

REGULAR MEETING OF THE CITY COMMISSION
July 24, 2017

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 Rev. Weaver Blondin, Mt. Moriah Missionary Baptist Church followed by the Pledge of Allegiance.

Members present:

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

Also present:

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

Approval of the agenda

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

Mayor's Report

No report.

City Manager's Report

City Manager Knight addressed the policy regarding lake water levels and when the lakes are closed to boat traffic due to high water levels.

City Manager Knight explained the proposed quiet zones schedule.

City Attorney's Report

City Attorney Ardaman reported that the hearing on the memory care facility has been postponed and are still working toward a resolution.

Non-Action Item

No items.

Consent Agenda

- a. Approve the minutes of July 10, 2017.
- b. Approve the following contracts and formal solicitation:
 1. Piggyback contract of Orlando Utilities Commission Agreement No. 895, Water/Wastewater Material Alliance with HD Supply Waterworks and authorize the Mayor to execute contract.

2. Piggyback NCPA contract for Athletic Surfacing Systems Maintenance and Construction with The Nidy Sports Construction Company and authorize the Mayor to execute contract.
3. Award IFB-22-2017 – Brick Installation Services to JMD Global Developers for Brick Installation Services and authorize the Mayor to execute contract.

Commissioner Weldon spoke about his request to amend the minutes (emailed to the Commissioners prior to the meeting) that was changed for approval.

Motion made by Commissioner Cooper to approve the Consent Agenda (with Commissioner Weldon's changes to the minutes); seconded by Commissioner Sprinkel. No public comments were made. **The motion carried unanimously with a 5-0 vote.**

Action Items Requiring Discussion

a. Adoption of the tentative millage rate

City Manager Knight explained that this is the millage rate they give the Property Appraiser's office to be sent out in the TRIM notice to property owners in August. He explained that the Commission can lower the rate agreed to today but cannot increase the rate without an extraordinary notice process. He stated the balance budget provided is based on a 4.0923 millage rate as well as a debt service rate of 0.1597 mills for the Public Safety bonds and the new library bonds of 0.3536 mills. He asked for adoption of the tentative millage rate and the debt service rates.

Motion made by Commissioner Weldon that we reduce the operating millage rate from the requested 4.0923 to a number that reflects the reduction in total property tax revenue of \$500,000 from the presented budget; seconded by Commissioner Sprinkel.

Motion made by Mayor Leary to approve the current millage rate of 4.0923; seconded by Commissioner Cooper.

No public comments were made.

Upon a roll call vote on the first motion to reduce the operating millage rate, Mayor Leary and Commissioners Seidel and Cooper voted no. Commissioners Sprinkel and Weldon voted yes. The motion failed with a 3-2 vote.

Upon a roll call vote on the second motion to adopt the current millage rate of 4.0923, Mayor Leary and Commissioners Seidel and Cooper voted yes. Commissioners Sprinkel and Weldon voted no. The motion carried with a 3-2 vote.

b. Ravaudage Road Reimbursement Strategy

Public Works Director Troy Attaway explained that the developer has requested the City reimburse him for road work being performed on existing roads in the City's right-of-way. The letter to Mr. Knight from Mr. Bellows regarding public right-of-way infrastructure (Exhibit A) and the memorandum from Mr. Attaway explaining the Ravaudage Road reimbursement strategy (Exhibit B) are attached.

Dan Bellows, representing Benjamin Partners, explained what he has accomplished to date in Ravaudage including the roads he built. He spoke about stormwater and sewer flow and the impact to the roads if the City is going to tear up the roads to put in potable and sanitary water. He spoke about the lack of on-street parking or sidewalks. He stated he will pay 100% of the cost for the 8 ½ feet of asphalt for on-street parking if he can get credit for the on-street parking. He asked to continue to work with staff to pay for the minimum standard of public right-of-way within Ravaudage.

Mr. Attaway and Mr. Bellows clarified questions of the Commission. Commissioner Weldon expressed concerns not to put the City at any risk to the taxpayers and to make sure the funds are available in order to make a contribution back to Mr. Bellows. He stated he is willing to work on commitments that would help Mr. Bellows but wanted to work on those to the extent that it is a proportionate share of the actual cost coming out of City dollars only after we have received the permit fees and related building fees as the remainder of Ravaudage is built out. He stated he is willing to table this and consider a scenario with the applicant that would be reasonable under the circumstances that would not put any City money at risk.

