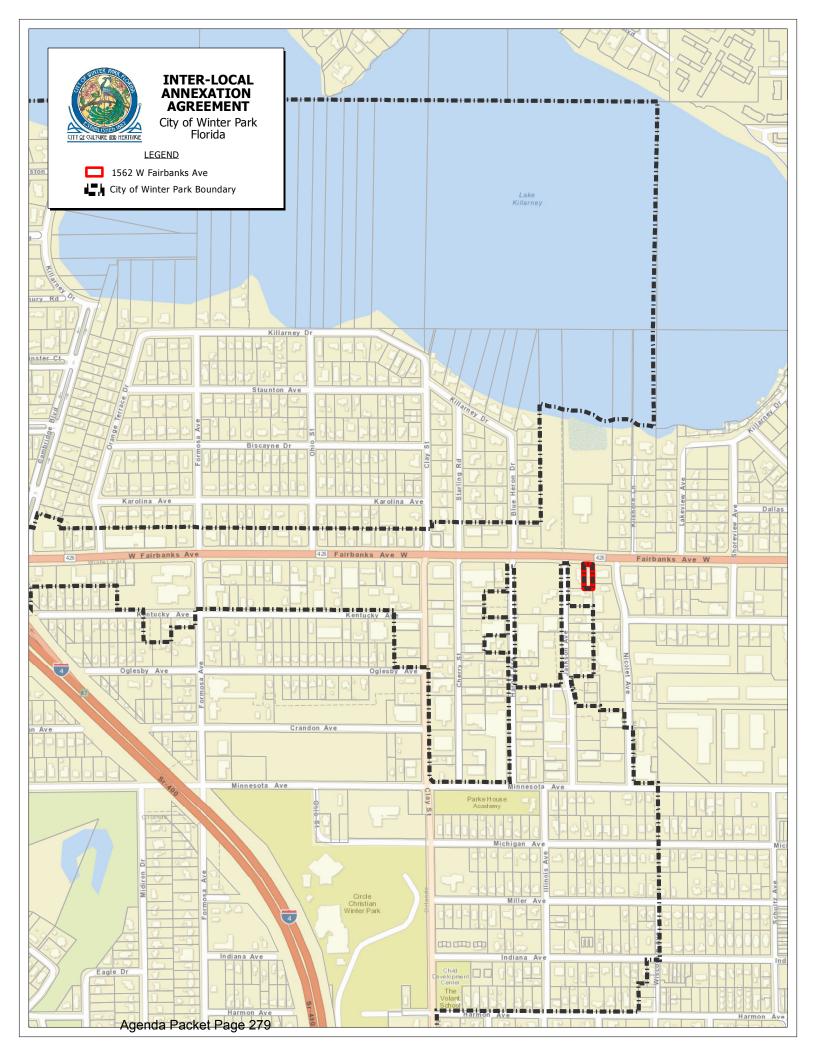
ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2018.

Mayor Steve Leary

Attest:

City Clerk

Agenda Packet Page 278





February 2, 2018

Randolph Real Estate, LLC 2660 W. Fairbanks Ave. Winter Park, FL 32789-3385

SUBJECT: Proposed Interlocal Agreement for annexation of an enclave at 1562 W. Fairbanks Avenue between City of Winter Park and Orange County

Dear Property Owner:

This letter is to inform you that the Orange County Board of County Commissioners (BCC) will consider an Interlocal Agreement between Orange County and the City of Winter Park for annexation of an enclave. This agreement will be heard by the BCC on March 6, 2018, at 2:00 p.m. in the Commission Chambers located on the 1st Floor of the Orange County Administration Building, 201 South Rosalind Avenue, Orlando, Florida.

Chapter 171 of the Florida Statutes defines an enclave as, "(a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or (b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality." Enclave annexations for properties that are 110 acres or less are permitted pursuant to Section 171.046, Florida Statutes, provided there is an interlocal agreement between the county and the annexing municipality.

Currently, your property located at 1562 W. Fairbanks Avenue meets the requirements for annexation by an interlocal agreement. This 0.16-acre property is developed, and it is completely surrounded by the City of Winter Park (see attached map).

The Winter Park City Commission adopted the Interlocal Agreement on November 13, 2017. Upon execution of the Interlocal Agreement by the BCC, this property will be within the City of Winter Park's jurisdiction. If you have any questions concerning this Interlocal Agreement, please contact Steven Thorp, of my staff, at (407) 836-5549 or <u>Steven.Thorp@ocfl.net</u>.

Sincerely

Alberto A. Vargas, MArch., Manager Planning Division

Attachment

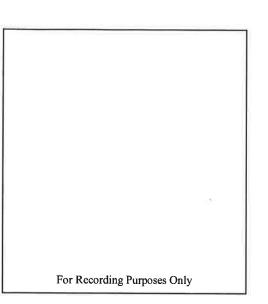
PLANNING DIVISION

ALBERTO A. VARGAS, MArch., Planning Manager 201 South Rosalind Avenue, 2nd Floor
Reply To: Post Office Box 1393
Orlando FL 32802-1393 Telephone 407-836-5600
FAX 407-836-5862
orangecountyfl.net

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO: Winter Park City Clerk 401 S. Park Ave. Winter Park, Fl. 32789

Tax Parcel Identification Number(s):

#12-22-29-5000-01-010



INTERLOCAL AGREEMENT FOR ANNEXATION OF ENCLAVE AT 1562 WEST FAIRBANKS AVENUE

between

CITY OF WINTER PARK, FLORIDA

and

ORANGE COUNTY, FLORIDA

THIS INTERLOCAL AGREEMENT, dated this ______ day of MAR 9 § 2019, 20_____, (hereinafter referred to as "Agreement") between the CITY OF WINTER PARK, a municipal corporation in the State of Florida whose mailing address is 401 S. Park Avenue, Winter Park, Florida 32789 (hereinafter referred to as "City"), and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida whose mailing address is 201 South Rosalind Avenue, Orlando, Florida 32801 (hereinafter referred to as "County"), is entered into for the purpose of annexing an enclave located within unincorporated Orange County into the corporate limits of the City of Winter Park, Florida, pursuant to, and as authorized by, Florida Statutes §171.046 (2017).

WITNESSETH

WHEREAS, Florida Statutes §171.046 (2017), adopted by the Florida Legislature, recognizes that enclaves can create significant problems in planning, growth management, and service delivery; that it is the policy of the State of Florida to eliminate enclaves; and provides a method for the annexation by interlocal agreement of enclaves that are one hundred and ten (110) acres or less; and

WHEREAS, Florida Statutes §171.031 (2017), adopted by the Florida Legislature, defines areas that are "urban in character" as those lands used intensively for residential, urban recreational or conservation parklands, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes; and defines an "enclave"

as any unincorporated developed or improved area that is enclosed within and bounded on all sides by a single municipality, or any unincorporated developed or improved area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality; and

WHEREAS, Florida Statutes §171.043 (2017), adopted by the Florida Legislature, describes the character of the area that may be annexed; and

WHEREAS, the City and County agree that both parties shall work together in good faith to enter into interlocal agreements pursuant to Florida Statutes to eliminate such identified enclaves; and

WHEREAS, it has been determined by the City that the parcel to be annexed by this Agreement is within the future annexation and planning areas of the City and meets the requirements set out in Florida Statutes §171.043 (2017); and

WHEREAS, annexation of the identified enclave into the City will avoid unnecessary confusion and duplication of municipal services, including emergency services.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration, the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

SECTION I. The Recitals set forth above are true and correct and by this reference are incorporated herein as part of this Agreement.

SECTION II. This Agreement is executed in order to adjust and redefine the corporate limits of the City to include the land described in Section III below in order to ensure the sound and efficient delivery of urban services to said lands.

SECTION III. The City and the County hereby find that the following land located in unincorporated Orange County is an enclave of one hundred and ten (110) acres or less which meets the criteria for annexation into the City under Florida Statutes §171.046 (2017);

See Attachment "A" which is attached hereto and by this reference made a part hereof. A map of the above-described lands which clearly shows the area proposed to be annexed is attached hereto as Attachment "B" and by this reference made a part hereof.

SECTION IV. The City hereby finds that the annexation of the land herein described is consistent with State law and the City's Comprehensive Plan, and meets all of the requirements for annexation set forth in State law and the City's Comprehensive Plan.

SECTION V. Pursuant to Florida Statutes §171.046(2) (2017), the City and the County by this Agreement hereby annex into the corporate limits of the City the land described in Attachment "A" hereto.

SECTION VI. The land herein described and future inhabitants of said land shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances and regulations of the City and shall be entitled to the same privileges and benefits as other areas of the City.

SECTION VII. The land herein described shall have the existing County land use plan and County zoning or subdivision regulations in full force and effect until the City adopts a comprehensive plan amendment and rezoning that includes said land. The City agrees to process for change the land use classification and zoning category of these annexed lands in accordance with applicable City ordinances and State laws within 24 months following the date of execution of this Agreement by the second party hereto and at no charge to the owners of the land described in Attachment "A" hereto.

SECTION VIII. The City and the County hereby acknowledge that, prior to their approval of this Agreement, they have separately provided written notice to the owner of the real property identified in Attachment "A" whose name and address are known by reference to the latest published ad valorem tax records of the Orange County Property Appraiser. The written notice described the purpose of this Agreement and stated the date, time, and place of the meetings of the City of Winter Park City Commission and the Orange County Board of County Commissioners at which this Agreement was to be considered for approval.

SECTION IX. Miscellaneous.

1. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, in recordable form, signed by the parties hereto, or their respective successors and assigns. Any such modification or amendment shall not be effective until recorded in the Public Records of Orange County, Florida.

2. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

3. All of the terms of this Agreement, whether so expressed or not, shall be binding upon the respective successors, assigns and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns and legal representatives.

4. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

5. Each party to this Agreement shall bear its own attorneys' fees and costs in connection with this Agreement and / or in connection with any action undertaken in compliance with, or relating to, this Agreement.

SECTION X. If any section, subsection, sentence, clause, phrase, or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION XI. This Agreement shall become effective upon its execution by the second of the two parties hereto and the respective date shall be inserted on the first page of this Agreement. Thereafter the City Clerk is directed to file a certified copy of this Agreement and associated attachments with the Clerk of the Circuit Court in and for Orange County, Florida; the Orange County Property Appraiser; and the Department of State of the State of Florida.

SECTION XII. Following its execution by the City and the County, a copy of this Agreement shall be recorded and thereafter provided by certified mail to the owner of the real property identified in Attachment "A" whose name and address are known by reference to the latest published ad valorem tax records of the Orange County Property Appraiser.

IN WITNESS WHEREOF, the City and County have executed this Interlocal Agreement for Annexation of an Enclave on the dates inscribed below.

[Remainder of page intentionally left blank]

Interlocal Agreement between the City of Winter Park, Florida, and Orange County, Florida, for the Annexation of an Enclave at 1562 W. Fairbanks Avenue

"CITY"

CITY OF WINTER PARK, a Florida municipal corporation

By: Steve Leary, Mayor

Attest:

Cindy Bonham, City Clerk

Executed on:

(SEAL)

FOR USE AND RELIANCE ONLY BY THE CITY OF WINTER PARK, FLORIDA

APPROVED BY THE WINTER PARK CITY COMMISSION AT A MEETING HELD ON <u>Alovenber 13</u>, 20<u>1</u> Interlocal Agreement between the City of Winter Park, Florida, and Orange County, Florida, for the Annexation of an Enclave at 1562 W. Fairbanks Avenue

"COUNTY"

Date:

ORANGE COUNTY, FLORIDA By: Board of County Commissioners

Peresa Jacobs By: Orange County Mayor 3.7.18

ATTEST: Phil Diamond, CPA, County Comptroller As Clerk of the Board of County Commissioners

By: <u>Laig A. Stopyla</u> <u>Goldential A. Stopyla</u> Print Name: <u>Coolig A. Stopyla</u>



S:/EHartigan/2017/PLANNING/Annexation/Winter Park/ILA for annexation of enclave at 1562 W. Fairbanks/CAO 11.22.17_final

Page 6 of 8

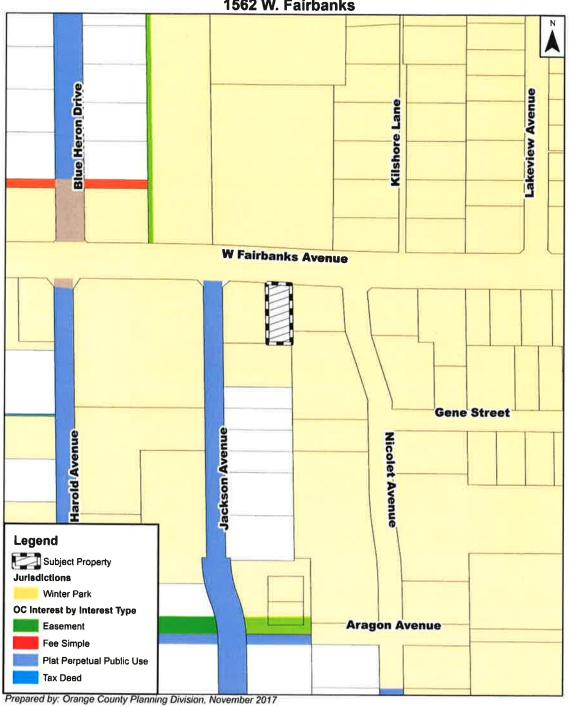
ATTACHMENT "A"

LEGAL DESCRIPTION OF ANNEXED LANDS

Lot 1, Block "A", Lying South of State Road 424A Right of Way, Lawndale Annex, Book "J", Page 50, Orange County, Florida

Parcel ID Number: 12-22-29-5000-01010

ATTACHMENT "B"



City of Winter Park Proposed Annexation Area 1562 W. Fairbanks

Page 8 of 8

Scity commission agenda item

item type Public Hearings	meeting date 4/9/2018
prepared by Planning / CRA	approved by City Manager, City Attorney
board approval yes final vote	
strategic objective Exceptional Quality of Life, Intelligent Growth and	
Development	

subject

Ordinance - Establishing a Commercial (C-3) Zoning on the annexed property at 1562 West Fairbanks Avenue. (2)

motion / recommendation

Motion to approve the Ordinance to establish a Commercial (C-3) Zoning on the annexed property at 1562 West Fairbanks Avenue.

background

At the request of the City of Winter Park, the Orange County Commission has adopted an inter-local agreement that has annexed the property at 1562 W. Fairbanks Avenue into the City.

The property is designated as Commercial FLU and C-3 zoning in Orange County. The City needs to establish a Commercial Future Land Use designation in the Comprehensive Plan and Commercial (C-3) zoning on this propert to be consistent with the Orange County designations.

Planning and Zoning Board Minutes – March 6, 2018:

REQUEST OF THE CITY OF WINTER PARK TO: AMEND CHAPTER 58 "LAND DEVELOPMENT CODE', ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO ESTABLISH A COMMERCIAL FUTURE LAND USE DESIGNATION ON THE ANNEXED PROPERTY AT 1562 WEST FAIRBANKS AVENUE.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND CHAPTER 58 "LAND DEVELOPMENT CODE', ARTICLE III, "ZONING REGULATIONS" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH A COMMERCIAL (C-3) ZONING DESIGNATION ON THE ANNEXED PROPERTY AT 1562 WEST FAIRBANKS AVENUE.

Mrs. McGillis presented the staff report. She explained that at the request of the City

of Winter Park, the Orange County Commission has adopted an interlocal agreement that has annexed the property at 1562 W. Fairbanks Avenue into the City. She stated that City needs to establish a Commercial Future Land Use designation in the Comprehensive Plan and Commercial (C-3) zoning on this property. The property now has the same Commercial FLU and C-3 zoning in Orange County, so there is no change.

No one from the public wished to speak and the applicant volunteered to answer any questions. The public hearing was closed.

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

Motion made by Sheila De Ciccio, seconded by Laura Walda to amend Chapter 58 "Land Development Code", Ariticle I, "Comprehensive Plan" and the Future Land Use Map so as to establish a Commercial Future Land Use designation on the annexed property at 1562 West Fairbanks Avenue.

The motion carried unanimously with a 7-0 vote.

Motion made by Sheila De Ciccio, seconded by Laura Turner to amend Chapter 58 "Land Development Code", Article III, "Zoning Regulations" and the Official Zoning Map so as to establish ad Commercial (C-3) zoning designation on the annexed property at 1562 West Fairbanks Avenue.

The motion carried unanimously with a 7-0 vote.

alternatives / other considerations N/A

fiscal impact

N/A

ATTACHMENTS:

Description Zoning Ordinance Backup Materials Upload Date 3/9/2018 3/9/2018 Type Ordinance Backup Material

Agenda Packet Page 290

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 1562 W. FAIRBANKS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

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

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

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

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

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to establish Commercial (C-3) district zoning on the annexed property at 1562 W. Fairbanks Avenue, more particularly described as follows:

LOTS 1, BLOCK "A", LAWNDALE ANNEX SUBDIVISION AS RECORDED IN PLAT BOOK "J", PAGE 50 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA PROPERTY TAX ID# 12-22-29-5000-01-010

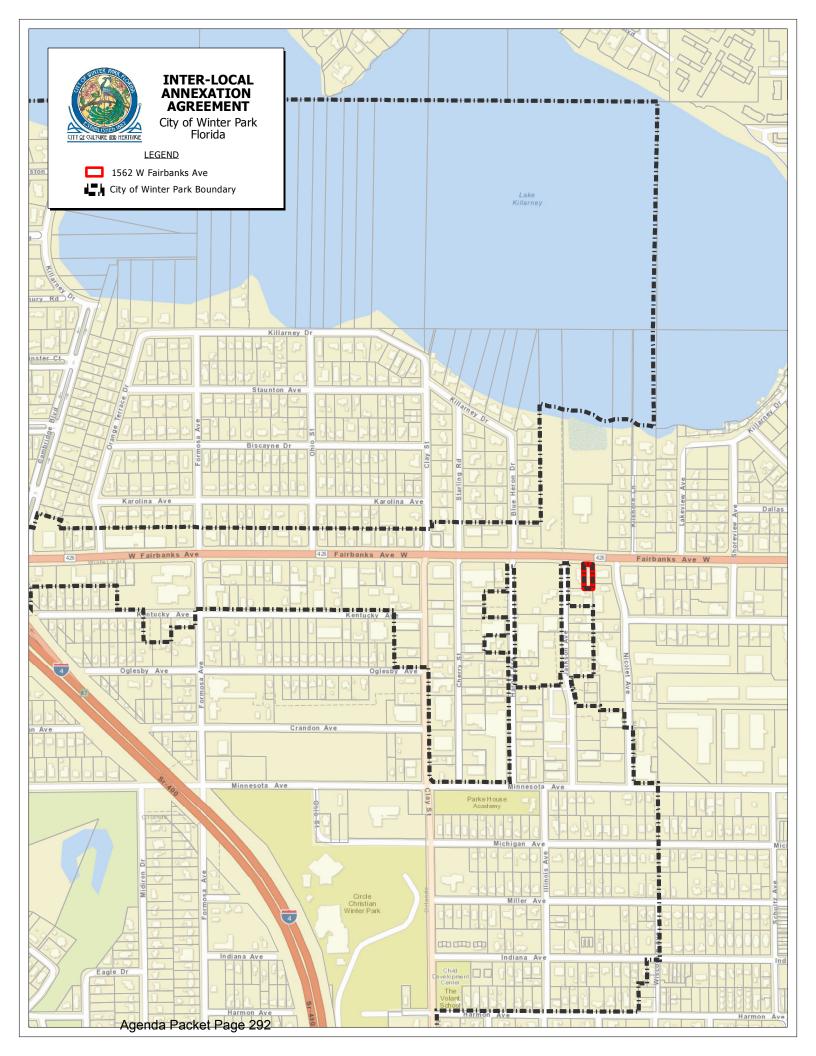
SECTION 2. This ordinance shall become effective 31 days after adoption. If this Ordinance or the related companion Ordinance amending the Comprehensive Plan for this property is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption, it will not become effective until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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2018.

Mayor Steve Leary

Attest:

City Clerk





February 2, 2018

Randolph Real Estate, LLC 2660 W. Fairbanks Ave. Winter Park, FL 32789-3385

SUBJECT: Proposed Interlocal Agreement for annexation of an enclave at 1562 W. Fairbanks Avenue between City of Winter Park and Orange County

Dear Property Owner:

This letter is to inform you that the Orange County Board of County Commissioners (BCC) will consider an Interlocal Agreement between Orange County and the City of Winter Park for annexation of an enclave. This agreement will be heard by the BCC on March 6, 2018, at 2:00 p.m. in the Commission Chambers located on the 1st Floor of the Orange County Administration Building, 201 South Rosalind Avenue, Orlando, Florida.

Chapter 171 of the Florida Statutes defines an enclave as, "(a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or (b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality." Enclave annexations for properties that are 110 acres or less are permitted pursuant to Section 171.046, Florida Statutes, provided there is an interlocal agreement between the county and the annexing municipality.

Currently, your property located at 1562 W. Fairbanks Avenue meets the requirements for annexation by an interlocal agreement. This 0.16-acre property is developed, and it is completely surrounded by the City of Winter Park (see attached map).

The Winter Park City Commission adopted the Interlocal Agreement on November 13, 2017. Upon execution of the Interlocal Agreement by the BCC, this property will be within the City of Winter Park's jurisdiction. If you have any questions concerning this Interlocal Agreement, please contact Steven Thorp, of my staff, at (407) 836-5549 or <u>Steven.Thorp@ocfl.net</u>.

Sincerely

Alberto A. Vargas, MArch., Manager Planning Division

Attachment

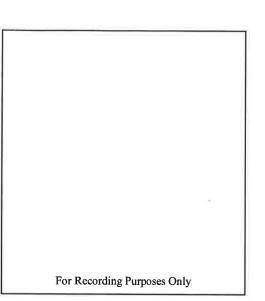
PLANNING DIVISION

ALBERTO A. VARGAS, MArch., Planning Manager 201 South Rosalind Avenue, 2nd Floor
Reply To: Post Office Box 1393
Orlando FL 32802-1393 Telephone 407-836-5600
FAX 407-836-5862
orangecountyfl.net

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO: Winter Park City Clerk 401 S. Park Ave. Winter Park, Fl. 32789

Tax Parcel Identification Number(s):

#12-22-29-5000-01-010



INTERLOCAL AGREEMENT FOR ANNEXATION OF ENCLAVE AT 1562 WEST FAIRBANKS AVENUE

between

CITY OF WINTER PARK, FLORIDA

and

ORANGE COUNTY, FLORIDA

THIS INTERLOCAL AGREEMENT, dated this ______ day of MAR 9 § 2019, 20_____, (hereinafter referred to as "Agreement") between the CITY OF WINTER PARK, a municipal corporation in the State of Florida whose mailing address is 401 S. Park Avenue, Winter Park, Florida 32789 (hereinafter referred to as "City"), and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida whose mailing address is 201 South Rosalind Avenue, Orlando, Florida 32801 (hereinafter referred to as "County"), is entered into for the purpose of annexing an enclave located within unincorporated Orange County into the corporate limits of the City of Winter Park, Florida, pursuant to, and as authorized by, Florida Statutes §171.046 (2017).

WITNESSETH

WHEREAS, Florida Statutes §171.046 (2017), adopted by the Florida Legislature, recognizes that enclaves can create significant problems in planning, growth management, and service delivery; that it is the policy of the State of Florida to eliminate enclaves; and provides a method for the annexation by interlocal agreement of enclaves that are one hundred and ten (110) acres or less; and

WHEREAS, Florida Statutes §171.031 (2017), adopted by the Florida Legislature, defines areas that are "urban in character" as those lands used intensively for residential, urban recreational or conservation parklands, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes; and defines an "enclave"

as any unincorporated developed or improved area that is enclosed within and bounded on all sides by a single municipality, or any unincorporated developed or improved area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality; and

WHEREAS, Florida Statutes §171.043 (2017), adopted by the Florida Legislature, describes the character of the area that may be annexed; and

WHEREAS, the City and County agree that both parties shall work together in good faith to enter into interlocal agreements pursuant to Florida Statutes to eliminate such identified enclaves; and

WHEREAS, it has been determined by the City that the parcel to be annexed by this Agreement is within the future annexation and planning areas of the City and meets the requirements set out in Florida Statutes §171.043 (2017); and

WHEREAS, annexation of the identified enclave into the City will avoid unnecessary confusion and duplication of municipal services, including emergency services.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration, the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

SECTION I. The Recitals set forth above are true and correct and by this reference are incorporated herein as part of this Agreement.

SECTION II. This Agreement is executed in order to adjust and redefine the corporate limits of the City to include the land described in Section III below in order to ensure the sound and efficient delivery of urban services to said lands.

SECTION III. The City and the County hereby find that the following land located in unincorporated Orange County is an enclave of one hundred and ten (110) acres or less which meets the criteria for annexation into the City under Florida Statutes §171.046 (2017);

See Attachment "A" which is attached hereto and by this reference made a part hereof. A map of the above-described lands which clearly shows the area proposed to be annexed is attached hereto as Attachment "B" and by this reference made a part hereof.

SECTION IV. The City hereby finds that the annexation of the land herein described is consistent with State law and the City's Comprehensive Plan, and meets all of the requirements for annexation set forth in State law and the City's Comprehensive Plan.

SECTION V. Pursuant to Florida Statutes §171.046(2) (2017), the City and the County by this Agreement hereby annex into the corporate limits of the City the land described in Attachment "A" hereto.

SECTION VI. The land herein described and future inhabitants of said land shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances and regulations of the City and shall be entitled to the same privileges and benefits as other areas of the City.

SECTION VII. The land herein described shall have the existing County land use plan and County zoning or subdivision regulations in full force and effect until the City adopts a comprehensive plan amendment and rezoning that includes said land. The City agrees to process for change the land use classification and zoning category of these annexed lands in accordance with applicable City ordinances and State laws within 24 months following the date of execution of this Agreement by the second party hereto and at no charge to the owners of the land described in Attachment "A" hereto.

SECTION VIII. The City and the County hereby acknowledge that, prior to their approval of this Agreement, they have separately provided written notice to the owner of the real property identified in Attachment "A" whose name and address are known by reference to the latest published ad valorem tax records of the Orange County Property Appraiser. The written notice described the purpose of this Agreement and stated the date, time, and place of the meetings of the City of Winter Park City Commission and the Orange County Board of County Commissioners at which this Agreement was to be considered for approval.

SECTION IX. Miscellaneous.

1. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, in recordable form, signed by the parties hereto, or their respective successors and assigns. Any such modification or amendment shall not be effective until recorded in the Public Records of Orange County, Florida.

2. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

3. All of the terms of this Agreement, whether so expressed or not, shall be binding upon the respective successors, assigns and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns and legal representatives.

4. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

5. Each party to this Agreement shall bear its own attorneys' fees and costs in connection with this Agreement and / or in connection with any action undertaken in compliance with, or relating to, this Agreement.

SECTION X. If any section, subsection, sentence, clause, phrase, or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION XI. This Agreement shall become effective upon its execution by the second of the two parties hereto and the respective date shall be inserted on the first page of this Agreement. Thereafter the City Clerk is directed to file a certified copy of this Agreement and associated attachments with the Clerk of the Circuit Court in and for Orange County, Florida; the Orange County Property Appraiser; and the Department of State of the State of Florida.

SECTION XII. Following its execution by the City and the County, a copy of this Agreement shall be recorded and thereafter provided by certified mail to the owner of the real property identified in Attachment "A" whose name and address are known by reference to the latest published ad valorem tax records of the Orange County Property Appraiser.

IN WITNESS WHEREOF, the City and County have executed this Interlocal Agreement for Annexation of an Enclave on the dates inscribed below.

[Remainder of page intentionally left blank]

Interlocal Agreement between the City of Winter Park, Florida, and Orange County, Florida, for the Annexation of an Enclave at 1562 W. Fairbanks Avenue

"CITY"

CITY OF WINTER PARK, a Florida municipal corporation

By: Steve Leary, Mayor

Attest:

Cindy Bonham, City Clerk

Executed on:

(SEAL)

FOR USE AND RELIANCE ONLY BY THE CITY OF WINTER PARK, FLORIDA

APPROVED BY THE WINTER PARK CITY COMMISSION AT A MEETING HELD ON <u>Alovenber 13</u>, 20<u>1</u> Interlocal Agreement between the City of Winter Park, Florida, and Orange County, Florida, for the Annexation of an Enclave at 1562 W. Fairbanks Avenue

"COUNTY"

Date:

ORANGE COUNTY, FLORIDA By: Board of County Commissioners

Peresa Jacobs By: Orange County Mayor 3.7.18

ATTEST: Phil Diamond, CPA, County Comptroller As Clerk of the Board of County Commissioners

By: <u>Jaig A. Stopyla</u> <u>Jai Deputy Clerk</u> Print Name: <u>Craig A. Stopyla</u>



S:/EHartigan/2017/PLANNING/Annexation/Winter Park/ILA for annexation of enclave at 1562 W. Fairbanks/CAO 11.22.17_final

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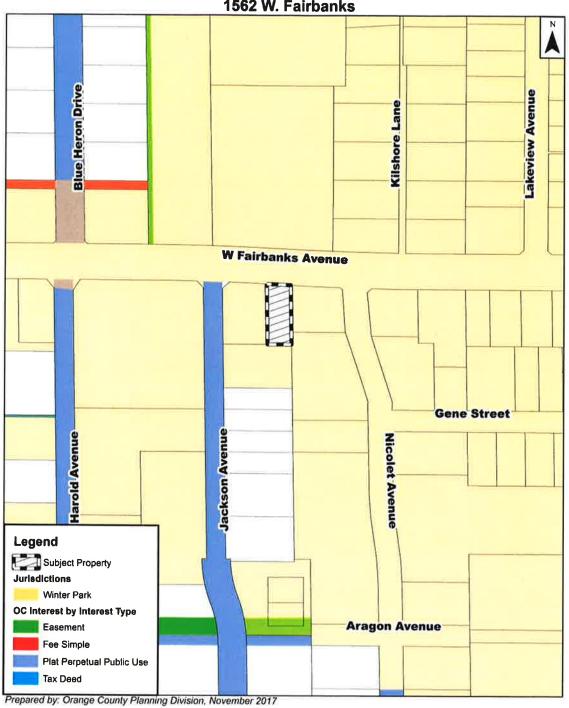
ATTACHMENT "A"

LEGAL DESCRIPTION OF ANNEXED LANDS

Lot 1, Block "A", Lying South of State Road 424A Right of Way, Lawndale Annex, Book "J", Page 50, Orange County, Florida

Parcel ID Number: 12-22-29-5000-01010

ATTACHMENT "B"



City of Winter Park Proposed Annexation Area 1562 W. Fairbanks

Page 8 of 8

City commission agenda item

item type Public Hearings	meeting date 4/9/2018
prepared by Planning / CRA	approved by City Manager, City Attorney
board approval yes final vote	
strategic objective Exceptional Quality of Life, Intelligent Growth and Development	

<u>subject</u>

Ordinance - Request of Ansaka, LLC to amend the "Comprehensive Plan" Future Land Use Map for 1835 Aloma Avenue. (1)

motion / recommendation

Recommendation to approve the request 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 on the property at 1835 Aloma Avenue.

background

Planning & Zoning Board Meeting: The P&Z Board met on December 5, 2017 and recommended Approval of the Comprehensive Plan Future Land Use, rezoning requests and the Conditional Use with the condition: "that the Planning Department staff impose additional buffer requirements along the rear property line for the surrounding properties following a community meeting". Due to the need for the Community Meeting and to hopefully address concerns of the neighbors that were brought forth at the P&Z meeting, the applicant tabled the request until the March 26th City Commission meeting. New notices were mailed to the surrounding property owners notifying them of this meeting. In addition, the applicant held a community meeting on Thursday, March 1st at the Winter Park Library to address concerns that have been raised.

Site and Zoning/Future Land Use Changes: The entire development site of 1791, 1801, 1811, 1821 and 1835 Aloma Avenue comprises 1.81 acres. The property has 325 feet of frontage on Aloma Avenue and a property depth of 250 feet. To the immediate east is a vacant Office property owned by Fifth Third Bank, (see previous approved plan, attached) and to the rear/north and west side are single family homes. The property currently has split zoning with 1835 Aloma Avenue, zoned Office (O-2) and the 1791, 1801, 1811, 1821 Aloma Avenue properties zoned Single Family (R-1A). The Future Land Use designations are similar with 1835 Aloma Avenue, designated Office and 1791, 1801, 1811, 1821 Aloma Avenue designated Single Family Residential.

Proposed Project: The proposed 18 new two-story townhouse units will be developed in building clusters of two to four units. The unit sizes average 2,390 square feet with approximately 2,000 square feet of living area. Total building size of all 18 units is 43,030 square feet which is a floor area ratio (FAR) of 55%; that is equal to what would be permitted under R-2 zoning. The total building lot coverage (footprint) is 33%, which is equal to the permitted FAR in R-1A.

One interesting attribute of the proposed project is that there are different townhouse unit sizes resulting in some variation in sales price. The units range in size from 1,541 square feet to 2,252 square feet of living area, and from 1,541 square feet to 2,760 square feet in total size when the garage space is factored in. Twelve of the units have two car garages, two units have one car garages and four units have parking outside in a designated parking lot area. All totaled, there are 53 parking spaces provided on-site within garages or outside with 46 spaces required based on the Land Development Code requirement of two and a half spaces per unit.

The proposed 18 units of residential density are achieved by combining the permitted unit density of the R-3 and PURD components. The portion of the site to be zoned R-3 is 17,691 square feet (0.41 acres) and the R-3 zoning density of 17 units per acre allows seven units. Under the current O-2 zoning the density is also seven units, so there is no increase requested. The portion of the site to be zoned PURD is 61,152 square feet (1.40 acres) and the proposed PURD zoning density of eight units per acre allows 11 units, which is an increase of four units over the R-1A permitted density. Under the current existing land use designations of Office and Single Family, the combined site would be permitted up to 14 units. Thus, the proposed land use changes increase the residential density of this property by four units and the total floor area ratio by 7,500 square feet, which is about the equivalent of the four added units.

The proposed townhouse buildings range in height, with the tallest portion being just over 28 feet in height, which is under the 30 foot height permitted by the PURD zoning. The applicant has designed this entire project (on both the R-3 and PURD land) to meet and exceed the setback requirements of the PURD zoning for consistency. The buildings are located 30 feet back from Aloma Avenue, 30 feet from the eastern property line, 40 feet from the adjacent single family properties to the rear and 28 feet or greater from the adjacent single family home to the west. A 20 foot perimeter setback is required in the PURD zoning which is exceeded by the dimensions outline above.

In the center of the project is a 15,000 square foot common area courtyard tract that will be an open space and recreation area for all of the residents to use. Altogether, the building footprints and drives/parking are 75% of the site, leaving 25% of the overall site as open space landscape area or common areas.

Only one variance or exception is requested for this project. The PURD zoning has a two acre minimum size. This is a 1.81 acre project with 1.41 acres to be zoned PURD. The planning staff feels that the 8,275 square foot of total land shortfall is consistent with the intent of the PURD regulations.

Applicable Comprehensive Plan Policy: The applicable Comprehensive Plan

policy that relates to this planning area, is shown below:

Planning Area B: Osceola/Lakeview

Policy 1-B-1: Preserve Single-Family Homes. The City shall preserve single-family residential land use in the Osceola/Lakeview planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in this Comprehensive Plan.

The policy above states that the City shall not change the Future Land Use from Single Family to any higher density permitted by Low Density or Multi-Family Future Land Use or zoning. This is a very good policy for 98% of this Planning Area. It does not apply as well in this context of a large 1.81 acre property fronting on the four lane arterial highway of State Road 426 (Aloma Avenue) with 43,000 cars a day travelling past.

Originally the applicant desired a conversion of the site to Low Density Residential Future Land Use and R-2 zoning. It would have been a down-zoning of the Office zoned property and an up-zoning of the Single Family property. The complication is the 6-month process that is required to amend the Comprehensive Plan policy text (above) and the \$8,000 application fee to cover the city-wide notice.

As a result, this alternative method of implementation is proposed using an O-2 to R-3 zoning change and an R-1A to PURD zoning change. In that fashion the Single Family Future Land Use does not have to change in conflict with the Comprehensive Plan policy above. The end result is exactly the same. The density increase of four residential units is the same as a change to R-2. The other details of the project have been designed to match the PURD requirements on the total project and also match and not exceed what R-2 would allow.

Traffic Impact: The four new net residential units will generate 32 more car trips per day onto Aloma Avenue which currently has a traffic volume of 43,000 cars per day.

Tree Preservation: The project is attempting to save as many oak trees as possible throughout the project. The applicants have met with Urban Forestry and have concurrence on the tree removal. One very nice live oak will be removed but the other very nice live oak tree on the site has been saved in the area of the entrance surface parking lot.

Storm Water Retention: This project will have a combination of surface and underground storm water system that will meet the requirements of the St. John River Water Management District as well as City Code.

Other Approvals: This project is intended to be developed as fee simple townhouses pursuant to a replat (not as a condominium). To the extent that a "subdivision approval" is required, this process provides that approval. This fee simple/replat marketing approach is what is occurring on most multi-family

residential projects in today's market environment.

Development Options for the Property if the Requests are Denied: The development potential of these properties requested for the Aloma Townhouses if no changes are made to the Zoning/FLU are as follows:

The 1835 Aloma Avenue portion of the site that is now zoned Office (O-2) is 17,691 sq. ft. in size per OCPA. An owner could build either a 7,960 square foot two story, 35 foot tall office building (45% FAR max for office) or a 10,615 square foot two story, 35 foot tall, mixed use building with office on the ground floor and up to 7 residential apartments/condo on the second floor (60% FAR max for mixed use and 17 units/acre max. density). O-2 zoning has a maximum two story, 35 foot height limit. There is sufficient land to park either option.

The development potential of the adjacent 4 residential properties, at 1791, 1801, 1811 and 1821 Aloma Avenue (also part of the ownership/application) have two options. Right now that combined 1.4 acres consists of 4 single family properties. However, with the property size and lot depth there are be subdivision options. It is basically a 250 foot by 250 foot square. The Comp. Plan maximum density is 5 units per acre, which translates into 7 SF homes. This is where it is hard to say for sure.

They might be able to do a small cul-de-sac bulb in the middle and arrange 7 new lots around that bulb. Maybe, but it likely needs some lot width variances (not lot area tho). What they positively could do, is take the two properties at 1791 & 1801 that are each 75 feet wide and 250 feet deep and do a center common driveway to two lots in the back and have two lots up front. Each lot would be 75 by 125 feet and meet the R-1A code for 75 feet and with 9,375 sq. ft. exceed the 8,500 sf needed. Then they have the two existing grandfathered-in homes at 1811 & 1821. Gives them 6 SF lots meeting all Code requirements.

As a result, the permitted residential density is 6-7 SF homes and 7 apts./condos above the office. Combined residential density is 13-14 units. The application is asking for 18. Thus, the staff report says that the increase in residential density is 4 units based on the Comp. Plan allowance.

Planning Staff Summary: This 1.81 acre property with 250 feet of lot depth fronts a four-lane arterial State Highway with 43,000 cars a day. Directly adjacent on the NW corner of Lakemont and Aloma will eventually be a large office building (see previous plans approved for Fifth Third Bank). This project makes sense for the Planning staff to provide a transitional use from Office to Townhouses to Single Family, as one travel from East to West.

Planning and Zoning Board Minutes – December 5, 2017:

<u>REQUEST OF ANSAKA LLC TO:</u> 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 ON THE PROPERTY AT 1835 ALOMA AVENUE.

<u>REQUEST OF ANSAKA LLC TO:</u> 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 PROPERTY AT 1835 ALOMA AVENUE AND FROM SINGLE FAMILY (R-1A) DISTRICT ZONING TO PLANNED UNIT RESIDENTIAL (PURD) DISTRICT ZONING ON THE PROPERTIES AT 1791, 1801, 1811 AND 1821 ALOMA AVENUE.

REQUEST OF ANSAKA LLC FOR: PRELIMINARY AND COMPREHENSIVE DEVELOPMENT PLAN AND SUBDIVISION APPROVAL FOR A PLANNED UNIT RESIDENTIAL DEVELOPMENT OF EIGHTEEN TWO-STORY FEE-SIMPLE OWNERSHIP TOWNHOUSES TO BE DEVELOPED COLLECTIVELY ON THE PROPERTIES LOCATED AT 1791, 1801, 1811, 1821 AND 1835 ALOMA AVENUE

Planning Manager, Jeff Briggs, presented the staff report. He explained that the entire development site of 1791, 1801, 1811, 1821 and 1835 Aloma Avenue comprises 1.81 acres. The property has 325 feet of frontage on Aloma Avenue and a property depth of 250 feet. To the immediate east is a vacant Office property owned by Fifth Third Bank, (see previous approved plan, attached) and to the rear/north and west side are single family homes. The property currently has split zoning with 1835 Aloma Avenue, zoned Office (O-2) and the 1791, 1801, 1811, 1821 Aloma Avenue properties zoned Single Family (R-1A). The Future Land Use designations are similar with 1835 Aloma Avenue, designated Office and 1791, 1801, 1811, 1821 Aloma Avenue designated Single Family Residential.

He stated that the proposed 18 new two-story townhouse units will be developed in building clusters of two to four units. The unit sizes average 2,390 square feet with approximately 2,000 square feet of living area. Total building size of all 18 units is 43,030 square feet which is a floor area ratio (FAR) of 55%; that is equal to what would be permitted under R-2 zoning. The total building lot coverage (footprint) is 33%, which is equal to the permitted FAR in R-1A.

Mr. Briggs explained one interesting attribute of the proposed project is that there are different townhouse unit sizes resulting in some variation in sales price. The units range in size from 1,541 square feet to 2,252 square feet of living area, and from 1,541 square feet to 2,760 square feet in total size when the garage space is factored in. Twelve of the units have two car garages, two units have one car garages and four units have parking outside in a designated parking lot area. All totaled, there are 53 parking spaces provided on-site within garages or outside with 46 spaces required based on the code of two and a half spaces per unit.

The proposed 18 units of residential density are achieved by combining the permitted unit density of the R-3 and PURD components. The portion of the site to be zoned R-3 is 17,691 square feet (0.41 acres) and the R-3 zoning density of 17 units per acre allows seven units. Under the current O-2 zoning the density is also seven units, so there is no increase requested. The portion of the site to be zoned PURD is 61,152 square feet (1.40 acres) and the proposed PURD zoning density of eight units per acre allows 11 units, which is an increase of four units over the R-1A permitted density. Under the current existing land use designations of Office and Single Family, the combined site would be permitted up to 14 units. Thus, the proposed land use changes increase the residential density of this property by four units and the total floor area ratio by 7,500 square feet, which is about the equivalent of the four added units.

