



city commission agenda

City Commission Regular
Meeting
March 24, 2021
3:30 pm
Community Center
721 W. New England Avenue

mayor & commissioners				
seat 1 Marty Sullivan	seat 2 Sheila DeCiccio	Mayor Phil Anderson	seat 3 Carolyn Cooper	seat 4 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 Wednesday 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.

agenda

*times are projected and
subject to change

1. Meeting Called to Order

2. Invocation

- a. [Rev. Alison Harrity, St. Richards Episcopal Church](#) 3 minutes

Pledge of Allegiance

3. Oath of Office

4. Approval of Agenda

5. Mayor's Report

6. City Manager's Report

- a. [Schedule Strategic Planning Work Session](#) 5 minutes
b. [City Manager's Report](#) 5 minutes

7. City Attorney's Report

8. Non-Action Items

9. Citizen Comments | 5 p.m. or soon thereafter

(if the meeting ends earlier than 5:00 p.m., the citizen comments will be at the end of the meeting)

(Three (3) minutes are allowed for each speaker)

10. Consent Agenda

- | | |
|--|----------|
| a. Approve the minutes of the regular meeting of March 10, 2021. | 1 minute |
| b. Approve the minutes of the work session of March 11, 2021. | 1 minute |
| c. Approval of the following contracts: | 1 minute |
| 1. Cintas Corporation - FY21-17 - Fire Protection Services; Additional \$75,000 for contract term. | |
| d. Approval of the following Formal Solicitation: | 1 minute |
| 1. Monument Warehouse, LLC - RFP19-21 - Pineywood Cemetery Columbarium; Amount \$235,000. | |
| e. Approval of the following Piggyback contracts: | 1 minute |
| 1. LaFleur Nurseries & Garden Center, LLC - City of Longwood, RFQ #02092017 - Landscape & Irrigation Services - Projects < \$500k; Amount \$300,000. | |

11. Action Items Requiring Discussion

- | | |
|--|------------|
| a. Killarney Roadway Network Improvements | 40 minutes |
| b. Discuss the implementation of the Harper Street on-street parking adjacent to the new Library and Events Center and consider addition of 81 grass parking spaces south of site. | 15 minutes |

12. Public Hearings

- | | |
|--|------------|
| a. Request of the City of Winter Park for: | 15 minutes |
| • An Ordinance to establish regulations regarding artificial turf. (1st Reading) | |
| b. Request of Lake Spier Development LLC for: | 45 minutes |
| • Conditional Use approval to allow for the development of ten two-story townhouses on the 1.28 acres at 1915 S. Lakemont Avenue, zoned R-2. | |
| c. Request of the City of Winter Park for: | 20 minutes |
| • Amendment of the Fee Schedule to re-establish an Affordable Housing Fee | |
| • Resolution providing for an Affordable and Workforce Housing Plan | |

- Joint Participation Agreement with Habitat for Humanity of Winter Park/Maitland, Inc.

- d. [Ordinance vacating easement at 1021 Bonita Drive. \(2nd Reading\)](#) 5 minutes

13. City Commission Reports

14. Summary of Meeting Actions

appeals and assistance

"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."



City Commission **agenda item**

item type Invocation	meeting date March 24, 2021
prepared by Rene Cranis	approved by
board approval	
strategic objective	

subject

Rev. Alison Harrity, St. Richards Episcopal Church

motion / recommendation

background

alternatives / other considerations

fiscal impact



City Commission **agenda item**

item type City Manager's Report	meeting date March 24, 2021
prepared by Randy Knight	approved by
board approval	
strategic objective	

subject

Schedule Strategic Planning Work Session

motion / recommendation

background

alternatives / other considerations

fiscal impact



City Commission **agenda item**

item type City Manager's Report	meeting date March 24, 2021
prepared by Jennifer Guittard	approved by Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

City Manager's Report

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

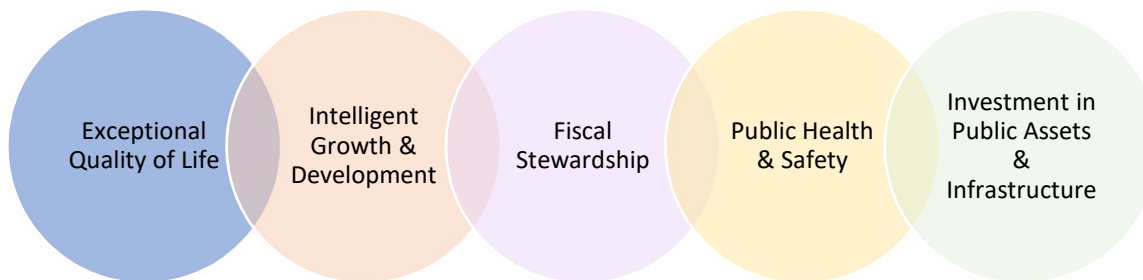
[90Day Report 3.24.21.pdf](#)



90-Day Report

This outline provides a timetable for issues and items that are planned to come before the commission over the next three months as well as the status of initiatives that do not have any determined completion date. These are estimates and will be updated on a monthly basis.

City of Winter Park Strategic Objectives



Upcoming Commission Items

Title 1: Exceptional Quality of Life

Item	Description	Item Department	Item Date
Tree Preservation Ordinance	Tree Preservation Board met in February to reconvene discussions related to the Tree Preservation Ordinance, but no final approval or acceptance was made. Board will continue to work on finalizing language of the ordinance and once completed will bring proposed ordinance to Planning and Zoning for review and approval.	Parks	May

Item	Description	Item Department	Item Date
MLK Park Plan	The City's consultant Dix-Hite has completed their initial concept plan for MLK Park. An initial opinion of costs has been developed and provided as part of the CRA Capital Improvement Plan over a two year period beginning in FY2023. The next step will involve a joint meeting between both Parks and Recreation Advisory Board and Community Redevelopment Agency Board where initial concept plan for the park will be reviewed and staff provided with public feedback. Conceptual design and upgrades to Shady Park have been approved and include removal of the spray play. Funds are budgeted for the current fiscal year and project should begin in late summer 2021.	Parks	June

Title 2: Intelligent Growth & Development

Item	Description	Item Department	Item Date
Progress Pointe Redevelopment	Presenting the contracted redevelopment plan to commission.	Planning & Transportation	Apr

Additional Items of City Interest

Title 3: Exceptional Quality of Life

Item	Description	Item Department
Library & Events Center	The Library/Events Center construction continues on schedule and on budget. The inside of the Library system rough-ins is nearing completion and installation of drywall approximately 70% complete. The roof top HVAC systems have been mounted and are currently being operated. The barrel-vaulted ceiling is being framed and drywalled. On the events center, interior framing and system rough-ins are underway. The roof top HVACs are installed and currently being connected. The monumental stair frame segments are onsite and currently being prepped for installation. The roof top outdoor canopy has been installed. The porte cochere steel framing and precast installation are complete and the outdoor amphitheater stage structural slab and seating tiers have been poured and the pond reshaping is complete. The plinth walls are currently being formed and will be poured within the week. The excavation for the onsite exfiltration basins under the pervious pavers is underway along the south west part of the site.	Public Works
Public Art for I-4	Design selection company, RLF, is currently negotiating contract with the city and finalizing construction costs to bring the project in at the \$150k budget. This public art project, paid for by FDOT, is planned to be installed at the NE corner of W. Fairbanks and I-4, by June 30, 2021. The installation date was extended by four months due to COVID-19.	Administration

Title 4: Fiscal Stewardship

Item	Description	Item Department
Vacant Storefront Program	Economic Development staff is working with the Economic Development Advisory Board (EDAB), merchants, and property owners on developing an incentive program to provide elevated aesthetics for vacant storefronts. The program was unanimously approved by EDAB on 3/9/21. Staff is now working with vacant property owners to provide technical assistance on the program.	CRA

Title 5: Intelligent Growth & Development

Item	Description	Item Department
Sustainability Plan	The KWPB&S Board will review the current Sustainability Action and refresh it with updated goals in the shorter term (2025) and longer term (2050). These proposed updates will be presented to related City Boards for feedback and support.	Sustainability & Planning

Title 6: Investment in Public Assets & Infrastructure

Item	Description	Item Department
Electric Undergrounding	<p>Miles of Undergrounding performed</p> <p>Project G: 4.1 miles 90% complete</p> <p>Project I: 6.9 miles 79% complete</p> <p>Project W: 0.26 miles 90% complete</p> <p>TOTAL so far for FY 2021: 2.7 miles</p>	Electric
Lakes Health Analysis	The Natural Resources Division of Parks along with Public Works, has prepared a presentation detailing historic and existing lake water quality along with previously implemented improvement projects and proposed future projects for information and discussion. This item will be presented to the Lakes Advisory Board then Commission.	Parks

Upcoming Advisory Board Meetings

This report provides a summary of upcoming board meetings currently scheduled on the calendar for the next month. The full calendar is accessible on the City's website at: <https://cityofwinterpark.org/government/board-public-meetings/>

Additional information relating to all of the City's boards such as meeting schedules, agendas, minutes, and board membership can be located on the City website at: <https://cityofwinterpark.org/government/boards/>

April Board Meetings

Advisory Board	Meeting Date	Meeting Time
Civil Service Board	4/6/21	4 p.m.
Planning & Zoning Board	4/6/21	6 p.m.
Economic Development Advisory Board	4/13/21	8:15 a.m.
Lakes and Waterways Advisory Board	4/13/21	Noon
Historic Preservation Board	4/14/21	9 a.m.
Golf Course Advisory Board	4/19/21	7:30 a.m.
Public Art Advisory Board	4/19/21	Noon
Transportation Advisory Board	4/19/21	4 p.m.
Keep Winter Park Beautiful and Sustainable Advisory Board	4/20/21	11:45 a.m.
Board of Adjustments	4/20/21	5 p.m.
Parks & Recreation Advisory Board	4/21/21	5:30 p.m.
CRA Advisory Board	4/22/21	Noon
Utilities Advisory Board	4/27/21	Noon
Tree Preservation Board	4/27/21	5 p.m.

Note: This calendar does not include work sessions.



City Commission **agenda item**

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

subject

Approve the minutes of the regular meeting of March 10, 2021.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[031021rs.pdf](#)



City Commission Regular Meeting Minutes

March 10, 2021 at 3:30 p.m.

WP 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

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

1) Meeting Called to Order

2) Invocation and Pledge of Allegiance

Father Richard Walsh, St. Margaret Mary Catholic Church, provided the invocation followed by the Pledge of the Allegiance.

3) Approval of Agenda

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

4) Mayor's Report

Mayor Leary congratulated Mayor-Elect Anderson and wished him the best.

