



community  
redevelopment agency  
(cra)  
**agenda**

**Community Redevelopment  
Agency Regular Meeting  
February 24, 2021  
2:45 pm  
WP Community Center  
721 W. New England Avenue**

| mayor & commissioners    |                           |                      |                          |                       |
|--------------------------|---------------------------|----------------------|--------------------------|-----------------------|
| seat 1<br>Marty Sullivan | seat 2<br>Sheila DeCiccio | Mayor<br>Steve Leary | seat 3<br>Carolyn Cooper | seat 4<br>Todd Weaver |

## welcome

Welcome to the City of Winter Park City Commission meeting. The agenda for regularly scheduled Commission meetings is posted outside City Hall the Tuesday before the meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at [cityofwinterpark.org](http://cityofwinterpark.org).

## meeting procedures

Please see the link below for instructions on providing public comment:  
<https://cityofwinterpark.org/cclive>. If you would like to provide comments prior to the meeting, please send them to [MayorAndCommissioners@cityofwinterpark.org](mailto:MayorAndCommissioners@cityofwinterpark.org). These comments will be received by the City Commissioners and staff, however, will not be read publicly into the record during the meeting. This is consistent with our normal procedures for emails received prior to a City Commission meeting.

## agenda

\*times are projected and  
subject to change

- 1. Meeting Called to Order**
- 2. Citizen Comments (items not on the agenda)**
- 3. Consent Agenda**
  - [Approve the minutes of January 13, 2021](#)

1 minute

#### **4. Discussion Items**

#### **5. Action Items**

- |   |            |
|---|------------|
| a. <a href="#">Purchase Agreement for 901 W. Fairbanks Avenue, Winter Park, FL 32789, and discussion of additional properties along Fairbanks Avenue.</a> | 20 Minutes |
| b. <a href="#">Proceed to negotiate purchase agreement for 929 - 957 W. Fairbanks Ave.</a>  | 10 Minutes |

#### **6. Adjournment**

appeals and assistance

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"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105)

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



Community  
Redevelopment  
Agency (CRA)

# agenda item

|                     |                |              |                               |
|---------------------|----------------|--------------|-------------------------------|
| item type           | Consent Agenda | meeting date | February 24, 2021             |
| prepared by         | Rene Cranis    | approved by  | Michelle Neuner, Randy Knight |
| board approval      | Completed      |              |                               |
| strategic objective |                |              |                               |

**subject**

Approve the minutes of January 13, 2021

**motion / recommendation**

**background**

**alternatives / other considerations**

**fiscal impact**

**ATTACHMENTS:**

[CRA 011321.pdf](#)



# CRA Agency Regular Meeting Minutes

January 13, 2021 at 2:00 p.m.

Winter Park Community Center  
721 W. New England Avenue | Winter Park, Florida

## Present

Mayor Steven Leary  
Commissioner Marty Sullivan  
Commissioner Sheila DeCiccio  
Commissioner Carolyn Cooper  
Commissioner Todd Weaver  
Orange County Representative Hal George

City Manager Randy Knight  
City Attorney Kurt Ardaman  
City Clerk Rene Cranis

## 1) Meeting Called to Order

Mayor Leary called the meeting to order at 2:00. Commissioner Cooper requested time at the end of the agenda for new business.

## 2) Citizen Comments (Items not on the agenda)

Greg Seidel, 1251 Lakeview Drive, addressed parking needs at MLK Park and the Library and Event Center and urged the commission to look at needs and options before the Center opens and move forward with using CRA funds to provide parking for the park and the Center.

Lawanda Thompson, 664 W. Lyman, spoke about the 1619 Fest, part of the celebration of Black History Month, which includes a 5-k race. She asked for financial assistance (\$5,000) to cover some of the Police and Fire Department costs of the race.

These items were discussed at the end of this meeting.

## 3) Consent Agenda

- a. Approve the minutes of August 12, 2020
- b. Approve the minutes of October 8, 2020

**Motion made by Commissioner Cooper to approve the Consent Agenda with the addition of the CRA budget to the minutes of the August 12, 2020 meeting; seconded by Mayor Leary.** There were no public comments. **Motion carried unanimously with a 6 – 0 vote.**

## 4) Action Items

a. Municipal Area Public Wi-Fi Expansion

Assistant Division Director of Economic Development/CRA Kyle gave a presentation on the proposed expansion project to provide coverage for South Park Avenue and New England Avenue. The Economic Recovery Task Force and Economic Development Advisory Board recommend approval at a cost of \$175,000.

Commissioner Cooper asked that staff provide the cost to extend coverage to Winter Park Village given the proposed redevelopment and senior housing along the path to the Village. Mr. Dudgeon said staff will research and provide the cost.

**Motion made by Mayor Leary to approve the expansion of public Wi-Fi within the downtown core; seconded by Commissioner Cooper.** There were no public comments. **Upon a roll call vote, Mayor Leary, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mr. George voted yes. Motion carried unanimously with a 6-0 vote.**

b. Central Park stage improvements

Mr. Dudgeon reviewed the design concepts and advised that the CRA Advisory Board recommended approval of the train station design and also to reconsider public restrooms in the downtown area.

Commissioner Cooper commented on the ordinance that requires a referendum to add a building in and adjacent to Central Park.

Discussion followed on design aspects such as acoustics, location of the stage, line of sight, alternative locations for a public restroom including the train station.

**Motion made by Commissioner Cooper to move forward with public participation to select one of the two designs; seconded by Commissioner Sullivan. (Replaced by motion below to approve the train station design.)**

**Motion made by Commissioner Sullivan to amend the motion to select the train station design. (Withdrawn).**

**Motion made by Commissioner Cooper to move forward with train station design; seconded by Mayor Leary.**

In response to questions, Mr. Knight explained that the ordinance prohibits new structures on city-owned land in or adjacent to Central Park (bounded by Canton, Park, New England and New York Avenues) however, the ordinance could be modified.

**Upon a roll call vote on the motion to move forward with the train station design. Mayor Leary, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mr. George voted yes. Motion carried unanimously with a 6-0 vote.**

## **5) Discussion Items**

### **a. Shady Park improvements**

Mr. Dudgeon reviewed the proposed improvements to Shady Park which include removal of the splash pad to something more usable, lighting improvements and buffered parking. He advised that the plan received support from the CRA Advisory Board and Parks and Recreation Board and discussion followed on the splash pad and maintenance and sanitary concerns and on tree replanting.

## **2) Citizen Comments (Continued)**

After discussion on Mrs. Thompson's request for financial assistance, consensus was to assist with police and fire costs for the 5k run.

Mayor Leary addressed Mr. Seidel's comments regarding parking at the new library and event center. He suggested waiting until the center is open for a year to determine whether a parking garage is needed. After discussion, consensus was to delay until parking needs are determined.

Commissioner Cooper asked for an update on the use of TIF funds if needed for future library needs and on programs and future needs of Habitat for Humanity and Housing Authority (on upcoming City Commission agenda). She asked to consider a resolution supporting reinstituting/refunding the QTI program at the State level.

## **6) Adjournment**

The meeting adjourned at 3:32 p.m.

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Mayor Steve Leary

ATTEST:

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City Clerk Rene Cranis



Community  
Redevelopment  
Agency (CRA)

# agenda item

|   |   |
|---|---|
| item type Action Items                                  | meeting date February 24, 2021            |
| prepared by Peter Moore                                 | approved by Michelle Neuner, Randy Knight |
| board approval Completed                                |   |
| strategic objective Investment in Public Infrastructure |   |

## subject

Purchase Agreement for 901 W. Fairbanks Avenue, Winter Park, FL 32789, and discussion of additional properties along Fairbanks Avenue.

## motion / recommendation

Approval of sale and purchase agreement of 901 W. Fairbanks Avenue property and business for \$750,000.

## background

The City Commission has discussed the possibility of improving traffic flow on Denning Drive and Fairbanks Avenue as well as expanding MLK Park by investigating potential acquisition of property along the north side of Fairbanks from Denning to Ward Avenue. Working with the brokerage agency, Jones Lang LaSalle (JLL), city staff has made a number of inquiries to property owners along the avenue to ascertain a willingness and price point for a sale. To date, staff has received interest from two property owners, 901 W. Fairbanks Avenue (Imperial Dry Cleaners) located at the corner of Denning and Fairbanks, and a larger parcel at 929 W. Fairbanks Avenue where Vines & Forks business is located. While negotiations are in progress for 929, the corner property at 901 W. Fairbanks is willing to sell. The purchase agreement is attached to this agenda item.

