

2020

winter park update

march thru may



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vision

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



Next steps for the Orange Avenue Overlay District

One goal of the City Commission has been to aesthetically and functionally improve our corridors. During our 2016 Comprehensive Plan update, we identified Orange Avenue as the test corridor, and thus the Orange Avenue Overlay (OAO) District plan was developed. Orange Avenue was chosen for two primary reasons:

1. The issues were easily identifiable. Most properties were unable to renovate due to the requirement that if renovation value exceeds 50% of the building value, they are required to bring the property up to conformance with our current code. This means that they would have to add parking and on-site stormwater treatment among other more recent requirements. With Orange Avenue and the railroad tracks bordering most of the properties, most are unable to meet the new codes.
2. There are three major corridor properties ripe for redevelopment. These properties are strategically located within the corridor – one at each end and one in the middle.

The opportunity existed wherein the city could incentivize the three property owners with added benefits, if they could

offset other issues along the corridor, including working with the city to create more efficient and effective traffic solutions.

We could ignore the challenges and allow the three properties to redevelop independently. These sites could become strip centers or “un-Winter Park” projects, and the smaller

properties would not renovate.

The OAO calls for the city to participate in the redevelopment, address the shortcomings of the

corridor and provide the opportunity for the smaller property owners to renovate/redevelop their sites to improve the aesthetics and function of the corridor.

As a part of this 15-month process, the City Commission appointed the Orange Avenue Overlay Steering Committee and after an extensive public process that included city staff, residents and businesses, the steering committee moved the plan with a 8-2 vote to the Planning & Zoning Board which voted unanimously to move the plan to the City Commission. On January 13, the City Commission held a lengthy public hearing that was continued on January 16.



mayor's message



After many hours of public input, deliberation and amendments, the first reading of the ordinances to amend the Zoning Code and Comprehensive Plan to create the OAO District were approved.

In full disclosure, I am a partner in two of the smaller properties along the corridor which comprise a total of 1.2% of the entire land within the district. Elected officials are discouraged from “ducking” controversial votes when it comes to voting on an item that may appear to pose a conflict-of-interest. Therefore we're encouraged to seek an opinion from the State of Florida Commission on Ethics (COE). Once the boundaries of the OAO District were formalized, I did just that. As the overlay does not “inure to my special benefit,” given the minimal size and existing features of the property in which I have interest, the COE opined that I need not recuse myself.

There has been much information, some accurate and some less so, shared about the OAO and I wanted to offer the facts as we work towards our next steps.

“There has been NO traffic study.”

- There was an extensive traffic study and modeling conducted by Kimley-Horn. Preliminary intersection and other transportation safety elements are currently being developed as a result of this expansive study. When the major property owners develop their development plan proposals, they will include more complete traffic studies specific to the impacts of their immediate areas prior to approval.

“Orange Avenue will be a ‘canyon’ with 3-7 stories along the entirety.”

- Some reference projects along northern U.S. Highway 17-92 and other areas as the type of projects that could be built. This simply will not happen. Specific setbacks and designs were created to ensure that buildings could not create canyonization.
- Of the 95 acres of the overlay, the maximum possible height only increased in approximately 10 acres. The maximum height was reduced in a significantly larger area that fronts Orange Avenue.

“The OAO adds density.”

- The existing Comprehensive Plan allows for 17 units per acre for all commercial or office-zoned property. No new residential entitlements were created by the OAO.

“The scale of the OAO is larger than Park Avenue or Hannibal Square.”

- Even if every property within the OAO was developed to the highest extent possible, the average Floor Area Ratio (FAR) would be still be significantly lower than the Hannibal Square area, Park Avenue area, or other desirable areas of town.

Employees of the Year



Allison McGillis
Planner III
Planning & Community Development

Allison McGillis is an extremely dedicated and hard-working member of the Planning & Community Development Department. She continually goes above and beyond the call of duty, working diligently on various city projects that require an extreme amount of knowledge and close attention to detail. Allison's expertise in Geographic Information System (GIS) mapping has allowed her department to complete many projects in a more timely manner. Her innovative work and public presentation skills helped her play a large role in the Orange Avenue Overlay District design. She was instrumental in bringing this vision to the public and City Commission.