5) City Manager's Report

Mr. Knight thanked Mayor Leary for his service as he concludes his final term on the Commission. He highlighted accomplishments during his tenure on the Commission and presented Mayor Leary with a gavel. Mayor Leary expressed his appreciation for the city's leadership and city staff and thanked the commission for their service and the residents for their participation.

Mr. Knight advised that public comment is anticipated regarding Austin's Coffee which is a tenant in the building proposed to be purchased by the city for Fairbanks Avenue road improvements. The City is going through the due diligence process for the property at 901 Fairbanks and is in negotiations with the owner of the properties from 929-957 Fairbanks which includes the property where Austin's Coffee is located. He stated that it could take many years to acquire the property needed for the road improvements and other uses such as the expansion of MLK Park. If the city acquires the property, it would continue leases until they expire or are extended.

Members of the Commission commented on the road improvements and the years-long process and expressed their intent to work with the property owners through this process.

Responding to questions, Mr. Knight gave an update on the following:

- Meeting with Chamber of Commerce Board of Directors - The Chamber Board met last week and he understands the Chamber considers the (debate) matter closed.
- Process for working with businesses to locate or relocate within the city – City staff, under his supervision, work together to identify suitable locations.
- Tourist development taxes which are down from last year - Mayor Leary said there been multiple conversations with the county and dollars are secure.
- Schedule of OAO forums - Transportation forum is on March 15th at 5:30 and the Progress Point forum is on March 17th at 5:30 p.m.
- Relocation of post office property – Two potential sites were identified: the former planned hotel site on the corner of Pennsylvania and Symonds and the northern end of the Voc Tech property, but neither have been approved by Post Office.

6) City Attorney's Report

Mr. Ardaman addressed virtual participation in meetings stating that during a state of emergency it does not count toward the city's limit on virtual participation of three times per calendar year and will not count toward that limit until the declaration of emergency has expired. He noted that on February 26th, the governor extended the declaration of emergency for 60 days.

7) Non-Action Items

8) Citizen Comments | 5 p.m. or soon thereafter (Heard after Public Hearings)

9) Consent Agenda

- a. Approval of the minutes of the Regular Meeting, February 24, 2021
- b. Approval of the minutes of the work session of February 25, 2021. **Pulled by Commissioner Cooper.**
- c. Approval of the following contracts:
 1. Xylem Water Solutions USA, Inc. - Sole Source (SS21-24) -Flygt Products; Additional \$100,000 for fiscal year;
 2. Gatso USA, Inc. - RFP13-09 - Red Light Safety Enforcement Program; Amount \$110,000.
- d. Approval of the following Piggyback contracts:
 1. Toptalent Staffing, LLC - Orange County Y18-174-MV -Temporary Labor - Permit Analyst Building Safety; Amount \$102,000;

2. Flowers Chemical Laboratories - City of Naples RFP 18-026 - Lab Testing Services; Amount \$100,000.
- e. Extend of completion date from March 30th to April 30th for Comprehensive Annual Financial Report for the Year Ended September 30, 2020.

Motion made by Commissioner Weaver to approve the Consent Agenda; seconded by Commissioner DeCiccio.

Commissioner Cooper pulled Item 9b.

There were no public comments. **Motion to approve the Consent Agenda except Item b carried with a 4-1 vote. Mayor Leary voted no.**

Motion made by Commissioner Cooper to amend the Work Session minutes of February 25, 2021 on Page 4: Subarea J, Maximum Height, change height from 4 to 3 stories, Commissioner Cooper comments after Sub J, change "areas" to "alleys" and Policy 1-XXX, Parallel Orange Avenue, change "designated" to "dedicated;" seconded by Commissioner Weaver. There were no public comments. **Motion carried with a 4 - 1 vote. Mayor Leary voted no.**

10) Action Items Requiring Discussion

- a. 26th Annual 4th of July Celebration

Mr. Knight reviewed staff's plan to hold the 4th of July celebration on July 5th with pods, hand sanitizing stations, limited entertainment and other small events spread throughout Central Park. Approved by consensus.

11) Public Hearings

- a. Request of the Magruder Eye Institute: **Withdrawn at applicant's request.**
To annex the properties at 279/283 Orange Terrace Drive; Drive; 450/460/470 Cambridge Blvd. and 2310 Devon Court and establish Parking Lot (PL) Future Land Use and Zoning and for Conditional Use approval to build a two-story, 32,000 sq. ft. medical office building on the combined properties including 2245 W. Fairbanks Avenue. (1st Reading)
- b. Request of McLaren Orlando LLC for:
ORDINANCE 3200-21 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING ARTICLE III ZONING REGULATIONS OF CHAPTER 58 OF THE LAND DEVELOPMENT CODE TO AMEND SUBSECTION 58-76 COMMERCIAL (C-3) DISTRICT TO ESTABLISH A NEW CONDITIONAL USE FOR VEHICLE SALES SHOWROOM AND TO AMEND SUBSECTION 58-95 DEFINITIONS TO ESTABLISH

DEFINITIONS FOR CAR SALES BUSINESS, VEHICLE DEALERSHIP, VEHICLE SALES BUSINESS, AND VEHICLE SALES SHOWROOM. PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. (2nd Reading)

Attorney Ardaman read the ordinance by title.

Jeff Briggs, Principal Planner, stated that this is second reading of the ordinance establishing definitions and conditional use provisions for vehicles sales showrooms and also for conditional use approval for McLaren Orlando to locate at 1111 S. Orlando Avenue with two conditions regarding the test drive route:

1. Exit McLaren parking lot onto southbound on 17/92, turn right onto Princeton Street to I-4 East, then exit on to eastbound Fairbanks Avenue and then onto southbound on 17/92 back to McLaren.
2. Entertain the idea of potentially going further east on I-4 to exit on to Lee Road or Maitland Avenue, but they will stay on main state corridors and avoiding residential streets and Orange Avenue.

Commissioner Cooper suggested limiting the size of vehicle sales showrooms on C-3 parcels to decrease the likelihood of a large number of showrooms in the city.

Motion made by Commissioner Cooper to modify the definition in Section 58-76 to limit the building size to 2 stories and 47,000 square feet and a maximum street frontage of 165 feet on a major arterial road. (Replaced by new motion)

Mr. Briggs explained that this does not approve any showrooms for any other properties and that there is no need to set standards since the commission will consider future applications on a case by case basis. Discussion followed on the need for limitations and the size of the McLaren building and property.

Mary Solik, attorney representing applicant, was present to answer questions and said she is agreeable to the conditions and is comfortable with Commissioner Cooper's changes as long as it does not impact this site.

Motion made by Commissioner Sullivan to adopt the ordinance on second reading; seconded by Commissioner DeCiccio.

Motion made by Commissioner Cooper to amend the motion adding under Section 58-76 that the footprint of the building shall not exceed 36,000 square feet and 165 feet frontage on a major arterial road and the building be limited to two stories; seconded by Commissioner Weaver.

Motion made by Commissioner Sullivan to approve the conditional use with the conditions as presented; seconded by Commissioner DeCiccio.

There were no public comments.

Upon a roll call vote on the amendment to the main motion, Mayor Leary and Commissioners Sullivan, DeCiccio, Cooper and Weaver voted no. Motion failed with a 0 - 5 vote.

Upon a roll call vote on the motion to adopt the ordinance, Commissioners Sullivan, DeCiccio and Weaver voted yes. Mayor Leary and Commissioner Cooper voted no. Motion carried with a 3 - 2 vote.

Motion made by Commissioner Sullivan to approve the Conditional Use as presented, Commissioner Sullivan, DeCiccio and Weaver voted yes. Mayor Leary and Commissioner Cooper voted no. Motion carried with a 3 - 2 vote.

c. Ordinance vacating easement at 1021 Bonita Drive. (1st Reading)

Attorney Ardaman read the ordinance by title.

Mr. Briggs explained that this is at the request of current owners who found an easement that will impede construction by the new owner.

Motion made by Commissioner DeCiccio to approve the ordinance on first reading; seconded by Commissioner Weaver.

In response to Commissioner Cooper, Troy Attaway, Public Works Director, advised that current owner made the original request but the ordinance will be revised for second reading clarifying ownership.

There were no public comments.

Upon a roll call vote, Mayor Leary and Commissioner Sullivan, DeCiccio, Cooper and Weaver voted yes. Motion carried unanimously with a 5-0 vote.

d. Request of the City of Winter Park for:

ORDINANCE 3201-21 - 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 2269/2267/ 2265/2263/2261/2259/2257 KENTUCKY AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN. (2nd Reading)

ORDINANCE 3202-21 - 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 2269/2267/2265/2263/2261/2259/ 2257 KENTUCKY AVENUE, MORE PARTICULARLY DESCRIBED HEREIN. (2nd Reading)

A simultaneous public hearing was held on these ordinances. Attorney Ardaman read the ordinances by title only.

Motion made by Commissioner Cooper to adopt both ordinances on second reading; seconded by Commissioner DeCiccio.

There were no public comments.

Upon a roll call vote on the motion to adopt Ordinance 3201-21, Mayor Leary and Commissioners Sullivan, DeCiccio, Cooper voted yes. Commissioner Weaver voted no. Motion carried with a 4 - 1 vote.

Upon a roll call vote on the motion to adopt Ordinance 3202-21, Mayor Leary and Commissioners Sullivan, DeCiccio and Cooper voted yes. Commissioner Weaver voted no. Motion carried with a 4 - 1 vote.

e. Electric Vehicle Readiness Ordinances

ORDINANCE 3203-21 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING REGULATIONS" SUBSECTION 58-86 "OFF-STREET PARKING AND LOADING REGULATIONS" SO AS TO ADD REGULATIONS FOR ELECTRIC VEHICLE CHARGING INFRASTRUCTURE IN MULTI-FAMILY AND NON-RESIDENTIAL PARKING LOTS AND PARKING GARAGES, PROVIDING FOR VESTING, CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. (2nd Reading)

ORDINANCE 3204-21 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, RELATING TO BUILDINGS; AMENDING CHAPTER 22 TO INCORPORATE TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE REQUIRING ELECTRIC VEHICLE CHARGING PROVISIONS TO THE WINTER PARK BUILDING CODE; AND PROVIDING AN EFFECTIVE DATE. (2nd Reading)

A simultaneous public hearing was held on these ordinances. Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Weaver to adopt both ordinances on second reading; seconded by Commissioner Sullivan.

There were no public comments.

Upon a roll call vote on the motion adopt Ordinance 3203-21, Commissioners Sullivan, DeCiccio, Cooper and Weaver voted yes. Mayor Leary voted no. Motion carried with a 4 - 1 vote.

Upon a roll call vote on the motion to adopt Ordinance 3204-21, Commissioners Sullivan, DeCiccio, Cooper and Weaver voted yes. Mayor Leary voted no. Motion carried with a 4 - 1 vote.