Acquiring the corner piece at Denning and Fairbanks is a critical component to any future road project that involves the rest of the properties in this area and acts as a cornerstone by adding space for a southbound right turn lane from Denning onto Fairbanks. This will relieve some vehicle stacking at the intersection by allowing approximately four vehicles to queue. Additional property acquisition over time will continue to benefit travel at the intersection.

Kimley-Horn ran a preliminary analysis for the addition of a 100' southbound right-turn

lane at the intersection of Fairbanks Avenue & Denning Drive and presented the following findings. The addition of the southbound right-turn lane on Denning Drive would reduce the overall delay at the intersection by two seconds per vehicle. The delay for the overall southbound approach would be reduced by 20 seconds per vehicle (on average). Since the 50<sup>th</sup> percentile queue for the adjacent southbound through movement is 300 feet in length, the southbound right-turn lane would be blocked at least half of the time. Occasionally, a vehicle making the southbound right-turn lane has the potential to access the southbound right-turn lane and turn right on red and save themselves as much as two minutes. Additional traffic improvements can be made with future land acquisitions but this acquisition is the cornerstone of the improvements.

The 1999 CRA Plan envisions property acquisition on the north side of Fairbanks Avenue, east of Orlando Avenue, for two purposes. The first is for improved road conditions. The second is for the potential expansion of Lake Island (MLK) Park. The purchase of 901 W. Fairbanks is in compliance with both of these items providing opportunities for enhanced traffic flow and future consideration of additional property adjacent to MLK Park.

The following is a summary of the purchase agreement:

- Purchase price of \$750,000. This includes a valuation of \$450,000 for the land, and \$300,000 for the business.
- Earnest money of \$25,000 will be fully refundable up till the end of the Inspection Period.
- Inspection Period of 90 days from date of execution of agreement by both parties.
- Closing will occur within 30 days of the expiration of the Inspection Period.

For discussion, staff has prepared conceptual sketches of what acquisition scenarios could look like along the northeast side of Fairbanks. One scenario assumes the acquisition of 901 and 929 and the other assumes we are also able to obtain 919 W. Fairbanks. Both scenarios show the addition of the southbound Denning right-turn lane. They also provide thought on how land purchases could add parking capacity and pedestrian and bicycle enhancement to the park.

### **alternatives / other considerations**

Do not consider purchase.

### **fiscal impact**

In Winter Park, recent sales have been closing between \$3-4 million per acre. The purchase property is 6,814 SF, or .16 of an acre. Attributing the land value (\$450,000) of the purchase agreement, values the property at \$2.9 million an acre or \$66 SF. The additional cost of acquiring the business was a condition of sale for the owner, which adds \$300,000 to the purchase price and an overall cost per acre valuation of \$4.8 million.



As the City Attorneys have explained at a prior Commission meeting, if a city chose to use eminent domain to acquire a property, it often has to pay a premium, valuing property at its highest and best use. Also, the law requires including the value of business damages in the acquisition when it comes to partial takings. While the city is not utilizing eminent domain in this case and is acquiring the entire site, staff is considering that an acquisition of this property would reasonably entail a premium. It should also be noted that the precedent for paying for a business was only reasonably considered as this is the corner lot and the lynchpin for further right-of-way enhancements.

The CRA had previously budgeted \$1 million to make enhancements to the Denning/Fairbanks intersection for the purpose of traffic and stormwater improvements. With CRA Agency approval, these funds can be utilized for that purpose.

ATTACHMENTS:

[Agreement for Sale and Purchase.pdf](#)

ATTACHMENTS:

[901 Fairbanks site specific map.pdf](#)

ATTACHMENTS:

[2021.02.03\\_Fairbanks & Denning\\_Conceptual Layout Two.pdf](#)

ATTACHMENTS:

[2021.02.03\\_Fairbanks & Denning\\_Conceptual Layout One.pdf](#)

## **AGREEMENT FOR SALE AND PURCHASE**

(901 W. Fairbanks)

(Property Appraiser Parcel # 01-22-29-4512-02-121)

**THIS AGREEMENT FOR SALE AND PURCHASE ("Agreement")** is made and entered into as of the Effective Date of this Agreement (as hereinafter defined), by and between the CITY OF WINTER PARK, a Florida municipal corporation ("**Purchaser**"), and ALLEN L. MILLS, BEVERLY C. MILLS, JAMES KEITH MILLS, individually and as Trustee of the James Keith Mills Revocable Trust Agreement dated July 28, 2005, ROBERTA MILLS, individually and as Trustee of the Roberta Mills Revocable Trust Agreement dated July 28, 2005 and IMPERIAL LAUNDRY & DRYCLEANING, INC., a Florida dissolved corporation (collectively, the "**Seller**").

### **WITNESSETH:**

**WHEREAS**, Seller is the fee simple owner of the real property more particularly described on Exhibit "A" attached hereto including all and singular the rights and appurtenances pertaining to the Property including without limitation, any and all improvements and fixtures situated thereon, all air or air space rights, all subsurface rights, all riparian rights, title and interest of Seller in and to adjacent roads, rights-of-way, alleys, drainage facilities, easements, utility facilities, impact fee credits, concurrency rights, development rights, sewer or water reservations or tap-in rights, studies, reports, plans and any and all similar development rights incident or related to the Property in any respect (the "**Real Property**"); and

**WHEREAS**, Seller is also the owner of certain assets used in or arising from the operation of the Imperial Laundry & Drycleaning facility and Seller will lose its business goodwill, be required to move and sell equipment, and close Seller's business at this location (**hereinafter collectively the "Business Property"**), which assets, losses and expenses include the loss of the goodwill that has been generated by serving the people of Winter Park since 1965 together with the furniture, fixtures and equipment, moving and sale of equipment, and closure of Seller's business. However, for purposes of this Agreement, the furniture, fixtures and equipment have no value. Accounts receivable and drycleaning supplies are not included as Business Property.

**WHEREAS**, the Real Property and the Business Property are hereinafter collectively referred to as the "**Property**".

**WHEREAS**, the Purchaser intends to use the Real Property to expand the existing right of way on Fairbanks Avenue and Purchaser's purchase and Seller's sale of the Property is to avoid eminent domain proceedings;

**WHEREAS**, Seller desires to sell the Property to Purchaser, and Purchaser desires to purchase the Property from Seller, upon and subject to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, for and in consideration of the premises, the payment of Ten and No/100 Dollars (\$10.00) in hand paid by Purchaser to Seller, the mutual covenants and agreements herein set forth, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties hereto, the parties hereto do hereby covenant and agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **AGREEMENT TO BUY AND SELL.** Seller agrees to sell to Purchaser and Purchaser agrees to purchase from Seller the Property in the manner and upon the terms and conditions set forth in this Agreement.

3. **EARNEST MONEY.**

A. Within five (5) business days after the Effective Date, Purchaser shall deliver to Fishback Law Firm (the "**Escrow Agent**") with notice to Seller an earnest money deposit in the amount of Twenty-Five Thousand and No/100 Dollars (\$25,000.00) (the "**Earnest Money Deposit**"), which Earnest Money Deposit shall be in the form of a federal wire transfer or cashier's check issued by a bank whose deposits are federally insured and that has an office for taking deposits in Orange County, Florida.

B. If the Earnest Money Deposit is not delivered by Purchaser to Escrow Agent in accordance with the time frame set forth herein, and such failure continues for a period of two (2) business days after written notice from Seller, then either party may terminate this Agreement by written notice to the other party. If this Agreement is so terminated, this Agreement shall be deemed to have terminated, and there shall be no remedy hereunder to either Seller or Purchaser other than the termination of this Agreement.

C. The Earnest Money Deposit shall be held in escrow by the Escrow Agent and invested in a non-interest-bearing account, and held and disbursed in accordance with the terms and provisions of this Agreement.

D. The Earnest Money Deposit shall become non-refundable to Purchaser following expiration of the Inspection Period, except by reason of an uncured Seller default hereunder.

4. **PURCHASE PRICE.** A combined purchase price to be paid by Purchaser to Seller for the Property shall be Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00) (the "**Purchase Price**"), with \$450,000.00 allocated to the sale and purchase of the Real Property and \$300,000.00 allocated to the sale and purchase of the Business Property. The Purchase Price shall be paid by Purchaser to Seller at the Closing by federal wire transfer of funds, subject to appropriate credits, adjustments and prorations as may be provided herein.