In addition to her heavy workload and responsibilities at City Hall, Allison recently passed her AICP Certification exam – the gold standard in the planning profession. She is also an accredited member of the Congress for New Urbanism, enrolled in Leadership Winter Park Class XXX, and works tirelessly to represent the city in the most positive light.



Greg Gerardi
Officer
Patrol Division

Officer Greg Gerardi has served the Winter Park Police Department for just over five years. He is currently assigned to the Patrol Division and was recently selected by his peers as the Top Cop for his unit. Officer Gerardi is dedicated to performing his job with excellence, setting the example for others to follow with an overall enthusiasm and positive attitude that are unmatched. He is a true team player who can always be counted on to assist whenever needed.

In addition to making significant arrests, Officer Gerardi has received numerous commendations from citizens regarding the excellent service he provides. He is a great asset to the department and well-deserving of the Officer of the Year Award.

“The OAO was created by developers and the process was rushed.”

- As noted, this was directed by the revisions to our Comprehensive Plan. The process was led by staff and a volunteer 11-member citizen steering committee, with one member appointed by each Commissioner, and a representative from the Planning & Zoning Board, Vision Winter Park committee, Transportation Advisory Board, Keep Winter Park Beautiful & Sustainable Advisory Board, Community Redevelopment Advisory Board and Economic Development Advisory Board. The 15-month OAO District process included 19 advertised meetings with public comment, numerous informational and neighborhood meetings, educational videos, a citywide notice, as well as surveys.

“This is done to benefit only certain property owners.”

- This process will benefit the entire corridor. As stated in our Comp Plan: Within one year from the adoption of this Comprehensive Plan, the city will create a mixed use overlay or district for commercially-designated parcels that would be intended to facilitate design and use flexibility to achieve pedestrian scale, innovative transit connectivity and maximizing open space within a commercially viable and architecturally desirable design. Complementary uses may include, but are not limited to retail, entertainment, office, civic and residential uses. The main focus of this effort was to help the existing and small businesses that have already invested in this area but are struggling with the current conditions in the area.

These are just a few of the misconceptions about the OAO District. I'm hopeful that with the facts, the community can come to a better understanding of the rationale and process to create a better corridor to benefit the entire community.

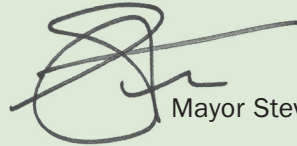
what are our next steps?

Per state statute requirements, the city has transmitted the Comprehensive Plan Ordinances to state agencies for their review. Upon completion of the state's review, the city will bring the OAO District back to the City Commission for a final, second reading of the ordinances. This is advertised to be held during the regularly scheduled City Commission meeting, **Monday, March 9.**

If you would like to learn more about the OAO District, please

- visit cityofwinterpark.org/planning
- watch educational videos at cityofwinterpark.org/vimeo
- email OrangeAve@cityofwinterpark.org

Sincerely,


Mayor Steve Leary



Jacob Gercak
Firefighter/
Paramedic

Firefighter/Paramedic Jacob Gercak has served the department since May 2018 and is one of only three paramedic preceptors, a member of the honor guard, and participates in many off-duty charitable runs and stair climbs. The pride and dedication Jacob displays has quickly earned him the respect of his peers.

In March 2019, Jacob went above and beyond while off-duty. He and another off-duty firefighter encountered a vehicle partially submerged in water that hit and snapped a power pole in half, bringing down live power lines. Jacob climbed onto the car, kicked in a window and found three young children struggling to keep their heads above water. With the help of other bystanders, they were removed and taken to safety. When Jacob returned to attend to the driver, he found their mother completely submerged. He was able to extricate her and perform CPR.

His bravery and selflessness have earned him not only our Firefighter of the Year, but the department's Award of Valor AND State of Florida Firefighter of the Year.

Congratulations, Allison, Greg & Jacob!



