



City Commission Regular Meeting

Agenda

June 28, 2023 @ 3:30 pm

City Hall - Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

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

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Meeting Called to Order**2. Invocation**

- a. [Pastor Eddie Rivera, Action Church](#) 1 minute

Pledge of Allegiance**3. Approval of Agenda****4. Mayor Report****5. City Manager Report**

- a. [Update on purchase of Bank of the Ozarks property.](#) 5 minutes

6. City Attorney Report**7. Non-Action Items****8. Public Comments | 5 p.m. or soon thereafter**

(If the meeting ends earlier than 5:00 p.m., public comments will be at the end of the meeting)
(Three minutes are allowed for each speaker)

9. Consent Agenda

- a. [Approve the minutes of the Old Library Neighborhood Meeting, June 12, 2023](#) 1 minute
- b. [Approve the minutes of the regular meeting, June 14, 2023](#) 1 minute
- c. [Approve the minutes of the work session, June 15, 2023](#) 1 minute
- d. [Approve the following contract:](#) 1 minute
1. Cintas Corporation - FY21-17 - Fire Protection Services; For services on an as needed basis for the remainder of the current term through May 31, 2024. Amount: \$75,000.
- e. [Approve the following piggyback contract:](#) 1 minute
1. Ferguson Waterworks, Inc. - Seminole County Contract #IFB-603115-18/GCM - Assorted Concrete, Corrugated & Drainage Pipes; For goods on an as-needed basis during the term of the Agreement through August 5, 2023; Amount: \$100,000

10. Action Items Requiring Discussion

- a. [RFP - Old Library Site](#) 15 minutes

11. Public Hearings: Quasi-Judicial Matters

(Public participation and comment on these matters must be in-person.)

- a. Resolution 2273-23 - Designating the home at 1530 Berkshire Avenue, built in 1926, to the Winter Park Register of Historic Places. 10 minutes
- b. Resolution 2274-23 - Designating the home at 1299 Harding Street, built in 1951, to the Winter Park Register of Historic Places, 10 minutes
- c. Tree Removal Permit Appeal - 1336 Palm Ave 10 minutes

12. Public Hearings: Non-Quasi Judicial Matters

(Public participation and comment on these matters may be virtual or in-person.)

- a. Resolution 2275-23 - Providing notice to the public of a pending ordinance and directing staff to develop an ordinance to provide for certification of compliance of affordable housing projects and other land development regulations addressing affordable housing, mixed-use and multi-family projects. 15 minutes
- b. Ordinance - Amending Chapter 102 of the City Code modifying the method of calculation and collection of stormwater management utility fees. (1st reading) 15 minutes

13. City Commission Reports

14. Summary of Meeting Actions

15. Adjournment



City Commission **agenda item**

item type Invocation	meeting date June 28, 2023
prepared by Kim Breland	approved by
board approval	
strategic objective	

subject

Pastor Eddie Rivera, Action Church

motion / recommendation

background

alternatives / other considerations

fiscal impact



City Commission **agenda item**

item type City Manager Report	meeting date June 28, 2023
prepared by Rene Cranis	approved by
board approval	
strategic objective	

subject

Update on purchase of Bank of the Ozarks property.

motion / recommendation

background

alternatives / other considerations

fiscal impact



City Commission **agenda item**

item type	Consent Agenda	meeting date	June 28, 2023
prepared by	Rene Cranis	approved by	
board approval			
strategic objective			

subject

Approve the minutes of the Old Library Neighborhood Meeting, June 12, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[NM-2023-06-12-minutes.pdf](#)



Neighborhood Meeting Old Library

June 12, 2023 at 5:30 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Phil Anderson and Commissioners Marty Sullivan and Sheila DeCiccio; City Manager Randy Knight, Assistant City Manager Michelle del Valle and City Clerk Rene Cranis. Commissioners Kris Cruzada and Todd Weaver were absent.

Call to Order

Mayor Anderson opened the meeting at 5:30 and spoke about the history of actions relating to the old library. Recently, the city began negotiations with the sole respondent of an RFP and without reaching an agreement, the commission reviewed the process and preferences for reuse of the building toward issuing a new RFP. After a brief presentation, the meeting will be opened for comments from neighbors that received the mailer about this meeting followed by other public comment.

1) Staff Presentation

Mr. Knight summarized the parameters for the next RFP and reported the receipt of two unsolicited offers for land swap, one for the Bank of the Ozarks property and the second for the property on Virginia across from the Public Safety Building.

2) Neighborhood Comment

Brian Thomas, 242 Chase Avenue, felt the most recent proposal was a good use of the property and asked what halted the negotiations on that proposal.

Mayor Anderson said the proposal offered a lease payment of \$250k over a 50- or 70-year lease term. During the negotiating process, the city asked for a shorter lease term and the proposer found more expenses and reduced the lease payment from \$250k and no progress was made on the terms. Commissioner Sullivan said his concern was that the time period given to submit proposals was too short.

Marjorie Thomas, 242 Chase Avenue, said she prefers a public park as an entrance to downtown or if that is not an option, a low intensity use, non-profits and possibly Winter Park Playhouse.

Sarah Miller, 222 Alexander Place, feels this is a good opportunity to create something interesting (a bookend for downtown) or a park. However, if mixed use is proposed, a rooftop feature would provide a sweeping view of the city and should be used an opportunity for workforce housing.

Commissioner DeCiccio read an editorial from Jerome Donnelly, published in the Orlando Sentinel in April 2022, supporting a low-impact use, possibly a gathering space for small group discussions or elderly residents, a coffee or snack bar, computer lab and small offices on the upper floors.

Delynn Trivison, 199 Osceola Court, suggested opening the RFP for replacement of the existing building which would encourage more proposals. She urged the commission to ensure there is sufficient parking.

Leila Trismen, 300 S. Interlachen Avenue, agreed with Mr. Donnelly. She opposed a long-term lease for non-city business and expressed concern about the burden on the city.

3) Public Comment

Forest Michaels, 358 W. Comstock, loved the idea of a park for entranceway and supported the proposal for a NASA-supported scientific space.

Charlie Williams, 2121 Temple Drive, supported making the property green and issuing an RFP for a gateway and connecting the property for bike and pedestrian pathways.

Mark Squires, 147 Interlachen supported using the property for public benefit and a beautiful entranceway.

Pat McDonald, 2348 Summerfield Road, agreed that the property should be an entranceway to downtown and opposed a land swap.

Mayor Anderson invited others to speak in Wednesday's meeting and encouraged residents to e-mail their comments.

The meeting was adjourned at 6:25 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission **agenda item**

item type Consent Agenda	meeting date June 28, 2023
prepared by Rene Cranis	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Approve the minutes of the regular meeting, June 14, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[CC-rm-2023-06-14.pdf](#)



City Commission Regular Meeting Minutes

June 14, 2023 at 3:30 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada, and Todd Weaver; City Manager Randy Knight; Assistant City Manager Michelle del Valle and Deputy City Clerk Kim Breland.

1) Meeting Called to Order

2) Invocation

The invocation was provided by Reverend Dale Truscott, St. Richard's Episcopal Church, followed by the pledge of allegiance.

3) Approval of Agenda

Motion made by Commissioner DeCiccio to approve the agenda; seconded by Commissioner Cruzada. Motion carried unanimously with a 5-0 vote.

4) Mayor Report

a. Proclamation: Code Enforcement Officers Appreciation Week

Mayor Anderson thanked code enforcement staff for their work enforcing city codes and read a proclamation declaring the week of June 5 - 9, 2023 as Code Enforcement Officers Appreciation Week.

b. Proclamation: Edyth Bush Charitable Foundation Day

Mayor Anderson read a proclamation declaring June 22 as Edyth Bush Charitable Foundation Day. David Odahowski, President of the Foundation, thanked the city for the proclamation and introduced the Foundation board and staff: Brian Butler, Rick Walsh, Mary Ellen Hutchinson, Kaori Kuahara, Sylvia Landivar, J P LeMaster. He provided background on Mr. and Mrs. Bush's contributions to the community.

c. Recognition of the Juneteenth Holiday.

Mayor Anderson invited everyone to participate in the Juneteenth activities and presentations between June 17 and June 20. Director of Planning and Zoning Jeff Briggs provided a history of the founding of Winter Park by Chapman and Chase who believed in emancipation and establishing a town with northern values. Mayor Anderson recognized LaWanda Thompson, Equity Council, host of Juneteenth events.

5) City Manager Report

- The open house on the city's smart city initiative is tomorrow at 5:30 at the Country Club and residents can submit comments via the city's website.
- Tomorrow's work session on the CRA expansion/extension is at 1:00.
- Staff has been negotiating the purchase of the Winter Park Playhouse current building and asked for authorization to continue negotiations on option to purchase until TDT grant and other funding sources are confirmed. Agreed to by consensus.

Commissioner DeCiccio spoke about the neighborhood meeting on Monday that was not broadcast or provided public comment which prevented many residents from participating and because of the importance of the old library to the residents. She suggested that public meetings held in the Chambers be broadcast and allow for virtual participation and comments for full transparency.

Mayor Anderson provided a different perspective in that the meeting was on a very narrow topic and intended to receive comment from area neighbors, similar to a meeting held by a developer or builder on a project. The unsolicited land swap offers were incidental and not part of the agenda. His concern was that expanding the meeting would have been contrary to the intent to receive comments from immediate neighbors with opportunities for the public to provide comments in upcoming meetings. He noted that all in attendance were invited to comment and that the meeting was publicly noticed because all commissioners were in attendance.

Commissioner Sullivan agreed with Commissioner DeCiccio and feels there could be situations to limit to subareas of the city but believes because of the topic it was not appropriate to reduce the opportunity for the public/community to speak.

Consensus was that interactive meetings held in chambers and include the city commission be broadcast and allow for virtual participation. Mayor Anderson suggested that on topics that will have an impact in a defined area, those residents will be heard first before other public comments.

6) City Attorney Report

7) Non-Action Items

8) Public Comments | 5 p.m. or soon thereafter (heard after Item 10a)

9) Consent Agenda

- a. Approve the minutes of the regular meeting, May 24, 2023
- b. Approve the following piggyback contracts:
 1. TAW Orlando Service Center - City of Tampa Contract #20-P-00870 - Electric Motor and Pump Repair Services; For services on an as-needed basis during

- the remainder of the current term of the Agreement through November 4, 2023; Amount: \$75,000.
2. USIC Locating Services, LLC - OUC Contract #5038OQ - Underground Facilities Line Locating Services; For services on an as-needed basis during the remainder of the current term of the Agreement through December 17, 2024; Amount: \$400,000.
 3. Dade Paper and Bag, LLC - City of Tucson/OMNIA Partners Contract #202329-01 - Janitorial and Sanitation Supplies, Equipment, and Related Services; For goods and services on an as-needed basis during the term of the Agreement through May 31, 2025; Amount: \$200,000.
 4. Petroleum Recovery Services, LLC - GSA Contract #GS-07F-0363U - Fuel Filtration & Tank Cleaning; For services on an as-needed basis during the term of the Agreement through May 31, 2028; Amount: \$100,000.
 5. Danus Utilities, Inc. - City of Leesburg Contract #IFB200451 - Lift Station Rehabilitation Services; For services on an as-needed basis during the term of the Agreement through September 30, 2024; Amount: \$700,000.
 6. Thompson Well & Pumps, Inc. - Volusia County Contract #21-SQ-21SR - Well Field Services; For services on an as-needed basis during the term of the Agreement through February 16, 2024; Amount: \$100,000.
- c. Approve the following contract:
1. Ovation Construction Co., Inc. - RFQ11-18D - Repair & Construction Services (< \$200k/project); For services on an as needed basis for the remainder of the current term through July 15, 2023. Amount: \$500,000.
- d. Purchase of Boathouse Lot 2B on the Venetian Canal for \$20,000.

Motion made by Commissioner DeCiccio to approve the Consent Agenda; seconded by Commissioner Weaver. Motion carried unanimously with a 5-0 vote.

10) Action Items Requiring Discussion

- a. Discussion of possible uses and process to be followed on the old library property located at 460 E. New England Avenue

Mayor Anderson commented on the unsolicited offers to swap property for the old library property (the first swap for the Bank of the Ozarks (Ozarks) property and the second for property on Virginia Avenue). He feels the questions for consideration are whether to move forward with the RFP or suspend the process, to modify the RFP so the two unsolicited proposal would receive comparable consideration, or have an open discussion on those proposals.

Commissioner Weaver recalled the consensus was to retain the old library property and is therefore opposed to a land swap.

Mayor Anderson said he agrees but is not opposed to opening the RFP process to consider other options.

Commissioner Sullivan said he has not heard support to sell the property. He suggested the rejecting the first offer due to disparate values of the property and put the other on the back burner. He suggested the RFP needs to be open longer, at least 90 days and continuing to craft the RFP for approval in the next meeting.

Commissioner DeCiccio said the neighborhood meeting appeared to show consensus for a gateway to Winter Park and some support for the WP Playhouse but also showed lack of support to sell the property. She noted several e-mails from residents showed a majority opposing a land swap and sale.

Commissioner Cruzada opposed a land swap but would support delaying the RFP. In response to a question by Commissioner Cruzada, Commissioner Sullivan said his reason for a delay in issuing the RFP commits the city to moving forward with a timeline that would prohibit any land swap for which additional information is needed.

Commissioner Cruzada noted that at the FDOT meeting on the 426 project there was discussion of a roundabout at the Ollie/Chase/Fairbanks intersection, which could result in the loss of some of the library property/parking. He opposed a land swap if there is an opportunity for any type of traffic calming in the area in the near and long term.

Mayor Anderson asked for the timeline to release the RFP if it is revised in this meeting. Mr. Knight said the RFP could be ready for final approval no later than the first meeting in July.

Commissioner Weaver spoke about the need for property for the roundabout and understands that, at most, eight parking spaces would be lost. He supported intersection improvements and going forward with RFP and timeline to bring back to the commission in July with a four-month response period, as previously discussed.

Mayor Anderson summarized his understanding as a consensus to move forward with RFP with a preference for a land lease. Items still to be considered is C-3 zoning, i.e. establishing parameters on office space such as maximum square footage that has some relationship to on-site parking rather than excluding office use. He noted residents' preference for high-end residential, parks, or some type of arts and community use such as WP Playhouse. Mr. Knight noted that C-3 zoning prohibits residential use on the first floor.

Commissioner Weaver suggested that office use be limited due to parking and having temporary space for small businesses. He noted that the WP Playhouse is willing to use TDT funds to renovate the building.

Discussion was held on types of use, limitations and parking requirements and the impact of imposing restrictions that would limit the number of responses to the RFP with detailed discussion on maximum office space and profit versus non-profit use. Consensus was to remove the exclusion of office space from the list of parameters for the RFP and not to respond to the land swap offers and allow the parties to submit during the RFP process.

Commissioner Sullivan displayed a drawing of the Bank of Ozarks, Seven Oaks Park and Azalea Lane Park and suggested that the city purchase the Ozarks property and potentially the adjacent portion of Denning Drive to connect the parks. The purchase could be financed through a bond issue and if the CRA is expanded to include this area, then utilize CRA funds to pay off the bond.

Commissioner Weaver supported the purchase at the appraised value. He reminded of the potential need for property for a roundabout at the six-point intersection, stormwater treatment and potential intracity Sunrail.

Commissioner DeCiccio suggested authorizing the city manager to offer \$6M, which is above the \$5.88M appraised value, with \$5M paid with a 20-year bond and \$1M from Winter Park Land Trust.

Commissioner Sullivan expressed concern that Ozarks would not accept the \$6M offer since it is significantly below the \$7.5 asking price and Commissioner Cruzada expressed concern about issuing a bond referendum in a difficult budget year and potential recession which could be better used for other infrastructure priorities and also given the deadline (now less than 90 days).

Mayor Anderson questioned whether a debt service will fit into next year's budget and during a potential recession and is opposed to having a debt service payment that could impact police and fire services.

Commissioner DeCiccio said she understands there is a \$600k surplus in the upcoming budget. Mr. Knight explained that many items are not funded in the balanced budget and the commission will receive a list of items that have been discussed but not in the budget.

Mayor Anderson suggested a high-level discussion on the budget to gain a better understanding of the impact on service levels in the next meeting.

Commissioner Sullivan asked if there was a possibility the budget would be trimming police and fire service. Mr. Knight said no unless the commission decides to make cuts. He said this is an extraordinarily tight budget. Staff has set aside some funds for the commission to prioritize and fund projects not currently in the budget. Grant-funded projects are not included in the budget as they will not be done without grant approval since they are reimbursement grants. He advised that the budget document will be

released on the first week in July with individual commissioner meeting the second week in July.

