REQUEST OF RANDOLPH REAL ESTATE LLC TO ANNEX THE PROPERTY AT 639 OVERSPIN DRIVE AND TO CHANGE THE EXISTING COMPREHENSIVE PLAN AND ZONING DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO OFFICE SO THE EXISTING HOME AT 639 OVERSPIN DRIVE MAY BE CONVERTED TO AN OFFICE AND THE REAR YARD USED AS EXPANDED PARKING.

This is a request from Randolph Real Estate LLC (Doctor Ajayi) who has the medical office and sleep lab at 2660 West Fairbanks Avenue (corner of Fairbanks and Overspin, west of I-4). Dr. Ajayi has the adjacent single family property at 639 Overspin Drive under contract. He would like to annex that property into the City and change the Comp. Plan and Zoning from single family residential to office to combine that property for added sleep lab space and parking.

About two years ago, Dr. Ajayi completed his new 6,000 square foot, two story medical office building. This is exactly the type of redevelopment that the City has desired along Fairbanks Avenue especially if you remember the appearance of the former International Produce store that preceded his building.

Dr. Ajayi's building is 3,000 sq. ft. of medical space on the first floor used during the day and the second floor is a similar 3,000 sq. ft. of sleep lab that is used only at nights. Dr. Ajayi's property has 22 parking spaces which exceeds the 15 spaces required for medical use on the first floor (one per 200 sq. ft.) and the City and Dr. Ajayi entered into an agreement that prohibits his use of the second floor during the daytimes as medical office space, restricts the second floor usage to sleep lab use at night and covers the any potential future sale or change in use of the building.

Unfortunately, Dr. Ajayi's practice is of the type that draws more patients than there is available parking. The parking issue stems from the daytime turn-over in the medical office space as the sleep study work concludes by 7:00 am. For a brief period his staff was parking along Overspin Drive. However, after the City received complaints and those complaints were relayed to Dr. Ajayi, he secured leased parking off-site for his employees.
Dr. Ajayi is interested in combining the adjacent property at 639 Overspin Drive into a unified development to accomplish two goals. First, it will provide another 10 on-site parking spaces for patients or staff. Second, his plans are to convert the current residence to a sleep lab for women. The current sleep lab is only for pediatric (children) use. That residence building will not be used as medical clinic exam space but only as sleep lab. Dr. Ajayi is willing to incorporate those commitments into a formal agreement.

Comprehensive Plan - Annexation

The two Comprehensive Plan policies that govern this request involving the annexation requests are as follows:

Policy 1-3.13.3: Criteria for Pursuing Annexation and Required Cost/Benefit Study. Winter Park shall pursue the annexation of growth areas adjacent to the City limits when it would align municipal boundaries, unite sections of the City, or generate revenues in excess of the cost of providing services while providing City control over the quality and scale of development. An annexation cost-benefit study shall be required for all annexations of growth areas through referendums.

In this case there are no additional costs to provide city services to this property so all the added revenue from property taxes and fees are above the cost of providing services.

Policy 1-3.13.4: Intergovernmental Coordination with Orange County on Annexations. Winter Park shall provide written notice to Orange County in advance of any annexation requests to be considered by the City Commission. The City shall coordinate all annexations and designations of annexation reserve areas with Orange County and adjacent municipalities of Orlando and Maitland, and Eatonville. The coordination with Orange County and municipalities adjacent to proposed annexation areas shall include coordinating land use and service delivery issues at an early stage in the annexation process as well as formal notice of all potential annexations consistent with state law.

The City has notified Orange County and will respond to any concerns or objections.

Comprehensive Plan – Future Land Use/Rezoning

Typically, the major concern about the rezoning of residences to offices is the precedent setting nature of the request. If this were a ‘stand-alone’ rezoning request then it would be a valid concern about future requests marching down the Overspin Drive. Staff would not be in favor of the rezoning if that were the case. However, this request expands the current office building as one unified development. Note that there is no vehicular access from Overspin Drive to the
existing or new parking lots. Dr. Ajayi is also willing for any agreement to include a binding lot provision that ties these two properties together indefinitely so that they cannot sell off this one property later to a separate user with just an easement to the rear parking. It does not mean that Dr. Ajayi could not sell the entire property at some future time but the buyer would need to utilize both buildings for their business.

**Neighbor Input**

Staff has talked to two neighbors who don’t believe the City will listen to them at the public hearing because they live in the County. They say the deal is already done, this is illegal, the Doctor can’t be trusted, the City can’t be trusted, etc. They are angry, angry angry. The illegal staff parking on their street was a problem for two-three weeks but that has been solved. Staff has told them to please come to the meeting and voice your concerns. If the neighbors don’t want the house rezoned because of the precedent that is perfectly acceptable. Staff has told the applicant it is never easy to get a residential property rezoned. Their contract is contingent on the rezoning. To staff it seemed like a proposal that could provide ten more parking spaces for patients during the day that would not impact upon the neighborhood.

**STAFF RECOMMENDATION IS FOR APPROVAL subject to the following conditions:**

1. That the existing development agreement be amended or redone (per advice from the city attorney) to incorporate the current conditions related to parking and permitted usage as well as to incorporate new conditions that the building at 639 Overspin be tied via binding lot agreement to the existing property at 2660 W. Fairbanks and thus require approval of the City to be split, sold separately or used other than in conjunction with the office building at 2660 W. Fairbanks and that the use of the building be confined to the sleep lab usage as proposed.
2. That vehicular access from Overspin Drive is prohibited.
3. Any change to those existing or proposed conditions requires a future application, notice to neighbors and rehearing by P&Z/City Commission.
ORDINANCE NO. ________

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING WITHIN THE CHARTER LAWS OF THE CITY OF WINTER PARK, SECTION 1.02, "CORPORATE LIMITS DESCRIBED" SO AS TO ANNEX THE PROPERTY AT 639 OVERSPIN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.

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

SECTION 1. That Section 1.02 "Corporate Limits Described," of the Charter Laws of the City of Winter Park be hereby amended and modified so as to annex the property at 639 Overspin Drive, more particularly described as follows:

   Lot 25, Block “C” Dubsdread Heights subdivision as recorded in Plat Book “J”, Page 115 of the Public Records of Orange County, Florida.

   Property Tax ID # 11-22-29-2248-03-250

SECTION 2. This ordinance shall take effect on December 31, 2009.

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 ______________, 2009.

__________________________________________
Mayor

__________________________________________
Attest: 

__________________________________________
City Clerk
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 AND ARTICLE III, "ZONING" OFFICIAL ZONING MAP SO AS TO ESTABLISH OFFICE FUTURE LAND USE AND OFFICE (O-2) ZONING ON THE ANNEXED PROPERTY AT 639 OVERSPIN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.

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

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map and Article III, "Zoning" official zoning map are hereby amended so as to establish office future land use and office (O-2) zoning on the annexed property at 639 Overspin Drive, more particularly described as follows:

Lot 25, Block "C" Dubsdread Heights subdivision as recorded in Plat Book "J", Page 115 of the Public Records of Orange County, Florida.

Property Tax ID # 11-22-29-2248-03-250

SECTION 2. This ordinance shall take effect on December 31, 2009.

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 ______________, 2009.

________________________________________ Mayor

Attest:

________________________________________ City Clerk
Attn: Mr Jeff Briggs  
Winter Park, Department of Building and Zoning

REZONING AND ANNEXATION OF ADJACENT PROPERTY ON OVERSPIN RD

This narrative explains the intent of the contract expansion that I would like to undertake. The property will be bought through Randolph Real Estate LLC of which I am the principal owner and will be combined with the current property on 2660 West Fairbanks road, Winter Park, FL.

The project consists of an existing single family residential home that would be converted into a women's sleep diagnostics center. The core function of the facility would be as an adult women's sleep lab, mainly being occupied overnight. The function would be consistent with that of the surrounding neighborhood in that the facility would be encouraging a quiet, peaceful setting in the night time hours, and little or no day time activity. Access will be through the existing facility parking lot directly to the north, with all traffic internal to the site and Fairbanks Avenue. It is my intent to renovate the existing building and incorporate similar design elements and coloration to those used on the 2660 W. Fairbanks building.

The new construction work will consist of the demolition of the existing carport and driveway off of Overspin Drive, and the renovation of the existing 1,400 s.f. (approx.) building for use as a diagnostic sleep center. A new entrance to the facility will be provided on the north side of the building, away from Overspin Drive. A new parking area will be constructed behind the facility and tie into the property directly to the north. The parking area, subject to final engineering design and City approval will consist of twelve parking spaces, 7 required for the facility (1400 s.f. / 200 = 7) and the 5 additional spaces being consigned to the property to the north. Retention will be provided by an underground exfiltration system under the new parking area. As the developer/owner I acknowledge that a binding lot agreement/development order will be required between the City and I defining all terms of the development approval and prohibiting the sale of "a portion" of the lots.

Hopefully this works for you. If you need any additional info or clarification please do not hesitate to call my representatives, Rich Tracey or John Slaven at (407)875-1590 or me at (321)303-0069.

Thank you,

Akinyemi Ajayi, MD
Principal owner, Randolph Real Estate LLC
DEVELOPER'S AGREEMENT
For
2660 West Fairbanks

THIS AGREEMENT entered into and made as of the 7th day of December, 2007, by and between the CITY OF WINTER PARK, FLORIDA, 401 S. Park Avenue, Winter Park, FL, 32789 (hereinafter referred to as the "City"), and RANDO RH REAL ESTATE LLC, 1645 Lake Haines Drive, Windermere, Fl, 34786, (hereinafter referred to as "Owner/Developer");

WITNESSETH

WHEREAS, Randolph Real Estate LLC is the Owner/Developer of certain real property at 2660 West Fairbanks Avenue lying within the municipal boundaries of the City of Winter Park, (hereinafter referred to as "Property") more particularly described as:

Lots 1, 2 and 3 (less the west 20 feet & less RAW on North), Block J, Dubsdread Heights as recorded in Plat Book "J", Page 115 of the Public Records of Orange County, Florida.

Tax ID # 11-22-29-2248 03 010

WHEREAS, the Owner/Developer desires to develop the Property for construction of a Pediatric Pulmonary and Pediatric Sleep Diagnostic Center; and

WHEREAS, the Owner/Developer desires to facilitate the orderly development of the Subject Property, in compliance with the laws and regulations of the City, and of other governmental authorities, and the Owner/Developer desires to seek relief from the parking standards in the City's Land Development Code.