5. **INSPECTION PERIOD.**

A. Purchaser shall have ninety days after the Effective Date (the "**Inspection Period**"), to determine, in Purchaser's sole and absolute discretion, that the Property is suitable and satisfactory for Purchaser's Intended Use. Purchaser shall have the unconditional and absolute right to terminate this Agreement for any reason whatsoever during the Inspection Period. In order to terminate the Agreement, Purchaser must provide the Seller with written notice so stating no later than the expiration of the Inspection Period. If the Purchaser elects to terminate the Agreement during the Inspection Period, then Escrow Agent shall return the Earnest Money Deposit to Purchaser, and thereafter the parties shall have no further duties, obligations or responsibilities hereunder, except for those specified herein to survive termination of this Agreement.

B. From the Effective Date through Closing, Purchaser shall have the right of going upon the Real Property with its agents and engineers as needed to inspect, examine and otherwise undertake those actions which Purchaser, in its discretion and its sole cost and expense, deems necessary or desirable to determine the suitability of the Property for Purchaser's Intended Uses; including without limitation, the right to perform soil tests, borings, percolation tests, compaction tests, environmental tests, surveys and tests to obtain any other information relating to the surface, subsurface and topographic conditions of the Property. Purchaser shall promptly restore any physical damage caused to the Property by the aforesaid inspections, tests and other activities, and Purchaser shall indemnify and hold Seller harmless from and against any suits, claims, damages, costs, expenses and liabilities asserted against or incurred by Seller as a result of the exercise by Purchaser of its rights under this Section 5.B. The foregoing repair, indemnity and defense obligations do not apply to (a) any loss, liability cost or expense to the extent arising from or related to the acts or omissions of Seller, or its agents or consultants, (b) any diminution in value in the Property arising from or relating to matters discovered by Purchaser during its investigation of the Property, (c) any latent defects in the Property discovered by Purchaser, or (d) the release or spread of any Hazardous Substances (hereinafter defined) which are discovered (but not deposited) on or under the Property by Purchaser. The provisions of this Section 5.B shall survive the Closing or earlier termination of this Agreement until the later of: (i) expiration of all applicable statutes of limitations; (ii) and the final resolution of any claims, litigation and appeals that may have been made or filed.

C. Seller agrees to deliver or otherwise make available to Purchaser, within five (5) days after the Effective Date, what Seller believes to the best of Seller's knowledge to be copies in Seller's possession, if any, of environmental reports, permits, applications, remedial action plans, contamination assessment reports, notices and orders and determinations relating to any contamination or assessment or cleanup or monitoring of the Real Property, subdivision plans, development plans, technical data, studies, site plans, utility capacity information, soils reports, surveys, hydrological reports, zoning confirmations, concurrency information, and any other documentation pertaining to the Property which will facilitate Purchaser's investigation of the Property

during the Inspection Period. However, unintentional failure to deliver any or all of the foregoing shall not constitute a default or breach of this Agreement.

6. **SURVEY AND TITLE MATTERS.**

A. Within sixty (60) days after the Effective Date, Purchaser may, in Purchaser's sole discretion, and at Purchaser's expense, obtain a survey of the Property ("**Survey**") in a form sufficient to delete the standard survey exception from the Title Policy, certified to Purchaser and the Title Company (as hereinafter defined).

B. Within thirty (30) days after the Effective Date, Purchaser shall obtain, at Seller's expense, a current title insurance commitment for the Property ("**Title Commitment**") issued by Fishback Law Firm, as agent for Stewart Title Guaranty Company, or such other title insurance company acceptable to Purchaser ("**Title Company**"), and copies of all exceptions referred to therein. The Title Commitment shall obligate the Title Company to issue an Owners title insurance policy in favor of Purchaser for the amount of the Purchase Price (the "**Title Policy**"). The Title Policy shall insure Purchaser's fee simple title to the Property, subject only to the Permitted Exceptions, as hereinafter defined.

C. Within twenty (20) days after the receipt of each of the Title Commitment and Survey, Purchaser shall provide Seller with notice of any matters set forth in the Title Commitment or Survey (as applicable) which are unacceptable to Purchaser ("**Title Defects**"). Any matters set forth in the Title Commitment or Survey to which Purchaser does not timely object shall be referred to collectively herein as the "**Permitted Exceptions**".

D. Within five (5) business days after receipt of notice from Purchaser, Seller shall notify Purchaser whether Seller will attempt to cure such Title Defects. In the event Seller fails to notify Purchaser of its intent to cure the Title Defects within said five (5) business day period, Seller shall be deemed to have refused to cure the Title Defects. If Seller elects to attempt to cure such Title Defects, Seller shall have sixty (60) days in which to use its best efforts to cure such Title Defects to the satisfaction of the Purchaser and the Title Company; provided, however, Seller shall not be obligated to bring suit or expend funds to cure any Title Defects. In the event Seller refuses or fails to cure any Title Defect as set forth hereinabove, then Purchaser, at its option, by providing Seller with written notice within five (5) business days after the expiration of the applicable period as described above, but in no event later than expiration of the Inspection Period, may (i) terminate this Agreement, and no party hereto shall have any further rights, obligations or liability hereunder except as expressly provided otherwise whereupon all Earnest Money Deposit shall be returned to Purchaser; or (ii) accept title to the Property subject to such Title Defect without reduction of the Purchase Price and proceed to Closing.

7. **CONDITIONS TO CLOSING.**

A. Purchaser's obligation to purchase the Property shall be expressly conditioned upon the fulfillment of each of the following conditions precedent (the "**Closing Conditions**"):

1. The City Commission of Purchaser approving this Contract, which the Purchaser's staff shall place on the Commission agenda within thirty days of execution by Seller of this Agreement.

2. The representations and warranties of Seller contained in this Agreement shall be true and correct as of the Closing Date.

3. Seller shall have performed and complied with all covenants and agreements contained herein which are to be performed and complied with by Seller at or prior to Closing.

B. In the event any of the foregoing Closing Conditions are not satisfied to the Purchaser's reasonable satisfaction prior to the Closing Date, then Purchaser shall provide Seller with written notice thereof, and Purchaser shall have the right, but not obligation, to terminate this Agreement whereupon Escrow Agent shall pay the Purchaser the Earnest Money Deposit within five (5) days of the termination.

8. **CLOSING.**

A. Closing Date. Subject to satisfaction of the Closing Conditions, the Property shall be closed thirty (30) days after the expiration of the Inspection Period (the "**Closing**" or "**Closing Date**") at the offices Fishback Law Firm., 1947 Lee Road, Winter Park, Florida 32789, or the parties may, at their election, effectuate the closing by mail.

B. Conveyance of Real Property. At Closing, Seller shall execute and deliver to Purchaser a Warranty Deed ("**Deed**") conveying fee simple record title to the Real Property to Purchaser, free and clear of all liens, special assessments, easements, reservations, restrictions and encumbrances whatsoever, excepting only the Permitted Exceptions. In the event any mortgage, monetary lien or other monetary encumbrance (not created by the actions or inactions of Purchaser) encumbers the Property and is not paid and satisfied by Seller, such mortgage, monetary lien or monetary encumbrance, at Purchaser's election, shall be satisfied and paid with the proceeds of the Purchase Price. Seller and Purchaser agree that such documents, resolutions, certificates of good standing and certificates of authority as may be necessary to carry out the terms of this Agreement shall be executed and/or delivered by such parties at the time of Closing, including, without limitation, an owner's affidavit in form sufficient to enable the Title Company to delete all standard title exceptions other than survey exceptions from the Title Policy, a certificate duly executed by Seller certifying that Seller is not a foreign person for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA), which certificate shall include Seller's taxpayer identification number and address, and an assignment from Seller to Purchaser assigning all of Seller's right,

title and interest in and to the development approvals, permits, entitlements and other rights benefitting the Property.

C. Conveyance of Business Property. At Closing, Seller shall execute and deliver to Purchaser a Bill of Sale assigning and warranting the title to the Business Property to Purchaser, free and clear of all liens, encumbrances or other matters and releasing Purchaser from all damages, costs, and losses related to Seller's business and the Business Property.

D. Prorating of Taxes and Assessments. All real property ad valorem taxes and general assessments applicable to the Property shall be prorated as of the Closing Date between Seller and Purchaser, said proration to be based upon the most recently available tax or general assessment rate and valuation with respect to the Property at the November discounted amount. There shall not be any reprorations after Closing. All past due real estate taxes, and special assessments which have been levied or certified prior to Closing shall be paid in full by Seller.

E. Environmental Orders. At least thirty (30) days prior to the Closing, Seller shall provide Purchaser with documentation to establish the rights, releases, and protections that have inured to Seller's benefit arising from or related to the clean-up or closure of any environmental contamination of the Real Property. At Closing, Seller shall assign such rights to Purchaser free and clear of all liens and encumbrances by executing and delivering to Purchaser an Assignment of Rights document in a form acceptable to Seller.