12) City Commission Reports

Commissioner Sullivan

- Addressed the Killarney neighborhood traffic plan suggesting that the installation of fire access gate could help resolve program. After discussion, consensus was place on the next regular meeting agenda rather than a work session.

Commissioner DeCiccio

- Commented on the recent stimulus bill that includes funds for cities. Mr. Knight stated that staff is aware and working on this.
- Expressed her concern for pedestrians at the traffic light at 17/92 and Gay Road and suggested that additional time is needed to cross. Sarah Walker, Transportation Manager, advised that staff has contacted FDOT and will follow up with them.

Commissioner Cooper

- Expressed her appreciation for the work of Patrick Doyle who passed away recently.
- Asked for list of city needs that were not included in the CIP.
- Advised that she will be participating in Legislative Action Days for the Florida League of Cities are March 15 – 19, virtually.

Commissioner Weaver

- Congratulated Commissioner Cooper on becoming a new grandmother.
- Spoke on the art in the new Library and suggested that a scale model of the tornado at Universal Studios which is educational and interactive.
- Said he met with planning staff to discuss reallocating designated CRA funds for on-street parking on Harper and Comstock to create a parking lot. He recommended purchasing the two parcels (with abandoned buildings and parking) between Fairbanks and Comstock and Denning and Ward Avenues to create parking for the ballfields at MLK Park and for rear access to businesses fronting on Fairbanks. Consensus to bring forward for discussion at a future meeting or in an OAO work session.

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

Comments were received regarding the city's purchase of properties along Fairbanks Avenue for traffic improvements and the impact on the existing businesses, particularly Austin's Coffee. The following spoke about its significance and importance to themselves, artists that perform at Austin's and on the community's art and culture.

- Michael Adkins, 2267 Milltown Way, Lake Mary
- Arjun Gavindan, 511 Hillcrest Street
- Marcus Robinson, 181 Orlando Avenue
- Leonard Musselle, 201 Albert Street, Winter Springs
- Lindsey Demetree, 10201 Wetland Trail, Orlando
- Jackie Oswalt-Moore, owner of Austin's Coffee, 929 W. Fairbanks Avenue
- Jordan Morales, 2002 Strathaven Road
- Rachel Collins – Tillman, 564 Breckenridge Village, Unit 102, Altamonte Springs
- Bernard Martin, 1230 Richmond Road
- Kira Calvaresi, 1415 Sherbourne Street, Winter Garden
- Shelby Reynolds, 5006 Tangerine Avenue

13) Summary of Meeting Actions

- Approved Consent Agenda
- Approved hosting Fourth of July Celebration on July 5th.
- Approved McLaren requests.
- Approved the vacation easement at 1021 Bonita on first reading.
- Approved land use and zoning for properties on Kentucky Avenue
- Adopted electric vehicle readiness ordinances.
- Asked staff to provide a list of items requested by Departments but are not included in the 5-year CIP.
- Directed staff to look at parking options for MLK Park in lieu of on-street parking.
- Place Killarney neighborhood traffic discussion on the next agenda.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission **agenda item**

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

subject

Approve the minutes of the work session of March 11, 2021.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[031121 ws OAO.pdf](#)



City Commission Work Session Minutes

March 11, 2021 at 2:30 p.m.

Virtual Meeting

Present:

Vice-Mayor Carolyn Cooper
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Todd Weaver

City Manager Randy Knight
City Clerk Rene Cranis

Absent:

Mayor Steven Leary

Also Present

Planner Allison McGillis
Director of Planning and Transportation Bronce Stephenson
Transportation Manager Sarah Walter

1) Call to Order

Vice Mayor Cooper called the work session to order at 2:35 p.m.

2) Discussion Item(s)

Orange Avenue Overlay Discussion

Vice Mayor Cooper explained that the purpose of the meeting was to review the proposed Comprehensive Plan changes to the OAO from the February 25th meeting. She encouraged people to submit comments to Mayor and Commissioners and attend the upcoming virtual forums.

Mr. Stephenson clarified that the virtual forums topics and format on March 15th at 5:30 p.m. and the Progress Point Charette on March 17th at 5:30 p.m. Vice Mayor Cooper asked for the opportunity to receive visuals on transportation from the forum. Sarah Walter explained the FARs discussed during the transportation forum.

The following provisions were amended or approved by consensus.

- Future Land Use Maps showing boundaries (amended per prior discussions)
- First Whereas paragraph (amended to identify involvement.) Commissioner DeCiccio suggested that the City Attorney review the language.

Commissioner Weaver joined the work session at 2:53 p.m.

Mr. Stephenson reviewed the subarea map showing changes to Subarea A and Subarea D with changes to Palmetto (not divided by Harmon Avenue proposed to be vacated). Commissioner Cooper stated that she is opposed to changes to the map. She feels the two properties facing Palmetto Avenue and Orange Avenue should be in Subarea A and that Palmetto Avenue should have consistent A frontage.

Commissioner Weaver supported Vice Mayor Cooper's proposal for the D properties. He commented on area traffic and the need for traffic improvements in other areas such as Fairbanks Avenue. Discussion was held on the need for an overall traffic plan for the area.

Commissioner Weaver addressed the six-point intersection at Denning/Orange/Minnesota Avenues and asked for staff and/or Kimley-Horn to provide a scale model showing all easements needed from the Subarea I properties for the roundabout and showing that emergency vehicles can be accommodated. Commissioner Weaver requested to meet with staff to discuss further.

Commissioner Weaver asked for an update on transportation impact fees. Mr. Stephenson stated that staff is researching and discussing options for impact fees. He explained that he has information from other agencies on how fees are calculated and the criteria for each agency is very different. Vice Mayor Cooper stated that the impact fee contribution needs to be defined to determine what the city's and developer's responsibility. Consensus was that transportation impact fee must be in place before any permits are issued.

Discussion continued on traffic issues on Orange Avenue. Commissioner Weaver suggested potential solutions to speeding (raised crosswalks); parking (incentivize businesses with little walkup traffic spaces to access property from the rear); six-point intersection (dedicated turn lanes on Orange Avenue to Denning and Minnesota). Consensus was to continue this discussion during the roundabout/traffic work session.

Mr. Stephenson reviewed a map of revised Subarea D showing Palmetto realigned and after Harmon is closed. Discussion was held on vacation of Harmon, alignment of Palmetto, different FARs and height on the A and D properties along Palmetto.

Subareas were discussed and changes agreed upon as follows:

- Subarea A. No changes.
- Subarea B. No changes.
- Subarea C.
 - c. Maximum Height: 2 stories with possible rooftop area to be excluded from FAR calculations as approved by the City Commission.

d. Maximum Height of Parking Structure: 3 stories, 4 levels

- Subarea D.
 - c. Maximum Height: 5 stories (Not to exceed 58-ft.), agreed by consensus
- Subarea E. No changes.
- Subarea F. No changes.
- Subarea G. No changes.
- Subarea H. No changes.
- Subarea I. No changes.
- Subarea J.
 - c. Maximum Height: 3 stories on Fairbanks and Denning, 4 stories on Holt and Capen with 80-ft setbacks. Discussion was held on service alley and emergency vehicle access solutions for Subarea J, no consensus was reached.
- Subarea K. No changes.
- Policy 1-XXX: Meaningful Open Space Requirements. No changes.
- Policy 1-XXX: Parallel Orange Avenue Access. No changes.
- Policy 1-XXX: Contribution to Transportation Infrastructure. No changes.
- Policy 1-XXX: Appearance Review.

In addition to meeting the architectural standards as set forth in this section, all external renovation or development projects within the OAO shall undergo Appearance Review prior to public hearing.
- Policy 1-XXX: Public Hearings for Conditional Uses.

Two public hearings shall be required for Conditional Use.
- Policy 1-XXX: Floor Area Ratio for Parking Structures.

Add underground not included in FAR, remove "parking dedicated for public parking".

Discussion ensued regarding definitions for small businesses, and whether a definition should be included, or if it should be replaced with "subarea A". Consensus was to leave it as "small businesses".

Vice-Mayor Cooper suggested adding the following language to the Public Notice and Hearing Requirements: (3) All changes to OAO zoning code text and subarea maps and approval of Conditional Uses for all projects that meet the size, density or intensity requirements for city-wide notice, shall be deemed approved when the change has received the affirmative vote of a majority of the city commission on at least two

separate meetings at either regular or special meetings of the commission. If the city commission approves the required conditional use at the first public hearing, such approval shall not be considered final until the second approval at the second public hearing. Agreed by consensus.

Mayor Elect Anderson joined the meeting at 5:15. He stated that he is looking forward to the work sessions going forward.

The next OAO work session will be Thursday, March 25, 2021 at 1:00 p.m.

3) Adjournment

The work session adjourned at 5:28 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission **agenda item**

item type Consent Agenda	meeting date March 24, 2021
prepared by Amanda LeBlanc	approved by Jennifer Maier, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship.	

subject

Approval of the following contracts:

item list

1. Cintas Corporation - FY21-17 - Fire Protection Services; Additional \$75,000 for contract term.

motion / recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. Units will be added to existing contract at multiple City locations.

alternatives / other considerations

N/A

fiscal impact

Total expenditures included in approved budgets.



City Commission **agenda item**

item type Consent Agenda	meeting date March 24, 2021
prepared by Amanda LeBlanc	approved by Jennifer Maier, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship.	

subject

Approval of the following Formal Solicitation:

item list

1. Monument Warehouse, LLC - RFP19-21 - Pineywood Cemetery Columbarium; Amount \$235,000.

motion / recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. A formal solicitation was issued to award this contract.

alternatives / other considerations

N/A

fiscal impact

Total expenditures included in approved budgets. Projected revenue from sale of niches ~ \$1,300,000.



City Commission **agenda item**

item type Consent Agenda	meeting date March 24, 2021
prepared by Amanda LeBlanc	approved by Jennifer Maier, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship.	

subject

Approval of the following Piggyback contracts:

item list

1. LaFleur Nurseries & Garden Center, LLC - City of Longwood, RFQ #02092017 - Landscape & Irrigation Services - Projects < \$500k; Amount \$300,000.

motion / recommendation

Commission to approve items as presented and authorize Mayor to execute.

background

A formal solicitation process was conducted by the originating agencies to award these contracts.