Commissioner Cooper commented about the requirement to do a cost benefit analysis when looking at any annexation and speaking with Orange County when this annexation came before them regarding expectations for infrastructure. She stated the developer has benefitted from Winter Park being here and we will benefit from this project in the way of taxation but the residents will have to deal with the congestion, impact on our schools and use of our parks over and above what we would normally have required from a developer. She stated the infrastructure for this project is a reasonable cost of development given the amount of density that is being projected in this development as compared to others. She stated she is not comfortable with that.

Motion made by Commissioner Weldon to table this pending discussion between staff and the applicant as to a scenario that may be possible to provide some assistance from the City provided the City is not at risk; seconded by Commissioner Seidel. No public comments were made. The motion carried with a 4-1 vote with Commissioner Cooper voting no.

Public Hearings:

- a. RESOLUTION NO. 2188-17: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE RAVAUDAGE DEVELOPMENT; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

Attorney Ardaman read the resolution by title. Planning Director Dori Stone summarized the proposed amendments. She addressed the request by the developer to convert some commercial and/or office square footage in his matrix into an assisted living/memory care facility; and other changes included in the redlined document provided. She spoke about the request for on-street parking. She asked that the Development Review Committee (DRC) be able to approve that request rather than allow on-street parking on public right-of-way which currently City code does not allow and to allow the DRC to review the on-street parking requests on a case by case basis.

Commissioner Cooper expressed wanting to make it clear that the developer cannot impact the parking next to any existing development that he does not own. There was further discussion regarding on-street parking within Ravaudage.

Motion made by Commissioner Sprinkel to adopt the resolution (approve the development order as presented) because staff is bringing us what they believe is a way that this can begin to move forward; seconded by Mayor Leary.

Motion amended by Commissioner Cooper to delete the changes recommended to item 12a and 12b; seconded by Commissioner Weldon.

Applicant Dan Bellows spoke about items 12a and 12b regarding on-street parking and the roads within Ravaudage that he has already built. He addressed the proposed memory care facility parking lacking seven parking spaces and trying to get this approved and let DRC analyze the value of the project and make the determination if on-street parking spaces would give him credit for the spaces he needs. He asked that this be amended to say 'at the discretion of DRC and only adjacent to fee simple owned property owned by Benjamin Partners'.

Lurline Fletcher, 811 English Court, spoke about action item b and asked why streets were closed off. Staff will speak with Ms. Fletcher on this issue.

Daniel Ansell, 1144 Park Green Place asked that when considering all the aspects of Ravaudage that the Commission tries to keep any eye on a real vision for the future.

The schedule for realigning Bennett Avenue was discussed. Mayor Leary disagreed with counting up to 300 parking spots toward the parking count.

Upon a roll call on the amendment to remove the changes to item 12a and 12b, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Upon a roll call on the motion to approve, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

- b. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA VACATING AND ABANDONING A PORTION OF THE RIGHT OF WAY OF BENJAMIN AVENUE, HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE First Reading

Attorney Ardaman read the ordinance by title. Public Works Director Troy Attaway addressed the request to realign Benjamin Avenue further to the west to compensate for the right-of-way features that he constructed on his own property along 17/92. The request would vacate and abandon the eastern 17' to 20' of Benjamin Avenue between Glendon Parkway and Morgan Lane in order to provide additional debt to the buildable lots and compensate for the 20' of wide sidewalk and green space the developer set aside along the 17/92 frontage of the lots. He addressed the private property along the west side of Benjamin that will accommodate part of the on-street parking lane and sidewalk along the western side of the proposed Benjamin Avenue.

Applicant Dan Bellows, Benjamin Partners, 411 West New England Avenue, explained that he set aside 6' of private property which is sodded and maintained by him and signed a document that the county is holding so if they in the future (or FDOT or the City) wants to do something special on 17/92 they can take the 6'. He spoke about the 15' sidewalk he built and setting aside 21' of his property to be pedestrian friendly. He further elaborated on what he is proposing.

Lurline Fletcher, 811 English Court, spoke in opposition to swapping property.

Douglas Loft, Jericho Properties, 1231 Kindel Avenue, spoke in opposition to the changes and asked for assurances to keep the parking as it currently is at his property. Mr. Loft's property was discussed. Planning Director Dori Stone stated the property in front of Mr. Loft's property on Benjamin stays as public right-of-way and he can continue to have his driveway and public access.