Mayor Anderson asked for a high-level overview of the budget with discussion on impact of bond issuance in the next meeting.

Mr. Knight asked the commission for a fixed offer as the property is not being marketed actively and he could make a specific offer with a refundable deposit if agreed to by the commission

After discussion, consensus was to set a maximum \$6M offer which is slightly above the recent appraisal of \$5.88m and place on the agenda for the first meeting in July to discuss other funding sources to lower debt service and trade-offs going into the budget and accommodating this debt service. Mr. Knight explained the city's process for bond issuance and refinancing for a lower rate and the process for grant funding, which are typically reimbursed, and the city does not start a grant-funded project until agreements are in place.

Frank Hamner, 1111 Wymore Road, provided the location and details of his clients' offers for land swaps which in one case would include a monetary payment as well as the land. His client would occupy a large portion of the building library with space for non-profits and onsite parking and they would work with the city to include a gateway. He spoke about the financial benefits of a land swap, i.e. property tax revenue. He asked for more consideration and believes the city has a fiscal responsibility to consider the offer.

Michael Perelman, 1010 Greentree Drive, supported the concept of acquiring the Ozarks property and expanding Seven Oaks Park and retaining ownership of the library property for non-profit and small businesses and with a portion used for a gateway. He urged the commission to move forward with the RFP.

Brad Blum, 1169 Lakeview, supported purchasing Ozarks property to expand the park which will be more valuable as greenspace to improve quality of life and more important toward the redevelopment of Orange Avenue and for future generations. He recommended moving toward the purchase/financing and completing efforts to expand the CRA and use CRA funds to repay bonds. He further suggested using the funds allocated for the Post Office which likely will never be available for sale.

Heather Alexander, Executive Director of Winter Park Playhouse, expressed appreciation for efforts to help to keep the Playhouse in Winter Park, agreed with Mr. Bloom about improving quality of life and encouraged the city to move forward with RFP.

Steve Goldman, 2009 Venetian Way, representing Winter Park Land Trust, clarified Trust for Public Lands that works with municipalities and land trust to obtain urban parkland. The trust can participate in funding to create the park but cannot contribute if the

purchase price is over the appraised value. He spoke about the importance of creating more park space, particularly since there is no more property for a major park in Winter Park.

Beth Hall, 516 Sylvan Drive, opposed swapping or selling the library property. She feels it is a gateway and not a place for workforce housing. She urged the city to refine the RFP seeking unique proposals to promote the Winter Park brand. The question on the Ozarks is whether the city can afford to buy it.

Charlie Williams thanked the commission for expanding future community meetings to broadcast. He reiterated comments made in the neighborhood meeting: no vanilla plans, keep it green, make it a bookend, and connect greenways for pedestrians and bicyclists. He suggested including language in the RFP to identify the property as a gateway to Winter Park and feels the Ozarks property is an opportunity to expand the park.

Theodore Stoner, 222 Osceola Court, opposed selling the old library and spoke in favor of a greenspace and gateway to Winter Park. He feels the first level should be non-profit and left open for the community to foster creativity and greenspace on the roof, a shorter lease term and a pedestrian bridge from the property to Dinky Dock.

Pat McDonald, 2438 Summerfield Road, opposed a land swap and selling the property.

A recess was held from 5:39 to 5:54 p.m.

8) Public Comments | 5 p.m. or soon thereafter

Lawanda Thompson, expressed her disappointment that she was not invited to speak on the recognition of Juneteenth. She provided a brief history leading to the establishing of Juneteenth which commemorates the emancipation of slaves and serves as a reminder of efforts and goal to achieve racial equality. She reviewed the weekend events in the city in recognition of Juneteenth...

Thor Faulk, founder and president of Winter Park Pride Project, wished for a wonderful Juneteenth event and noted that June is Pride Month. He said he has received questions about the lack of banners and expressed his hope that the city will allow banners to be displayed for Juneteenth and Pride Month. Commissioner Sullivan advised that the Chamber of Commerce has Pride flags available.

Gigi Pappas, 1440 Hibiscus Avenue, spoke about the change in policy regarding banners and supported banners that do not create divisiveness.

Jennel Smith, sister of Daniel Knight, said they continue to attend these meetings hoping to save lives. She spoke about the events leading to his death and asked what policies were in place and could be changed to prevent this doesn't happen again.

Katrina Knight, brother of Daniel Knight, showed photo/video of Daniel Knight and questioned why the officer is still on the Police Department.

Mayor Anderson read a prepared statement in response to potential litigation by the estate of Daniel Knight..

11) Public Hearings: Quasi-Judicial Matters

12) Public Hearings: Non-Quasi-Judicial Matters

- a. ORDINANCE 3272-23 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING REGULATIONS" SECTION 58-87 "LAKEFRONT LOTS, CANALFRONT LOTS, STREAMFRONT LOTS, REPEALING THE REGULATIONS ON BOATHOUSES AND DOCKS AND AMENDING CHAPTER 114 "WATERWAYS" TO INCORPORATE AND UPDATE THE REGULATIONS CONCERNING DOCKS AND BOATHOUSES, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE. (2nd reading)

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Weaver to approve the ordinance; seconded by Commissioner Cruzada. There were no public comments. Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.

- b. Ordinances relating to approximately 2.07 acres of real property at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue. (2nd Reading)

ORDINANCE 3270-23 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 2.07 ACRES OF REAL PROPERTY LOCATED AT 1896; 1934; 1964; 1968; 1970 AND 1990 KENTUCKY AVENUE PLUS THE RIGHT-OF-WAY OF KENTUCKY AVENUE FROM FORMOSA AVENUE TO CLAY STREET, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 3273-23 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT LOCATED AT 1896; 1934; 1964; 1968; 1970 AND 1990 KENTUCKY AVENUE AND TO

INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.

ORDINANCE 3274-23 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTIES AT 1896; 1934; 1964; 1968; 1970 AND 1990 KENTUCKY AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

Attorney Ardaman read the annexation ordinance by title.

Motion made by Commissioner Weaver, seconded Commissioner Cruzada to adopt the annexation ordinance.

Attorney Ardaman read the remaining ordinances by title.

Commissioner Weaver amended his motion to include all three ordinances; accepted by Commissioner Cruzada. There were no public comments.

Upon a roll call vote on the annexation ordinance, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.

Upon a roll call vote on the ordinance amending the Comp Plan, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.

Upon a roll call vote on the ordinance amending the zoning, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.

- c. Resolution 2272-23 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, AFFIRMING CHANGES TO GENERAL ELECTION DURING PRESIDENTIAL PRIMARY ELECTION IN 2024; PROVIDING RELEVANT AUTHORIZATIONS TO THE ORANGE COUNTY CANVASSING BOARD WITH RESPECT TO THE CITY'S MARCH 19, 2024 GENERAL ELECTION; AND PROVIDING AN EFFECTIVE DATE.

Attorney Ardaman read the resolution by title. Mr. Knight explained the purpose of this resolution.

Motion made by Mayor Anderson to approve the resolution; seconded by Commissioner DeCiccio. There were no public comments. Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.

13) City Commission Reports

Commissioner Sullivan -

- Spoke about the Rosewood massacre, part of the recognition of Juneteenth, where a black community was destroyed and resulted in legislature ordered reparations to the descendants, the first of any state.
- Asked for support to obtain a second appraisal on the Ozarks property as he feels it could put the city in a better position.

Commissioner Weaver said because the bank is looking at their ROI it probably won't make much difference. Commissioner DeCiccio agreed. Mayor Anderson said it could be done at a later date. After discussion. Mr. Knight said staff can look for more recent sales and he will recirculate the current appraisal.

Commissioner DeCiccio -

- Showed photos of a property on E. Winter Park Road where OUC installed electrical poles which are an eyesore since surrounding properties are served by Winter Park and have underground service. She asked what options are available to make this right and why the property cannot connect behind the house?

Director of Electric Utility Dan D'Alessandro said he visited the property today and found that the poles were moved from back to front because of the increase in size of house. He spoke about the unique situation in and surrounding the city's service area and outlined options to resolve this situation and said staff has meetings scheduled with OUC to look at options.

- Advised that the Mead Garden Federation wants to sell its building at Mead Garden, which is used for events and has caused noise problems for the neighbors. She suggested authorizing the city manager to negotiate the purchase price between \$200 and \$250k using parks acquisition funds.

Ms. del Valle advised of an ongoing case and consensus was to take the court case to resolution and authorize the city manager to negotiate the purchase including a buy-out of the existing long-term lease.

Commissioner Cruzada -

- Thanked staff for their work on the stormwater drainage on the golf course which as decreased the water level and water is moving quickly.

Commissioner Weaver – No report.

Mayor Anderson-

- Said the FDOT meeting on 426 improvements was well-attended with good solutions presented but the city may want to include other solutions. He suggested forming a

subcommittee with he and Commissioner Cruzada, as daily users of 426, to work with their neighbors and develop options for discussion by the commission.

Commissioner DeCiccio spoke about residents' frustration that nothing will be started for two years. Mayor Anderson noted this in MetroPlan and FDOT five-year plan with budget in place for next fiscal year for design work. He outlined potential solutions and suggested a further discussion of a potential roundabout at Fairbanks at Dinky Dock. Discussion followed on the feasibility of a roundabout.

- Advised that Planning and Transportation teams are analyzing new legislation about workforce housing that takes and its impact to home rule. He asked the city attorney if there if there are changes that should be considered and be put in place before the July 1st effective in order to maintain the charm and scale of the community. Agreed by consensus to place on next agenda.
- Spoke about the WP 9 golf course and lack of a safe shelter during storms. He suggested staff consider options for a temporary area. Parks and Recreation Director Jason Seeley said this will be addressed with new facility at seventh hole. After discussion, consensus was for staff to develop a temporary solution while building is under construction.

Lawanda Thompson asked for the status of the property next to the Heritage Center. Mr. Knight advised that the owner is not willing to sell and the cost to acquire the property through eminent domain, which, historically, the commission has opposed, will cost in excess of \$1m.

14) Summary of Meeting Actions

- Issued proclamations for Code Enforcement Officer Week and Edyth Bush Foundation Day and recognized Juneteenth.
- Reminded of open house on Smart City and work session tomorrow on CRA expansion/extension.
- Staff to continue looking at options for WP Playhouse while waiting on TDT grant decision.
- Meetings held in commission chamber to be broadcast
- Approved consent agenda
- Directed staff to move forward with old library RFP including land lease, C-2 zoning, elimination of exclusion of office and bring back by first meeting in July.
- Authorized the city manager to begin negotiations for the purchase of the Bank of the Ozarks property at \$6m. Place an overview of the bond process and budget implications on the next agenda and further discussion in the first meeting in July.
- Approve ordinance adopting new regulations on boathouses
- Approved ordinances relating to properties on Kentucky Avenue.
- Approved resolution affirming changes to the 2024 election

Regular Meeting of the City Commission

June 14, 2023

Page 12 of 12

- Directed staff to work with OUC on poles on residential property.
- Directed staff to move forward with purchase the Mead Garden Federation building.
- Directed staff to look at options for a temporary storm shelter on WP9 golf course.

15) Adjournment

The meeting adjourned at 7:04 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis, CMC



City Commission **agenda item**

item type Consent Agenda	meeting date June 28, 2023
prepared by Kim Breland	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Approve the minutes of the work session, June 15, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[cc-ws-2023-06-15.pdf](#)



City Commission Work Session Minutes

June 15, 2023 at 1:00 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada, and Todd Weaver; City Manager Randy Knight; Assistant City Manager Michelle del Valle and Deputy City Clerk Kim Breland.

Also Present

Assistant Division Director Economic Development/CRA Kyle Dudgeon; GAI Consultants Tom Kohler and John Jones.

1) Call to Order

Mayor Anderson called the meeting to order 1:01 p.m.

2) Discussion Item(s)

a. CRA Extension and Expansion Update

Mr. Jones spoke about the history of the CRA which was established in 1991, adopted in 1994 and will sunset in 2027. He said the CRA can be extended to 2054 per Florida Statutes and explained the process to expand its boundaries or extend the operational timeframe. He noted the city and county have an interlocal agreement where both entities have agreed to a tax increment financing (TIF) sharing process.

Mr. Jones reviewed the parameters of the CRA Plan update process which will run through October. The city is currently between the stages of establishing project expectations and data collection. He spoke about options for boundary amendments and timeframe extension and presented a map identifying the three proposed potential CRA expansion areas, proposed acreage and parcels for each area: Lee Road gateway area, Fairbanks Avenue gateway (includes portions of Orlando and Orange County), and the 17-92 Commercial Corridor. If the CRA is expanded, it would add an additional 398 acres to the area bringing the total area up to approximately 1,016 acres.

Mr. Jones said the three areas are being evaluated to determine if they fit the criteria of blight established by Florida Statutes. The proposed areas were selected based on discussions with city staff and leadership, regional development objectives, and also a review of the qualifying conditions of slum and blight for each area. He asked the

commission to confirm the proposed areas desired for expansion to prepare and submit to Orange County the city's compelling argument for expansion.

In response to questions, Mr. Kohler said he will investigate whether it is advantageous to include Mead Garden.

Mr. Jones explained that the city is requesting an additional ten years and extension to address long-term unfinished projects, lost years of economic growth from COVID-19 and recession in 2008, ongoing conditions of slum and blight, and enable additional infrastructure projects to be implemented. He reiterated the potential extension of the timeframe will be based on direction from Orange County and how the city's compelling story can assist the county achieve its redevelopment objectives addressing stormwater, transportation and attainable housing.

Mr. Jones reviewed the five-step process for engagement with the county and stakeholder and community engagement. He noted individual stakeholder interviews are scheduled for July followed by a community workshop and posting/activation of an online website that will have a GIS map and survey. Outreach will be geared toward city residents and residents of Orlando and Orange County who are affected by the boundaries of the CRA because of stormwater issues.

Commissioner Weaver arrived at 1:13 p.m.

Commissioner Weaver asked if property owner permission is needed to expand the geographical area of the CRA. Mr. Kohler responded no, but can provide input during the public hearing process. He pointed out that there is no financial impact to the property owner since tax increment is not an actual tax, but a formula.

Mayor Anderson asked if the county has a desire to see change in the structure of funding. Mr. Kohler said the city has passed its threshold of 50% and cannot go any lower. Ms. del Valle asked about opportunities for the city and its CRA to negotiate internally to use general funds for rebating. In-depth discussion was held on appreciation of tax revenues for the city, potential renegotiation of TIF sharing thresholds with the county and internally, and opportunities for the city to recapture general fund and property tax monies out of areas currently in the CRA. Mr. Kohler said the mechanism to reclaim those funds would be an interlocal agreement between the city and its CRA. He noted any request to the CRA for different sharing of the city must meet the criteria of Chapter 163.

Commissioner Sullivan spoke about the degraded stormwater and roadway infrastructure in the Kilshore Lane area and said the residents would like the area to be repaired and deeded to the city, but it would be costly. He asked Mr. Moore to consider adding the area to the expansion. Agreed by consensus.

Commissioner Weaver noted that most of Lee Road is on septic and building apartments and large buildings in the area isn't possible and asked what is the advantage of extending down Lee Road. Mr. Jones responded the city would be able to utilize the additional funding that comes in through TIF revenue to complement sanitary sewer funding and to run that extension line in the area. He said the city can also offer connection incentives to residents and businesses along that corridor to minimize the costs to connect to the sanitary sewer system.

In response to questions regarding attainable housing, Mr. Kohler noted Mayor Demings has \$10M set aside for the "housing for all" initiative. He said the county wants to leverage as much as they can and feels the city should take advantage of that and discussion followed.

Mayor Anderson summarized that the consensus that the CRA Plan update is on track with the addition of Kilshore Lane and the commission is looking forward to hearing back from Orange County.

3) Adjournment

The meeting adjourned at 1:43 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis, CMC



City Commission **agenda item**

item type Consent Agenda	meeting date June 28, 2023
prepared by Michael Hall	approved by Rebecca Watt, Jennifer Maier, Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship.	

subject

Approve the following contract:

item list

1. Cintas Corporation - FY21-17 - Fire Protection Services; For services on an as needed basis for the remainder of the current term through May 31, 2024. Amount: \$75,000.

motion / recommendation

Approve item as presented and authorize the Mayor to execute the Agreement.

background

1. A Formal Agreement was executed in FY21 for the City's Fire Protection Services. Additional funds are needed for upcoming inspections and certifications throughout City Facilities.

alternatives / other considerations

N/A

fiscal impact

Total expenditure included in approved budget.