The proposed townhouse buildings range in height, with the tallest portion being just over 28 feet in height, which is under the 30 foot height permitted by the PURD zoning. The applicant has designed this entire project (on both the R-3 and PURD land) to meet and exceed the setback requirements of the PURD zoning for consistency. The buildings are located 30 feet back from Aloma Avenue, 30 feet from the eastern property line, 40 feet from the adjacent single family properties to the rear and 28 feet or greater from the adjacent single family home to the west. A 20 foot perimeter setback is required in the PURD zoning which is exceeded by the dimensions outline above. In the center of the project is a 15,000 square foot common area courtyard tract that will be an open space and recreation area for all of the residents to use. Altogether, the building footprints and drives/parking are 75% of the site, leaving 25% of the overall site as open space landscape area or common areas.

He stated that only one variance or exception is requested for this project. The PURD zoning has a two acre minimum size. This is a 1.81 acre project with 1.41 acres to be zoned PURD. The planning staff felt that the 8,275 square foot of total land shortfall is consistent with the intent of the PURD regulations.

Mr. Briggs explained a Comprehensive Plan that states the City shall not change the Future Land Use from Single Family to any higher density permitted by Low Density or Multi-Family Future Land Use or zoning in this Planning Area. He stated that this is a very good policy for 98% of this Planning Area. It does not apply as well in this context of a large 1.81 acre property fronting on the four lane arterial highway of State Road 426 (Aloma Avenue) with 43,000 cars a day travelling past.

Originally the applicant desired a conversion of the site to Low Density Residential Future Land Use and R-2 zoning. It would have been a down-zoning of the Office zoned property and an up-zoning of the Single Family property. The complication is the 6-month process that is required to amend the Comprehensive Plan policy text (above) and the \$8,000 application fee to cover the city-wide notice.

As a result, this alternative method of implementation is proposed using an O-2 to R-3 zoning change and an R-1A to PURD zoning change. In that fashion the Single Family Future Land Use does not have to change in conflict with the Comprehensive Plan policy above. The end result is exactly the same. The density increase of four residential units is the same as a change to R-2. The other details of the project have been designed to match the PURD requirements on the total project and also match and not exceed what R-2 would allow.

Mr. Briggs reviewed issues related to traffic impacts, parking, storm water retention, landscaping, tree preservation, and neighborhood compatibility. He stated that the four new net residential units will generate 32 more car trips per day onto Aloma Avenue which currently has a traffic volume of 43,000 cars per day.

STAFF RECOMMENDATION IS FOR APPROVAL of the Future Land Use Amendment, Rezoning, Subdivision re-plat for fee simple ownership, and Preliminary and Comprehensive Development Plan.

Mr. Briggs answered questions from the Board related to parking, buffer

requirements and traffic concerns. The P&Z Board indicated that they believed that there should be a larger buffer to the adjoining residences. They also discussed traffic along Aloma and Lakemont Avenues.

Andrew Ryan, applicant, presented the details of the project and responded to questions from the Board about internal circulation, traffic issues and his plans for buffering the surrounding residences from noise and light impacts.

The Board heard public comments from: Tim Caldwell, 1791 Windsor Drive; Ron Prodin, 1810 Windsor Drive; Sally Coil, 452 N Phelps Avenue; Rick Moore, Edwin Boulevard; Leanne Johnson, 201 N Phelps Avenue; Susan, Phelps Avenue; Laura Sanchez Edwin Boulevard; John Yellen 1664 Roundelay Lane; Craig and Kathy Cook Edwin Boulevard. Their comments centered on traffic impacts to Lakemont and Aloma Avenues, cut-through traffic onto the surrounding streets, density concerns, buffer concerns to the surrounding neighborhood, visitor parking, and the proximity of their parking spaces to the adjoining residences.

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

The Board agreed generally with Staff's recommendation. Chairman Johnston stated that he was very concerned with the buffer to the adjacent residences. Chairman Johnston and Ray Waugh also discussed that the traffic that will be generated from this project is not a big issue because of the 42,000 plus cars that are already on Aloma. In addition, Owen Beitsch stated that he recognizes that this was a difficult site to plan and commended their creativity, but did not feel as comfortable with the density proposed. Laura Walda was in support of the use of the site as townhouses, but felt that that project was too dense. She felt that the project did not provide enough visitor parking, and along with the busy Aloma Street, it proposed safety concerns. Overall, the Board felt that proposing a community meeting to hear from the adjoining residences about what they prefer for a buffer would be the best compromise.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to amend the Future Land Use map to change from an Office to Medium Density Residential Future Land Use designation on property located at 1835 Aloma Avenue. Motion carried unanimously with a 7-0 vote.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to amend the office zoning map to change from Office (O-2) to Medium Density Residential zoning on property located at 1835 Aloma Avenue. Motion carried unanimously with a 7-0 vote.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to approve the preliminary and comprehensive development plan and subdivision approval for a planned unit residential development of eighteen two-story, feesimple ownership townhouses to be developed collectively on the properties located at 1791, 1801, 1811, 1821 and 1835 Aloma Avenue subject to one condition:

1. That the Planning Department staff impose additional buffer

requirements along the rear property line for the surrounding properties following a community meeting.

The final vote was 6-1, Laura Walda voted against the motion to approve due to the concerns expressed by the neighbors.

alternatives / other considerations N/A

fiscal impact

N/A

ATTACHMENTS: Description Ordinance FLU

Upload Date 3/12/2018

Type Ordinance

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 AN OFFICE FUTURE LAND USE DESIGNATION TO A MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION ON THE PROPERTY AT 1835 ALOMA AVENUE, MORE PARTICULARLY DESCRIBED HEREIN PROVIDING FOR CONFLICTS, SEVERABILITY 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 Commission, 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 December 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 January 8, 2018 and on January 22, 2018 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

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

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation of Office to Medium Density Residential on the property at 1835 Aloma Avenue, being more particularly described as follows:

LOT 17 AND THE WEST HALF OF LOT 18, CAMPO BELLO AS RECORDED IN PLAT BOOK "L", PAGE 23 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 05-22-30-1140-00-170

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 _____, 2018.

Mayor

Mayor Steve Leary

Attest:

City Clerk

Scity commission agenda item

item type Public Hearings	meeting date 4/9/2018
prepared by Planning / CRA	approved by City Manager, City Attorney
board approval yes final vote	
strategic objective Exceptional Quality of Life, Intelligent Growth and	
Development	

<u>subject</u>

Ordinance - Request of Ansaka, LLC to amend the official Zoning map from O-2 to R-3 at 1835 Aloma Avenue and from R-1A to PURD at 1791, 1801, 1811 and 1821 Aloma Avenue (1)

motion / recommendation

Recommendation to approve the request to amend the official Zoning map to change from Office (O-2) district zoning to Medium Density Multi-Family Residential (R-3) district zoning on the properties at 1835 Aloma Avenue and from Single-Family (R-1A) district zoning to Planned Unit Residential (PURD) district zoning on the properties at 1791, 1801, 1811 and 1821 Aloma Avenue.

background

Planning & Zoning Board Meeting: The P&Z Board met on December 5, 2017 and recommended Approval of the Comprehensive Plan Future Land Use, rezoning requests and the Conditional Use with the condition: "that the Planning Department staff impose additional buffer requirements along the rear property line for the surrounding properties following a community meeting". Due to the need for the Community Meeting and to hopefully address concerns of the neighbors that were brought forth at the P&Z meeting, the applicant tabled the request until this March 26th City Commission meeting. New notices were mailed to the surrounding property owners notifying them of this meeting. In addition, the applicant held a community meeting on Thursday, March 1st at the Winter park Library to address concerns that have been raised.

Site and Zoning/Future Land Use Changes: The entire development site of 1791, 1801, 1811, 1821 and 1835 Aloma Avenue comprises 1.81 acres. The property has 325 feet of frontage on Aloma Avenue and a property depth of 250 feet. To the immediate east is a vacant Office property owned by Fifth Third Bank, (see previous approved plan, attached) and to the rear/north and west side are single family homes. The property currently has split zoning with 1835 Aloma Avenue, zoned Office (O-2) and the 1791, 1801, 1811, 1821 Aloma Avenue properties zoned Single Family (R-1A). The Future Land Use designations are similar with 1835

Aloma Avenue, designated Office and 1791, 1801, 1811, 1821 Aloma Avenue designated Single Family Residential.

Proposed Project: The proposed 18 new two-story townhouse units will be developed in building clusters of two to four units. The unit sizes average 2,390 square feet with approximately 2,000 square feet of living area. Total building size of all 18 units is 43,030 square feet which is a floor area ratio (FAR) of 55%; that is equal to what would be permitted under R-2 zoning. The total building lot coverage (footprint) is 33%, which is equal to the permitted FAR in R-1A.

One interesting attribute of the proposed project is that there are different townhouse unit sizes resulting in some variation in sales price. The units range in size from 1,541 square feet to 2,252 square feet of living area, and from 1,541 square feet to 2,760 square feet in total size when the garage space is factored in. Twelve of the units have two car garages, two units have one car garages and four units have parking outside in a designated parking lot area. All totaled, there are 53 parking spaces provided on-site within garages or outside with 46 spaces required based on the code of two and a half spaces per unit.

The proposed 18 units of residential density are achieved by combining the permitted unit density of the R-3 and PURD components. The portion of the site to be zoned R-3 is 17,691 square feet (0.41 acres) and the R-3 zoning density of 17 units per acre allows seven units. Under the current O-2 zoning the density is also seven units, so there is no increase requested. The portion of the site to be zoned PURD is 61,152 square feet (1.40 acres) and the proposed PURD zoning density of eight units per acre allows 11 units, which is an increase of four units over the R-1A permitted density. Under the current existing land use designations of Office and Single Family, the combined site would be permitted up to 14 units. Thus, the proposed land use changes increase the residential density of this property by four units and the total floor area ratio by 7,500 square feet, which is about the equivalent of the four added units.

The proposed townhouse buildings range in height, with the tallest portion being just over 28 feet in height, which is under the 30 foot height permitted by the PURD zoning. The applicant has designed this entire project (on both the R-3 and PURD land) to meet and exceed the setback requirements of the PURD zoning for consistency. The buildings are located 30 feet back from Aloma Avenue, 30 feet from the eastern property line, 40 feet from the adjacent single family properties to the rear and 28 feet or greater from the adjacent single family home to the west. A 20 foot perimeter setback is required in the PURD zoning which is exceeded by the dimensions outline above.

In the center of the project is a 15,000 square foot common area courtyard tract that will be an open space and recreation area for all of the residents to use. Altogether, the building footprints and drives/parking are 75% of the site, leaving 25% of the overall site as open space landscape area or common areas.

Only one variance or exception is requested for this project. The PURD zoning has a two acre minimum size. This is a 1.81 acre project with 1.41 acres to be zoned PURD. The planning staff feels that the 8,275 square foot of total land shortfall is

consistent with the intent of the PURD regulations.

Applicable Comprehensive Plan Policy: The applicable Comprehensive Plan policy that relates to this planning area, is shown below:

Planning Area B: Osceola/Lakeview

Policy 1-B-1: Preserve Single-Family Homes. The City shall preserve single-family residential land use in the Osceola/Lakeview planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in this Comprehensive Plan.

The policy above states that the City shall not change the Future Land Use from Single Family to any higher density permitted by Low Density or Multi-Family Future Land Use or zoning. This is a very good policy for 98% of this Planning Area. It does not apply as well in this context of a large 1.81 acre property fronting on the four lane arterial highway of State Road 426 (Aloma Avenue) with 43,000 cars a day travelling past.

Originally the applicant desired a conversion of the site to Low Density Residential Future Land Use and R-2 zoning. It would have been a down-zoning of the Office zoned property and an up-zoning of the Single Family property. The complication is the 6-month process that is required to amend the Comprehensive Plan policy text (above) and the \$8,000 application fee to cover the city-wide notice.

As a result, this alternative method of implementation is proposed using an O-2 to R-3 zoning change and an R-1A to PURD zoning change. In that fashion the Single Family Future Land Use does not have to change in conflict with the Comprehensive Plan policy above. The end result is exactly the same. The density increase of four residential units is the same as a change to R-2. The other details of the project have been designed to match the PURD requirements on the total project and also match and not exceed what R-2 would allow.

Traffic Impact: The four new net residential units will generate 32 more car trips per day onto Aloma Avenue which currently has a traffic volume of 43,000 cars per day.

Tree Preservation: The project is attempting to save as many oak trees as possible throughout the project. The applicants have met with Urban Forestry and have concurrence on the tree removal. One very nice live oak will be removed but the other very nice live oak tree on the site has been saved in the area of the entrance surface parking lot.

Storm Water Retention: This project will have a combination of surface and underground storm water system that will meet the requirements of the St. John River Water Management District as well as City Code.

Other Approvals: This project is intended to be developed as fee simple

townhouses pursuant to a replat (not as a condominium). To the extent that a "subdivision approval" is required, this process provides that approval. This fee simple/replat marketing approach is what is occurring on most multi-family residential projects in today's market environment.

Development Options for the Property if the Requests are Denied: The development potential of these properties requested for the Aloma Townhouses if no changes are made to the Zoning/FLU are as follows:

The 1835 Aloma Avenue portion of the site that is now zoned Office (O-2) is 17,691 sq. ft. in size per OCPA. An owner could build either a 7,960 square foot two story, 35 foot tall office building (45% FAR max for office) or a 10,615 square foot two story, 35 foot tall, mixed use building with office on the ground floor and up to 7 residential apartments/condo on the second floor (60% FAR max for mixed use and 17 units/acre max. density). O-2 zoning has a maximum two story, 35 foot height limit. There is sufficient land to park either option.

The development potential of the adjacent 4 residential properties, at 1791, 1801, 1811 and 1821 Aloma Avenue (also part of the ownership/application) have two options. Right now that combined 1.4 acres consists of 4 single family properties. However, with the property size and lot depth there are be subdivision options. It is basically a 250 foot by 250 foot square. The Comp. Plan maximum density is 5 units per acre, which translates into 7 SF homes. This is where it is hard to say for sure.

They might be able to do a small cul-de-sac bulb in the middle and arrange 7 new lots around that bulb. Maybe, but it likely needs some lot width variances (not lot area tho). What they positively could do, is take the two properties at 1791 & 1801 that are each 75 feet wide and 250 feet deep and do a center common driveway to two lots in the back and have two lots up front. Each lot would be 75 by 125 feet and meet the R-1A code for 75 feet and with 9,375 sq. ft. exceed the 8,500 sf needed. Then they have the two existing grandfathered-in homes at 1811 & 1821. Gives them 6 SF lots meeting all Code requirements.

As a result, the permitted residential density is 6-7 SF homes and 7 apts./condos above the office. Combined residential density is 13-14 units. The application is asking for 18. Thus, the staff report says that the increase in residential density is 4 units based on the Comp. Plan allowance.

Planning Staff Summary: This 1.81 acre property with 250 feet of lot depth fronts a four-lane arterial State Highway with 43,000 cars a day. Directly adjacent on the NW corner of Lakemont and Aloma will eventually be a large office building (see previous plans approved for Fifth Third Bank). This project makes sense for the Planning staff to provide a transitional use from Office to Townhouses to Single Family, as one travel from East to West.

Planning and Zoning Board Minutes – December 5, 2017:

<u>REQUEST OF ANSAKA LLC TO:</u> 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 ON THE PROPERTY AT 1835 ALOMA AVENUE.

<u>REQUEST OF ANSAKA LLC TO:</u> 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 PROPERTY AT 1835 ALOMA AVENUE AND FROM SINGLE FAMILY (R-1A) DISTRICT ZONING TO PLANNED UNIT RESIDENTIAL (PURD) DISTRICT ZONING ON THE PROPERTIES AT 1791, 1801, 1811 AND 1821 ALOMA AVENUE.

REQUEST OF ANSAKA LLC FOR: PRELIMINARY AND COMPREHENSIVE DEVELOPMENT PLAN AND SUBDIVISION APPROVAL FOR A PLANNED UNIT RESIDENTIAL **TWO-STORY** DEVELOPMENT OF FEE-SIMPLE EIGHTEEN OWNERSHIP TOWNHOUSES TO BE DEVELOPED COLLECTIVELY ON THE PROPERTIES LOCATED AT 1791, 1801, 1811, 1821 AND 1835 ALOMA AVENUE

Planning Manager, Jeff Briggs, presented the staff report. He explained that the entire development site of 1791, 1801, 1811, 1821 and 1835 Aloma Avenue comprises 1.81 acres. The property has 325 feet of frontage on Aloma Avenue and a property depth of 250 feet. To the immediate east is a vacant Office property owned by Fifth Third Bank, (see previous approved plan, attached) and to the rear/north and west side are single family homes. The property currently has split zoning with 1835 Aloma Avenue, zoned Office (O-2) and the 1791, 1801, 1811, 1821 Aloma Avenue properties zoned Single Family (R-1A). The Future Land Use designations are similar with 1835 Aloma Avenue, designated Office and 1791, 1801, 1811, 1821 Aloma Avenue designated Single Family Residential.

He stated that the proposed 18 new two-story townhouse units will be developed in building clusters of two to four units. The unit sizes average 2,390 square feet with approximately 2,000 square feet of living area. Total building size of all 18 units is 43,030 square feet which is a floor area ratio (FAR) of 55%; that is equal to what would be permitted under R-2 zoning. The total building lot coverage (footprint) is 33%, which is equal to the permitted FAR in R-1A.

Mr. Briggs explained one interesting attribute of the proposed project is that there are different townhouse unit sizes resulting in some variation in sales price. The units range in size from 1,541 square feet to 2,252 square feet of living area, and from 1,541 square feet to 2,760 square feet in total size when the garage space is factored in. Twelve of the units have two car garages, two units have one car garages and four units have parking outside in a designated parking lot area. All totaled, there are 53 parking spaces provided on-site within garages or outside with 46 spaces required based on the code of two and a half spaces per unit.

The proposed 18 units of residential density are achieved by combining the permitted unit density of the R-3 and PURD components. The portion of the site to be zoned R-3 is 17,691 square feet (0.41 acres) and the R-3 zoning density of 17 units per acre allows seven units. Under the current O-2 zoning the density is also seven units, so there is no increase requested. The portion of the site to be zoned PURD is 61,152 square feet (1.40 acres) and the proposed PURD zoning density of eight units per acre allows 11 units, which is an increase of four units over the R-1A permitted density. Under the current existing land use designations of Office and Single Family, the combined site would be permitted up to 14 units. Thus, the proposed land use changes increase the residential density of this property by four units and

the total floor area ratio by 7,500 square feet, which is about the equivalent of the four added units.

The proposed townhouse buildings range in height, with the tallest portion being just over 28 feet in height, which is under the 30 foot height permitted by the PURD zoning. The applicant has designed this entire project (on both the R-3 and PURD land) to meet and exceed the setback requirements of the PURD zoning for consistency. The buildings are located 30 feet back from Aloma Avenue, 30 feet from the eastern property line, 40 feet from the adjacent single family properties to the rear and 28 feet or greater from the adjacent single family home to the west. A 20 foot perimeter setback is required in the PURD zoning which is exceeded by the dimensions outline above. In the center of the project is a 15,000 square foot common area courtyard tract that will be an open space and recreation area for all of the residents to use. Altogether, the building footprints and drives/parking are 75% of the site, leaving 25% of the overall site as open space landscape area or common areas.

He stated that only one variance or exception is requested for this project. The PURD zoning has a two acre minimum size. This is a 1.81 acre project with 1.41 acres to be zoned PURD. The planning staff felt that the 8,275 square foot of total land shortfall is consistent with the intent of the PURD regulations.

Mr. Briggs explained a Comprehensive Plan that states the City shall not change the Future Land Use from Single Family to any higher density permitted by Low Density or Multi-Family Future Land Use or zoning in this Planning Area. He stated that this is a very good policy for 98% of this Planning Area. It does not apply as well in this context of a large 1.81 acre property fronting on the four lane arterial highway of State Road 426 (Aloma Avenue) with 43,000 cars a day travelling past.

Originally the applicant desired a conversion of the site to Low Density Residential Future Land Use and R-2 zoning. It would have been a down-zoning of the Office zoned property and an up-zoning of the Single Family property. The complication is the 6-month process that is required to amend the Comprehensive Plan policy text (above) and the \$8,000 application fee to cover the city-wide notice.

As a result, this alternative method of implementation is proposed using an O-2 to R-3 zoning change and an R-1A to PURD zoning change. In that fashion the Single Family Future Land Use does not have to change in conflict with the Comprehensive Plan policy above. The end result is exactly the same. The density increase of four residential units is the same as a change to R-2. The other details of the project have been designed to match the PURD requirements on the total project and also match and not exceed what R-2 would allow.

Mr. Briggs reviewed issues related to traffic impacts, parking, storm water retention, landscaping, tree preservation, and neighborhood compatibility. He stated that the four new net residential units will generate 32 more car trips per day onto Aloma Avenue which currently has a traffic volume of 43,000 cars per day.

STAFF RECOMMENDATION IS FOR APPROVAL of the Future Land Use Amendment, Rezoning, Subdivision re-plat for fee simple ownership, and

Preliminary and Comprehensive Development Plan.

Mr. Briggs answered questions from the Board related to parking, buffer requirements and traffic concerns. The P&Z Board indicated that they believed that there should be a larger buffer to the adjoining residences. They also discussed traffic along Aloma and Lakemont Avenues.

Andrew Ryan, applicant, presented the details of the project and responded to questions from the Board about internal circulation, traffic issues and his plans for buffering the surrounding residences from noise and light impacts.

The Board heard public comments from: Tim Caldwell, 1791 Windsor Drive; Ron Prodin, 1810 Windsor Drive; Sally Coil, 452 N Phelps Avenue; Rick Moore, Edwin Boulevard; Leanne Johnson, 201 N Phelps Avenue; Susan, Phelps Avenue; Laura Sanchez Edwin Boulevard; John Yellen 1664 Roundelay Lane; Craig and Kathy Cook Edwin Boulevard. Their comments centered on traffic impacts to Lakemont and Aloma Avenues, cut-through traffic onto the surrounding streets, density concerns, buffer concerns to the surrounding neighborhood, visitor parking, and the proximity of their parking spaces to the adjoining residences.

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

The Board agreed generally with Staff's recommendation. Chairman Johnston stated that he was very concerned with the buffer to the adjacent residences. Chairman Johnston and Ray Waugh also discussed that the traffic that will be generated from this project is not a big issue because of the 42,000 plus cars that are already on Aloma. In addition, Owen Beitsch stated that he recognizes that this was a difficult site to plan and commended their creativity, but did not feel as comfortable with the density proposed. Laura Walda was in support of the use of the site as townhouses, but felt that that project was too dense. She felt that the project did not provide enough visitor parking, and along with the busy Aloma Street, it proposed safety concerns. Overall, the Board felt that proposing a community meeting to hear from the adjoining residences about what they prefer for a buffer would be the best compromise.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to amend the Future Land Use map to change from an Office to Medium Density Residential Future Land Use designation on property located at 1835 Aloma Avenue. Motion carried unanimously with a 7-0 vote.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to amend the office zoning map to change from Office (O-2) to Medium Density Residential zoning on property located at 1835 Aloma Avenue. Motion carried unanimously with a 7-0 vote.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to approve the preliminary and comprehensive development plan and subdivision approval for a planned unit residential development of eighteen two-story, feesimple ownership townhouses to be developed collectively on the properties located at 1791, 1801, 1811, 1821 and 1835 Aloma Avenue

subject to one condition:

1. That the Planning Department staff impose additional buffer requirements along the rear property line for the surrounding properties following a community meeting.

The final vote was 6-1, Laura Walda voted against the motion to approve due to the concerns expressed by the neighbors.

alternatives / other considerations N/A

fiscal impact

N/A

ATTACHMENTS: Description

Ordinance - Zoning PURD Zoning District Upload Date 3/12/2018 3/12/2018

Type Ordinance Backup Material

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE FROM OFFICE (O-2) DISTRICT ZONING TO MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING ON THE PROPERTY AT 1835 ALOMA AVENUE AND FROM SINGLE FAMILY (R-1A) DISTRICT ZONING TO PLANNED UNIT RESIDENTIAL (PURD) DISTRICT ZONING ON THE PROPERTIES AT 1791, 1801, 1811 AND 1821 ALOMA AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of properties at 1791, 1801, 1811, 1821 and 1835 Aloma Avenue have requested Zoning map amendments 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 December 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 for 1835 Aloma Avenue. 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 Multiple-Family Residential (R-3) District zoning on the property at 1835 Aloma Avenue, more particularly described as follows:

LOT 17 AND THE WEST HALF OF LOT 18, CAMPO BELLO AS RECORDED IN PLAT BOOK "L", PAGE 23 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID# 05-22-30-1140-00-170

SECTION 2. Official Zoning Map Amendment for 1791, 1801, 1811 and 1821 Aloma Avenue. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Single Family (R-1A) District to Planned Unit Residential (PURD) District zoning on the properties at 1791, 1801, 1811 and 1821 Aloma Avenue, more particularly described as follows:

LOTS 12 through 16, CAMPO BELLO AS RECORDED IN PLAT BOOK "L", PAGE 23 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID#'s: 05-22-30-1140-00-120; 05-22-30-1140-00-140; 05-22-30-1140-00-150 and 05-22-30-1140-00-160

SECTION 3. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

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

SECTION 5. Effective Date. 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 _____, 2018.

Mayor Steve Leary

Attest:

City Clerk

- Sec. 58-70. Planned unit residential development (PURD) district.
- (a) *Purpose and intent.*
 - (1) The planned unit residential development (PURD) district is established to encourage the development of large tracts of land as planned residential areas which provide a more varied and interesting urban pattern and are capable of incorporating new demands in the housing market and changes in design and technology in the building industry.
 - (2) Further, the objectives of the PURD district include:
 - a. To provide a more desirable living environment than would be possible through the strict application of article requirements;
 - b. To encourage developers to use a more creative approach in the development of land;
 - c. To encourage a more efficient allocation and maintenance by private initiative of common open spaces within new residential areas;
 - d. To encourage variety in the physical development pattern of the city;
 - e. To provide for more efficient use of those public facilities and utilities required in connection with the new residential development;
 - f. To encourage a variety of dwelling and building types within a neighborhood area; and
 - g. To place emphasis on the density of dwelling units per acre rather than on minimum lot sizes, thereby permitting and encouraging a developer to preserve scenic and natural amenities.
- (b) *Permitted uses.* The uses permitted within this district shall be primarily residential in character, and may include the following:
 - (1) Single family detached dwellings;
 - (2) Duplex townhouses or cluster housing but excluding garden apartments or density in a single building beyond that defined in this article;
 - (3) Multiple-family dwellings provided, however, in no case shall the building height as defined in this article exceed 35 feet. Parapet walls or mechanical equipment and related structures may be added to the building height but in no case shall extend more than five feet above the height limitation established in this section;
 - (4) Parks and recreational areas;
 - (5) Churches.
- (c) Development requirements and standards for approval.
 - (1) The parcel for which a PURD is proposed must be compact in shape and be in a single ownership or control. The parcel must be a minimum of two acres in size.
 - (2) The overall density of development permitted on this tract shall not exceed five units per acre for properties designated as single-family in the comprehensive plan or ten units per acre for properties designated as low density or multi-family in the comprehensive plan. This calculation shall not include the land areas to be dedicated as road right-of-ways or stormwater retention areas necessary for those road right-of-ways. The residential units permitted in this district may be provided by a mixture of housing types provided that the number of multi-family units does not exceed 50 percent of the total residential units; the remaining units shall include cluster housing, attached and detached single family residences.
 - (3) Minimum land area per residential unit:

Single family detached 5,000 sq. ft.

Cluster housing/townhouse 2,500 sq. ft.

Multiple-family unit 1,500 sq. ft.

(4) Minimum land area per residential unit reserved in common open space:

Single family detached 1,000 sq. ft.

Townhouse/cluster housing 2,000 sq. ft.

Multiple-family unit 2,500 sq. ft.

(Required stormwater retention areas shall not be counted toward meeting this requirement.)

(5) Minimum living area per residential unit:

Single family detached 1,500 sq. ft.

Cluster house 1,200 sq. ft.

Townhouse 1,000 sq. ft.

Multiple-family unit 750 sq. ft.

- (6) There shall be no minimum setbacks, no minimum percentage of lot coverage and no minimum lot widths unless otherwise stated in this section. However, the location of proposed structures shall be shown on the development plan and the development of the PURD shall be subject to the minimum lot size, setback lines, lot coverage or floor area, specified in the approved plan. The proposed location arrangement of structures shall not be detrimental to existing or proposed adjacent dwellings or to the development of the neighborhood.
- (7) When development standards are not proposed and adopted that are different than the applicable single family or low density building and accessory structure requirements, the regulations of this article shall apply.
- (8) A minimum of two off-street parking spaces shall be provided for each residential unit in the planned unit residential development. For single family attached and detached houses, these spaces shall be provided on each residential lot; for the multiple-family units, parking may be provided in small parking areas adjacent to the units served.
- (9) All streets within the PURD shall meet all the requirements outlined in the city's subdivision regulations.
- (10) The common open space and recreational areas may be deeded to the city for general public use. If the city does not accept this land or the developer elects not to offer the areas for general public use, the developer of the PURD shall provide a legally constituted homeowners association which owns and maintains this common open space property. The legal instruments of this association shall be reviewed and shall be acceptable to the city commission. If the property is owned by such an association, this property shall be subject to the city ad valorem taxes. The legal instrument creating this association shall be approved by the city commission.
- (11) The perimeter of the planned unit residential development shall contain a buffer or setback strip of 50 feet to any adjacent private property, if the development includes any building over 30 feet in height. Otherwise a buffer or setback strip of 20 feet shall be provided. When a development contains buildings of differing heights, the buffer or setback strip shall be determined by the height of the building closest to the adjacent private property. No buildings, parking lots or other structures may be located within this area. However, swimming pools and pool decks may be permitted in these buffer areas subject to the normal residential setback requirements. The planning and zoning commission may recommend and the city commission may approve the erection of a fence or wall or the location of other buildings or structures within this buffer area if it is located adjacent to a public street and if those buildings or structures are

consistent with the character of the surrounding area or as deemed appropriate to protect the privacy and amenities of the adjacent existing uses. This buffer area may be included in the required open space, but is not required to be, if this land is open to common use and not fenced for the private use of the adjacent residential unit.

- (12) After the completion of a planned unit residential development, the use of the land and the construction, modification or alteration of any buildings or structures within the area covered by the plan shall be regulated by the approved development plan which shall be retained in the office of the building and zoning department of the city.
- (13) No changes may be made in the approved development plan except as provided below:
 - a. Minor extensions, alterations or modifications of existing buildings or structures may be permitted after review and approval by the building official provided they are substantially consistent with the purposes and intent of the development plan.
 - b. Substantial change in permitted uses, location of buildings or other specifications of the development plan may be permitted, but only after public hearing and approval by the city commission upon receipt of the recommendation of the planning and zoning commission.
- (d) Review and approval procedure. An application for a PURD shall be considered administratively as a petition for rezoning and will be subject to those procedures established in this article. Because of the nature of this district, additional procedures and requirements must be required; these are outlined in the following paragraphs. The application and additional supportive data shall be submitted to the building official.
 - (1) Pre-application conference. The applicant for a PURD is encouraged to confer with the city's administrative staff prior to submitting a formal application to discuss the general concept of the plan and to obtain information regarding projected programs and other matters of the city which might affect the development.
 - (2) Preliminary concept plan.
 - a. Applications for PURD districts shall be accompanied by a preliminary concept plan and supporting documents that properly present necessary basic data such as the location and size of the entire proposed development, the existing and proposed land uses by type and density, the location of existing streets and highways, the location of streets proposed in the development, public uses, such as parks, playgrounds or other open spaces, and typical examples of various proposed buildings. The applicant shall also identify the present ownership of all land included in the development, indicate the expected sequence of development, and define the objectives and intent of the planned unit residential development.
 - b. An application for approval of the planned unit residential development (PURD) shall be reviewed by the planning and zoning commission and the city commission in public hearings with final approval being given by the city commission. In the review the following points will be considered:
 - 1. Adherence to the city's comprehensive planning policies;
 - 2. The proper relation between the proposed development and the surrounding uses, and the effect of the plan upon the city's comprehensive plan;
 - 3. The adequacy of existing and proposed streets, utilities, and other public services to serve the development;
 - 4. The character, design and appropriateness of the proposed land uses and their adequacy to encourage desirable living conditions, to provide separation and screening between uses where desirable to preserve the natural amenities of the land; and
 - 5. The adequacy of open space areas and recreation facilities within the PURD. If a PURD district is approved, the building official shall change the zoning map to

designate the appropriate PURD district and the date of approval. Planned unit residential developments shall also be subject to approval by the city commission receiving upon the recommendation of the planning and zoning commission of a comprehensive development plan (which shall substantially comply with the approved concept plan) prior to issuance of permits or authorization of development.

- (3) Comprehensive development plan. The application shall be supported by a development plan and a written summary of intent, and shall show the relation between the proposed development and the surrounding area, both existing and proposed. The following information shall also be presented for review:
 - a. A general location map;
 - b. Existing topographic conditions, including contour intervals of one foot based on field surveys or photogrammetric methods;
 - c. The existing and proposed land uses and the proposed location of all buildings or structures in the PURD;
 - d. The location of existing and proposed streets and major thoroughfares;
 - e. The location of all existing and proposed utilities, including a preliminary utility and drainage plan;
 - f. The present zoning of the surrounding area;
 - g. A legal description of the subject property;
 - h. The location and use of existing and proposed public, semipublic, or community facilities such as schools, parks and open spaces. This will include areas proposed to be dedicated or reserved for community or public use as required by this district;
 - i. Perspective drawings of representative building types except for detached single-family dwellings and their accessory buildings. These drawings should indicate general architectural type and appearance; and
 - j. If a proposed development creates special problems or involves unusual circumstances or if the planning and zoning commission desires additional information to more adequately evaluate the proposal, such data may be required. Examples include an off-street parking and loading plan, an economic feasibility report or market analysis, a traffic study and circulation plan for the area or any other information needed.
- (4) *Development report.* The applicant shall submit a written statement with the plan that shall include the following information:
 - a. A state of the present ownership of all land within the proposed development;
 - b. An explanation of the character of the PURD, including a summary of acres for each use, the number of dwelling units and the gross density by type of land use. The statement shall include standards for floor area ratio, lot size, yard and spacing requirements for each type of dwelling unit. In the event any standards are not included in the development report, the applicable zoning standards for the single family, cluster housing or multi-family housing shall be utilized. This shall apply to the principal structure as well as any accessory structures such as swimming pools, fences, walls, etc.
 - c. A general statement of the proposed development schedule and progression of unit division or staging;
 - d. Statement giving the proposed ownership of the multiple-family units; and
 - e. Agreements, provisions and covenants which govern the use, maintenance, and protection of the development of common or open areas where public dedication is not contemplated.

- (5) *Staff review.* After all required information has been received, the administrative staff of the city will have 30 days to review it. During this time, the staff may require the applicant to provide additional information which it deems necessary to adequately consider the comprehensive development plan.
- (6) *Public hearings.* After this review period, the planning and zoning commission and city commission will hold public hearings. The administrative staff will present its recommendations to the commissions at these hearings. Approval of the comprehensive development plan will be contingent upon its conformance to the approved preliminary concept plan.
- (7) Subdivision plan. The applicant may file a preliminary subdivision plan with the development plan in order that tentative approval of the subdivision may be granted by the planning and zoning commission. In no case, however, shall subdivision approval precede approval of the development plan. The building official shall issue building permits for structures in the area covered by the approved comprehensive development plan if they are in substantial conformity with the approved preliminary concept plan, the development schedule, and with all other applicable regulations. If the developer questions the building official, the matter will be resolved by the planning and zoning commission.
- (8) Revision of comprehensive development plan. Any major or substantial changes in the approved comprehensive development plan which affects the intent and character of the development, the land use pattern and density, the location or dimensions of streets or structures, or similar substantial changes shall be reviewed and approved by the city commission subsequent to the receipt of the recommendation of the planning and zoning commission. A request for a revision of the comprehensive development plan shall be supported by a written statement of why the revisions are necessary or desirable. The planning and zoning commission or city commission may require any additional supportive data they deem necessary.
- (9) Duration of approval. Approval by the city commission shall be for one year or the submitted development schedule. If no construction has begun within one year after approval of the development plan, or if the applicant fails to maintain the approved development schedule, the approval of the comprehensive development plan shall lapse and be of no further effect. If the approval of the comprehensive development plan lapses under this provision the comprehensive development plan all automatically be removed from the official zoning map and the area shall automatically revert back to the zoning district which applied to the area prior to the approval of the comprehensive development plan. The city clerk shall also file a notice of revocation with the recorded comprehensive development plan.
- (e) Approved development plan standards for approved PURDs. Except as shown below, the applicable zoning standards (based on the comprehensive plan) shall apply for all principal and accessory structures. See section 58-71 "general provisions for residential zoning districts" for applicable standards for corner lots, accessory structures, fences, and other miscellaneous criteria not included within the PURD development standards. In addition, for Waterbridge and Windsong subdivisions, the development standards of section 58-65 Lakefront (R-1AAA) district, subsection (f)(8) "side wall articulation" shall be applied and other development standards of subsection 58-65(f) may be utilized in lieu of the Waterbridge or Windsong development standards if used exclusively without mixing the two sets of development standards within one property. However, the Windsong subdivision standards shall apply for lot types "A," "B," and "C," exclusively. The building heights in subsection 58-65(f)(2) shall apply in all PURDs, and the impervious coverage criteria of subsection 58-65(f)(2) shall apply to single-family home lots in Waterbridge Subdivision.
 - (1) Winter Park Oaks and Waterbridge as shown below:

Setbacks Winter Park Oaks		Waterbridge		
Front	20'	25' Single		

		Family 20' Zero Lot Line
Side	5'	10' Single Family 10' (one side) Zero Lot Line
Rear	10' lots 1-20 & 26-40 15' lots 21-25	20' Single Family 10' Zero Lot Line

- (2) Alabama Hotel: Only as shown on development plan report.
- (3) Winter Park Towers Village: Only as shown on development plan report.
- (4) Genius or Windsong property as shown below:

Lot Type*	A	В	C(12)	D(9)	E(11)	F(10)	G(8)
Lot width	200'	150'	125'	125'	100'	100'	60'
Lot depth	435'	300'	200'	150'	150'	100'	105'
Max. density (DU/AC)	.5	.97	1.7	2.3	2.9	4.4	6.0
	1	Min	imum Setb	acks:		1	<u> </u>
Front	50'	35'	25'	25'	25'(1)(2)	20'(1)	15'(3)
Side	30'	25'	15'	15'	10'	10'	5'
Rear	75'	50'	25'	25'	25'	20'	20'
Lake (4) (5)	75'	75'	75'	_			
Min. living area	2,500 s.f.	2,000 s.f.	1,800 s.f.	1,500 s.f.	1,500 s.f.	1,500 s.f.	1,200 s.f.
Max. height	40'	35'	35'	35'	35'	35'	30'
Max F.A.R. (%)	20%	25%	30%	33%	33%	38%	45%(6)

Max. impervious surface (%)	35%	40%	45%	50%	50%	50%	55%(7)	
1. The front s	1. The front setback may be reduced to 20 feet if the house includes a front porch.							
2. The front setba						•		
3. Garages must be set	•				•		-	
-		belo	w for excep	tions)	-			
	4. Setb	ack is from	n normal hig	h water ele	evation.			
5. Mi	nimum setl	back for all	site improv	ements, (p	ools, patio, et			
6. The maximum FAR on	all lots wit	hin Windsc	ong-Elizabet	h's Walk w	ill be 45 perce	ent, except	for lots 2-6,	
		9-	20, 49-50, a	ind				
61-62, for which the ma	aximum FAF	R will be 55	percent; ar	nd lots 33-4	17, for which t	he maximu	m FAR will	
		b	e 33 percer	nt.				
7. The maximum impe	rvious surfa	ace on all lo	ots within W	/indsong-E	lizabeth's Wa	lk will be 55	percent,	
except for lots 2-6, 9	-20, 49-50,	and 61-62	, for which t	he maximu	um imperviou	s surface w	ill be 65	
percent; and lots 33	-47, for whi	ch the max	ximum impe	ervious sur	face will be 50) percent. A	ll other	
development standards	for lots 33	-47 Windso	ong-Elizabet	h's Walk, s	hall conform t	to those list	ed as Type	
		"E" lots	s referenced	l above.				
8. The house construct	ed on Wind	dsong-Eliza	beth's Walk	, lot 1 will	be limited to s	single story	in height.	
9. Lots 13 and 32-34 i	in Windson	g-North Sh	ore are less	than 18,75	50 sq. ft. and l	ess than 12	5 feet in	
	widt	h, as appro	ved by the	city commi	ssion.			
10. The minimum lot w	vidth for lot	s 6 and 7, V	Windsong-L	akeside Se	ction One is 8	7.5 feet; foi	r lots 8-10	
Windsong-Lakeside Sect	ion One the	e minimum	lot width is	90 feet; a	nd the minimu	um lot widt	h for lots 1-	
12 Winds	song-North	Shore is 95	5 feet, as ap	proved by	the city comn	nission.		
11. The rear yard setba	ck for lots 3	9 and 40 V	Vindsong-Lo	okout Lan	ding shall be 3	35 feet, and	the house	
C	on these tw	o lots shall	be limited t	o single sto	ory in height.			
12. Lots are permitted	35 feet of b	uilding hei	ght, if side s	etbacks to	that second s	tory compo	onent over	
	30 f	eet in heig	ht are incre	ased to 15	feet.			
13. As per Windsong-L	akeside Se	tion One,	the front se	tback on N	lizell Avenue f	for new cor	struction	
after October 1, 2001	shall be 20	feet for lot	1, 25 feet f	or lot 2, 30	feet for lots 3	8, 4 and 5, 4	0 feet for	
	lots 6	5 and 7 and	30 feet for	lots 8, 9 ar	nd 10.			
14. The waters edge fo	r any pool	on all of the	e lots withir	n Windsong	g (lot types A–	–G) may be	placed to	
the edge of the respectiv	ve minimun	n side yard	setback ref	erenced at	ove, and to w	ithin 10 fee	et of all rea	
property lines, within th	e respectiv	e rear yard	l setback. Po	ool decks m	hay be placed	within the	side or rear	
yard setback, up to one-				•		•		
type. Screen pool enclos								
per zoning regulation						-	-	
commission at a 60			-					
lakefront lots may also b				-	-	ne planning	and zoning	
				-	existing trees			
15. As to Elizab	eth's Walk,	the follow	ing addition	al develop	ment standar	ds shall app	ly:	

(a) HVAC equipment may be placed within the side yard setback lines for lots 1-32 and 48-71 Elizabeth's Walk. To screen the equipment from the adjacent lot, a minimum four-foot high stucco-concrete block and/or brick screen wall, shall be constructed on the side yard property line. If visible from the front street, landscaping shall be used in front of said HVAC equipment, so as to screen the equipment from the front;

(b) The front and rear yard setbacks for lots 2-6, 9-20, 30-31, 48-51 and 60-63 Elizabeth's Walk may be reduced to ten feet provided the front and rear setback is ten feet only on houses with front side entry and rear side entry garages. In addition, the front yard setback may be further reduced by three feet on lots 1-32 and 48-71, in Elizabeth's Walk, in the event the additional three-foot setback relief is utilized for a deeper front open porch on the respective house. On any lot where the front and rear yard setback

is reduced to ten feet, a corresponding increase in the side yard setback will be required, as follows:On houses that are two-story with a front garage, the side setbacks will increase to 13 feet total (with

five feet minimum on one side).