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 March 24, 2021
prepared by Sarah Walter	approved by Sarah Walter, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective City Staff feels as though the current layout approved by the City Commission achieves the goal of significantly reducing the cut-through traffic through the residential portions of the neighborhood. If the Commission has additional goals for the neighborhood, these goals should be identified so City Staff can assist in making recommendations.	

subject

Killarney Roadway Network Improvements

motion / recommendation

Review and provide City Staff with direction.

background

Residents in the Killarney Estates neighborhood had been working for years to find relief from the cut-through traffic within their neighborhood. Cut-through traffic was increasing due to wayfinding apps; vehicles were also ignoring the one-way signs at the intersection of Killarney Drive & Fairview Avenue. Additionally, the planned Hill Gray development (former Ranch Mall) will also have parking lot access on Grove Avenue.

Through a collaboration of Planning & Transportation staff and residents from the neighborhood, a concept was developed that would eliminate the cut-through traffic. This concept included modifications to the intersection of Grove Avenue, Broadview Avenue & Dallas Avenue and the intersection of Killarney Drive & Fairview Avenue. At the intersection of Grove, Broadview and Dallas Avenues, there would be a permanent physical separation of Grove Avenue from Dallas Avenue and Broadview Avenue (northwest of Grove Avenue). At the intersection of Killarney Drive & Fairview Avenue, it was proposed to place planter bollards on the southern leg of the intersection to prohibit through vehicle traffic.

This layout was installed as a test fit in the field and was presented to the City Commission at the August 26, 2020 City Commission Meeting. Along with the option that

was tested in the field, a second option was presented that would allow for access to the bank parking lot from Dallas Avenue instead of from Grove Avenue. The City Commission voted unanimously in favor of the option that was installed as a test fit (with commercial access to the bank parking lot from Grove Avenue).

Since the August 2020 meeting, City staff has been working internally on the parklet design for the intersection of Grove, Broadview and Dallas Avenues. Additionally, the planter bollards were installed on the southern approach at the intersection of Killarney Drive & Fairview Avenue. The planter bollards prohibit vehicular traffic but allow for a bicycle and pedestrian connection.

Both residents and City Staff feel as though the current layout achieves the goal of significantly reducing the cut-through traffic through the residential portions of the neighborhood.

During the February 11, 2021 City Commission Special Meeting, the Commission requested City Staff to reevaluate the roadway modifications and bring forth additional options.

alternatives / other considerations

Based on the direction provided by the City Commission, City Staff developed ten options for the road network in this area (see attached). City Staff received requests for a variety of scenarios to be evaluated and incorporated these scenarios into the ten options. It should be noted that each of the options include the permanent physical separation of Grove Avenue from Dallas Avenue and Broadview Avenue (northwest of Grove Avenue). Without this separation, cut-through traffic would find a way through.

The Fire Department, Police Department, Public Works Department, Planning & Transportation Department and City Management met to discuss the options and identify which options they supported.

Option #1 – Existing Conditions

This option is the existing roadway configuration. At the intersection of Dallas, Broadview & Grove Avenues, there is the physical separation of Grove Avenue from Dallas Avenue and Broadview Avenue (northwest of Grove Avenue); a parklet will be constructed at this location. At the intersection of Killarney Drive & Fairview Avenue, there are planter bollards on the southern leg of the intersection to prohibit through vehicle traffic.

City Staff is in support of this option.

Option #2 – Modification to Existing Planter Bollards

The proposed parklet would remain at the intersection of Dallas, Broadview & Grove

Avenues. The existing planter bollards at the intersection of Killarney Avenue & Fairview Avenue would shift approximately 40 feet to the south. One of the property owners on Killarney Avenue requested access from Fairview Avenue to his house. This option would require the closure of the southern entrance to the driveway of 300 Killarney Drive. Also, this layout would reduce the distance an emergency vehicle would have to back-up on Killarney Drive (south of the planters).

City Staff is in support of this option.

Option #3 – Cul-de-Sac on Beachview Avenue

This option includes the construction of a cul-de-sac on the western end of Beachview Avenue. This would create a dead end at the northern end of Killarney Drive (south of Beachview Avenue). The planter bollards would remain at the existing location at the intersection of Killarney Drive & Fairview Avenue and the approved parklet would be constructed at the intersection of Dallas, Broadview & Grove Avenues. This option presents concerns from a public safety perspective because it creates two dead end runs longer than 150 feet without a proper turnaround along Killarney Drive.

City Staff is not in support of this option.

Option #4 – Cul-de-Sacs on Beachview Avenue & Killarney Drive

This option includes the construction of a cul-de-sac at the western end of Beachview Avenue and a cul-de-sac at the northern end of Killarney Drive (south of Beachview Avenue). The planter bollards would remain at the existing location at the intersection of Killarney Drive & Fairview Avenue and the approved parklet would be constructed at the intersection of Dallas, Broadview & Grove Avenues.

City Staff is in support of this option.

Option #5 – Cul-de-Sac on Beachview Avenue with Relocated Planter Bollards

This option is similar to Option #3 in that it includes the construction of a cul-de-sac on the western end of Beachview Avenue. This would create a dead end at the northern end of Killarney Drive (south of Beachview Avenue). The planter bollards in this option would be shifted 40 feet south of their existing location on Killarney Drive and the approved parklet would be constructed at the intersection of Dallas, Broadview & Grove Avenues. This option would require the closure of the southern entrance to the driveway of 300 Killarney Drive. While this layout would reduce the distance an emergency vehicle would have to back-up on Killarney Drive south of Fairview Avenue it would create two dead end runs longer than 150 feet without a proper turnaround along Killarney Drive and this is public safety concern.

City Staff is not in support of this option.

Option #6 – Cul-de-Sacs on Beachview Avenue & Killarney Drive with Relocated Planter Bollards

This option is similar to Option #4 in that it includes the construction of a cul-de-sac at the western end of Beachview Avenue and a cul-de-sac at the northern end of Killarney Drive (south of Beachview Avenue). The planter bollards in this option would be shifted 40 feet south of their existing location on Killarney Drive and the approved parklet would be constructed at the intersection of Dallas, Broadview & Grove Avenues. This option would require the closure of the southern entrance to the driveway of 300 Killarney Drive.

City Staff is in support of this option.

Option #7 – Cul-de-Sacs on Beachview Avenue, Fairview Avenue & Killarney Drive

This option includes the construction of cul-de-sacs on Beachview Avenue, Killarney Drive and Fairview Avenue. The planter bollards at the intersection of Killarney Drive & Fairview Avenue would be removed and the approved parklet would be constructed at the intersection of Dallas, Broadview & Grove Avenues. This option would require easement/land acquisition for the construction of the Fairview Avenue cul-de-sac.

City Staff is not in support of this option.

Option #8 – Extend Grove Avenue, Install Diagonal Diverter at Fairview Avenue & Grove Avenue, Dead End at Beachview Avenue at Proposed Grove Extension

This option includes the extension of Grove Avenue to Beachview Avenue, the installation of a physical separation at the intersection of Grove Avenue & Fairview Avenue and the placement of planter bollards to the east of the proposed Grove Avenue extension. The planter bollards at the intersection of Killarney Drive & Fairview Avenue would be removed and the approved parklet would be constructed at the intersection of Dallas, Broadview & Grove Avenues. This option would require land acquisitions and/or easements for the extension of Grove Avenue. The placement of planter bollards to the east of the proposed Grove Avenue extension would create a dead-end roadway without a public turnaround on a roadway connecting with an FDOT roadway.

City Staff is not in support of this option.

Option #9 – Dead End on Beachview Avenue and Dead End on Fairview Avenue

This option includes placing planter bollards on the west side of the intersection of Fairview Avenue & Grove Avenue and planter bollards on the east side of the residential driveway on Beachview Avenue. The planter bollards at the intersection of Killarney Drive & Fairview Avenue would be removed and the approved parklet would be constructed at the intersection of Dallas, Broadview & Grove Avenues. This option would create a dead end along the residential portion of Fairview Avenue and a dead end on

both the residential and commercial sides on Beachview Avenue. This option would create a dead-end roadway without a public turnaround on a roadway connecting with an FDOT roadway. Additionally, the dead end runs created would be longer than 150 feet without a proper turnaround; this is public safety concern.

City Staff is not in support of this option.

Option #10 – Dead End on Beachview Avenue and Dead End on Fairview Avenue and Partial Hammerhead on Beachview Avenue

This option is similar to Option #9 in that it includes placing planter bollards on the west side of the intersection of Fairview Avenue & Grove Avenue and planter bollards on the east side of the residential driveway on Beachview Avenue. In addition, this option also calls for a partial hammerhead at the west end of Beachview Avenue for emergency vehicle maneuverability. The planter bollards at the intersection of Killarney Drive & Fairview Avenue would be removed and the approved parklet would be constructed at the intersection of Dallas, Broadview & Grove Avenues. This option would create a dead end along the residential portion of Fairview Avenue and a dead end on both the residential and commercial sides on Beachview Avenue. This option would create a dead-end roadway without a public turnaround on a roadway connecting with an FDOT roadway. Additionally, the dead end created on Fairview Avenue would be longer than 150 feet without a proper turnaround; this is public safety concern.

City Staff is not in support of this option.

fiscal impact

Since the options presented are high level for discussion purposes, cost estimates have not yet been prepared. It should be noted that any option selected is currently unfunded.




ATTACHMENTS:

[2021.03.18_Killarney Options for Discussion.pdf](#)

ATTACHMENTS:

[Resident Emails.pdf](#)

LEGEND

-  PLANTER BOLLARD
-  EXISTING FIRE HYDRANT LOCATIONS
-  TEMPORARY TRAFFIC CONTROL DEVICES LIMITS



KILLARNEY NEIGHBORHOOD ROADWAY MODIFICATIONS



OPTION #1
EXISTING ROADWAY NETWORK

DATE 2021.03.15

SCALE 1" = 200'

FIGURE 1

LEGEND

-  PLANTER BOLLARD
-  EXISTING FIRE HYDRANT LOCATIONS

DETAILED DESCRIPTION

- PLANTER BOLLARDS WOULD BE SHIFTED APPROXIMATELY 40' SOUTH OF KILLARNEY DRIVE & FAIRVIEW AVENUE INTERSECTION
- PARKLET WOULD BE CONSTRUCTED AS APPROVED AT INTERSECTION OF BROADVIEW AVENUE, DALLAS AVENUE AND GROVE AVENUE