City Commission **agenda item**

item type Consent Agenda	meeting date June 28, 2023
prepared by Michael Hall	approved by Rebecca Watt, Jennifer Maier, Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship.	

subject

Approve the following piggyback contract:

item list

1. Ferguson Waterworks, Inc. - Seminole County Contract #IFB-603115-18/GCM - Assorted Concrete, Corrugated & Drainage Pipes; For goods on an as-needed basis during the term of the Agreement through August 5, 2023; Amount: \$100,000

motion / recommendation

Approve item as presented and authorize the Mayor to execute the Agreement.

background

1. The originating agency issued a formal solicitation to award this contract in FY18.

alternatives / other considerations

N/A

fiscal impact

Total expenditures included in approved budgets.



City Commission agenda item

item type Action Items Requiring Discussion	meeting date June 28, 2023
prepared by Peter Moore	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship	

subject

RFP - Old Library Site

motion / recommendation

Approve the scope of work, evaluation matrix, and timeline of the RFP for the Old Library site.

background

History of Old Library Reuse Efforts:

April - September 2019 – a task force was formed focusing on soliciting public and stakeholder interest in what the 'Old Library' could be used for including City Department operations, private sector development, nonprofits, and others through a thorough examination of potential uses and constraints. These included retail, restaurant, event space, luxury condos, office, greenspace, municipal uses, incubators, social services, and non-profit arts and culture. The Task Force primarily recommended study of the feasibility and option for relocating a majority of City Hall to the old library, either temporarily or permanently to encourage maintaining the ceremonial heart of city functions at the site, moving a low impact use, and offering the flexibility to pursue other ventures as they may be presented. Subsequently, the existing city hall was made a historical building which has largely settled any prospect of relocation and interest in making the old library site an activated commercial space like a food hall, have been rejected.

April 2022 – The Commission issued an RFP to solicit responses for creative adaptive reuse partnerships utilizing the site through a ground lease. The solicitation garnered one response largely involving a high-end co-working space on the 2nd and 3rd floors and a limited café with wellness concepts. After negotiations with the single proposer, the Commission ultimately rejected the response.

May/June 2023 – The City Commission discussed issuance of another RFP but modifying the scope to consider more options for reuse of the property, including demolishing the building and considering some residential uses. Before finalizing the RFP, the City Commission hosted a neighborhood meeting to receive input from residents in the area surrounding the old library and other citizens on the future use of the property.

Based on the feedback received from neighbors and residents, the work of the 2019 task force, the experience from the prior RFP issuance, and City Commission direction, staff has developed a revised RFP for Commission approval.

alternatives / other considerations

The City Commission may add, change or delete criteria from the scope of work and evaluation matrix. Additionally, the City Commission may choose to modify the timeline.

fiscal impact

ATTACHMENTS:

[RFPX-23_SCOPE&SCORING_LIBRARY CC DRAFT.pdf](#)



TBD
LIBRARY REDEVELOPMENT

DEADLINE FOR QUESTIONS: October 31, 2023

RESPONSE DEADLINE: November 30, 2023

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://secure.procurenow.com/portal/%7Bproject.government.code%7D/projects/%7Bproject.id%7D>

Sealed proposals must be received and time stamped on or before the date and time referenced above electronically via City's e-Procurement Portal. Any responses received **after 11/30/23** on said date **will not be accepted under any circumstances**. Under no circumstances shall the City be responsible for untimely submissions, late deliveries, or delayed response.



City of Winter Park REQUEST FOR PROPOSAL Library Redevelopment

I.	Introduction.....
II.	Proposal Preparation & Submittal
III.	Scope of Services.....
IV.	Proposal Format.....
V.	Evaluation Procedure
VI.	Evaluation Phases
VII.	Standard Terms & Conditions
VIII.	Summation of Insurance Requirements
IX.	Vendor Requirements & Acknowledgement.....

Attachments:

- D - LOI_Non-Profit Interest_CFVA
- E - LOI_Non-Profit Interest_CityofWinterPark
- F - LOI_Non-Profit Interest_SkyBuilders4All
- G - LOI_Non-Profit Interest_SOAR
- H - LOI_Non-Profit Interest_WPHistoryMuseum
- I - LOI_Non-Profit Interest_WPPlayhouse
- J - LOI_Non-Profit Interest_WPSidewalkArtFestival



1. INTRODUCTION

1.1. Summary

Electronic submissions must be received and time stamped by the City of Winter Park's [Procurement portal](#) on or before November 30, 2023. Any responses received after said time and date will not be accepted under any circumstances. Official time will be measured by the time stamp from the Procurement portal, which shall be scrupulously observed. Under no circumstances shall the City of Winter Park be responsible for untimely submissions, late deliveries, or delayed responses.

The City of Winter Park invites interested parties to submit a proposal to enter into a long-term lease for the city-owned building and property at 460 E. New England Avenue for a public-private partnership opportunity. Proposals should create vibrancy and promote the creative reuse of this municipally owned property. The city will consider demolition of the existing building.

1.2. Background

The property, located at 460 E. New England Ave., was exclusively used for municipal purposes since 1979 as the former site of the Winter Park Library. In 2015 and 2019, this site was the subject of task force deliberations to determine what should be done. **A copy of the 2019 report is included as Exhibit X.**

1.3. Contact Information

Jennifer Maier

Procurement Manager

Email: jmaier@cityofwinterpark.org

Phone: [\(407\) 599-3267](tel:(407)599-3267)

Department:

Procurement

Department Head:

Jennifer Maier

Procurement Manager



1.4. Timeline

All times, dates and actions are subject to change. In accordance with F.S. 286.0113, portions of the meetings may be exempt from public meetings requirements. All interested parties are welcome to attend the non-exempt portions of the public meetings.

Anticipated Commission Award	TBD
-------------------------------------	-----

DRAFT



2. SCOPE OF SERVICES

2.1. Scope of Work

The City of Winter Park seeks proposals to utilize the 460 E. New England Avenue parcel. This could include reusing or demolishing the building and/or constructing something new. Preference will be given to projects that have an arts and culture component.

2.2. Property Details

Parcel ID #: 05-22-30-9400-60-010

Address: 460 E. New England Avenue, Winter Park, FL 32789

Parcel Size: 1.75 acres (approximately 33,000 square foot building)

Zoning: The property is currently zoned R4, limited to 100% FAR.

2.3. Project Details

The City Commission desires to ensure managed growth and preserve the unique arts, culture, and natural environment of Winter Park. The Commission is seeking proposals to reuse the land in a compatible manner with the surrounding neighborhood. The site is located next to single-family residential property to the north, and consideration for those residents must be factored into any proposal.

The current building comprises three large floor plates, each approximating about 11,000 SF. The internal floor plans are primarily wide open with high ceilings; the existing floor plans are attached. The building was constructed in 1978, and the third floor was added later to accommodate space needs. Repurposing the building for other uses and bringing it up to applicable codes is an alternative the Commission would be willing to consider.

2.4. Project Design Guidelines

The Commission has highlighted several components that would be viewed favorably in a proposal:

- Building coverage at 30% (23,000 sq. ft) or less
- Impervious coverage not to exceed the ratio of the current building/parking at 60%
- Building height is 4 stories maximum or 55ft.
- Preserve the oak tree located on the East side of the building
- Preferred zoning is C-3; with the following exclusions: restaurants and food halls
- If a residential component; 17 du/ac, no residential units on the first floor
- All parking must be on-site



- Restrictions will apply if FDOT determines easement space is needed for a roundabout on SR 426
- Preference will be given to arts, culture, and non-profit organizations
- Preference will be given for the reuse of the building

3. PROPOSAL FORMAT

Respondents must respond in the format delineated below.

Each directive listed will require an individual index tab in your proposal package to indicate the information as requested is listed behind its specific tab. Any other information pertinent to the headings as listed herein may be added to the end of each section. However, required information must be listed first in each section. If further materials are necessary to complete your proposal and are not noted under any of the headings listed below, add a **TAB-X** tab to the end of your proposal with a proper index as to the subject matter contained therein. Any Addenda are to be acknowledged on City's Procurement Portal.

Failure to submit this information will render your proposal non-responsive. Each Section is to be preceded with a Tab delineating the information after the Tab.

Note: The City shall not be responsible for any costs incurred by the Respondent in preparing, submitting or presenting its proposal to the RFP. This Request for Proposals does not and shall not commit the City or their agents to enter into any agreement, to pay any costs incurred in preparation of the submittals or to procure or contract for services or supplies.

Table of Contents

Clearly outline and identify the material and proposals by the tab and page number. Outline in sequential order the major areas of the proposals, including enclosures. Tabs should be used to separate each tabbed section. All pages must be consecutively numbered and correspond to the table of contents.

**Tab 1. Cover Letter**

Provide a cover letter indicating your understanding of the requirements/scope of services/specifications of this formal solicitation. The letter must be a brief formal letter from the Respondent that provides information regarding their familiarity and interest in _____. A person who is authorized to commit the Respondent's to provide the good/services included in the proposals must sign the letter. Provide all relevant names, titles, addresses, telephone numbers, and e-mail addresses.

Tab 2. Respondent's Experience

Indicate the Respondent's background in _____. If you intend to subcontract some of the proposed work to another firm, similar information should be provided for each subcontractor/sub-consultant. Proposal should provide a detailed description of comparable projects (similar in scope of services to those requested herein) which the Respondent has either ongoing or completed within the past five years. Please specify whether each project is completed or ongoing.

The description should identify for each project:

- the client
- description of work
- duration of project
- contact person and phone number for reference
- the results/deliverables of the project
- Where possible, list and describe those projects performed for similar size public or private entities, business districts, and any work performed for the City of Winter Park.

Tab 3. Qualifications of Project Staff

Provide the curriculum vitae of the Respondent and any other key personnel being assigned to this project. Designate a team person that will have the primary responsibility of managing the day-to-day oversight of this project, indicating relevant qualifications and experience. Indicate the role that each of the key personnel will be playing in the development of the requested work products. Provide a resume for each. Provide an organizational chart for the team working on this project, if applicable.

Tab 4. Work Plan

The proposal should include the process the Respondent will use to _____. It should provide a timeline of how long it will take to implement these phases. The proposal should identify challenges/obstacles foreseen in the process. Include a statement of intent, description of proposal, concept and approach. The Respondent is encouraged to provide additional information that the selection committee should consider to accomplish its objectives.



Any remaining materials and/or information requested in Section [Scope of Services](#) of this document should be included under this tab.

Tab 6. Required Forms and Acknowledgments

Include fully executed Drug Free Workplace Acknowledgment, E-Verify Acknowledgment, Non-Collusion Statement of Prime Respondent, Public Entity Crimes Affidavit, Public Records Act Acknowledgment & Copy of Business Certificate in [Vendor Questionnaire](#) section.

Tab X. Miscellaneous

Additional information, which the Respondent feels will assist in the evaluation, should be included.

4. EVALUATION PROCEDURE

4.1. Evaluation

It is the intent of the City that all firms responding to this RFP that meet the requirements will be ranked in accordance with the criteria established in these documents. The City will consider all responsive and responsible submittals received in its evaluation and award process.

4.2. Criteria

Firms submitting a proposal along with the required information and documentation will have their proposal evaluated and scored based on the evaluation criteria set forth herein.

Further, each proposal will be evaluated for full compliance with the RFP instructions to the Respondents and the terms and conditions set forth within the RFP document. Proposals will be scored and ranked in accordance with the weighting and grade specified in the following table. Proposals will be evaluated, and an award will be made to the Respondent who is determined to be responsible and responsive to this Request for Proposals and whose proposal is the most advantageous to the City in terms of quality of service, the Respondent's qualifications and capabilities to provide the specified services and comply with the applicable conditions of this Request for Proposals and Contract, and who in the judgment of the City will best serve the needs and interests of the City.

The following represent the principal selection criteria, which will be considered during the evaluation process. Points are determined by multiplying the weight by the grade. Shortlisting of firms will be based on converting each Committee Member's Total Score into a ranking with the highest Score ranked first, second, highest ranked Score, etc.



Once converted, the Committee Member's ranking for each firm will be entered into a shortlist summary. The Total Score recorded on the summary will determine the ranking and shortlisting.

4.3. Selection Process

The selection process is as follows:

- A. The Selection Committee will evaluate all proposals which have been determined to be responsive.
- B. The Selection Committee will then rank the proposals of those firms based on their submittals, with an emphasis on City needs and in accordance with Florida Statutes Section 287.055, known as the Consultants Competitive Negotiations Act, to determine a shortlist.
- C. After oral presentations are conducted from the shortlisted firm(s), a post-presentation ranking will be conducted to determine the overall top-ranked firm.
- D. The Procurement Division will prepare an agenda item for the award recommendation to the City Commission.
- E. The City Commission of the City of Winter Park will make the final selection after considering the recommendations and rankings of the Committee. The City Commission is not required to accept the recommendation and rankings of the Committee. The City Commission's decision will be final.
- F. The City and the selected Respondent will enter into a contract incorporating this RFP's requirements and other terms acceptable to the City. The City reserves the right to negotiate the terms and conditions of the contract with the selected Respondent. The City has the right to rescind the contract award to the selected Respondent if the City and the selected Respondent disagree with the contract terms. The City reserves the right to reject a Respondent, even a Respondent awarded the contract, before complete contract execution.



In evaluating the Proposals, the City shall have the discretionary power to render decisions on:

- A. the honesty, reputation, and integrity of a Respondent necessary to a faithful performance of the Contract;
- B. a Respondent's skill and business judgment;
- C. Respondent's facilities, labor force, and equipment for carrying out the Contract properly and expeditiously;
- D. Respondent's previous conduct under other contracts with the City and contracts with any other parties that the Respondent has provided work or services;
- E. the quality of Respondent's previous work for the City and any other parties that the Respondent has provided work or services;
- F. Respondent's pecuniary ability and financial stability;
- G. the Respondent's previous and existing compliance with laws, ordinances, and regulations;
- H. Respondent's maintenance of a permanent place of business;
- I. Respondent's appropriate successful contractual and technical experience in similar work;
- J. The proportional amount of the work Respondent intends to perform with its own organization as compared with the portion it intends to subcontract;
- K. the qualifications of subcontractors whom each Respondent proposes to use;
- L. the proximity of Respondent's labor force, equipment, and business operation in relation to the City,
- M. Respondent's ability to meet and/or maintain scheduling requirements
- N. Respondent's quoted prices for services, and
- O. Respondent's responsiveness to this Request for Proposals.

The above factors may be determined by Respondent's past performance of services/work for supplied references and other parties Respondent has performed services/work, information submitted as part of the proposal or in response to an inquiry by the City, and information otherwise known or discovered by the City, or any combination thereof. The City may conduct detailed examinations of Respondents, including of Respondent's personnel, place of business and facilities, compliance with federal, state, and local laws and all relevant licensing and permitting requirements, and other matters of responsibility germane to the procurement process.



The failure of a Respondent to supply information in connection with an inquiry in a timely manner, at the City's discretion, may be grounds for rejecting such Respondent and its proposal.

PROSPECTIVE RESPONDENTS ARE PROHIBITED FROM CONTACTING ANY MEMBER OF THE SELECTION COMMITTEE, EMPLOYEE, OR PUBLIC OFFICIAL (EXCEPT THE FACILITATOR) AT ANY TIME DURING THE FORMAL SOLICITATION PROCESS UP TO THE TIME OF CONTRACT AWARD. ANY ATTEMPTED CONTACT MAY BE GROUNDS FOR DISQUALIFICATION.

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	Concept & Vision Respondents are evaluated based on the organization, proposed conception, and project development.	Points Based	60 <i>(60% of Total)</i>
2.	Financial Consideration The City intends to maintain a long-term lease on the property. Favorable consideration will be given to respondents who propose a strong lease payment while meeting the other goals of the project as identified in the Scope of Work. The city does not intend to contribute to the renovation or rebuilding of the project.	Points Based	15 <i>(15% of Total)</i>
3.	Preservation of Existing Building Respondents are evaluated favorably based on proposals that preserve the building. This does not preclude submissions wishing to demolish and rebuild within the criteria identified.	Points Based	10 <i>(10% of Total)</i>



4.	Community Support Respondents are evaluated based on proposals demonstrating their ability to provide community outreach programs and opportunities for local performing arts, culture, or heritage.	Points Based	10 <i>(10% of Total)</i>
5.	Local Business A "local business" shall be defined as a person, firm, corporation, or other business entity maintaining a valid business certificate (at least one year before this solicitation response deadline) issued by the City of Winter Park, authorizing the business to provide commodities or services and a physical business address located within the limits of the City of Winter Park.	Points Based	5 <i>(5% of Total)</i>



City Commission **agenda item**

item type Public Hearings: Quasi-Judicial Matters (Public participation and comment on these matters must be in-person.)	meeting date June 28, 2023
prepared by Jeffrey Briggs	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Resolution 2273-23 - Designating the home at 1530 Berkshire Avenue, built in 1926, to the Winter Park Register of Historic Places.

motion / recommendation

The Historic Preservation Board recommends approval of this historic designation.

background

The 1530 Berkshire LLC (Ryan Moody) as owner of the home at 1530 Berkshire Avenue has voluntarily agreed to the designation of this property to the Winter Park Register of Historic Places. This home built in 1926 is an example of the Mission Mediterranean architectural style popular at that time.