F. Closing Costs and Expenses. Seller shall, at the Closing, pay the cost of documentary stamps to be affixed to the Deed and the cost of the owner's title insurance policy and related costs. Purchaser shall pay the cost of recording the Deed and the cost of the Survey. Each party shall pay its own attorneys' fees and costs.

## 9. WARRANTIES AND REPRESENTATIONS OF SELLER.

A. To induce Purchaser to enter into this Agreement, Seller hereby makes the following representations and warranties:

1. Seller is the owner of the Property, and, at Closing the Property will free and clear of all liens, special assessments, easements, reservations, restrictions and encumbrances other than ad valorem real property taxes, and the Permitted Exceptions.

2. To Seller's knowledge, there is no governmental or quasi-governmental agency requiring the correction of any condition with respect to the Property, or any part thereof, by reason of a violation of any regulation, statute, law, or otherwise or with respect to any pending or contemplated condemnation action with respect to the Property, including, without limitation, any environmental or contamination matter affecting the Real Property.

3. There is no pending or, to Seller's knowledge, contemplated change in any regulation or private restriction applicable to the Property, or any pending or threatened judicial administrative action, or of any action pending or threatened by adjacent land owners or other persons, any of which would result in any material change in the condition of the Property, or any part thereof, or in any way prevent, limit or impede residential construction.

4. Except for debts, liabilities and obligations for which provision is herein made for proration or other adjustment at Closing, there will be no debts, liabilities or obligations of Seller with respect to the Property for which Purchaser will be responsible after the conveyance and Closing.

5. The execution and delivery of this Agreement, the consummation of the transaction herein contemplated, and the compliance with the terms of this Agreement will not conflict with, or with or without notice or the passage of time, or both, result in a breach of, any of the terms or provisions, of or constitute a default under, any indenture, mortgage, loan agreement, or instrument to which Seller is a party or by which Seller or the Property is bound, any applicable regulation, or any judgment, order, or decree of any court having jurisdiction over Seller or the Property.

6. There are no attachments, executions, assignments for the benefit of creditors, or voluntary or involuntary proceedings in bankruptcy or under any other debtor relief laws contemplated by or pending or threatened against Seller or, to the best of Seller's knowledge, the Property.

7. Seller will have at Closing the full right, power, and authority to sell and convey the Property to Purchaser as provided in this Agreement and to carry out Seller's obligations hereunder. All requisite partnership or corporate actions necessary to authorize Seller to enter into this Agreement and to perform its obligations hereunder have been taken.

8. At the Closing, Purchaser will have no duty to collect withholding taxes for Seller pursuant to the Foreign Investment in Real Property Tax Act of 1980, as amended.

9. Seller shall not enter into any agreements or leases during the term of this Agreement, affecting the Property, without the prior written consent of Purchaser.

10. To the best of Seller's knowledge, no fact or condition exists which would result in the termination of the current access between the Real Property and any presently existing highways and roads adjoining or situated on the Property.

The covenants and agreements contained in this Section 10 shall survive the Closing.



10. **WARRANTIES AND REPRESENTATIONS OF PURCHASER.**

A. To induce Seller to enter into this Agreement, Purchaser hereby makes the following representations and warranties:

1. Purchaser has the full right, power and authority to enter into and deliver this Agreement and to consummate the purchase of the Property in accordance herewith and to perform all covenants and agreements of Purchaser hereunder.

2. The execution and delivery of this Agreement and the consummation of the transaction contemplated herein shall not and do not constitute a violation or breach by Purchaser of any provision of any agreement or other instrument to which Purchaser is a party, nor result in or constitute a violation or breach of any judgment, order, writ, injunction or decree issued against Purchaser.

11. **ENVIRONMENTAL MATTERS/HAZARDOUS SUBSTANCES.**

A. Definition of Hazardous Substances. "Hazardous Substances" shall mean and include all hazardous or toxic substances, wastes or materials, and all pollutants and contaminants, including but not limited to petroleum based substances and those elements or compounds which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency ("EPA") and the list of toxic pollutants designated by Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability (including strict liability) or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or any time hereinafter in effect.

B. Clean-up. If Purchaser's environmental inspections of the Property reveal the existence of any Hazardous Substance on, in, at, about or under the Property, then Seller may at Seller's sole and absolute option elect, at Seller's sole expense, to complete the clean-up of the same prior to Closing and in accordance with all applicable governmental standards or Purchaser may terminate this Agreement prior to expiration of the Inspection Period. If Seller elects to complete the clean-up and such clean-up is not completed, and written certification thereof by all applicable governmental authorities is not received by Purchaser, prior to Closing, then Purchaser may either terminate this Agreement, whereupon Escrow Agent shall return the Earnest Money Deposit to Purchaser, or accept the condition of the Property notwithstanding such incomplete clean-up and proceed to Closing without any reduction in the Purchase Price or further obligation on the part of Seller to complete such clean-up. Consistent with section 5.C of this Agreement, within five (5) days after the Effective Date, Seller shall provide Purchaser with all studies, contamination assessments, reports, remedial action plans, monitoring orders and contracts, closure orders, other orders and notices relating to any contamination, cleanup, and related matters.

12. **DEFAULTS.**

A. In the event Seller breaches any warranty or representation contained in this Agreement or fails to comply with or perform any of the covenants, agreements or obligations to be performed by Seller under the terms and provisions of this Agreement, Purchaser, in Purchaser's sole discretion, shall be entitled to either (i) terminate the Agreement and receive an immediate return of the Earnest Money Deposit, or (ii) enforce specific performance of this Agreement against Seller; provided, however, that the right to maintain an action for damages against Seller in the amount of the actual and documented out-of-pocket expenses incurred by Purchaser, but specifically excluding any consequential, punitive, or speculative damages.

B. In the event Purchaser breaches any warranty or representation contained in this Agreement or fails to comply with or perform any of the covenants, agreements or obligations of a material nature to be performed by Purchaser under the terms and provisions of this Agreement, Seller's sole and exclusive remedy for any such default shall be to receive the Earnest Money Deposit as full liquidated damages, whereupon this Agreement and all rights and obligations created hereby shall automatically terminate and be null and void and of no further force or effect whatsoever. Purchaser and Seller acknowledge that it would be difficult or impossible to ascertain the actual damages suffered by Seller as a result of any default by Purchaser and agree that such liquidated damages are a reasonable estimate of such damages. Seller further acknowledges and agrees that Purchaser was materially induced to enter into this Agreement in reliance upon Seller's agreement to accept such Earnest Money Deposit as Seller's sole and exclusive remedy and that Purchaser would not have entered into this Agreement but for Seller's agreement to so limit Seller's remedies.

C. Notwithstanding subsections A. and B. above, from and after the Closing, each party shall have the right to pursue its actual (but not consequential or punitive) damages against the other party for: (i) a breach of any covenant or agreement contained herein that is performable after or that survives the Closing or termination of this Agreement (including, but not limited to any indemnification and hold harmless obligations), and (ii) any breach of any representation or warranty in this Agreement that survive Closing. This subsection shall not apply to any obligation of Purchaser to purchase the Property.

13. **ASSIGNMENT.** The Purchaser may assign this Agreement at Closing; provided, however, Purchaser, as assignor, remains liable for assignee's failure to honor Purchaser's obligations under this Agreement.

14. **POSSESSION OF PROPERTY.** Seller shall deliver to Purchaser full and exclusive possession of the Property on the Closing Date.

15. **CONDEMNATION.** In the event the Property or any material portion or portions thereof shall be taken or condemned or be the subject to a bona fide threat of condemnation by any governmental authority or other entity (other than Purchaser) prior to the Closing Date, Purchaser shall have the option of (i) terminating this Agreement by

giving written notice thereof to Seller whereupon the Earnest Money Deposit shall be immediately returned to Purchaser, and this Agreement shall terminate except as expressly provided otherwise, (ii) requiring Seller to convey the portions of the Property remaining after the taking or condemnation based on a reduced price calculated pro-rata on the acreage lost as a result of the taking or condemnation, and Seller shall retain all of the right, title and interest of Seller in and to any award made or to be made by reason of such taking or condemnation, or (iii) requiring Seller to convey the entirety of the Property to Purchaser for the full Purchase Price if the taking or condemnation has not yet occurred, pursuant to the terms and provisions hereof, and to transfer and assign to Purchaser at the Closing all of the Seller's right, title and interest in and to any award made or to be made by reason of such taking or condemnation. Seller and Purchaser further agree that Purchaser shall have the right to participate in all negotiations with any such governmental authority relating to the Property or to the compensation to be paid for any portion or portions thereof condemned by such governmental authority or other entity.