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SunRail
TRAIN! Keep Off Train Tracks
OPERATION LIFESAVER
Florida



city manager's report

It brings me great pleasure to report that the long-awaited Winter Park Library and Winter Park Events Center has received final approval from the City Commission and is under construction. This world-class facility was designed by world-renowned architect Sir David Adjaye along with Hunton Brady Architects. The facility is expected to open in the summer of 2021.

the name

In May 2018, the City Commission approved the “Winter Park Canopy” as the name of the campus that will house the new library and events center. At the January 27 Commission meeting, the City Commission voted to remove the “Canopy” name and return the names to the Winter Park Library and Winter Park Events Center.

the winter park library

The new state-of-the-art library will significantly improve the user experience compared to the current library by providing a 78% increase in collection space, 500% increase in reader seating spaces, a new story-time space three times the size of the current one, 111-seat raked auditorium, dedicated computer lab, makerspace, eight study rooms, an expanded historical archive area with research space, and public digitization lab along with climate-controlled storage and conservation areas.

“We’re finally turning the page on the Winter Park Library’s next chapter, and we couldn’t be more thrilled,” shared Brad Doster on behalf of the Board of Trustees.

“The new library and events center will deliver exceptional spaces for the public. The new library design is flexible and innovative, with more collection space and spaces for members and citizens to connect and learn. Combining technology, intelligent architecture, and a deep understanding of what our library needs to serve our residents, the new library has exceeded our expectations. Having an events center adjacent to the library means even more opportunities to provide impactful, high-quality education and programming to our members. We have a new and dynamic executive director with whom we are excited to begin planning with our community for what’s to come,” shared Doster.

the winter park events center

The events center will have a 4,636-square-foot ballroom that will seat 310 attendees in a banquet-style arrangement. It also will have a completely separate 776-square-foot junior ballroom/executive space to serve the needs of smaller gatherings and corporate meetings. A catering kitchen with access and circulation space removed from the public experience, will be a great improvement as compared to the former center where catering staff and guests awkwardly interacted in the same shared corridor.

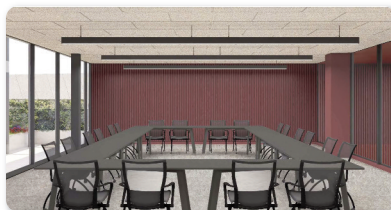
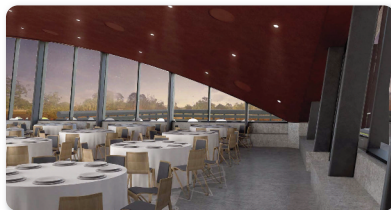
Both buildings are designed to take advantage of the beautiful natural, outdoor setting, encompassed by large glass windows that provide panoramic views of Lake Mendocino and Martin Luther King, Jr. Park. The meandering pathways around Lake Mendocino will remain, connecting activities from the park side to the exciting happenings at the library and events center.

the enhancements

The original concept before the design process began, estimated the project cost at \$30-32.5 million. A series of design charrettes were held following the hiring of the design architect, where the project team took input from the residents and other stakeholders on what they would like to see in the project. Out of those charrettes came ideas such as an outdoor amphitheater, rooftop events space and raked auditorium in the library.

These amenities were not part of the original concept plan or budget. When the design architect presented his concept plan, he included these features as add alternates (enhancements) for consideration. A late addition to the original scope was the use of pervious pavers in all of the parking lots. Pervious pavers were favorable for the environmental benefits they provide.

The rooftop venue atop the events center will be able to host gatherings of up to 200 people. There will be both indoor and outdoor spaces with picturesque



2020 election info

- **early voting** » Monday, March 2, through Sunday, March 15
 - **vote-by-mail** » deadline to request Saturday, March 7, by 5 p.m. must be received by 7 p.m. on Election Day
 - **general election** » Tuesday, March 17
- voters will be asked to consider the following items:
- City Commission Seat 1**
Jeffrey Blydenburgh or James (Marty) Sullivan
 - City Commission Seat 2**
Carl Creasman or Sheila DeCiccio
 - Charter Amendments - 11 ballot questions** [see facing article »]
- **more info** » cityofwinterpark.org/elections
407-599-3277 or cityclerk@cityofwinterpark.org

views of the lake, park and even the Orlando skyline. The rooftop venue can be rented in conjunction with the ballroom on the first level, the junior ballroom, or simply on its own for separate events.

The library and events center buildings will sit on a plinth or belvedere which offers its own outdoor events space. It will also provide passive outdoor reading areas for those who enjoy a little fresh air with their novel. Slightly east of the plinth and down a set of tiered steps/seating area is a 3,260-square-foot amphitheater that can be used for weddings, concerts and other performances. This feature is designed so that it can be enjoyed from the plinth or from across Lake Mendocino.