The property was purchased in January 2022 and the owners have done a significant much needed interior remodeling of the home. The exterior of the home however, remains much the same. The Historic Preservation Board approved the applicant's request to convert the rear garage to living space based upon conditions of approval to restore the exterior facade and windows to replicate how the home looked originally.

Overall, the structures retain much of the original exterior architectural image from when built in 1926. As discussed often, the historic designation preserves both the architectural heritage of the Mission Mediterranean image and also the scale and character of development on this property.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Resolution 2273-23_1530_Berkshire_Ave.doc](#)

ATTACHMENTS:

[Location Map.pdf](#)

ATTACHMENTS:

[Berkshire 1530 - 1985 FMSF image.pdf](#)

ATTACHMENTS:

[Site Pictures.pdf](#)

ATTACHMENTS:

[Survey.pdf](#)

ATTACHMENTS:

[Deed Restriction for Guest House.pdf](#)

After recording return to:
City Clerk
City of Winter Park
401 S. Park Avenue
Winter Park, FL 32789

RESOLUTION 2273-23

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1530 BERKSHIRE AVENUE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1530 Berkshire Avenue with the existing home built in 1926 is an example of the Mission Mediterranean architecture popular during that period.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1530 Berkshire Avenue as a historic resource on the Winter Park Register of Historic Places.

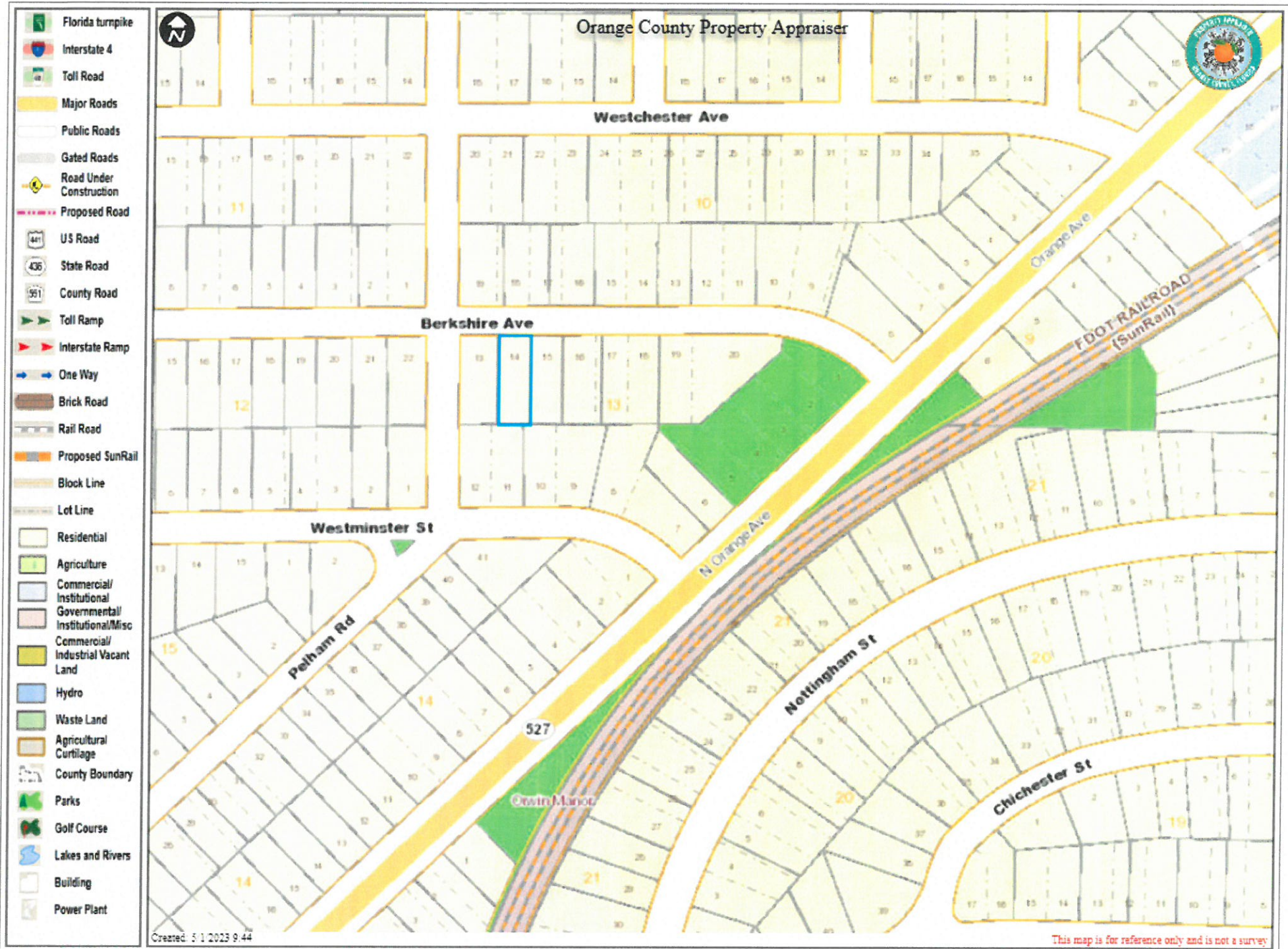
SECTION 2. That the City Commission of the City of Winter Park in consideration of this voluntary request for historic designation of this property has approved the designation with the setback variances as approved by the Historic Preservation Board to allow the conversion of the accessory building to living space, subject to the deed restriction in place as recorded on 2/27/2023 as DOC 20230109035 in the Public Records of Orange County.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 28th day of June, 2023.

Phillip M. Anderson, Mayor

ATTEST:

Rene Cranis, City Clerk





1530 Berkshire in 2019



1530 BERKSHIRE AVE, WINTER PARK, FL 32789 2/10/2023 10:20 AM

Rear Accessory Building



BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 14, BLOCK 13, ORWIN MANOR WESTMINSTER SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 118, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

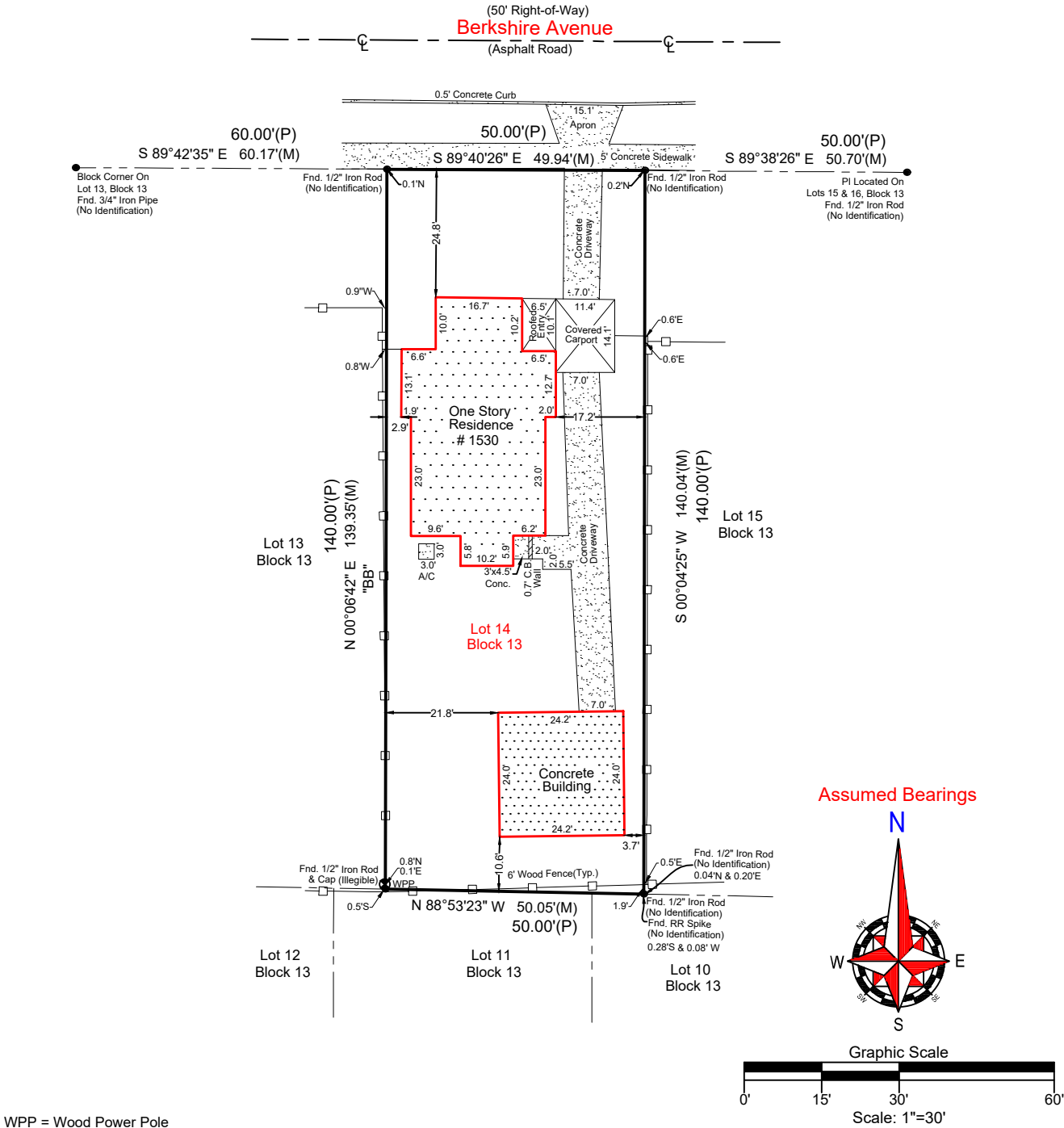
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 9/25/2009.

CERTIFIED TO:

1530 BERKSHIRE AVE LLC; TRADITIONS TITLE AND ESCROW, LLC; OLD REPUBLIC TITLE



1530 BERKSHIRE AVENUE, WINTER PARK, FLORIDA 32789



WPP = Wood Power Pole

Field Date: 3/14/2023 Date Completed: 03/15/23
Drawn By: G.S. File Number: S-115912

- Legend-**
- | | | | |
|----------|---------------------------------------|--------|----------------------------------|
| C | - Calculated | PC | - Point of Curvature |
| CL | - Centerline | Pg | - Page |
| CB | - Concrete Block | PI | - Point of Intersection |
| CM | - Concrete Monument | P.O.B. | - Point of Beginning |
| Conc. | - Concrete | P.O.L. | - Point on Line |
| D | - Description | PP | - Power Pole |
| DE | - Drainage Easement | PRM | - Permanent Reference Monument |
| Esmt. | - Easement | PT | - Point of Tangency |
| F.E.M.A. | - Federal Emergency Management Agency | R | - Radius |
| FFE | - Finished Floor Elevation | Rad. | - Radial |
| Fnd. | - Found | R&C | - Rebar & Cap |
| IP | - Iron Pipe | Rec. | - Recovered |
| L | - Length (Arc) | Rfd. | - Roofed |
| M | - Measured | Set | - Set 1/2" Rebar & Cap "LB 7623" |
| N&D | - Nail & Disk | Rebar | - Typical |
| N.R. | - Non-Radial | Typ. | - Typical |
| ORB | - Official Records Book | UE | - Utility Easement |
| P | - Plat | WM | - Water Meter |
| P.B. | - Plat Book | Δ | - Delta (Central Angle) |
| □ | - Wood Fence | —○— | - Chain Link Fence |

-NOTES-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 6J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland FOR THE FIRM
Patrick K. Ireland, P.S.M. 6637, LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

THIS INSTRUMENT PREPARED BY:

Ryan Moody

322 E Central Blvd #1105

Orlando, FL 32801

GUEST HOUSE/GARAGE APARTMENT USE RESTRICTION DECLARATION

THIS USE RESTRICTION DECLARATION made this 3 day of June, 2022, by 1530 Berkshire Ave LLC, a 322 E Central Blvd #1105 corporation, whose address is Orlando, FL 32801, ("Owner"), in favor of the CITY OF WINTER PARK, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 401 Park Avenue South, Winter Park, Florida 32789.

RECITALS

WHEREAS, Owner is the owner of property located at 1530 Berkshire Ave Winter Park, FL 32789, more particularly described as set forth in Exhibit "A" attached hereto, which property (herein- after referred to as the "Property") is located within the corporate limits of the City of Winter Park; and

WHEREAS, Owner has applied for a building permit for the construction or substantial improvement of a guest house or garage apartment on the Property with 1,000 square feet of floor area or less; and

WHEREAS, Section 58-71(i) of the Code of Ordinances of the City of Winter Park prohibits the rental, leasing or hiring for occupancy, whether for direct or indirect compensation, of guest houses and garage apartment and permits said guest houses and garage apartments only when they provide accommodation for guests, servants or members of a family occupying the main building on the same property and so long as said guest houses and garage apartments are not equipped with a kitchen area or cooking facilities and/or separate utility meters; and

WHEREAS, Section 58-71(i) of the Code of Ordinances of the City of Winter Park further requires the recording of a restriction upon the use of the Property setting forth the limitations established by the City of Winter Park prior to the issuance of any building permits pertaining to guests houses and garage apartments.

NOW, THEREFORE, in consideration of the mutual benefits contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, Owner hereby declares the following:

1. The Property as described in Exhibit "A" attached hereto is subject to the restrictions identified in Section 58-71(i) of the Code of Ordinances of the City of Winter Park, as said section may from time to time be amended.
2. Owner hereby further declares and warrants that Owner has fee simple title and full right and interest in and to the Property and represents that no other parties other than those signing this document have any legal or equitable right, title or interest to the Property.
3. Owner hereby declares that any guest house or garage apartment located on the Property shall be used only for providing accommodation for guests, servants or members of the family occupying the main building on the

Property and shall not be rented, leased or hired for occupancy, whether for direct or indirect compensation, and shall not be equipped with a kitchen area or cooking facilities and/or separate utility meters and that this restriction shall run with the Property and shall bind the Owner and his successors and assigns.

IN WITNESS WHEREOF, Owner has hereunto executed this document as of the day and year first written above.

Signed, Sealed and Delivered
in the Presence of:

Ryan Moody
Print Name Ryan Moody
1530 Berkshire Ave LLC
Print Name _____

322 E. Central Blvd #1105, a

corporation
Orlando, FL 32801
(Address)

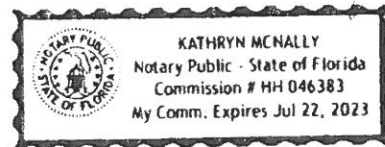
BY _____
Print Name _____
As Its _____

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 3rd day of June, 2022 by Ryan Moody as owner of 1530 Berkshire Ave LLC, a _____ corporation, on behalf of the corporation. He/She is personally known to me or has produced Driver's License 1V1300-723-69-0970 as identification.

My Commission Expires: July 22, 2023

NOTARY PUBLIC Kathryn McNally
Print Name Kathryn McNally



APPROVED BY THE CITY OF WINTER PARK

BY Jeff Briggs
Print Name Jeff Briggs
As Its Planning Director

Date: 6/29/2022



City Commission **agenda item**

item type Public Hearings: Quasi-Judicial Matters (Public participation and comment on these matters must be in-person.)	meeting date June 28, 2023
prepared by Jeffrey Briggs	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Resolution 2274-23 - Designating the home at 1299 Harding Street, built in 1951, to the Winter Park Register of Historic Places,

motion / recommendation

The Historic Preservation Board recommends approval of this designation.

background

The property owner (Joseph Disanti) of 1299 Harding Street has requested a voluntary designation of the property and home at 1299 Harding Street to the Winter Park Register of Historic Places. This application for designation is contingent upon approval of the plans submitted with this application which was approved by the Historic Preservation Board.

This home built in 1951 is an example of earlier influences of northern architecture. The steep roofs and dormers are influenced by Cape Cod and Tudor styles. The window fenestration of six over six for the main windows and eight over eight for the dormer windows was intended to replicate window patterning from an earlier era than the 1951 construction time. It appears that the design was largely influenced by New England roots and as such is particularly unique to this Florida application.