WHEREAS, the City of Winter Park has agreed to consent to development of the facility provided that Owner/Developer acknowledge that parking is not in accordance with the minimum standards set forth in the City's Land Development Code and set forth provisions for the future use of the property and such acknowledgement be in the form of a recordable Development Agreement.

NOW in consideration of the mutual promises and covenants herein contained, the City and the Owner/Developer agree as follows:

SECTION 1. RECITALS
The above recitals are true and correct and form a material part of the Agreement.

SECTION 2. PARKING RELIEF
The Owner/Developer consents and agrees that parking as indicated on the plan is deficient per City's Land Development Code based upon the requirement for one parking space for each 200 square feet needed for medical use. As a direct consequence of the parking deficiency, the Owner/Developer acknowledges and agrees that as long as the first floor is used as a medical office, the second floor will be utilized solely as a sleep labatory with primarily usage at hours offset from the medical use on the first floor and the second floor is only to be used in conjunction with the same medical use of the first floor and the first floor may not be rented, leased or used by other third parties to this agreement. In furtherance, the City of Winter Park agrees that the entire building in the future may be converted completely to non-medical office use as it is deemed to meet the non-medical office parking standard of one parking space for each 250 square feet.
SECTION 3. EXPANSIONS, AMENDMENTS & MODIFICATIONS TO THIS AGREEMENT.
Expansions, amendments, and modifications to this Development Agreement, if requested by the Owner/Developer, may be permitted as approved following review by the City of Winter Park in conformance with the City’s Land Development Code.

SECTION 4. AGREEMENT TO BE BINDING
This Developer’s Agreement, including any and all supplementary orders and resolutions, together with the approved development plan and all final site plans shall be binding upon the Owner/Developer and their successors and assigns in title or interest. The provisions of the Developer’s Agreement and all approved plans shall run with the land and shall be administered in a manner consistent with Florida Statutes and local law.

SECTION 5. ENFORCEMENT
In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Owner/Developer shall be responsible for all costs and expenses, including attorney’s fees whether or not litigation is necessary and if necessary, both trial and on appeal, incurred in enforcing or ensuring compliance with the terms and conditions of this Agreement which costs, expenses and fees shall also be a lien upon the Subject Property superior to all others. Interest on unpaid overdue sums shall accrue at the right of eighteen percent (18%) compound annually or at the maximum rate allowed by law.

SECTION 6. GOVERNING LAW; VENUE
This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The Venue for purpose of litigation shall in Orange County, Florida.

SECTION 7. RECORDING
This Developer’s Agreement shall be recorded, at Owner/Developer’s expense, among the Public Records of Orange County, Florida no later than fourteen (14) days after full execution. Notwithstanding the foregoing, the same shall not constitute any lien or encumbrance on title to the Property and shall instead constitute record notice of governmental regulations, which may regulate the use and enjoyment of the Property.

SECTION 8. TIME IS OF THE ESSENCE
Time is hereby declared of the essence as to the lawful performance of all duties and obligations set forth in this Developer’s Agreement.

SECTION 9. SEVERABILITY
If any part of this Developer’s Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Developer’s Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Developer’s Agreement is declared severable.

SECTION 10. EFFECTIVE DATE
This Agreement shall not be effective and binding until the latest date that (1) this Agreement is approved by and signed by all parties hereto.

Developer’s Agreement
Page No. 2
IN WITNESS WHEREOF, the Owner/Developer and the City have executed this Agreement as of the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

Signature of Witness #1
Printed Name: Jose Adams

Signature of Witness #2
Printed Name: Mary Alice Lambros

OWNER:

Randolph Real Estate LLC

By: [Signature]

Printed Name: Akin Ajayi
Title: President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of December, 2007, by

Akin Ajayi, as President of Randolph Real Estate LLC (Owner/Developer),
a Florida corporation, who is (personally known to me) or who has produced
________________________as identification and who did (did not) take an oath

Delores A. Williams
Notary Public
Printed Name: Delores A. Williams
My commission expires: February 12, 2007

CITY OF Winter Park, FLORIDA

By: [Signature]

Planning Director

ATTEST:

By: [Signature]
City Clerk

Developer's Agreement
Page No. 3
STATE OF FLORIDA  
COUNTY OF ORANGE  

The foregoing instrument was acknowledged before me this 14th day of December, 2007, by Jeff Briggs, of the City of Winter Park, Florida, who are personally known to me and they acknowledged executing the same freely and voluntarily under authority vested in them and that the seal affixed thereto is the true and corporate seal of the City of Winter Park, Florida.

Lisa M. Clark
Notary Public
Printed Name:
My commission expires 12/15/2009

Developer's Agreement
Page No. 4
ORDINANCE NO. _________

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING WITHIN THE CHARTER LAWS OF THE CITY OF WINTER PARK, SECTION 1.02, "CORPORATE LIMITS DESCRIBED" SO AS TO ANNEX THE PROPERTY AT 639 OVERSPIN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.

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

SECTION 1. That Section 1.02 "Corporate Limits Described," of the Charter Laws of the City of Winter Park be hereby amended and modified so as to annex the property at 639 Overspin Drive, more particularly described as follows:

Lot 25, Block "C" Dubsdread Heights subdivision as recorded in Plat Book "J", Page 115 of the Public records of Orange County, Florida.

Property tax ID # 11-22-29-2248-03-250

SECTION 2. This ordinance shall take effect on December 31, 2009.

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 ____________, 2009.

____________________________  Mayor

Attest:

____________________________  City Clerk
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 AND ARTICLE III, "ZONING" OFFICIAL ZONING MAP SO AS TO ESTABLISH OFFICE FUTURE LAND USE AND OFFICE (O-2) ZONING ON THE ANNEXED PROPERTY AT 639 OVERSPIN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.

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Property Tax ID # 11-22-29-2248-03-250

SECTION 2. This ordinance shall take effect on December 31, 2009.

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 _____________, 2009.

Attest:

Mayor

City Clerk
REQUEST OF THE CITY OF WINTER PARK TO AMEND CHAPTER 58 “LAND DEVELOPMENT CODE”, ARTICLE I, “COMPREHENSIVE PLAN” SO AS TO AMEND AND UPDATE THE CAPITAL IMPROVEMENT ELEMENT TO REFLECT THE REVISED FIVE YEAR (FY 2010 – FY 2014) CAPITAL IMPROVEMENTS PLAN AND NARRATIVE PURSUANT TO THE REQUIREMENTS OF CHAPTER 163, FLORIDA STATUTES.

On October 6, 2009 the Planning Commission approved transmittal of a Comprehensive Plan amendment to the Florida DCA to update our Five Year Capital Improvement Plan. Unfortunately, the staff inaccurately reported the demise of the SunRail commuter rail program and inaccurately deleted it from the capital improvement commitments for the City. As it turns out, the interlocal agreement that the City has with Orange County remains in effect and the Florida Legislature has called for a special session in December to take up the legislative actions necessary to authorize and fund this project. As such, it was premature to remove the financial commitments made by the City for the SunRail project.

Staff could not take a Comprehensive Plan amendment on to the City Commission that was significantly different from what was approved by the Planning Commission in October. So this action to transmit has been re-advertised for public hearing and action.

Thus, the only two major changes from the existing CIP are as follows:

1. The City is taking an entirely different approach to complying with the unfunded mandate to provide an alternative potable water supply, per the required Water Supply Plan. First we believe we can live with the limits imposed via the City’s consumptive use permit from St. Johns. We also believe that expanding the use of reclaimed water for lawn irrigation and sincere efforts at water conservation can be effective in providing more potable water for consumption rather than for irrigation.

2. The Parks and Recreation CIP now reflects the City Commission approved fund raising projects for Fleet Peoples Park and Mead Garden.

Also the Parks section has been updated per P&Z’s request to add in the 1.21 acres of the west central park ‘meadow’ (former parking lot B) to the park calculations.

STAFF RECOMMENDATION IS FOR APPROVAL.
ORDINANCE NO. __________

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE I, "COMPREHENSIVE PLAN” SO AS TO ADOPT AMENDMENTS TO THE CAPITAL IMPROVEMENT ELEMENT OF THE COMPREHENSIVE PLAN INCLUDING A NEW UPDATED FIVE YEAR CAPITAL IMPROVEMENT PLAN AS PART OF THE COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT SUBSTITUTE FOR THE CURRENT FIVE YEAR CAPITAL IMPROVEMENTS PLAN AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That Chapter 58 “Land Development Code”, Article I "Comprehensive Plan" of the Code of Ordinances is hereby amended and modified by repealing and replacing within Section 58-1 “Comprehensive Plan adopted by reference”; the text and tables within the Capital Improvements Element including the “Winter Park Five Year Capital Improvement Plan” text and tables, currently included on Pages 7-9 to 7-22 to read as follows:

CHAPTER 7: CAPITAL IMPROVEMENT ELEMENT
§9J-5.016(3), FAC

WINTER PARK FIVE YEAR CAPITAL IMPROVEMENT PLAN

Introduction

The format of the Winter Park five year capital improvement plan is to provide a narrative description of the status of each program to provide an understanding of the status of previous projects, the status of currently committed and programmed improvements and the direction for committed projects in the time horizon beyond the current five year program. This section shall be updated annually.

Potable Water

The City of Winter Park owns and operates three potable water production plants that serve the nine square miles of the city and the overall twenty-two square miles of the city’s utility service area. These three water treatment facilities are the Swoope Avenue Water Treatment Plant, the University Boulevard Water Treatment Plant and the Magnolia Avenue Water Treatment Plant. Beginning in 2001 and ending in 2008, all three of these water plant facilities were completely rebuilt, modernized and have increased water production capacity. This water plant improvement project was a $37 million dollar investment. As a result, the City’s Capital Improvement Program does not include any major water plant improvement projects as that major effort has just been completed. Design capacity for these three interconnected water plants are 28.8 mgd. (Design capacity is based on maximum daily usage plus fire emergency) Available unused water production capacity in 2008 is 17.6 mgd. Available unused water production capacity in 2028 is projected at 16.6 mgd. This surplus capacity insures the availability of
potable water for all growth/development throughout the entire utility service area plus emergency capacity for fire fighting capabilities.

However, despite that available capacity, the volume of groundwater available to the City’s water system is limited by the levels established in the consumptive use permit issued by the St. Johns River Water Management District (SJRWMD). Current groundwater allocation is limited to 12.7 mgd by the SJRWMD in 2025. The consumptive use permit does not cover the planning period from 2026 to 2028. The City will apply for a renewal of the consumptive use permit prior to that time. The table below lists available capacity in groundwater supplies based on groundwater allocations authorized by the SJRWMD by year 2008 thru 2025 demands.