•On houses that are one-story with a rear-entry garage, the side setbacks will increase to 15 feet total (with five feet minimum on one side).

•On houses that are two-story with a rear-entry garage, the side setbacks will increase to 20 feet total (with seven feet six inches minimum on one side).

•On houses that are one-story with a front garage, the side yard setbacks shall remain ten feet total (with five feet on each side).

•On houses that have a front-entry garage (garage doors facing the street), the garage front facade shall be setback a minimum to ten feet behind the primary house facade line. If the front garage plan has a side-entry or courtyard-entry garage (no garage doors facing the street), the garage front facade may be placed at the respective front yard setback line.

(c) All corner lots shall be allowed to have rear-entry garage plans, with the driveway exiting the side street.

(d) Any lots with a rear-entry garage may be connected to the main house by an enclosed or unenclosed breeze way, which connection will be counted in the FAR for the house,

(e) All front garages on any lot with a reduced front yard setback must be one-story in height and function, and all rear-entry garages which back up to Glenridge Way must be one-story in height and function, however Lots 2-6 Elizabeth's Walk, which back up to Preserve Point Drive, may have a two-story function on the rear-entry garage, subject to additional tree plantings within the rear of said lot, or within the landscaping buffer outside the lot and the seven-foot Preserve Point wall, to screen any two-story function on said lot.

*See Plats of Windsong—Chart Attached

- (5) Pennsylvania Place property as shown below:
 - a. Lots 1 and 29:

15-foot side buffer on the outside of each lot (side facing adjoining property).

Ten-foot side setback on inside of each lot (side facing neighboring home within the property).

Front and rear setbacks 25 feet.

b. Lot 2:

20-foot street side setback.

Ten-foot interior side setback.

Front and rear setback 25 feet.

c. Lots 3—16:

Side setbacks of 5 feet, both sides.

Front setbacks of 25 feet.

Rear setbacks, 25 feet from centerline.

d. Lots 17-20:

Setback 15 feet from closest edge of access easement.

Setback 20 feet from closest edge of pavement.

Ten-foot side setbacks.

e. Lots 21-27:

Front setback 25 feet.

Rear setback 20 feet from closest edge of pavement.

Ten-foot side setbacks.

f. Lot 28:

Front and rear setback 25 feet.

Ten-foot side setbacks.

g. Corner lots 21, 24 and 25:

20-foot street side setback.

- h. Maximum floor area ratio for all lots is 38 percent.
- i. No additional setback for the second story up to 30 feet in height and on lots 90 feet or greater, 35 feet is permitted with a side setback of 15 feet to that second story component over 30 feet in height.
- j. Impervious coverage up to 50 percent (excluding private alleys) and up to 55 percent for one-story houses without semi-circular driveways.
- k. Lots with 25-foot street front setbacks may reduce front setback five feet for front porch.
- (6) Within the single-family lots of Waterbridge Subdivision and on Lot types A through E in the Windsong Subdivision containing residences that are 5,000 square feet or larger in gross floor area, a second kitchen may be included in a dwelling or cabana subject to not having a

separate utility meter and not allowing this portion of the dwelling to be rented, let or hired out for occupancy whether compensations be paid directly or indirectly and subject to executing a deed restriction which outlines the above restrictions. That deed restriction shall be recorded prior to the issuance of the building permit and shall be removed only with the consent of the city.

(Ord. No. 2296, §§ 1, 2, 4-13-99; Ord. No. 2336, § 1, 12-14-99; Ord. No. 2344, §§ 1, 2, 5-9-00; Ord. No. 2443-01, § 3, 10-9-01; Ord. No. 2453-02, § 1, 1-8-02; Ord. No. 2510-03, § 3, 4-8-03; Ord. No. 2601-04, § 3, 9-13-04; Ord. No. 2795-10, § 3, 2-22-10; Ord. No. 2875-12, § 3, 6-11-12)

Scity commission agenda item

item type Public Hearings	meeting date 4/9/2018			
prepared by Planning / CRA	approved by City Manager, City Attorney			
board approval yes final vote				
strategic objective Exceptional Quality of Life, Intelligent Growth and Development				

<u>subject</u>

Request of Ansaka, LLC for preliminary and comprehensive development plan and subdivision approval for a planned unit residential development of eighteen (18) two-story, fee-simple, townhouses to be developed collectively on the properties located at 1791, 1801, 1811, 1821 and 1835 Aloma Avenue.

motion / recommendation

Recommendation to approve the preliminary and comprehensive development plan and subdivision approval for a planned unit residential development of eighteen (18) two-story, fee-simple, townhouses to be developed collectively on the properties located at 1791, 1801, 1811, 1821 and 1835 Aloma Avenue subject to one condition: 1. That the Planning Department staff impose additional buffer requirements along the rear property line for the surrounding properties following a community meeting.

background

Planning & Zoning Board Meeting: The P&Z Board met on December 5, 2017 and recommended Approval of the Comprehensive Plan Future Land Use, rezoning requests and the Conditional Use with the condition: "that the Planning Department staff impose additional buffer requirements along the rear property line for the surrounding properties following a community meeting". Since the P&Z meeting, the applicant has agreed to build a six-foot masonry stucco wall with landscaping as a buffer to the neighbors to the rear. Details of the wall are attached. Due to the need for the Community Meeting and to hopefully address concerns of the neighbors that were brought forth at the P&Z meeting, the applicant tabled the request until this March 26th City Commission meeting. New notices were mailed to the surrounding property owners notifying them of this meeting. In addition, the applicant held a community meeting on Thursday, March 1st at the Winter park Library to address concerns that have been raised.

Site and Zoning/Future Land Use Changes: The entire development site of 1791, 1801, 1811, 1821 and 1835 Aloma Avenue comprises 1.81 acres. The property has 325 feet of frontage on Aloma Avenue and a property depth of 250 feet. To the immediate east is a vacant Office property owned by Fifth Third Bank, (see

previous approved plan, attached) and to the rear/north and west side are single family homes. The property currently has split zoning with 1835 Aloma Avenue, zoned Office (O-2) and the 1791, 1801, 1811, 1821 Aloma Avenue properties zoned Single Family (R-1A). The Future Land Use designations are similar with 1835 Aloma Avenue, designated Office and 1791, 1801, 1811, 1821 Aloma Avenue designated Single Family Residential.

Proposed Project: The proposed 18 new two-story townhouse units will be developed in building clusters of two to four units. The unit sizes average 2,390 square feet with approximately 2,000 square feet of living area. Total building size of all 18 units is 43,030 square feet which is a floor area ratio (FAR) of 55%; that is equal to what would be permitted under R-2 zoning. The total building lot coverage (footprint) is 33%, which is equal to the permitted FAR in R-1A.

One interesting attribute of the proposed project is that there are different townhouse unit sizes resulting in some variation in sales price. The units range in size from 1,541 square feet to 2,252 square feet of living area, and from 1,541 square feet to 2,760 square feet in total size when the garage space is factored in. Twelve of the units have two car garages, two units have one car garages and four units have parking outside in a designated parking lot area. All totaled, there are 53 parking spaces provided on-site within garages or outside with 46 spaces required based on the code of two and a half spaces per unit.

The proposed 18 units of residential density are achieved by combining the permitted unit density of the R-3 and PURD components. The portion of the site to be zoned R-3 is 17,691 square feet (0.41 acres) and the R-3 zoning density of 17 units per acre allows seven units. Under the current O-2 zoning the density is also seven units, so there is no increase requested. The portion of the site to be zoned PURD is 61,152 square feet (1.40 acres) and the proposed PURD zoning density of eight units per acre allows 11 units, which is an increase of four units over the R-1A permitted density. Under the current existing land use designations of Office and Single Family, the combined site would be permitted up to 14 units. Thus, the proposed land use changes increase the residential density of this property by four units and the total floor area ratio by 7,500 square feet, which is about the equivalent of the four added units.

The proposed townhouse buildings range in height, with the tallest portion being just over 28 feet in height, which is under the 30 foot height permitted by the PURD zoning. The applicant has designed this entire project (on both the R-3 and PURD land) to meet and exceed the setback requirements of the PURD zoning for consistency. The buildings are located 30 feet back from Aloma Avenue, 30 feet from the eastern property line, 40 feet from the adjacent single family properties to the rear and 28 feet or greater from the adjacent single family home to the west. A 20 foot perimeter setback is required in the PURD zoning which is exceeded by the dimensions outline above.

In the center of the project is a 15,000 square foot common area courtyard tract that will be an open space and recreation area for all of the residents to use. Altogether, the building footprints and drives/parking are 75% of the site, leaving 25% of the overall site as open space landscape area or common areas.

Only one variance or exception is requested for this project. The PURD zoning has a two acre minimum size. This is a 1.81 acre project with 1.41 acres to be zoned PURD. The planning staff feels that the 8,275 square foot of total land shortfall is consistent with the intent of the PURD regulations.

Applicable Comprehensive Plan Policy: The applicable Comprehensive Plan policy that relates to this planning area, is shown below:

Planning Area B: Osceola/Lakeview

Policy 1-B-1: Preserve Single-Family Homes. The City shall preserve single-family residential land use in the Osceola/Lakeview planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in this Comprehensive Plan.

The policy above states that the City shall not change the Future Land Use from Single Family to any higher density permitted by Low Density or Multi-Family Future Land Use or zoning. This is a very good policy for 98% of this Planning Area. It does not apply as well in this context of a large 1.81 acre property fronting on the four lane arterial highway of State Road 426 (Aloma Avenue) with 43,000 cars a day travelling past.

Originally the applicant desired a conversion of the site to Low Density Residential Future Land Use and R-2 zoning. It would have been a down-zoning of the Office zoned property and an up-zoning of the Single Family property. The complication is the 6-month process that is required to amend the Comprehensive Plan policy text (above) and the \$8,000 application fee to cover the city-wide notice.

As a result, this alternative method of implementation is proposed using an O-2 to R-3 zoning change and an R-1A to PURD zoning change. In that fashion the Single Family Future Land Use does not have to change in conflict with the Comprehensive Plan policy above. The end result is exactly the same. The density increase of four residential units is the same as a change to R-2. The other details of the project have been designed to match the PURD requirements on the total project and also match and not exceed what R-2 would allow.

Traffic Impact: The four new net residential units will generate 32 more car trips per day onto Aloma Avenue which currently has a traffic volume of 43,000 cars per day.

Tree Preservation: The project is attempting to save as many oak trees as possible throughout the project. The applicants have met with Urban Forestry and have concurrence on the tree removal. One very nice live oak will be removed but the other very nice live oak tree on the site has been saved in the area of the entrance surface parking lot.

Storm Water Retention: This project will have a combination of surface and

underground storm water system that will meet the requirements of the St. John River Water Management District as well as City Code.

Other Approvals: This project is intended to be developed as fee simple townhouses pursuant to a replat (not as a condominium). To the extent that a "subdivision approval" is required, this process provides that approval. This fee simple/replat marketing approach is what is occurring on most multi-family residential projects in today's market environment.

Development Options for the Property if the Requests are Denied: The development potential of these properties requested for the Aloma Townhouses if no changes are made to the Zoning/FLU are as follows:

The 1835 Aloma Avenue portion of the site that is now zoned Office (O-2) is 17,691 sq. ft. in size per OCPA. An owner could build either a 7,960 square foot two story, 35 foot tall office building (45% FAR max for office) or a 10,615 square foot two story, 35 foot tall, mixed use building with office on the ground floor and up to 7 residential apartments/condo on the second floor (60% FAR max for mixed use and 17 units/acre max. density). O-2 zoning has a maximum two story, 35 foot height limit. There is sufficient land to park either option.

The development potential of the adjacent 4 residential properties, at 1791, 1801, 1811 and 1821 Aloma Avenue (also part of the ownership/application) have two options. Right now that combined 1.4 acres consists of 4 single family properties. However, with the property size and lot depth there are be subdivision options. It is basically a 250 foot by 250 foot square. The Comp. Plan maximum density is 5 units per acre, which translates into 7 SF homes. This is where it is hard to say for sure.

They might be able to do a small cul-de-sac bulb in the middle and arrange 7 new lots around that bulb. Maybe, but it likely needs some lot width variances (not lot area tho). What they positively could do, is take the two properties at 1791 & 1801 that are each 75 feet wide and 250 feet deep and do a center common driveway to two lots in the back and have two lots up front. Each lot would be 75 by 125 feet and meet the R-1A code for 75 feet and with 9,375 sq. ft. exceed the 8,500 sf needed. Then they have the two existing grandfathered-in homes at 1811 & 1821. Gives them 6 SF lots meeting all Code requirements.

As a result, the permitted residential density is 6-7 SF homes and 7 apts./condos above the office. Combined residential density is 13-14 units. The application is asking for 18. Thus, the staff report says that the increase in residential density is 4 units based on the Comp. Plan allowance.

Planning Staff Summary: This 1.81 acre property with 250 feet of lot depth fronts a four-lane arterial State Highway with 43,000 cars a day. Directly adjacent on the NW corner of Lakemont and Aloma will eventually be a large office building (see previous plans approved for Fifth Third Bank). This project makes sense for the Planning staff to provide a transitional use from Office to Townhouses to Single Family, as one travel from East to West.

Planning and Zoning Board Minutes – December 5, 2017:

<u>REQUEST OF ANSAKA LLC TO:</u> 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 ON THE PROPERTY AT 1835 ALOMA AVENUE.

<u>REQUEST OF ANSAKA LLC TO:</u> 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 PROPERTY AT 1835 ALOMA AVENUE AND FROM SINGLE FAMILY (R-1A) DISTRICT ZONING TO PLANNED UNIT RESIDENTIAL (PURD) DISTRICT ZONING ON THE PROPERTIES AT 1791, 1801, 1811 AND 1821 ALOMA AVENUE.

REQUEST OF ANSAKA LLC FOR: PRELIMINARY AND COMPREHENSIVE DEVELOPMENT PLAN AND SUBDIVISION APPROVAL FOR A PLANNED UNIT RESIDENTIAL DEVELOPMENT OF EIGHTEEN TWO-STORY FEE-SIMPLE OWNERSHIP TOWNHOUSES TO BE DEVELOPED COLLECTIVELY ON THE PROPERTIES LOCATED AT 1791, 1801, 1811, 1821 AND 1835 ALOMA AVENUE

Planning Manager, Jeff Briggs, presented the staff report. He explained that the entire development site of 1791, 1801, 1811, 1821 and 1835 Aloma Avenue comprises 1.81 acres. The property has 325 feet of frontage on Aloma Avenue and a property depth of 250 feet. To the immediate east is a vacant Office property owned by Fifth Third Bank, (see previous approved plan, attached) and to the rear/north and west side are single family homes. The property currently has split zoning with 1835 Aloma Avenue, zoned Office (O-2) and the 1791, 1801, 1811, 1821 Aloma Avenue properties zoned Single Family (R-1A). The Future Land Use designations are similar with 1835 Aloma Avenue, designated Office and 1791, 1801, 1811, 1821 Aloma Avenue designated Single Family Residential.

He stated that the proposed 18 new two-story townhouse units will be developed in building clusters of two to four units. The unit sizes average 2,390 square feet with approximately 2,000 square feet of living area. Total building size of all 18 units is 43,030 square feet which is a floor area ratio (FAR) of 55%; that is equal to what would be permitted under R-2 zoning. The total building lot coverage (footprint) is 33%, which is equal to the permitted FAR in R-1A.

Mr. Briggs explained one interesting attribute of the proposed project is that there are different townhouse unit sizes resulting in some variation in sales price. The units range in size from 1,541 square feet to 2,252 square feet of living area, and from 1,541 square feet to 2,760 square feet in total size when the garage space is factored in. Twelve of the units have two car garages, two units have one car garages and four units have parking outside in a designated parking lot area. All totaled, there are 53 parking spaces provided on-site within garages or outside with 46 spaces required based on the code of two and a half spaces per unit.

The proposed 18 units of residential density are achieved by combining the permitted unit density of the R-3 and PURD components. The portion of the site to be zoned R-3 is 17,691 square feet (0.41 acres) and the R-3 zoning density of 17 units per acre allows seven units. Under the current O-2 zoning the density is also seven units, so there is no increase requested. The portion of the site to be zoned PURD is 61,152 square feet (1.40 acres) and the proposed PURD zoning density of eight units per

acre allows 11 units, which is an increase of four units over the R-1A permitted density. Under the current existing land use designations of Office and Single Family, the combined site would be permitted up to 14 units. Thus, the proposed land use changes increase the residential density of this property by four units and the total floor area ratio by 7,500 square feet, which is about the equivalent of the four added units.

The proposed townhouse buildings range in height, with the tallest portion being just over 28 feet in height, which is under the 30 foot height permitted by the PURD zoning. The applicant has designed this entire project (on both the R-3 and PURD land) to meet and exceed the setback requirements of the PURD zoning for consistency. The buildings are located 30 feet back from Aloma Avenue, 30 feet from the eastern property line, 40 feet from the adjacent single family properties to the rear and 28 feet or greater from the adjacent single family home to the west. A 20 foot perimeter setback is required in the PURD zoning which is exceeded by the dimensions outline above. In the center of the project is a 15,000 square foot common area courtyard tract that will be an open space and recreation area for all of the residents to use. Altogether, the building footprints and drives/parking are 75% of the site, leaving 25% of the overall site as open space landscape area or common areas.

He stated that only one variance or exception is requested for this project. The PURD zoning has a two acre minimum size. This is a 1.81 acre project with 1.41 acres to be zoned PURD. The planning staff felt that the 8,275 square foot of total land shortfall is consistent with the intent of the PURD regulations.

Mr. Briggs explained a Comprehensive Plan that states the City shall not change the Future Land Use from Single Family to any higher density permitted by Low Density or Multi-Family Future Land Use or zoning in this Planning Area. He stated that this is a very good policy for 98% of this Planning Area. It does not apply as well in this context of a large 1.81 acre property fronting on the four lane arterial highway of State Road 426 (Aloma Avenue) with 43,000 cars a day travelling past.

Originally the applicant desired a conversion of the site to Low Density Residential Future Land Use and R-2 zoning. It would have been a down-zoning of the Office zoned property and an up-zoning of the Single Family property. The complication is the 6-month process that is required to amend the Comprehensive Plan policy text (above) and the \$8,000 application fee to cover the city-wide notice.

As a result, this alternative method of implementation is proposed using an O-2 to R-3 zoning change and an R-1A to PURD zoning change. In that fashion the Single Family Future Land Use does not have to change in conflict with the Comprehensive Plan policy above. The end result is exactly the same. The density increase of four residential units is the same as a change to R-2. The other details of the project have been designed to match the PURD requirements on the total project and also match and not exceed what R-2 would allow.

Mr. Briggs reviewed issues related to traffic impacts, parking, storm water retention, landscaping, tree preservation, and neighborhood compatibility. He stated that the four new net residential units will generate 32 more car trips per day onto Aloma

Avenue which currently has a traffic volume of 43,000 cars per day.

STAFF RECOMMENDATION IS FOR APPROVAL of the Future Land Use Amendment, Rezoning, Subdivision re-plat for fee simple ownership, and Preliminary and Comprehensive Development Plan.

Mr. Briggs answered questions from the Board related to parking, buffer requirements and traffic concerns. The P&Z Board indicated that they believed that there should be a larger buffer to the adjoining residences. They also discussed traffic along Aloma and Lakemont Avenues.

Andrew Ryan, applicant, presented the details of the project and responded to questions from the Board about internal circulation, traffic issues and his plans for buffering the surrounding residences from noise and light impacts.

The Board heard public comments from: Tim Caldwell, 1791 Windsor Drive; Ron Prodin, 1810 Windsor Drive; Sally Coil, 452 N Phelps Avenue; Rick Moore, Edwin Boulevard; Leanne Johnson, 201 N Phelps Avenue; Susan, Phelps Avenue; Laura Sanchez Edwin Boulevard; John Yellen 1664 Roundelay Lane; Craig and Kathy Cook Edwin Boulevard. Their comments centered on traffic impacts to Lakemont and Aloma Avenues, cut-through traffic onto the surrounding streets, density concerns, buffer concerns to the surrounding neighborhood, visitor parking, and the proximity of their parking spaces to the adjoining residences.

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

The Board agreed generally with Staff's recommendation. Chairman Johnston stated that he was very concerned with the buffer to the adjacent residences. Chairman Johnston and Ray Waugh also discussed that the traffic that will be generated from this project is not a big issue because of the 42,000 plus cars that are already on Aloma. In addition, Owen Beitsch stated that he recognizes that this was a difficult site to plan and commended their creativity, but did not feel as comfortable with the density proposed. Laura Walda was in support of the use of the site as townhouses, but felt that that project was too dense. She felt that the project did not provide enough visitor parking, and along with the busy Aloma Street, it proposed safety concerns. Overall, the Board felt that proposing a community meeting to hear from the adjoining residences about what they prefer for a buffer would be the best compromise.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to amend the Future Land Use map to change from an Office to Medium Density Residential Future Land Use designation on property located at 1835 Aloma Avenue. Motion carried unanimously with a 7-0 vote.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to amend the office zoning map to change from Office (O-2) to Medium Density Residential zoning on property located at 1835 Aloma Avenue. Motion carried unanimously with a 7-0 vote.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to approve the

preliminary and comprehensive development plan and subdivision approval for a planned unit residential development of eighteen two-story, feesimple ownership townhouses to be developed collectively on the properties located at 1791, 1801, 1811, 1821 and 1835 Aloma Avenue subject to one condition:

1. That the Planning Department staff impose additional buffer requirements along the rear property line for the surrounding properties following a community meeting.

The final vote was 6-1, Laura Walda voted against the motion to approve due to the concerns expressed by the neighbors.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS:

Description	Upload Date	Туре
Backup Pt 1	3/12/2018	Backup Material
Backup Pt 2	3/12/2018	Backup Material
Buffer wall details	3/14/2018	Backup Material
Community Mtg Letter	3/12/2018	Backup Material
Citizen Letters	3/12/2018	Backup Material
Letter of opposition	3/13/2018	Backup Material



ALOMA AVENUE TOWNHOMES

FUTURE LAND USE City of Winter Park Florida





Agenda Packet Page 340.301



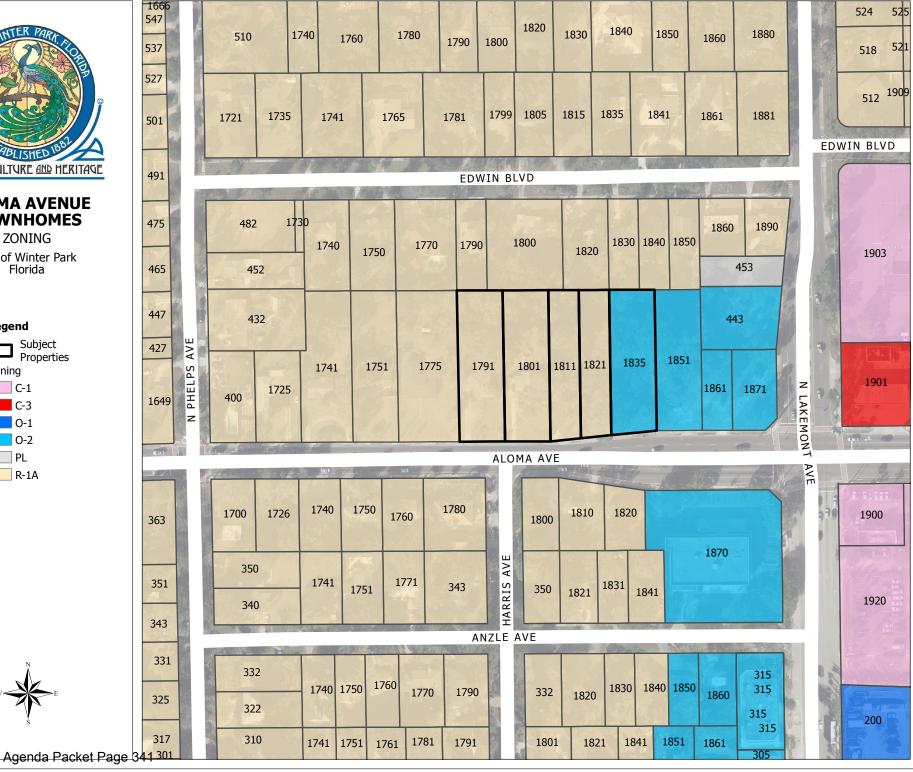
ALOMA AVENUE TOWNHOMES

ZONING City of Winter Park





R-1A





A Winter Park Micro-Community

Loring Chase is a tribute to Winter Park's founding characteristics, reflecting Winter Park's timeless charm while infusing modern floor plans, upscale finishes, and neo-traditional/Mediterranean architecture. Loring Chase is an urban sanctuary, offering central courtyard entries, front porches, and large common areas, designed to promote community via outdoor fellowship!

This townhome development consists of 18 fee simple residences, broken up into 6 buildings (1 quadplex, 1 duplex, and 4 triplexes). Located near the Northwest corner of Aloma and Lakemont, Loring Chase provides an ideal transition from the 'commercial corners' of Aloma/ Lakemont to the single-family residences of western Aloma. Loring Chase offers 3 and 4 bedroom residences, spanning from 1,500 square feet to around 2,400 square feet. In contrast to Winter Park's typical ultra-high-end project, Loring Chase's variety of models and layouts, allow the target market to include young professionals, families, and retirees too. Pertinent additional details:

- 10,000+ square feet of common area, parks, and greenspace
- 18 fee-simple, upscale townhomes ranging from 1500 to 2400 square feet
- Large buffer to neighboring single family lots (40'+ rear & 25'+ side building setbacks)
- Floor plans are designed to foster indoor possession storage (strict proposed covenants/HOA)
- Private front and/or rear fenced courtyard area attached to each unit
- ~4,300 square feet of land per unit (78.7k total parcel sq. footage (1.81 acres/18 units)
- 54 parking spaces (3 per unit)
- Healthy mature Live Oak preserved as the Aloma facing focal point
- Rebuilt front sidewalk (with easement) incorporating street trees
- Enhanced Aloma frontage

Supplemental Information to Conditional Use Submission:

• <u>Developer Disposition</u>: A Winter Park resident for almost 20 years, Loring Chase's developer has a strong and sincere interest in partnering with the City of Winter Park to create a new community that provides value to the city, neighbors, passersbys/pedestrians, and future residents alike. Loring Chase will be a perfect fit and ideal transition from Winter Park's commercial to R1 on Aloma, as it will improve the streetscape, increase the associated property value (15x increase in property tax basis), and provide a much-needed mid-ranged housing option for Winter Park. We are interested in working with the city to balance all interests.

• Existing Tree Protection, Tree Removal, and Tree Mitigation Plan:

Significant attention has been placed on trees pre-existing on the parcel. Loring Chase will protect and then spotlight the only healthy live oak (48" caliper) as the focal point for the community and center of one of the two large green spaces. A 700 square-foot buffer zone, paired with a design that leaves the tree's roots fully intact, will ensure that this hallmark oak remains healthy pre, during, and post construction.

A primary community attribute, Loring Chase's landscape design blends established trees with complimentary enhancements. With the public perspective in mind, Loring Chase will partner with the city of Winter Park to recast the Aloma streetscape by pulling the sidewalk away from the road, adding large canopy trees adjacent to the right of way. Additionally, six large specimen palm trees will tie in the Mediterranean architecture with a rich landscape design.

The proposed preliminary landscaping plan calls for the removal of fifteen Oak trees, representing 393 caliper inches. These 15 protected trees will be replaced at least 4 to 1 by a variety of canopy (at least 12), specimen palms (6), accent, and understory trees. (please see survey, demolition plan, and landscape plan for additional reference)

• Floor Area Ratio:

Loring Chase's units average a modest ~2100 square feet per unit (under AC), yet the overall community FAR is 54.6%. The increased FAR request is, due in part, to the large amount of indoor storage/garage space designed for each unit. Providing indoor storage space trumps building size, so miscellaneous possessions and cars will be stored out of sight (enforced by Loring Chase's covenants/HOA).

Furthermore, the 54.6% FAR is in line with abutting new residential structures and special consideration has been placed on ensuring that the surrounding residents and landowners are not adversely affected by Loring Chase. In fact, it is expected that abutting parcels will see a substantial increase in property value due to the proposed improvements.

Serving as a transition from the retail and office zoned areas to the East and the single family zoned areas to the North and West, Loring Chase is designed with moderately sized buildings, set back to the middle of the property. These structures will be visually obscured by large canopy trees already in existence on both residential borders. Furthermore, the side building setbacks are over 25 feet and the rear building setback is over 40 feet. Loring Chase's buildings

are proportional in size to the new construction to the North (Edwin) and smaller than the commercial buildings to the East and South.

<u>Lighting:</u>

Loring Chase's preliminary plan does not include any additional street or parking area lighting. It is expected that the final construction plans will utilize coach lighting (on structures), downlighting (on edge of access road), and landscape lighting (spotlight oaks/palms) that does not exceed the city lumens ordinances/restrictions.

<u>Signage:</u>

Loring Chase's preliminary plan does not include any signage. It is expected that the final plans will include two small placards (1 for each entrance) that denote the community name but do not exceed 30" H x 72" W in size or 72" in height from the ground.

Parking Spaces:

Loring Chase's preliminary plan shows parallel parking spaces 20' in length. After a review of other Winter Park parallel spaces, it was determined that the 20' length will be adequate, however, if necessary, the parking spaces can be extended to 22' in length.

Building Setbacks:

Due to the plat design, understandably, certain lot line building setbacks will not be met.

• Front Elevation and Wall:

Loring Chase's large specimen palms and canopy trees, coupled with a winding sidewalk, rich mix of understory trees and shrubs will provide a great street facing landscape perspective. And, while the landscaping features may obscure the front wall/fence, the wall/fence will still be a central focal point for the project. The wall and column posts will feature tile inlays that tie in the other accent features found in Loring Chase's buildings (roof tile/shutters), and the incorporation of aluminum fencing will break up the wall and allow the passerby to sneak a peek at some of the other Loring Chase features.

Ongoing Considerations/Timeline:

Certain, necessary infrastructure/utility components (water/sewer) require significant investment to deliver adequate capacity to the associated parcels. It is expected that some of the associated effort/costs will be mitigated through a partnership with neighboring property owners and various city/utility providers. The extent of the infrastructure costs/efforts may affect the viability of the overall project, however, the timeline for the Loring Chase project should remain immediate and continual, pending P&Z/City Commission approval.

LORING CHASE TOWNHOMES

October 27, 2017

CONDITIONAL USE AND SITE PLAN

Prepared for:

ANSAKA, LLC

Mr. Andrew Ryan 525 Selkirk Drive Winter Park, Florida 32792



Orlando, FL 32807

(407)494-2693 Phone

PROJECT TEAM AND SERVICE INFORMATION

CIVIL ENGINEER: STEVE BOYD 6816 HANGING MOSS ROAD ORLANDO, FLORIDA 32807 PH: 407-494-2693

LANDSCAPE ARCHITECT: AUGUST GERARD SCHWARTZ POST OFFICE BOX 37 WINTER PARK, FLORIDA 32790 PH: 407-619-0707

ARCHITECT: LARRY BROWN BROWN AND COMPANY 1035 S. SEMORAN BLVD. NO. 2-1013 WINTER PARK, FL. 32792

SURVEYOR: ACCURIGHT 2012 E. ROBINSON STREET, ORLANDO, FLORIDA 32803 PH: 407-894-6314 WATER & SEWER: CITY OF WINTER PARK WATER & WASTEWATER UTILITIES DAVID ZUSI 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789 PH: 407-599-3219

STORMWATER: CITY OF WINTER PARK DON MARCOTTE 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789 PH: 407-599-3425

PUBLIC WORKS: CITY OF WINTER PARK BRUCE LOMBERK MATT NOONAN 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789 PH: 407-599-3233

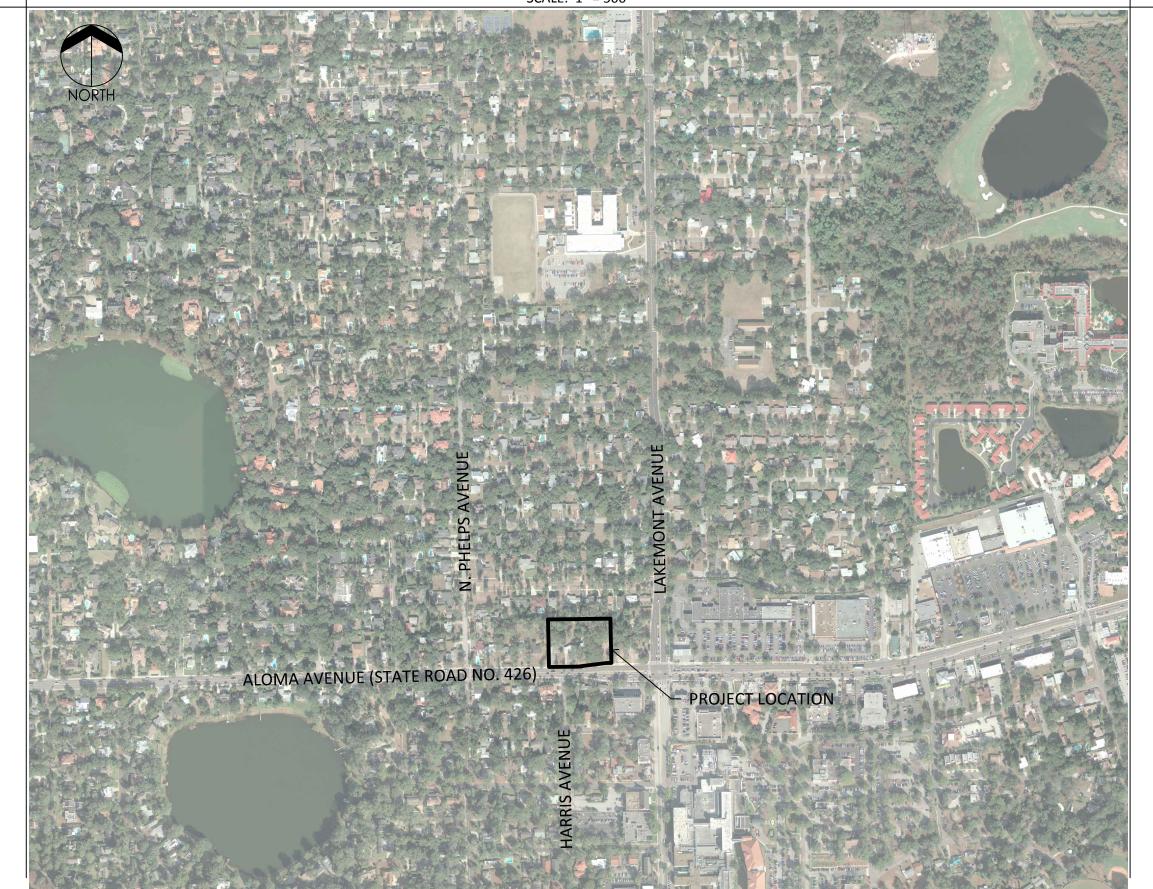
ELECTRICAL: CITY OF WINTER PARK MICHAEL PASSARELLA 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789

BUILDING & PERMITTING SERVICES: CITY OF WINTER PARK 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789 PH: 407-599-3237

VARIANCE REQUESTS:

Variance No.	Code Reference	ltem
1	*Section 58-67 f.5.d	Front Building Setbacks (fronting Aloma Ave.)
2	* Section 58-67 f.5.c	Front Building Setback regarding architecural features and second story requirements (fronting Aloma Ave.)
3	*Section 58-67 f.6.b	Floor Area Ratio
4	*Section 58-67 f.5.a	Garage driveway length and turn around space
5	*Section 58-67 e.2	Front Entry to Townhomes

VICINITY MAP



LEGAL DESCRIPTION:

LOT 12 AND THE WEST 25 FEET OF LOT 13, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

LOT 14, AND THE EAST 25 FEET OF LOT 13, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

LOT 15, CAMPO BELLO SUBDIVISION IN SECTION 5, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

PARCEL 1:

LOT 16, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PARCEL 2:

LOT 17 AND THE WEST 1/2 OF LOT 18, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINS 78,707 SQUARE FEET OR 1.8069 ACRES MORE OR LESS.

NOTES:

1. EXISTING ZONING CLASSIFICATION : R-1A/O-2. PROPOSED ZONING : R-2.

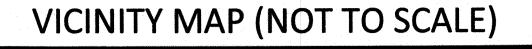
SHEET INDEX

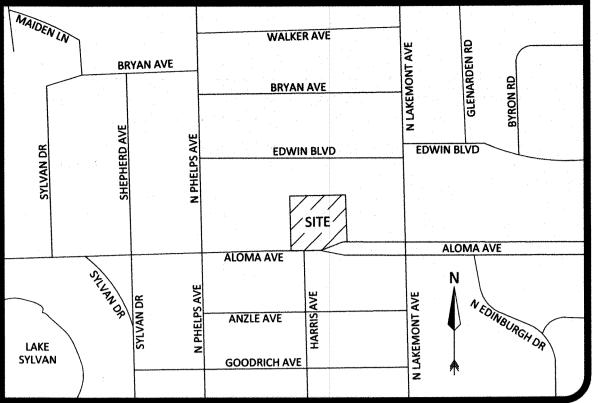
2. THIS PROPERTY DOES NOT FALL WITHIN THE 100 YR FLOOD PLAN ELEVATION

SHEET NUMBER	SHEET TITLE
CVR	COVER
1 OF 1	SURVEY
1.00	DEMOLITION & TREE REMOVAL PLAN
2.00	SITE PLAN
3.00	PAVING, GRADING & DRAINAGE PLAN
4.00	UTILITY PLAN
A-1	GRAPHIC SITE PLAN
A-2	ALOMA STREET ELEVATION
A-3	CONCEPTUAL PLANTING PLAN
A-4	FLOOR PLAN AND ELEVATIONS
A-5	FLOOR PLAN AND ELEVATIONS
A-6	FLOOR PLAN AND ELEVATIONS
A-7	FLOOR PLAN AND ELEVATIONS
A-8	FLOOR PLAN AND ELEVATIONS
A-9	FLOOR PLAN AND ELEVATIONS

			REVISION
PRC	JECT N		1087.001
PROT	No. 4322 No. 4322 No. 4322 * 10/27/22 * 10/27/22 * 10/27/22 *	BOX 0 5 - 25 25 25 25 25	CVR

Certificate of Authorization #29791





PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 14, AND THE EAST 25 FEET OF LOT 13, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE

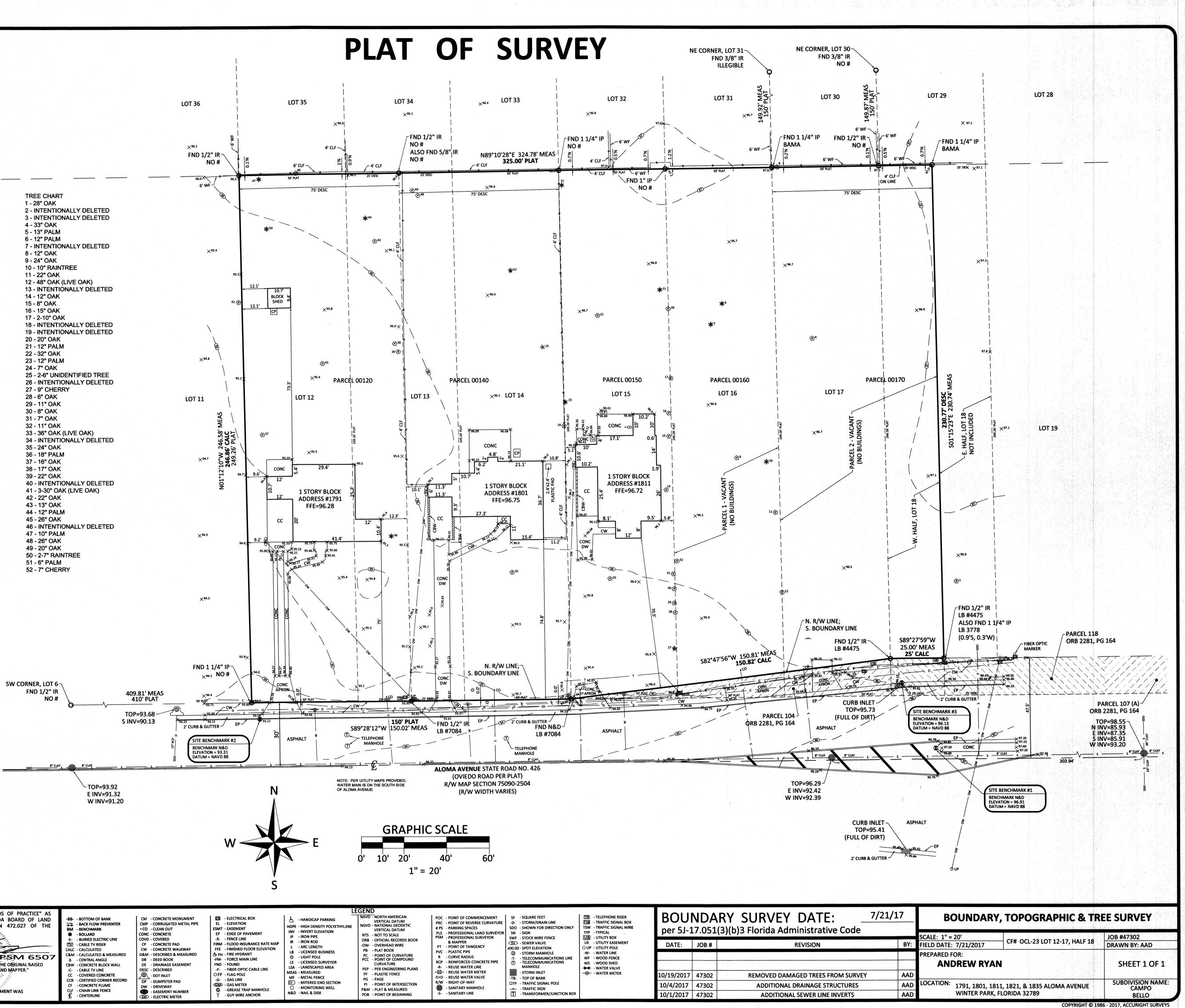
RIGHT-OF-WAY LINE OF ALOMA AVENUE BEING N89°28'12"E.