The home and the garage structures retain much of the original exterior architectural image from when built in 1951 and styling from earlier periods. The variances requested should have no impact on the neighboring affected property. As discussed often, the historic designation preserves both the architectural heritage of the architectural image but also the scale and character of development on this property.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Location map.pdf](#)

ATTACHMENTS:

[1.jpg](#)

ATTACHMENTS:

[2.jpg](#)

ATTACHMENTS:

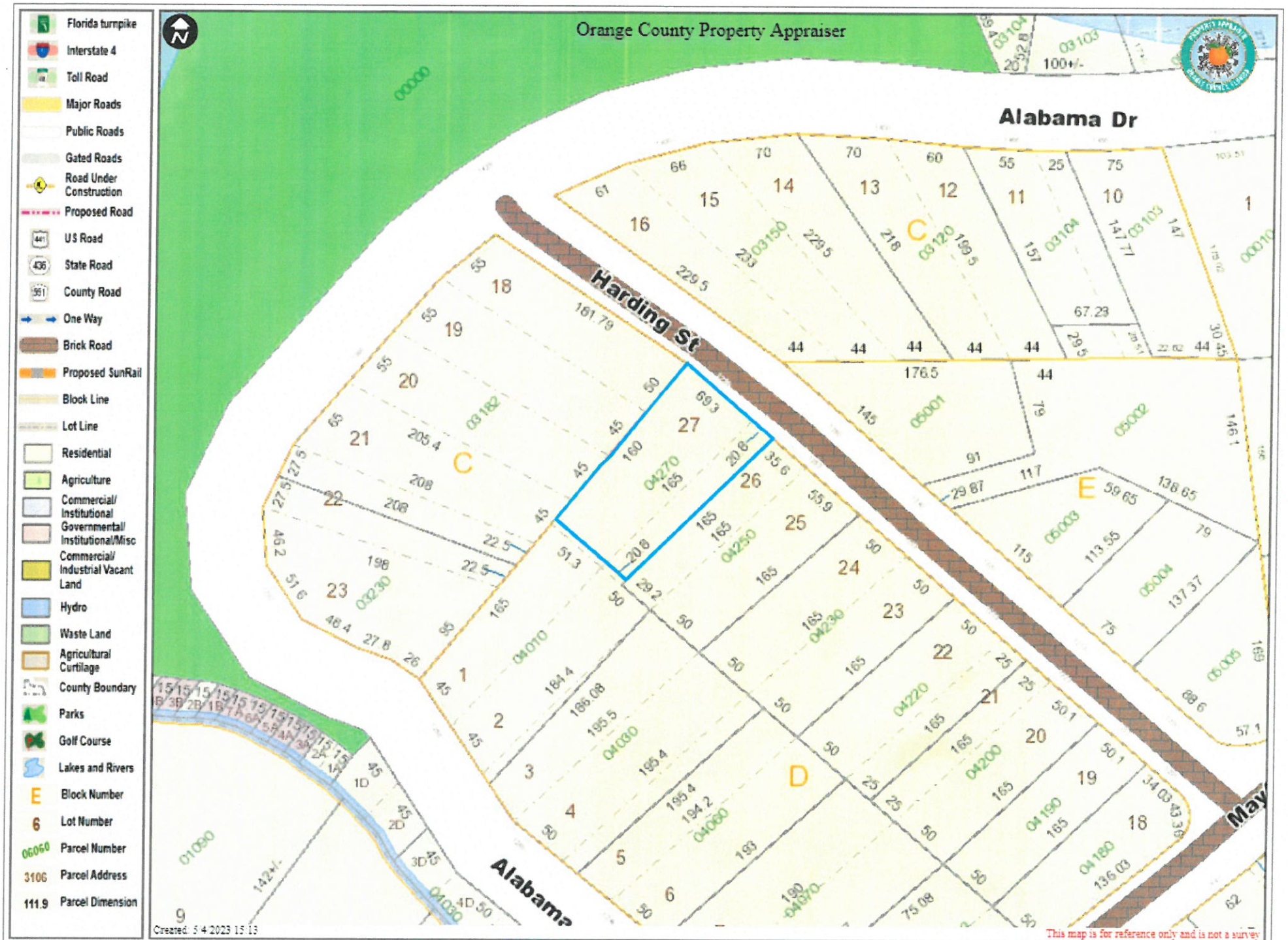
[3.jpg](#)

ATTACHMENTS:

[1299 Harding plan set.pdf](#)

ATTACHMENTS:

[Resolution 2274-23_1299_Harding_Ave.doc](#)







8:00 PM Tue May 2

zillow.com

PSN - Your...ions Provider! 141 p.h. ma...ogle Search Mummified...property.com dr. flora ann...ogle Search Bing Google Yahoo Payment Confirmation Inbox - Out...light version Country Sky...lan #81-470

Auto Insurk Peter Fram... 1299 Hardin... Masserati Qu... Pools | The... montreal sp... Pin on Plung... Vacation Re... Vacation Re... Google

Photos


Zillow

Save Home Share

5.5K 4 BA 3,800 SQ FT

1299 Harding St, Winter Park, FL 32789

52 of 56



NEW HOME LOANS

Apply on Z

100% origi

- \$2.17M

pay change

53 (12.2%)

per sq ft

\$484

Sold: \$1,075,000 (5 beds, 4 baths, 3,800 Square Feet)

BUILDING DATA	
<div><div><div></div><div></div><div></div><div></div></div><div>2020 FLORIDA BUILDING CODE RESIDENTIAL, 7th EDITION</div><div>2020 FLORIDA BUILDING CODE EXISTING, 7th EDITION</div><div>NFPA-70 (NEC), 2017 EDITION</div><div>2020 FBC RESIDENTIAL, 7th EDITION - PLUMBING</div></div>	
COMPLIANCE METHOD: WORK AREA CLASSIFICATION: ADDITION	
SCOPE OF WORK	
<div>ADDITION:</div> <div><div><div></div><div></div><div></div><div></div><div></div><div></div></div><div>CONVERT EXISTING BONUS ROOM ABOVE GARAGE INTO LIVING SPACE</div><div>ADD NEW COVERED PORCH WITH BALCONY ABOVE TO THE EXISTING DETACHED GARAGE</div><div>REWIRE ELECTRICAL SYSTEM AS REQ'D. (LOAD CALCS. BY OTHERS)</div><div>REMOVE & REPLACE HVAC SYSTEM AS REQ'D. (ENERGY CALCS. BY OTHERS)</div></div>	

NOTE:
SITE PLAN CREATED FROM OWNER
PROVIDED SURVEY. DBSS, INC. IS NOT
RESPONSIBLE FOR SURVEY ERRORS.

LEGAL DESCRIPTION:

LOT 27, AND THE WEST 20.8 FEET OF LOT 26, BLOCK D, J.
KRONENBERGER SUBDIVISION, ACCODING TO THE PLAT
THEROF AS RECORDED IN PLAT BOOK G, PAGES 56 AND 57,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE
SOUTHWESTERLY 5 FEET THEROF.

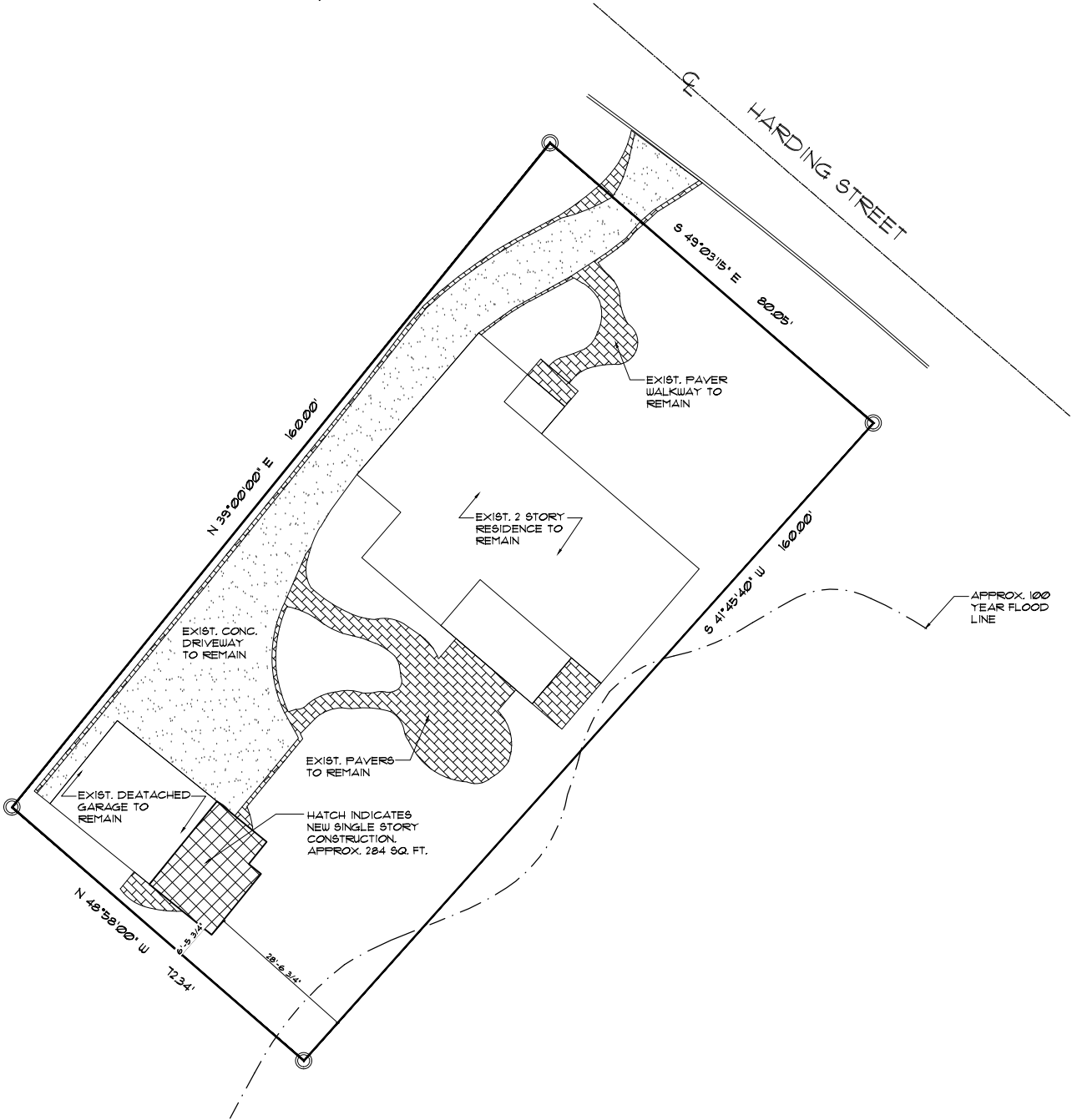
IMPERVIOUS AREA CALC.'S

IMPERVIOUS AREA	6,124 SQ. FT.
TOTAL LOT AREA	12,187 SQ. FT.
IMPERVIOUS %	
50 %	

DRAWING INDEX

C	COVER SHEET & SITE PLAN
GN	GENERAL NOTES
01	1ST FLOOR DEMOLITION PLAN
02	2ND FLOOR DEMOLITION PLAN
03	1ST FLOOR PLAN
04	2ND FLOOR PLAN
05	EXTERIOR ELEVATIONS
06	1ST FLOOR ELECTRICAL PLAN
07	2ND FLOOR ELECTRICAL PLAN
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	LINTEL PLAN
SD1	DETAIL SHEET
SD2	DETAIL SHEET

DISANTI RESIDENCE
1299 HARDING ST.
WINTER PARK, FL 32789



SITE PLAN

1"=30'



REVISIONS		REV.	DESCRIPTION	DATE
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SCOTT A. SANTOMAURO ON 2/22/2023 3:26 PM USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.		SCOTT A. SANTOMAURO, M.S.P.E. FLORIDA REG. #65513		
SANTOMAURO, SCOTT A. LICENSE # 65513 STATE OF FLORIDA PROFESSIONAL ENGINEER		COVER & SITE PLAN		
PROJECT DISANTI RESIDENCE 1299 HARDIN ST. WINTER PARK, FL 32789		CA#27371 PHONE: 321.251.6006 3662 AVALON PARK EAST BLVD. SUITE 2072 ORLANDO, FL 32828		
DESIGN		DRAWN		
CHECKED		SSPE		
JOB		DBSS - DISANTI		
SCALE		AS NOTED		
DATE		02.22.2023		
SHT 1 OF X		C		

DEMOLITION NOTES:

1. G.C. TO CONTACT DESIGN PROFESSIONAL IF EXIST. CONDITIONS VARY FROM PLANS.

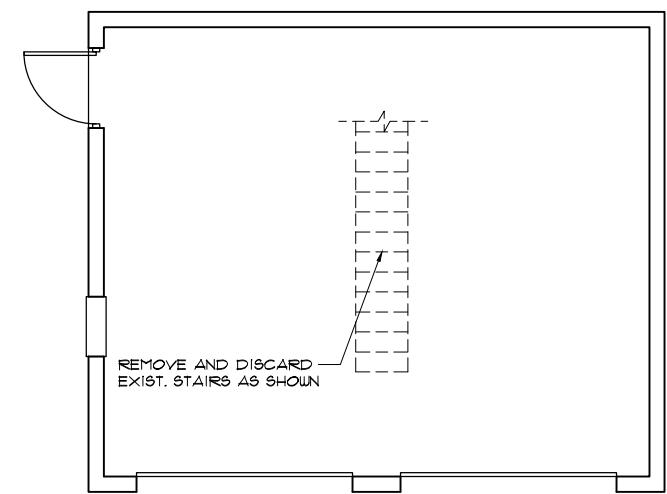
2. G.C. TO VERIFY WALLS AS NON-LOAD BEARING BEFORE REMOVAL OR PROVIDE SHORING AS REQ'D.

LEGEND

EXISTING TO REMAIN

EXISTING TO BE REMOVED

G.C. TO SHORE ALL ROOF/ FLOOR FRAMING AS REQ'D. BEFORE REMOVAL OF LOAD BEARING WALL.



1ST FLOOR DEMOLITION PLAN
1/8"=1'-0"

THIS ADDITION IS DESIGNED TO WITHSTAND 139 MPH (V_W) WINDS PER THE FLORIDA BUILDING CODE EXISTING AND FLORIDA BUILDING CODE RESIDENTIAL 2020, 7th EDITION (REF. ASCE-7-16) AND IS CERTIFIED AS SUCH.

PROJECT
DISANTI RESIDENCE
1299 HARDIN ST.
WINTER PARK, FL 32789

DESIGN
CHECKED
SSPE

JOB
SCALE
DATE

SHT 3 OF X

1ST FLOOR
DEMOLITION PLAN

CA#27371
PHONE: 321.251.6006
3662 AVALON PARK EAST BLVD.
SUITE 2072
ORLANDO, FL 32828

DBSS INC.
Engineering and Design Services

01

THIS SHEET HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SCOTT A. SANTOMAURO ON 2/22/2023 3:26 PM USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

SCOTT A. SANTOMAURO, M.S.P.E.
FLORIDA REG. #65513

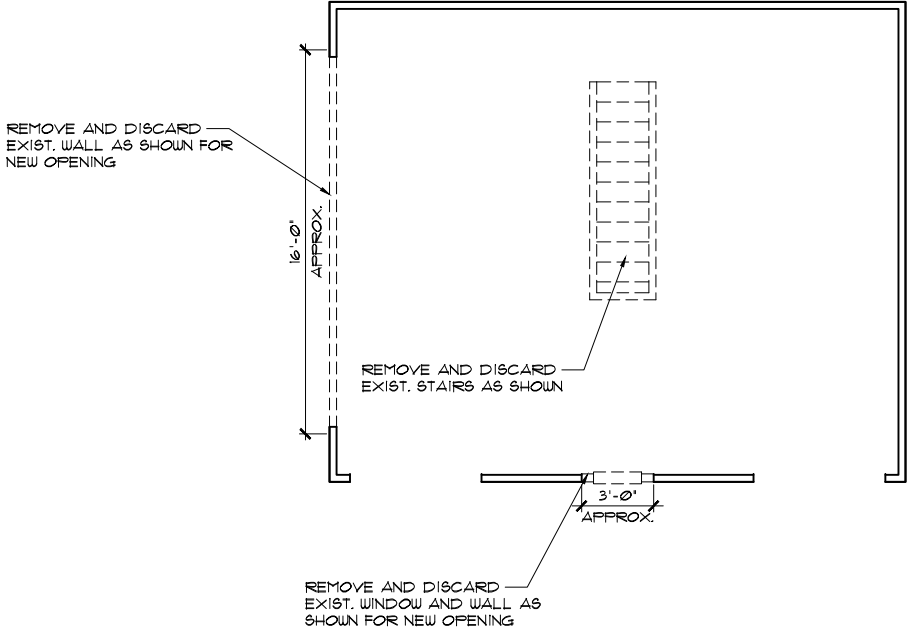
REV.