Commissioner Cooper commented that with the most recent change to the development order, Glendon Parkway and 17/92 will now be the signalized intersection and that Benjamin Avenue runs into Glendon Parkway and will function more smoothly with wider travel lanes and straight alignment. She spoke about being uncomfortable losing right-of-way width or negatively impacting adjacent property owners.

Motion made by Commissioner Sprinkel to accept the ordinance on first reading; seconded by Commissioner Weldon. 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 THE AGENDA)

Shawn Shaffer, Winter Park Library, provided copies of their 2016 Annual Report and expressed their appreciation for the support they receive from the City.

Lurline Fletcher, 811 English Court, inquired about the Waste Pro schedule as her community yard waste is not being picked up weekly. Staff will look into this.

Tony Ansell, 1144 Park Green Place, suggested that some of the stained glass in the Morse Museum in storage be displayed in the new library. Her suggestion was welcomed.

Recess

A recess was taken from 5:23 – 5:41 p.m.

- c. ORDINANCE NO. 3079-17: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AUTHORIZING THE CONVEYANCE OF THE CITY OWNED PROPERTY LOCATED AT 301 WEST COMSTOCK AVENUE PURSUANT TO THE PROPOSAL ATTACHED HERETO AS EXHIBIT "B"; PROVIDING FOR CONFLICTS AND AN EFFECTIVE DATE Second Reading

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Sprinkel to adopt the ordinance; seconded by Commissioner Weldon. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Sprinkel and Weldon voted yes. Commissioners Seidel and Cooper voted no. The motion carried with a 3-2 vote.**

- d. Request of David Weekley Homes LLC: Subdivision approval to split the property at 1935 Woodcrest Drive, zoned R-3, into four single family lots.

Planning Manager Jeff Briggs explained the request that came with three conditions. He stated the applicant answered all the questions of the residents to their satisfaction at the Planning and Zoning Board meeting who recommended approval of the request.

Neel Shivcharran, David Weekley Homes stated they will comply with the request from Urban Forestry to save almost all the trees in the front portion of the lots with the exception of one cluster.

Motion made by Commissioner Cooper to approve the request with the three conditions; seconded by Commissioner Sprinkel. **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. Request of Interplan: Conditional use approval to build a 2,782 Square foot, PDQ restaurant with a drive-thru on the current vacant Seacoast Bank site, zoned C-3, at 925 S. Orlando Avenue on the southwest corner of Minnesota and Orlando Avenue.

Planning Manager Jeff Briggs addressed this item. He stated there are no noise issues with the drive-thru that is located as far away from the intersection as possible because of the traffic in that area. He further spoke about the traffic movement in the area of Minnesota Avenue and condition #4 that the applicant have a traffic engineer study the turning movements to see if anything can be done to help with this. He addressed the P&Z Board discussing the type of sign to go there and that they did not make a decision on that so that portion of request was tabled and will be determined later unless the Commission makes that decision.

Commissioner Cooper stated she is not comfortable putting a drive-thru on the corner of Minnesota and Orlando Avenue because of the existing traffic problems.

Commissioner Seidel expressed his preference to table this until a traffic engineer does an analysis and inform them of the impacts to that intersection, especially with regards to the turn lane.

Motion made by Commissioner Sprinkel to approve the conditional use request with the existing four conditions, seconded by Commissioner Weldon.

Chris Blurton, Interplan LLC, 604 Cortland Street, Orlando, representing the applicant, addressed the current drive-thru at the bank that is a person to person drive-thru without a speaker box. He stated they are going back to the P&Z Board with the traffic study and see if they can make any recommendations to improve traffic flow at Minnesota and 17/92 and anything that is recommended they will follow through with staff and make sure they are followed.

Commissioner Cooper asked Mr. Blurton about the monument versus pylon sign. He addressed staff's recommendation of the monument sign and a smaller sign than code allows. He stated he believed the applicant would be willing to provide one of those but not sure they would be willing to apply both signs to the site and would like to work with staff more closely to determine which option to do.

No public comments were made.

Mayor Leary expressed concerns with the traffic at that location and the drive-thru possibly creating a backup.

Motion made by Commissioner Seidel to table until a professional engineer evaluates the impact to the traffic in the intersection and provide an unbiased review of it); seconded by Commissioner Cooper.

Commissioner Cooper withdrew her second to allow for discussion. Commissioner Sprinkel spoke about the drive-thru currently there and did not see a major problem there because of current businesses already bringing traffic.