16. **REAL ESTATE COMMISSION.** Purchaser and Seller hereby represent and warrant to each other that neither has engaged or dealt with any agent, broker or finder in regard to this Agreement or to the sale and purchase of the Property contemplated hereby other than Jones Lang LaSalle Brokerage, Inc., which is entitled to a commission payable by Purchaser pursuant to its written agreement with Purchaser. Purchaser and Seller respectively hereby indemnify and agree to hold each other free and harmless from and against any and all liability, loss, cost, damage and expense, including, but not limited to, attorneys' fees and costs of litigation, both prior to and on appeal, which either shall ever suffer or incur because of any claim by any agent, broker or finder, engaged by the indemnifying party, whether or not meritorious, for any fee, commission or other compensation with respect to this Agreement or to the sale and purchase of the Property contemplated hereby. This Section 16 survives the termination of this Agreement and the Closing.

17. **NOTICES.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are actually received, whether same are personally delivered, transmitted electronically or sent by United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or sent by Federal Express or other overnight delivery service from which a receipt may be obtained evidencing the date and time delivery was made, and addressed as follows:

To Seller at the following address:

Allen L. Mills  
901 W. Fairbanks Avenue  
Winter Park, Florida 32789  
Telephone: \_\_\_\_\_  
Email: [allenmills4@icloud.com](mailto:allenmills4@icloud.com)

To Purchaser at the following address:

City of Winter Park  
Attn: Randy Knight, City Manager  
401 S. Park Avenue  
Winter Park, Florida 32789  
Telephone: 407 599-3235  
Email: [Rknight@cityofwinterpark.org](mailto:Rknight@cityofwinterpark.org)

With a copy to:

Fishback Law Firm  
Attn: A. Kurt Ardaman, Esquire  
1947 Lee Road  
Winter Park, Florida 32789  
Telephone: 407 262-8400  
E-mail: [ardaman@fishbacklaw.com](mailto:ardaman@fishbacklaw.com)

Escrow Agent:

Fishback Law Firm  
Attn: A. Kurt Ardaman, Esquire  
1947 Lee Road  
Winter Park, Florida 32789  
Telephone: 407 262-8400  
E-mail: [ardaman@fishbacklaw.com](mailto:ardaman@fishbacklaw.com)

or to such other address as either party hereto shall from time to time designate to the other party by notice in writing as herein provided.

18. **GENERAL PROVISIONS**. No failure of either party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, shall constitute a waiver of either party's right to demand exact compliance with the terms hereof. This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral and otherwise, between the parties not embodied herein shall be of any force or effect. No amendment to this Agreement shall be binding upon any of the parties hereto unless such amendment is in writing and executed by Seller and Purchaser. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, personal representatives, successors and assigns. Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday or federal banking holiday, such time for performance shall be extended to the next day that is not a Saturday, Sunday or federal banking holiday. Facsimile copies or PDF copies sent by email of the Agreement and any amendments hereto and any signatures thereon shall be considered for all purposes as originals. This Agreement may be executed in multiple counterparts, each of which shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. Seller and Purchaser do hereby covenant and agree that such documents as may be legally necessary or otherwise customarily appropriate to carry out the terms of this Agreement

shall be executed and delivered by each party at the Closing. This Agreement shall be interpreted under the laws of the State of Florida.

19. **SURVIVAL OF PROVISIONS.** Except as otherwise specified herein to the contrary, none of the covenants, representations and warranties set forth in this Agreement shall survive the Closing or any earlier termination of this Agreement.

20. **SEVERABILITY.** This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstances shall, for any reason and to the extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

21. **RECORDING OF AGREEMENT.** Neither this Agreement nor a record or a memorandum thereof may be recorded in the Public Records of any county in the State of Florida.

22. **ATTORNEYS' FEES AND VENUE.** In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising here from, the prevailing party shall be entitled to recover from the non-prevailing party, the prevailing party's reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney, paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. Proper venue for any litigation regarding this Agreement shall be in Orange County, Florida.

23. **EFFECTIVE DATE.** When used herein, the term "**Effective Date**" or the phrase "**the date hereof**" or "**the date of this Agreement**" shall mean the last date that either the Seller executes this Agreement or the date Purchaser's City Commission approves this Agreement and the Agreement is thereafter signed by the Purchaser.

24. **EXECUTION AND COUNTERPARTS.** To facilitate execution, the parties hereto agree that this Agreement may be executed and electronically mailed to the other party and that the executed telecopy shall be binding and enforceable as an original. This Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

25. **FURTHER ACTS AND RELATIONSHIP.** In addition to the acts and deeds recited herein and contemplated and performed, executed, and/or delivered by Seller and Purchaser, Seller and Purchaser agree to perform, execute, and/or deliver or cause

to be performed, executed, and/or delivered at the Closing or after the Closing any and all such further acts, deeds, and assurances as may be reasonably necessary to consummate the transactions contemplated hereby. Nothing contained in this Agreement shall constitute or be construed to be or create a partnership, joint venture or any other relationship between Seller and Purchaser.

26. **RADON GAS.** Pursuant to the provisions of Section 404.058(8), Florida Statutes, Seller hereby notifies Purchaser as follows with respect to the Property: "RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY PUBLIC HEALTH UNIT."

27. **WAIVER OF JURY TRIAL.** Both parties hereby waive trial by jury in any action, proceeding, claim or counter claim brought by either party or any matters arising out of or in any way in connection with this Agreement.

28. **HANDLING OF ESCROW.** Escrow Agent agrees to perform its duties as required by this Agreement. At the time of Closing, the Escrow Agent shall pay over to the Seller the Earnest Money Deposit held by the Escrow Agent under this Agreement, as provided in Paragraph 3 hereof. In the event of a dispute as to the payment of the Earnest Money Deposit or if the Escrow Agent is in doubt as to its duties or liabilities under the provisions of this Agreement, the Escrow Agent shall continue to hold the Earnest Money Deposit until the parties mutually agree as to the distribution thereof or until a judgment of a court of competent jurisdiction determines the rights of the parties thereto. Alternatively, the Escrow Agent may interplead the Earnest Money Deposit into the Registry of the Circuit Court of Orange County, Florida, without further liability or responsibility on the Escrow Agent's part. In the event of any suit between the Purchaser and Seller wherein the Escrow Agent is made a party by virtue of acting as such Escrow Agent or in the event of any suit in which the Escrow Agent interpleads the subject matter of this escrow, the Escrow Agent shall be entitled to recover its costs in connection therewith, including reasonable attorneys' fees and costs incurred in all trial, appellate and bankruptcy court proceedings, said fees and costs to be charged and assessed as court costs in favor of the prevailing party. All parties agree that the Escrow Agent shall not be liable to any party or person whomsoever for misdelivery to Purchaser or Seller of monies subject to this escrow, unless such misdelivery shall be due to willful breach of this Agreement or gross negligence on the part of the Escrow Agent. The Seller and the Purchaser agree that the status of the Purchaser's legal counsel as the Escrow Agent under this Agreement does not disqualify such law firm from representing the Purchaser in connection with this transaction in any dispute that may arise between the Purchaser and the Seller concerning this transaction, including any dispute or controversy with respect to the Earnest Money Deposit. This Section 28 survives termination of this Agreement and the Closing.

29. **1031 EXCHANGE**. The parties acknowledge that either party hereto may desire to exchange other property of like kind and qualifying use within the meaning of Section 1031 of the Internal Revenue Code and the Regulations promulgated thereunder, for fee title in the Property. Each party hereby reserves the right to assign its rights, but not its obligations, under this Agreement to a qualified intermediary as provided in IRC Reg. 1.1031(k)-1(g)(4) at any time on or before the Closing. Each party shall reasonably cooperate with the other party in effectuating such exchange; provided, any such like kind exchange shall not delay such Closing or cause the party not a party to the exchange to incur any expenses relating thereto nor take title to any other property.

30. **CONFIDENTIALITY**. Seller will maintain strict confidentiality of all aspects of this Contract. Except as may be required by law or as may be necessary to evaluate the impact of Seller's sale to Purchaser, or unless agreed in writing by Purchaser, Seller will not divulge any such information to other persons or entities including, without limitation, appraisers, real estate brokers, adjacent landowners or competitors of Purchaser. Notwithstanding the foregoing, Seller shall have the right to disclose information with respect to the Property to officers, directors, employees, attorneys, accountants, environmental auditors and other consultants (collectively, "**Related Parties**") to the extent necessary for Seller to evaluate its sale of the Property provided that all Related Parties are told that such information is confidential and agree (in writing for any third party engineers, environmental auditors, applicable municipal departments or other consultants) to keep such information confidential. The provisions of this Section shall survive termination of this Agreement.