DESCRIPTION

DATE

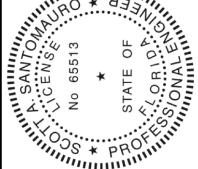
59

REFER TO SHEET 01 FOR
NOTES AND LEGENDS



2ND FLOOR DEMOLITION PLAN
1/8"=1'-0"

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY SCOTT A.
SANTOMAURO ON 2/22/2023 3:26 PM
USING A DIGITAL SIGNATURE. PRINTED
COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPY.



SCOTT A. SANTOMAURO, M.S.P.E.
FLORIDA REG. #65513

SHEET TITLE
DEMOLITION
PLAN

PROJECT
DISANTI RESIDENCE
1299 HARDIN ST.
WINTER PARK, FL 32789

DBSS INC.
Engineering and Design Services

CA#27371
PHONE: 321.251.6006
3662 AVALON PARK EAST BLVD.
SUITE 2072
ORLANDO, FL 32828

DESIGN	DRAWN	AC
CHECKED	SSPE	
JOB	DBSS - DISANTI	
SCALE	AS NOTED	
DATE	02.22.2023	

SHT 3 OF X

02

FLOOR PLAN NOTES:

1. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFO WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN. WINDOWS & DOORS TO COMPLY WITH 2020 FBC (7th EDITION) ENERGY EFFICIENCY CODE.
2. DO NOT SCALE PLANS. DIMENSIONS ARE TO BE FOLLOWED AS NOTED.
3. G.C. TO VERIFY ALL DIMENSIONS WITH FIXTURES TO BE INSTALLED TO ENSURE COMPLIANCE
4. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM WALL BOARD APPLIED TO THE GARAGE SIDE (INCLUDING ATTIC ACCESSES). PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE CEILING ONLY WHEN HABITABLE SPACE IS ABOVE. APPLY PERPENDICULAR TO CEILING FRAMING.
5. DOOR FROM RESIDENCE TO GARAGE MUST BE SOLID WOOD DOORS NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.
6. H.V.A.C. SYSTEM TO BE SIZED AND DESIGNED BY H.V.A.C. CONTRACTOR
7. REFER TO FLOOR PLAN FOR CEILING HEIGHTS
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT SITE BEFORE PROCEEDING WITH ANY WORK
9. NOTES INDICATING TYPICAL CONDITIONS SHALL APPLY TO ALL LIKE AREAS UNLESS NOTED OTHERWISE
10. IF WATER BASED CEILING TEXTURE IS USED, PROVIDE 1/2" GYPSUM BOARD FOR 16" O.C. FRAMING OR 5/8" GYPSUM BOARD FOR 24" O.C. FRAMING (1/2" SAG-RESISTANT GYPSUM BOARD MAY BE USED I.L.O. OF 5/8" GYPSUM).
11. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No. 26 GA (0.48 mm) SHEET STEEL, 1 INCH (25.4 mm) MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
12. ANCHOR THE CONDENSER UNIT TO SLAB USING 1/4"x1-1/4" TAPCONS TO ATTACH 4" 'L' BRACKETS INTO THE PAD AND THEN USE 3/4" LONG HEX SCREWS (2) ON EACH CORNER TO ATTACH THE 'L' BRACKETS TO THE EQUIPMENT.
13. PROVIDE MIN. R-13 INSULATION IN FRAME WALLS SEPARATING GARAGE AND CONDITIONED AREAS OF THE RESIDENCE UNLESS NOTED OTHERWISE ON ENERGY CALCS.
14. G.C. TO VERIFY WITH WINDOW MANUFACTURER THAT ALL WINDOWS MARKED AS EGRESS HAVE A NET CLEAR OPENING OF 5 S.F. IF LOCATED AT GRADE FLOOR, OR 5.7 S.F. AT OTHER FLOORS (I.E. 2ND FLOOR). A 24" MINIMUM CLEAR OPENING HEIGHT AND A 20" MINIMUM CLEAR WIDTH ARE REQUIRED.
15. PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 FOR OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, AND IF THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LOCATED WITHIN 24" OF THE FINISH FLOOR OF THE ROOM.
16. EXTERIOR GLAZED OPENINGS LOCATED IN WIND-BORNE DEBRIS REGIONS SHALL BE PROTECTED PER FBCR 2020 SEC. R301.2.1.2

DOOR/ FRAME WINDOW SIZE LEGEND

XXXX

WIDTH (X'-X")

HEIGHT (X'-X")

CMU WINDOW SIZE LEGEND

XX

CMU COMMODITY SIZE CALL OUT

NOTE:
G.C TO FIELD VERIFY WINDOW/ DOOR SIZES PRIOR TO WINDOW/ DOOR PURCHASE.

LEGEND

HATCH INDICATES NEW 2x (U.N.O.) FRAMING (LOAD BRG.) STUDS @16" O.C. PROVIDE MID-SPAN BLOCKING FOR INT. WALL PER DTL. X/SDX

HATCH INDICATES NEW 2x4 (U.N.O.) NON-LOAD BEARING FRAME WALL STUDS @ 24" O.C. REFER TO DTL. X/SD1

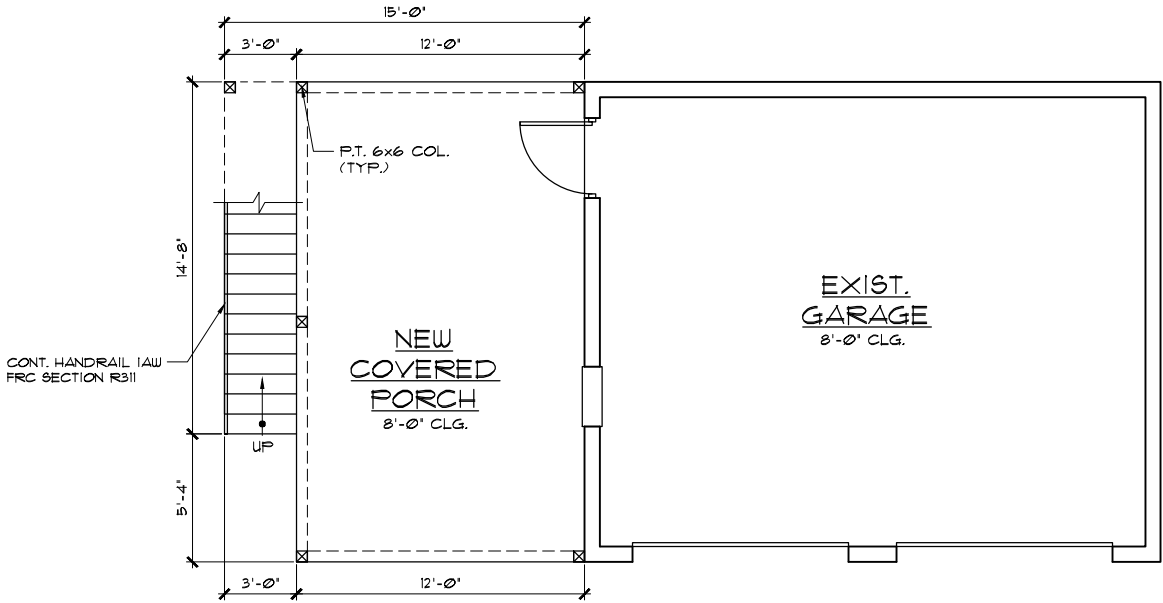
INDICATES EXISTING WALL TO REMAIN

+ XX,X
- XX,X

COMPONENT DESIGN PRESSURE (p_{int})

SQ.FT. CALC'S

EXISTING GARAGE	480 SQ. FT.
REMODELED 2ND FLOOR LIVING	480 SQ. FT.
NEW COVERED PORCH	240 SQ. FT.
TOTAL UNDER ROOF	1,200 SQ. FT.
NEW UNCOVERED BALCONY	281 SQ. FT.



NOTE:
ALL INTERIOR DIMENSIONS ARE TO FINISHED WALL

ALL DIMENSIONS ARE APPROXIMATE AND TO BE FIELD VERIFIED

1ST FLOOR PLAN

1/8"=1'-0"

NOTE:
G.C TO FIELD VERIFY WINDOW/ DOOR SIZES PRIOR TO WINDOW/ DOOR PURCHASE.

LOCATIONS OF NEW REINFORCEMENTS MAY BE VARIED BY CONTRACTOR +/- 8" TO AVOID BLOCK WEBS AND/OR OTHER IMPEDIMENTS

EGRESS NOTE:
PER THE FLORIDA BUILDING CODE EXISTING, CHAPTER 6 SECTION 604, MEANS OF EGRESS, "REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS". EXISTING WINDOW OPENINGS WHICH DO NOT CURRENTLY MEET EGRESS WILL REMAIN UNMODIFIED. EXISTING DAMAGED WINDOWS TO BE REMOVED AND REPLACED WITH SAME SIZE OPENING.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SCOTT A. SANTOMAURO ON 2/22/2023 3:26 PM USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.



SCOTT A. SANTOMAURO, M.S., P.E.
FLORIDA REG. #65513

SHEET TITLE
FLOOR PLAN

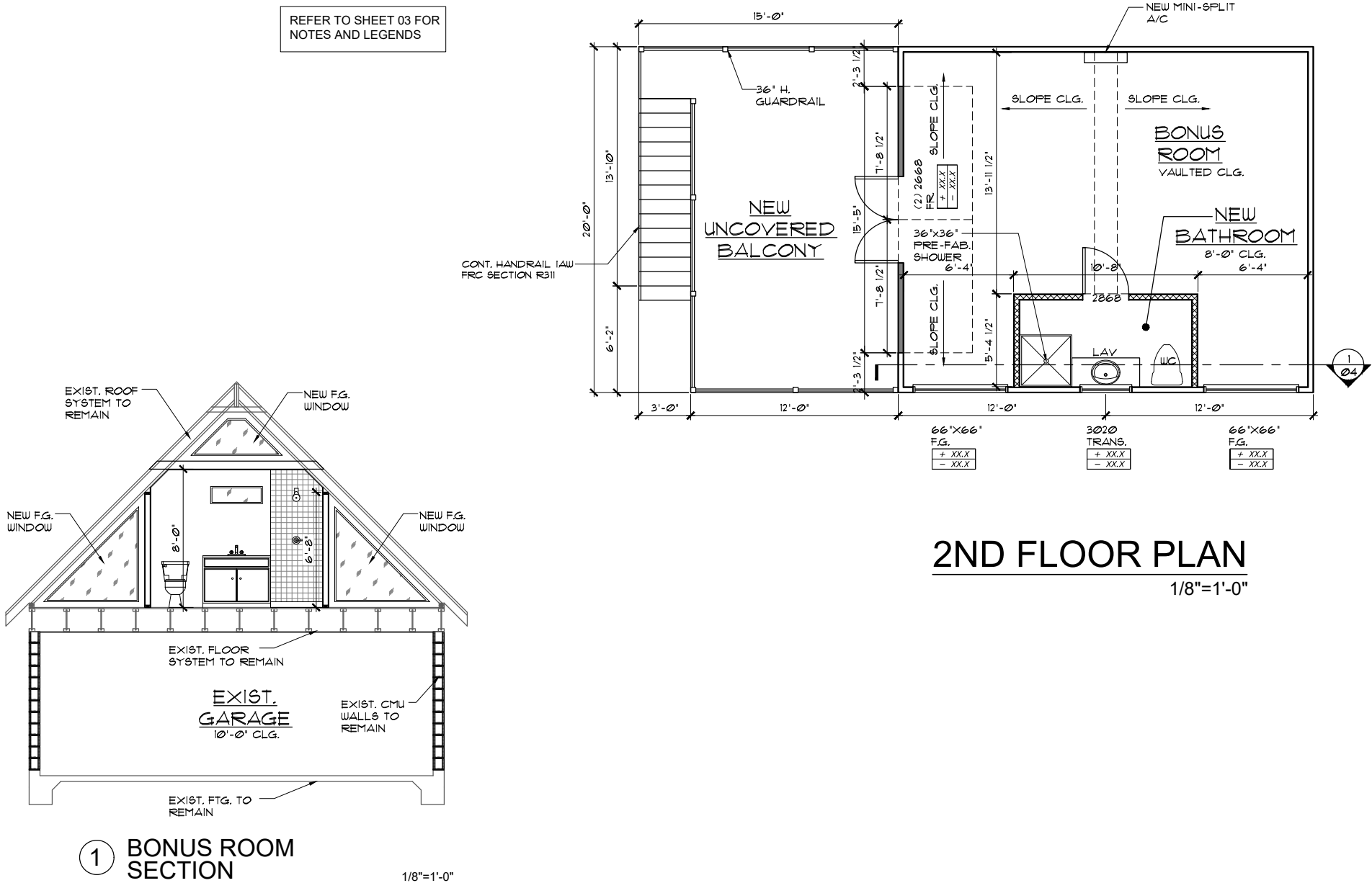
PROJECT
DISANTI RESIDENCE
1299 HARDIN ST.
WINTER PARK, FL 32789

CA#27371
PHONE: 321.251.6006
3662 AVALON PARK EAST BLVD.
SUITE 2072
ORLANDO, FL 32828

DBSS INC.
Engineering and Design Services

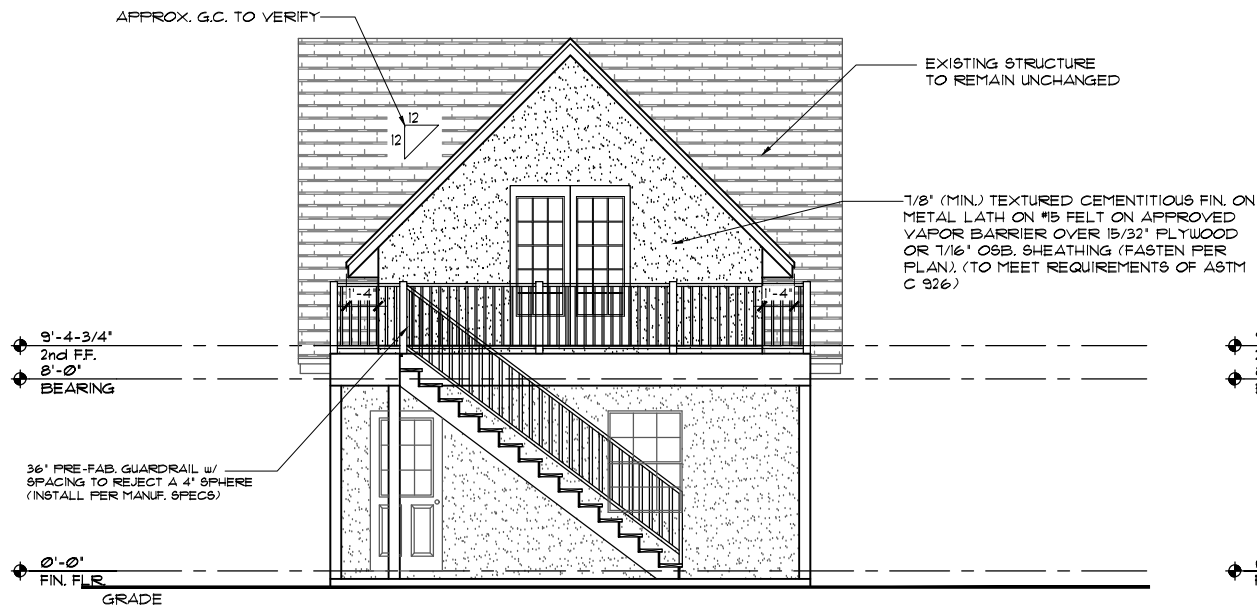
DESIGN	DRAWN	AC
CHECKED	SSPE	
JOB	DBSS - DISANTI	
SCALE	AS NOTED	
DATE	02.22.2023	

SHT 4 OF X
03

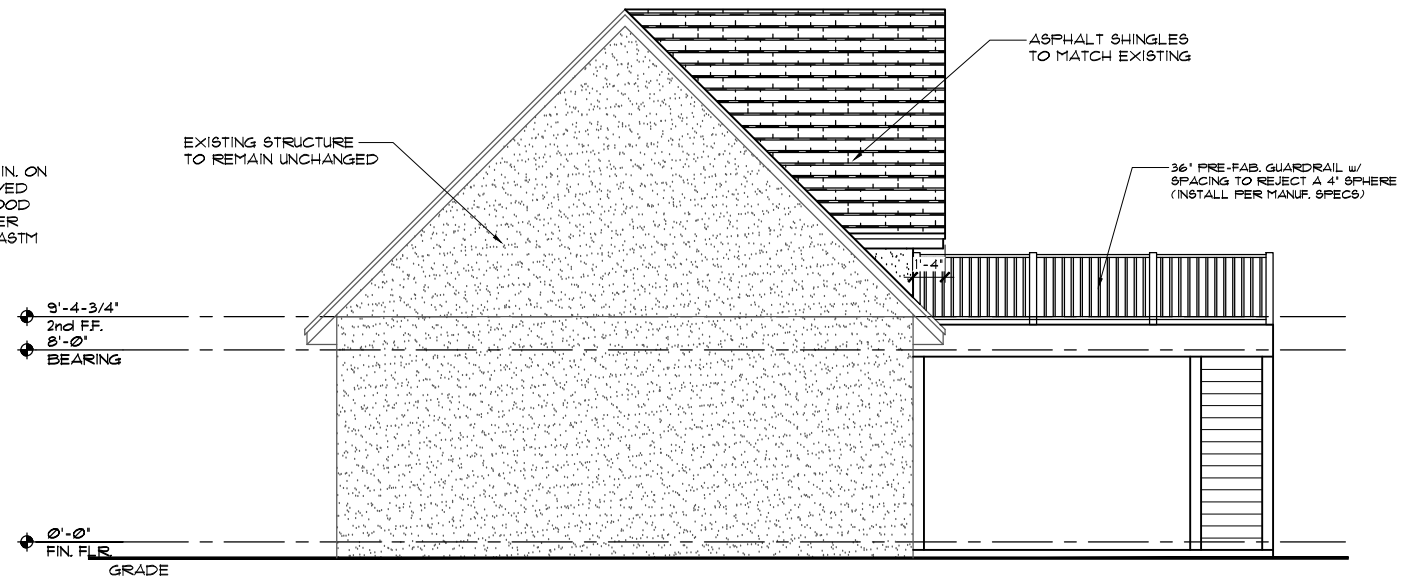




FRONT ELEVATION
1/8"=1'-0"

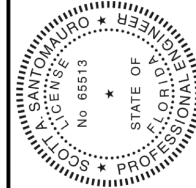


LEFT ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/8"=1'-0"

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY SCOTT A.
SANTOMAURO ON 2/22/2023 3:26 PM
USING A DIGITAL SIGNATURE. PRINTED
COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPY.