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</tbody>
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**Water Supply Plan**

The St. Johns River Water Management District has determined that traditional water supply sources will not be sufficient to meet demands of the growing population and the needs of the central Florida area. The Florida Legislature enacted bills in 2002, 2004 and 2005 to more effectively address the state’s water supply situation by improving the coordination between local land use planning and water supply planning. In 2004, the Legislature amended Chapter 163, Florida Statutes, to give local governments until December 1, 2006, to prepare the 10-year water supply facilities work plans. The City’s water supply plan is within the Public Facilities Element of this Comprehensive Plan.

The SJRWMD has identified alternative water supplies in the District Water Supply Plan 2005. For the City of Winter Park, when the Comprehensive Plan was adopted in February 2009, it appeared that the St. Johns River (near Yankee Lake) was identified as the best option for an alternative water supply. The City of Winter Park began is currently working with the Seminole County and exploring the technical and institutional feasibility of developing the St. Johns River near Yankee Lake alternative. To that end, the previous year’s CIP showed the City’s share of funding for the planning and design for the Yankee Lake Regional Water Source project. Funding was is shown for FY 2009/FY2010/FY2011 combined at $1,682,182. It was is expected that significant additional design expenditures would will be required for FY2012/FY 2013, but these amounts are not known at this time. Construction costs were are estimated at $44 million for the City’s share to begin after fiscal year 2013. Total costs for this alternate water supply option were expected to top $50 million.

In light of the potential $50 million projected cost for an alternative water supply that may or may be needed, together with the environmental, legal and political challenges looming for that option, the City of Winter Park has undertaken a new strategy to comply with the unfunded mandate imposed by the Florida Legislature. It is composed of three major initiatives as follows:
Comply with the consumptive use permit – The City is resolved to ‘live within our means’ and comply with the maximum groundwater withdrawal levels allowed under the current SJRWMD consumptive use permit. Winter Park and its water service area is substantially built-out and the demands for additional potable water use by new growth and development should be manageable within the current permitted levels of the consumptive use permit.

Expand the use of reclaimed water – The most effective way to reduce and conserve potable water usage is to reduce the amount of potable groundwater used for irrigation by increasing and substituting the use of reclaimed water for irrigation purposes. The City intends to work with the City of Orlando to utilize reclaimed water from the regional Iron Bridge treatment plant, now that it is available adjacent to us within Baldwin Park. The City also intends to increase the capacity of our own Winter Park Estates plant. Together, these two future projects could provide for significant reductions in potable groundwater use for irrigation thereby significantly increasing available capacity for new growth and development.

Enhanced conservation efforts - The City believes in the untapped potential of water conservation as a difference maker if taken seriously. The first step is the City’s ongoing conversion to an automatic meter reading (AMR) system to track consumption. This is important to identify leaks to prevent water loss and to track water usage (especially irrigation) by times of day, days of the week, etc so that water conservation rules can be enforced. Other important conservation measures are currently identified in the Water Supply Plan will also provide effective means of water conservation.

The current CIP shows Another component of the Water Supply Plan is the Automatic Meter Reading (AMR) project. This is a $9 million dollar capital improvement project shown on the City’s capital improvements plan as phased in over FY 2010/FY2011. The AMR system provides budget efficiencies in eliminating the meter reading personnel but the other attractive feature is that the AMR system continually transmits data on water consumption which is important in identifying leaks that occur in the system. Significant amounts of potable water are lost annually to leaks that are undiscovered by the property owners until they receive a huge monthly utility bill in the mail. The AMR system provides the ability to identify water system leaks to then facilitate quick repair and will be an important water conservation tool in the future to conserve potable water usage.

Waste Water or Sanitary Sewer

With the exception of the Winter Park Estates waste water plant, all wastewater or sanitary sewer flows are collected and pumped for treatment at plants owned and operated by the City of Orlando and the City of Altamonte Springs. The City of Winter Park through previous contractual agreements has purchased ample sewer treatment capacity for all the projected growth and development anticipated within both the nine square miles of the city and the twenty-two square miles of the city’s utility service area. The average annual flow for 2008 is 6.3 million gallons per day (mgd) and available sewer treatment capacity for city flows are 8.3 mgd. Projected sanitary sewer flows in 2028 are 7.0 million gpd again contrasted with treatment capacity purchased by the City totaling 8.3 mgd.

Upgrading/Rerating of the Iron Bridge Regional Treatment Plant

Due to the age of Orlando’s Iron Bridge treatment plant, the City of Winter Park in partnership with Orlando and the other contributing jurisdictions need to make significant reinvestments in this treatment plant’s infrastructure. These expenses are to maintain the existing capacity and not an increase in

**Additional Capacity from the City of Altamonte Springs**

The City of Altamonte Springs has 5.483 mgd of excess sewer treatment capacity available for purchase. Only a small portion of the City’s overall flow is sent to Altamonte Springs. The operational costs at Altamonte Springs are significantly less than at the City of Orlando plants. The City of Winter Park anticipates a capital improvement project to divert flow going to Orlando’s iron Bridge treatment plant to Altamonte Springs. The savings in operational treatment costs may very well pay for this project over time plus in would open up more capacity long term for growth and development. The City’s capital improvement plan shows $1.5 million in FY 2013/FY 2014/FY 2012/FY 2013 which includes the construction costs and purchase expense for that project.

**Expansion of the Winter Park Estates Plant**

The Winter Park Estates Water Reclamation Facility, owned by the City, is a sewer treatment plant utilizing spray irrigation of the treated effluent as disposal method onto golf courses and parks. That facility is permitted at 0.75 mgd but limited to 0.615 mgd due to wet weather storage limitations. Spray irrigation has the benefits of aquifer recharge and water conservation. As such, it is an important component of the City’s consumptive use permit from SJRWMD. The City’s desire is to expand the Winter Park Estates plant to 1.0 million gpd via rerating of the plant, plant improvements and by expanding the irrigation system to include adjacent residential neighborhoods. The City’s capital improvements plan shows $5 million over FY2009/FY2010/FY2011 for this project. By reducing the need for the use of potable water for irrigation this project also is a potable water conservation and aquifer recharge capital improvement project.

**Fairbanks Avenue Sewer Extension**

In order to encourage the redevelopment of the Fairbanks Avenue commercial corridor from I-4 to US 17-92, the City has committed to a $2.8 million dollar sewer expansion project in FY 2010/FY 2011, FY 2009/FY 2010. This corridor, annexed by the City in 2003, is now entirely served by septic tanks. The availability of sanitary sewer, over time, will encourage redevelopment of this gateway corridor now composed of strip commercial, car lots and convenience stores into offices and restaurants that need sanitary sewer.
### Capital Improvements Element Balance Sheet

**Potable Water / Sanitary Sewer**

**Community Name:** Winter Park  
**Fiscal Year:** 09-10

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Cost</th>
<th>Description</th>
<th>Funding Source</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Water Supply Plan Implementation Phase I</td>
<td>160,000</td>
<td>City's planning and design for the expanding reclaimed water irrigation in partnership with Orlando. Construction costs estimated to begin until after fiscal year 2013.</td>
<td>Water / Sewer utility Funds</td>
<td>80,000</td>
<td>80,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. AMR System Implementation*</td>
<td>9,000,000</td>
<td>Automatic meter reading. Compliments water supply plan by fostering water conservation.</td>
<td>Water / Sewer utility Funds</td>
<td>4,500,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Renovation/ Rebuild of Iron Bridge</td>
<td>2,873,272</td>
<td>Upgrading/ renovation of Orlando's Iron Bridge Regional Wastewater Treatment Facility, City of Winter Park's share cost</td>
<td>Water / Sewer utility Funds</td>
<td>1,000,000</td>
<td>1,000,000</td>
<td>873,272</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Sewer Treatment Capacity Purchase</td>
<td>1,500,000</td>
<td>Altramount Spring wastewater treatment facility. Purchase of additional sewer treatment capacity.</td>
<td>Water / Sewer utility Funds</td>
<td>500,000</td>
<td>1,000,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Re-casing Water Supply Plan Phase 11 of Winter Park Estates Sewer/ Water Re-use Plant</td>
<td>100,000</td>
<td>Re-casing of Winter Park Estates sewer treatment plant via reclaimed water system for alternative water sources for irrigation purposes,</td>
<td>Water / Sewer utility Funds</td>
<td>100,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Fairbanks Avenue Sewer Extension</td>
<td>5,085,255</td>
<td>Sewer extension on West Fairbanks</td>
<td>Water / Sewer utility Funds</td>
<td>1,800,000</td>
<td>1,800,000</td>
<td>1,485,255</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Project approved with $4,500,000 in funding provided in FY 2009 budget.
Recreation and Open Space

The City of Winter Park has adopted a level of service standard for park land of 10 acres per 1,000 residents. This is an ambitious standard, well above state and national standards, that reflects the importance of park and open spaces areas to the character and quality of the city. While state comprehensive plan regulations do not require the adoption of a park land level of service standard, the City of Winter Park has voluntarily chosen to adopt such a level of service standard so that the quantity of park land available to its residents is maintained along with the expected population growth.

The population increases that the City has experienced over the past 15 years have largely come from the annexation of existing neighborhoods adjacent to the city. The population projections for the city also are largely based upon the potential for annexations of some other adjacent residential neighborhoods in order to round off the city limits. There has been debate that these residents already use the city parks and thus there is not degradation of the level of service. However, the city remains committed to maintaining the 10 acres per 1,000 resident level of service standard.

Winter Park’s population as of April 1, 2009 is 28,581 is currently at 28,486 which requires 285.81 284.86 acres to meet the required level of service. The current inventory indicates 297.66 296.45 acres of park and recreation land. Given the current calculation, the inventory shows an excess of 11.85 11.59 acres over the required 285.81 284.86, which translates to the capacity of an additional 1,185 1,159 residents in the City of Winter Park without compromising the necessary levels of service outlined in the Comprehensive Plan.

Future Park and Recreational Needs

The City’s population is anticipated to increase by 5,919 6,014 residents between 2009 2007 and 2028. As population increases, so too will the demand for parks and recreation facilities.