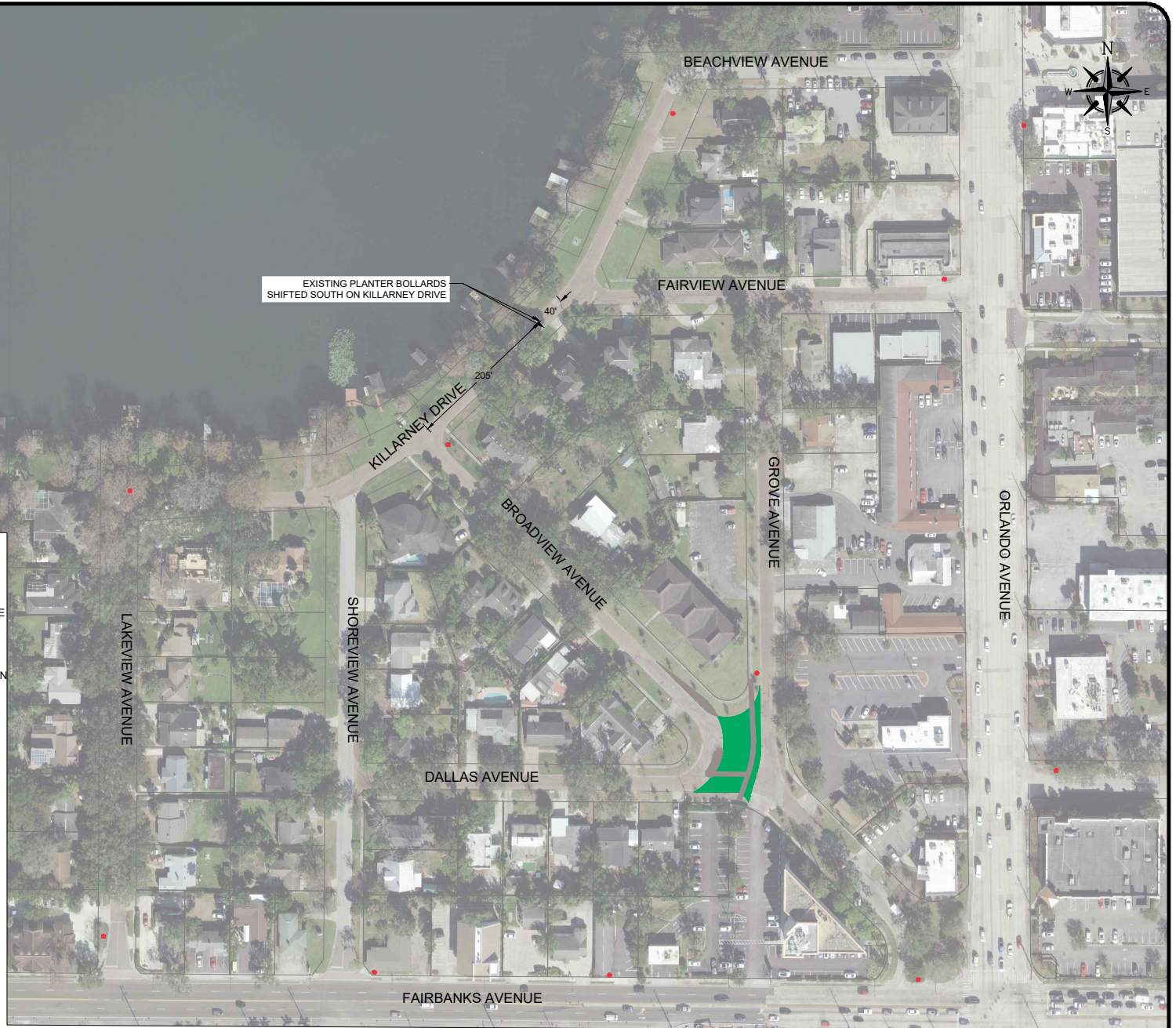
ITEMS FOR CONSIDERATION

- EMERGENCY VEHICLE ACCESS & MANEUVERABILITY
- REQUIRE CLOSURE OF EITHER SOUTHERN OR NORTHERN ENTRANCE TO CIRCULAR DRIVEWAY AT 300 KILLARNEY DRIVE

NOTES

- THIS CONCEPTUAL LAYOUT IS FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
- NO SURVEY WAS CONDUCTED AS PART OF THIS EXERCISE.

CITY STAFF IS IN SUPPORT OF THIS OPTION.



KILLARNEY NEIGHBORHOOD ROADWAY MODIFICATIONS



OPTION #2
RELOCATE EXISTING PLANTER BOLLARDS ON
KILLARNEY DRIVE

DATE 2021.03.15

SCALE 1" = 200'

FIGURE 2

LEGEND

-  PLANTER BOLLARD
-  EXISTING FIRE HYDRANT LOCATIONS

DETAILED DESCRIPTION

- CONSTRUCT CUL-DE-SAC ON WESTERN END OF BEACHVIEW AVENUE
- DEAD END IS CREATED AT NORTHERN END OF KILLARNEY DRIVE SOUTH OF BROADVIEW AVENUE
- PLANTER BOLLARDS WOULD REMAIN AT EXISTING LOCATION AT INTERSECTION OF KILLARNEY DRIVE & FAIRVIEW AVENUE
- PARKLET WOULD BE CONSTRUCTED AS APPROVED AT INTERSECTION OF BROADVIEW AVENUE, DALLAS AVENUE AND GROVE AVENUE

ITEMS FOR CONSIDERATION

- EMERGENCY VEHICLE ACCESS & MANEUVERABILITY



NOTES

- THIS CONCEPTUAL LAYOUT IS FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
- NO SURVEY WAS CONDUCTED AS PART OF THIS EXERCISE.

CITY STAFF IS NOT IN SUPPORT OF THIS OPTION.



LEGEND

-  PLANTER BOLLARD
-  EXISTING FIRE HYDRANT LOCATIONS

DETAILED DESCRIPTION

- CONSTRUCT CUL-DE-SACS ON WESTERN END OF BEACHVIEW AVENUE AND NORTHERN END OF KILLARNEY DRIVE SOUTH OF BROADVIEW AVENUE
- PLANTER BOLLARDS WOULD REMAIN AT EXISTING LOCATION AT INTERSECTION OF KILLARNEY DRIVE & FAIRVIEW AVENUE
- PARKLET WOULD BE CONSTRUCTED AS APPROVED AT INTERSECTION OF BROADVIEW AVENUE, DALLAS AVENUE AND GROVE AVENUE

ITEMS FOR CONSIDERATION

- EMERGENCY VEHICLE ACCESS & MANEUVERABILITY

NOTES

- THIS CONCEPTUAL LAYOUT IS FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
- NO SURVEY WAS CONDUCTED AS PART OF THIS EXERCISE.

CITY STAFF IS IN SUPPORT OF THIS OPTION.



KILLARNEY NEIGHBORHOOD ROADWAY MODIFICATIONS



OPTION #4
CUL-DE-SACS ON BEACHVIEW AVENUE
AND KILLARNEY DRIVE

DATE 2021.03.18

1" = 200'

FIGURE 4

LEGEND

-  PLANTER BOLLARD
-  EXISTING FIRE HYDRANT LOCATIONS

DETAILED DESCRIPTION

- CONSTRUCT CUL-DE-SAC ON WESTERN END OF BEACHVIEW AVENUE
- DEAD END IS CREATED AT NORTHERN END OF KILLARNEY DRIVE SOUTH OF BROADVIEW AVENUE
- PLANTER BOLLARDS WOULD BE SHIFTED APPROXIMATELY 40' SOUTH OF KILLARNEY DRIVE & FAIRVIEW AVENUE INTERSECTION
- PARKLET WOULD BE CONSTRUCTED AS APPROVED AT INTERSECTION OF BROADVIEW AVENUE, DALLAS AVENUE AND GROVE AVENUE

ITEMS FOR CONSIDERATION

- EMERGENCY VEHICLE ACCESS & MANEUVERABILITY
- REQUIRE CLOSURE OF EITHER SOUTHERN OR NORTHERN ENTRANCE TO CIRCULAR DRIVEWAY AT 300 KILLARNEY DRIVE

NOTES

- THIS CONCEPTUAL LAYOUT IS FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
- NO SURVEY WAS CONDUCTED AS PART OF THIS EXERCISE.

CITY STAFF IS NOT IN SUPPORT OF THIS OPTION.



KILLARNEY NEIGHBORHOOD ROADWAY MODIFICATIONS



OPTION #5
CUL-DE-SAC ON BEACHVIEW AVENUE WITH
RELOCATED PLANTER BOLLARDS

DATE 2021.03.15

SCALE 1" = 200'

FIGURE 5

LEGEND

-  PLANTER BOLLARD
-  EXISTING FIRE HYDRANT LOCATIONS

DETAILED DESCRIPTION

- CONSTRUCT CUL-DE-SACS ON WESTERN END OF BEACHVIEW AVENUE AND NORTHERN END OF KILLARNEY DRIVE SOUTH OF BROADVIEW AVENUE
- PLANTER BOLLARDS WOULD BE SHIFTED APPROXIMATELY 40' SOUTH OF KILLARNEY DRIVE & FAIRVIEW AVENUE INTERSECTION
- PARKLET WOULD BE CONSTRUCTED AS APPROVED AT INTERSECTION OF BROADVIEW AVENUE, DALLAS AVENUE AND GROVE AVENUE

ITEMS FOR CONSIDERATION

- EMERGENCY VEHICLE ACCESS & MANEUVERABILITY
- REQUIRE CLOSURE OF EITHER SOUTHERN OR NORTHERN ENTRANCE TO CIRCULAR DRIVEWAY AT 300 KILLARNEY DRIVE

NOTES

- THIS CONCEPTUAL LAYOUT IS FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
- NO SURVEY WAS CONDUCTED AS PART OF THIS EXERCISE.

CITY STAFF IS IN SUPPORT OF THIS OPTION.

EXISTING PLANTER BOLLARDS
SHIFTED SOUTH ON KILLARNEY DRIVE



KILLARNEY NEIGHBORHOOD ROADWAY MODIFICATIONS

OPTION #6
CUL-DE-SACS ON BEACHVIEW AVENUE AND KILLARNEY
DRIVE WITH RELOCATED PLANTER BOLLARDS

DATE 2021.03.15

1" = 200'

FIGURE 6

LEGEND

- EXISTING FIRE HYDRANT LOCATIONS

DETAILED DESCRIPTION

- CONSTRUCT CUL-DE-SACS ON BEACHVIEW AVENUE, KILLARNEY DRIVE & FAIRVIEW DRIVE
- REMOVE PLANTER BOLLARDS AT INTERSECTION OF KILLARNEY DRIVE & FAIRVIEW AVENUE
- PARKLET WOULD BE CONSTRUCTED AS APPROVED AT INTERSECTION OF BROADVIEW AVENUE, DALLAS AVENUE AND GROVE AVENUE

ITEMS FOR CONSIDERATION

- EMERGENCY VEHICLE ACCESS & MANEUVERABILITY
- EASEMENT/LAND ACQUISITION WOULD BE REQUIRED FOR CONSTRUCTION OF FAIRVIEW AVENUE CUL-DE-SAC

NOTES

- THIS CONCEPTUAL LAYOUT IS FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
- NO SURVEY WAS CONDUCTED AS PART OF THIS EXERCISE.