Although the library and events center are two separate buildings, the design team made extra efforts to ensure each facility provided something different for the public and not duplicate space needs. Each facility can work independently or cooperatively, as needed.

The City Commission, after seeing the concepts and taking public input, approved moving forward with a plan that included all of these amenities with direction to the Mayor, city manager and library board to raise additional funds to help pay for the added enhancements. In addition to the add alternates, the last three years have seen a sharp rise in construction costs both nationally and around the state.

the budget

On January 27, the City Commission approved the final project at an all-in budget of \$41.7 million. The funding for the project comes from the following committed sources (in millions):

proceeds from voter approved bonds	\$29.90
interest earned on bond proceeds	\$1.50
fundraising	
Tourist Development Tax	\$6.00
Edyth Bush Charitable Foundation	0.75
AdventHealth	0.50
Individual Donations	0.93
total fundraising	\$8.18
community redevelopment agency funds	\$2.12
total sources	\$41.70

The project still welcomes community support with exciting naming opportunities and partnerships within the building still available.

sincere thanks

I would like to thank everyone that has made this project possible. Thank you to all of the generous individual donors, Edyth Bush Charitable Foundation, and AdventHealth. Thank you to the Orange County Board of County Commissioners, the Orange County Tourist Development Council and the Tourist Development Tax (TDT) Application Review Committee for their allocation of TDT funds to this project. Thank you to the Mayor, City Commissioners, Community Redevelopment Agency and the Winter Park Library Board of Trustees for their tireless effort to support this project. Thank you to the city and library staff members who have spent countless hours working through the endless details that make a project like this succeed. Thank you to the design team of Adjaye Associates and Hunton Brady Architects; the Owner’s Rep, Pizzuti Solutions; the construction team from Brasfield and Gorrie; and all of the other consultants that delivered the plans and costing. Last, but certainly not least, a sincere thank you to all of the citizens that have attended meetings and provided input for the betterment of our community.

It has been a long-time coming, but it is going to be well worth the wait. If you are interested in booking a space for your special 2021 event, please call us at **407-599-3525**. It’s never too early to secure the place where the first-of-its-kind memories will be made. I look forward to seeing you at the grand opening in the summer of 2021.

Sincerely  Randy B. Knight, City Manager

2020 proposed charter amendments

The City Commission established a Charter Review Advisory Committee to review the City Charter and make recommendations for amendments. This is typically done every 10 years. On September 23, 2019, the Charter Review Advisory Committee submitted its final report and recommendations to the City Commission. City Commission reveiwed that report and after taking pubic input, approved the following ballot questions to be put before the voters:

Q1: Gender Neutral, Preamble, Title Changes and Sections 1.01 and 1.03

Shall the Winter Park City Charter be amended to provide for gender neutral language, modify the preamble to inspire a diverse and inclusive government, change the titles to Articles I and V and Sections 1.01 and 4.01 to better reflect the substance of provisions, delete obsolete language, amend Section 1.01 to provide for liberal interpretation of powers, and amend Section 2.08 to eliminate references to keeping a journal?

Yes _____ No _____

Q2: Annual Base Salary of Mayor and City Commissioners

Shall Section 2.05 of the Winter Park City Charter be amended to provide for a minimum annual base salary of \$12,600 for City Commissioners and \$15,000 for the Mayor effective on October 1, 2020 and to provide for annual increases or decreases to base salaries based on the Consumer Price Index?

Yes _____ No _____

Q3: Form of Government

Shall a new Section 1.03 of the Winter Park City Charter be created to clarify the City’s form of government as the Commission - Manager form of government, which is consistent with how the City currently operates and the existing Charter, and renumber the existing Section 1.03 to Section 5.10?

Yes _____ No _____

Q4: Form of Ballot and Elections

Shall Section 3.03 and Section 3.04 of the Winter Park City Charter be amended to require that the conducting of city elections and form of ballots be consistent with state law, to delete the requirements for charter amendment ballots and to eliminate the subsection on poll workers to avoid potential conflicts with the Orange County Supervisor of Elections’ poll worker operations?