<table>
<thead>
<tr>
<th>Winter Park Population Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>Total Permanent Population</td>
</tr>
</tbody>
</table>

Future Park Demands. The demand for future parkland is based upon two factors, the future population, and the LOS for parks. Winter Park’s LOS for park land is 10 acres for each 1,000 residents. Based upon that LOS, the City has sufficient park land for a population of 29,645. As a result, additional park land will need to be acquired to meet the adopted LOS in 2013.
## Projected Park Acreage Demands & Needs Based on Population Projections for Park & Recreation Acreage

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Proposed LOS (acres per 1,000 residents)</th>
<th>Existing Acres</th>
<th>Acreage Needs (+ Surplus/− Need)</th>
<th>Projected LOS (acres per 1,000 residents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>28,581</td>
<td>10.0</td>
<td>297.66</td>
<td>+11.85</td>
<td>10.37</td>
</tr>
<tr>
<td>2013</td>
<td>30,000</td>
<td>10.0</td>
<td>297.66</td>
<td>-2.34</td>
<td>9.92</td>
</tr>
<tr>
<td>2018</td>
<td>31,500</td>
<td>10.0</td>
<td>297.66</td>
<td>-17.34</td>
<td>9.45</td>
</tr>
<tr>
<td>2023</td>
<td>33,000</td>
<td>10.0</td>
<td>297.66</td>
<td>-32.34</td>
<td>9.02</td>
</tr>
<tr>
<td>2028</td>
<td>34,500</td>
<td>10.0</td>
<td>297.66</td>
<td>-47.34</td>
<td>8.63</td>
</tr>
</tbody>
</table>

The City’s Comprehensive Plan includes a policy commitment capital improvement plan shows a significant expenditure of $1.5 million to convert the existing tree farm property into a park facility more readily usable by the public. This does not affect the level of service standard, as this property is already included in the city’s inventory but the improvement of this property into a park (vs. tree farm) will greatly enhance the usability of that 17 acre parcel for the city’s residents.

The city’s capital improvement plan does include continued funding $500,000 in FY 2013 for the acquisition of additional park land in order to meet the expected needs of the anticipated population growth. Funding at that time and in the future years will be necessary to maintain the level of service standard if the expected annexations occur. Again the need for additional park land is largely dependent upon annexations increasing the city’s population.
## Comprehensive Plan 2028

### Capital Improvements Element Balance Sheet

**Community Name:** Winter Park

**Parks and Open Space**

<table>
<thead>
<tr>
<th>Fiscal Year: 09-10</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name</strong></td>
<td><strong>Cost</strong></td>
<td><strong>Description</strong></td>
<td><strong>Funding Source</strong></td>
<td><strong>2010</strong></td>
<td><strong>2011</strong></td>
</tr>
<tr>
<td>1 Fleet Peoples Park improvements (Phase I)*</td>
<td>228,000</td>
<td></td>
<td>Fund Raising*</td>
<td>114,000</td>
<td>114,000</td>
</tr>
<tr>
<td>2 Mead Garden Master Plan Renovation**</td>
<td>550,000</td>
<td></td>
<td>Fund Raising**</td>
<td>200,000</td>
<td>200,000</td>
</tr>
<tr>
<td>3 Golf Course Pro Shop</td>
<td>125,000</td>
<td></td>
<td>General Funds</td>
<td>125,000</td>
<td></td>
</tr>
<tr>
<td>4 The Tree Farm Park Conversion***</td>
<td>1,500,000</td>
<td></td>
<td>General Funds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Future Park Acquisitions*</td>
<td>239,000</td>
<td></td>
<td>Park Impact Fees</td>
<td>22,488</td>
<td>77,623</td>
</tr>
</tbody>
</table>

* Contingent upon fund raising by Friends of Fleet Peoples Park

** Contingent upon bond issue and fund raising by Friends of Mead Gardens

*** Additional $750,000 in funding programmed in FY 2015

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**Comprehensive Plan Policy 6-1.5 requires 10% of year end general fund balance to be allocated to park and recreation trust fund for new park acquisition. Fund balance and park impact fees are estimated based on 10 year proforma approved by City Commission**
Drainage and Aquifer Recharge

The City of Winter Park has a storm water utility fee charged to all properties within the City. This fee funds ongoing drainage repairs and improvements, street sweeping for surface water quality (to reduce debris into the lakes) and our “Save our Lakes” program of capital water quality improvement projects. The storm water utility fee was established in 1990 and is an ongoing continual program of maintenance/repair and capital improvement (water quality and drainage) projects. The City Commission has established a policy of directing 40% (approx. $622,000 annually) to capital improvement projects and the balance to ongoing operational expenses.

Storm Water Retrofits

Street debris (leaves/grass clippings, etc.) that are carried through the storm water drainage system during rain events are the major component that causes degradation to the surface water quality of the City’s lakes. As a result, reducing the volume of that street debris from entering the lakes is the primary focus of the “Save our Lakes” program of water quality and drainage capital improvements. The City’s capital improvements plan shows ongoing storm water retrofits during the five year timeframe to the storm water outfalls going into Lake Berry, Lake Sylvan, Lake Killarney, Lake Sue, Lake Osceola (at Alexander Place and Elizabeth Drive) and Lake Maitland (at Dixie Parkway).

Exfiltration within the Golf Course

The City just completed a major project on the third hole of City’s municipal golf course by diverting the street drainage from the adjacent streets into a large exfiltration pipe system buried below that portion of the golf course. Diverting these storm water flows reduces the amount of street debris into Lake Maitland and significantly enhances aquifer recharge potential. Additional funding is shown in FY 2013 for the start of another similar project within the golf course area.
# Comprehensive Plan 2028

## Capital Improvements Element Balance Sheet

<table>
<thead>
<tr>
<th>Community Name: Winter Park</th>
<th>Drainage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fiscal Year: 09-10</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Cost</th>
<th>Description</th>
<th>Funding Source</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dixie Parkway Outfall No. 3 - Stormwater Retrofit</td>
<td>400,000</td>
<td>Stormwater outfall retrofits</td>
<td>Stormwater Utility Fund</td>
<td>400,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North New Yourk Avenue - Stormwater Retrofit - Phase 2</td>
<td>272,000</td>
<td>Stormwater outfall retrofits</td>
<td>Stormwater Utility Fund</td>
<td>272,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Locked Lake Retrofits</td>
<td>172,000</td>
<td>Stormwater outfall retrofits</td>
<td>Stormwater Utility Fund</td>
<td></td>
<td>172,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lake Sue - Outfalls No. 72-75 - Liquid/Solid Separators</td>
<td>300,000</td>
<td>Stormwater outfall retrofits</td>
<td>Stormwater Utility Fund</td>
<td></td>
<td></td>
<td>300,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elizabeth Drive (park area) - Additional Treatment</td>
<td>200,000</td>
<td>Stormwater outfall retrofits</td>
<td>Stormwater Utility Fund</td>
<td></td>
<td></td>
<td></td>
<td>200,000</td>
<td></td>
</tr>
<tr>
<td>Solids Removal from outfalls with Alum Satations - Phase 1</td>
<td>450,000</td>
<td>Alum injection project</td>
<td>Stormwater Utility Fund</td>
<td>450,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lake Berry Outfalls - Stormwater Retrofits</td>
<td>150,000</td>
<td>Stormwater outfall retrofits</td>
<td>Stormwater Utility Fund</td>
<td></td>
<td></td>
<td></td>
<td>150,000</td>
<td></td>
</tr>
<tr>
<td>Lake Sylvan Outfalls - Stormwater Retrofits</td>
<td>150,000</td>
<td>Stormwater outfall retrofits</td>
<td>Stormwater Utility Fund</td>
<td></td>
<td></td>
<td></td>
<td>150,000</td>
<td></td>
</tr>
<tr>
<td>Lake Killarney Stormwater Outfall improvements</td>
<td>472,000</td>
<td>Stormwater outfall retrofits</td>
<td>Stormwater Utility Fund</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>472,000</td>
</tr>
<tr>
<td>Exfiltration within Golf Course Area</td>
<td>200,000</td>
<td>Exfiltration - aquifer recharge</td>
<td>Stormwater Utility Fund</td>
<td>200,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Continued Programmed Stormwater Retrofits</td>
<td>822,000</td>
<td>Stormwater outfall retrofits</td>
<td>Stormwater Utility Fund</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>822,000</td>
</tr>
<tr>
<td>Misc. Drainage Improvements</td>
<td>422,000</td>
<td>Stormwater outfall retrofits</td>
<td>Stormwater Utility Fund</td>
<td>50,000</td>
<td>150,000</td>
<td>72,000</td>
<td>150,000</td>
<td></td>
</tr>
</tbody>
</table>
Transportation-Traffic Circulation Capital Improvement Projects

Winter Park’s five year Capital Improvement Plan (CIP) contains significant financial obligations and commitments for full range of multi-modal transportation improvement projects that address both local needs and which work to assist in the implementation of the region’s transportation and mobility strategy. A brief summary of these projects from current year out to future funding is as follows:

State/Federal/Local Committed Transportation Projects

Central Florida Commuter Rail

The Florida Department of Transportation (FDOT) intends to purchase 61.5 miles of the existing CSX right-of-way and freight tracks to construct and operate a commuter rail system that would serve Volusia, Seminole, Orange, and Osceola Counties. The City of Winter Park had agreed to participate in the commuter rail project and entered into an inter-local agreement with Orange County in August 2007 to facilitate a “kiss and ride” stop in downtown Winter Park in conjunction with the existing Amtrak station. The overall Commuter Rail project will be constructed in two phases. Phase I was to be constructed along 31 miles of the tracks from Debary in Volusia County to Sand Lake Road in south Orange County. This phase was to include 12 commuter rail stations, including the destination station at the existing Amtrak location in the City of Winter Park, and was expected to be in operation in late 2010. Phase II will connect the Sand Lake station to Poinciana in Osceola County and the Debary station to Deland in Volusia County. This phase expected to be in operation in 2013 will introduce another 30 miles of tracks and an additional 5 stations.

The overall project cost for Phase I was projected at $357.2 million. Included in this overall project is $3.75 million in federal funding earmarked for the City of Winter Park’s commuter rail stop. This specific federal funding specified that no local match is required by the City although the City did spend $125,000 on a citizen involvement and preliminary design process. One important component of the Winter Park rail stop project will be improvements for drop-off/pick-up and transit/bus service which is lacking given the minimal needs experienced at this current Amtrak station. This should greatly enhance ridership. Projected initial ridership at the Winter Park stop is 549 boardings per day.