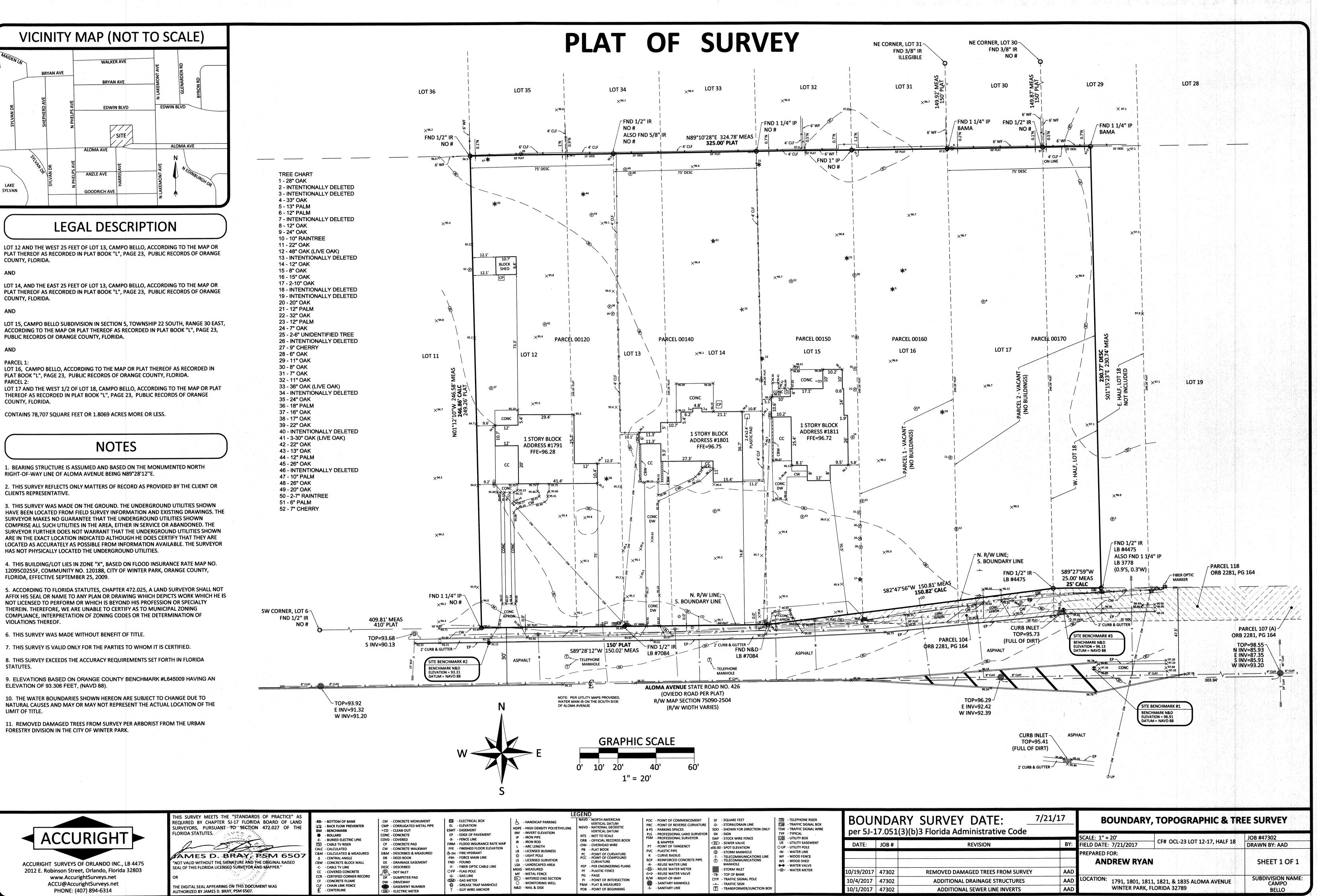
4. THIS BUILDING/LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0255F, COMMUNITY NO. 120188, CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 25, 2009.

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.**

ELEVATION OF 93.306 FEET, (NAVD 88).

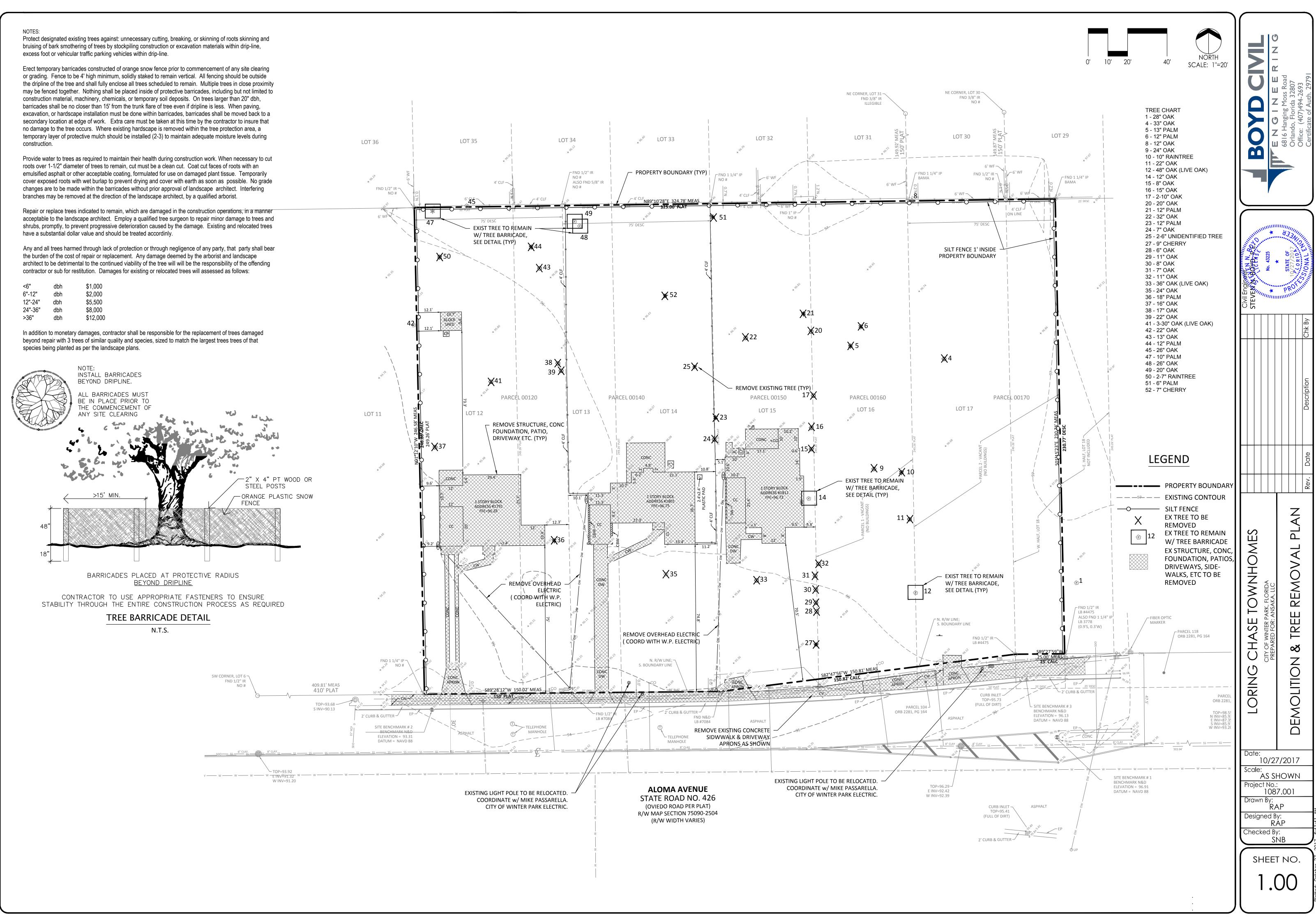
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	6'	W
TREE CHART		
1 - 28" OAK		
2 - INTENTIONALLY DELETED		
3 - INTENTIONALLY DELETED		
4 - 33" OAK		
5 - 13" PALM		
6 - 12" PALM		
7 - INTENTIONALLY DELETED		
8 - 12" OAK		>
9 - 24" OAK		
10 - 10" RAINTREE		
11 - 22" OAK		
12 - 48" OAK (LIVE OAK)		
13 - INTENTIONALLY DELETED		
14 - 12" OAK		
15 - 8" OAK		
16 - 15" OAK		
17 - 2-10" OAK 18 - INTENTIONALLY DELETED		
19 - INTENTIONALLY DELETED		1
20 - 20" OAK		
20 - 20 OAN 21 - 12" PALM		
22 - 32" OAK		
23 - 12" PALM	×	94.8
24 - 7" OAK		
25 - 2-6" UNIDENTIFIED TREE		
26 - INTENTIONALLY DELETED		
27 - 9" CHERRY		
28 - 6" OAK	107.11	
29 - 11" OAK	LOT 11	
30 - 8" OAK		
31 - 7" OAK		
32 - 11" OAK		
33 - 36" OAK (LIVE OAK)		
34 - INTENTIONALLY DÉLETED		
35 - 24" OAK		
36 - 18" PALM		
37 - 16" OAK	×9	4.7
38 - 17" OAK		
39 - 22" OAK		
40 - INTENTIONALLY DELETED		
41 - 3-30" OAK (LIVE OAK)		
42 - 22" OAK		
43 - 13" OAK		
44 - 12" PALM		
45 - 26" OAK		
46 - INTENTIONALLY DELETED		
47 - 10" PALM	×94	1.5
48 - 26" OAK		
49 - 20" OAK		
50 - 2-7" RAINTREE		
51 - 6" PALM		
52 - 7" CHERRY		



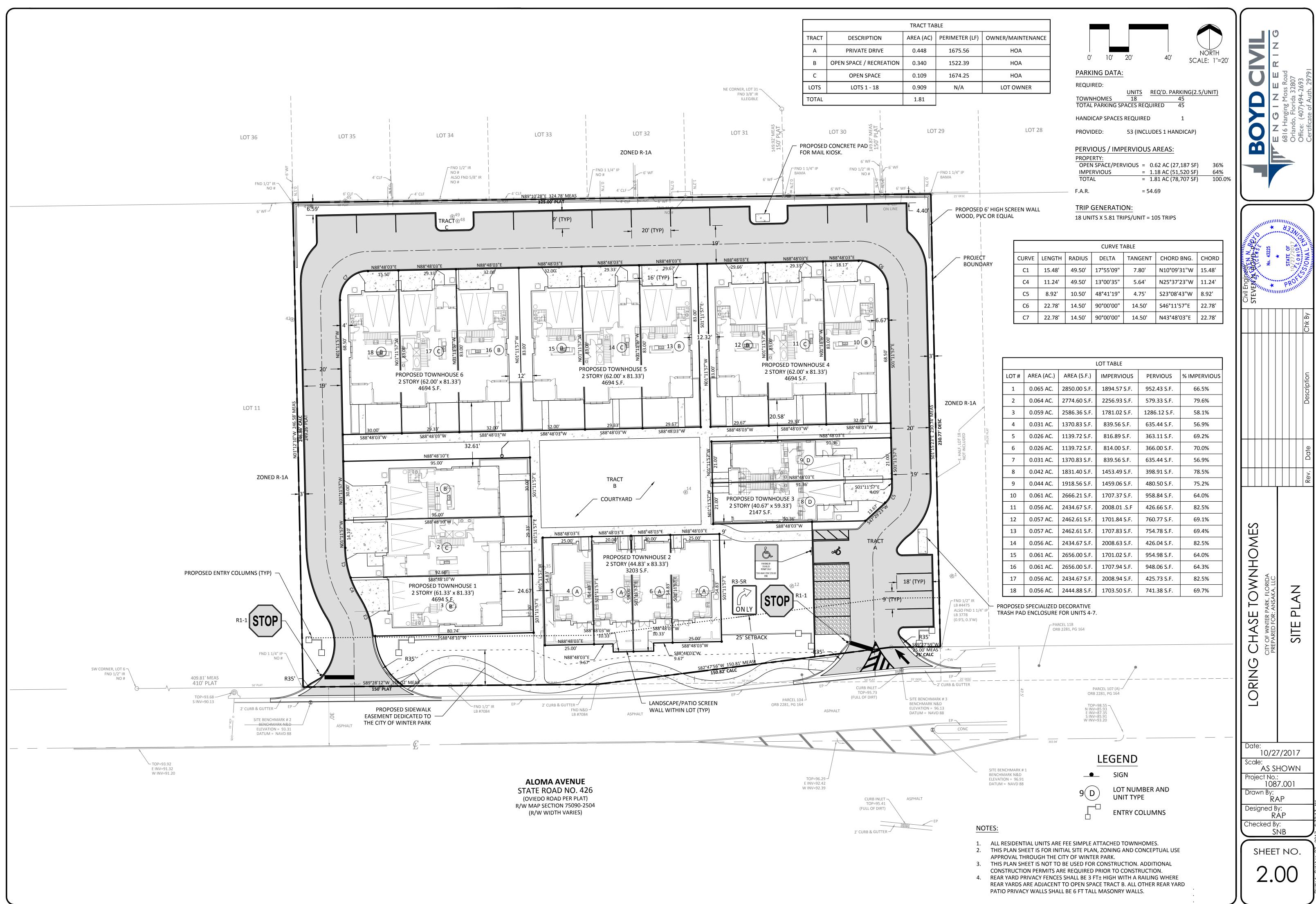


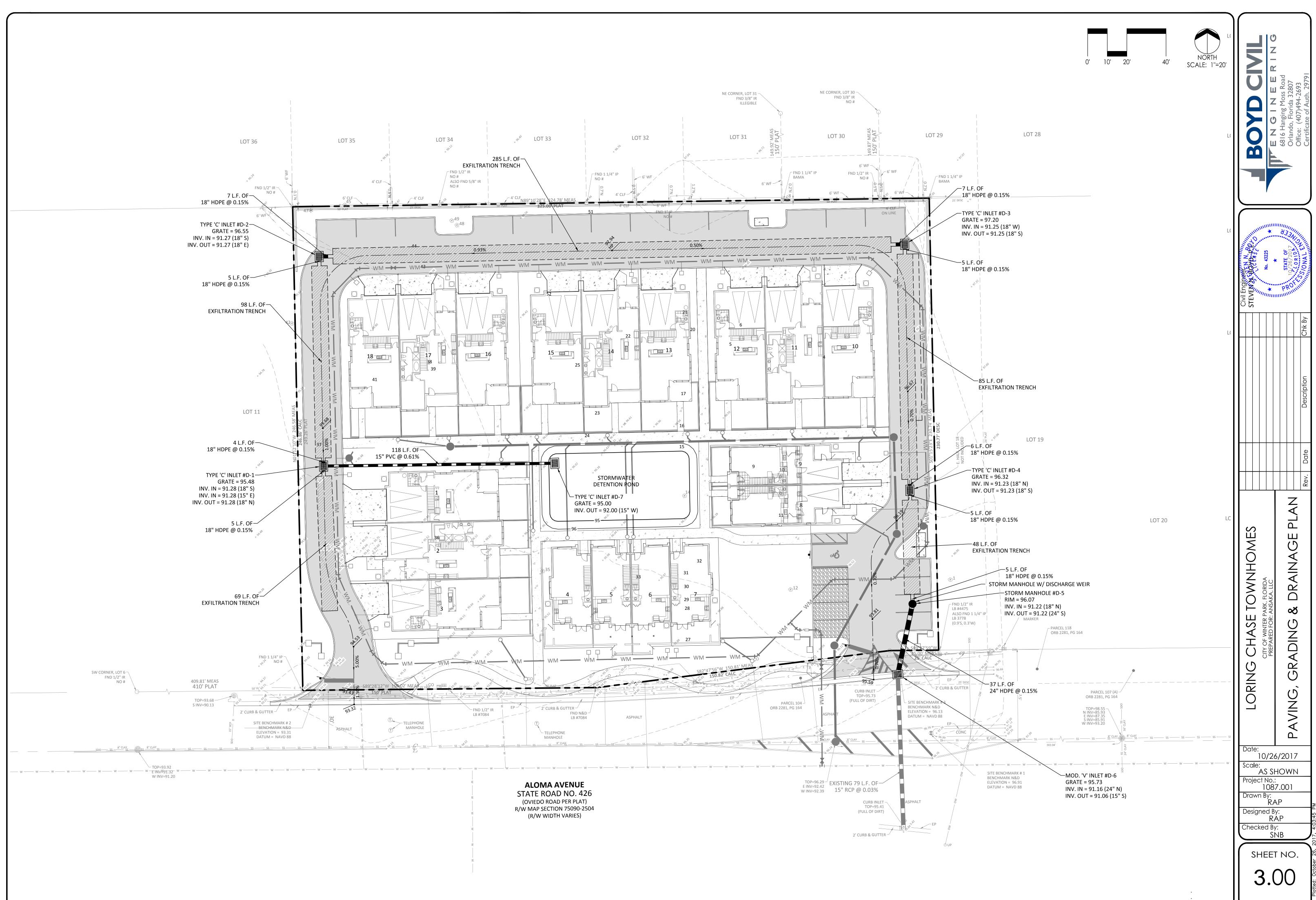
S:\ORANGE\OCL-23 - Campo Bello\12-17 W HALF LOT 18\OCL-23 LOT 12-17, HALF 18.dwg - Oct 25, 2017 Agenda Packet Page 346

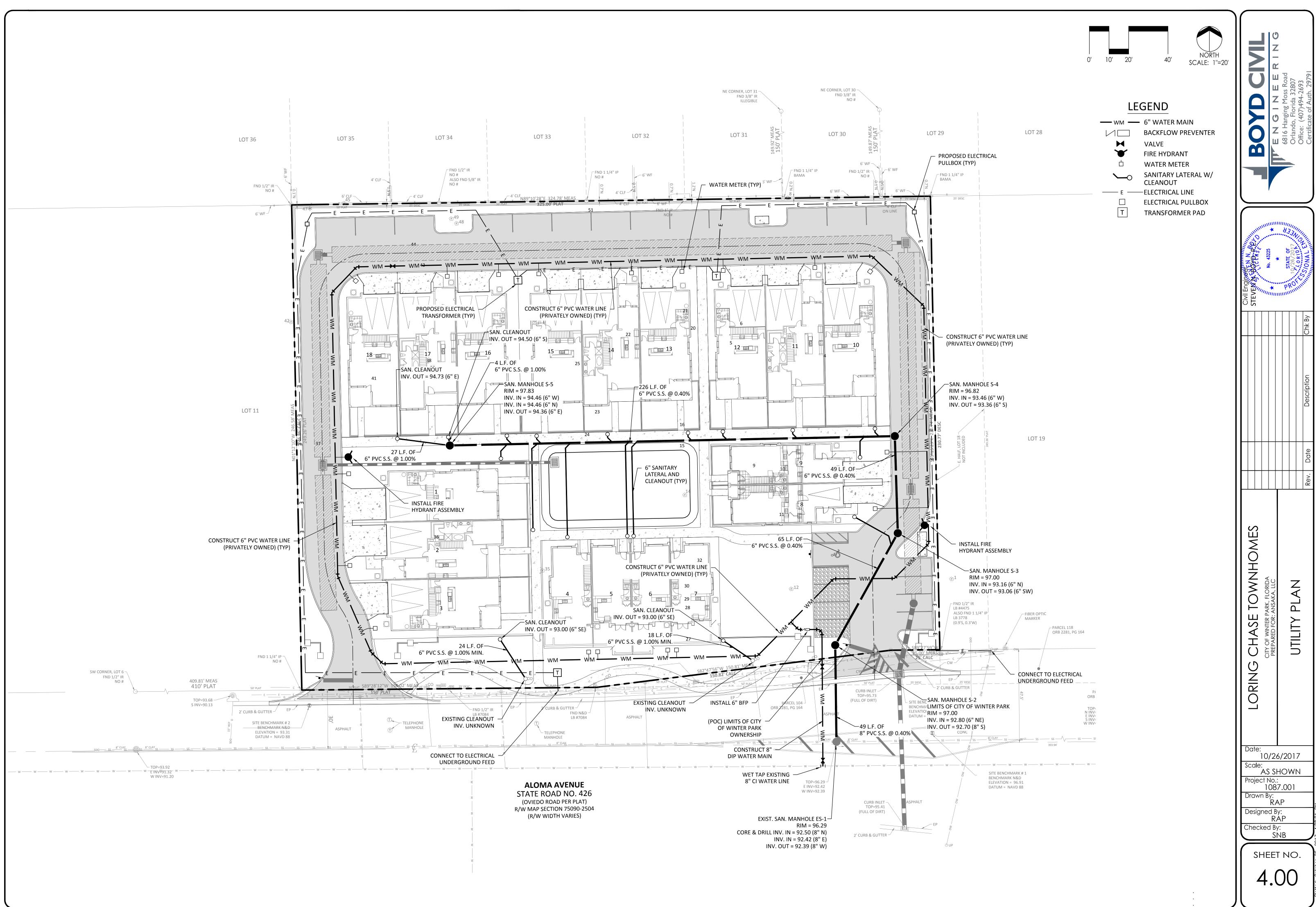
<6"	dbh	\$1,000
6"-12"	dbh	\$2,000
12"-24"	dbh	\$5,500
24"-36"	dbh	\$8,000
>36"	dbh	\$12,00



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ALOMA AVE.

GRAPHIC SITE PLAN



12" x 12" Ornamental Tile Column Base Stucco on Block

TREE / PALM LEGEND

BROWN +

Company Architecture

PO Box 140681 Orlando, FL 32814 407-256 0004

AA 26002154

Project Name

Sheet Title

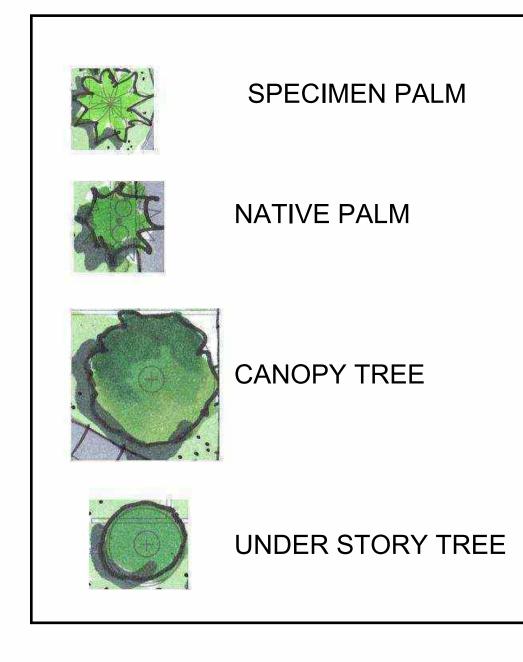
ARCHITECTURE + PLANNING

LORING CHASE

ΒY

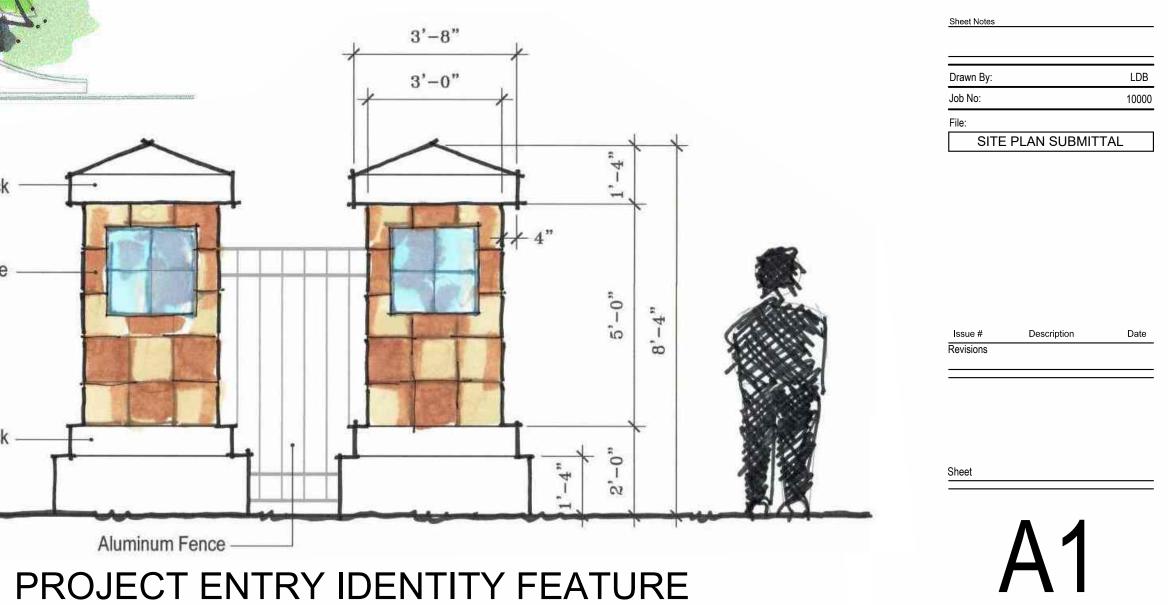
ANSAKA, LLC

PO BOX 4215 WINTER PARK, FL 32793



AUGUST GERARD SCHWARTZ

LANDSCAPE ARCHITECT LICENSE # 1095 407 619-0707 POST OFFICE BOX 37, WINTER PARK, FLORIDA 32790



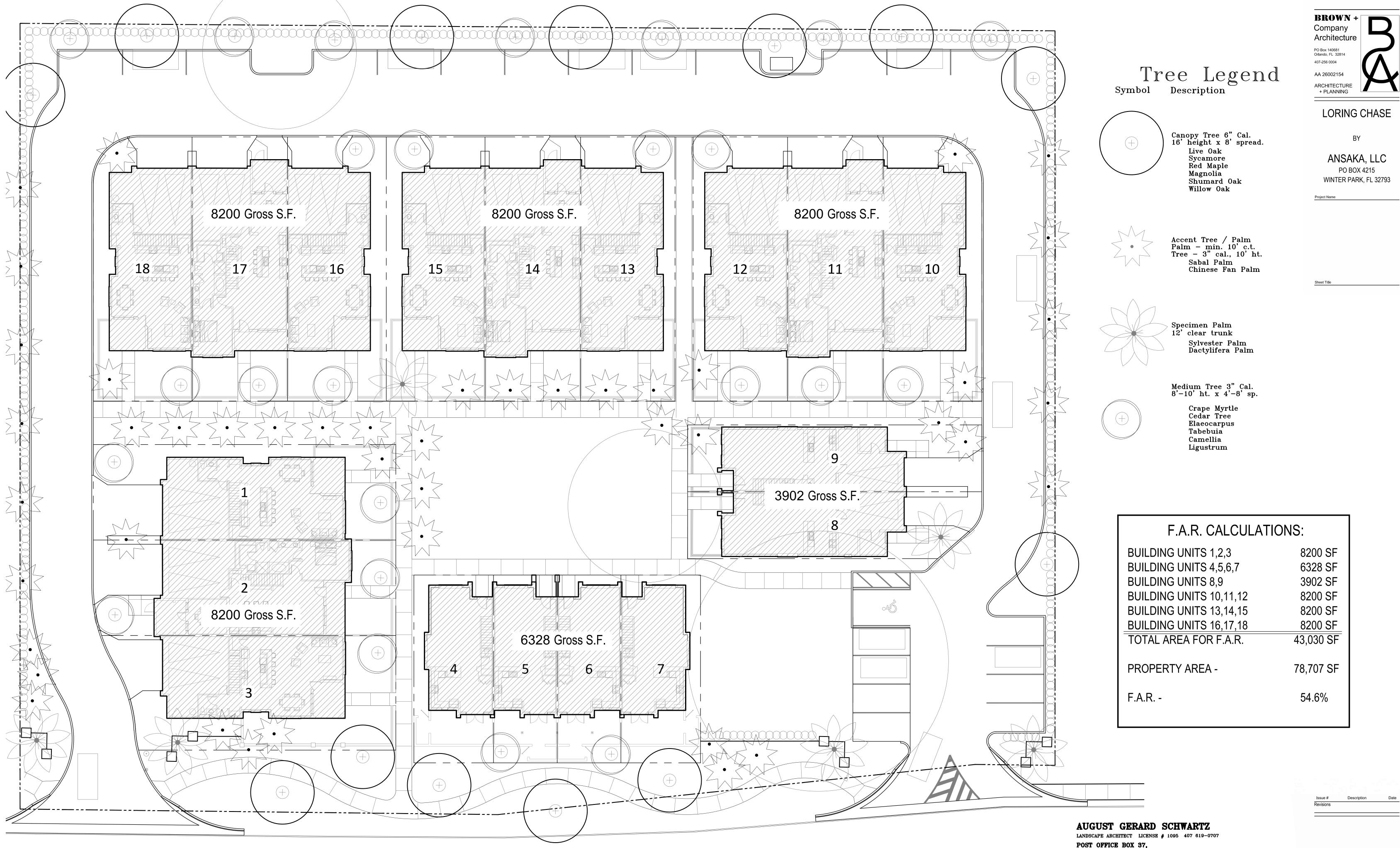
Larry D. Brown AR 8899 ©2017 Brown + Co. Architecture



Aloma street elevation



Larry D. Brown AR 8899 ©2017 Brown + Co. Architecture



Aloma Avenue

POST OFFICE BOX 37, WINTER PARK, FLORIDA 32790

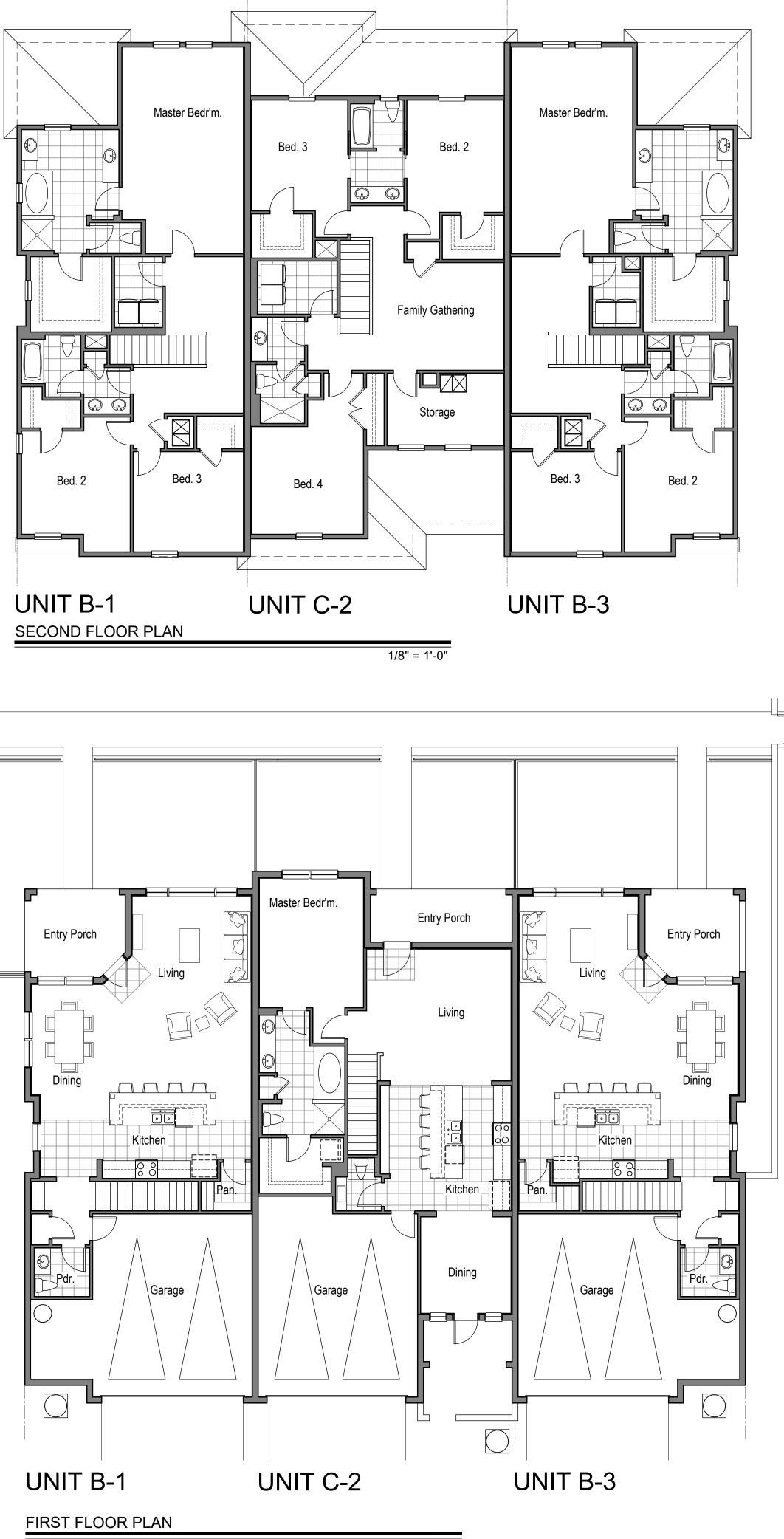
Loring Chase

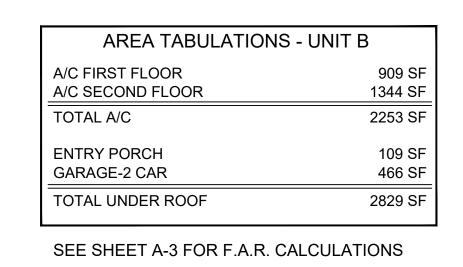
Conceptual Planting Plan Loring.dwg Plan

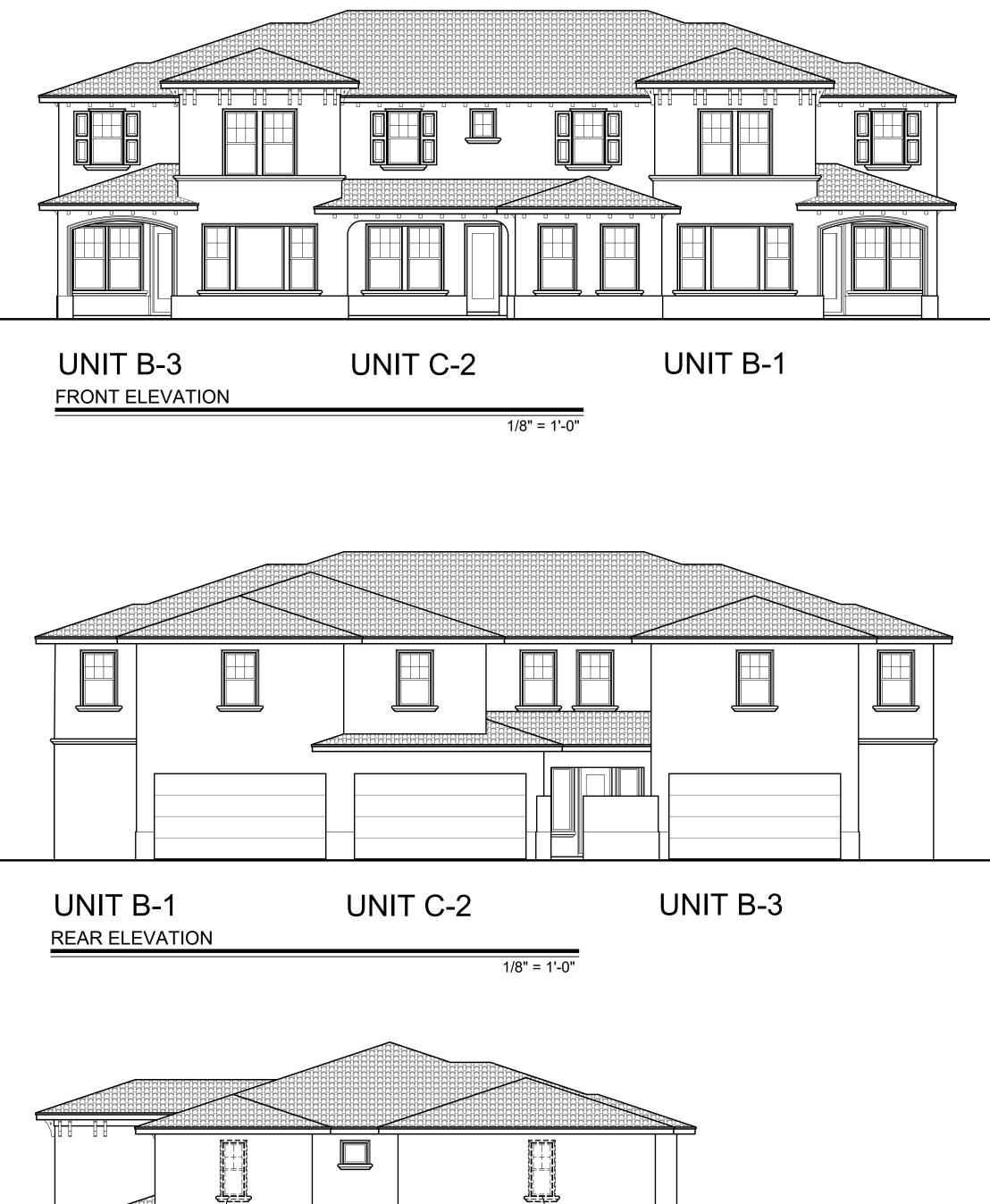
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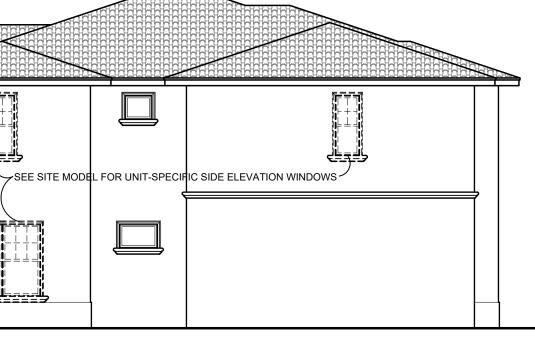




1/8" = 1'-0"

RIGHT SIDE ELEVATION (LEFT SIDE IS A MIRROR IMAGE)

AREA TABULATIONS - U	NIT C
A/C FIRST FLOOR	1118 SF
A/C SECOND FLOOR	1134 SF
TOTAL A/C	2252 SF
ENTRY PORCH	97 SF
GARAGE-2 CAR	408 SF
TOTAL UNDER ROOF	2757 SF





LORING CHASE

ΒY

ANSAKA, LLC PO BOX 4215 WINTER PARK, FL 32793

Sheet Title

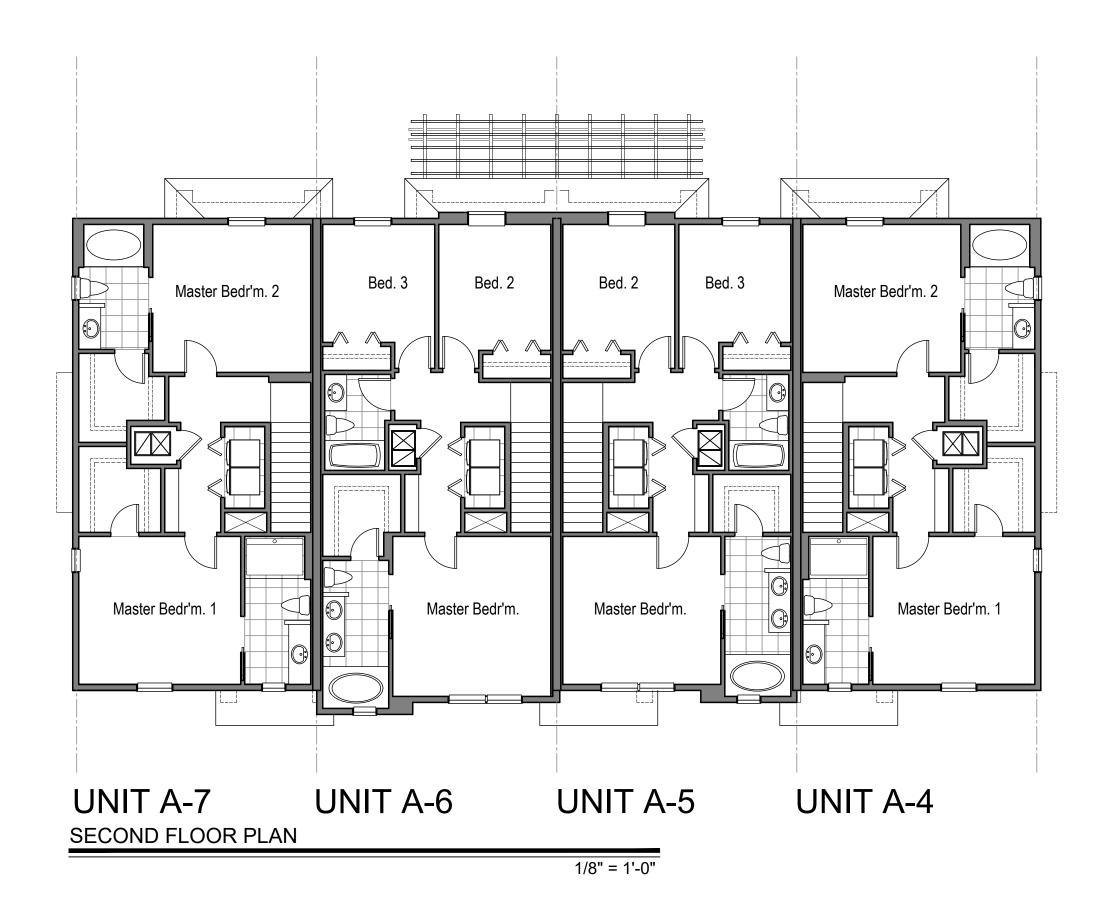
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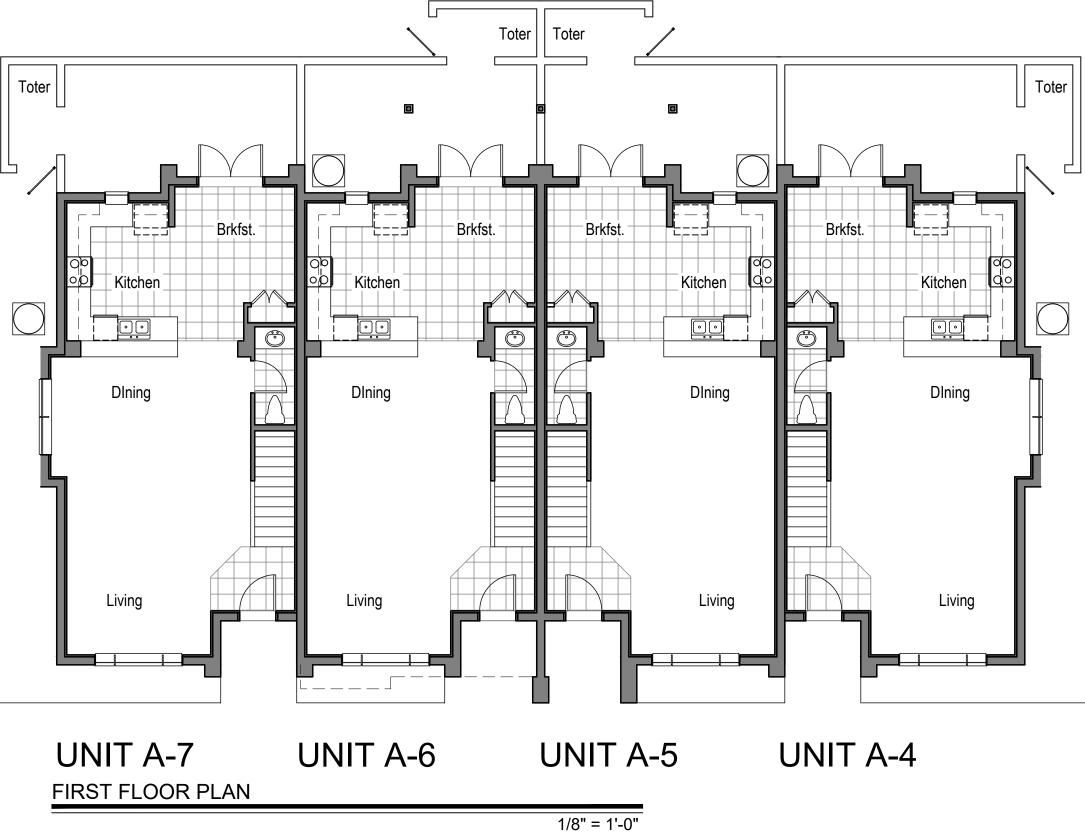
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lob No:		10000
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CONC	EPTUAL PLANS	
2 1	CONDITIONAL USE DRAFT SET	10/27/2017 9/6/2017
1	DRAFTSET	5/0/2017
lssue #	Description	Date
Revisions		