CITY STAFF IS NOT IN SUPPORT OF THIS OPTION.



KILLARNEY NEIGHBORHOOD ROADWAY MODIFICATIONS



OPTION #7
CUL-DE-SACS ON BEACHVIEW AVENUE, FAIRVIEW AVENUE & KILLARNEY DRIVE

DATE 2021.03.15

1" = 200'

FIGURE 7

LEGEND

-  PLANTER BOLLARD
-  EXISTING FIRE HYDRANT LOCATIONS

DETAILED DESCRIPTION

- EXTENSION OF GROVE AVENUE FROM FAIRVIEW AVENUE TO BEACHVIEW AVENUE
- INSTALLATION OF DIAGONAL DIVERTER AT INTERSECTION OF FAIRVIEW AVENUE & GROVE AVENUE TO SEPARATE RESIDENTIAL FROM COMMERCIAL TRAFFIC
- REMOVE EXISTING PLANTER BOLLARDS
- CREATES DEAD END ON BEACHVIEW AVENUE EAST OF GROVE AVENUE EXTENSION
- PARKLET WOULD BE CONSTRUCTED AS APPROVED AT INTERSECTION OF BROADVIEW AVENUE, DALLAS AVENUE AND GROVE AVENUE

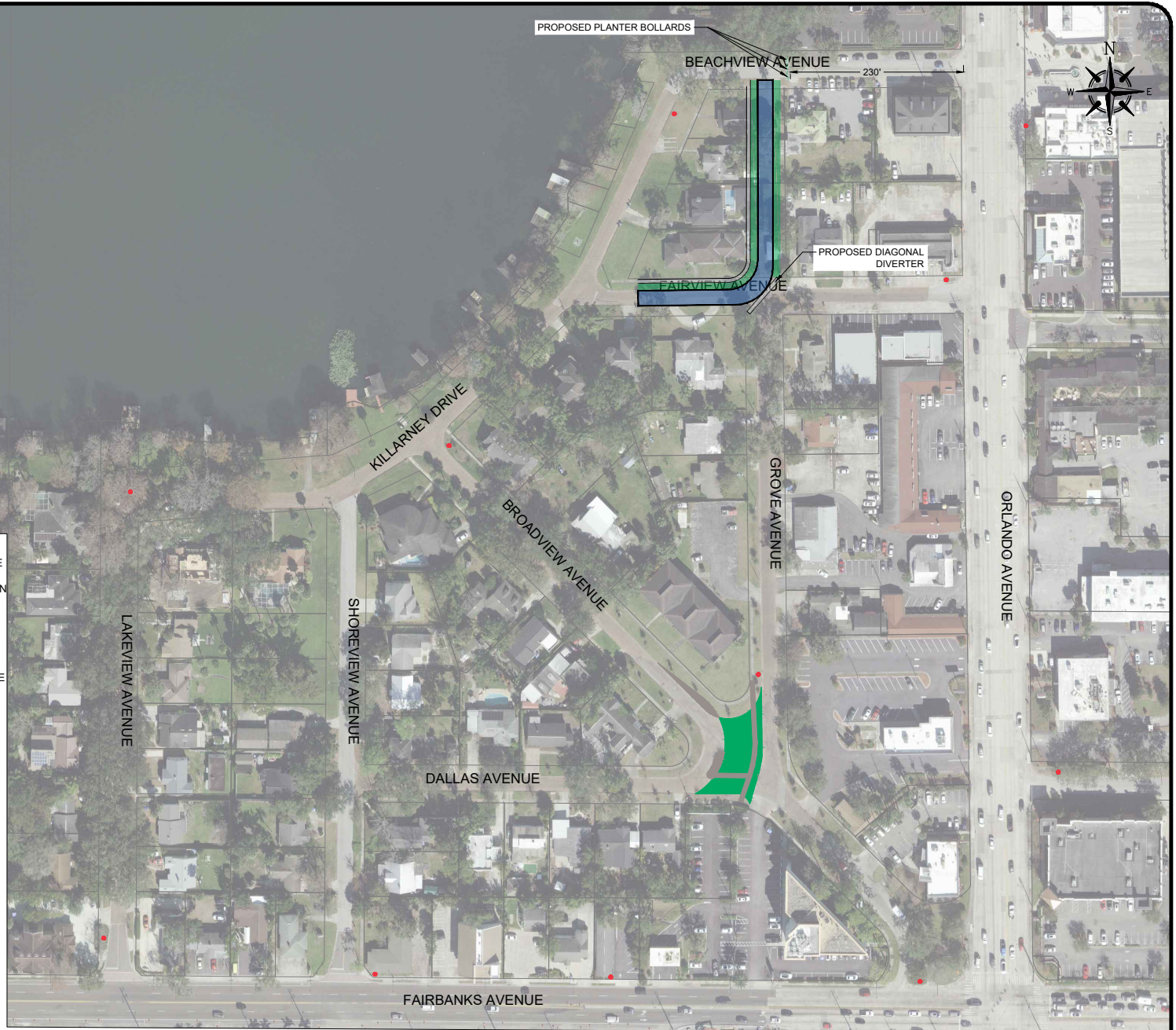
ITEMS FOR CONSIDERATION

- LAND ACQUISITION/EASEMENTS REQUIRED FOR EXTENSION OF GROVE AVENUE
- EMERGENCY VEHICLE ACCESS & MANEUVERABILITY
- CREATION OF DEAD END ROADWAY WITHOUT A PUBLIC TURNAROUND ON A ROADWAY CONNECTING WITH AN FDOT ROADWAY

NOTES

- THIS CONCEPTUAL LAYOUT IS FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
- NO SURVEY WAS CONDUCTED AS PART OF THIS EXERCISE.

CITY STAFF IS NOT IN SUPPORT OF THIS OPTION.



KILLARNEY NEIGHBORHOOD ROADWAY MODIFICATIONS

OPTION #8



DATE 2021.03.15

EXTEND GROVE AVE, INSTALL DIAGONAL DIVERTER AT FAIRVIEW AVE & GROVE AVE, DEAD END BEACHVIEW AVE AT PROPOSED GROVE AVE EXTENSION

SCALE 1" = 200'

FIGURE 8

LEGEND

-  PLANTER BOLLARD
-  EXISTING FIRE HYDRANT LOCATIONS

DETAILED DESCRIPTION

- PLACE PLANTER BOLLARDS ON WEST SIDE OF INTERSECTION OF FAIRVIEW AVENUE & GROVE AVENUE
- PLACE PLANTER BOLLARDS ON EAST SIDE OF RESIDENTIAL DRIVEWAY ON BEACHVIEW AVENUE
- CREATE DEAD ENDS ON FAIRVIEW AVENUE AND BEACHVIEW AVENUE
- REMOVE PLANTER BOLLARDS AT INTERSECTION OF KILLARNEY DRIVE & FAIRVIEW AVENUE
- PARKLET WOULD BE CONSTRUCTED AS APPROVED AT INTERSECTION OF BROADVIEW AVENUE, DALLAS AVENUE AND GROVE AVENUE

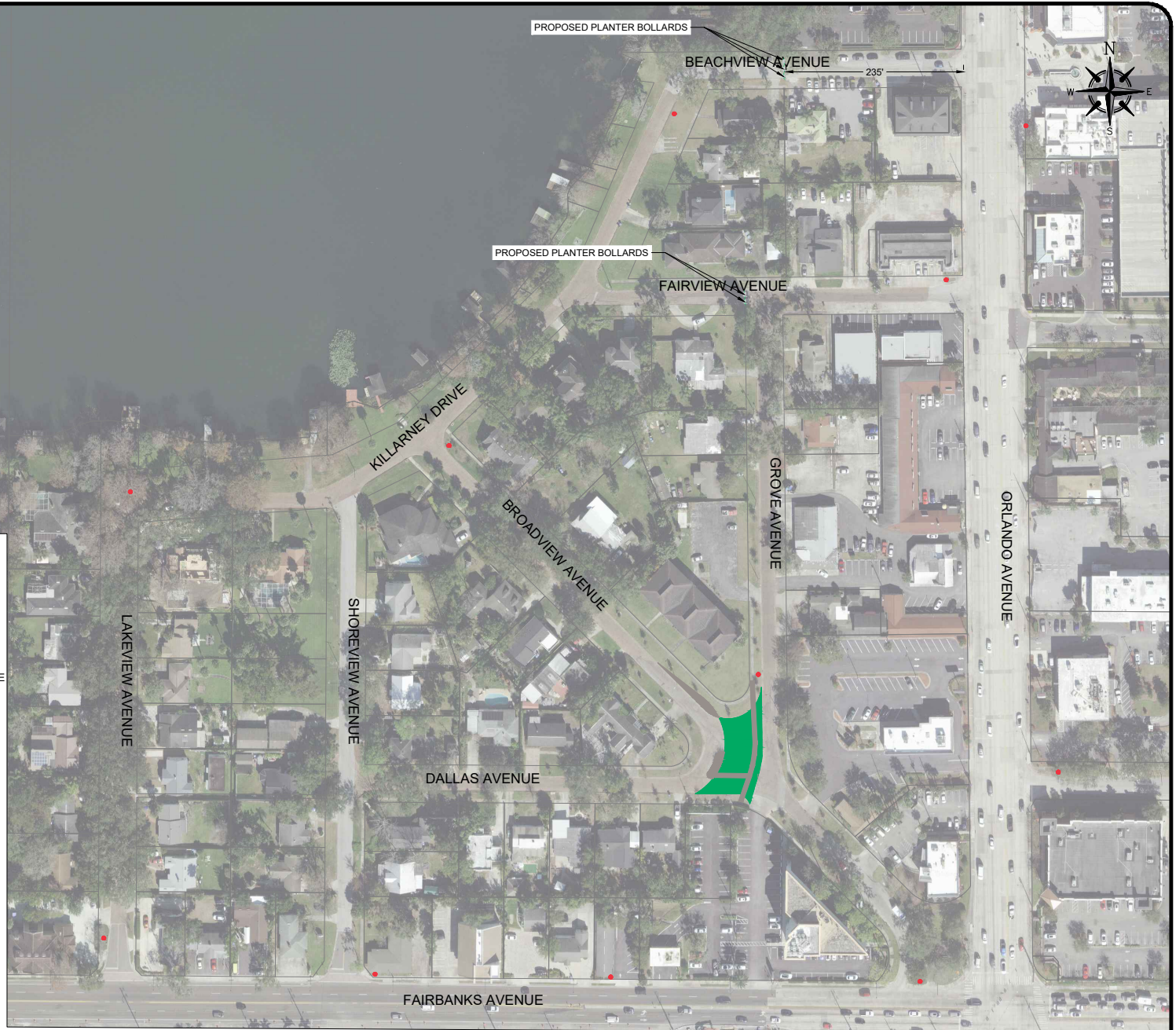
ITEMS FOR CONSIDERATION

- EMERGENCY VEHICLE ACCESS AND MANEUVERABILITY
- CREATION OF DEAD END ROADWAY WITHOUT A PUBLIC TURNAROUND ON A ROADWAY CONNECTING WITH AN FDOT ROADWAY

NOTES

- THIS CONCEPTUAL LAYOUT IS FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
- NO SURVEY WAS CONDUCTED AS PART OF THIS EXERCISE.