SCOTT A. SANTOMAURO, M.S., P.E.
FLORIDA REG. #65513

SHEET TITLE
EXTERIOR
ELEVATIONS

PROJECT
DISANTI RESIDENCE
1299 HARDIN ST.
WINTER PARK, FL 32789

CA#27371
PHONE: 321.251.6006
3662 AVALON PARK EAST BLVD.
SUITE 2072
ORLANDO, FL 32828
DBSS INC.
Engineering and Design Services

DESIGN
DRAWN
A/C
CHECKED
SSPE
JOB
DBSS - DISANTI
SCALE
AS NOTED
DATE
02.22.2023

SHT 6 OF X
05

After recording return to:
City Clerk
City of Winter Park
401 S. Park Avenue
Winter Park, FL 32789

RESOLUTION 2274-23

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1299 HARDING STREET, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1299 Harding Street with the existing home built in 1951 is an example of the architecture popular during that period.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1299 Harding Street as a historic resource on the Winter Park Register of Historic Places.

SECTION 2. That the City Commission of the City of Winter Park in consideration of this voluntary request for historic designation of this property has approved the designation with the setback variances as approved by the Historic Preservation Board to allow the expansions to the existing garage accessory for living space/exterior porch and notwithstanding limits on value of structures also deems this property to be eligible for the city historic preservation rehabilitation grants.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 28th day of June, 2023.

Phillip M. Anderson, Mayor

ATTEST:

Rene Cranis, City Clerk



City Commission agenda item

item type Public Hearings: Quasi-Judicial Matters (Public participation and comment on these matters must be in-person.)	meeting date June 28, 2023
prepared by Laura Halsey	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Tree Removal Permit Appeal - 1336 Palm Ave

motion / recommendation

Staff recommends the Commission uphold the denial.

background

Application for removal of a 29" dbh Live Oak was originally denied in November 2022 by City Arborist as the tree was in good health with good structure and ideally placed at the perimeter of the lot. The denial was upheld by the Tree Preservation Board in May 2023. The applicants have requested to bring the appeal before the City Commission.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[20230523 1336 Palm Ave Tree Removal Permit Appeal.pptx](#)

Tree Removal Permit Appeal: Case # 23-0001

- ▶ 1336 Palm Ave, Winter Park, FL 32789-1643
- ▶ Parcel ID #32-21-30-4538-06-060
- ▶ Zone: R-1A
- ▶ Tree Removal Permit Appealed: TRP-2022-0176

1336 Palm Ave 32-21-30-4538-06-060

Name(s):

Lahr Construction LLC

Physical Street Address:

1336 Palm Ave

Property Use:

0001 - Vacant Residential

Mailing Address On File:

2548 N Orange Blossom Trl Ste 800
Orlando, FL 32804-4814

[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park



1336 PALM AVE, WINTER PARK, FL 32789 2/8/2023 11:10 AM

[Upload Photos](#)

[View 2022 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

2023 Values will be available in August of 2023. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)

Property Description

LAKE KNOWLES TERRACE 2ND ADD K/78 LOT 6 BLK 6

Total Land Area

7,515 sqft (+/-) | 0.17 acres (+/-)

[GIS Calculated](#)

[Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	R-1A	1 LOT(S)	Working Value...	Working Value...	Working Value...	Working Value...

TRP-2022-0176

- ▶ Approved:
 - ▶ Laurel oaks 37", 15", 38", and 15"
- ▶ Denied:
 - ▶ Live oak 28"



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

Permit NO.: TRP-2022-0176 Permit IVR Number: 286291

Permit Type: **Tree Removal**
Work Classification: **Tree Removal**
Permit Status: **Issued**

Issue Date: 11/14/2022

Expiration: 11/14/2023

Location Address

1336 PALM AVE, WINTER PARK, FL 32789-1643

Parcel Number

302132453806060

Contacts

MIKE LAHR **Property Owner**
2548 N Orange Blossom TRL 800, Orlando, FL 32804
(407) 941-6316 mlahr@bahrhomes.com

Andy Sturup **Applicant**
2548 N Orange Blossom TRL 800, Orlando, FL 32854
(407) 941-6316 asturup@bahrhomes.com

DAVID MONTALTO **Applicant**
PO BOX 547103, ORLANDO, FL 32854
(321) 815-1001 dmonto@bahrhomes.com

Description: Approved: laurel oaks 37", 15" west wall, 38" in wooded deck, laurel oak 15" south
Denied: live oak 28"
Permit partially approved
Requires replanting of six Florida grade #1 3" minimum caliper approved shade tree(s) or twelve Florida grade #1 2" minimal caliper approved understory trees 30 days from removal.

A payment of \$11,550.00 may be made into the Tree Trust Fund in LIEU of replanting.

Valuation: \$ 0.00

Total Sq Feet: 0.00

Inspection Requests:

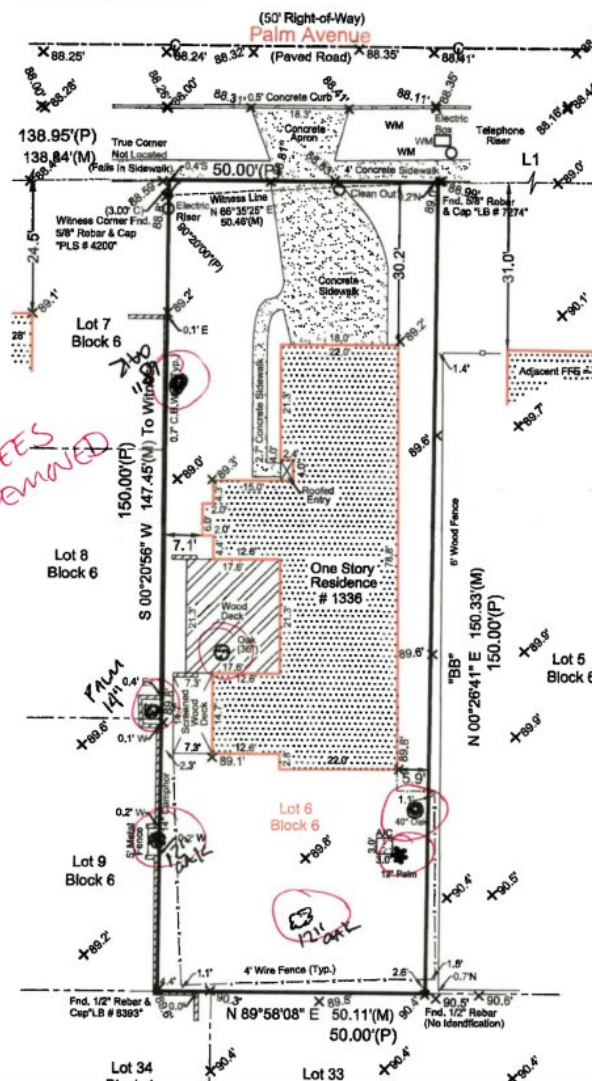
407-599-3350

Fees	Amount
Residential Tree Removal	\$35.00
Total:	\$35.00

Payments	Amt Paid
Total Fees	\$35.00
Credit Card	\$35.00
Amount Due:	\$0.00

Inspections:	
Inspection Type	IVR
Arborist Inspection	

* ALL TREES
TO BE REMOVED



TREE REMOVAL APPLICATION

STAFF COMMENTS & CONDITIONS OF APPROVAL

Power Line?* No

Zone Clearance Needed?* No

Please Specify Property Use:* Single Family D...

Tree(s) Information

Tree Species

Estimated DBH

Health

Reason for removal New Construction SFR

Species: *Quercus virginiana*
DBH: 28"



Nov. 11, 2022



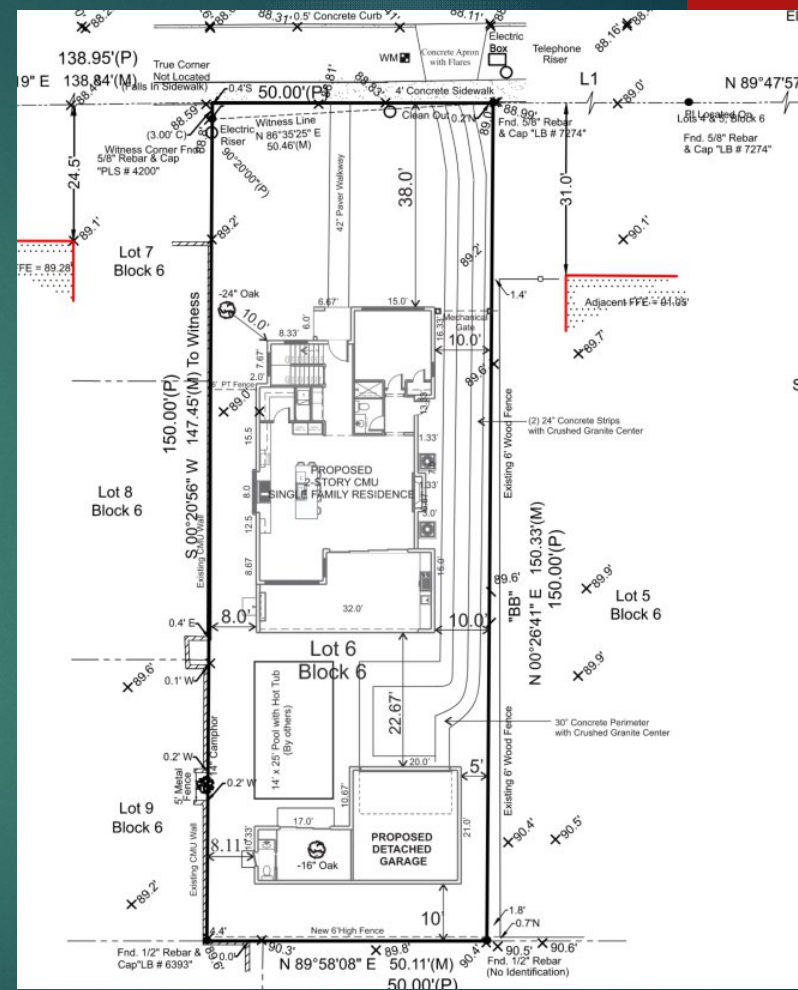
Nov. 28, 2022



Apr. 14, 2023



Apr. 14, 2023



- 
- ▶ Denial upheld by Tree Preservation Board on 23 May 2023.



City Commission **agenda item**

item type Public Hearings: Non-Quasi Judicial Matters (Public participation and comment on these matters may be virtual or in-person.)	meeting date June 28, 2023
prepared by Jeffrey Briggs	approved by
board approval	
strategic objective	

subject

Resolution 2275-23 - Providing notice to the public of a pending ordinance and directing staff to develop an ordinance to provide for certification of compliance of affordable housing projects and other land development regulations addressing affordable housing, mixed-use and multi-family projects.

motion / recommendation

Adoption of the Resolution.

background

Effective July 1, 2023, in the cases where 40% of the units will be affordable housing (Income less than 80% of median family) the City may not require any zoning approval, conditional use, special exception, etc. for such project on any land zoned commercial, industrial or mixed use. Projects would proceed directly to building permit. Additionally, the height of such project may be whatever the maximum currently allowed height exists within one mile of the project site.

There are no requirements to provide the City any documentation to substantiate that the required 40% of the units will be, in fact, affordable housing prior to issuance of the building permit or certificate of completion. There is also no requirement at any time during the 30 years following construction to provide any documentation to the City to substantiate that the project is, in fact, providing the required affordable housing. There are also no penalties for non-compliance.

Staff believes that if someone is permitted to use the state statute over-ride exemptions to city height limits, then the project must provide documentation to substantiate that status as a bona-fide affordable housing development. The staff will be proposing an amendment to the City Code to provide for required documentation to assure compliance with the provision of the required affordable housing. This would not be

substantially different than the documentation required to be provided to HUD/FHA for public housing or to the Winter Park Housing Authority to establish eligibility for those affordable housing units.

The Resolution (prepared by the city attorney) is to provide notice of such "legislation in progress" as a means of insuring that any such development is aware of the need to conform to such requirements, as may be adopted.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Resolution 2275-23 Pending_Ordinance_Doctrine_Resolution_6-21-2023.doc](#)

RESOLUTION 2275-23

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING NOTICE TO THE PUBLIC OF A PENDING ORDINANCE AND DIRECTING STAFF TO DEVELOP AND PROCESS FOR ADOPTION AN ORDINANCE TO PROVIDE FOR CERTIFICATION OF COMPLIANCE OF AFFORDABLE HOUSING PROJECTS AND OTHER LAND DEVELOPMENT REGULATIONS ADDRESSING AFFORDABLE HOUSING, MIXED-USE AND MULTI-FAMILY PROJECTS.

WHEREAS, recent amendments to State Statutes as set forth in Chapter 2023-17, Laws of Florida will preempt some provisions of local comprehensive plans, zoning and land development regulation provisions for certain mixed-use projects and multi-family projects having at least 40 percent of residential units within a project being affordable housing units for at least a 30-year period; and

WHEREAS, Chapter 2023-17, Laws of Florida does not articulate how a proposed development is intended to evidence compliance with the affordable housing requirements necessary to benefit from the preemptions afforded under Chapter 2023-17, including prior to issuance of building permit or certificate of completion, or at any time during the minimum 30 years period provided for in Chapter 2023-17, Laws of Florida, or set forth any penalties for non-compliance and such should be required in order to ensure that the purpose of Chapter 2023-17, Laws of Florida is achieved;

WHEREAS, the City staff is directed to prepare and process an ordinance to create land development regulations to require evidence of and ensure compliance with the affordable housing criteria as needed for a development to benefit from the preemptions afforded under Chapter 2023-17, Laws of Florida and other land development regulations addressing affordable housing, mixed-use and multi-family projects; and

WHEREAS, the goal is to have such pending ordinance considered and adopted within six (6) months from the effective date of this Resolution; and

WHEREAS, the City wishes to place the public and all parties on notice that the City is considering land development regulation amendments addressing the aforesaid matters; and

WHEREAS, pursuant to the pending legislation doctrine (or pending ordinance doctrine) set forth in *Smith v. City of Clearwater*, 383 So. 2d 681 (Fla. 2d DCA 1980), the City declares and implements the pending ordinance doctrine concerning the zoning and land development regulations governing properties and proposed affordable housing projects, mixed-use projects and multi-family projects located within the City limits; and

WHEREAS, property owners and developers should be aware that provisions of the pending ordinance not yet adopted by the City may be applied to any proposed development and/or development order applications delayed until the adoption and effectiveness of such ordinance; thus property owners and developers should not rely on existing land development regulations in making investment and development related decisions; and

WHEREAS, the City Commission in good faith determines that this Resolution is in the best interest of the City and its residents and promotes the health, safety and welfare of the public.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. The above recitals constitute legislative findings of the City Commission and are incorporated herein as material provisions by this reference.