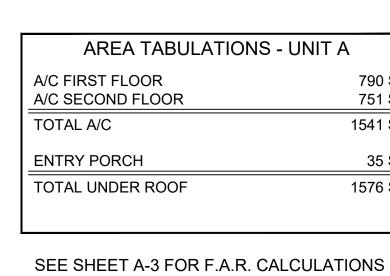
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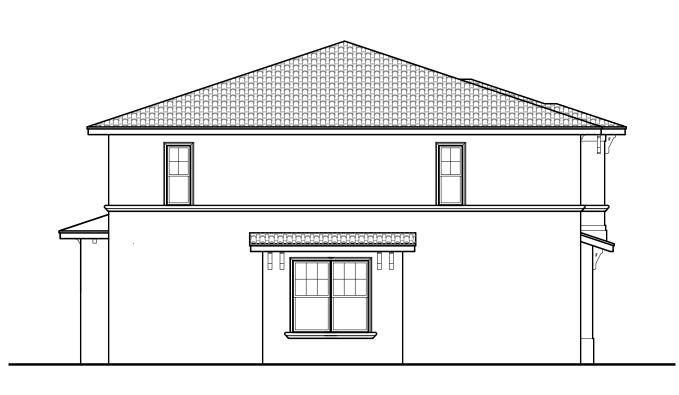












UNIT A-5

UNIT A-4

REAR ELEVATION

LEFT SIDE ELEVATION (RIGHT SIDE ELEVATION IS A MIRROR IMAGE)



LORING CHASE

ΒY

ANSAKA, LLC PO BOX 4215 WINTER PARK, FL 32793

Project Name

Sheet Title

790 SF

751 SF

1541 SF

35 SF

1576 SF

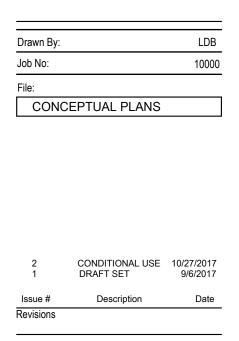
1/8" = 1'-0"

UNIT A-6

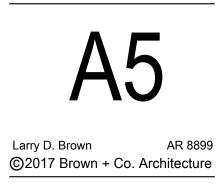
UNIT A-7

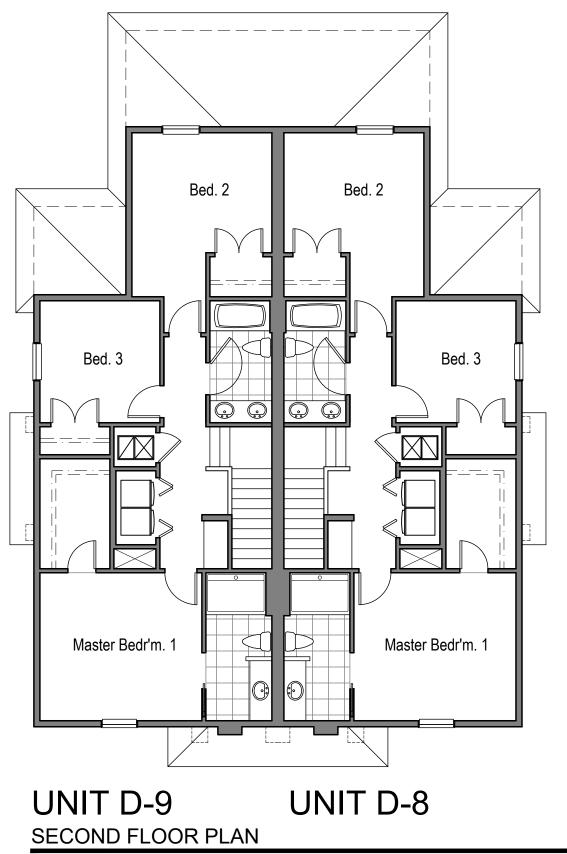
1/8" = 1'-0"

1/8" = 1'-0"

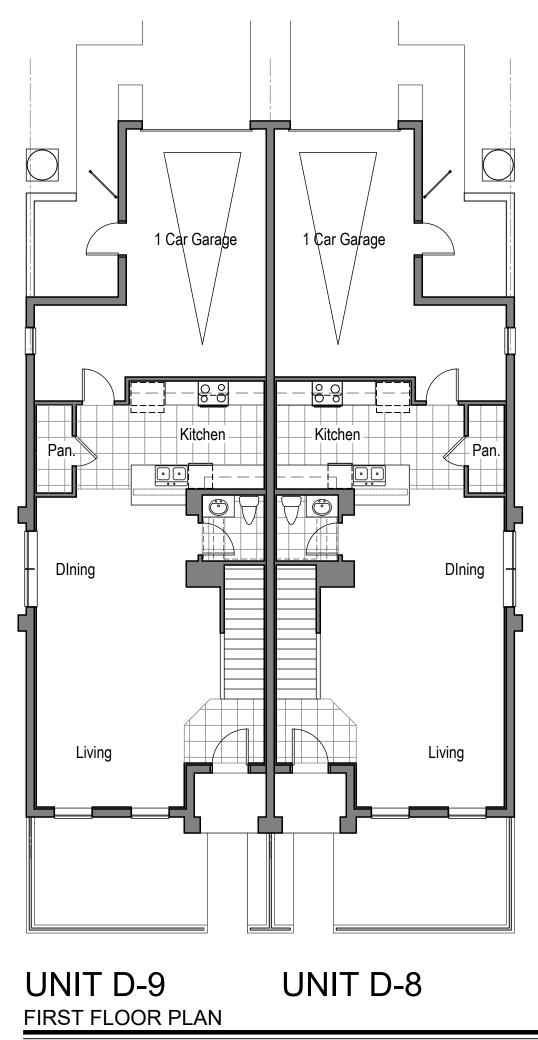


Sheet Notes





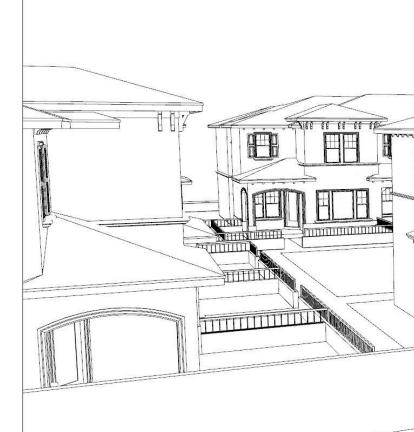
1/8" = 1'-0"



1/8" = 1'-0"

AREA TABULATIONS - L	JNIT D
A/C FIRST FLOOR A/C SECOND FLOOR	705 SF 857 SF
TOTAL A/C	1562 SF
ENTRY PORCH GARAGE-1 CAR	35 SF 337 SF
TOTAL UNDER ROOF	1934 SF

SEE SHEET A-3 FOR F.A.R. CALCULATIONS



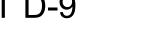


FRONT ELEVATION

1/8" = 1'-0"

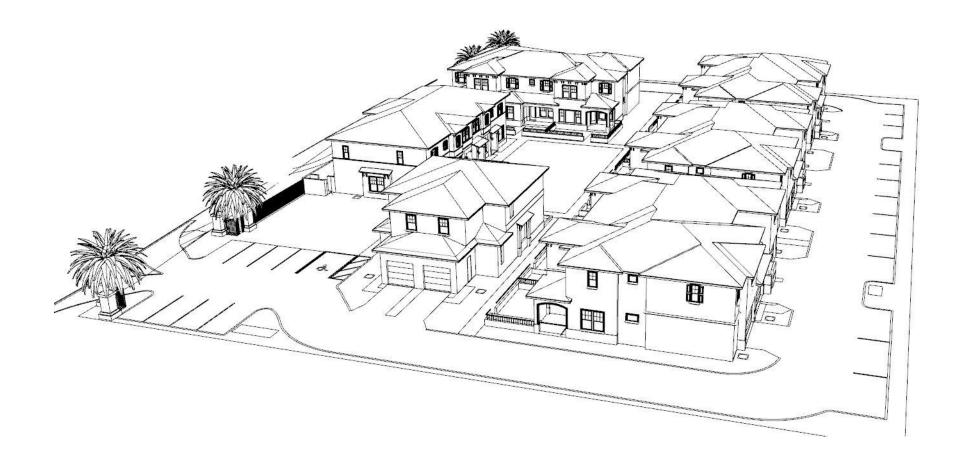


UNIT D-8 UNIT D-9 FRONT ELEVATION





RIGHT SIDE ELEVATION (LEFT SIDE ELEV. IS A MIRROR IMAGE)





1/8" = 1'-0"

1/8" = 1'-0"



LORING CHASE

ΒY

ANSAKA, LLC PO BOX 4215 WINTER PARK, FL 32793

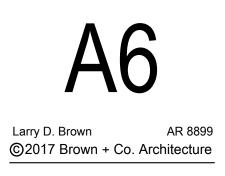
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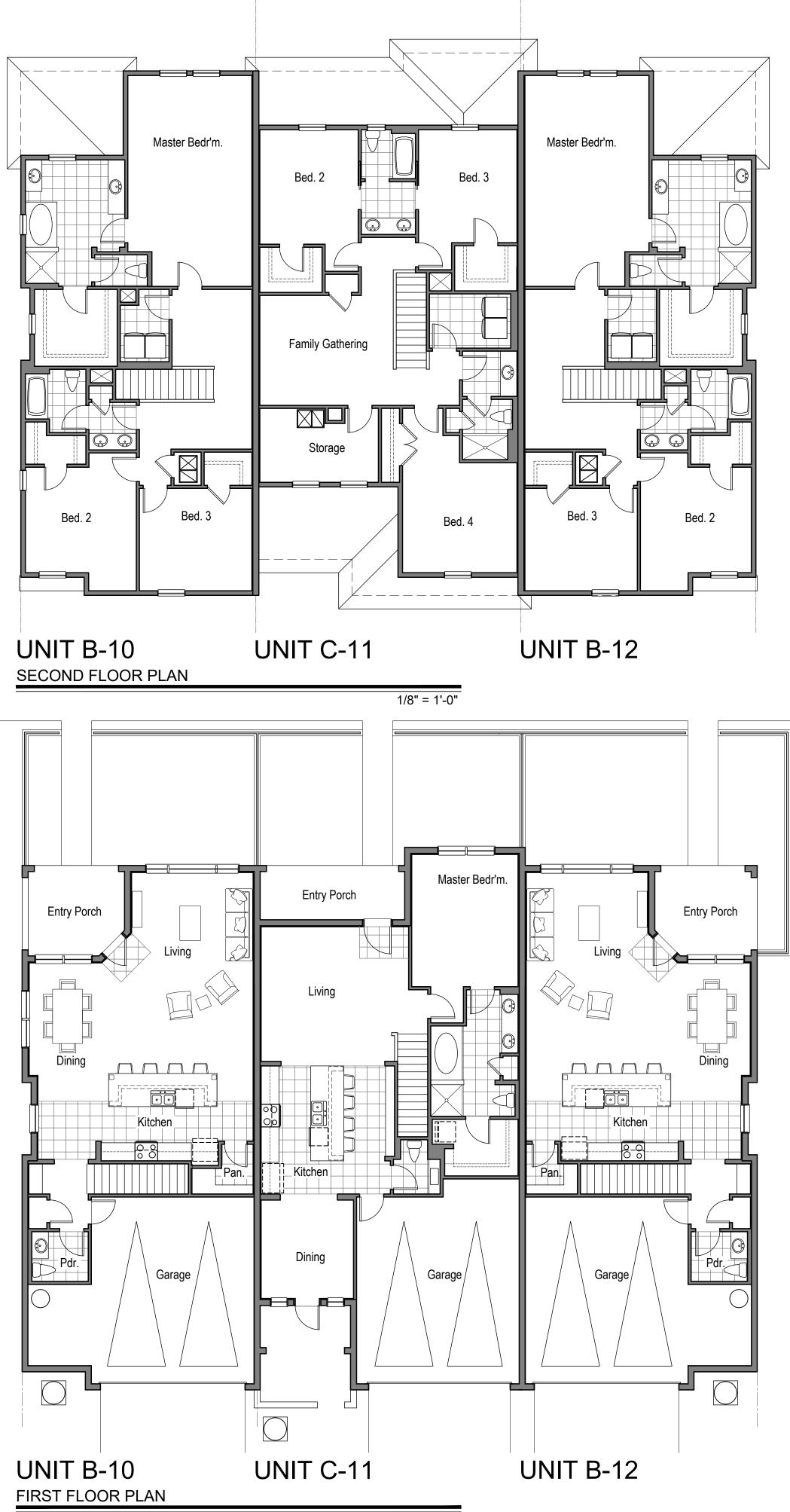
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Job No:		1000
File:		
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2 1	DRAFT SET	9/6/2017
Issue #	Description	Date
Revisions		

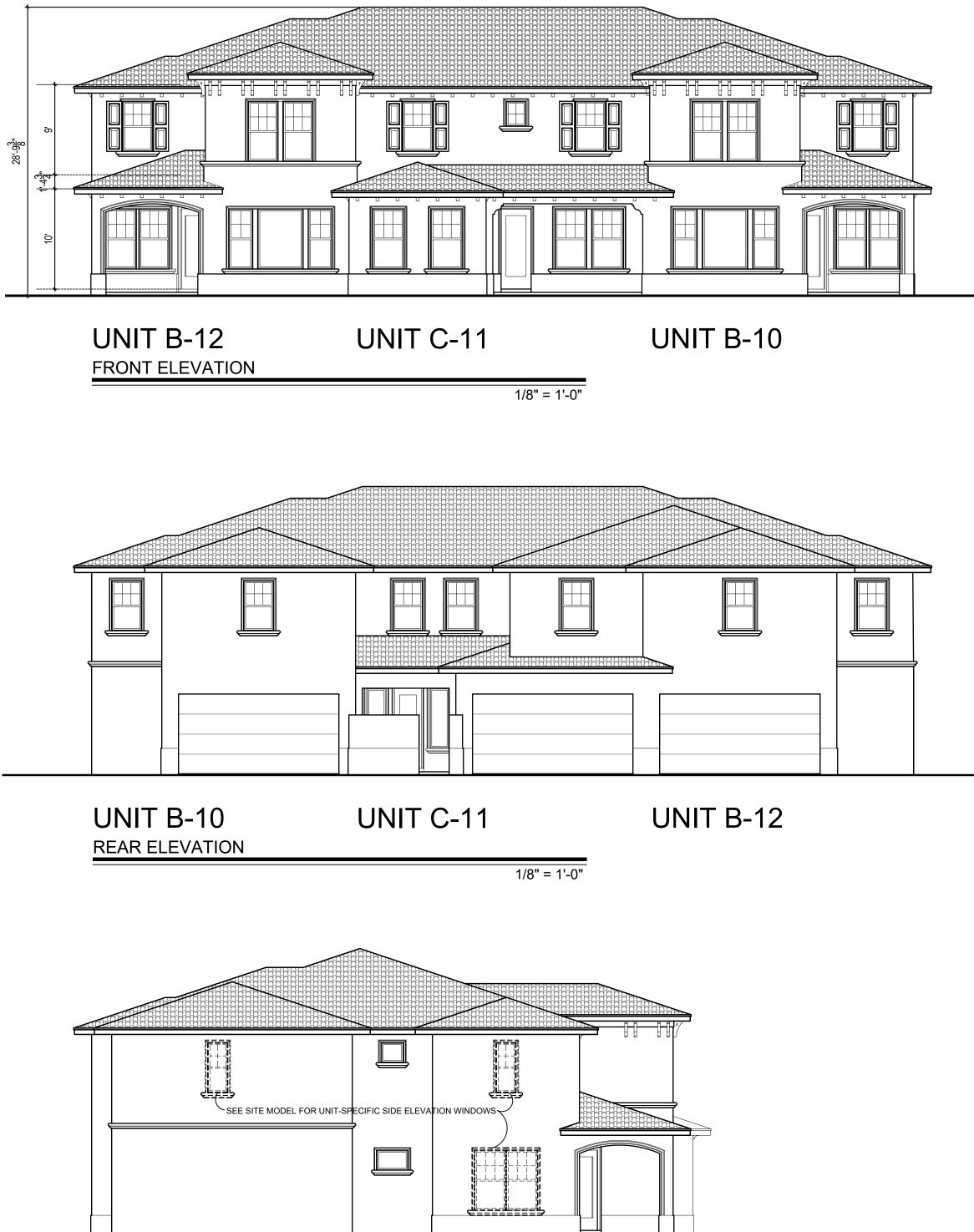
Sheet Notes





AREA TABULATIONS	- UNIT B
A/C FIRST FLOOR	909 SF
A/C SECOND FLOOR	1344 SF
TOTAL A/C	2253 SF
	400.05
ENTRY PORCH	109 SF
GARAGE-2 CAR	466 SF
TOTAL UNDER ROOF	2829 SF

SEE SHEET A-3 FOR F.A.R. CALCULATIONS



LEFT SIDE ELEVATION (RIGHT SIDE ELEVATION IS A MIRROR IMAGE)



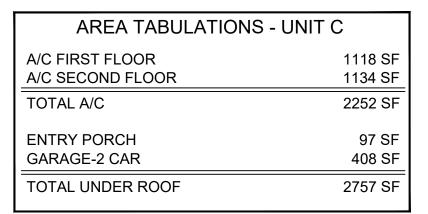
LORING CHASE

ΒY

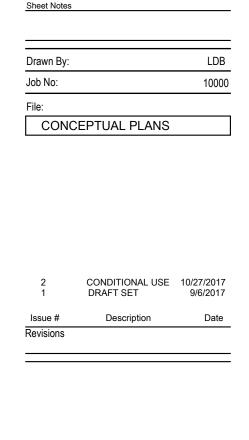
ANSAKA, LLC PO BOX 4215 WINTER PARK, FL 32793

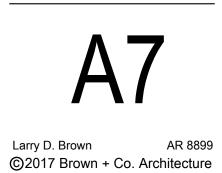
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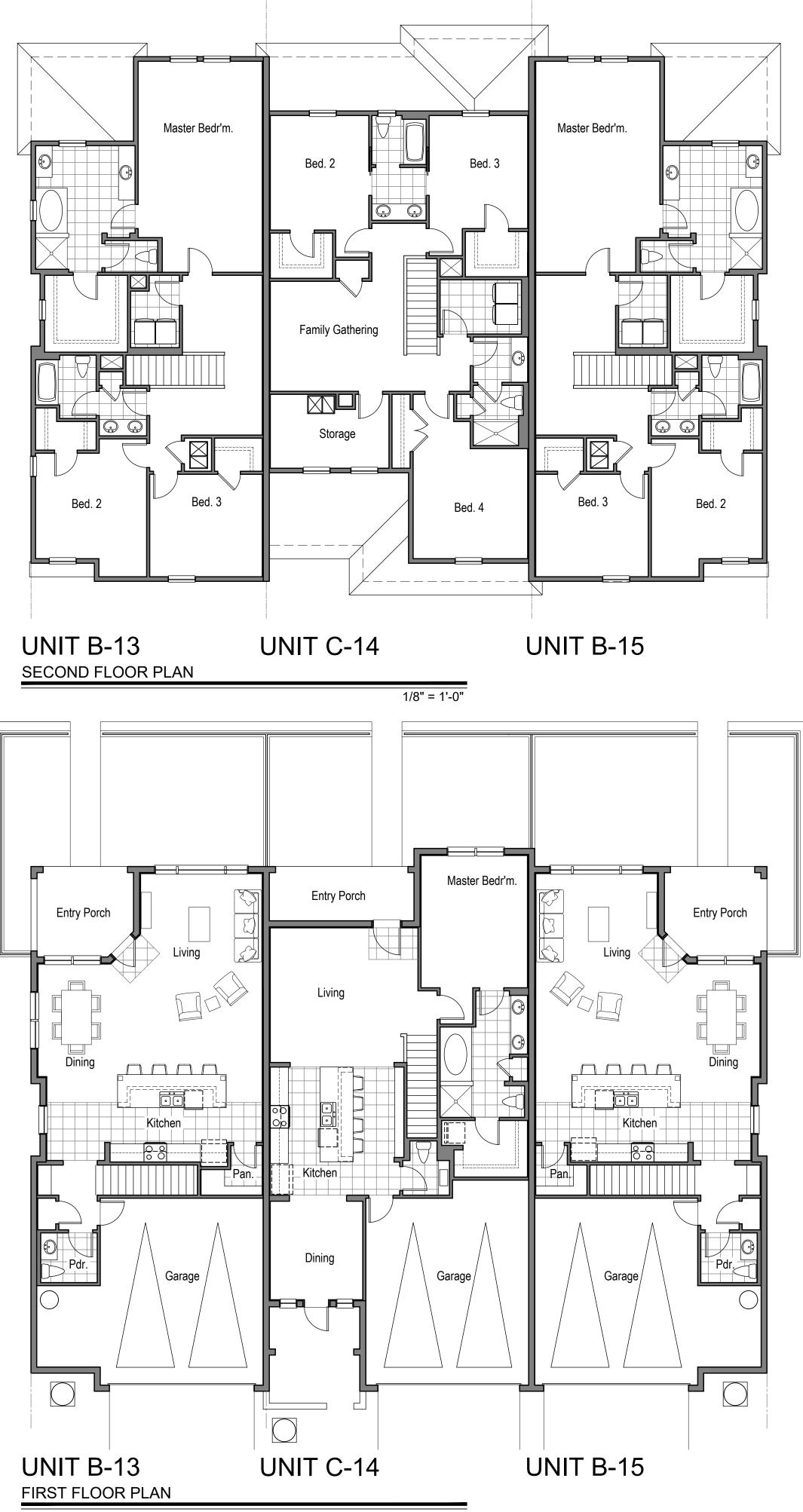
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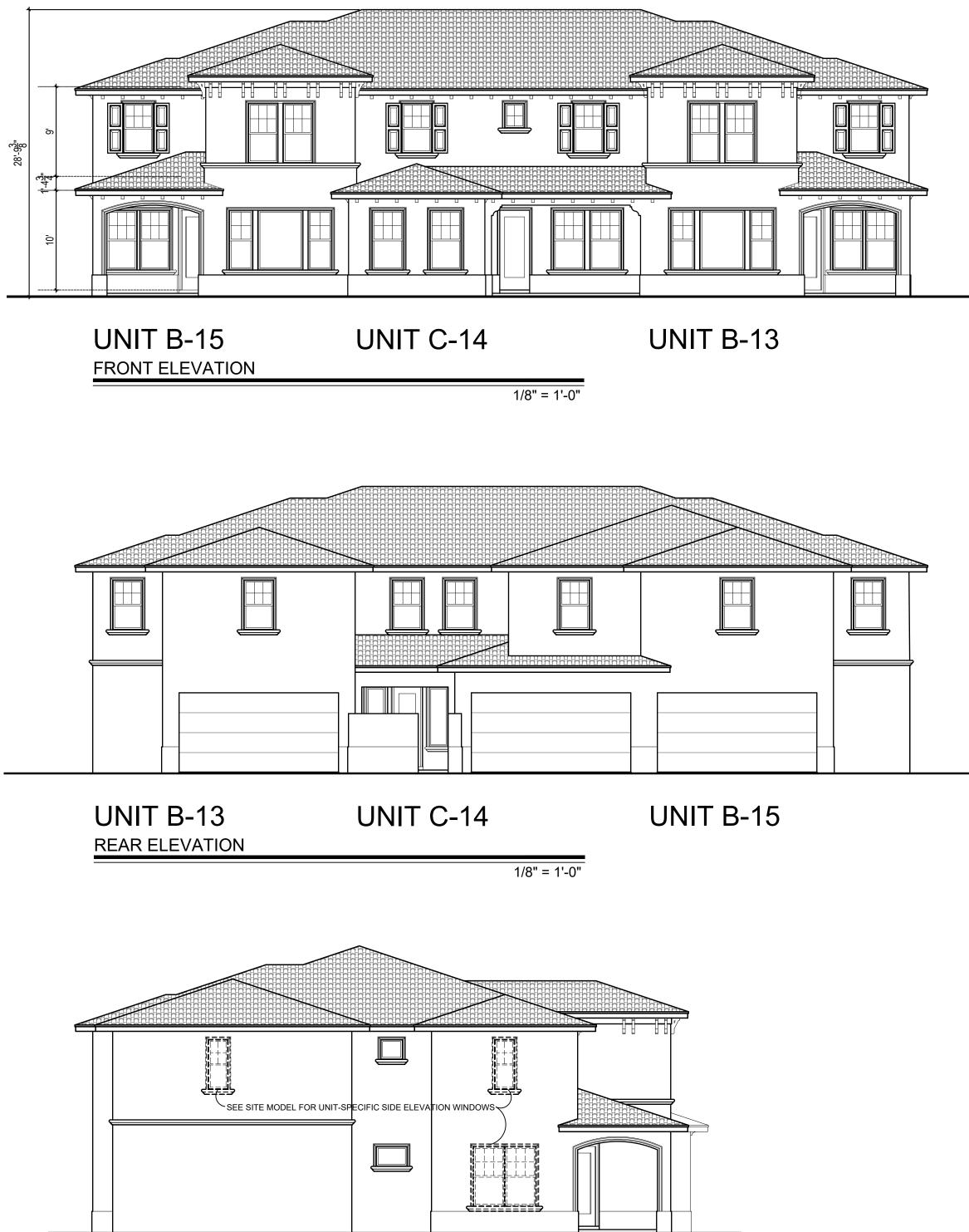






AREA TABULATIONS - U	INIT B
A/C FIRST FLOOR A/C SECOND FLOOR	909 SF 1344 SF
TOTAL A/C	2253 SF
ENTRY PORCH	109 SF
GARAGE-2 CAR	466 SF
TOTAL UNDER ROOF	2829 SF

SEE SHEET A-3 FOR F.A.R. CALCULATIONS



LEFT SIDE ELEVATION (RIGHT SIDE ELEVATION IS A MIRROR IMAGE)



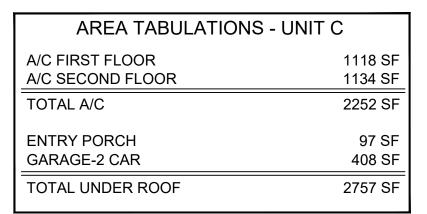
LORING CHASE

ΒY

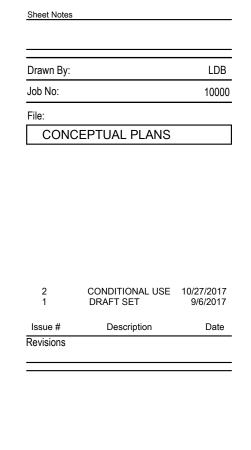
ANSAKA, LLC PO BOX 4215 WINTER PARK, FL 32793

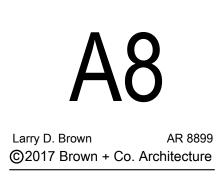
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Sheet Title



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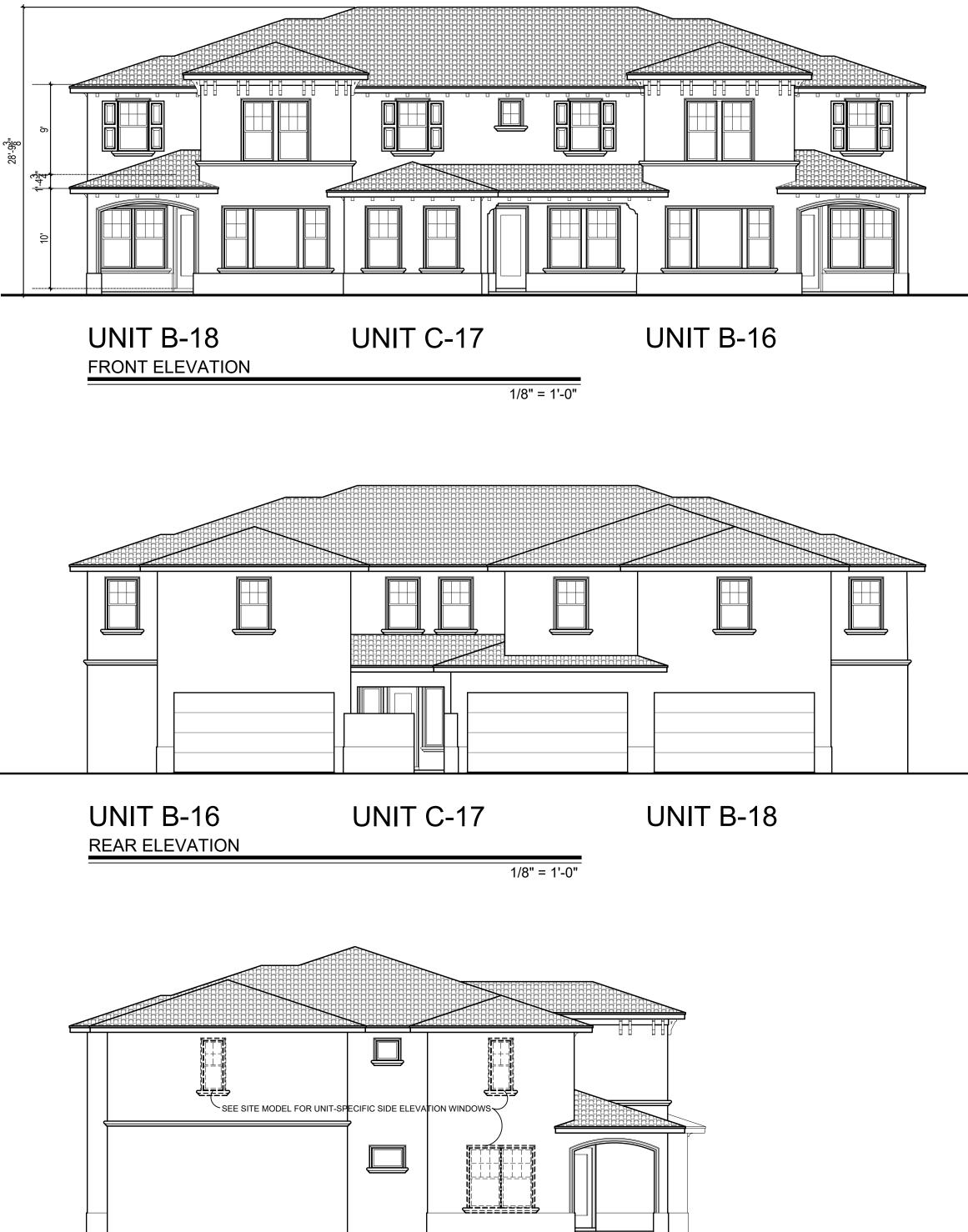






AREA TABULATIONS - L	JNIT B
A/C FIRST FLOOR A/C SECOND FLOOR	909 SF 1344 SF
TOTAL A/C	2253 SF
ENTRY PORCH GARAGE-2 CAR	109 SF 466 SF
TOTAL UNDER ROOF	2829 SF

SEE SHEET A-3 FOR F.A.R. CALCULATIONS



LEFT SIDE ELEVATION (RIGHT SIDE ELEVATION IS A MIRROR IMAGE)



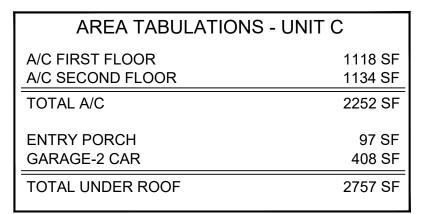
LORING CHASE

ΒY

ANSAKA, LLC PO BOX 4215 WINTER PARK, FL 32793

Project Name

Sheet Title

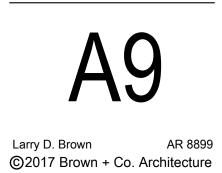


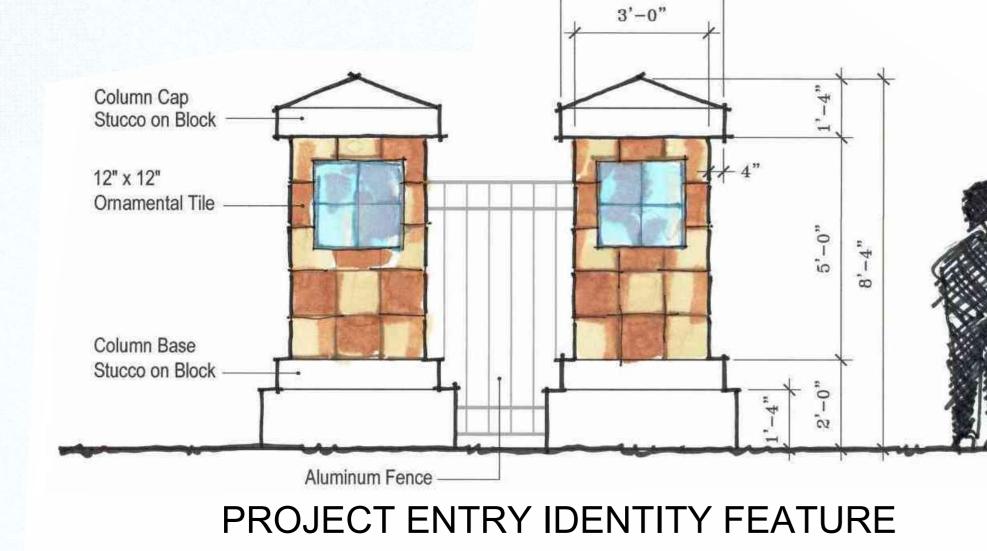
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LDB Drawn By: 10000 Job No: File[.] CONCEPTUAL PLANS

Sheet Notes





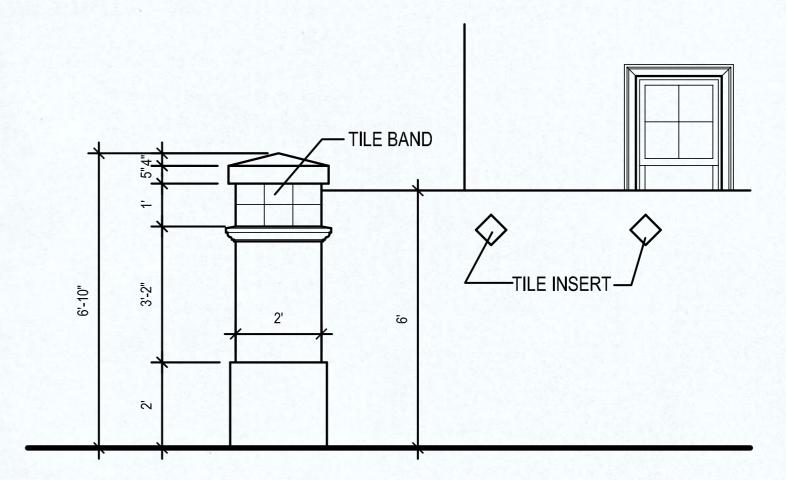


3'-8"





COLUMN AND WALL DETAIL



Aloma street elevation



LORING CHASE

BY

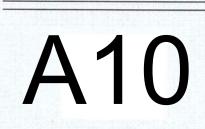
ANSAKA, LLC PO BOX 4215 WINTER PARK, FL 32793

Project Name

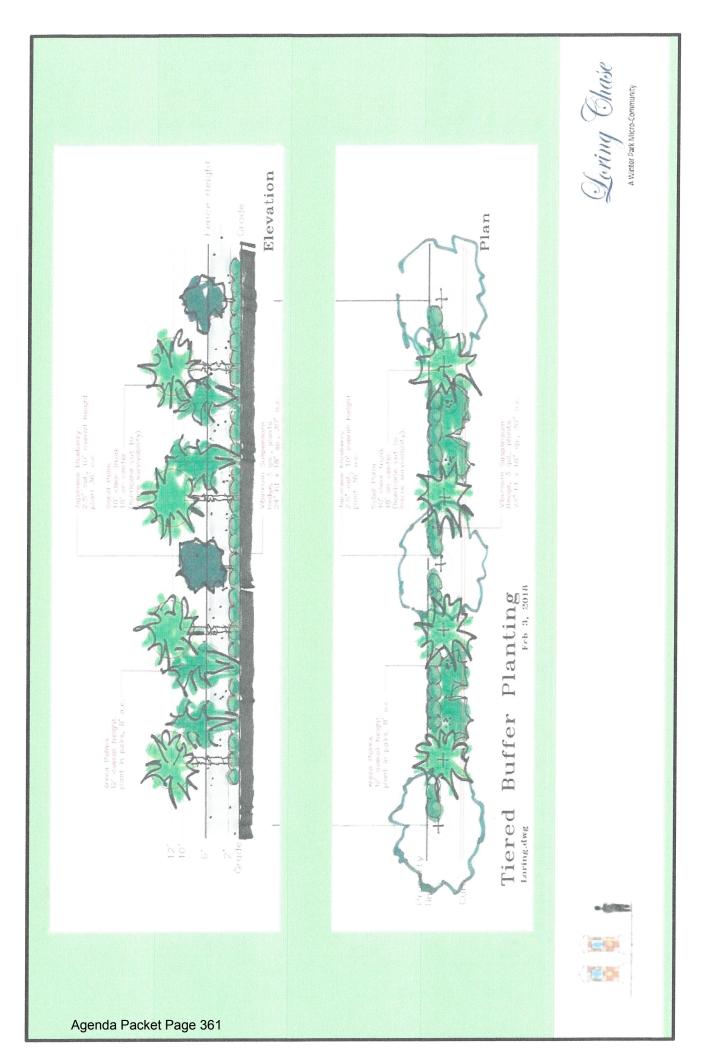
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Sheet Notes



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Community Meeting & Information Session



Dear Neighbors,

There has been impressive community interest in our townhome project to be constructed near the NW corner of Aloma and Lakemont. I want to share additional information with you, gather your feedback, and gain your input on certain design elements (including Northern separation buffer/barrier).

I hope you will be able to join me for a brief, interactive meeting on **March 1**st. We'll pick up where the December 5th, Planning & Zoning meeting ended, with a goal to find solutions together. Link to P & Z minutes \rightarrow <u>https://cityofwinterpark.org/docs/government/boards/minutes/PZB-min-2017-12-05.pdf</u>

When: March 1st, 2018 at 6-7 PM

Where: Winter Park Library, 3rd Floor Meeting Room

Agenda:

- Welcome/Introductions
- General Discussion/Your Feedback
- Project Overview/Options Available
- Q&A/Next Steps

To make sure that we have room for all participants, please RSVP if you plan to attend. Call me at 407-212-6671 or email me at andrew@ansakallc.com.







Loving Chase

A Winter Park Micro-Community

Agenda Packet Page 362

Jeffrey Briggs

From:	Kathryn Grammer <kgram333@cfl.rr.com></kgram333@cfl.rr.com>
Sent:	Tuesday, February 27, 2018 3:12 PM
То:	Mayor and Commissioners
Cc:	Randy Knight; Jeffrey Briggs
Subject:	Policy 1-B-1 Preserve Single-Family Homes

Dear City Commissioners and City Officials:

The townhomes proposed for the 350-foot-long stretch just west of Lakemont on Aloma Avenue are in conflict with Winter Park's Comp Plan. The property, which is clearly designated R-1, should remain low-density single-family residential. Please do not approve any high-density land use which violates our City's Comprehensive Plan policies.

Thank you. Sincerely, Kathryn and Bud Grammer 200 S. Interlachen Avenue WP 32789

From:	Erik Larsen <elarsen@cfl.rr.com></elarsen@cfl.rr.com>
Sent:	Monday, March 5, 2018 3:11 PM
То:	Mayor and Commissioners
Subject:	Request of Ansaka, LLC

Dear Mayor and commissioners,

I wanted to take this opportunity to comment on the request of Ansaka, LLC, for rezoning to allow the construction of 18 townhouses on Aloma Avenue.