Yes _____ No _____

Q5: Citizen Referendum Petitions

Shall Section 5.05 of the Winter Park City Charter be amended to change the deadline for citizen referendum petitions to reconsider an ordinance from 30 days to 45 days after the commission adopts an ordinance and to amend Section 5.08 of the City Charter to change the deadline for conducting a referendum on a citizen referendum petition from 60 days to 90 days from the date that the petition was deemed sufficient?

Yes _____ No _____

Q6: Filling of Commissioner Vacancies

Shall Section 2.07 of the Winter Park City Charter be amended to give flexibility as to whether to fill a Commissioner vacancy through appointment by the remaining members of the City Commission for vacancies in office occurring within 60 days of a general election?

Yes _____ No _____

Q7: Board Appointments and Election of Vice Mayor

Shall Section 2.06 of the Winter Park City Charter be amended to clarify the timing of the election of the Vice Mayor and to delete the Mayor’s lone board appointment authority and shall a new Section 2.19 of the City Charter be created establishing the size of city boards at seven members and providing for the Mayor to have three board member appointments and one appointment by each of the four City Commissioners?

Yes _____ No _____

Q8: Quorum, Voting and Video-Conferencing

Shall Section 2.08 and Section 2.11 of the Winter Park City Charter be amended to permit a quorum for voting purposes to be established by a majority of the City Commission being present in person or by way of video-conferencing and to restrict a Commission member’s use of video-conferencing to not more than three times per year and by rules and procedures adopted by the City Commission?

Yes _____ No _____

Q9: Auditor Contract Term

Shall Section 2.17 of the Winter Park City Charter be amended to change the contract term for the city’s auditor from three years to five years?

Yes _____ No _____

Q10: Nonpartisan Elections

Shall Section 3.01 of the Winter Park City Charter be amended to prohibit candidates for mayor or commissioner to campaign as a member of any political party and from accepting campaign contributions from any political party, and to establish maximum civil fines for violations and giving the City Commission authority to adopt an ordinance to determine violations, provide due process and set fines concerning non-partisan requirements?

Yes _____ No _____

Q11: Charter Amendment Process

Shall the charter amendment provisions of Section 1.03 of the Winter Park City Charter be renumbered to Section 5.10 and be amended to change the deadline from 60 days to 180 days to hold a vote on a proposed charter amendment after an elector petition is certified as sufficient?

Yes _____ No _____

City of Winter Park electors will have the opportunity to vote on each of these ballot questions at its General Election scheduled for **Tuesday, March 17**.



events calendar march

1
5
7

12

14

17
20

21

6-7:30 p.m.

WP9 After Dark; public night golf; Tuesdays thru March; Winter Park Golf Course, 761 Old England Ave. (407-599-3419)

2 p.m.

42nd annual St. Patrick’s Day Parade; from Winter Park Country Club to City Hall; FREE (407-599-3463)

3:30 p.m.

Bike Winter Park; group bike ride & after gathering; Garfield Avenue; FREE (407-599-3262 or kmoore@cityofwinterpark.org)

10 a.m.-noon

Crafting a Pot of Gold; a Parks & Recreation Family Fun Program event; Martin Luther King, Jr. Park, 1050 W. Morse Blvd.; FREE (407-599-3342)

8-10 p.m.; rain date March 26

Popcorn Flicks in the Park; featuring *The Three Stooges Meet Hercules*; presented by Winter Park CRA; produced by Enzian Theater; Central Park; FREE (407-629-0054)

8 a.m.-noon; various dates through April

Caladiums Bulb Sale by Winter Park Blooms; Winter Park Farmers’ Market, 200 W. New England Ave. (407-599-3364)

7 a.m.-7 p.m.

General Election; various precincts (407-599-3277)

through March 22

61st Winter Park Sidewalk Art Festival; Central Park; FREE (407-644-7207)

7:30 p.m.

Flicks on the Fairway; featuring *Aladdin*; Family Fun Program event; Winter Park Golf Course, 761 Old England Ave.; FREE (407-599-3342)

april

4

8:30-11:30 a.m.

Community Park Work Day - Trisman Park; 231 Brewer Ave.; FREE (407-599-3364)

9-11 a.m.