CITY STAFF IS NOT IN SUPPORT OF THIS OPTION.



KILLARNEY NEIGHBORHOOD ROADWAY MODIFICATIONS



OPTION #9
DEAD END ON FAIRVIEW AVE &
DEAD END ON BEACHVIEW AVE

DATE 2021.03.15

1" = 200'

FIGURE 9

LEGEND

-  PLANTER BOLLARD
-  EXISTING FIRE HYDRANT LOCATIONS

DETAILED DESCRIPTION

- PLACE PLANTER BOLLARDS ON WEST SIDE OF INTERSECTION OF FAIRVIEW AVENUE & GROVE AVENUE
- PLACE PLANTER BOLLARDS ON EAST SIDE OF RESIDENTIAL DRIVEWAY ON BEACHVIEW AVENUE
- ADD PARTIAL HAMMERHEAD ON WEST END OF BEACHVIEW AVENUE
- CREATE DEAD ENDS ON FAIRVIEW AVENUE AND BEACHVIEW AVENUE
- REMOVE PLANTER BOLLARDS AT INTERSECTION OF KILLARNEY DRIVE & FAIRVIEW AVENUE
- PARKLET WOULD BE CONSTRUCTED AS APPROVED AT INTERSECTION OF BROADVIEW AVENUE, DALLAS AVENUE AND GROVE AVENUE

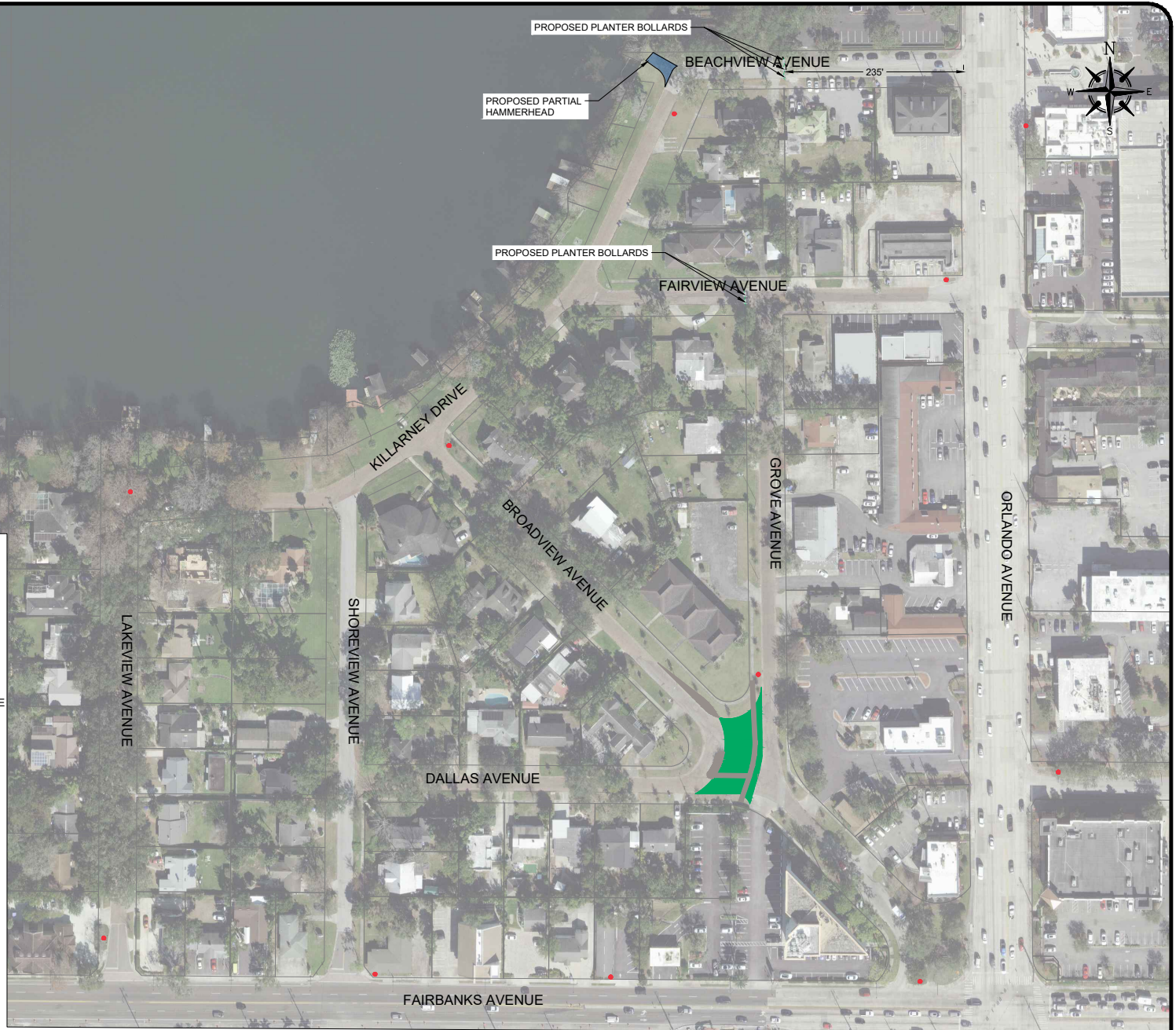
ITEMS FOR CONSIDERATION

- EMERGENCY VEHICLE ACCESS AND MANEUVERABILITY
- CREATION OF DEAD END ROADWAY WITHOUT A PUBLIC TURNAROUND ON A ROADWAY CONNECTING WITH AN FDOT ROADWAY

NOTES

- THIS CONCEPTUAL LAYOUT IS FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
- NO SURVEY WAS CONDUCTED AS PART OF THIS EXERCISE.

CITY STAFF IS NOT IN SUPPORT OF THIS OPTION.



KILLARNEY NEIGHBORHOOD ROADWAY MODIFICATIONS

OPTION #10
DEAD END ON FAIRVIEW AVE,
DEAD END ON BEACHVIEW AVE & PARTIAL
HAMMERHEAD ON BEACHVIEW AVE

DATE 2021.03.15

SCALE 1" = 200'

FIGURE 10

Sarah Walter

From: Matt McDaniel <matt@m3development.com>
Sent: Wednesday, March 17, 2021 8:38 AM
To: Bronce Stephenson
Cc: CityManager; Sarah Walter; Nort Northam; Keith Moore; Hongmyung Lim
Subject: [External] [External] Killarney barriers @ 300 Killarney Drive, Winter Park

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Hi Bronce,

I left you a voicemail, but wanted to follow up via email. I have been renovating my house and at property consistently for the last few weeks. I have had a change of heart and agree that the current placement of the flower pot barriers (at Fairview & Killarney Dr.) is optimal. Moving them south on Killarney, while having some advantage, would create other issues that I had not realized.

Thank you and your team for all of your efforts on behalf of our neighborhood. Is there anything else that I need to do at this point?

All my best,
Matt

Matt McDaniel
Principal
M3 Development, LLC
858.829.8854

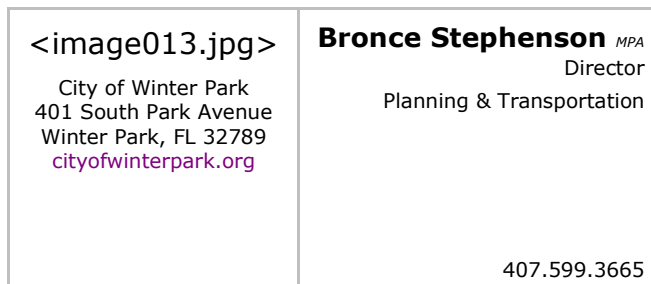
On Feb 10, 2021, at 12:00 PM, Bronce Stephenson <bstephenson@cityofwinterpark.org> wrote:

Good morning Matt,

Throughout this project, we have been inundated with various requests to move the planters, how to plant them, where else we could place them, what should be placed there, when they should be allowed to be placed and much more. As you are likely aware, your neighborhood is very active and is quick to share opinions, advice, etc. We are always happy to try to accommodate requests and your request was provided in a more professional manner than we typically see, but in this case we needed to get the promised, permanent barricades in place, after over a year of the "temporary" barriers that many people figured out and were moving daily. In placing the barriers, there is no blocking of your driveway, and with your circle drive, you have a favorable access situation. We looked at your proposed moving of the barriers and your proposed blocking of the driveway and I made the determination, in consultation with my transportation team, that your plan and any other deviation from the voted-on location would not be as safe as the original alignment. At the end of the day, I considered the professional assessment of safety above all else, with the previous votes by the neighborhood and Commission weighing in

heavily as well. I understand this may not be what you hoped to see with the barricades, but I would ask that you see how well the new planter barricades work, and if you still are unhappy, we can revisit the location of the barricades after the parklet is built and the whole new system has a chance to operate for a few months. There was give and take by everyone involved in the project, but the goal of stemming the cut-through traffic was made more final with the barrier placement today. In fact, we have already starting submitting the plans/maps to the major mapping apps, showing them that this route along Killarney Drive no longer exists. We should see even more change in the coming months. Again, your request was not ignored and you have my apology that more direct discussion with you did not take place. I had so many questions and requests that a final decision and email to all was the best way to address the situation. I hope you'll give the planter bollards a chance, I know they are going to make a big difference. If issues remain, we can continue the conversation.

Respectfully,



<image014.png> <image015.png> <image016.png> <image017.png> <image018.png>

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Matt McDaniel <matt@m3development.com>
Sent: Wednesday, February 10, 2021 9:48 AM
To: Bronce Stephenson <bstephenson@cityofwinterpark.org>
Cc: CityManager <citymanager@cityofwinterpark.org>; Sarah Walter <swalter@cityofwinterpark.org>; Nort Northam <nortnortham@earthlink.net>; David Dickerson <dickerdl@aol.com>; carina@m3development.com
Subject: [External] Re: [External] Killarney barriers @ 300 Killarney Drive, Winter Park

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Bronce,

Since early December of last year, I have asked on several occasions to be informed about the staff level decision making process regarding the placement of the barriers. Additionally, I requested to be copied on all relevant communications. I have received nothing. Finally, I had a detailed and seemingly positive conversation with Sarah. At her request, I supplied her with options to mitigate potential cut through traffic on my driveway, at my expense.