I object to the request, for all of the reasons that you have received from my neighbors in the area. I can understand the difficulty of the land owners along Aloma, as I drive it every day. It is the density of the plan that concerns me the most. I would have no objection to a project of 10 townhouses rather than the 18 proposed units.

Sincerely,

Erik Larsen 521 Shepherd Ave. Winter Park, FL 32789

From:	Jack Jackson <hcjackjr@aol.com></hcjackjr@aol.com>
Sent:	Wednesday, February 28, 2018 1:04 PM
То:	Mayor and Commissioners
Subject:	Loring Chase development

Dear Mayor and Commissioners,

We own and live in the house located at <u>537 N. Phelps Avenue, Winter Park, Florida 32789</u>. We are opposed to the Loring Chase development of 18 townhomes proposed for Aloma Avenue and Lakemont, to be voted on March 26, 2018. Our concerns are:

Safety for children and families as a result of increased traffic on Aloma and the side streets Edwin, Bryan, Sylvan, Shepherd and Phelps from cut through traffic created by adding 32 residents/cars for 1.81 acres. When traveling east on Aloma, making a left turn into the town homes will be difficult anytime of the day causing a "go around the block" using Sylvan, Shepherd, Edwin, and Bryan as a cut through to Lakemont (increasing traffic on Phelps) to make a right turn into the development.

Home values. This new development only partially covers the block, once built it establishes a precedent for future townhomes or apartments in our neighborhood which decreases the value of all homes within this area.

Increased density. There is increased density in our city and neighboring cities i.e. intersection of "Trader Joe's" (Morse and Orlando Avenue) and the apartments in Maitland on 17-92. We do not believe this is the Comprehensive Plan policy/Future Land Use that was recently adopted by Winter Park nor what the citizens of Winter Park want to see happen.

The City of Winter Park is known for its tree lined, brick streets with beautiful homes where you know your neighbors, can walk, ride bikes and feel safe doing so. We lived on Woodland Avenue in Winter Park and, unfortunately, was lured by all the hoopla of Baldwin Park and bought a house in 2007. It was a nice place to live...UNTIL the apartment/townhome builders convinced the HOA that it was good business to change the zoning and density. We moved back to Winter Park in 2016.

We just can't imagine the City Beautiful of Winter Park becoming "just another City". Please do not approve this or any other development that will change the character of Winter Park.

HARRY and LINDA JACKSON 537 N. Phelps Avenue Winter Park, FL 32789 407-484-3729

From:	BAH <squeakywheel2@gmail.com></squeakywheel2@gmail.com>
Sent:	Wednesday, February 28, 2018 6:37 AM
То:	Jeffrey Briggs; Dori Stone
Subject:	2nd question about ANSAKA Request to Build 18 Town Homes on Aloma

Dear Jeff/Dori,

I also seek the answer to the question of what is the maximum height and FAR if the Applicant were to actually build an office/professional building on the 0-2 lot.

I realize he is seeking the maximum density residential which he can get past the commission, but if he were to build what it is zoned for what could he build on the 0-2 lot of .41 acres?

Thank you for any information you are able to provide. I would like to know ahead of the meeting at WPPL tomorrow.

Many thanks, Beth Hall

From:	Carrie Cox <carrie.cox@mac.com></carrie.cox@mac.com>
Sent:	Tuesday, February 27, 2018 8:06 PM
То:	Sarah Sprinkel; Mayor and Commissioners
Subject:	Re: Loring Chase Development on Aloma and Lakemont

Thank you for asking for further proof about increased crime in high density housing areas.

To provide you scientific support from published studies, please see:

 "Land Use and Violent Crime" by Stucky and Ottensmann, published in <u>Criminology</u> 2009, summarized on the University website http://newsinfo.iu.edu/news/page/normal/13030.html

Excerpting the article:

"Land use matters when it comes to predicting violent crime rates, according to results of a study by two professors in the IU School of Public and Environmental Affairs at Indiana University-Purdue University Indianapolis.

Thomas Stucky and John Ottensmann show that rates of murder, rape, robbery and aggravated assault are generally higher in areas with high-density residential developments and commercial property, and generally lower in areas characterized by industry, parks and schools."

"The study found higher rates of all types of violent crime in areas of high-density residential land use, even after controlling for overall population. The correlation was more pronounced in disadvantaged areas but held true in other areas as well.

"There seems to be something about (high-density residential) units that is associated with all types of serious violent crime, even controlling for the other factors in the model," the authors write. "Apparently, high-density housing units promote serious violent crime."

2. North Carolina researchers Davison and Smith conducted a similar academic study in Raleigh, North Carolina, and concluded, among other things, that *"the type of residential land use also has an effect on property crime. The more housing units on a street segment, the greater the property crime risk. Additionally, street segments without a predominance of owner occupancy are more likely to be victimized."*

http://www.ncsociology.org/sociationtoday/raleigh.html

3. In a publication titled "How to Win Land Development Issues" which purports to support developers in "Formulating & Implementing A Winning Strategy", I excerpt from Chapter 8 titled Crime, p 45, "...what does crime and development have to do with one another? Actually, quite a bit. As will be shown in the review of research below, if development substantially increases the volume of traffic on a residential street then crime rates may

rise. " <u>http://ceds.org/pdfdocs/Chapter8.pdf</u>

I actually noticed this firsthand when we were searching for a home to purchase in Winter Park a few years ago. The real estate website Trulia showed comparative crime statistics in the area, and so we began to rule out homes for sale in Winter Park near condo developments or apartments since there was generally a significantly higher rate of crime. Trulia has since changed their system, but I saw both higher crime rates and lower home prices near the condos and apartments in Winter Park. We do not want our neighborhood to become like those areas.

We believe our home on Edwin Blvd would be negatively impacted because it would be in the same block as the new condos, the increased traffic, and the increased rate of crime.

Many of the same studies I cited above also say that office buildings or similar business use tends *not* to raise crime the way increased density housing does. We are not opposed to commercial development, simply to development which will negatively impact our home by increasing residential traffic and crime.

Thank you for your attention, and I hope, for your support.

Carrie Cox

On Feb 27, 2018, at 8:38 AM, Sarah Sprinkel <<u>SSprinkel@cityofwinterpark.org</u>> wrote:

It is Zoned commercial now not single family homes. I have not seen statistics about crime comparing single family homes to town homes, can you provide this. Thanks

Sent from my iPad

On Feb 26, 2018, at 4:38 PM, Carrie Cox < <u>carrie.cox@mac.com</u>> wrote:

Dear Mayor and Commissioners,

Please do NOT allow the Loring Chase Development to proceed at Aloma and Lakemont. This development would bring real damage to the surrounding community, where we own a home on Edwin Blvd. We strongly oppose this development because:

- the crime rate at condo complexes in Winter Park is substantially higher than in neighborhoods of single family homes. Please do not bring that crime into our lovely neighborhood. We have a great community of neighbors, and would hate to see theft, robberies, and break-ins increase as they do in areas surrounding other condo complexes in town.

- this condo complex would definitely adversely affect our property values! Please don't do this to us as property owners and taxpayers, and to our beautiful neighborhood.

- traffic is already extremely congested in this area; a new condo complex will only make it much worse. Given the terrible rush hour traffic that already exists, we fear residents of this development would use our street on Edwin Blvd as a "cut-through" to avoid the traffic on Aloma, which is again a very negative impact on our currently lovely street.

- there are children in our neighborhood, and they would be endangered by both the increased crime and the increased traffic.

- Walkability scores are now an important part of how towns are viewed by others; our neighborhood has achieved a good walkability score, which would be diminished substantially due to more crime and more traffic.

Please think of the human cost and property damage that could be incurred by allowing this development to move ahead, and please vote AGAINST it on March 26. A few more tax dollars can't be worth the damage to our neighborhood and the surrounding area.

Thank you for your help,

Carrie S. Cox

From:	Ann Saurman <annsaurman@yahoo.com></annsaurman@yahoo.com>
Sent:	Tuesday, February 27, 2018 4:22 PM
То:	Mayor and Commissioners; Randy Knight
Subject:	Winter Park Update

Dear Mayor and Commissioners,

In the Mayor's Message in the most recent Update, it says "the traffic generated by the increased population outside our geographic borders is affecting our quality of life. We continue to work with the state, county, neighboring municipalities and even private property owners to create solutions to minimize this impact".

The traffic problems in Winter Park are not caused exclusively by the growth outside Winter Park. It is necessary to recognize that if you are going to find solutions. There are several projects that are going to cause an increase in traffic. The large addition to Winter Park Memorial Hospital and the creation of a Medical Arts District will put many more cars on Aloma Ave. and Lakemont Ave. There is a Florida Hospital South "City" within ten miles of Winter Park. Why do we need a Medical Arts District? The oversized Wellness Center which is not for Winter Park residents but for the whole region will add even more cars to these same streets. The oversized Library and Events Center is not for Winter Park but will draw in more cars from the whole region. All of the properties that are being redeveloped into apartments and condos and townhouses have increased in size and will have more residential units than before which will mean more cars on the streets.

It would seem that all of these projects are more important than the adverse impact they will have on our residents. There is a difference between development and over-development. You cannot continue to allow increases in density without increases in traffic. The traffic problem in Winter Park is a major issue for many people. You need to be honest about all of the causes. The solution is not going to come from neighboring municipalities. It has to come from Winter Park government.

Ann Saurman 1041 Osceola Ave. Winter Park

From:	Kathryn Grammer <kgram333@cfl.rr.com></kgram333@cfl.rr.com>
Sent:	Tuesday, February 27, 2018 3:12 PM
То:	Mayor and Commissioners
Cc:	Randy Knight; Jeffrey Briggs
Subject:	Policy 1-B-1 Preserve Single-Family Homes

Dear City Commissioners and City Officials:

The townhomes proposed for the 350-foot-long stretch just west of Lakemont on Aloma Avenue are in conflict with Winter Park's Comp Plan. The property, which is clearly designated R-1, should remain low-density single-family residential. Please do not approve any high-density land use which violates our City's Comprehensive Plan policies.

Thank you. Sincerely, Kathryn and Bud Grammer

200 S. Interlachen Avenue WP 32789

From:	Marsha Erickson <ericksonmw@icloud.com></ericksonmw@icloud.com>
Sent:	Tuesday, February 27, 2018 11:46 AM
То:	Mayor and Commissioners
Subject:	Future development on Aloma Ave

The Ericksons at 543 Shepherd Ave implore the W.P. Commissioners to reconsider the density of the new project planned called Loring Chase. Traffic is all ready an issue for Aloma and those of us living on the future impacted cut through streets. Our cut through traffic is all ready heavy and unsafe for home owners and families living on these streets. To add more is ludicrous. These are neighborhood streets not commercial establishments so traffic needs to be safe for homeowners and families.

This project needs to go back to the drawing board to protect the safety and integrity of the homeowners in this area. Please reconsider.

Marsha Erickson 543 Shepherd Ave.

Sent from my iPad

Roger & Christine Thorpe

1840 Edwin Blvd, Winter Park. Fl 32789

February 26th, 2018

Dear Mayor and Commissioners,

We are opposed to the Loring Chase development of 18 townhouses proposed for Aloma Avenue and Lakemont, which will be voted on March 26, 2018. This property along with the corner lot owned by 5th Third Bank was rezoned from residential to commercial zoning a few years ago. We personally were OK with that, because it was always known that originally a dentist wanted to build an office there. With normal business hours and therefore would not impact our privacy.

Our main concerns are:

Increased traffic causing potential danger for children and families. Excessive noise potentially 24 hours a day. The traffic on Aloma is exceedingly heavy at peak times and increasing the volume would be foolhardy.

Home Values. Although this new development only partially covers the block, once this is built it will just be a matter of time before the rest of the block up to Phelps has condos or apartments. This will not be a positive effect on our home values.

Increased density. We already have a problem with traffic using Edwin Boulevard as a cut through or turnaround when they get it wrong at the lights. This is potentially a safety hazard too, and would probably increase with this development. We chose to live here for the quiet and quaint surroundings but we believe this development would hurt the ambience of this area.

Privacy for the homes on Edwin directly behind the condos. Two story condos will be 40 feet from the back side of the property and additionally a road around the property will be abutting a back fence. This road will be the main thoroughfare around the development and will also be used by garbage truck, UPS and mail carriers. This would be subjecting us to more noise and a total lack of privacy.

Yours faithfully,

Roger & Christine Thorpe

From:	Carrie Cox <carrie.cox@mac.com></carrie.cox@mac.com>
Sent:	Monday, February 26, 2018 4:38 PM
То:	Mayor and Commissioners
Subject:	Loring Chase Development on Aloma and Lakemont

Dear Mayor and Commissioners,

Please do NOT allow the Loring Chase Development to proceed at Aloma and Lakemont. This development would bring real damage to the surrounding community, where we own a home on Edwin Blvd. We strongly oppose this development because:

- the crime rate at condo complexes in Winter Park is substantially higher than in neighborhoods of single family homes. Please do not bring that crime into our lovely neighborhood. We have a great community of neighbors, and would hate to see theft, robberies, and break-ins increase as they do in areas surrounding other condo complexes in town.

- this condo complex would definitely adversely affect our property values! Please don't do this to us as property owners and taxpayers, and to our beautiful neighborhood.

- traffic is already extremely congested in this area; a new condo complex will only make it much worse. Given the terrible rush hour traffic that already exists, we fear residents of this development would use our street on Edwin Blvd as a "cut-through" to avoid the traffic on Aloma, which is again a very negative impact on our currently lovely street.

- there are children in our neighborhood, and they would be endangered by both the increased crime and the increased traffic.

- Walkability scores are now an important part of how towns are viewed by others; our neighborhood has achieved a good walkability score, which would be diminished substantially due to more crime and more traffic.

Please think of the human cost and property damage that could be incurred by allowing this development to move ahead, and please vote AGAINST it on March 26. A few more tax dollars can't be worth the damage to our neighborhood and the surrounding area.

Thank you for your help,

Carrie S. Cox

To: Winter Park Mayor and City Commissioners

Re: Ansaka LLC Request for Approval of Changes to Allow 18 Townhouses on Aloma Avenue Agenda Item for January 8th City Commission Meeting

The subject request is for authority to build 18 townhouses on Aloma Avenue in the block between Lakemont and Phelps Avenues. The P&Z committee approved Ansaka's request unanimously with little deliberation, no consideration of traffic burdens, and and less notice to affected citizens (allegedly, a loophole in the public notice requirements was used, but that approach does not begin to cover those who, in actuality, will be negatively affected).

I respectfully request that the Ansaka proposal be rejected or, as a minimum, returned to P&Z for reconsideration after much broader notice to Winter Park citizens. I make this request for the following reasons:

1.<u>Traffic:</u> The intersections at Lakemont and Aloma and at Phelps and Aloma are already huge traffic bottlenecks. Aloma is the main route for traffic in the northeast part of the city, making travel in this area hazardous and unpleasant at any time of day, but especially during the morning and evening rush hours.

2. <u>Access</u>: Because the Ansaka footprint does not reach to either Phelps or Lakemont, there will be only one point of access or egress, in the middle of the single block between Phelps and Lakemont. There are stoplights at Aloma and Lakemont and at Aloma and Phelps. To get into the development coming from downtown Winter Park, a person would have to make a U-turn at Aloma and Lakemont, an accident waiting to happen at a high-traffic intersection. In order to leave the development and head away from downtown Winter Park, a person would have to turn right, then cross three lanes in a half block in order to make a Uturn at Phelps and Aloma (where Aloma traffic is often backed across Phelphs at the ligh without consideration of the stoplight cycle). The alternative, creating a third stoplight in a one-block length, would only create pandemonium.

3. <u>Medical Arts District and Crosby Wellness Center</u>: There has been no consideration of the additional traffic in these intersections due to the approved Medical Arts District or the Crosby Wellness Center, both of which are—(a) less than a quarter of a mile away, (b) will add additional daily heavy traffic burdens, and (c) are already under construction.

Respectfully submitted,

Meredith Murphy Citizen of Winter Park

From: Sent:	kathleen m. kiely <kathleenmkiely@yahoo.com></kathleenmkiely@yahoo.com>
To: Subject:	Friday, January 5, 2018 5:11 PM Mayor and Commissioners Request of Ansaka LLC for comp/zoning changes for PURD at Aloma/Lakemont

Mayor and commissioners,

Please take a close look at these requested changes. Again fundamentally changing the comp plan and zoning: Why do we even have them? Is this project a realistic use for this location?

As stated in the staff report, a loophole was used to avoid making a citywide notice of this request. I just found out about it today. All notices and meetings took place during the holiday season. Thus my belated response. Please pay attention to the traffic problems this will create on Aloma so close to Lakemont. Has a study been done of ingress and egress, especially when cars are backed up at rush hour?

Please think carefully about all aspects of this project and ask these questions. Thank you.

Kathy Kiely

1800 Oneco Ave.

From:	BAH <squeakywheel2@gmail.com></squeakywheel2@gmail.com>
Sent:	Wednesday, December 27, 2017 8:18 PM
То:	Dori Stone; Jeffrey Briggs; Mayor and Commissioners
Subject:	Application to Build 18 Fee Simple Townhomes/ Loring Chase/ Aloma & Lakemont

Dear Dori and/or Jeff,

Was wondering if you could let me know how P & Z voted on Loring Chase proposal for 18 town homes at Aloma and Lakemont?

For a multitude of reasons, I oppose this project.

I would like to know how P & Z voted prior to writing in detail to the Commission ahead of their next meeting. I am aware that city staff recommended approval of the 18 town homes.

I have reservations about public notice which has been provided per Sec 58-89 of the Zoning Code. Five properties are the subject of

the developer's application, yet only a single sign has been mounted- and that on just one of the properties in play.

This is so despite the fact that the requests for all 5 parcels is not identical. Wouldn't the public be well served to see

signs staked in all five parcels which are the subject of the comp plan and zoning changes and the subject matter of the public hearing for each?

If there is a provision that states that where multiple, contiguous parcels are in play with differing requests for rezoning and comp plan changes being made that a single sign will do, please let me know what the citation for that provision is. My reading suggests that where the zoning code references " the property", it is suggesting that a sign

should be mounted in each property. I do not feel that this falls under the discretionary powers of the staff to decide.

How can the public know that such a large number of parcels is in play if all they see is a single sign staked on just one of the FIVE

contiguous parcels? I do realize a city wide notice has been sent. But it's holiday season and no one has time to look at

such things right now...if indeed they ever would. Monument signs on all 5 sites could be most helpful in terms of notice. Nothing would

alert citizens to the nature of the size and scope of the changes sought in quite the same way. Traffic considerations alone at this

site dictate that the public must be made aware of what is being sought and that staff has recommended.

Please let me know about the P & Z vote as well as the citation to soning code for permitting a single sign for five parcels when the requests for all five is not identical.

Thank you,

Beth Hall

From:	Nora I. Sanchez <noitsan@cfl.rr.com></noitsan@cfl.rr.com>
Sent:	Tuesday, December 19, 2017 2:01 PM
То:	Mayor and Commissioners
Subject:	Loring Chase, Micro-Community

Mr. Mayor & Commissioners

On Tuesday December 5th I attended a Public Hearing to amend 3 requests from Ansaka LLC in order to build 18 townhouses right behind my house.

First spoke the City Manager, Mr. Briggs, and presented the project to the City Commissioners. Mr. Briggs, even though he is the City Manager of Winter Park spoke like a lobbyist on behalf of the developer. Mr. Briggs could not find anything wrong with the project.

The developer, Mr. Andrew Ryan, spoke second and presented his project in a 'close up' view and put as much lipstick to this pig as he could.

At the end the attendees were invited to speak. There were only a hand full of us. Seven or eight of us spoke against it. Most of the ones against the project spoke up out of concerned for the increase of traffic this project will create.

At the present time and for the last 13 years my husband and I have lived at 1790 Edwin Blvd and all this time we have had one-single backyard-neighbor.

Over the past 13 years we have enjoyed the privacy, tranquility, comfort and beauty thanks to the overgrown trees due to the depth of the lot that our backyard neighbor provided.

Another benefit we have enjoyed, due to the depth of the property of our neighbor, is that the heat that is produced by the summer sun is absorbed by the earth/land.

All of this privacy, tranquility, comfort and beauty will be gone once the Loring Chase Micro-Community is built.

Instead of having trees and 'virgin land' providing us with shade, birds, squirrels, buffer from pollution and noise coming from Aloma, the developer/builder will put-down a brand-newstreet in the back of the land directly behind our fences where the occupants of the townhouses will drive in order to get to and from their houses, where the garbage truck will drive to pick up their garbage.....and all service trucks and delivery trucks will drive.

Additionally, these townhouses are 2 stories, so they may also impact backyard privacy of the existing homes on Edwin. Even the developer of the new houses going up in the middle of our street spoke and said this development would decrease the value of the homes he is now building!

To my surprise the amendments passed. All the commissioners approved the project even though I'm convinced 100% that NONE of them would had approved such a project right behind theirs fences.

The Golden Rule:

1.- Don't do to others what you don't want others to do to you; or,

2.- Do to others what you want others do to you.

Please, don't allow to be done to us what you would not want anyone do to you.

God Bless

Nora I. Sanchez.

From:	Heather Mccoy <heather.f.mccoy@gmail.com></heather.f.mccoy@gmail.com>
Sent:	Tuesday, December 5, 2017 2:34 PM
То:	Jeffrey Briggs
Cc:	Dori Stone
Subject:	Re: Aloma Project

Thank you both for the consideration and your quick reply

Heather Sent from my iPhone

On Dec 5, 2017, at 1:49 PM, Jeffrey Briggs < <u>Jbriggs@cityofwinterpark.org</u>> wrote:

Heather:

We will make copies of your letter and provide it to the P&Z members at tonight's P&Z meeting. Your letter will also be included in the materials provided to the City Commission, when they review this request/proposed project.

<image001.jpg></image001.jpg>	Jeffrey Briggs
City of Winter Park 401 Park Ave. South Winter Park, FL. 32789 cityofwinterpark.org	Manager Planning & Community Development
	407.599.3440

<image002.png> <image003.png> <image004.png><image005.png> <im age006.png>

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.

To the Planning and Zoning Committee,

Although I cannot be at this evening's meeting in person I want to express my concerns regarding the request for Ansaka to change the zoning to medium density. This is first and foremost a safety issue. As a resident of this area my entire life I have seen a drastic increase to traffic and congestion at the intersection of Lakemont and Aloma. There are many times throughout the day that backups and delays occur and the volume of traffic through this intersection already elevates the possibility of wrecks and blockages. Any changes to the density of this area will only further exacerbate the congestion issue. The proposed location of this community is entirely too close to the intersection and traffic traveling west bound on Aloma will not flow continuously as residents would be slowing down for the community entrance.

Secondly, proposed residents of this neighborhood will only be traveling west out of the community, if they desire to go east on Aloma they would have to cut down Phelps avenue and then a side street to circle back to the Lakemont light. With Edwin being a bricked road, they would most likely cut down Bryan avenue to reach the light. This road is heavily populated with young children and does not include sidewalks. This is a great hazard to increase cut through traffic on these residential roads especially with young children and neighborhood kids that play outside. In recent years cut through traffic has taken little regard to the speed limits of our streets.

Recent communications from Andrew Ryan a developer for this community boasts of 40' rear and 25' side setbacks and yet makes not mention that this includes a drivable access road for community residents. So, homeowners of Edwin will now have a road abutting their backyards not the quiet setback that is implied by the notice. There is also a lot of foot traffic that walks this intersection and these pedestrians will now be walking in between Lakemont and this community road, an increased risk of being hit by a car. This developer communication also says this community is a complement to the shoppes of Aloma and the residential neighborhood of the northwest quadrant. With the other three corners being office and commercial space and the and northwest quadrant being entirely singlefamily homes this proposed project in no way complements this neighborhood.

I beg you to please take these safety and neighborhood conformity issues into consideration and please do not allow another developer to change our neighborhood because it benefits them. I greatly oppose the zoning and density changes that have been proposed by Ansaka LLC and ask that you take the existing neighborhood into consideration.

> Sincerely, Heather McCoy Northwest quadrant resident

December 4, 2017

To: Members of the Planning and Zoning Board

RE: Ansaka LLC Request(s) to Amend the Comp Plan, Amend the Official Zoning Map and to Secure Subdivision Approval to Build 18 Townhouses on Aloma Ave.

Dear Planning and Zoning Board Members:

I am writing to you to state my opposition to the ANSAKA LLC requests enumerated above. Respectfully, I ask that you deny each of the requests.

Four of the five lots are currently zoned single family, R-1A. Only one is zoned otherwise and it is zoned 0-2. The sort of density and departure from the historical usage of these properties which the Applicant is seeking should be strongly discouraged- even along Aloma Avenue.

The Ansaka LLC requests are at odds with several policies in the Comp Plan:

Policy 1-5.4.5 states that single family detached homes are to be encouraged. The applicant wants to build 18 townhomes where 4 single family homes now stand. This constitutes a veritable multi-family complex, fee simple or not. Nothing like this exists nearby.

Policy 1-5.2.1 Instructs that we ought to maintain the scale and character of existing neighborhoods. A PURD here does not do this.

Policy 3-1.5.4 states that compatibility of new residential development with the surrounding area should be ensured. Building 18 homes here does not do this.

Policy 1-6.3.1 discusses the importance of preserving our trees.

Granting Ansaka's requests would be in contravention of all of these policies. These properties and the ones directly adjacent to them on Aloma- as well as the ones directly behind them on Edwin- have always been single family homes. The most intensive past use in a couple decades in this area was a podiatry office housed in a converted single-family home. Dr. Bornstein's office moved many years ago. Also, eliminating these smaller, less expensive homes at 1791,1801,1811 and 1821 Aloma results in the loss of some of the more affordable homes in the 32789 zip code.

Other developers have had success in building or remodeling single family homes on the busy Aloma corridor while maintaining their single-family zoning designation. This is certainly just as possible on these single-family lots. It should not be the province of city boards to enhance the profitability of speculative land acquisition by developers when the proposed development is not in keeping with our land use codes and regulations, not to mention the surrounding neighborhood.

Thank you for your consideration. I urge you to deny Ansaka's requests.

Sincerely,

Beth Hall, 516 Sylvan Drive, Winter Park

To the Planning and Zoning Committee,

Although I cannot be at this evening's meeting in person I want to express my concerns regarding the request for Ansaka to change the zoning to medium density. This is first and foremost a safety issue. As a resident of this area my entire life I have seen a drastic increase to traffic and congestion at the intersection of Lakemont and Aloma. There are many times throughout the day that backups and delays occur and the volume of traffic through this intersection already elevates the possibility of wrecks and blockages. Any changes to the density of this area will only further exacerbate the congestion issue. The proposed location of this community is entirely too close to the intersection and traffic traveling west bound on Aloma will not flow continuously as residents would be slowing down for the community entrance.

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I beg you to please take these safety and neighborhood conformity issues into consideration and please do not allow another developer to change our neighborhood because it benefits them. I greatly oppose the zoning and density changes that have been proposed by Ansaka LLC and ask that you take the existing neighborhood into consideration.

Sincerely, Heather McCoy Northwest quadrant resident

CAN'T ATTENd This, but ...



PUBLIC NOTICE

NOTICE is hereby given that a public hearing will be held by the <u>City Commission on</u> <u>Monday, March 26, 2018 at 3:30 p.m.</u> in the Commission Chambers of City Hall at 401 S. Park Avenue, Winter Park, Florida, 32789 to consider the following **PUBLIC HEARINGS**:

REQUEST OF ANSAKA LLC 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 ON THE PROPERTY AT 1835 ALOMA AVENUE. **REQUEST OF ANSAKA LLC TO:** AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (0-2) DISTRICT ZONING TO MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING ON THE PROPERTY AT 1835 ALOMA AVENUE AND FROM SINGLE FAMILY (R-1A) DISTRICT ZONING TO PLANNED UNIT RESIDENTIAL (PURD) DISTRICT ZONING ON THE PROPERTIES AT 1791, 1801, 1811 AND 1821 ALOMA AVENUE.

REQUEST OF ANSAKA LLC FOR: PRELIMINARY AND COMPREHENSIVE DEVELOPMENT PLAN AND SUBDIVISION APPROVAL FOR A PLANNED UNIT RESIDENTIAL DEVELOPMENT OF EIGHTEEN TWO-STORY FEE-SIMPLE OWNERSHIP TOWNHOUSES TO BE DEVELOPED COLLECTIVELY ON THE PROPERTIES LOCATED AT 1791, 1801, 1811, 1821 AND 1835 ALOMA AVENUE

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

NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact the Planning Department at 407-599-3453 at least 48 hours in advance of the meeting.

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

PUBLISH: Sunday, March 4, 2018 Orlando Sentinel

this makes NO Sense whatsoever within the "Master" Plan for Winter Park's future! I've of Alenia lived in this immediate area 60 years (yes, I was at the 1st Ant Show in and we're choking" with The Continung increase and Services (WASTE, UT:1: TY, EMERGENCY CUTthrus, ETC). Plese use some common server, by NOT APPROVING MULTIP/E-FAMily CONCEPT AN Agenda Packet Page 387-(ARCA !! ____ Concerned "Olde" W.P.

Scity commission agenda item

item type Public Hearings	meeting date 4/9/2018	
prepared by Planning / CRA Manager Approval	approved by	
board approval final vote		
strategic objective Exceptional Quality of Life, Intelligent Growth and Development		

<u>subject</u>

Request of Deshpande, Inc. for final plat approval of a 30 lot, single-family subdivision from the current properties of 613/621/629 Ellen Drive and 503/511/519/524/525/532/600/601/604/618/619/624 Country Club Drive, with lot dimension variances requested for five lots, on properties zoned R-2.

motion / recommendation

Motion for approval of the Final Plat, with the following conditions:

1. That the architectural elevations of the homes consist of diverse architectural styles, front façades and roof materials with the City Architect to provide advice on style and materials variations to determine if subsequent house designs conform to this requirement.

2. That the project incorporate three speed humps along Country Club Drive.

background

Deshpande Inc. (contract purchaser) is requesting approval of the Final Plat to replat/subdivide properties on Ellen Drive and Country Club Drive, into 30 single family residential lots. The preliminary plat was approved by the City Commission on February 27, 2017, following a recommendation by P&Z, subject to certain conditions. On March 27, 2017 the property at 524 Country Club Drive, was rezoned to R-2 and the preliminary plat revised for the lakefront portion of this subdivision. The applicant subsequently discovered survey errors that has resulted in the redrawing of Lots 12-17 and there are new lot width variances for Lots 12 & 13, thus the preliminary plat went back to P&Z on September 5, 2017 for those lots.

This approval of the final plat is the last public hearing in the approval process. The administrative review by Planning Staff, City Surveyor and City Attorney finds this plat in compliance with city plat requirements and those of Chapter 177, Florida Statutes.

The Final Plat was approved by the P&Z Board on Sept. 5, 2017 with the following conditions: (All of these conditions have been incorporated into the Final Plat

drawing, Plat Notes or HOA documents, except for items #1 and #7 which remain conditions of approval for the City Commission.

- 1. That the architectural elevations of the homes consist of diverse architectural styles, front façades and roof materials with the City Architect to provide advice on style and materials variations to determine if subsequent house designs conform to this requirement.
- 2. That the subdivision shall have a homeowners association ("HOA") pursuant to Chapter 720, Florida Statutes and be subject to a recorded Declaration of Covenants and Restrictions ("Declaration"). The Declaration shall be submitted for review and approval by the City Attorney. The Declaration shall include provisions for HOA maintenance of all common area tracts and the imposition and collection of assessments for the same and the lot owners' common use and enjoyment of common area tracts. The Declaration of Covenants and Restrictions and a deed conveying the common area tracts to the HOA along with necessary mortgagee joinder and consents and partial releases shall be recorded along with the final plat.
- 3. That the plat and the Declaration for the subdivision provides a 20 foot wide lakefront access tract such that it will allow access to the lake for the residents of this subdivision and those neighbors that historically made use of the lakefront access provided such residents are willing to pay the HOA association dues or who execute a Boat Access User Agreement and pay a onetime fee in order to provide for the required maintenance of this tract. To this end, such dues for non-subdivision residents may not be greater than those paid by the subdivision residents and that such Declaration may not be amended without the consent of the City Commission.
- 4. That the Final Plat contains the designation of mandatory boathouse/dock locations and the Plat shall indicate such and that the side setback may be one foot to the structure and zero to the roof eve and that the maximum width of any boathouse/dock shall be 16 feet and maximum distance into the lake shall be 30 feet from the ordinary high water elevation.
- 5. That this Final Plat approval recognizes that requirements for the preservation of specimen trees may alter the final lot design and building yield square footage and that the maximum permitted floor area ratio is not an entitlement to the affected building lots on the Trees To Be Saved" plan presented by the applicant.
- 6. That the tree(s) and a substantial portion of the canopy of the shade trees shown in the "Trees To Be Saved" plan shall be preserved. However, when deemed necessary by Urban Forestry in order to preserve tree(s) and canopy, the building setback to an interior (same subdivision) property line may be reduced to a 5 foot one story and 8 foot two story side setback in lieu of the required 7 foot one story and 10 foot two story side setbacks and a 15 foot second story rear in lieu of the required 25 foot rear setback. This shall apply per the "Trees To Be Saved" plan to Lots #10, 11, 13, 14, 15, 19, 20 22, 23, 26, and 28. All other lots shall meet the normal R-2 setback requirements. No permit for removal of these trees will be granted by the City for a period of at least 25 years from the date of recording of this Plat unless the City Arborist determines that their condition, health or other non-economic factors warrant their removal.
- 7. That traffic calming measures be implemented on Country Club Drive in order to

calm or slow the speed of traffic on this cut-through route.

- 8. That the applicant grant to the City (at no cost to the City) certain utility easements necessary to provide public utility services to the subdivision in widths and locations as may be required by the Public Works Department.
- 9. That the applicant shall address all Public Works Department, City Surveyor and City Attorney final plat review comments and concerns before the final plat is approved by City Commission and the final plat is executed by the City and recorded in the public records. That in no event shall the City be required to execute or allow recording of the final plat unless and until the final plat complies with the requirements of Chapter 177, Florida Statutes and the City surveyor approves the plat as compliant with such and the final plat contains all plat notes, dedications, easements and information required by the City. No proposed lots shall be sold or conveyed unless and until the final plat is recorded.

Items 2, 3, 4, 5, 6, 8, and 9 for the final plat have all be completed and indicated on the final plat, which is why the staff recommendation only includes items 1 and 7.

New Request for Lots 12-17: As mentioned above, a survey error has resulted in the need to reshape Lots 12-17. All of these revised lots meet the 6,000 square foot lot size minimum. However, Lots 12 & 13 at 48.84 ft. & 48.11 ft. respectively do not meet the 50 foot lot width minimum size and variances are requested for those lot dimensions.

Zoning/Lot Size Requirements: With the rezoning of 524 Country Club Drive from R-1A to R-2, all of the property is zoned R-2 and all of the proposed lots except Lots 12 & 13 indicated above, meet and exceed, the minimum size for single family lots in R-2 zoning of 50 feet of lot width and 6,000 square feet of lot area. There are four "flag lots" in the layout which are Lots 20 & 21 and Lots 25 & 27. The flag lots share a 20 foot wide easement access that is sufficient for two cars to pass. That common driveway of 16 feet in width then allows 2 feet on each side of grass for separation from the neighboring lots. Thus, there are no variances requested for lot sizes.

Infrastructure Requirements: This Country Club Drive/Ellen Drive area was originally a private development that was never formally platted in Orange County when it was developed in the 1960's. These Country Club Drive and Ellen Drive 'streets' are substandard roadways that were privately owned and maintained by the developer. After annexation by the City in the 1990's the City acquired title to these streets via a right-of-way deed. However, rather than a typical 50 foot right-of-way that provides room for the road, sidewalks and parkway area on both sides, the right-of-way deeds to the City were approximately 30-34 feet in width. The proposed subdivision plan includes the dedication and extension of Ellen Drive matching the 30 foot wide right-of-way width that runs from Lee Road south to this property and consistent with Condition #1 from the preliminary plat.

Storm Water Retention and Open Space Dedication: The original submission for 31 lots was reduced to 30 lots to provide the storm water retention and open space tract where Ellen Drive meets Country Club Drive. This provides storm water retention for the street system where none exists today and also provides some open space for the neighbors (dog walking, etc.) The Homeowners Association will be

responsible for maintenance of this area, as well as the lakefront access tract.

Lakefront Access and Boathouses: A 20 foot wide lakefront access tract is included in this plat that will allow access to the lake for the residents of this subdivision and those neighbors that historically made use of the access and are willing to join the HOA association. In order to provide for the required maintenance of this tract, those neighbors outside this subdivision that historically made use of the lakefront access can pay the HOA association dues or execute a Boat Access User Agreement and pay a onetime fee. The final plat indicates that this commitment to be part of the Homeowners Association By-Laws cannot be changed without the consent of the City. Also that such dues for non-subdivision residents may not be greater than those paid by the subdivision residents.

All lakefront homes in the City have the ability to construct a boathouse/dock and those individual plans must be approved by the Lakes and Waterways Board. The City learned with Windsong that to eliminate debates about boathouses blocking views, it is best to pre-determine boathouse locations at the time of platting. The City also waived the side setbacks in Windsong allowing boathouses to be built back-to-back rather than 10 feet apart. This leaves more of the lakefront open. These lakefronts are only 50 feet wide. A boathouse of 12 feet in width, sidewalk walkway of 4 feet and an 8 foot deck normally permitted would be 24 feet of structure taking up half of the lake frontage. This approval will limit boathouses to no more than 16 feet of width allowing for the 12 foot wide boathouse and 4 foot side walkway, thus keeping 34 feet of each lakefront lot open.

Other Infrastructure Upgrades for Sanitary Sewer, Water and Electric: All of these properties are on septic tanks, with undersized water service and overhead power. The development of this subdivision will completely upgrade and modernize this area with new sanitary sewer, upgraded water service and underground electric service. The Country Club Drive roadway will be rebuilt as a new road and a sidewalk installed in one side for pedestrian safety.

Tree Protection: On the lakefront lots, those individual site plans come before the P&Z Board individually with their house plans and at that time tree preservation will be addressed on a case by case basis. For the balance of the development, an important part of the preliminary plat approval expressed in Conditions #1 and #3 was that the design of the Ellen Drive roadway and the future homes prioritize preservation of the specimen existing trees.

With regard to the construction of the new Ellen Drive roadway, the physical limitation of a roadway, curbs, utilities, etc. in a 30 foot right-of-way limited the ability to preserve trees. While 8 oaks are to be removed, those all are laurel oaks that are not in very good condition or appearance. On the northern portion of Ellen Drive there is the opportunity to preserve four of the oak trees including the one oak tree in the best condition.

With regard to tree preservation, on the non-lakefront lots, Condition #3 from P&Z indicated that "preservation of specimen trees may alter the final lot design and building yield at the Final Plat stage". The attached plan entitled "Trees To Be Saved", provided by the applicant, shows the specific trees to be saved in this

neighborhood on the non-lakefront lots. In some cases there may need to be some interior setback relief in order to design a home to save the tree(s) and canopy. That setback relief proposed would be a 5 foot/one story & 8 foot/two story side setback in lieu of the required 7 foot/one story & 10 foot/two story side setbacks and a second story setback of 15 feet in the rear in lieu of the required 25 feet. Staff has included a condition "that when deemed necessary by Urban Forestry in order to preserve tree(s) and canopy, that the building setback to an interior property line (in the same subdivision) may be reduced to 5 foot/one story & 8 foot two story side setback in lieu of the required 7 foot/one story & 10 foot/two story side setback and the 25 foot second story rear may be reduced to 15 feet". This means that the trees shown in green will be preserved. This shall apply per the "Trees To Be Saved" plan to Lots #10, 11, 13, 14, 15, 19, 20 22, 23, 26, and 28. Trees on other lots that are not in the buildable area do not need these setback variances. Thus, all other lots shall meet the normal R-2 setback requirements. It is the responsibility of the developer's and lot owner's design team to design a home to accomplish that preservation. However, the setback relief is provided just in those circumstances in order to save trees but otherwise the homes will be designed to the normal R-2 setback standards.

Traffic Calming: Condition #4 from the preliminary plat approval required "traffic calming measures be implemented on the new roadways in the form of rollovers in order to calm or slow the speed of traffic on this cut-through route". As you are aware there are many residential streets in the City that are used as cut-thru routes and the residents living there are often displeased with the traffic speeds and volumes. In order to determine which streets qualify for active traffic calming measures, such as speed humps or rollovers, the City has adopted a policy that the existing traffic conditions (volume and speed) must meet those criteria. Based on traffic and speed counts by the Public Works Dept., Country Club Drive would not qualify for traffic calming. However, the City may continue to require such traffic calming measures, especially in this circumstance since the developer is in agreement on providing traffic calming in the form of rollovers.

Subdivision Identification Sign: At the entrance to this neighborhood from Gay Road, there is an oversized right-of-way width of 60 feet and an area of grass between the south side of Lot 30 and the roadway. The developer is asking for a right-of-way encroachment agreement to put a neighborhood identification sign in that area for this "Lake Killarney Shores" neighborhood. Staff is in agreement subject to the typical subdivision ID sign 12 square feet and 3 feet in height.

Final Plat Documents: As of the date of the P&Z Board meeting, the final plat and related submittal documents have not been fully reviewed by the Public Works Department, City Surveyor and City Attorney; thus, the final plat is subject to further revisions to address review staff comments and to ensure compliance with Chapter 177, Florida Statutes and City Code requirements.

P&Z Board Summary: From the P&Z Board's perspective, this subdivision of 30 lots provides a good opportunity for single family home redevelopment on R-2 property that can also address most of the infrastructure deficiencies that exist in this area from the 1960's era construction. The conditions recommended by staff and the city attorney will provide for compatible development. The P&Z Board heard

requests from the lakefront neighbor to establish lakefront setbacks for the new homes based on their concern of blocking lake views. The P&Z Board did not act on that request because those lakefront house plans will come to the P&Z Board and that issue can be dealt with on a case by case basis with the specific house plans.

Planning and Zoning Board Minutes – September 5, 2017:

REQUEST OF DESHPANDE, INC. FOR: PRELIMINARY AND FINAL PLAT APPROVAL OF A 30 LOT, SINGLE FAMILY SUBDIVISION FROM THE CURRENT PROPERTIES OF 613/621/629 ELLEN DRIVE AND 503/511/519/524/525/532/600/601/604/618/619/624 COUNTRY CLUB DRIVE, WITH LOT DIMENSION VARIANCES REQUESTED FOR FIVE LOTS, ON PROPERTY ZONED R-2.