SECTION 2. The City staff is directed to prepare and process an ordinance to create land development regulations to require evidence of and ensure compliance with the affordable housing criteria as needed for a development to benefit from the preemptions afforded under Chapter 203-17, Laws of Florida and other land development regulations addressing affordable housing, mixed-use and multi-family projects. The City hereby implements the "pending legislation doctrine" in regards to such pending ordinance, and property owners and developers are hereby placed on notice of the same and of the recitals set forth in this Resolution.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 28th day of June 2023.

Phillip Anderson, Mayor

ATTEST:

Rene Cranis, City Clerk



City Commission agenda item

item type Public Hearings: Non-Quasi Judicial Matters (Public participation and comment on these matters may be virtual or in-person.)	meeting date June 28, 2023
prepared by Wes Hamil	approved by Wes Hamil, Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Financial stewardship and accountability	

subject

Ordinance - Amending Chapter 102 of the City Code modifying the method of calculation and collection of stormwater management utility fees. (1st reading)

motion / recommendation

Approve ordinance changing the method of collection for stormwater fees from the utility bill to the property tax bill and modifying the method of calculating stormwater fees.

background

On February 22, 2023, the City Commission adopted a resolution stating its intent to use non-ad valorem assessments to collect stormwater charges. The attached amending ordinance will modify the original ordinance establishing the stormwater fee which called for collecting the fee on the utility bill. In addition, staff is proposing the current stormwater fee structure with different rates for different ranges of impervious surface area be replaced with a flat per square foot charge that would apply to all properties.

The main advantages of a flat charge per square foot of impervious surface area are simplicity in calculating the charge; easier to apply technology such as GIS, aerial photos, and permit records; and equitability among all property owners in the City. The main disadvantage is this would result in a higher charge for most residential property owners. Attached is a comparison of the monthly stormwater charge for each class and the proposed charge at a rate of \$0.005/square foot of impervious surface area (the current average for all property classes). Property owners with less impervious surface area would see a decrease in their fees while those with more impervious surface area would see an increase in fees which escalates as impervious surface area increases. Commercial properties are currently billed at \$0.0055/square foot so, a rate of \$0.005

would be a decrease for those property owners.

Overall, the application of a rate of \$0.005/square foot is projected to increase net stormwater revenue to the City by about \$600,000. This results from increasing the rate for residential property owners with more impervious surface area and using the property tax bill which better ensures all properties within the City pay the applicable stormwater charges whether there is an associated utility account or not. The actual additional revenue is anticipated to be lower as we go through this process for the first time and get the proposed assessments on the Notice of Proposed Property Taxes that go to property owners in August. There will be questions from property owners who have not been billed for stormwater charges in the past and adjustments will be made where applicable.

The proposed FY 2024 stormwater budget will include a recommendation to increase fees by 8% if the current stormwater fee structure is retained. This rate increase only provides enough additional revenue to continue to fund status quo operations. A flat fee of \$0.005/square foot of impervious surface area would negate the need for this increase.

In addition to passing the attached ordinance, our next steps in this process will be as follows:

1. Staff sends list of preliminary assessments by parcel ID to the Property Appraiser by July 3
2. Staff sends letters to all property owners in Winter Park advising them of their assessment and the date for a public hearing at which the assessment roll will be approved by the City Commission. This letter will also advise property owners of their right to appear at the hearing and to file written objections within 20 days of the notice. This letter must be sent out 20 days prior to the public hearing for the assessment roll.
3. City Commission approves the stormwater assessment roll by resolution which must be sent to the Property Appraiser by September 15
4. Billing for stormwater fees is transitioned from the utility bill to the property tax bill effective October 1

alternatives / other considerations

Continue to bill stormwater services on the utility bill

Revise the proposed rate of \$0.005/square foot of impervious surface area

fiscal impact

Projected additional stormwater revenue from moving stormwater fees to the property tax bill and using a flat charge of \$0.005/square foot of impervious surface area is \$600,000

ATTACHMENTS:

[Ord - non-ad valorem stormwater assessment.doc](#)

ATTACHMENTS:

[Backup for June 28 Commission Meeting.pdf](#)

ORDINANCE 23-__

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA , AMENDING ARTICLE V OF CHAPTER 102 OF THE WINTER PARK CODE OF ORDINANCES, MODIFYING THE METHOD OF CALCULATION AND COLLECTION OF STORMWATER MANAGEMENT UTILITY FEES; AND PROVIDING FOR CODIFICATION, INCONSISTENCY, SEVERABILITY, AND AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the City of Winter Park (hereinafter referred to as the “City”) enacted Ordinance No. 1832 on July 25th, 1989, to establish a stormwater management utility fee program for the purpose of generating additional funding for stormwater management; and

WHEREAS, the City Commission desires to update the method of collecting and calculating stormwater management utility fees; and

WHEREAS, in accordance with the City of Winter Park Resolution No. 2268-23, this Ordinance will enable stormwater management utility fees to be collected through the uniform method for the levy, collection, and enforcement of non-ad valorem assessments established in § 197.3632, Florida Statutes, which authorizes local governments to use non-ad valorem assessments for any assessment levied pursuant to local government ordinance; and

WHEREAS, the City Commission of the City of Winter Park finds that the provisions of this Ordinance are in the best interests of the citizens of the City of Winter Park and that such provisions are necessary for the health, safety, and welfare of the citizens of the City of Winter Park.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

SECTION I: Recitals. The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings of the City Commission of the City of Winter Park.

SECTION II: Amendment. Article V of Section 102 of the Code of Ordinances, City of Winter Park, Florida, is hereby amended to reads as follows (underlined language are additions; ~~stricken through~~ language are deletions; stars **** indicate breaks between sections, subsections, or paragraphs and do not indicate changes to the City Code; and provisions that are not shown or not otherwise underlined or stricken are not being amended):

ARTICLE V. - STORMWATER MANAGEMENT UTILITY

DIVISION 1. – GENERALLY

Sec. 102-156. - Definitions.

Dwelling unit means one or more rooms with bathroom and kitchen facilities designed for occupancy by one family.

~~*Equivalent residential unit (ERU)* means the basic unit for the computation of stormwater utility fees. Single family and multifamily properties, based on data for the city, have an average impervious area of 2324 square feet. Nonresidential/commercial properties will have ERUs computed using the following formula:~~

$$\text{No. of ERUs} = \text{Impervious Area (Sq. Ft.)} / 2324 \text{ Sq. Ft.}$$

Feepayer means the owner ~~or occupant~~ of real property in the city which contributes stormwater runoff to and which benefits from the city's stormwater management system.

Sec. 102-160. Authority for fees.

(a) *Generally.* The stormwater management utility is empowered by this article to recommend charges for the use of and discharge to the city's stormwater management system. Such charges shall be based on the cost of providing stormwater management services to all properties within the city and may be different for properties receiving different classes of service. The city commission shall adopt and

revise from time to time a schedule of stormwater utility fees for stormwater management services to cover funding requirements of utility operations.

(b) *Rates for stormwater management service.* There is levied against all feepayers for all real property in the city which contributes stormwater runoff to and which benefit from the city's stormwater management system a ~~monthly~~ yearly stormwater utility fee non-ad valorem assessment in accordance with the following definitions, methodology and schedule:

~~(1) — *Single family property utility fees.* Single family residential properties shall be divided into classifications based upon their impervious area, and the rate imposed shall be in accordance with the schedule set out in this article. The classifications shall be made utilizing the impervious area data as reflected in the records of the property appraiser for the county, recognizing that such records do not reflect impervious areas for residential driveways, walks and similar improvements.~~

~~(2) — *Multifamily property stormwater utility fees.* Each separate apartment, condominium and duplex dwelling unit shall be considered as a class 2 single family residential unit and the fee imposed shall be equal to the fee charged for such class 2 single family residential unit.~~

~~(3) — *Nonresidential/commercial property:* The monthly stormwater utility fee for nonresidential/commercial property shall be charged on the basis of the impervious area on the property in accordance with the following formula:~~

~~Impervious Area (Sq. Ft.) / 2324 Sq. Ft. = Number of ERUs~~

~~Monthly Service Charge = (No. ERUs) × (Rate/ERU)~~

~~A minimum value of 1.0 ERU shall be assigned to each nonresidential/commercial property. The impervious area of each nonresidential/commercial property shall be determined by the director of public works or his designee. The number of ERUs shall be determined and rounded to the~~

~~nearest one-tenth of an ERU. The value of 2,324 square feet of impervious area per ERU is an average obtained using data for the city..~~

(1) Fee calculation basis. The yearly stormwater utility fee assessment for all properties will be calculated on the basis of the square footage of impervious area on the property. The square footage of impervious area will be multiplied by the fee set by the fee schedule in section 102-161 to determine the total fee assessed. For condominiums in which units are individually owned but a common area is shared, the fee calculated based on total square footage of impervious area for all units and common areas will be divided by the number of individual units, and each individual unit will be assessed the quotient.

~~(4)~~ (2) Application to all developed properties. Stormwater utility fees shall apply to all properties within the city, including those properties classified as nonprofit or tax-exempt for ad valorem tax purposes. It shall apply to all governmental property, including properties of the city, such as city-owned buildings, parks and other properties, but shall not include any public right-of-way.

~~(5)~~ (3) Undeveloped property. Stormwater utility fees shall not be levied against undeveloped property that has not been altered from the natural state as defined under the term "impervious area" under section 102-156. Farmland, gardens and landscaped areas shall also be exempt except for any roads, parking or structures associated therewith.

~~(6)~~ (4) Credits. A feepayer may obtain credit against a portion of the ~~monthly~~ annual stormwater utility fee by the construction and maintenance of onsite stormwater retention facilities serving the property for which credit is sought or for properties demonstrating that they are not significantly contributing runoff to or benefitting from the city's stormwater management system. Credits shall not be allowed for single-family or multifamily properties. Credits for nonresidential/commercial properties shall not be allowed for stormwater retention facilities which retain less than the first one-half inch of runoff from all impervious surfaces. A credit

equal to ten percent of the ~~monthly~~ annual stormwater utility fee shall be allowed for onsite stormwater retention facilities retaining the first one-half inch of stormwater runoff from onsite impervious surfaces, and a credit equal to 20 percent of the ~~monthly~~ annual stormwater utility fee shall be allowed for onsite stormwater retention facilities retaining the first one inch or more of stormwater runoff from onsite impervious surfaces. In no event shall the credits allowed under this subsection in the aggregate exceed 50 percent of the ~~monthly~~ annual stormwater utility fee.

(c) *Billing.* The stormwater utility fees imposed by this article ~~shall~~ will be assessed to each property owner by the Florida uniform method of collecting non-ad valorem assessments provided for in section 197.3632, Florida Statutes, as may be amended or transferred. Commencing with the Ad Valorem Tax Bill for tax year 2023, stormwater utility fees will be levied each year thereafter. ~~billed in conjunction with the monthly utility bill issued by the city's utility billing section. Such fees shall be due and payable at the same time and in the same manner and subject to the same penalties as other utility fees. If a property shall not have utility service at the time of the adoption of the ordinance from which this section is derived but is deemed to be contributing runoff to or benefitting from the city's stormwater management system, a new account shall be developed and that property shall be billed separately for the stormwater management charges.~~

Sec. 102-161. Computation of fees.

The amount of the ~~monthly~~ annually assessed stormwater utility fee ~~shall~~ will be determined in accordance with the following fee schedules, ~~with the monthly fee to be charged for each equivalent residential unit (ERU) to be \$3.00;~~ and such fee schedule may be amended from time to time by the city commission:

FEE SCHEDULE

Fee per square foot of impervious surface area: \$0.005

Land Use Type	Fee
---------------	-----

Single family residential property (based upon sq. ft. of impervious area):	
Class 1 (1,099 and smaller)	\$2.00
Class 2 (1,100 — 1,699)	\$2.50
Class 3 (1,700 — 2,299)	\$3.00
Class 4 (2,300 — 2,899)	\$3.50
Class 5 (2,900 — 3,499)	\$4.00
Class 6 (3,500 — 4,099)	\$4.50
Class 7 (4,100 — 4,699)	\$5.00
Class 8 (4,700 — 5,299)	\$5.50
Class 9 (5,300 and higher)	\$6.00
Multifamily residential property:	
Duplex, per dwelling unit	\$2.50
Condominium unit, per dwelling unit	\$2.50
Apartment unit, per dwelling unit	\$2.50
Nonresidential/commercial property:	
Per ERU	\$3.00

Sec. 102-164. — Delinquent charges; liens.

The city shall have a lien upon the property for which the stormwater utility fee is assessed for any and all delinquent or unpaid stormwater management utility fees. Enforcement and foreclosure of the lien shall

~~be as provided by law. The city shall be entitled to collect reasonable attorneys' fees from any feepayer, customer or property owner for services rendered by the city attorney in the collection of such charges or in the institution and prosecution of any foreclosure proceedings.~~

~~Secs. 102.165—102.175, 102.164—102.175, - Reserved.~~

SECTION III: Inconsistency. If any Ordinances or parts of Ordinances are in conflict herewith, this Ordinance will govern and control to the extent of any such conflict.

SECTION IV: Severability. If any portion of this Ordinance is determined to be void, unconstitutional, or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

SECTION V: Codification. Section II of this Ordinance will be codified and made a part of the City of Winter Park Code of Ordinances; the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and the word “*Ordinance*” may be changed to “*Section*,” “*Article*,” “*Division*” or another appropriate word. The City Clerk is given liberal authority to correct scrivener’s errors such as incorrect Code cross-references and grammatical, typographical, and similar errors when codifying this Ordinance.

SECTION VI: Effective Date. This Ordinance will become effective immediately following approval by the City Commission at its second reading.

PASSED AND ADOPTED on first reading this ____ day of _____ 2023.

PASSED AND ADOPTED on second reading this ____ day of _____ 2023.

**CITY COMMISSION
CITY OF WINTER PARK, FLORIDA**

By: Phil Anderson, Mayor

ATTEST:

Rene Cranis, City Clerk, MMC

Current Stormwater Fee Rate Structure with Proposed 8% Increase

City Rate Code	Square Foot Range	Number of Customers in Class	Mid Point Square Footage	Rate per Square Foot at	Current Monthly	Proposed Charge Based on \$0.005/Square Foot	Change in
				Mid Point of Range	Charge with 8% Increase	Applied to Mid Point Square Footage	Monthly Stormwater Fee
Single family residential property:							
CL1	SL1 1,0009 - SMALLER	153	550	\$0.0132	\$7.85	\$2.75	(5.10)
CL2	CL2 1,100 - 1,699	413	1400	\$0.0065	\$9.81	\$7.00	(2.81)
CL3	CL3 1,700 - 2,299	855	2000	\$0.0055	\$11.77	\$10.00	(1.77)
CL4	CL4 2,300 - 2,899	996	2600	\$0.0049	\$13.77	\$13.00	(0.77)
CL5	CL5 2,900 - 3,499	998	3200	\$0.0046	\$15.72	\$16.00	0.28
CL6	CL6 3,500 - 4,099	922	3800	\$0.0043	\$17.68	\$19.00	1.32
CL7	CL7 4,100 - 4,699	899	4400	\$0.0041	\$19.67	\$22.00	2.33
CL8	CL8 4,700 - 5,299	828	5000	\$0.0040	\$21.62	\$25.00	3.38
CL9	CL9 5,300 - 5,899	613	5600	\$0.0039	\$23.58	\$28.00	4.42
CL10	CL10 5,900 - 6,499	471	6200	\$0.0039	\$25.79	\$31.00	5.21
CL11	CL11 6,500 - 7,099	247	6800	\$0.0037	\$27.53	\$34.00	6.47
CL12	CL12 7,100 - 7,699	356	7400	\$0.0037	\$29.49	\$37.00	7.51
CL13	CL13 7,700 - 8,299	203	8000	\$0.0036	\$31.45	\$40.00	8.55
CL14	CL14 8,300 - 8,899	150	8600	\$0.0036	\$33.42	\$43.00	9.58
CL15	CL15 8,900 - LARGER	546	12000	\$0.0027	\$35.39	\$60.00	24.61
CLNR	CL NON-RESIDENTIAL PER ERU	1004	2324	\$0.0055	\$13.77	\$11.62	(2.15)
SUUN	ML/COND PER UNIT	1031	1400	\$0.0065	\$9.81	\$7.00	(2.81)
Average per square foot				\$0.0050			