[Signature Pages to Follow]

IN WITNESS WHEREOF, Purchaser and Seller have caused this Agreement to be executed as of the dates set forth below.

**SELLER:**

\_\_\_\_\_  
Allen L. Mills

\_\_\_\_\_  
Beverly C. Mills

\_\_\_\_\_  
James Keith Mills, individually and  
as Trustee of the James Keith Mills  
Revocable Trust Agreement dated  
July 28, 2005

\_\_\_\_\_  
Roberta Mills, individually and as  
Trustee of the Roberta Mills  
Revocable Trust Agreement dated  
July 28, 2005

Imperial Laundry & Drycleaning, Inc.  
a Florida dissolved corporation

By: \_\_\_\_\_

\_\_\_\_\_  
(Print name)

Its: \_\_\_\_\_

Date: \_\_\_\_\_



**PURCHASER:**

CITY OF WINTER PARK  
a Florida municipal corporation

By: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

### **ESCROW ACKNOWLEDGMENT**

The Escrow Agent hereby acknowledges receipt of the Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) Earnest Money Deposit. The undersigned agrees to hold said Earnest Money Deposit and disburse it in accordance with the terms of the foregoing Agreement.

FISHBACK LAW FIRM

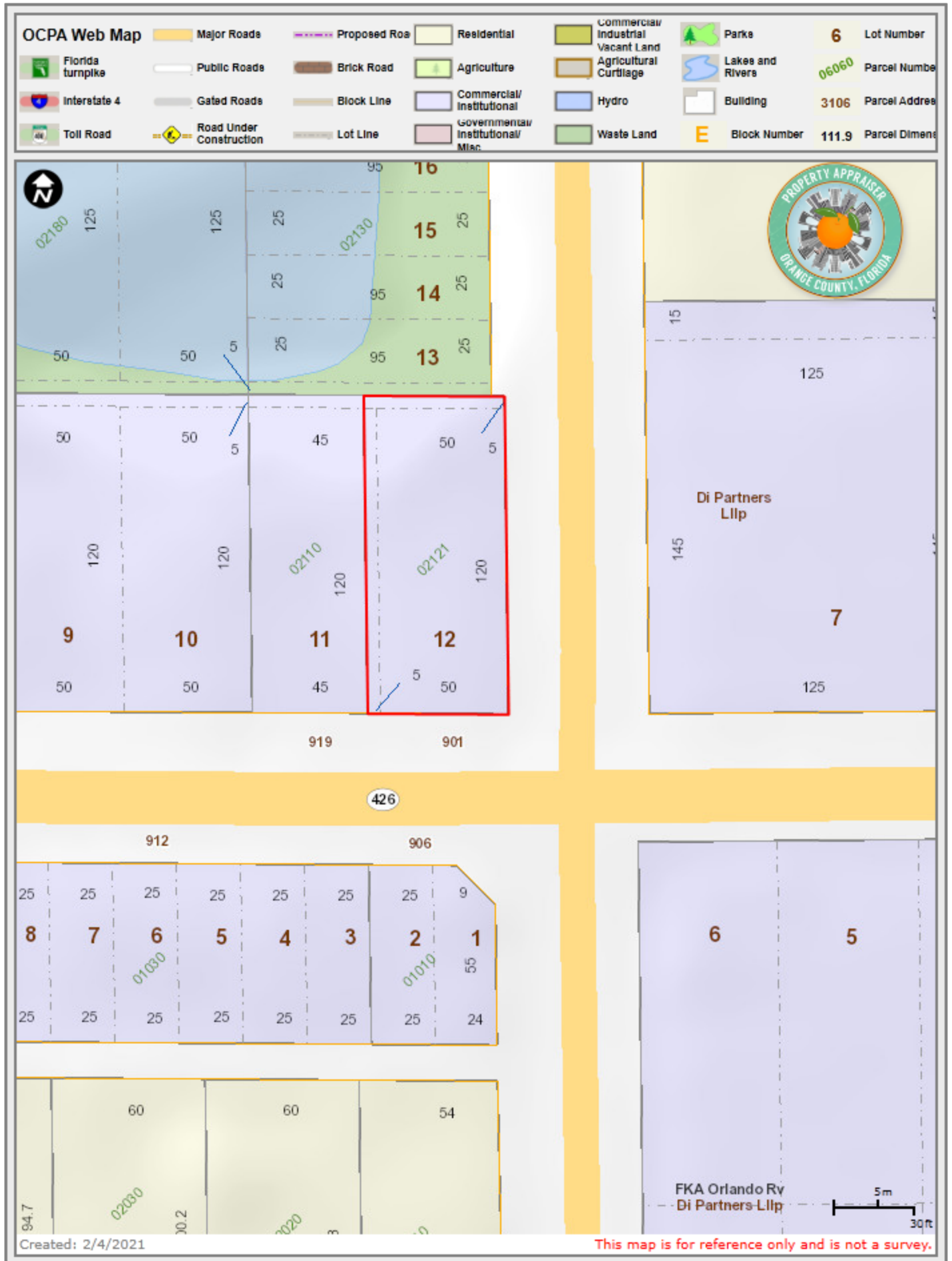
By: \_\_\_\_\_  
Print Name: A. Kurt Ardaman  
Partner

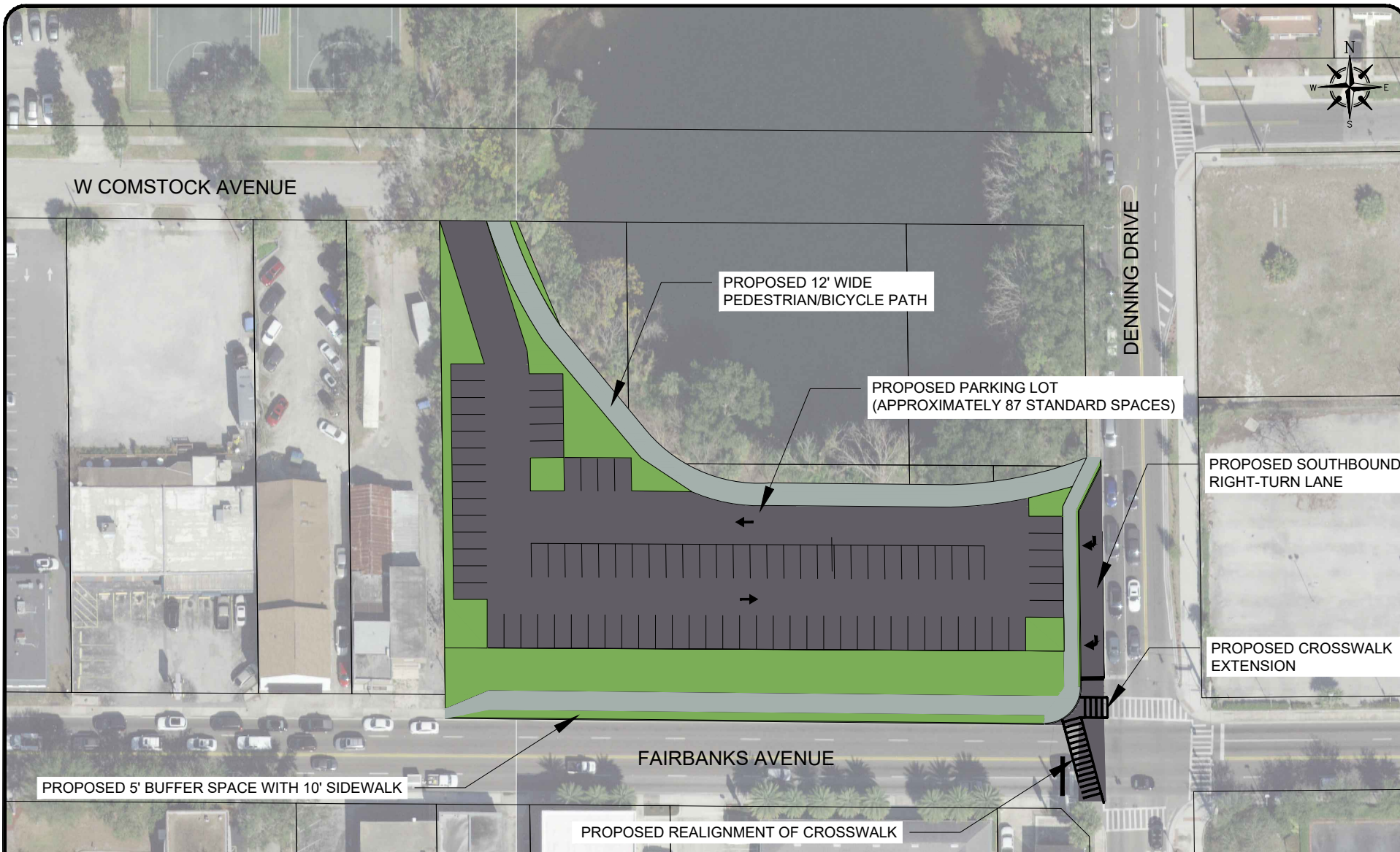
**EXHIBIT "A"**  
**(Legal Description of Property)**

Lot 12 and the East 5 feet of Lot 11 together with the South ½ of the vacated alley lying North thereof, Block 2, Lake Island Estates, according to the map thereof recorded in Map Book M, Page 95, Public Records of Orange County, Florida.