Planning Manager, Jeff Briggs presented the staff report. He explained that Deshpande Inc. (contract purchaser) is requesting approval of the preliminary and final plat to replat/subdivide properties on Ellen Drive and Country Club Drive, into 30 single family residential lots. The preliminary plat was approved by the City Commission on February 27, 2017, following a recommendation by P&Z, subject to certain conditions. On March 27, 2017 the property at 524 Country Club Drive, was rezoned to R-2 and the preliminary plat revised for the lakefront portion of this subdivision. The applicant subsequently has discovered a survey error that has resulted in the re-drawing of Lots 12-17 and there are new lot width variances for Lots 12 & 13, thus the preliminary plat re-do for those lots.

The Preliminary Plat was approved on February 27, 2017 with the following conditions:

1. That the final road design of Ellen Drive within the proposed 30 foot right-of-way be determined at the Final Plat stage pending resolution of the tree preservation evaluation and roadway design.

2. That the final architectural elevations of the homes consist of diverse architectural styles, front façades and roof materials with the City Architect to provide advice on style and materials variations to accomplish this objective.

3. That the approval is preliminary and recognizes that requirements for storm water retention, infrastructure or for the preservation of specimen trees may alter the final lot design and building yield at the Final Plat stage.

4. That as part of the Final Plat, the City will require traffic calming measures be implemented on the new roadways in the form of rollovers in order to calm or slow the speed of traffic on this cut-through route.

Mr. Briggs went on to explain that, relating to the preliminary plat, a survey error has resulted in the need to reshape Lots 12-17. All of these revised lots meet the 6,000 square foot lot size minimum. However, Lots 12 & 13 at 46.23 ft. & 48.04 ft. respectively do not meet the 50 foot lot width minimum size and variances are requested for those lot dimensions. Mr. Briggs reviewed issues related to infrastructure upgrades for sanitary sewer, water and electric, tree protection, zoning and lot size requirements, storm water retention and open space dedication, lakefront access and boathouses and lastly, a subdivision identification sign.

Mr. Briggs summarized by stating that from the City's perspective, this subdivision of 30 lots provides a good opportunity for redevelopment that can address most of the

infrastructure deficiencies that exist in this area from the 1960's era construction. The conditions recommended below will assist to provide compatible development.

As of the date of this P&Z Board meeting, the final plat and related submittal documents have not been fully reviewed by the Public Works Department, City Surveyor and City Attorney; thus, the final plat is subject to further revisions to address review staff comments and to ensure compliance with Chapter 177, Florida Statutes and City Code requirements.

Staff Recommendation is for APPROVAL of the Final Plat, with the following conditions:

1. That the architectural elevations of the homes consist of diverse architectural styles, front façades and roof materials with the City Architect to provide advice on style and materials variations to determine if subsequent house designs conform to this requirement.

2. That the subdivision shall have a homeowners association ("HOA") pursuant to Chapter 720, Florida Statutes and be subject to a recorded Declaration of Covenants and Restrictions ("Declaration"). The Declaration shall be submitted for review and approval by the City Attorney. The Declaration shall include provisions for HOA maintenance of all common area tracts and the imposition and collection of assessments for the same and the lot owners' common use and enjoyment of common area tracts. The Declaration of Covenants and Restrictions and a deed conveying the common area tracts to the HOA along with necessary mortgagee joinder and consents and partial releases shall be recorded along with the final plat.

3. That the plat and the Declaration for the subdivision provides a 20 foot wide lakefront access tract such that it will allow access to the lake for the residents of this subdivision and those neighbors that historically made use of the lakefront access provided such residents are willing to pay the HOA association dues or who execute a Boat Access User Agreement and pay a onetime fee in order to provide for the required maintenance of this tract. To this end, such dues for non-subdivision residents may not be greater than those paid by the subdivision residents and that such Declaration may not be amended without the consent of the City Commission.

4. That the Final Plat contains the designation of mandatory boathouse/dock locations and the Plat shall indicate such and that the side setback may be one foot to the structure and zero to the roof eve and that the maximum width of any boathouse/dock shall be 16 feet and maximum distance into the lake shall be 30 feet from the ordinary high water elevation.

5. That this Final Plat approval recognizes that requirements for the preservation of specimen trees may alter the final lot design and building yield square footage and that the maximum permitted floor area ratio is not an entitlement to the affected building lots on the Trees To Be Saved" plan presented by the applicant.

6. That the tree(s) and a substantial portion of the canopy of the shade trees shown in the "Trees To Be Saved" plan shall be preserved. However, when deemed necessary by Urban Forestry in order to preserve tree(s) and canopy, the building setback to an interior (same subdivision) property line may be reduced to a 5 foot one story and 8 foot two story side setback in lieu of the required 7 foot one story and 10 foot two story side setbacks and a 15 foot second story rear in lieu of the required 25 foot rear setback. This shall apply per the "Trees To Be Saved" plan to Lots #10, 11, 13, 14, 15, 19, 20 22, 23, 26, and 28. All other lots shall meet the normal R-2 setback requirements. No permit for removal of these trees will be granted by the City for a period of at least 25 years from the date of recording of this Plat unless the City Arborist determines that their condition, health or other noneconomic factors warrant their removal.

7. That the City Commission may require traffic calming measures be implemented on Country Club Drive in order to calm or slow the speed of traffic on this cutthrough route.

8. That the applicant grant to the City (at no cost to the City) certain utility easements necessary to provide public utility services to the subdivision in widths and locations as may be required by the Public Works Department.

9. That the applicant shall address all Public Works Department, City Surveyor and City Attorney final plat review comments and concerns before the final plat is approved by City Commission and the final plat is executed by the City and recorded in the public records. That in no event shall the City be required to execute or allow recording of the final plat unless and until the final plat complies with the requirements of Chapter 177, Florida Statutes and the City surveyor approves the plat as compliant with such and the final plat contains all plat notes, dedications, easements and information required by the City. No proposed lots shall be sold or conveyed unless and until the final plat is recorded.

Mr. Briggs answered questions from the Board related to traffic calming spacing.

Attorney, Tara Tedrow of Lowndes, Drosdick, Doster, Kantor & Reed, 215 North Eola Drive, Orlando, Florida, represented the applicant. Ms. Tedrow reviewed the final plat presentation. She reiterated that the applicant received a thirty-one lot preliminary plat approval by the City Commission in February of 2017 and since then it was reduced to 30 lots.

Ms. Tedrow explained how the final plat improvements would benefit the area as well as existing homes not related to the project by way of undergrounding utilities, improvements with sewage and water as the development is moving away from septic tanks, redoing the roadway to improve Country Club Drive as well as Ellen Drive and adding street lighting. Ms. Tedrow reiterated that the applicant is agreeable to all of Staff's nine conditions of approval and explained the modification request to item six, she explained that as the applicant is asking for a five foot side setback in order to give all of the homes side-loaded or rear-loaded garages. The applicant is requesting that, "if" they were to accommodate lots where they could build sideloaded garages that it would be allowable to also have a decreased setback to five Ms. Tedrow presented various designs to the board showing side and rear feet. loaded garages as options for the new development and how the aesthetic appeal from the roadway would greatly enhance the neighborhood. She explained again that the applicant is requesting final plat approval subject to Staff's conditions, just modifying condition six to allow for the decreased 2 feet reduction on only those lots interior to the plat.

Lastly she mentioned to the Board that they have no problem installing three speed humps or rollovers that will be put on Country Club Drive. She noted the plat note in order to clarify that Tract B lake access is not a public access to Lake Killarney. Ms. Tedrow asked for the opportunity to respond to questions from the Board and public comments.

The Board heard public comments from: Attorney Allison Yurko, 921 Bradshaw Terrace, Orlando, FL 32806 representing David Robold; David Robold, 612 and 518 Country Club Drive and Gillian Higgins, 613 Country Club Drive. They spoke in

support of the speed humps or rollovers citing significant speeding cut-thru traffic. Ms. Yurko and Mr. Robold also asked P&Z to establish setbacks from Lake Killarney that would preserve his traditional views of the lake. Ms. Higgin spoke about the large tree in her front yard very close to the street in terms of protecting that tree from construction impacts.

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

There was discussion amongst the Board related to the items discussed by the neighbors. The Board was in agreement on the condition requiring the speed humps or rollovers. However, since the Board reviews each lakefront home on an individual case by case basis, the members expressed confidence that they could address the protection of lakefront views at that time. Chairman Johnston asked Mr. Briggs for a reaction to the request for the 5 foot side setbacks. Mr. Briggs responded that the request has merit for the garage portion of the home but there is no reason to provide such setback variance for the rest of the home located behind the garage.

Mr. Johnston expressed that he was not comfortable taking up a setback variance request applicable to all lots in the development that was not part of the materials provided to them; which had no prior staff review and which was just presented tonight. After further discussion it was mutually decided that there would be no modification to condition six and any decisions related lakefront setbacks would be decided on a case by case basis.

Motion made by Owen Beitsch, seconded by Raymond Waugh for Approval with the following conditions:

1. That the architectural elevations of the homes consist of diverse architectural styles, front façades and roof materials with the City Architect to provide advice on style and materials variations to determine if subsequent house designs conform to this requirement.

2. That the subdivision shall have a homeowners association ("HOA") pursuant to Chapter 720, Florida Statutes and be subject to a recorded Declaration of Covenants and Restrictions ("Declaration"). The Declaration shall be submitted for review and approval by the City Attorney. The Declaration shall include provisions for HOA maintenance of all common area tracts and the imposition and collection of assessments for the same and the lot owners' common use and enjoyment of common area tracts.

The Declaration of Covenants and Restrictions and a deed conveying the common area tracts to the HOA along with necessary mortgagee joinder and consents and partial releases shall be recorded along with the final plat.

3. That the plat and the Declaration for the subdivision provides a 20 foot wide lakefront access tract such that it will allow access to the lake for the residents of this subdivision and those neighbors that historically made use of the lakefront access provided such residents are willing to pay the HOA association dues or who execute a Boat Access User Agreement and pay a onetime fee in order to provide for the required maintenance of this tract.

To this end, such dues for non-subdivision residents may not be greater than those paid by the subdivision residents and that such Declaration may not be amended without the consent of the City Commission.

4. That the Final Plat contains the designation of mandatory boathouse/dock locations and the Plat shall indicate such and that the side setback may be one foot to the structure and zero to the roof eve and that the maximum width of any boathouse/dock shall be 16 feet and maximum

distance into the lake shall be 30 feet from the ordinary high water elevation.

5. That this Final Plat approval recognizes that requirements for the preservation of specimen trees may alter the final lot design and building yield square footage and that the maximum permitted floor area ratio is not an entitlement to the affected building lots on the Trees To Be Saved" plan presented by the applicant.

6. That the tree(s) and a substantial portion of the canopy of the shade trees shown in the "Trees To Be Saved" plan shall be preserved. However, when deemed necessary by Urban Forestry in order to preserve tree(s) and canopy, the building setback to an interior (same subdivision) property line may be reduced to a 5 foot one story and 8 foot two story side setback in lieu of the required 7 foot one story and 10 foot two story side setbacks and a 15 foot second story rear in lieu of the required 25 foot rear setback. This shall apply per the "Trees To Be Saved" plan to Lots #10, 11, 13, 14, 15, 19, 20 22, 23, 26, and 28. All other lots shall meet the normal R-2 setback requirements. No permit for removal of these trees will be granted by the City for a period of at least 25 years from the date of recording of this Plat unless the City Arborist determines that their condition, health or other non-economic factors warrant their removal.

7. That the City Commission may require traffic calming measures be implemented on Country Club Drive in order to calm or slow the speed of traffic on this cut-through route.

8. That the applicant grant to the City (at no cost to the City) certain utility easements necessary to provide public utility services to the subdivision in widths and locations as may be required by the Public Works Department.

9. That the applicant shall address all Public Works Department, City Surveyor and City Attorney final plat review comments and concerns before the final plat is approved by City Commission and the final plat is executed by the City and recorded in the public records. That in no event shall the City be required to execute or allow recording of the final plat unless and until the final plat complies with the requirements of Chapter 177, Florida Statutes and the City surveyor approves the plat as compliant with such and the final plat contains all plat notes, dedications, easements and information required by the City. No proposed lots shall be sold or conveyed unless and until the final plat is recorded.

Motion carried unanimously with a 4-0 vote.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

Description Backup Materials Backup #2 Backup #3 Upload Date

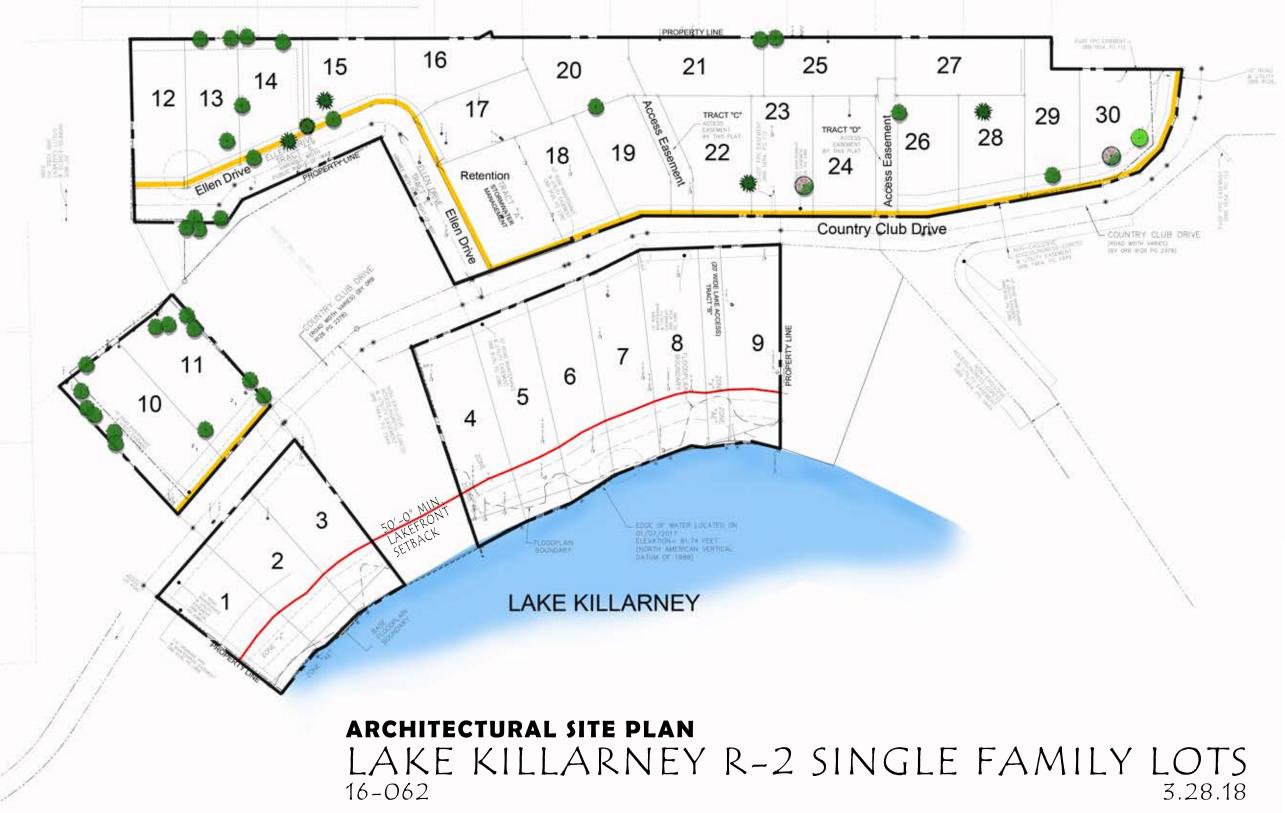
3/29/2018 4/3/2018 4/3/2018 Type Backup Material Cover Memo Cover Memo

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TREES TO BE SAVED LOTS 10 - 30

OAK TREE WITHIN POTENTIAL BUILDING AREA CAMPHOR TREE WITHIN POTENTIAL BUILDING AREA MAGNOLIA TREE WITHIN POTENTIAL BUILDILNG AREA

PINE TREE WITHIN POTENTIAL BUILDING AREA CEDAR TREE WITHIN POTENTIAL BUILDING AREA





BEING A REPLAT OF PORTIONS OF LOTS 1 AND 4, LORD'S SUBDIVISION, AS RECORDED IN PLAT BOOK F OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SECTION 1, TOWNSHIP 22 SOUTH, RANGE CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

PARCELS OF LAND BEING A PORTION OF LOTS 1 AND 4, LORD'S SUBDIVISION, AS RECORDED IN PLAT BOOK P, PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING WITHIN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (1ST DESCRIBED)

BEGIN AT A IRON PIPE (NO ID) MARKING THE NORTHEAST CORNER OF THAT PARTICULAR PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6449, PAGE 2972, (FOR A POINT OF REFERENCE, SAID POINT IS THE FOLLOWING THREE (3) COURSES FROM THE NORTHEAST CORNER OF SAID LOT 1, LORD'S SUBDIVISION: (1) SOUTH 88°48'25" WEST, A DISTANCE OF 192.85 FEET (2) SOUTH 00°08'22" EAST, A DISTANCE OF 270.14 FEET, AND (3) NORTH 88°48'25" EAST, A DISTANCE OF 165.00 FEET). THENCE, FROM SAID POINT OF BEGINNING, RUN SOUTH 00°51'00" EAST, ALONG THE WESTERLY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 4184, PAGE 1708 AND BOOK 10684, PAGE 7897, FOR A DISTANCE OF 115.36 FEET; THENCE RUN SOUTH 00'00'00"EAST, ALONG THE WESTERLY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOKS 10684, PAGE 7897; BOOK 7711, PAGE 4825; AND BOOK 9605, PAGE 2646, FOR A DISTANCE OF 199.59 FEET; THENCE CONTINUE SOUTH 20°28'36"EAST, ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 12.83 FEET; THENCE CONTINUE SOUTH 69'08'54" WEST. FOR A DISTANCE OF 4.80 FEET: THENCE RUN SOUTH 00'00'00" EAST ALONG THE WESTERLY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOKS 9605, PAGE 2646; BOOK 10658, PAGE 3768; BOOK 10450, PAGE 32; BOOK 9838, PAGE 8700; AND BOOK 9247, PAGE 4865, FOR A DISTANCE OF 506.96 FEET TO A POINT ON THE NORTH LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4425, PAGE 366; THENCE RUN NORTH 89"32'17" WEST, ALONG SAID NORTH PROPERTY LINE, FOR A DISTANCE OF 27.80 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 00°01'28" WEST, ALONG THE WESTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 119.05 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378 (KNOWN AS COUNTRY CLUB DRIVE); THENCE RUN ALONG THE NORTHERLY AND EASTERLY LINES OF SAID PROPERTY (COUNTRY CLUB DRIVE) THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 82°56'13" WEST, FOR A DISTANCE OF 43.61 FEET; (2) NORTH 67'02'46" WEST, FOR A DISTANCE OF 32.85 FEET; (3) NORTH 44'29'39" WEST, FOR A DISTANCE OF 29.31 FEET; (4) NORTH 19°26'25" WEST, FOR A DISTANCE OF 36.63 FEET; (5) NORTH 10°13'52" WEST, FOR A DISTANCE OF 160.05 FEET; (6) NORTH 00°07'50" EAST, FOR A DISTANCE OF 260.46 FEET; (7) NORTH 21'40'44" WEST, FOR A DISTANCE OF 80.00 FEET; (8) NORTH 19'29'40" WEST, FOR A DISTANCE OF 100.16 FEET TO THE MOST SOUTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9750, PAGE 4747; THENCE DEPARTING SAID EASTERLY PROPERTY LINE (COUNTRY CLUB DRIVE), RUN NORTH 63'30'30"EAST, ALONG THE SOUTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9750, PAGE 4747, FOR A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 24'01'54" WEST, ALONG THE EASTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 138.85 FEET TO THE MOST NORTHERLY CORNER OF SAID PROPERTY: THENCE NORTH 55'10'58" WEST, FOR A DISTANCE OF 23.45 FEET TO A POINT ON THE EAST LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2925, PAGE 1746: THENCE RUN NORTH 00'08'22" WEST, ALONG THE EAST PROPERTY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 2925, PAGE 1746 AND OFFICIAL RECORDS BOOK 10658, PAGE 4875, FOR A DISTANCE OF 83.56 FEET TO THE SOUTHWEST CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9126, PAGE 2378 (KNOWN AS ELLEN DRIVE), SAID POINT DESIGNATED HEREIN AS REFERENCE POINT "A"; THENCE RUN NORTH 88'48'25" EAST, ALONG THE SOUTH LINE OF SAID PROPERTY (ELLEN DRIVE) AND THE SOUTH LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 10056, PAGE 9292, FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 145,116 SQUARE FEET OR 3.331 ACRES, MORE OR LESS. ALONG WITH (2ND DESCRIBED):

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A", BEING THE SOUTHWEST CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9126, PAGE 2378 (KNOWN AS ELLEN DRIVE); THENCE RUN SOUTH 63"27'11" WEST, FOR A DISTANCE OF 75.47 FEET TO THE MOST NORTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10948, PAGE 2596, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 48°02'57" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 135.24 FEET TO THE NORTHEASTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9126, PAGE 2378 (KNOWN AS COUNTRY CLUB DRIVE), SAID POINT DESIGNATED HEREIN AS REFERENCE POINT "B"; THENCE NORTH 49"27'42" WEST, ALONG SAID NORTHEASTERLY PROPERTY LINE (COUNTRY CLUB DRIVE), FOR A DISTANCE OF 129.41 FEET, TO THE MOST SOUTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9744, PAGE 4872; THENCE NORTH 47°05'24"EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 158.91 FEET TO THE MOST EASTERLY CORNER OF SAID PROPERTY, SAID POINT ALSO LYING ON THE WESTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10658, PAGE 4875; THENCE SOUTH 37'31'42"EAST, ALONG SAID WESTERLY PROPERTY LINE, FOR A DISTANCE OF 112.20 FEET; THENCE SOUTH 47'41'20"EAST, CONTINUING ALONG SAID WESTERLY PROPERTY LINE, FOR A DISTANCE OF 19.19 FEET, TO THE POINT OF BEGINNING.

CONTAINING 18,880 SQUARE FEET, OR 0.433 ACRES, MORE OR LESS. ALONG WITH (3RD DESCRIBED):

COMMENCING AT A 3/4-INCH IRON PIPE (NO ID) BEING THE AFOREMENTIONED REFERENCE POINT "B", THENCE RUN SOUTH 53'05'10" WEST, CROSSING SAID COUNTRY CLUB DRIVE (AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378), FOR A DISTANCE OF 37.19 FEET. TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL AND THE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 2836: THENCE RUN SOUTH 53'00'00" WEST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 164.27 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF LAKE KILLARNEY; THENCE RUN NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE, THE FOLLOWING TWELVE (12) COURSES: (1) NORTH 27°05'50" WEST, FOR A DISTANCE OF 13.65 FEET; (2) NORTH 34°46'51" WEST, FOR A DISTANCE OF 18.32 FEET; (3) NORTH 32°27'29" WEST, FOR A DISTANCE OF 15.62 FEET; (4) NORTH 47"13'16" WEST, FOR A DISTANCE OF 33.98 FEET; (5) NORTH 43"42'48" WEST, FOR A DISTANCE OF 8.91 FEET; (6) NORTH 20°25'43" WEST, FOR A DISTANCE OF 4.18 FEET; (7) NORTH 05°55'13" WEST, FOR A DISTANCE OF 5.45 FEET; (8) NORTH 16"10'19" WEST, FOR A DISTANCE OF 4.13 FEET; (9) NORTH 66"35'18" WEST, FOR A DISTANCE OF 3.37 FEET; (10) NORTH 51°55'47" WEST, FOR A DISTANCE OF 21.23 FEET; (11) NORTH 53°20'21" WEST, FOR A DISTANCE OF 15.41 FEET; (12) NORTH 58°23'34" WEST, FOR A DISTANCE OF 9.98 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7445, PAGE 911; THENCE NORTH 3811'00"EAST, ALONG SAID SOUTHEASTERLY PROPERTY LINE FOR A DISTANCE OF 142.84 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378 (KNOWN AS COUNTRY CLUB DRIVE); THENCE SOUTH 48°42'32" EAST, ALONG SAID SOUTHWESTERLY LINE, FOR A DISTANCE OF 190.16 FEET TO THE POINT OF BEGINNING.

ALONG WITH (4TH DESCRIBED):

COMMENCING AT A 3/4-INCH IRON PIPE (NO ID) BEING THE AFOREMENTIONED REFERENCE POINT "B", THENCE RUN SOUTH 53°05'10" WEST, CROSSING SAID COUNTRY CLUB DRIVE (AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378), FOR A DISTANCE OF 37.19 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE SOUTH 43*49'00"EAST, ALONG SAID SOUTHWESTERLY PROPERTY LINE, FOR A DISTANCE OF 102.04 FEET; THENCE SOUTH 22"14'49" EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 33.39 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 2214'49"EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 180.00 FEET TO AN ANGLE BREAK; THENCE SOUTH 26°43'08" EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 45.70 FEET TO AN ANGLE BREAK; THENCE SOUTH 02°25'21"EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 128.20 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6538, PAGE 4203; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 90°00'00" WEST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 186.31 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF LAKE KILLARNEY; THENCE RUN NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING SIXTEEN (16) COURSES: (1) NORTH 14°46'36"EAST, FOR A DISTANCE OF 26.86 FEET; (2) NORTH 04°48'08"EAST, FOR A DISTANCE OF 13.31 FEET; (3) NORTH 02*52'30" WEST, FOR A DISTANCE OF 11.03 FEET; (4) NORTH 10*29'47" WEST, FOR A DISTANCE OF 8.06 FEET; (5) NORTH 22'47'37" WEST, FOR A DISTANCE OF 12.48 FEET; (6) NORTH 01'03'57" WEST, FOR A DISTANCE OF 10.96 FEET; (7) NORTH 13'32'39" WEST, FOR A DISTANCE OF 15.09 FEET; (8) NORTH 18'51'49" WEST, FOR A DISTANCE OF 40.94 FEET; (9) NORTH 25'09'04" WEST, FOR A DISTANCE OF 14.95 FEET; (10) NORTH 30°03'30" WEST, FOR A DISTANCE OF 23.57 FEET; (11) NORTH 32°19'44" WEST, FOR A DISTANCE OF 24.01 FEET; (12) NORTH 20'34'10" WEST, FOR A DISTANCE OF 19.67 FEET; (13) NORTH 24'51'44" WEST, FOR A DISTANCE OF 29.29 FEET; (14) NORTH 23°52'10" WEST, FOR A DISTANCE OF 17.25 FEET; (15) NORTH 31°28'23" WEST, FOR A DISTANCE OF 24.16 FEET; (16) NORTH 27°05'50" WEST, FOR A DISTANCE OF 6.15 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 2836; THENCE RUN NORTH 71'31'12"EAST, ALONG SAID SOUTHERLY PROPERTY LINE, FOR A DISTANCE OF 190.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,782 SQUARE FEET, OR 1.349 ACRES, MORE OR LESS. FOR AN AGGREGATE TOTAL OF 247,786 SQUARE FEET, OR 5.688 ACRES, MORE OR LESS.

AND

ORANGE COUNTY, FLORIDA.

AMERICAN SURVEYING & MAPPING INC. CERTIFICATION OF AUTHORIZATION NUMBER LB#6393 3191 MAGUIRE BOULEVARD, SUITE 200 ORLANDO, FLORIDA 32803 (407) 426-7979

LAKE KILLARNEY SHORES

CONTAINING 25,008 SQUARE FEET, OR 0.574 ACRES, MORE OR LESS.

TOGETHER WITH THAT CERTAIN EASEMENT RECORDED IN O.R. BOOK 3282, PAGE 2096, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH THAT DECLARATION OF ACCESS AND UTILITY EASEMENT RECORDED IN O.R. BOOK 7464, PAGE 1949, PUBLIC RECORDS OF

SURVEYOR'S NOTES:

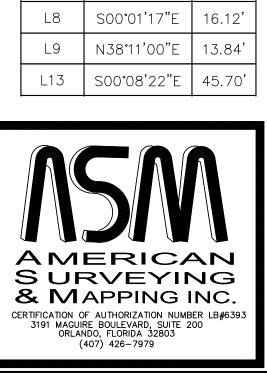
- 1. THE BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE MONUMENTED WES 3), PER OFFICIAL RECORDS BOOK 9126, PAGE 2378, AS HAVING A BEARING OF S 48 OF WINTER PARK, PREPARED BY: HENRICH, TROTTER, CARTER & AYERS, INC., DATED SURVEYOR NO. 2435, DATE: 5/15/01.
- . ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTIO TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC. TELEPHONE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE S NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICL SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY THE FLORIDA PUBLIC SERVICE COMMISSION. (SECTION 177.091 (28), FLORIDA STATUTE:
- . DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKE KILLARI OPERATION, MAINTENANCE AND REPAIR OF THE SUBDIVISION'S STORMWATER MANAGEM
- 4. UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WINTER THE OPERATION, INSTALLATION, MAINTENANCE AND REPAIR OF UTILITIES OF EVERY T FOR THE MAINTENANCE OF UTILITIES IT INSTALLS OR ACCEPTS WITHIN ANY OF THE L SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENTS FOR A IMPROVEMENTS, SOD AND LANDSCAPING AND UTILITIES OWNED BY OTHERS. THE CITY SUPERIOR TO THAT OF OTHER UTILITY OWNERS IN THE EVENT OF A CONFLICT.
- 5. THE CITY OF WINTER PARK AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CA WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INC OF WINTER PARK AND/OR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR TRACT "A".
- 6. SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WINT PUBLIC SIDEWALKS AND FOR THE GENERAL PUBLIC'S PEDESTRIAN ACCESS AND USE SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALK IMPROVEMEN EASEMENTS DEPICTED ON THIS PLAT, AND THE CITY SHALL NOT HAVE ANY RESPONSI PURPOSE
- 7. LOT OWNERS SHALL BE RESPONSIBLE TO MAINTAIN THEIR LOTS AS SET FORTH IN THE RESTRICTIONS FOR LAKE KILLARNEY.
- 8. TRACT "E" (PUBLIC RIGHT-OF-WAY), AN EXTENSION OF THE ELLEN DRIVE RIGHT-OF-THE OPERATION, REPAIR AND MAINTENANCE OF THE RIGHT-OF-WAY FOR THE GENERA
- THE ROADWAY IMPROVEMENTS THEREON. 9. THIS SUBDIVISION IS SUBJECT TO AND GOVERNED BY THE DECLARATION OF COVENAN KILLARNEY SHORES.
- 10. TRACT "A" (STORMWATER MANAGEMENT) AND TRACT "B" (LAKE ACCESS) SHALL BE HOMEOWNERS' ASSOCIATION, INC. FOR THE BENEFIT OF THE OWNERS OF LOTS 1-30 DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS TO BE REC EASEMENT IS HEREBY GRANTED TO THE CITY OF WINTER PARK OVER, UNDER, AND TH TO THE PUBLIC RIGHTS-OF-WAY. THE CITY OF WINTER PARK SHALL NOT HAVE ANY CONCERNING TRACT "A", TRACT "B" OR ANY DRAINAGE EASEMENTS DEDICATED HEREC
- 11. EACH DRAINAGE EASEMENT AREA ON LOTS 1-11 AND 26-30 MUST BE MAINTAINED E 12. THE CITY OF WINTER PARK AND ITS OFFICERS, EMPLOYEES AND AGENTS ARE HEREBY
- AND THROUGH TRACT "B" (20' WIDE LAKE ACCESS) AND IMPROVEMENTS THEREON FO LAKE KILLARNEY AND PUBLIC RIGHTS-OF-WAY FOR MAINTENANCE, SEARCH AND RESC CREATE A PUBLIC RIGHT OF USE AND ACCESS IN TRACT "B". THE CITY SHALL HAVE
- 13. DOCKS/BOATHOUSES SHALL BE LOCATED ONLY WHERE INDICATED ON THIS PLAT (BY COMMISSION APPROVAL, SUCH DOCKS/BOATHOUSES MAY BE LOCATED WITH ZERO SIDI AND DIMENSIONS SHALL BE PERMITTED BY THE CITY OF WINTER PARK LAKES AND WA
- 14. ACCESS EASEMENT TRACT "C" AND "D" SHALL BE CONVEYED TO THE LAKE KILLARNE REPAIRED AND MAINTAINED FOR INGRESS AND EGRESS TO AND FROM CERTAIN LOTS THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS TO BE
- 15. THE DEDICATOR/PROPERTY OWNER FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS H WINTER PARK AND ANY AND ALL RIGHTS, TITLE AND INTERESTS DEDICATOR/PROPERT GAPS AND GORES THAT MAY EXIST BETWEEN THE PROPERTY BEING SUBDIVIDED BY T OUTSIDE THE BOUNDARIES OF THIS PLAT.
- 16. REGARDLESS OF THE TRACT AND LOT BOUNDARIES ADJACENT TO LAKE KILLARNEY SH IMPROVEMENT TRUST FUND OWNS TITLE, AS SOVEREIGN LANDS, TO THOSE LANDS OF WATER LINE (OHWL). ORDINARY HIGH WATER ELEVATION IS BASED ON A PUBLICATION (LAKES DIVISION), WHICH LISTS THE ORDINARY HIGH WATER ELEVATION AS: 82.0 NAVI
- 17. ALL SITE CONSTRUCTION AND TREE REMOVAL ACTIVITIES MUST BE IN ACCORDANCE W AND THE CONDITIONS OF APPROVAL FOR THIS PLAT AND ALL OTHER DEVELOPMENT SUBDIVISION, AMONG OTHER THINGS, THERE ARE SPECIFIC CONDITIONS OF APPROVAL PRESERVATION AND RESTRICTING THE REMOVAL OF TREES FROM THE LOTS WHICH SH BY ALL LOT OWNERS. AS SET FORTH IN THE CONDITIONS OF PLAT APPROVAL, WHEN IN ORDER TO PRESERVE TREE(S) AND TREE CANOPY, THE BUILDING SETBACK TO AN LOTS #10, 11, 13, 14, 15, 19, 20 22, 23, 26, AND 28 MAY BE REDUCED TO A 5 FOC OF THE REQUIRED 7 FOOT ONE STORY AND 10 FOOT TWO STORY SIDE SETBACKS AND 25 FOOT REAR SETBACK. ALL OTHER LOTS SHALL MEET THE NORMAL R–2 ZONING DI F TREES ON THE "TREES TO BE SAVED" PLAN ON FILE WITH THE CITY WILL BE GRAN THE DATE OF RECORDING OF THIS PLAT UNLESS THE CITY ARBORIST DETERMINES THA FACTORS WARRANT THEIR REMOVAL.

VICINITY MAP MONREE AV (SCALE: 1" = 2 MILES) ELVIN AVE AI BERT LEE PKW GLENON PKV LAKE KILLARNEY HEREBY SHORES REPRESEN RECENTLY SUPERVISIO AND PER ACCORDAN SURVEY D 177, FLORI LAKE KILLARNEY SURVEYOR' Registratio Florida Rea 3191 Magu

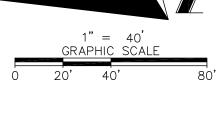
NOTICE

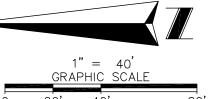
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AS PER 177.091 (27) F.A.C.

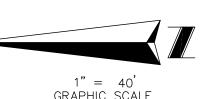
SHEET 1 OF 3	PLAT BOOK PAGE	
P, PAGE 89,	LAKE KILLARNEY SHORES DEDICATION	
29 EAST	KNOW ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the lands shown hereon, does hereby dedicate said lands and plat for the uses and purposes therein expressed, including as set forth in the Surveyor's Notes.	
STERLY LINE OF COUNTRY CLUB DRIVE (SEE MAP SHEET 2 OF 3°42'32" E, AND AS PER SURVEY MAP PROVIDED BY THE CITY 12/17/99, CERTIFIED BY: G.L.CARTER, REGISTERED LAND	IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below on theday of, 2018.	
DN, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE OLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL ULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY	Owner: Turner Real Property Investments, LLC, a Florida limited liability company	
S). NEY SHORES HOMEOWNERS' ASSOCIATION, INC. FOR THE	BY: TITLE	
MENT AND DRAINAGE SYSTEM. R PARK AND TO OTHER PUBLIC UTILITY SERVICE PROVIDERS FOR YPE. THE CITY OF WINTER PARK SHALL ONLY BE RESPONSIBLE	SIGNED AND SEALED IN THE PRESENCE OF:	
ITILITY EASEMENTS DEPICTED ON THIS PLAT, AND THE CITY NY OTHER PURPOSE, INCLUDING IN REGARD TO THE SURFACE OF WINTER PARK'S UTILITY EASEMENT RIGHTS SHALL BE	SIGNATURE PRINTED NAME	
SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO RED FOR, TRACT "A" AND DRAINAGE EASEMENTS INCLUDING, GRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF THE CITY SAID PURPOSE OVER SAID DRAINAGE EASEMENTS, AND OVER	SIGNATURE PRINTED NAME	
TER PARK FOR THE OPERATION, REPAIR AND MAINTENANCE OF OF SIDEWALK IMPROVEMENTS THERIN. THE CITY OF WINTER PARK ITS IT INSTALLS OR ACCEPTS WITHIN ANY OF THE SIDEWALK IBILITY FOR MAINTENANCE OF THE EASEMENTS FOR ANY OTHER	ACKNOWLEDGEMENT STATE OF FLORIDA ORANGE COUNTY	
E DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND	THIS IS TO CERTIFY, That on, 2018, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared , (title)	
-WAY, IS HEREBY DEDICATED TO THE CITY OF WINTER PARK FOR AL PUBLIC'S VEHICULAR AND PEDESTRIAN ACCESS AND USE OF ITS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR LAKE	of Turner Real Property Investments, LLC, a limited liability company under the laws of the State of Florida, to me know to be the individual and officer described in and who executed the	
OWNED AND MAINTAINED BY THE LAKE KILLARNEY SHORES AND FOR THE OTHER PURPOSES AS SET FORTH IN THE CORDED IN THE PUBLIC RECORDS. A NON-EXCLUSIVE DRAINAGE HROUGH TRACT "A" AND THE DRAINAGE EASEMENTS ADJACENT OPERATION, MAINTENANCE AND REPAIR OBLIGATIONS ON.	foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer there unto duly authorized; and that the said dedication for the uses and purposes therein expressed is the act and deed of said limited liability company.	
BY THE INDIVIDUAL LOT OWNERS. (DEDICATED A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER OR PEDESTRIAN, VEHICULAR AND BOAT ACCESS TO AND FROM CUE, PATROLLING AND RELATED MATTERS. THIS DOES NOT NO MAINTENANCE AND REPAIR OBLIGATIONS CONCERNING TRACT	IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date	
ASTERISK SYMBOL, SEE LEGEND). PURSUANT TO CITY DE SETBACKS AND NO MORE THAN THREE FEET. SIZE, HEIGHT ATERWAYS BOARD.	NOTARY PUBLIC My Commission Expires	
TY SHORES HOMEOWNER'S ASSOCIATION, INC. AND OPERATED, AND THE PUBLIC RIGHT—OF—WAY AS FURTHER SET FORTH IN E RECORDED IN THE PUBLIC RECORDS.	CERTIFICATE OF APPROVAL, BY THE CITY OF WINTER PARK	
HEREBY DISCLAIMS, RELEASES AND QUIT CLAIMS TO THE CITY OF Y OWNER MAY HAVE IN COUNTRY CLUB DRIVE AND TO ANY HIS PLAT AND COUNTRY CLUB DRIVE, WHETHER BEING INSIDE OR	THIS IS TO CERTIFY, That on, the	
HOWN HEREON, THE STATE OF FLORIDA INTERNAL LAKE KILLARNEY LYING WATERWARD OF THE ORDINARY HIGH BY CITY OF WINTER PARK, DEPARTMENT OF PUBLIC WORKS D-1988 (82.8 NGVD-1929).	City Commission of the City of Winter Park, Florida approved the foregoing plat.	
WITH APPLICABLE CITY OF WINTER PARK CODES OF ORDINANCES ORDERS AND BUILDING PERMITS ISSUED CONCERNING THIS FOR THIS SUBDIVISION CONCERNING BUILDING SETBACKS, TREE IALL BE BINDING UPON THE LOTS AND MUST BE COMPLIED WITH	Steve Leary Mayor	
DEEMED NECESSARY BY CITY'S URBAN FORESTRY PERSONNEL INTERIOR (SAME SUBDIVISION) PROPERTY LINE CONCERNING OT ONE STORY AND 8 FOOT TWO STORY SIDE SETBACK IN LIEU	Attest:	
D A 15 FOOT SECOND STORY REAR IN LIEU OF THE REQUIRED HISTRICT SETBACK REQUIREMENTS. NO PERMIT FOR REMOVAL NTED BY THE CITY FOR A PERIOD OF AT LEAST 25 YEARS FROM AT THEIR CONDITION, HEALTH OR OTHER NON-ECONOMIC	Cindy Bonham City Clerk	
	CERTIFICATE OF APPROVAL BY CITY ENGINEER	
	Examined & Approved: Date	
	City Engineer Florida Registration No:	
	CERTIFICATE OF REVIEW BY CITY SURVEYOR	
	I have reviewed this plat and find it be in conformity with Chapter	
	177, Florida Statutes.	
SURVEYOR'S CERTIFICATE	Signed Date Florida Registration Number	
CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT TATION OF THE HEREON DESCRIBED LAND WHICH WAS SURVEYED AND PLATTED UNDER MY DIRECTION AND ON, AND THAT PERMANENT REFERENCE MONUMENTS MANENT CONTROL POINTS HAVE BEEN SET IN ICE WITH CHAPTER 177, FLORIDA STATUTES, AND THAT DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER IDA STATUTES.	CERTIFICATE OF COUNTY COMPTROLLER I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records onas File No County Comptroller in and for Orange County, Florida	
'S NAME: JAMES D. FLICK, PSM DATE on Number: LS 6088 gistration Number of Legal Entity: LB 6393 uire Boulevard, Suite 200, Orlando FL 32803		

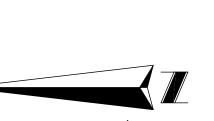


	Line Table			
Line #	Direction	Length		
L1	S22°01'22"E	18.87'		
L5	N86°49'37"W	26.07'		
L6	N38°11'00"E	29.39'		
L7	N38°11'00"E	99.61'		
L8	S00°01'17"E	16.12'		
L9	N38°11'00"E	13.84'		
L13	S00°08'22"E	45.70 '		