Summer Camp Resident Registration; proof of city residency required; Winter Park Community Center, 721 W. New England Ave. (407-599-3275)

6-10 p.m. **SOLD OUT!**

19th annual Dinner on the Avenue; presented by the City of Winter Park; Park Avenue (407-599-3342)

6-8 p.m.

Spring Pops Concert; presented by the Orlando Philharmonic Orchestra; Central Park Main Stage; FREE (407-896-6700)

8-11 a.m.

KWPB Lakes Virginia, Midget and Rose Watershed Cleanup; Martin Luther King, Jr. Park, 1050 W. Morse Blvd.; FREE (407-599-3364)

9:30 a.m. line-up, 10 a.m. hunt begins

66th annual Easter Egg Hunt; Central Park West Meadow; FREE (407-599-3342)

8-10 p.m.; rain date April 30

Popcorn Flicks in the Park; featuring *Men in Black*; Central Park; FREE (407-629-0054)

10 a.m.-2 p.m.

Earth Day in the Park; Community Center & Shady Park, corner of New England and Pennsylvania avenues; FREE (407-599-3364)

7 a.m.

28th annual Jeannette Genius McKean “Run for the Trees”; presented by Center for Health & Wellbeing; Ward Park, 250 W. Perth Lane (trackshack.com or 407-898-1313)

8 a.m.-noon

Household Hazardous Waste Disposal; e-waste included; proof of city residency required; City Operations, 1409 Howell Branch Rd.; FREE (407-599-3364)

may

2

8:30-11:30 a.m.

Community Park Work Day - Kraft Azalea Garden; 1365 Alabama Dr.; FREE (407-599-3364)

7

also May 8; after 5 p.m.

Spring Cleanup; households north of Fairbanks/Aloma avenues corridor; FREE (407-774-0800)

9

10 a.m.-noon

Blooming for Mothers; a Family Fun Program event; Ward Park Pavilion, 2222 Loch Lomond Dr.; FREE (407-599-3342)

14

also May 15; after 5 p.m.

Spring Cleanup; households south of Fairbanks/Aloma avenues corridor; FREE (407-774-0800)

8-10 p.m.; rain date May 28

Popcorn Flicks in the Park; featuring *The Lizzie McGuire Movie*; Central Park; FREE (407-629-0054)

10 a.m.-noon

Letters to the Military; a Family Fun Program event; Phelps Park, 1200 N. Phelps Ave.; FREE (407-599-3342)

City Hall closed

in observance of Memorial Day

noon-2 p.m. @ Cady Way; 3-5 p.m. @ Community Center

Splash into Summer Pool Party; a Family Fun Program event; Cady Way Pool, 2529 Cady Way & Community Center Pool, 721 W. New England Ave. FREE (407-599-3342)

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city commission



left to
right

Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Mayor Steve Leary

Commissioner Carolyn Cooper
Commissioner Todd Weaver
City Manager Randy Knight

City Commission meetings are held monthly on the second and fourth Mondays.



who to contact

commission & administration

City Commission	407-599-3234
City Manager Randy Knight	407-599-3235
Assistant City Manager Michelle Neuner	407-599-3236
City Clerk Rene Cranis	407-599-3277
City Information	407-599-3399
Fire-Rescue Non-Emergency	407-644-1212
Police Non-Emergency	407-644-1313

department directors

Building & Permitting Services George Wiggins	407-599-3237
Communications Clarissa Howard	407-599-3343
Electric Utility Dan D'Alessandro	407-599-3294
Finance Wes Hamil	407-599-3292
Fire-Rescue Chief Dan Hagedorn	407-599-3297
Information Technology Parsram Rajaram	407-599-3432
Parks & Recreation Jason Seeley	407-599-3334
Planning & Community Development Bronce Stephenson	407-599-3440
Police Chief Michael Deal	407-599-3272
Public Works Troy Attaway	407-599-3233
Water & Wastewater Utility David Zusi	407-599-3219

Email addresses can be found at cityofwinterpark.org/contact

outages

Power & Street Light Outages	1-877-811-8700
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helpful
info

The Winter Park *Update* is published quarterly with a circulation of approximately 16,500, including both residents and businesses.

To suggest article ideas, please contact 407-599-3343 or choward@cityofwinterpark.org.

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