Winter Park is currently estimated to generate 7% of the whole 61.5 mile system boardings (a boarding is considered a person embarking from or disembarking at the Winter Park station). The operations and maintenance portion of the O&M costs are based on these boardings and is projected to equate to $504,000 after farebox revenues have been deducted. The fixed guideway bonds portion of the O&M is based on track miles within the city limits and this is projected to equate to $486,000. Therefore, the total O&M for Winter Park is projected at $990,000 for the initial year. However, since Orange County has agreed to pay 30% of Winter Park’s O&M, this leaves $693,000 remaining for Winter Park to pay beginning in 2017 or 2018 after the first 7 years of operation that FDOT has agreed to finance.

Operation and maintenance expenses for the first seven years of service are to be funded by Florida DOT. Following that time period, the participating local governments pick up the operational and maintenance expenses as outlined above. The inter-local agreements expect that a dedicated funding source for those expenses will be forthcoming.

Amtrak Station Improvements

Winter Park has received a Federal earmark grant to improve and reconstruct the existing Amtrak station, located where the commuter rail stop had been proposed. Federal funds available starting in FY 2010 are $950,000 and in addition the City must provide the 20% local match of $190,000. The new
constructed Amtrak Station, enhanced restrooms and companion transit accommodations will augment service for the future use of the rail system.

Federal/State Funded Committed Transportation Projects

Currently funded transportation improvement projects via Federal or State funding within the City of Winter Park include the following projects:

**Fairbanks Avenue (SR 426) Pedestrian Improvements**

To increase pedestrian safety and bicycle mobility along the 4.2 mile Fairbanks/Osceola/Aloma Avenues (SR 426) corridor, from U.S. 17-92/SR 15/600 to Lakemont Avenue, the City is implementing a $1,000,000 program of pedestrian improvements including sidewalk ramping, removal of obstructions in the sidewalks (palm trees), lighting improvements and sidewalk repairs/expansions. This project is funded with federal dollars administered by Fl. DOT and included in the current Fl. DOT work program (Project ID 416368-1-58-01). The end result will be bike and pedestrian improvements along a heavily travelled state road corridor that is safer and more conducive to pedestrian and bicycle travel. In addition to these funds, the City’s electric utility is currently engaged in a complimentary project to underground electric along 1.2 miles of this corridor that will result in the removal of utility poles and increased pedestrian and bicycle mobility and safety.

**Fairbanks (SR 426)/Orange (SR 527)/Pennsylvania Avenue Intersection Improvements**

To improve traffic flow and pedestrian mobility within this three-way intersection, the City is implementing a $490,000 intersection improvement project. This project is funded with federal dollars administered by Fl. DOT and included in the current Fl. DOT work program (Project ID 416368-1-58-02). This project involves some reconfigurations to the intersection to eliminate times when local traffic on Pennsylvania Avenue cannot see the intersection (due to turning vehicles) and then blocking traffic on the Fairbanks Avenue and Orange Avenue legs of the intersection. The project also involves new traffic signals and controllers to the Fl. DOT specifications and new pedestrian signals that are important as this intersection is ¼ mile from the OCPS (Ninth Grade Center).

**State/Federal/Local Future Transportation Projects (not currently funded in the TIP)**

Included in the 2025 Metroplan Orlando Area Transportation Study (OUATS) Financially Constrained Network and the OUATS Transportation Needs Network (Needs Plan) but not in the Transportation Improvement Program (TIP) are four traffic improvement projects, of which two are at the urging of the City of Winter Park to increase traffic capacity along U.S. 17-92/SR 15/600 and Lee Road (SR 423). Since they are not committed projects, they cannot be reflected in the City’s CIP except as indicated as outside the five year plan. Except for Interstate Four, the policies of this Comprehensive Plan have also committed local funding participation in the following projects:

**Interstate Four Expansion Project**

Interstate Four (I-4) linking Daytona Beach to Tampa has 73 miles of its length through Central Florida. I-4 accommodates an average of 1.5 million trips daily in Osceola, Orange, Seminole and Volusia counties. Over the next few decades, FDOT will reconstruct those 73 miles of I-4 by expanding the road to six lanes and two HOV lanes. Right-of-way acquisition has already started in Central Florida. The City of Winter Park has 100 feet of I-4 within our city limits at the Fairbanks Avenue (SR426) intersection. Despite the minimal extent of I-4 within the City of Winter Park, this roadway on the city’s
western border is the cornerstone of the region’s transportation and mobility improvement strategy for Central Florida. It is estimated that the project cost will be approximately $2 billion.

**Aloma Avenue (SR 426) Widening Project**

This project involves the expansion of Aloma Avenue from four lanes to six lanes from Lakemont Avenue to the Seminole County line. Approximately one mile of this roadway is within the city limits. At this time that project has been included by the MPO in the Metroplan Orlando Needs Network but not in the Financially Constrained Network, thus no dollar value has been assigned. Project timing is dependent upon the MPO. At such time as funding is identified and the project programmed in the TIP, the policies of this Comprehensive Plan have committed local funding participation to this project in a manner consistent with Policy 2-4.1 of the Transportation Element.

**Lee Road Extension**

The flow of traffic through intersection and the operation of intersection traffic signals are the primary functions that control the LOS and traffic capacity on all the state roads in the city. The City has two intersections in close proximity (660 feet) of each other at Lee Road (SR 423) and US 17-92/SR 15/600 and at Webster Avenue and US 17-92/SR 15/600 that are the major “choke” points restraining peak hour capacity particularly on US 17-92/SR 15/600. The Lee Road (SR 423) extension project would improve traffic flow on both Lee Road (SR 423) and US 17-92/SR 15/600 by extended Lee Road and eliminating the left hand turn movements onto Webster thereby increasing capacity on US 17-92/SR 15/600. The City has supported this project and Fl. DOT in support of this project has completed the preliminary design and engineering of the project. However, at this time that project of $16 million has not been included by the MPO in the TIP but it is included in the Metroplan Orlando Financially Constrained Network and Needs Network. Thus, project timing is dependent upon the MPO. At such time as funding is identified and the project programmed in the TIP, the policies of this Comprehensive Plan have committed local funding participation to this project in a manner consistent with Policy 2-4.1 of the Transportation Element.

**US 17-92/SR 600 Improvement Project**

This project would widen the sidewalks along the US 17-92 corridor to enhance pedestrian bicycle mobility and safety plus eliminate and consolidate driveways thereby increasing traffic capacity. The City has supported this project and Fl. DOT has done preliminary engineering costing of the project. However, at this time that project has not been included by the MPO in the TIP but it is included in the Metroplan Orlando Financially Constrained Network and Needs Network. Thus, project timing is dependent upon the MPO. At such time as funding is identified and the project programmed in the TIP, the policies of this Comprehensive Plan have committed local funding participation to this project in a manner consistent with Policy 2-4.1 of the Transportation Element.

**City of Winter Park Committed and Funded Transportation Projects**

**Denning Drive Traffic Signal Improvements**

The City of Winter Park has begun and has programmed in the City’s capital improvements plan, the upgrade of the traffic signals at the Denning Drive intersections with Canton Avenue, Webster Avenue and Morse Boulevard. Total project cost is $375,000. The Canton and Webster Avenue intersections are complete. The project will continue at the other two intersections ($125,000$250,000) with traffic signal/controller replacements and pedestrian signal additions. Adjacent to these intersections are the...
OCPS Vocational Education Center (Webster School), Center for Independent Living (handicapped/blind services housing), Winter Park Village, Valencia Community College and Lake Island Park. The end result will be better traffic signal timing/traffic flow as well as enhanced pedestrian mobility and safety.

**Fairbanks Avenue (SR 426) Improvement Project (I-4 to U.S. 17-92)**

The sanitary sewer component of the City’s capital improvements plan includes the $4.6 million dollar project to extend sanitary sewer along this corridor. While primarily a project to encourage redevelopment and improvement along this corridor, that subsequent redevelopment that will now be possible from the availability of sanitary sewer will be required to eliminate and consolidate driveways and to use mandatory rear common alley/driveway access to the adjacent side streets. This will increase traffic capacity and movement along this 1.5 mile length of this project. In addition, the City utilizing a combination of general fund revenue and assessments will also be undertaking traffic signal improvements and pedestrian/bicycle safety enhancements at an additional projected cost of $2.8 million dollars.

**US 17-92/SR 15/600 and Orange Avenue (SR 527) Intersection Improvement**

The US 17-92/SR 15/600 and Orange Avenue (SR 527) intersection operates effectively at all times with “green” timing more than adequate for all straight-thru traffic. However, at peak hours, the traffic engaged in the left turn movements from both sides of Orange Avenue (SR 527) onto US 17-92/SR 15/600 cannot all clear the intersection due to insufficient stacking in the single turn lane configuration. Utilizing a combination of general fund and CRA revenue the City has planned a $415,000 intersection improvement project to add an additional turn lane on both legs of Orange Avenue (SR 527) along with a traffic signal upgrade which will improve the LOS for this intersection.