Commissioner Weldon commented that the applicant can open a restaurant without coming to them without a drive-thru and they are being penalized because of the drive-thru request and they are willing to take the risk with having their business there knowing the traffic circumstances. He stated he is not in favor of tabling this and wanted to approve it with the four P&Z conditions. Mayor Leary expressed his struggle with the possible traffic problems on Minnesota.

Motion made by Commissioner Cooper to table until the applicant brings back to staff and staff is comfortable with a traffic study for this project; seconded by Commissioner Seidel. Upon a roll call vote, Commissioners Seidel and Cooper voted yes. Mayor Leary and Commissioners Sprinkel and Weldon voted no. The motion failed with a 3-2 vote.

Motion made by Commissioner Cooper to deny, seconded by Commissioner Seidel. Motion withdrawn.

Mr. Blurton stated this is a preliminary site plan that will change depending on what the traffic engineer tells them. After further comments as to what Commissioners want to see in the traffic study, the applicant withdrew his application for consideration at this time to resubmit at a future time after doing the traffic study.

- f. Request of Mr. and Mrs. Seidel and the 1234 Lakeview Trust: Amend a previous lot consolidation approval and use restriction declaration to allow the lakefront portion of the property serving 1251 Lakeview Drive (now located between the homes at 1234 Lakeview Drive and 1270 Lakeview Drive) to be relocated to the north.

Planning Manager Jeff Briggs explained the request. Commissioner Seidel submitted Form 8, Conflict of Interest and did not vote.

Motion made by Commissioner Cooper to approve the request; seconded by Commissioner Weldon. No public comments were made. Upon a roll call vote, Mayor Leary and Commissioners Sprinkel, Cooper and Weldon voted yes. The motion carried with a 4-0 vote with Commissioner Seidel abstaining from voting.

- g. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA REPEALING AND REPLACING ORDINANCE NO. 2981-14 AND THE CODE PROVISIONS ADOPTED THEREIN WITH A NEW SECTION 58-96 OF ARTICLE III OF CHAPTER 58, CITY OF WINTER PARK LAND DEVELOPMENT CODE TO PROHIBIT MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES WITHIN THE BOUNDARIES OF THE CITY AS AUTHORIZED BY SECTION 381.986, FLORIDA STATUTES; PROVIDING LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION, MORATORIUM

CONTINGENCY; SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE First Reading

Attorney Ardaman read the ordinance by title. Planning Manager Jeff Briggs explained the ordinance that replaces the existing regulations and that the City can always come back later and amend the ordinance after they see what other cities have done.

Motion made by Commissioner Cooper to accept the ordinance on first reading; seconded by Commissioner Weldon.

Commissioner Weldon stated he is comfortable allowing medical marijuana as in our existing ordinance which allows dispensaries within our industrial zoning. He noted that he is disappointed in the state for throwing this to the City. He spoke about the dispensaries nearby and that he is not for or against medical marijuana as a political issue but is for what is right for the City.

Commissioner Seidel wanted to wait a year and see what happens elsewhere in the area to determine whether or not they want to change the ordinance. No public comments were made.

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

City Commission Reports:

a. Commissioner Seidel – Spoke about attending a Team Florida meeting in Boca Raton where they are implementing smart transportation because of their population and that the fiber optic network being discussed in the budget seems to be the backbone of what a lot are doing in the smart transportation. He hoped that the public will be active in our budget discussions.

b. Commissioner Sprinkel – No report.

c. Commissioner Cooper – Expressed her interest in the Orange Avenue design guidelines coming forward. She congratulated Lena Peterson on her retirement and congratulated Brenda Moody for replacing Lena. She addressed the Tanglewood/Temple Terrace drainage issues that need a resolution.

d. Commissioner Weldon – He spoke about better communicating with the citizens. He stated there are some things that could be included in the quarterly newsletter that are factual to help educate the public and asked to consider this. He stated he has a list of what may be good for the community to help them better understand what the Commission faces every day as to the constraints they have to live within as to how our government functions and works.

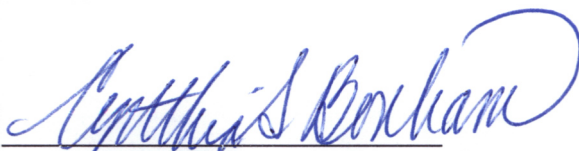
e. Mayor Leary – No report.

The meeting adjourned at 6:32 p.m.