Also known as Property Appraiser Parcel # 01-22-29-4512-02-121

S:\AKA\CLIENTS\WINTER PARK\901 W FAIRBANKS (KEITH MILLS, ET. AL)\PURCHASE AGREEMENT.DOC





**NOTES:**

1. THIS IS A PRELIMINARY CONCEPTUAL LAYOUT AND IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
2. NO SURVEY WORK WAS DONE AS PART OF THIS LAYOUT.
3. THE ADDITION OF A SOUTHBOUND RIGHT-TURN LANE WILL REQUIRE THE RELOCATION OF THE SIGNAL CONTROL CABINET, THE CONCRETE STRAIN WIRE POLE AND THE FIRE HYDRANT CURRENTLY LOCATED ON THE NORTHWEST CORNER. ADDITIONAL INFRASTRUCTURE MODIFICATIONS MAY BE NEEDED.
4. THE PROPOSED PARKING LOT WOULD BE ACCESSED VIA COMSTOCK AVENUE.
5. THE CURRENT LAYOUT OF THE PARKING LOT PROVIDES 87 STANDARD PARKING SPACES (ADA PARKING SPACES WILL BE EVALUATED IN FUTURE REVISIONS).
6. STORMWATER, DRAINAGE AND GRADING HAVE NOT BEEN EVALUATED AS PART OF THIS CONCEPTUAL LAYOUT.
7. COORDINATION WITH AND APPROVAL FROM FDOT WOULD BE REQUIRED FOR WORK WITHIN FDOT RIGHT OF WAY.



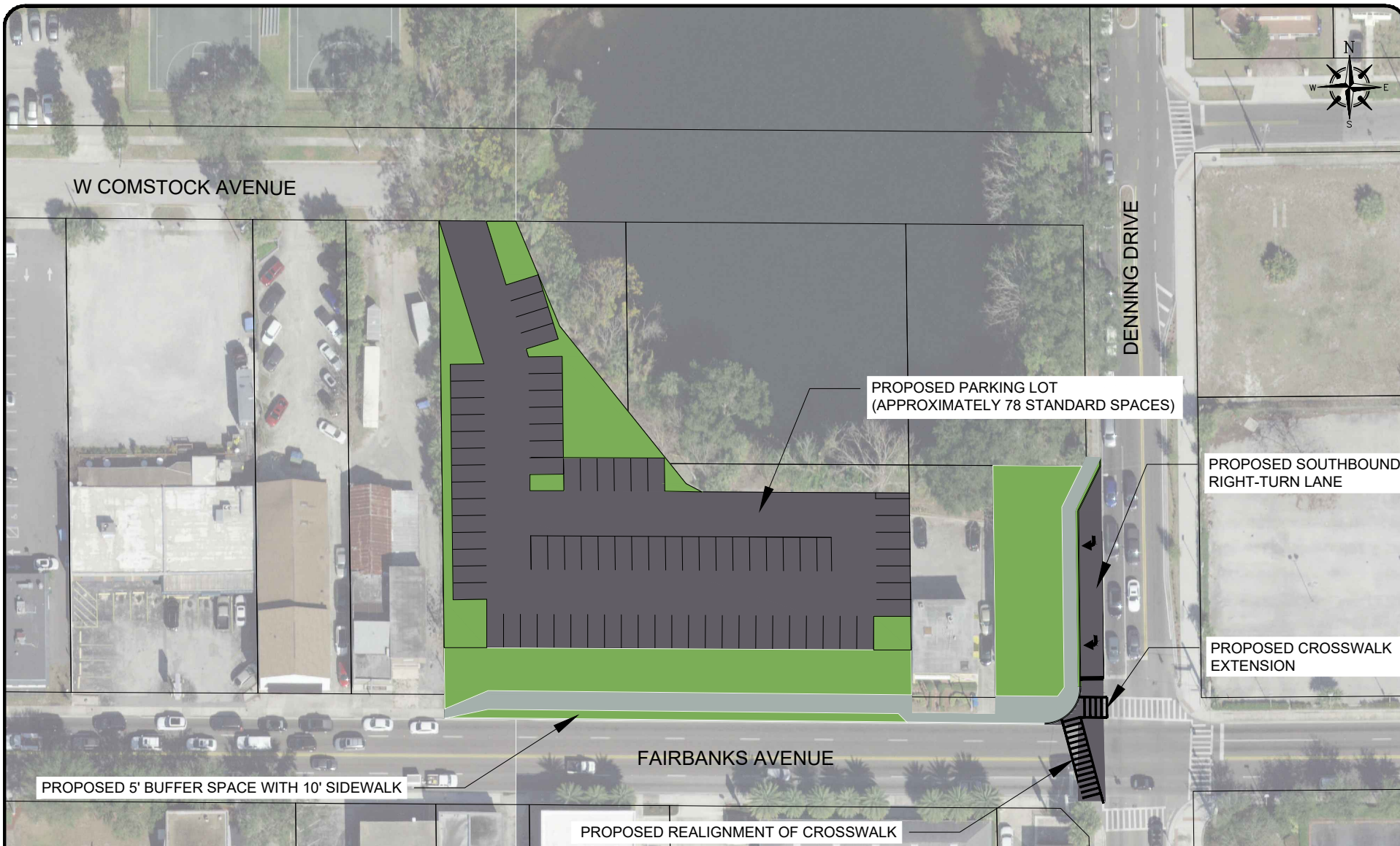
City Hall  
401 Park Avenue South  
Winter Park, Florida 32789  
(407) 599-3399

**CONCEPTUAL LAYOUT - W FAIRBANKS AVE & S DENNING DR**

CONCEPTUAL LAYOUT AT THE INTERSECTION OF  
W FAIRBANKS AVENUE & S DENNING DRIVE  
LAYOUT #2

|          |            |
|----------|------------|
| DATE     | 2021.02.03 |
| SCALE    | 1" = 75'   |
| FIGURE 2 |            |





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LAYOUT #1

DATE 2021.02.03  
SCALE 1" = 75'  
FIGURE 1



Community  
Redevelopment  
Agency (CRA)

# agenda item

|   |   |
|---|---|
| item type Action Items                                  | meeting date February 24, 2021            |
| prepared by Peter Moore                                 | approved by Michelle Neuner, Randy Knight |
| board approval Completed                                |   |
| strategic objective Investment in Public Infrastructure |   |

## subject

Proceed to negotiate purchase agreement for 929 - 957 W. Fairbanks Ave.

## motion / recommendation

Give approval to bring back a purchase agreement for review and approval at a subsequent Commission meeting.

## background

As mentioned in the previous agenda item, city staff through real estate brokerage JLL, has been reaching out to property owners along the north side of Fairbanks Ave., between Denning and Ward, to ascertain any interest in selling their properties. The largest parcel is located at 929 - 957 W. Fairbanks and includes the Vines & Forks restaurant. The owner has requested a sale price of \$3 million for the parcel, a 60 day due diligence period, 15 day closing period, \$100k in earnest money with a one-time, non-refundable \$5k payment. As this requires expending funds that are non-fundable, staff is looking for Commission consensus to bring back a purchase agreement, in accordance with these terms, at the next Commission meeting.

The acquisition of this parcel will allow for a number of potential opportunities including expanded parking area, bike and pedestrian pathways, and roadway traffic improvements. The potential use sketches attached to the prior purchase agreement item have also been included here again.

## alternatives / other considerations

Pursue purchase discussions at some later date.