**Sidewalk/Pedestrian Improvements**

As a recurring annual expenditure, the City’s capital improvements plan reflects incremental pedestrian/sidewalk enhancements of the $50,000 annually. These projects include ramping of curbs, sidewalks repairs and sidewalk extensions to accomplish greater pedestrian and bicycle mobility and safety.
## Comprehensive Plan 2028

### Community Name: Winter Park

**Fiscal Year: 09-10**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Cost</th>
<th>Description</th>
<th>Funding Source</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Central Florida Commuter Rail</td>
<td>357,200,000</td>
<td>Construction of 31 mile Commuter Rail Network, Phase 1</td>
<td>50% Federal</td>
<td>178,600,000</td>
<td></td>
<td></td>
<td>178,600,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>25% State</td>
<td>89,300,000</td>
<td></td>
<td></td>
<td>1,768,600,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>25% Local/County</td>
<td>89,300,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Winter Park Amtrak Station</td>
<td>1,140,000</td>
<td>Construction of new Winter Park Amtrak Station, companion transit facilities, parking / drop off, restrooms</td>
<td>Federal Earmark</td>
<td>1,000,000</td>
<td></td>
<td></td>
<td>950,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20% Local Match (CRA)</td>
<td></td>
<td>190,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Fairbanks (SR 426) Pedestrian Improvements</td>
<td>1,000,000</td>
<td>Pedestrian Improvements (Sidewalks / Street lighting) from Lakemont to US 17/92</td>
<td>State Funded w/ LAP to City</td>
<td></td>
<td></td>
<td></td>
<td>1,000,000</td>
</tr>
<tr>
<td>4 Fairbanks (SR 426) &amp; Orange (SR 527) intersection Improvements</td>
<td>490,000</td>
<td>Pedestrian / Turn Lane Improvements</td>
<td>State Funded w/ LAP to City</td>
<td>450,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Denning Drive Traffic Signal Upgrades</td>
<td>125,000</td>
<td>New Traffic Signals, Pedestrian Crossings</td>
<td>Local CRA Funding</td>
<td></td>
<td></td>
<td></td>
<td>125,000</td>
</tr>
<tr>
<td>6 West Fairbanks (SR 426) Improvements</td>
<td>2,100,000*</td>
<td>New Traffic Signals, Pedestrian Crossings / Medians</td>
<td>General Fund &amp; Assessments</td>
<td></td>
<td></td>
<td></td>
<td>2,100,000</td>
</tr>
<tr>
<td>7 US 17-92 / SR 15/600 and Orange (SR 527) intersection Improvement</td>
<td>415,000</td>
<td>New Turn Lanes &amp; Traffic Signal Upgrade</td>
<td>General Fund</td>
<td></td>
<td></td>
<td></td>
<td>215,000</td>
</tr>
<tr>
<td>8 Sidewalk / Bike paths</td>
<td>250,000</td>
<td>Sidewalk / Bike path Improvements</td>
<td>General Fund</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>9 Bus Transit Shelters</td>
<td>100,000</td>
<td>New Bus Stop Transit Shelters</td>
<td>90% Lynx/Federal/State</td>
<td>90,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10 Interstate Four Expansion</td>
<td>2 Billion</td>
<td>Widen to Six Lanes plus 2 HOV Lanes</td>
<td>10% Local / City</td>
<td>10,000</td>
<td></td>
<td></td>
<td>100,000</td>
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<tr>
<td>11 Lee Road (423) Extension</td>
<td>16,000,000</td>
<td>Extension of Lee Road to Webster Ave Elimination of Webster signal on 17-92</td>
<td>Federal / State</td>
<td></td>
<td></td>
<td></td>
<td>Outside of 5 year Plan. Dependent upon MPO Funding</td>
</tr>
<tr>
<td>12 US 17-92 / SR 15/600 Improvement</td>
<td>TBD</td>
<td>Widen Sidewalks, Improve Two Lane Median, Close Private Driveways</td>
<td>State / Local City Prop. Share</td>
<td></td>
<td></td>
<td></td>
<td>Outside of 5 year Plan. Dependent upon MPO Funding</td>
</tr>
<tr>
<td>13 Aloma Ave (SR 527) Widening</td>
<td>TBD</td>
<td>Widen to Six Lanes from Lakemont to Seminole County</td>
<td>State / Local City Prop. Share</td>
<td></td>
<td></td>
<td></td>
<td>Outside of 5 year Plan. Dependent upon MPO Funding</td>
</tr>
</tbody>
</table>

* Total project cost estimated at $2,800,000 and $700,000 in funding provided in FY 2009 budget
SECTION 2. That Chapter 58 “Land Development Code”, Article I "Comprehensive Plan" of the Code of Ordinances is hereby amended and modified by repealing and replacing within Section 58-1 “Comprehensive Plan adopted by reference”; within the Capital Improvements Element, Policy 7-6.6 “Orange County Public Schools 10-Year Capital Outlay Plan” currently included on Page 7-7 so as to update and reflect the current OCPS 10 Year Capital Outlay Plan, to read as follows:

Policy 7-6.6: Orange County Public Schools 10-Year Capital Outlay Plan. The City of Winter Park hereby incorporates by reference the Orange County Public Schools 10-Year District Capital Outlay Plan (DCOP) for 2008-09 adopted by the School Board on September 8, 2009 October 1, 2008, that includes school capacity sufficient to meet anticipated student demands projected by OCPS.

SECTION 3. That Chapter 58 “Land Development Code”, Article I "Comprehensive Plan" of the Code of Ordinances is hereby amended and modified by repealing and replacing within Section 58-1 “Comprehensive Plan adopted by reference”; within the Capital Improvements Element, that portion of Policy CMS 1.1 subsection (E) “School Facilities” currently included on Page 7-28 to reflect the adoption and execution of the required interlocal agreement with the Orange County School Board, to read as follows:

CONCURRENCE MANAGEMENT SYSTEM

E. School Facilities. On December 8, 2008 By December 1, 2008, or pursuant to the schedule devised by the Florida Department of Community Affairs, the City shall executed an interlocal agreement with the Orange County School Board that which shall includes the a means to implement school facility concurrency requirements. It includes At a minimum the following school facility standards shall be met to satisfy the school concurrency requirement:
1. For district-wide concurrency service areas:
   a. At the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or
   b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.

2. For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district-wide as defined in Section 163.3180(13)(e), F.S.
SECTION 4. The effective date of this plan amendment which involves the adoption of an entire new Comprehensive Plan shall be the date a final order is issued by the Department of Community Affairs or Administrative Commission finding the amendment in compliance in accordance with Section 163.3184 (1) (b), F.S., whichever is applicable.

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 ______________, 2009.

_____________________________  Mayor

ATTEST:

_____________________________
City Clerk
TO: PLANNING COMMISSION MEMBERS

FROM: JEFF BRIGGS, PLANNING DIRECTOR

DATE: OCTOBER 15, 2009

RE: WATER SUPPLY PLAN

The Water Supply Plan is part of the Comprehensive Plan and is found in the Data, Inventory and Analysis (DIA) document (Public Facilities Element section – pages 4-44 thru 4-53). As the Planning Commission knows, the City changed direction on our alternative water supply plans. Those changes in philosophy and capital improvement funding are reflected in the FY 2010 Budget and in the Five Year Capital Improvement Plan (CIP) just adopted by the City Commission. Those changes will also be reflected in the Five Year CIP included in the Goals, Objectives and Policies (GOP’s) part of the Comprehensive Plan that was just recommended for transmittal to Florida DCA by the planning commission at your October 6th meeting.

For the Comprehensive Plan to be internally consistent, we need to have the Water Supply Plan in the DIA reflect what is to be in the Capital Improvement Plan in the GOP’s. So the Water Supply Plan section needs to be revised and that document is attached. It is part of what will be transmitted to Florida DCA.

The City Commission will have their public hearing on October 26th to agree to transmit. The City sends it within 10 days to DCA and then DCA has 60 days to provide their Objections, Recommendations and Comments report (ORC). After we react to the ORC this gets advertised for adoption.
WINTER PARK WATER SUPPLY FACILITIES WORK PLAN

Introduction. The St. Johns River Water Management District has determined that traditional water supply sources will not be sufficient to meet demands of the growing population and the needs of the east central Florida area. The Florida Legislature enacted bills in 2002, 2004 and 2005 to more effectively address the state’s water supply situation by improving the coordination between local land use planning and water supply planning. The focus of the 2002 legislation was to add requirements to Chapter 163, Florida Statutes (F.S.) for local governments to prepare 10-year water supply facilities work plans and to incorporate certain portions of the work plans into their comprehensive plans. This legislative change emphasized the need for local work plans to consider the applicable regional water supply plans prepared by the water management districts. In 2004, the Legislature further amended Chapter 163 to give local governments until December 1, 2006, to prepare the 10-year water supply facilities work plans.

In 2005, the Florida Legislature enacted Senate Bills 360 and 444. The legislation significantly changed Chapters 163 and 373, F.S. to improve the coordination of water supply and land use planning. The legislation strengthened the statutory linkage between the regional water supply plans prepared by the water management districts and comprehensive plans prepared by the local governments.

This Water Supply Facilities Work Plan (WSFWP) provides the City of Winter Park’s response to strengthening the linkage between land use planning and water supply planning. The time frame for this WSFWP is twenty years (2008-2028) consistent with the comprehensive plan.

Background Data

The City of Winter Park is the only entity responsible for water supply within its jurisdictional area and has a consumptive use permit for the period from 2005 to 2025 to withdrawal water from the lower Floridian Aquifer. The permit number is 7624 and the expiration date is October 12, 2025. Table 4-25 provides the permitted withdrawal capacity and the projected demand through 2025.

The City’s water system serves retail customer groups both inside and in the contiguous areas outside the City limits. All water capacity is distributed on a retail basis. While the City of Winter Park provides water capacity to Orange County Utilities, water capacity is reserved under a retail agreement. The City of Winter Park does not have any wholesale water agreements with any of its water customers or with other utility providers. The City of Winter Park coordinates with Orange County in determining future population projections and land uses within the unincorporated area the City serves. No new agreements are needed to continue to provide potable water service to those areas.

The demand projections identified in Table 4-25 are lower than those presented by the SJRWMD to the Central Florida Coordination Area Cooperators group. The population projects used by the City of Winter Park to develop the water demand projections are based on a reevaluation of those projections based on recent trends in development and in the opinion of the City represent a more
realistic projection of future conditions. Those projections are also consistent with the projections used in other elements of this plan.

The population and demand projections for the service area within the City limits and the service area outside the City limits are shown on Table 4-25. In addition, the amount provided by conservation, reuse and traditional supplies is provided. The status of the alternative supplies is discussed in the next paragraph.

<table>
<thead>
<tr>
<th>Year</th>
<th>In City Population</th>
<th>Outside City Population</th>
<th>In City Demand</th>
<th>Outside City Demand</th>
<th>Projected Total Demand</th>
<th>SJRWMD Permitted Supplies</th>
<th>Conservation and Reuse</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>28486</td>
<td>40309</td>
<td>4.6</td>
<td>6.6</td>
<td>11.2</td>
<td>11.9</td>
<td>.6*</td>
</tr>
<tr>
<td>2013</td>
<td>30000</td>
<td>39659</td>
<td>4.9</td>
<td>6.5</td>
<td>11.4</td>
<td>12.0</td>
<td>.95*</td>
</tr>
<tr>
<td>2018</td>
<td>31500</td>
<td>38567</td>
<td>5.1</td>
<td>6.3</td>
<td>11.4</td>
<td>12.2</td>
<td>.95*</td>
</tr>
<tr>
<td>2023</td>
<td>33000</td>
<td>38971</td>
<td>5.4</td>
<td>6.4</td>
<td>11.7</td>
<td>12.7</td>
<td>.95*</td>
</tr>
<tr>
<td>2028</td>
<td>34500</td>
<td>40132</td>
<td>5.6</td>
<td>6.6</td>
<td>12.2</td>
<td>12.7</td>
<td>.95*</td>
</tr>
</tbody>
</table>

*0.6 mgd of reuse is generated and reused in Winter Park. 100% of the remaining wastewater is reused by others. Expansion of the Winter Park water reclamation plant by an estimated .35 mgd, will expand reuse within the City of Winter Park. The .35 mgd will be utilized by the City of Winter Park in the future.