Mayor Steve Leary

ATTEST:



City Clerk Cynthia S. Bonham, MMC

Mr. Randy Knight, City Manager

July 13, 2017

City of Winter Park

401 Park ave South

Winter Park, Fla 32789

Re: Public Right of way infrastructure

Home Acres subdivision/Ravaudage PD

Dear Mr. Knight,

Benjamin Partners, ltd has been working on the redevelopment of approximately fifty (50) acres of land within the Home acres subdivision for the past Fifteen years. During this time BP has completed over 180 closings of assemblage, entitled the project, set aside approximately three (3) acres of land for a master phase one storm system that never existed in the subdivision for the retention, treatment and discharge of both **public** and **private** storm water runoff. Another five (5) acres is being set aside for the phase two master storm system. BP was unable to get the support for the Ravaudage interlocal agreement that went hand in hand with the Ravaduage approved CDD therefore the CDD was terminated.

The city commission later approved and authorized the public works department to utilize development impact fee's from building permits within Ravaudage to be used towards the installation of an up graded potable water system and the new in some cases and up graded in other cases sanitary system within the public right of way. Both potable and sanitary upgrades and installation continue today.

To date BP has spent \$3,300,000.00 on the public right of way improvements to Lewis Drive, the new Morgan Lane, the corner fountain and Master storm water system within the home acres subdivision, excluding land cost.

It is my opinion that BP was a team player in assisting the city of Winter Park to modify the electric territorial agreement with Florida power so that Winter Park could serve all of Ravaduage. There are some tweaks to the service limits still being worked on today to the benefit of Winter Park.

What was once a possibility is now a reality with the development currently taking place within Ravuadage:

Ale House - \$4,500,000.

The Gardens at Ravaudage - \$6,500,000.

Broadstone Apartments (268 units) - \$56,000,000.

Coming next:

Bainbridge apartment (278 units) - \$48,000,000.

Mixed use Self Storage - \$8,000,000.

Watercrest Memory care/ALF - \$12,000,000.

There are more exciting projects in development.

The Ask

When Winter Park annexed thirty seven acres of new land thirteen prior acres back into the city limits from Orange County it received several existing public roadways: Bennett ave, Lewis Drive and Glendon Parkway. It is my position that the city voluntarily annexed these public roadways within the Home acres subdivision and that the city as they do elsewhere when they annex public roadways should maintain said public roadways to the Winter Park minimum standard.

Bennett ave: Travel Lanes are in good condition for the most part. Does the city want sidewalks or Storm Water along any part of Bennett ave? Benjamin Partners, Ltd is prepared to pay for new on Street parking on the East side of Bennett

abutting the Bainbridge and Watercrest projects if BP gets credit for the on street parking. I would think this is a good benefit for the city. BP is asking the city to pay 100% the cost of any storm system installed along Bennett ave and where BP is receiving the flow into its private pond for treatment. **Still pricing at this time.**

Lewis Drive: Between Glendon Parkway and Monroe ave has some issues to include drainage and the fact that public works wants to install a new potable water system and Sanitary line within this right of way so they can divert the sanitary flow West of Hwy 17/92 instead of the current Eastern flow. BP is asking the city to pay 100 % of any restoration of the travel lanes and decide if they want to up grade the storm system at that time. Currently the storm water goes untreated into Gem Lake/Park Lake/Lake Maitland. BP is requesting the city pay 100% of any storm upgrades along Lewis Drive if the flow is going into the private pond for treatment. BP is willing to pay for the on street parking if it gets credit for the on street parking. BP is requesting the city pay the cost of a 4' sidewalk and BP will pay for 6' of sidewalk so as to maintain a 10' pedestrian sidewalk detail with street tree's. **Still pricing at this time.**

Glendon Parkway: The city acquired this roadway in a unacceptable state from the County. This is a main public roadway from Hwy 17/92 to Bennett ave that serves the Parkgreen homeowners, the Winter Park housing authority and the Monroe ave Nursing home all in Winter Park. Public works is installing a upgraded potable water and sanitary system along Glendon Parkway from Hwy 17/92 to just short of Bennett ave. The existing roadway material does not meet the current city minimum standard. BP is requesting that the City pay the cost of 100% of the installation of the correct travel lane material after the installation of the potable water and sanitary is complete. I believe the city should pay 100% of the cost of any storm water to be added along Glendon Parkway if the flow is going into the private pond for treatment. BP is willing to pay for the on street parking if it gets credit for the on street parking. BP is requesting that the city pay the cost of a 4' sidewalk and BP will pay for 6' of sidewalk so as to maintain a 10' pedestrian sidewalk detail with street tree's. **Total cost: \$848,000.00 Roadway, stormwater, sidewalks.** Less the cost of on street parking and 6' of sidewalk.