## fiscal impact

The subject property is approximately 1 acre (43,895 SF). At a price point of \$3 million, this falls in-line with the range of other comparable sales in the area. It should be noted that approximately 5,000 SF of the parcel is submerged and not buildable.

The city has a number of funding sources available to it that could be used to acquire this property. The purchase of property for traffic improvements, park expansion, and connectivity are all mentioned in the CRA Plan. In order to afford the \$3 million, budgeted funding from existing projects would need to be reallocated. The Parks Acquisition Fund and Parks Impact Fund, have a combined \$2.3 million that can be used for the acquisition of park property. The City General Fund also has over \$16 million in its unencumbered reserves.

ATTACHMENTS:

[2021.02.03\\_Fairbanks & Denning\\_Conceptual Layout Two.pdf](#)

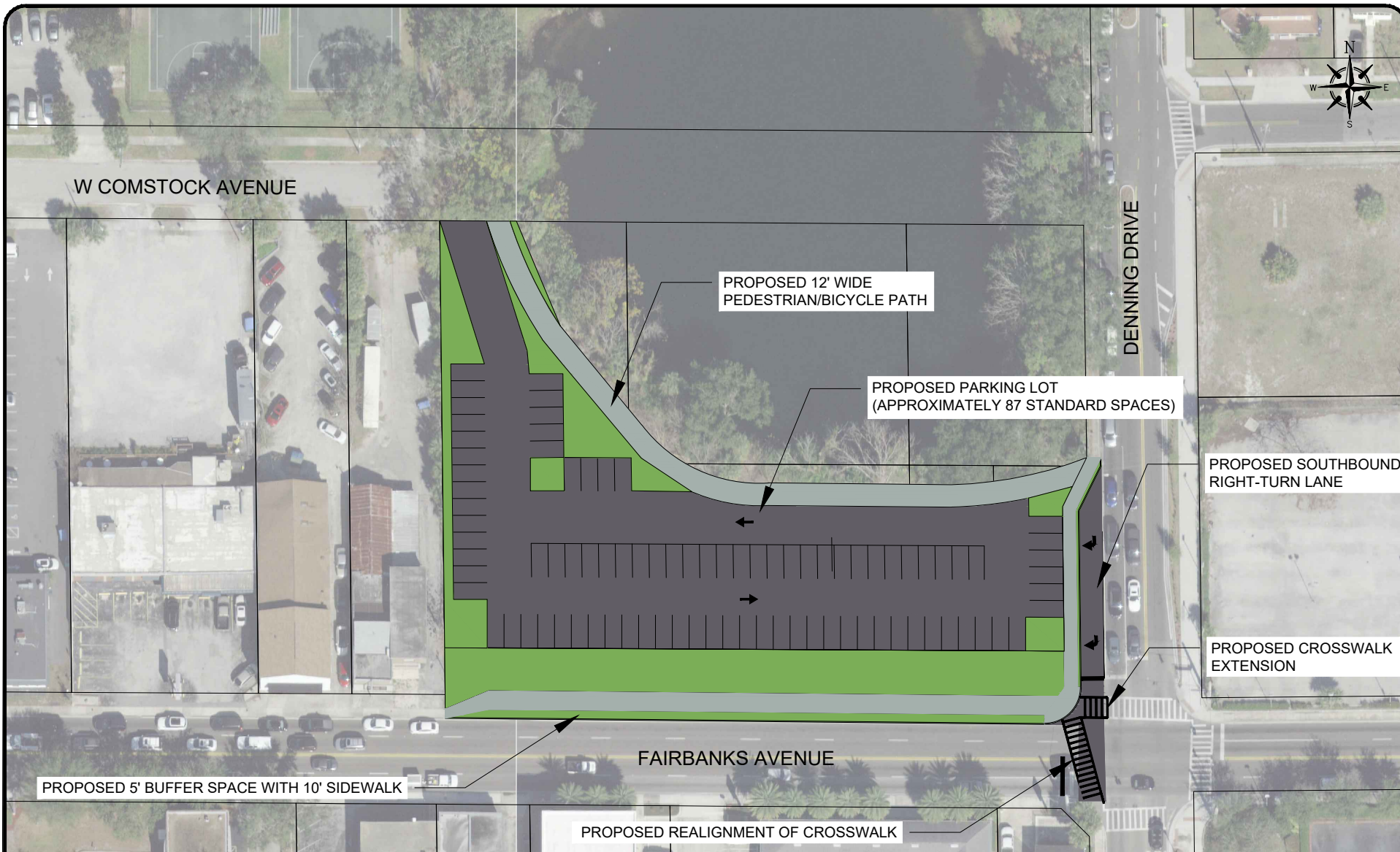
ATTACHMENTS:

[2021.02.03\\_Fairbanks & Denning\\_Conceptual Layout One.pdf](#)

ATTACHMENTS:

[957 W Fairbanks site specific map.pdf](#)





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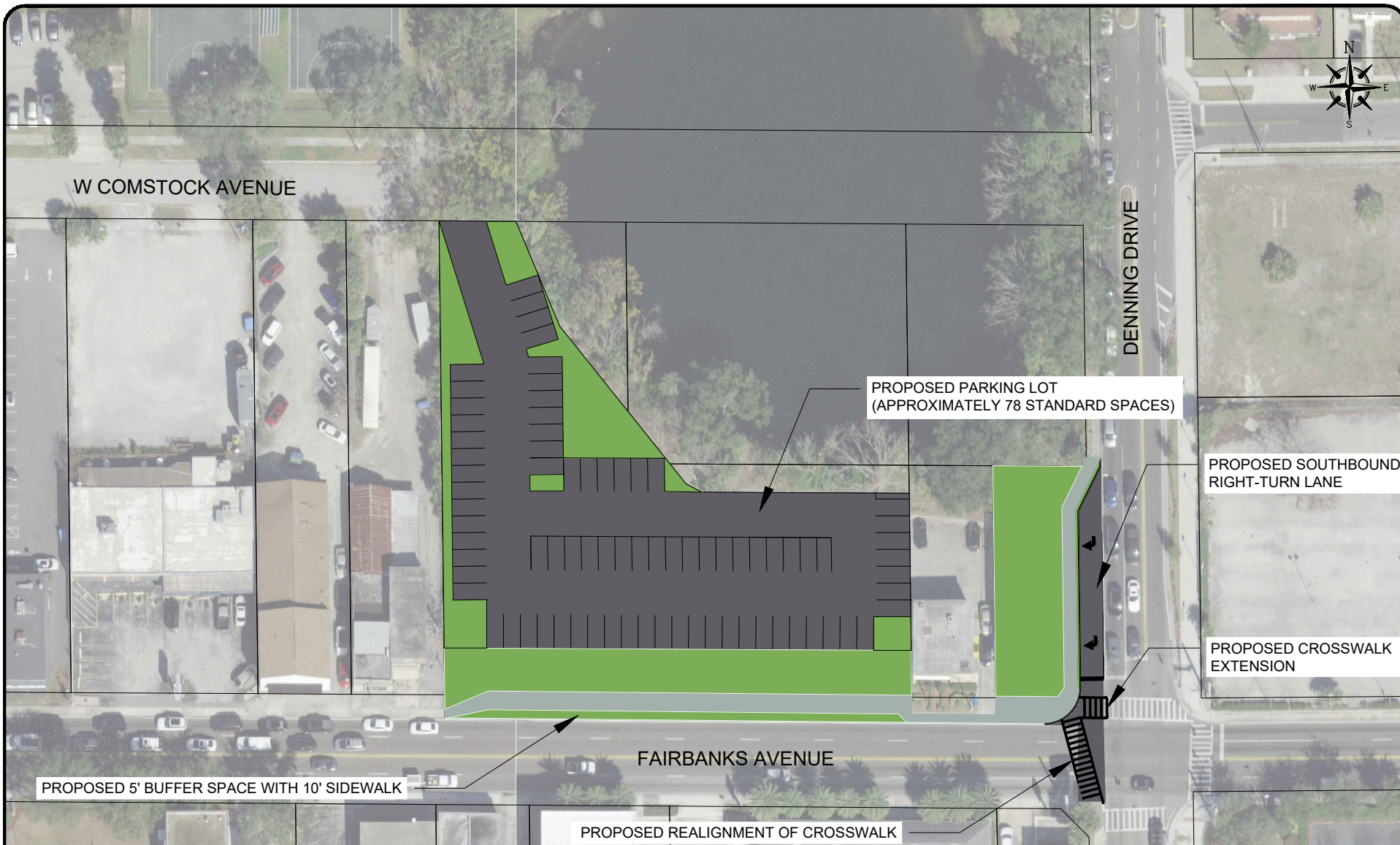


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