The effect of conservation and reuse is already accounted for in the per capita demand. The affect of future conservation practices on per capita demand is not known at this time.

The City of Winter Park is currently negotiating agreements for alternative water supply sources. The quality that will be supplied by those sources is unknown at this time. When the quantity is determined this table will be amended to reflect that amount.

The SJRWMD identified alternative water supplies in the District Water Supply Plan 2005. For the City of Winter Park, the St. Johns River near Deland and the St. Johns River near Lake Monroe were identified. In 2008 two additional projects were identified – St. Johns River near SR 46 and St. Johns River near Yankee Lake. The City was currently working with the Seminole County and exploring the technical and institutional feasibility of developing the Yankee Lake alternative. If it is determined that this alternative is feasible, it will be added to the Capital Improvements Element. The City has indicated that it will participate in the preliminary design projects for the St. Johns River near Yankee Lake, as the City’s Alternative Water Supply projects.
To that end, the City’s FY 2009-FY 2013 CIP showed the City’s share of funding for the planning and design for the Yankee Lake Regional Water Source project. Funding was shown for FY 2009/FY2010/FY2011 combined at $1.682,182. It was expected that significant additional design expenditures would be required for FY2012/FY 2013 and in the years beyond. Construction costs were estimated at $44 million for the City’s share to begin after fiscal year 2013. Total costs for this alternate water supply option were expected to top $50 million.

In light of the potential $50 million projected cost for an alternative water supply that may or may be needed, together with the environmental, legal and political challenges looming for that option, the City of Winter Park has undertaken a new strategy to comply with the unfunded mandate imposed by the Florida Legislature. It is composed of three major initiatives as follows:

Comply with the consumptive use permit – The City is resolved to ‘live within our means’ and comply with the maximum groundwater withdrawal levels allowed under the current SJRWMD consumptive use permit. Winter Park and its water service area is substantially built-out and the demands for additional potable water use by new growth and development should be manageable within the current permitted levels of the consumptive use permit.

Expand the use of reclaimed water – The most effective way to reduce and conserve potable water usage is to reduce the amount of potable groundwater used for irrigation by increasing and substituting the use of reclaimed water for irrigation purposes. The City intends to work with the City of Orlando to utilize reclaimed water from the regional Iron Bridge treatment plant, now that it is available adjacent to us within Baldwin Park. The City also intends to increase the capacity of our own Winter Park Estates plant. Together, these two future projects could provide for significant reductions in potable groundwater use for irrigation thereby significantly increasing available capacity for new growth and development.

Enhanced conservation efforts - The City believes in the untapped potential of water conservation as a difference maker if taken seriously. The first step is the City’s ongoing conversion to an automatic meter reading (AMR) system to track consumption. This is important to identify leaks to prevent water loss and to track water usage (especially irrigation) by times of day, days of the week, etc so that water conservation rules can be enforced. Other important conservation measures are currently identified in the “Tasks” section of this Water Supply Plan that will also provide effective means of water conservation.

It is important to note that, all of the wastewater collected by the City is reused. In 2006, that totaled 5.35 mgd. Of that 0.60 mgd was treated by the City and used within the City. The remainder was sent to facilities operated by Altamonte Springs, Orlando, and Orange County, where it was completely reused. Due to the way the reuse is accounted for by the State, Winter Park does not get any credit for that contribution. The City of Winter Park intends to maintain the interlocal agreements with those utilities. Those agreements and the Winter Park Estates Water Reclamation Facility, which is owned and operated by the City, will provide for 100% reuse of the City of Winter Park’s waste water during the term of the WSFWP.
In addition to the City’s very successful reclaimed water program, the City utilizes stormwater wells for irrigation purposes. The City has an active water conservation effort including a conservation rate structure, participation in water conservation educational programs, and landscape irrigation standards and restrictions.

The City has two existing water sources. The first is the Lower Floridian Aquifer utilized for potable water purposes. The second is the Winter Park Estates Water Reclamation Facility which provides up to .615 mgd of reuse to the Cady Way athletic fields, Interlachen Golf and Country Club, Winter Pines Golf Course, and Glen Haven Cemetery.

Based on the data in Table 4-25, no additional sources of water including alternative water supply projects are required to serve existing or new development for the planning period (2028) of this work plan.

No potable water projects are needed to maintain or improve service through 2028. Within this comprehensive plan, the City of Winter Park has established an objective to reduce potential for contamination of groundwater aquifer through stormwater management practices and through management of land use activities that may threaten groundwater quality near wellfield sites. The Public Facilities Element Goals, Objectives, and Policies in the Natural Groundwater–Aquifer Recharge Sub-Element addresses the protection of the water supply source.

Conservation and Reuse

The City of Winter Park uses the following conservation and reuse programs to reduce potable water demand:

1. Operated as a complete mix/extended aeration treatment facility with chemical addition and tertiary filtration, the Winter Park Estates Water Reclamation Facility has a design capacity for 0.750 million gallons per day (MGD) but is limited to processing .615 MGD because of a lack of available onsite storage capacity and a scarcity of eligible sites for reuse irrigation. Treated effluent is distributed for reuse as irrigation at the Cady Way athletic fields, Interlachen Golf and Country Club, Winter Pines Golf Course, and Glen Haven Cemetery.

2. The City of Winter Park is a major contributor to the regional reuse systems in central Florida. The majority of the City’s wastewater is treated at regional facilities owned and operated by other local governments. The City of Winter Park has reserved capacity in these facilities through wholesale sewer agreements with the City of Orlando, the City of Altamonte Springs, and Orange County Utilities. Over 70% of the daily wastewater flows generated within Winter Park’s GWSA were treated at the Iron Bridge Facility in 2005. Iron Bridge operates as a physical, chemical, and biological sewage treatment plant with reuse discharge to the Little Econlockhatchee River and to reclaimed water systems for irrigation. Conserv II WWTP treated about 13% of the wastewater generated within the GWSA in 2005. Conserv II plant has a permitted capacity of 25 mgd and operates as an activated sludge sewage treatment plant providing effluent to spray irrigation and freeze...
protection for orange groves in West Orange and Lake County. In 2005, approximately 6.5% of the total wastewater flow within the GWSA received treatment at the Regional Water Reclamation Facility (RWRF) is owned and operated by the City of Altamonte Springs. Designed and permitted as a domestic wastewater treatment facility, the RWRF is an AWT facility with discharge directed to the Little Wekiva River and to the City’s "APRICOT" reuse system. Only a relatively small area within the City’s East Sewer System receives treatment from Orange County Utilities.

3. The City of Winter Park has adopted a water conservation rate structure for its utility system.

4. Chapter 58 of the Winter Park Code of Ordinances includes landscape regulations. Native and Florida Friendly plants are encouraged and small areas of turf less than 100 square feet or within an area with any one dimension less than three feet are not allowed. Organic mulch is required in plant beds and around individual trees in turf grass areas.

5. Chapter 102 of the Winter Park Code of Ordinances includes a section on water conservation for landscape irrigation. Included is a limitation for landscape irrigation to two days a week.

6. The City of Winter Park takes corrective action based on erratic meter readings.

7. The City of Winter Park maintains a budget for defective meter replacement.

8. The City of Winter Park calibrates production well meters once per year.

9. The City of Winter Park conducts a water system audit annually.

10. The City of Winter Park performs spot checks of customer compliance with SJRWMD’s landscape irrigation restrictions and report violations.

11. The City of Winter Park conducts public tours of facilities.

12. The City of Winter Park operates informational booths that include water conservation literature

13. The City of Winter Park provides public service announcements and written notice to customers regarding SJRWMD

14. The City of Winter Park provides outdoor water audits for customers

15. The City of Winter Park promotes water conservation at the City sponsored “City Awareness Day”

The City of Winter Park proposes the following conservation and reuse programs to further reduce potable water demand:
1. Expand and/or re-rate existing Winter Park Estates Water Reclamation Facility to produce an additional .35 mgd of reclaimed water that will be used in the City of Winter Park to reduce potable water demand. This is expected to be completed in FY 2010 and will be funded through the City’s five year capital improvement plan.

2. Provide approximately .30 mgd of wastewater to regional reclaimed water systems by 2025.

3. Explore the purchase of up to 2 mgd of reclaimed water from the Orlando Utilities Commission to replace potable water that is used for irrigation. This is expected to be completed in FY 2012 and will be funded through the City’s five year capital improvement plan.

4. Install an automatic meter reader system (AMR). This system will allow for the red flagging of customers that use large amounts of water or who may have a water leak needing repair and wasting valuable water. **This program is planned to save .1 mgd.** This is being funded through the Utilities Department budget **and is in the process of field implementation. This program will also provide for effective water conservation enforcement as it will show water use by the days of the week and times of the day to highlight violations to water conservation restrictions.**

5. Implement the Winter Park’s Park Irrigation Efficiency System (PIES) program. Under this program, potable water that is used for irrigation in the City’s parks will be replaced by surface water, stormwater, lower quality stormwater, or reclaimed water. This program is expected to save 0.7 mgd. This is expected to be completed in 2009 and will be funded through the Utilities and Park Department budgets.

6. Conservation rate structure. The City will periodically review the water conservation rate structure to identify ways to make it more effective. Due to the effect of the current conservation rate structure, the planned savings is unknown at this time.

7. Water conservation educational materials. The City will annually produce or purchase water conservation education materials such as brochures or posters to foster water conservation. Since the City has been doing this for several years, the planned savings is to maintain existing conservation practices. Additional savings are difficult to estimate at this time. This will be funded through the City’s Utility Department budget.

**Tasks**

The **following** tasks have been identified to implement this Water Supply Facilities Work Plan. These tasks are intended to increase the use of reuse and alternative water supply sources, increase water conservation and improve the efficiency of the overall water supply system. Since the City of Winter Park has adequate water supply sources and facilities for the next five years as well as the long range planning period of this Comprehensive Plan (2028) as shown in Tables 4-22, 4-23, and 4-25, none of these tasks are required to meet a system deficiency.
1. Expand and/or re-rate existing Winter Park Estates Water Reclamation Facility to produce an additional .35 mgd of reclaimed water that will be used in the City of Winter Park to reduce potable water demand.