Loren ave Ext: BP is asking the city to pay 50% of the cost for this project. Based on Back of Sidewalk to back of sidewalk. This road is replacing a lessor quality roadway and upgrading the stormwater run off collection for this area of roadway. **Total cost: \$231,000.00 Split 50/50**

Bennett ave realignment: BP is asking the city to pay 100% of this project based on back of sidewalk to back of sidewalk. Note that BP is giving up 100% fee simple ownership of the existing private realignment land area and unlike the Loren ave ext, not getting a equal parcel in return. **Pending final city approval before pricing.**

Monroe Ave: BP believes the city should restore any part of the Maitland R/W disturbed by the public works sanitary project to the new lift station.

Street Lighting: I am to understand the city agrees to install the minimum standard lighting along the public roadways at no cost to the abutting property owners. If a decorative lighting program is desired the city has a decorative lighting program which BP understands this program and process.

Respectfully submitted,

Daniel B. Bellows



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

MEMORANDUM

FROM: TROY ATTAWAY
DATE: June 27, 2017
SUBJECT: Ravaudage Road Reimbursement Strategy

The developer of Ravaudage, a roughly 50 acre PD located in the north west quadrant of the Lee road/17-92 intersection, has requested the City reimburse him for road work being performed on existing roads in City's right of way. The purpose of this memo is to outline a methodology to assess potential reimbursement.

Background:

The Ravaudage area was originally platted as single family residential except with commercial along Lee Road and 17-92 frontages. The interior roads, including Benjamin, Lewis, Loren, Glendon Pkwy and Kindle were dirt roads for a long time prior to the County paving them with various methods over the past 10 years or so. There was no curb, sidewalk and limited drainage inlets provided, however there are no known drainage problems as this basin flows primarily to the west into a large trunk line under Bennet road. The developer proposes to redevelop the area into commercial/office/multifamily residential land uses with wide sidewalks, drainage inlets, curbing and on street parking.

Seeing as the developer and the City benefit from these improvements, the developer has asked the City to reimburse him for these planned/installed improvements.

Basis/Assumptions:

- The existing internal roads should be removed completely due to questionable construction methods.
- Roads will serve commercial/office/multifamily land uses
- Minimum roadway width is 22' asphalt
- All roads to have curb/gutter on both sides
- All roads will need drainage including inlets and pipes. Design assumption is 18" pipe continuous with 2 inlets every 500'.
- Continuous sidewalk, 6' wide, is to be provided on both sides
- City will contribute towards the cost of treating the storm water runoff generated from the city's right-of-way
- City Roads eligible for this are: Benjamin Avenue, Kindle from Benjamin to 17-92, Glendon Parkway, Lewis Avenue and Loren north of Glendon

City will reimburse the developer for 50% of the reasonable sub-contractor costs as outlined below:

Department of Public Works
407-599-3233 ☎ 407-599-3417 Fax

Remove/dispose existing road	\$6/SY	\$13.30/centerline foot (CLF)
Subgrade/base install	\$20/SY	\$49.00/CLF
Curbing	\$12/LF	\$24.00/CLF
Drainage pipe & inlets		\$50.00/CLF
Asphalt	\$10/SY	\$24.40/CLF
Sidewalk	\$3/SF	\$36.00/CLF
Striping/misc.	10% of subtotal	
Total generalized cost		\$216.00/CLF
City contribution (50% of total)		\$108.00/CLF
Contribution for stormwater treatment		\$29.00/CLF
Total City contribution		\$137.00/CLF

In summary, for every 1000' of roadway constructed to assumptions above, City will contribute \$137,000.

Bennett Avenue is a different scenario and can be addressed once the extent of work is known but will follow similar approach of 50% of subcontractor costs along with stormwater treatment contribution for portion of roadway treated.

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

LAST NAME—FIRST NAME—MIDDLE NAME <u>SEIDEL, GREGORY STEPHEN</u>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <u>WINTER PARK</u>	
MAILING ADDRESS <u>1250 RICHMOND RD</u>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <u>WINTER PARK</u>	COUNTY <u>ORANGE</u>	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <u>7/24/17</u>		NAME OF POLITICAL SUBDIVISION: <u>WINTER PARK</u>	
		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, GREGORY S. SEIOER, hereby disclose that on JULY 24, 20 17:

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

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

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

11 f

7/24/17
Date Filed

[Signature]
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.