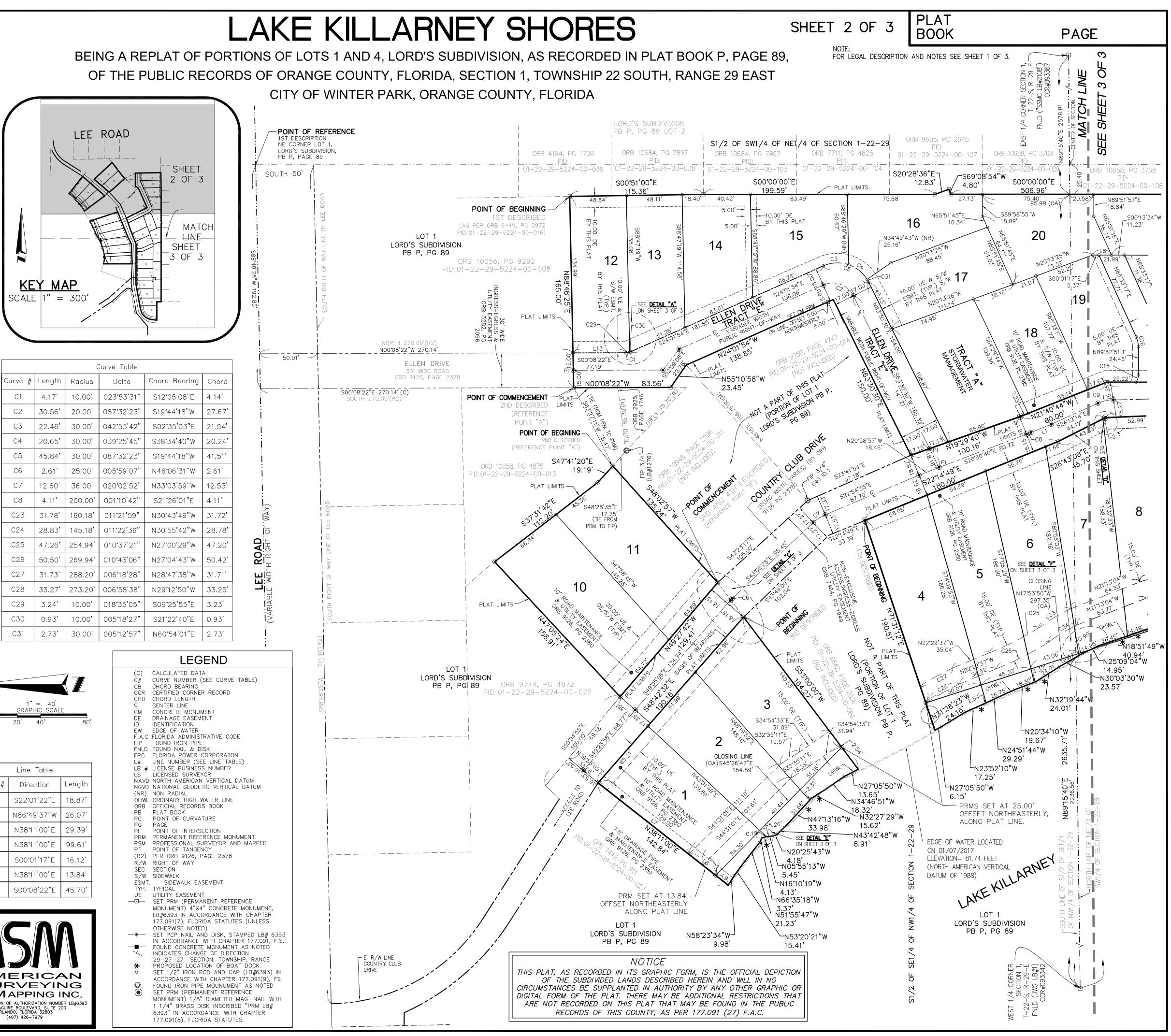


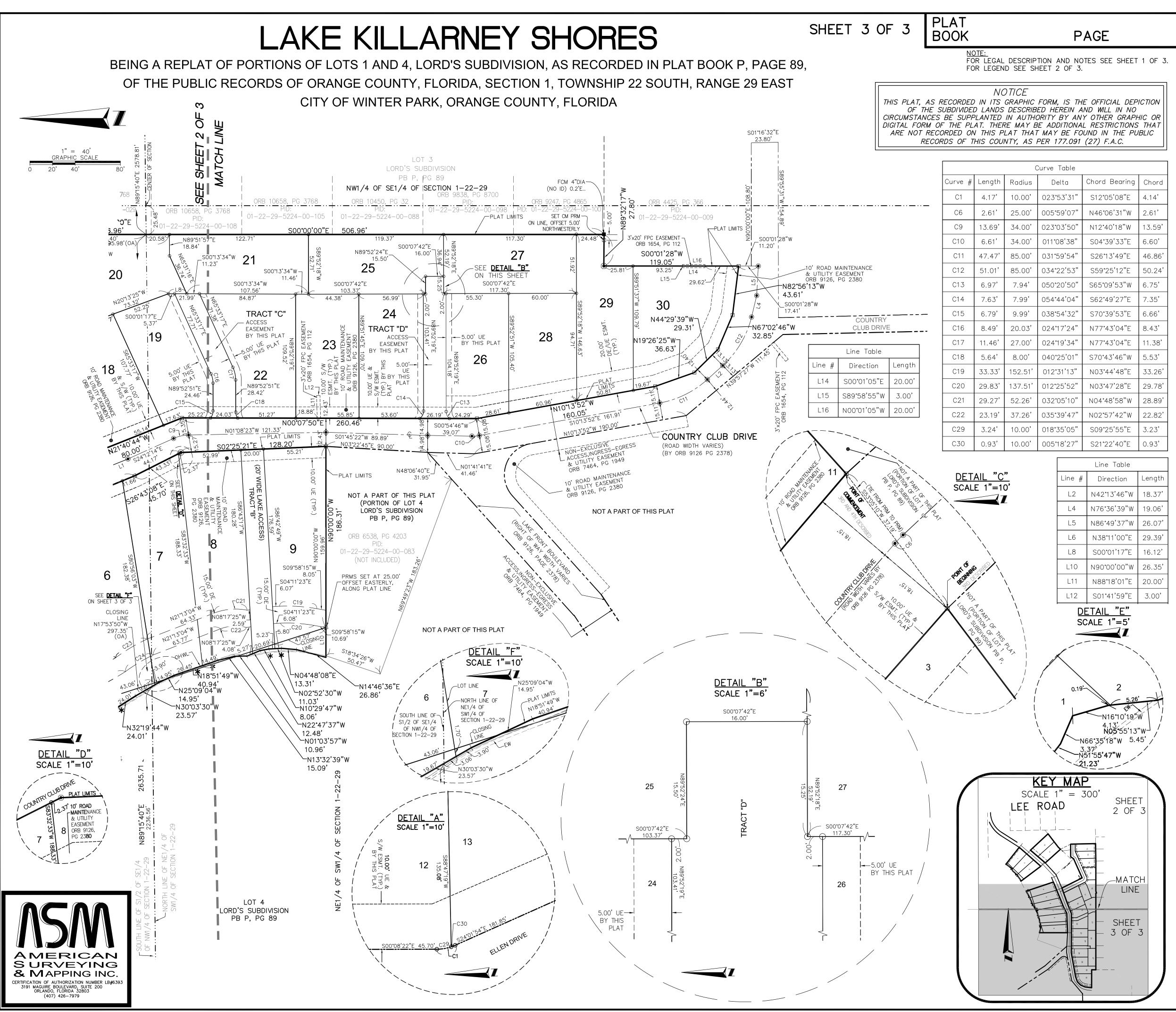






Curve #	Length	Radius	Delto
C1	4.17'	10.00'	023 ° 53'
C2	30.56'	20.00'	087°32'
С3	22.46'	30.00'	042°53'
C4	20.65'	30.00'	039°25'
C5	45.84'	30.00'	087°32'
C6	2.61'	25.00'	005°59'
C7	12.60'	36.00'	020°02'
C8	4.11'	200.00'	001°10'
C23	31.78'	160.18'	011°21'
C24	28.83'	145.18'	011°22'
C25	47.26'	254.94'	010°37'
C26	50.50'	269.94'	010°43'
C27	31.73'	288.20'	006°18'
C28	33.27'	273.20'	006°58'
C29	3.24'	10.00'	018°35'
C30	0.93'	10.00'	005°18'
C31	2.73'	30.00'	005°12'
	C1 C2 C3 C4 C5 C6 C7 C8 C23 C24 C25 C24 C25 C26 C27 C28 C27 C28 C29 C30	C1 4.17' C2 30.56' C3 22.46' C4 20.65' C5 45.84' C6 2.61' C7 12.60' C8 4.11' C23 31.78' C24 28.83' C25 47.26' C26 50.50' C27 31.73' C28 33.27' C29 3.24' C30 0.93'	C1 4.17' 10.00' C2 30.56' 20.00' C3 22.46' 30.00' C4 20.65' 30.00' C5 45.84' 30.00' C6 2.61' 25.00' C6 2.61' 25.00' C7 12.60' 36.00' C8 4.11' 200.00' C23 31.78' 160.18' C24 28.83' 145.18' C25 47.26' 254.94' C26 50.50' 269.94' C27 31.73' 288.20' C28 33.27' 273.20' C29 3.24' 10.00'





From: Mack Alan Cope <<u>mackcope@edci.us</u>>
Sent: Thursday, March 29, 2018 9:22 AM
To: Jeffrey Briggs <<u>Jbriggs@cityofwinterpark.org</u>>
Cc: Gillian Higgins <<u>gh@cminc.biz</u>>
Subject: Also - Tree Protection of Oak Tree at 613 Country Club Drive

Jeffrey,

Another issue that really needs an appropriate response from the City is in regard to a large canopy tree in the front yard of Ms. Higgins, that will definitely be impacted by trenching for the stormwater piping as designed. The Final Plans indicate the trench will be at least 8 feet deep.

Please see the material I sent to Dru Dennison on 3/22/18. Just because Ms. Higgins has chosen to remain out of the subdivision development should not mean her oak tree is ok to ignore. The City should be consistent in its care for canopy trees. That tree contributes to the benefit of the neighborhood.

Regards,

Mack

Mack Alan Cope, AICP mackcope@edci.us 4076258278

From: Mack Alan Cope <<u>mackcope@edci.us</u>>
Sent: Thursday, March 22, 2018 10:34 AM
To: 'ddennison@cityofwinterpark.org' <<u>ddennison@cityofwinterpark.org</u>>
Cc: Gillian Higgins <<u>gh@cminc.biz</u>>
Subject: Urgent Timing - Tree Protection of Oak Tree at 613 Country Club Drive

Dru,

I am contacting you on behalf of Gillian Higgins, 613 Country Club Drive, Winter Park, FL 32789, respectfully requesting your expert opinion regarding protection measures needed for a mature Oak tree located in her front yard that is directly in the middle of, but NOT part of, a subdivision preliminary and final plat development, scheduled for City Commission hearing on April 9. Please see the City Public Notice file attached which we received from Jeff Briggs, who is aware of our concerns since September 2017.

Ms. Higgins has grave concerns that development activity related to the installation of subdivision improvements will cause significant harm to a valuable Oak tree located in her front yard in close proximity to the right of way line of Country Club Drive. The construction plans indicate a stormwater collection system with piping running directly along the street right-of-way line (currently Higgins turf front yard) which will require extensive trenching to be placed at the needed grade below current surface grade, and this trenching, which is inside of the required barricade area as published by the City Urban Forestry Division, will cause significant impact to the root system of her tree. An easy solution

would be to move the piping under the street pavement where there is likely to be much less impact to the root system.

Your review and response to this urgent situation is respectfully requested in order that Ms. Higgins can provide needed material for placement into the Commission's review materials that Jeff Briggs has informed us is required by 3/30.

Respectfully,

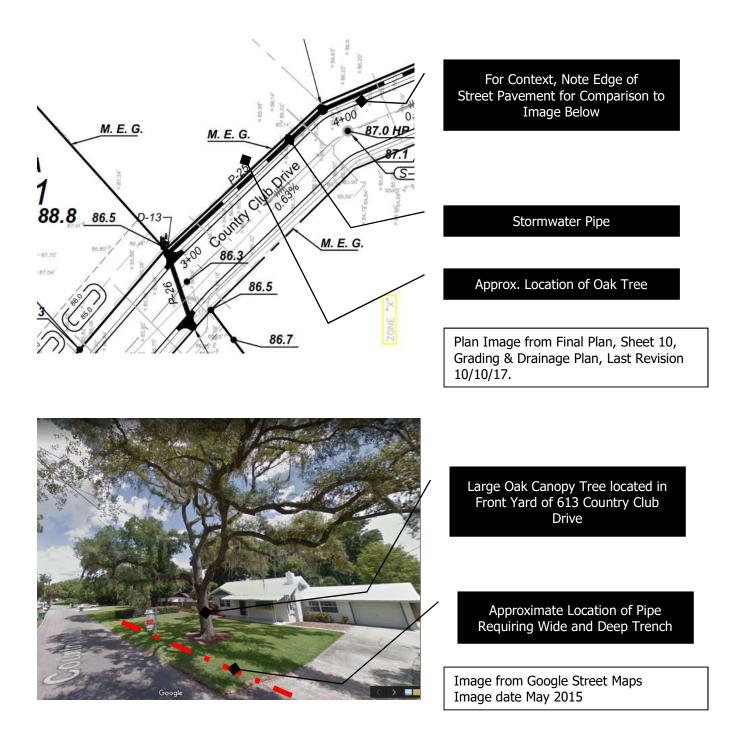
Mack

Mack Alan Cope, AICP mackcope@edci.us 4076258278

EXHIBIT – HIGGINS TREE IMPACT FROM UTILITIES

613 Country Club Drive

The current design of the stormwater collection system for the Deshpande, Inc. subdivision construction plans proposes a new underground collection pipe that will have a significant impact on an existing canopy Oak tree located in the front yard of 613 County Club Drive. The piping is located well inside the area designated for barricaded protection as published by the City of Winter Park Urban Forestry Division.



ity commission agenda item

item type Public Hearings	meeting date 4/9/2018		
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			

<u>subject</u>

Ordinance - Request of the City of Winter Park to amend various sign code regulations. (1)

motion / recommendation

Recommendation to Approve the Ordinance to amend various Sign Code provisions regarding clarifications on prohibited signs and measures to enhance code enforcement.

background

This item is a continuation of the Sign Code updates that were tabled at the January 22nd City Commission meeting. Since that time, the Ordinance has been modified to remove the sections that eliminated the use of free standing real estate signs on commercial/office properties and which also eliminated the use of A-frame, sandwich board temporary signs in certain sections of the City.

The process to update the sign code (which has not been done in 20+ years), started with the intent to improve the ability of Code Compliance to enforce the Sign Code, and to update the Sign Code due to new types of signs and evolving technology. The proposed sign changes were developed by staff involving Planning, Building and Code Enforcement with oversight on legality (not content) by the City Attorney. The staff prior to advertisement, reviewed these sign code changes with the Planning and Zoning Board on September 26, 2017, and with the City Commission on August 14, 2017 as non-action/work session items. Since that time there has been the formal P&Z Board public hearing on October 3, 2017 with a positive recommendation; a review by the Economic Development Advisory Board (EDAB) on October 17, 2017; and a presentation to the Park Avenue Merchant Association (PAMA) on October 27, 2017. EDAB and PAMA were both in favor of the changes as presented. At the January 22 Commission meeting, due to concerns of about the prohibition on the commercial and office free standing real estate signs and A-frame, sandwich board temporary sign code changes, the Commission decided to continue this item to give time for staff to discuss further with the business community. After those discussions, there was agreement that the City needed first to enforce our current Sign Code to downsize all of the many commercial and office real estate signs that are over the 12 sq. ft. limit. It also was agreed that the enforcement improvements in this Ordinance (ability for the City to remove the repeat offender signs) could solve most of the issues with the A-frame and sandwich board signs that are repeatedly placed blocking sidewalks or sitting in landscape islands within the right-of-way.

The following changes are included in the Ordinance for the sign code amendment with the intent to aid enforcement and removal of illegal temporary signs:

Sec. 58-123 – Definitions –

1. Updating and providing new definitions for animated signs including humans that are waving and spinning signs.

2. Determining that murals are signs and creating size and area limits on building walls.

3. Clarify that neon and LED lighting around windows is a window sign and is not permitted.

Sec. 58-134 – Temporary Signs

1. Providing new regulations for decorative wind screens on construction fences regarding the copy area versus pictures.

2. Clarifies that portable A-frame, sandwich and menu board signs are not allowed to block sidewalks, are not permitted in the right-of-ways or street-side landscape areas and that the City may remove such signs after notice to owners of violations and repeated violations.

Sec. 58-135 – Prohibited Signs

1. Clarifying that balloons, human signs, electronic signs, LED window signs, inflatable signs, and any flashing or blinking mechanism or sign is prohibited.

2. Declaring snipe signs "abandoned property" and allowing anyone to remove them.

3. Eliminating content based language regarding flag display.

Sec. 58-137 – Severability - Revising the severability language to comport with case law.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS: Description Ordinance Exhibit A to Ordinance

Upload Date 3/29/2018 3/29/2018 Type Ordinance Exhibit ORDINANCE NO.

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CERTAIN PROVISIONS OF ARTICLE IV, SIGN REGULATIONS OF THE CITY OF WINTER PARK LAND DEVELOPMENT CODE TO REVISE THE REGULATIONS FOR TEMPORARY AND PROHIBITED SIGNS, REVISING THE DEFINITIONS FOR SIGNS, PROVIDE MORE SPECIFICITY AND CLARITY TO EXISTING SIGN REGULATIONS: AND AMENDING SECTION 1-24, SCHEDULE OF VIOLATIONS AND PENALTIES. RELATING TO SNIPE SIGNS: AND PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park has determined the need to update and revise its Land Development Code relative to signs;

WHEREAS, the City Commission finds and determines that certain types of signs, particularly signs with lighted and/or changing information, and human signs, create a safety hazard by distracting motorists, pedestrians, and others;

WHEREAS, the City Commission wishes to protect the safety of motorists, pedestrians, and others from distraction caused by signs;

WHEREAS, the Future Land Use Element of the City's Comprehensive Plan provides that the City shall regulate signage;

WHEREAS, the City Commission finds and determines that the City adopted the Land Development Code in order to implement its comprehensive plan, and to comply with the minimum requirements in the State of Florida's Growth Management Act, at Section 163.3202, Florida Statutes, including the regulation of signage and future land use;

WHEREAS, the City Commission finds and determines that pursuant to the policy of the City's Comprehensive Plan, the City's Land Development Code is required to regulate signage;

WHEREAS, the City Commission finds and determines that this ordinance will lessen hazardous situations, as well as confusion and visual clutter otherwise caused by the proliferation, improper placement, excessive height, excessive size, and distracting characteristics of signs which compete for the attention of pedestrian and vehicular traffic;

WHEREAS, the City Commission hereby finds and determines that anything beside the road which tends to distract the driver of a motor vehicle directly affects traffic safety, and that signs which divert the attention of the driver and occupants of motor vehicles from the highway to objects away from it, may reasonably be found to increase the danger of accidents, and agrees with the courts that have reached the same determination [see In re Opinion of the Justices, 103 N.H. 268, 169 A.2d 762 (1961); Newman Signs, Inv. C. Hjelle, 268 N.W. 2d 741 (N.D. 1978); Naser Jewelers, Inc. v. City of Concord, New Hampshire, 513 F.3d 27 (1st Cir. 2008)];

WHEREAS, the City Commission has determined that the purpose and intent provisions of its signage regulations should be more detailed so as to further describe the beneficial, aesthetic, and other effects of the City's sign regulations, and to reaffirm that the sign regulations are concerned with the secondary effects of speech and are not designed to censor speech or regulate the viewpoint of the speaker;

WHEREAS, the City Commission wishes to continue to assure that animated signs and flashing signs are effectively prohibited as sign-types within the City;

WHEREAS, the City of Winter Park finds and determines that the regulation of signage for purposes of aesthetics has long been recognized as advancing the public welfare;

WHEREAS, the City of Winter Park finds and determines that as far back as 1954 the United States Supreme Court recognized that "the concept of the public welfare is broad and inclusive," that the values it represents are "spiritual as well as physical, aesthetic as well as monetary," and that it is within the power of the legislature "to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled" [Justice Douglas in *Berman v. Parker*, 348 U.S. 26, 33 (1954)];

WHEREAS, the City of Winter Park finds and determines that aesthetics is a valid basis for zoning, and that the regulation of the size of signs and the prohibition of certain types of signs can be based upon aesthetic grounds alone as promoting the general welfare [see Merritt v. Peters, 65 So. 2d 861 (Fla. 1953); Dade Town v. Gould, 99 So. 2d 236 (Fla. 1957); E.B. Elliott Advertising Co. v. Metropolitan Dade Town, 425 F.2d 1141 (5th Cir. 1970), cert. dismissed, 400 U.S. 805 (1970)];

WHEREAS, the City of Winter Park finds and determines that the enhancement of the visual environment is critical to a community's image and its continued presence as a tourist destination;

WHEREAS, the City of Winter Park finds and determines that the sign control principles set forth herein create a sense of character and ambiance that distinguishes the City as one with a commitment to maintaining and improving an attractive environment;.

WHEREAS, the City of Winter Park finds and determines that the sign regulations are intended to permit signs that are compatible with their surroundings and aid orientation, and to preclude placement of signs in a manner that devalue adjacent properties and land uses;

WHEREAS, the City of Winter Park finds and determines that the regulation of signage was originally mandated by Florida's Local Government Comprehensive Planning and Land Development Regulation Act in 1985 (see Chapter 85-55, §14, Laws of Florida), and this requirement continues to apply to the City of Winter Park through Section 163.3202(2)(f), Florida Statutes;

WHEREAS, the City of Winter Park finds and determines that the definition of "sign" should be revised so as to provide more specificity;

WHEREAS, the City of Winter Park finds and determines that there should be a more detailed definition for "animated sign" and that animated signs should continue to be included among signs prohibited in the City;

WHEREAS, the City of Winter Park finds and determines that the size restrictions on all temporary signs should be consistent;

WHEREAS, the City of Winter Park finds and determines that the regulations on election signs should be modified to comport with case law;

WHEREAS, the City of Winter Park finds and determines that "snipe signs" as defined in the sign code are abandoned property and anyone should be empowered to remove them;

WHEREAS, the City of Winter Park finds and determines that the amendments, as set forth herein, are consistent with all applicable policies of the City's adopted Comprehensive Plan;

WHEREAS, the City of Winter Park finds and determines that one of the City's goals under its comprehensive plan and included within the future land use element is to promote, protect, and improve the public health, safety and welfare of the City's residents through the provision of appropriate land uses;

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

SECTION 1. The above recitals are hereby adopted as the legislative purpose of this Ordinance and as the City Commission's legislative findings.

SECTION 2. Portions of Chapter 58, Land Development Code, Article IV, Sign Regulations, are hereby amended to read as shown on Exhibit "A" attached hereto, and

words with <u>single underlined</u> type shall constitute additions to the original text and strike through shall constitute deletions to the original text.

SECTION 3. All real estate signs not in conformance with any provisions of these regulations must be removed, changed or altered to conform to the provisions of these regulations and amendments within six (6) months after such sign becomes nonconforming.

<u>SECTION 4</u>. Section 1-24, Schedule of violations and penalties, of Article II, Code Enforcement Citations, of the City of Winter Park Code of Ordinances, is hereby amended by changing the violation for Snipe signs to a Class II violation as follows:

Class	Violation	Ord. No.	
* * *			
11	Snipe signs	§ 31-19(15)(b) <u>58-135(3)</u>	
* * *			

SECTION 5. 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 6. CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Winter Park, Florida;

SECTION 7. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of , 2018.

ATTEST:

Mayor Steve Leary

City Clerk, Cynthia S. Bonham

EXHIBIT "A"

Sec. 58-123. - Definitions.

For the purposes of this article, certain terms or words used herein shall be interpreted as follows:

Animated sign means any sign or part of a sign which changes physical position by movement or rotation a sign which includes action, motion, or color changes, or the optical illusion of action, motion, or color changes, including a sign set in motion by movement of the atmosphere, or made up of a series of sections that turn, whether such movement or rotation is by human energy, mechanical or electronic means.

Electronic sign means a sign for presentation of information for visual reception, acquired, stored or transmitted in various forms where the input information is supplied as an electrical signal and uses a light source, LED (light emitting diodes), bare electric bulbs, luminous tubes, fiber optic or any other combination of light sources to create the message. Also, signs that appear projected or are intermittently or intensely illuminated or of a traveling, tracing, scrolling or sequential light type, or contain or are illuminated by animated or flashing light. on which the copy changes automatically on a lamp bank or in a similar fashion, including but not limited to LED (light emitting diodes), LCD (liquid crystal displays), CEVMS (commercial electronic variable message signs), plasma displays, dynamic displays, projected images, or any other functionally equivalent technology, and which is capable of automated, remote or computer control to change the image, or through any electronically illuminated, scrolling or moving text, symbols or other images, utilizing LED, LCD, CEVMS, or other digital or electronic technology, commonly known as electronic message or reader boards, electronic marquees, message centers, moving message displays, or digital signs.

Flashing sign means any directly or indirectly illuminated sign which exhibits intermittent or flashing natural or artificial light or color effects by any means whatsoever. Automatic changing signs such as public service time, temperature and date signs or electronically controlled message centers are classed as changing signs, not flashing signs.

Ground sign means a sign affixed to the ground and supported by poles, uprights, or braces extending from the ground or a permanently mounted object on the ground but not attached to any part of any building. <u>Ground signs are also referred to as pole signs, pylon signs and monument signs.</u>

Murals means art work or painting on the wall, façade, awning or other part of a building.

Sign means any object or device visible from the right-of-way of a street or highway, <u>or internal parking</u> <u>lot</u>, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, colors, motion, illumination, or projected images. <u>"Sign" also includes a human</u> <u>sign</u>, which is a sign that is carried, waved, or otherwise displayed by a person, including a sign worn as <u>an article of clothing</u>, while outside, for the purpose of advertising a business, service or product.

Signs do not include the following:

(1) Window displays of merchandise, pictures or models of products or services;

(2) Time and temperature devices not related to a product;

(3) Symbols or crests of political subdivisions and religious, fraternal, professional or civic organizations;

(4) Works of art, such as sculpture, statutes, fountains which in no way identify a product;

(5) Directional signs four six square feet in area or less and no higher than thirty (30) inches in height, so as not to block visibility at points of ingress and egress which direct and guide traffic and parking but bear no advertising matter which are limited to directional text/symbols and logo;

(6) Coin-operated vending machines, gasoline pumps, telephone booths, and ice vending equipment.

(7) Banners, used by the city or a museum to support a city commission-approved event or activity, excluding those used to identify a political cause or statement.

(8) Up to three balloons 12 inches or less in diameter on one property or premises.

(9) Murals painted on walls that bear no advertising matter.

Sec. 58-134. - Temporary signs.

(b) Subdivision development signs shall be permitted to identify subdivisions where an active building and development program is underway. Such signs shall be permitted on a temporary permit basis only for a maximum of two years or until the subdivision is completed, whichever shall occur first. Such signs shall be limited to one per street frontage and shall not exceed 32 square feet in size or eight feet in height. For construction projects of multi-family or non-residential buildings, the wind screen coverings on construction fences may contain pictures and perspective elevations of the exterior of the project on up to fifty (50%) percent of the wind screen area but the area of text, words, logos, and other project information shall not cover more than 32 square feet of the fence wind screen materials per street frontage.

(c) On site development signs shall be permitted on property where there is an active building program underway to identify the project, the developer, architect, contractor, realtor and others involved in the design, construction and financing. Such signs shall be permitted on a temporary basis and shall not be erected more than five days prior to the start of construction. Signs shall be removed upon issuance of a certificate of occupancy or when there has been no construction activity on the property for 60 days or more. Such signs shall be limited to one per street frontage and shall not exceed eight square feet in size or six feet in height for single family and duplex building projects; 32 square feet in size and eight feet in height for multifamily building projects and <u>32 square feet</u> no larger or higher than the size that is permitted for permanent ground signs for nonresidential building projects. For construction projects of multi-family or non-residential buildings, the wind screen coverings on construction fences may contain pictures and perspective elevations of the project but the area of text, words, logos, and other project

information shall not cover more than 32 square feet of the fence wind screen materials per street frontage.

(d) One <u>temporary</u> real estate sign offering real property for sale or lease shall be permitted on each <u>street</u> frontage of properties where an owner is actively attempting to sell or lease such property, either personally or through an agent. Such sign shall not exceed four square feet in area <u>or six feet in height</u> in residential zones for one or two-family dwellings <u>and shall not exceed</u> 12 square feet in area for multifamily dwellings or nonresidential buildings. All <u>such temporary real estate</u> signs shall be located behind the sidewalk or ten feet behind the curb or edge of pavement, whichever is greater. Additionally, a maximum of two "open house" signs may be used to direct interested persons to the location of an open house, in addition to the "open house" sign placed at the site of the real property offered for sale. The two directional signs are limited in size to two square feet and may be placed in the public right-of-way subject to not blocking visibility for traffic and are subject to allowing-removal by the abutting property owner if that owner does not consent to the placement of the sign. Such "open house" signs shall be posted only during the hours of 9:00 a.m. to 6:00 p.m. and shall be removed immediately following the close of the open house event. Open house signage shall not be posted more than two days per week.

(f) One temporary sign, <u>A-frame sign, sandwich board sign</u>, portable sign or menu board <u>per business</u> may be located outside of a commercial business, <u>zoned C-2 or C-3</u>, exclusive of beautification elements such as plants. The sign must be located within two (2) feet of the <u>street</u> front wall or window of the building, <u>unless specifically approved for an alternate location by the City due to factors involving pedestrian</u> <u>circulation</u>. <u>One such sign per business may also be permitted within shopping centers, zoned C-1,</u> <u>provided that such signs are located on pedestrian walkways under a building canopy and not interfering</u> <u>with pedestrian and handicapped accessibility and provided that such signs are not visible from a public</u> <u>street</u>. The sign must not block or impede pedestrian traffic or be placed on the public sidewalk and at least six feet of clear sidewalk width must remain for pedestrian traffic. <u>The minimum criteria for all</u> <u>temporary signs in this paragraph (or section) are as follows:</u>

- 1) <u>Per above, the sign must be located within two (2) feet of the front wall or window of the building,</u> <u>unless specifically approved by the City due to pedestrian circulation.</u>
- 2) <u>The sign must be no more than six feet in height and not more than two feet in width six square feet.</u>
- 3) <u>Sign placement must comply with the Florida ADA and shall not be located in the public sidewalk</u> <u>or within the right-of-way.</u>
- 4) <u>At least five (5) feet of clear sidewalk space must be provided between the sign and the curb or other obstruction.</u>
- 5) <u>Placement of signs in landscaped areas in the road right-of-way is prohibited.</u>
- 6) Signs may only be placed immediately in front of the business they are advertising.
- 7) <u>Signs shall not be secured, tethered, or installed on traffic devices, utility equipment, trees,</u> <u>furniture, poles, or any other fixture.</u>
- 8) <u>Signs shall not be located within sight triangles or in a manner that obstructs visibility to vehicular</u> <u>traffic.</u>
- 9) <u>Signs must be safely secured and removed in windy conditions and removed when the business</u> is not open.

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- 10) <u>Signs must have a static message and there shall be no illumination of any kind on the sign or within the sign.</u>
- 11) <u>Signs shall not have a computer screen or TV monitor of any kind to display messages, images or information.</u>
- 12) <u>Such signs provided to the business by a product, brand or service which identify the product,</u> <u>brand or service as an integral part of the sign shall not be permitted.</u> Such signs should identify <u>the business and not function as off-site advertising for a particular product, brand or service.</u>

The sign must be no more than six feet in height and not more than two feet in width. The signs must be decorative, with the name/logo of the business included. The sign must be safely secured and removed under windy conditions. The sign must be removed when the business is not open. A temporary sign, portable sign or menu sign is not permitted if the business chooses to place an outdoor display of merchandise as permitted by this Code. section 58-82(aa). Failure to locate said sign in the permitted location and placement in an unauthorized location within the city sidewalk, street side landscape area or other portion of the public right-of-way, shall permit the City to deem said sign as abandoned property and said sign shall be subject to removal by the City. In addition, failure to remove such signs when the business is closed shall also subject the sign to removal by the City.

(g) Portable signs. One portable advertising sign may be placed in front of active businesses in General Commercial (C 3) zoning districts at or near the front lot line of the property. The sign shall not obstruct traffic visibility for vehicles exiting or interfere with traffic circulation within the property and shall not exceed two feet in width or six feet in height. Multi-tenant properties with several businesses within a single building shall be limited to one portable sign to serve one or all of the businesses within the building. The sign shall be removed when the business is not open and shall be removed during high wind conditions. In addition, the sign shall not interfere with required landscaping for a property. Businesses with existing ground, pole or roof signs shall not be permitted an additional portable sign under this paragraph.

Sec. 58-124. Signs permitted in zoning districts of the city.

(a) Residential, parks and recreation, and public and quasi-public districts.

(1) For each single family home or duplex, one identification sign for each dwelling unit not exceeding an area of one and one-third square feet. Such identification sign shall not be subject to the permit requirements of this chapter.

(2) For multiple family uses, rooming and boarding houses, one identification sign for each developed parcel, not exceeding 12 square feet in area.

(3) For nonresidential uses, one identification sign and one bulletin board for each developed parcel not exceeding a total of 18 square feet in area for all signs.

(4) All signs shall be either wall signs or ground signs. Grounds signs shall not exceed a height of six feet. No height limit is specified for wall signs. All signs shall be placed on private property behind the lot line. These signs shall also comply with the applicable provisions of sections 58-125 and 58-126.

(5) Such signs may not have interior illumination. Backlit halo-type opaque sign lettering is permitted, however, the light color must be white or subdued and muted such as a pastel shade. Sign faces and sides may not be translucent and must be an opaque material such as metal or wood.

(b) Office (O-1) and (O-2) districts.

(3) Office district properties located within the boundaries of the area subject to the Central Business District Facade Design Guidelines, the Morse Boulevard Plan Facade Design Guidelines area from New York Avenue to Denning Drive or within the boundaries of the Hannibal Square Neighborhood Commercial District may not have digital, electronic, and/or internally illuminated signs, such as backlit plastic, acrylic or glass. Front lighting of signs is encouraged. External illumination must be provided by a light source that is installed to prevent direct light from shining onto the street or adjacent properties. Flashing or moving lights are not permitted. Backlit halo-type opaque sign lettering is permitted, however, the light color must be white or subdued or muted such as a pastel shade. Sign faces and sides may not be translucent and must be an opaque material such as metal or wood.

(d) Central business (C-2) district.

(6) Commercial (C-2) district properties may not have digital, electronic, and/or internally-illuminated signs, such as backlit plastic, acrylic or glass. Front lighting of signs is encouraged. External illumination must be provided by a light source that is installed to prevent direct light from shining onto the street or adjacent properties. Flashing or moving lights are not permitted. Backlit halo-type opaque sign lettering is permitted, however, the light color must be white or subdued and muted such as a pastel shade. Sign faces and sides may not be translucent and must be an opaque material such as metal or wood.

(e) General commercial (C-3), limited commercial (C-3A) and light industrial (I-1) districts.

(4) Commercial district properties located within the boundaries of the area subject to the Central Business District Facade Design Guidelines, the Morse Boulevard Plan Facade Design Guidelines area from New York Avenue to Denning Drive or within the Hannibal Square Neighborhood Commercial District may not have digital, electronic, and/or internally illuminated signs, such as backlit plastic, acrylic or glass. Front lighting of signs is encouraged. External illumination must be provided by a light source that is installed to prevent direct light from shining onto the street or adjacent properties. Flashing or moving lights are not permitted. Backlit halo-type opaque sign lettering is permitted, however, the light color must be white or subdued and muted such as a pastel shade. Sign faces and sides may not be translucent and must be an opaque material such as metal or wood.

Sec. 58-129. - **Signs on awnings.** In addition to other permitted signs, a sign consisting of letters not exceeding an average height of 12 inches placed within an area width not exceeding 18 inches may be painted, placed, or installed upon the front and sides of any awning erected and maintained in accordance with the city's building code. An identification emblem, insignia, initial or other similar feature not exceeding an area of eight square feet may be painted, placed or installed elsewhere on any awning. Awnings in areas subject to the Central Business Façade Design Guidelines and Morse Boulevard Plan Design Façade Design Guidelines may not have a shiny surface and must have a matte, fabric texture finish.

Sec. 58-130. - Other signs.

(d) *Window signs.* The total area of all window signs on any side of a building shall not cover more than 25 percent of the window area. In addition, there shall not be permitted any neon or LED lighting in a window as highlighting, bordering or drawing attention to other signage or merchandise in a window or business or as part of such signage or as stand-alone lighting, other than an "Open" sign which must be non-flashing and non-scrolling. "Open" signs shall be turned off when the business is closed.

(e) Mural signs. Art work painted or afixed to building walls, facades or other exterior surfaces shall be limited to one single façade on each side directly facing a street and shall not cover more than 45% of that wall or signable area. The City Commission may approve larger murals on a case by case basis, at a public hearing after notice to adjacent property owners, if such mural art works are exclusively non-commercial in nature and deemed to provide artistic value and benefit to the surrounding area and not just of benefit to the building or business proposing the mural.

(f) Flags. No more than three flags of a national, religious, fraternal or civic organization shall be displayed and the total permitted size of all individual flag(s) shall not exceed 32 square feet.

Sec. 58-133. - Nonconforming signs.

(a) All signs not in conformance with any provisions of these regulations, with the exception of the maximum height and area limitations, must be removed, changed, or altered to conform to the provisions of these regulations within two years after such sign becomes nonconforming.

-(1) Any sign not in conformance with the provisions of these regulations becomes nonconforming on July 14, 1998.

(2) Any sign not in conformance with the provisions of an amendment to these regulations becomes nonconforming on the effective date of such amendment.

(3) Any projecting sign which is nonconforming due solely to its location over a public right of way shall also be exempt from the conformance provisions of this chapter.

(a) (b) Whenever the occupancy of a premises with nonconforming signs changes, the new occupant shall be required to remove, change or alter such signs to conform to the provisions of these regulations. This requirement is not intended to apply to changes in ownership where the same type of business, continues to occupy the premises. Whenever a building is demolished and removed for redevelopment, the existing ground signs shall also be required to be demolished and removed at the same time as the demolition of the building(s) and new signage shall be required to conform to the provisions of these regulations.

(b) (c) All wind signs, animated signs, and nonconforming flashing signs shall be removed or converted to non-flashing, non-animated signs. All portable and temporary signs not in conformance with this section shall be removed or altered to meet the requirements of this section.

(c) (d) No nonconforming sign shall be enlarged or increased in size or altered in any fashion or extended to occupy a greater amount of land. No nonconforming sign shall be reconstructed if the sign pole(s) or structural elements of the sign face(s) are damaged, destroyed or removed to an extent of more than 50 percent of the replacement cost at the time of destruction. Nonconforming signs may undergo reasonable repair and maintenance including change of advertising message. Reasonable repair and maintenance means the work necessary to keep the sign structure in a good state of repair, including the replacement in kind of materials in the sign structure. When such replacement of materials is involved, such replacement may not exceed 50 percent of the structural materials in the sign within any 24-month period.

Sec. 58-135. - Prohibited signs.

The following types of signs are expressly prohibited in all districts, except as otherwise provided by this article:

(1) Animated signs, flashing signs, automatic changing signs, <u>electronic and inflatable signs are</u>-Animated signs, flashing signs and automatic changing signs or automatic changeable copy signs shall be prohibited. <u>Also, any interior or exterior blinking mechanism or flashing window signs of any size are</u> <u>prohibited.</u> This is not intended to prohibit public service information signs and other electronic message centers where different copy changes are shown on the same lamp bank as long as such messages are limited to time, temperature, date and other public service non-advertising copy.

(2) *Snipe signs*. The tacking, pasting or otherwise affixing of signs of a miscellaneous character to <u>any vacant or developed property or to</u> walls of buildings, on poles, trees, fences or other structures is prohibited. <u>Any snipe sign placed on or affixed to private or public property or placed in the right-of-way, including but not limited to public property and rights-of-way along or adjoining any roadway, in violation of this Code, is hereby declared to be abandoned property and is subject to being removed by the City, so long as such removal is accomplished in a safe and peaceful manner. Nothing herein shall be construed to permit any City staff person who removes such abandoned property to do so in a manner that endangers any person or the safety of any other person traveling on such roadway. Such prohibition on snipe signs shall not apply to temporary real estate open house signs if displayed in accordance with the provisions of this code.</u>

(4) *Banner and wind signs.* Banner and wind signs shall be prohibited. In addition no more than three flags of a national, religious, fraternal or civic organization shall be displayed and no individual flag shall exceed 32 square feet. Government facilities displaying the banners in the public interest for community events and signs authorized under a special event permit are exempt from this provision.

(10) <u>Balloons whether inflated or permanent</u>. More than three balloons over 12 inches in diameter on any one property or any one balloon over 18 inches in diameter.

(11) <u>Neon or LED lighting in a window as highlighting, bordering or otherwise drawing attention</u> to other signage or merchandise in a window or as part of such signage or as stand-alone lighting, other than an "open" sign, all of which must be non-flashing and non-scrolling.

(12) Any sign not expressly permitted in Article IV, Sign Regulations, is prohibited.

Section 58-137. Severability.

(a) Generally. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section.

(b) Severability where less speech results. Without diminishing or limiting in any way the declaration of severability set forth elsewhere in this section, this Code, or any adopting ordinance, if any part, section subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section, even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.

(c) Severability of provisions pertaining to prohibited signs. Without diminishing or limiting in any way the declaration of severability set forth elsewhere in this section, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section or any other law is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subparagraph, sentence, phrase, clause, term, or word of this section that pertains to prohibited signs, including specifically those signs and sign-types prohibited and not allowed under Section 58-135 of this section. Furthermore, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of Section is declared unconstitutionality shall not affect any other valid judgment or decree of any court of competent jurisdiction, the declaration of section is declared unconstitutional by the valid judgment or decree, phrase, clause, term, or word of Section functional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of Section functionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of Section functionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of Section functionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of Section 58-135.

(d) Severability of prohibition on off-site signs. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section and/or any other Code provisions and/or laws as declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the prohibition on off-site signs as contained in this section and Code.