Agreements with other water supply entities: Not applicable
Feasibility studies: FY 2008
Facilities and financial plans: FY 2009
Facilities design, permitting, and construction: FY 2010
Funding: To be included in City’s five year capital improvements plan. Identified as “Expansion of reclaimed water system and/or alternative water sources for irrigation purposes” in the Capital Improvements Element Data Inventory and Analysis Capital Improvements Element Balance Sheet.

2. Provide approximately .30 mgd of wastewater to regional reclaimed water systems by 2025.

Agreements with other water supply entities: Existing
Feasibility studies: Not Applicable
Facilities and financial plans: Not Applicable
Facilities design, permitting, and construction: annual incremental increases.
Funding: Utility Department budget

3. Explore the purchase of up to 2 mgd of reclaimed water from the Orlando Utilities Commission to replace potable water that is used for irrigation.

Agreements with other water supply entities: Required FY2010
Feasibility studies: FY 2011
Facilities and financial plans: FY 2011
Facilities design, permitting, and construction: FY 2015
Funding: Utility Department budget or bond revenues

4. Identify partnerships with surrounding utilities such as Orange County, Orlando Utilities Commission, and Seminole County on regional water supply development projects to provide wholesale water to the City of Winter Park. The estimated quantity of water to be produced is unknown at this time.

Agreements with other water supply entities: Not Applicable
Feasibility studies: Not Applicable
Facilities and financial plans: Not Applicable
Facilities design, permitting, and construction: On-going
Funding: Utility Department budget Identified as Regional Task Force to reduce withdrawals from Florida Aquifer in Capital Improvements Element Data Inventory and Analysis Capital Improvements Element Balance Sheet.
5. Install an automatic meter reader system (AMR).

Agreements with other water supply entities: Not Applicable
Feasibility studies: Not Applicable
Facilities and financial plans: Not Applicable
Facilities design, permitting, and construction: FY 2009/2010
Funding: Bonding or Financing

6. Implement the Winter Park’s Park Irrigation Efficiency System (PIES) program.

Agreements with other water supply entities: Not Applicable
Feasibility studies: In house FY 2008/2009
Facilities and financial plans: FY 2009
Facilities design, permitting, and construction: FY 2009
Funding: Utility and Park Departments’ operating budget, cost to be determined.

7. Water conservation fixture.

Agreements with other water supply entities: Not Applicable
Feasibility studies: Not Applicable
Facilities and financial plans: Not Applicable
Facilities design, permitting, and construction: FY 2009
Funding: Utility Department operating budget, $25,000 on an annual basis

8. Conservation rate structure.

Agreements with other water supply entities: Not Applicable
Feasibility studies: Not Applicable
Facilities and financial plans: Not Applicable
Facilities design, permitting, and construction: Periodically
Funding: Utility Department operating budget


Agreements with other water supply entities: Not Applicable
Feasibility studies: Not Applicable
Facilities and financial plans: Not Applicable
Facilities design, permitting, and construction: Annually
Funding: Utility Department operating budget

10. Continue to participate in regional water supply development projects planning and evaluation.

Agreements with other water supply entities: Not Applicable
Feasibility studies: Not Applicable
Facilities and financial plans: Not Applicable
Facilities design, permitting, and construction: On-going
Funding: Utility Department operating budget

11. Continue to enforce Chapter 58 of the Winter Park Code of Ordinances that includes landscape regulations and irrigation code.

Agreements with other water supply entities: Not Applicable
Feasibility studies: Not Applicable
Facilities and financial plans: Not Applicable
Facilities design, permitting, and construction: On-going
Funding: City General Fund budget

12. Continue to enforce Chapter 102 that includes a section on water conservation for landscape irrigation. Included is a limitation for landscape irrigation to two days a week.

Agreements with other water supply entities: Not Applicable
Feasibility studies: Not Applicable
Facilities and financial plans: Not Applicable
Facilities design, permitting, and construction: On-going
Funding: City General Fund budget

Tasks 1, 3, and 6 are capital improvement projects. However, each requires a feasibility study to determine their feasibility and the projected cost to complete. At this time it is not possible to estimate that cost. Without a projected cost, it is premature to include these tasks into the Capital Improvements Element.

Sources

The City has identified the following source of water produced by traditional and alternative water supply development projects:

1. The Floridan Aquifer is permitted for 12.7 mgd in 2028, 12.2 mgd in 2017. 100% of raw water produces finished water.

2. The Winter Park Estates Water Reclamation Facility provides up to .615 mgd of reuse water for irrigation.

3. Expand and/or re-rate existing Winter Park Estates Water Reclamation Facility to produce an additional .30 mgd of reclaimed water that will be used for irrigation in the City of Winter Park to reduce potable water demand.

4. Provide an additional .65 mgd of wastewater to regional reclaimed water systems by 2025.

5. Explore the purchase of up to 2 mgd of reclaimed water from the Orlando Utilities Commission to replace potable water that is used for irrigation.
6. Identify partnerships with surrounding utilities such as Orange County, Orlando Utilities Commission, and Seminole County on regional water supply development projects to provide wholesale water to the City of Winter Park. The City is currently working with Seminole County and exploring the technical and institutional feasibility of developing the Lake Monroe alternative. The City will participate in the preliminary design for the St. Johns River near Yankee Lake Alternative Water Supply projects. These programs further the Objective 4-5.1 and Policy 4-5.1.9.

7. Install an automatic meter reader system (AMR) by **2011, October 2008**. This system will allow for the red flagging of customers that use large amounts of water or who may have a new water leak. This program will also provide for effective water conservation enforcement as it will show water use by the days of the week and times of the day to highlight violations to water conservation restriction. It is planned to save 1 mgd.

8. Implement the Winter Park’s Park Irrigation Efficiency System (PIES) program. Under this program, potable water that is used for irrigation in the City’s parks will be replaced by surface water, stormwater, lower quality stormwater, or reclaimed water. This program is expected to save 0.7 mgd.

9. Water conservation fixture. The City will make available at no cost low flow shower heads, aerators and toilet dams to customers who request them. This program is planned to save 1 mgd.

10. Conservation rate structure. The City will periodically review the water conservation rate structure to identify ways to make it more effective. Due to the effect of the current conservation rate structure, the planned savings is unknown at this time.

11. Water conservation educational materials. The City will annually produce or purchase water conservation education materials such as brochures or posters to foster water conservation. Since the City has been doing this for several years, the planned savings is to maintain existing conservation practices. Additional savings are difficult to estimate at this time.

12. Drought resistant landscaping. The City will continue to implement and enforce the Comprehensive Plan policies promoting water conservation including drought resistant landscaping. Since the implementation and enforcement of these policies are in effect at this time, the planned savings is to maintain existing conservation practices. Additional savings are difficult to estimate at this time.

13. Continue to participate in regional water supply development projects planning and evaluation.
Reuse

The City of Winter Park currently produces up to .615 mgd of reuse water at the Winter Park Estates Water Reclamation Facility.

The City of Winter Park will develop the additional sources of reuse water:

1. Expand and/or re-rate existing Winter Park Estates Water Reclamation Facility to produce an additional .35 mgd of reclaimed water that will be used in the City of Winter Park to reduce potable water demand (Feasibility studies: FY 2008; Facilities and financial plans: FY 2009; Facilities design, permitting, and construction: FY 2010), and

2. Explore the purchase of up to 2 mgd of reclaimed water from the Orlando Utilities Commission to replace potable water that is used for irrigation (Feasibility studies: FY 2009; Facilities and financial plans: FY 2010; Facilities design, permitting, and construction: FY 2011). As part of this effort the City of Winter Park will determine the appropriate use of that reclaimed water and how that should be implemented. This will include such items as retrofitting neighborhoods with reuse lines, installation of meters for individual connections to the reuse system, increasing the use of reclaimed water in public areas owned by the City, and entering into partnerships with other utilities.

At the end of the planning period, the City of Winter Park is projected to utilize 2.65 mgd of reuse water. These programs further the Objective 4-5.2 and Policy 4-5.2.1.

In addition, all of the wastewater collected by the City is reused. In 2006, that totaled 5.35 mgd. Of that 0.60 mgd was treated by the City and used within the City. The remainder was sent to facilities operated by Altamonte Springs, Orlando, and Orange County, where it was completely reused. Therefore, the City of Winter Park was responsible for 4.89 mgd of reuse water provided by the surrounding utilities. Due to the way the reuse is accounted for by the State, Winter Park does not get any credit for that contribution. The City of Winter Park projects that an additional .65 mgd of wastewater will be provided to the regional reclaimed water systems by 2025.
This is a request of Dr. and Mrs. A. Jungreis for conditional use approval to allow the installation of tennis court lights for the existing tennis court on their property at 1360 Alabama Drive.

Tennis courts were made a conditional use in all residential zoning districts about 15 years ago due to concerns about their size/impervious coverage, their associated fencing and night lighting. The property at 1360 Alabama Drive has an existing tennis court that has been in place for many years and was built prior to the conditional use requirement. However, at this time the owners along with the reconstruction of the home on this lot, desire to add tennis court lighting.

Attached are the applicant's submittals that include a site plan and photometric plan. Four lights are planned which per code cannot exceed 16 feet tall inclusive of the pole and fixture. The photometric plan does show some light creepage within the first ten feet of the adjacent property (Marshall's @ 1292 Alabama) before diminishing. The staff was concerned about this until the site visit revealed huge tall hedges along this common property line on the Byrd's side.

Letters of consent have been provided from the three adjacent neighbors. The only one really affected is the Marshall's. You will note their letter specifies the lights be turned off no later that 9:00 pm Sundays thru Thursdays and 10:00 pm on Fridays and Saturday. It is not just the light but also the noise associated with the tennis court that is the rationale for the cut-off time. The applicants are fine with that as a condition of approval.

This is only the second time we have had a tennis court conditional use request that staff can remember. The other tennis court approved for the Holler's at 225 Palmer Avenue also included tennis court lighting.

**STAFF RECOMMENDATION IS FOR APPROVAL** subject to the condition that the tennis court lights be turned off no later that 9:00 pm Sundays thru Thursdays and 10:00 pm on Fridays and Saturday.

**NOTE:** Any change to that condition requires a future conditional use application, notice to neighbors and rehearing by P&Z/City Commission.