She replied...

"Morning Matt, Thank you for sending this information over. I will discuss with Randy and Bronce and keep you updated on the conversation."

A few days ago I receive a group letter to the Killarney Estates residents, informing them that the barriers will be put installed on Fairview, blocking access to my driveway.

I have seen nothing substantive from the people making this 'critical' judgment call, on an action that will greatly effect my property. I have not seen nor been copied on any information regarding the "traffic and design criteria".

My concern is that I am not being taken seriously. As such, I am requesting the report from your traffic engineer regarding the traffic and design criteria and issues. I need to know 'who' at staff level is making this final decision and based on 'what' information.

I intend to have my civil and traffic engineers along with my attorney review these findings.

Having said that, I want to be clear that I continue to be in full support of blocking Killarney Drive.

Finally, as stated in my previous email, both of my immediate neighbors on both sides (copied here), are in support of shifting the placement of the barriers to accommodate access to my driveway.

Thank you.

All my best,
Matt

Matt McDaniel
Principal
M3 Development, LLC
858.829.8854

On Feb 2, 2021, at 2:34 PM, Matt McDaniel <matt@m3development.com> wrote:

Hi Sarah,

Thanks for taking the time to discuss the barriers in front of my house at 300 Killarney Drive. I am happy to block off my south most driveway with a planter consistent with the design of the barriers supplied by the City. Maybe something similar to the planter pictured below or other as you recommend. My contractor could tap-con the planter to the flat concrete part of the driveway, prohibiting cars from cutting thru. I am flexible on size and dimensions.

I would like to see your permanent barriers just to the south of my northern driveway, giving me access. Additionally, as we discussed, I will get a few tall orange construction cones and place them to block my northern driveway to further dissuade people from trying to cut thru.

Keep me posted as you progress. Let me know if there is anything I can do to help.

Thanks!

<image0.jpeg>

<image1.png>

Matt McDaniel
Principal
M3 Development
858.829.8854

On Feb 2, 2021, at 11:59 AM, Sarah Walter <swalter@cityofwinterpark.org>
wrote:

Greetings Matt,

Hope all is well. We went out and took a look at the request. How long
would the construction window last for the work you are doing on your
property?

Cheers,
Sarah

<p><image001.jpg></p> <p>City of Winter Park</p> <p>cityofwinterpark.org</p>	<p>Sarah M. Walter <i>PE, PTOE</i> Transportation Manager Planning & Transportation</p> <p>407.599.3695</p>
--	--

<image002.png>

<image003.png>

<image004.png>

<image005.png>

<image006.png>

Under Florida law, email addresses and written correspondence with the city become
public record and must be made available to the public and media upon request
(unless otherwise exempt). If you do not want your email address to be public
record, please contact our office by phone.

From: Matt McDaniel <matt@m3development.com>
Sent: Thursday, January 28, 2021 6:22 PM
To: Bronze Stephenson <bstephenson@cityofwinterpark.org>
Cc: Sarah Walter <swalter@cityofwinterpark.org>; CityManager
<citymanager@cityofwinterpark.org>; Nort Northam

<nortnortham@earthlink.net>; David Dickerson
<dickerdl@aol.com>; carina@m3development.com

Subject: [External] Re: [External] Re: [External] Killarney barriers @ 300 Killarney Drive, Winter Park

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Thank you Bronce for your prompt response. Please updated me on progress copy me on communications regarding safety and design criteria.

All my best,
Matt

Matt McDaniel
Principal
M3 Development, LLC
858.829.8854

On Jan 28, 2021, at 3:13 PM, Bronce Stephenson
<bstephenson@cityofwinterpark.org> wrote:

We will take a look to see if your proposal meets safety and traffic design criteria. We will visit the site next week, but we will be deploying the permanent barriers soon.

Thanks,
Bronce L. Stephenson, MPA

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Matt McDaniel <matt@m3development.com>
Date: 1/28/21 5:59 PM (GMT-05:00)
To: Sarah Walter <swalter@cityofwinterpark.org>, Bronce Stephenson
<bstephenson@cityofwinterpark.org>
Cc: CityManager <citymanager@cityofwinterpark.org>, Nort Northam <nortnortham@earthlink.net>, David Dickerson
<dickerdl@aol.com>, carina@m3development.com

Subject: [External] Re: [External] Killarney barriers @
300 Killarney Drive, Winter Park

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Sarah & Bronce,

I have not heard anything back since my email of December 17th. The placement of the permanent barriers on Killarney Drive in front of my house is 'critically' important. The current placement of the temporary barriers blocks access to my driveway by a matter of 15 to 20 feet. If the permanent barriers are placed just 15 to 20 feet to the south, I will have access to my driveway. My proposed placement of the barriers will still block thru traffic on Killarney Drive. and I will take precautions to block my driveway, if needed.

I have spoken with my neighbors (cc'd here) on both sides of my house are in support of this adjustment.

Please advise as next steps as soon as possible.

Also, I have photos of the house and barriers relative to the driveway, if needed.

All my best,
Matt

Matt McDaniel
Principal
M3 Development, LLC
858.829.8854

On Dec 18, 2020, at 10:28 AM, Matt
McDaniel
<matt@m3development.com> wrote:

Hi Sarah,

I understand that your traffic engineers
were at Killarney yesterday. Apparently

there is some push back on moving the planters/barriers the requisite 15 to 20 feet south on Killarney Drive, that would give me access to my driveway. I am currently renovating my house and losing access off of Fairview will be very problematic.

Is there any reason that we can't move the barriers to give me driveway access?

All my best,
Matt

Matt McDaniel
Principal
M3 Development, LLC
858.829.8854

On Dec 17, 2020, at
5:38 AM, Sarah Walter
<[swalter@cityofwinter
park.org](mailto:swalter@cityofwinterpark.org)> wrote:

Greetings Matt,

We are more than
happy to take a
look. Could you please
confirm your address to
ensure that the team
looks at the right
location.

Many thanks,
Sarah

City of Winter Park
Sarah M. Walter PE,
PTOE
Transportation
Manager
Planning &
Transportation
407.599.3695

Under Florida law,
email addresses and
written correspondence
with the city become
public record and must
be made available to
the public and media
upon request (unless
otherwise exempt). If
you do not want your
email address to be
public record, please
contact our office by
phone.

-----Original Message-----

-

From: Bronze
Stephenson
Sent: Monday,
December 14, 2020
4:04 PM
To: 'Matt McDaniel'
<matt@m3development.com>
Cc: Nort Northam
<nortnortham@earthlink.net>; carina@m3development.com; Sarah
Walter
<swalter@cityofwinterpark.org>
Subject: RE: [External]
Re: Killarney barriers

I'll have my Traffic
Engineer take a look at
it. Thank you.

City of Winter Park
401 South Park Avenue
Winter Park, FL 32789
cityofwinterpark.org

Bronze Stephenson
MPA

Director

Planning &
Transportation

407.599.3665

Under Florida law,
email addresses and
written correspondence
with the city become
public record and must
be made available to
the public and media
upon request (unless
otherwise exempt). If
you do not want your
email address to be
public record, please
contact our office by
phone.

-----Original Message-----

-

From: Matt McDaniel
<matt@m3development.com>

Sent: Monday,
December 14, 2020
1:43 PM

To: Bronce Stephenson
<bstephenson@cityofwinterpark.org>

Cc: Nort Northam
<nortnortham@earthlink.net>; carina@m3development.com

Subject: [External] Re:
Killarney barriers

[Caution: This email
originated from outside
the City of Winter Park
email system. Before
clicking any hyperlinks,
verify the real address

by hovering over the
link. Do not open
attachments from
unknown or unverified
sources.]

Hello Bronze,

I am definitely
interested in placing to
barriers a bit further to
the south, so that I am
able to access my
driveway off Fairview.
Hopefully this will not
be too much of a
problem.

Feel free to call me.

Much appreciated,

Matt McDaniel
Principal
M3 Development
858.829.8854

On Dec
4, 2020,
at 8:38
AM,
Nort
Northa
m
<northam@earthlink.net>
wrote:

Good
mornin
g
Bronze,
my
neighb
or in

the 2
story
house
next to
the
cottage
Matt
McDani
el is
interest
ed in
the
possibil
ity of
accessi
ng his
propert
y from
the
street
on the
north
side.
This
would
mean
moving
the
barriers
several
feet
south
of his
norther
n
drivewa
y. He is
aware
that he
would
lose
his
circular
drivewa
y as it
would
become
a
cutthro
ugh. He
will be
calling

on you
to
discuss
this. Let
me
know if
you
would
like to
send
someon
e out to
look at
it. I am
making
a
drawin
g to
send to
you and
Matt.
We are
ok with
this.
Thanks
again,N
ort.

Sent
from
my iPad

Sarah Walter

From: Nort Northam <nortnortham@earthlink.net>
Sent: Wednesday, March 17, 2021 9:11 AM
To: Sarah Walter
Cc: Marty Sullivan
Subject: [External] Re: [External] Fwd: [External] Killarney plans. Email error

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Sarah, Matt McDaniel at 300 Killarney has just emailed Bronce retracting his request to move the barriers south on Killarney. We all would like them to remain where they are and address the intersection by hillstone if you feel a need to mitigate cutthrough on the 200 block. Thanks for addressing our neighborhood concerns. Nort.

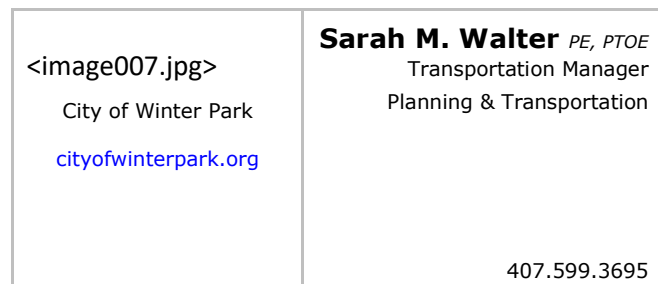
Sent from my iPad

On Mar 17, 2021, at 8:52 AM, Sarah Walter <swalter@cityofwinterpark.org> wrote:

Morning Nort,

Sounds good...thank you to you and the neighbors for working with us on this.

Cheers,
Sarah



[<image008.png>](#)

[<image009.png>](#)

[<image010.png>](#)

[<image011.png>](#)

[<image012.png>](#)

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Nort Northam <nortnortham@earthlink.net>
Sent: Tuesday, March 16, 2021 8:59 PM
To: Sarah Walter <swalter@cityofwinterpark.org>
Subject: [External] Fwd: [External] Killarney plans. Email error

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Sorry ,was not ready to send the email please disregard. I will get back with you later. Thanks for you work on putting the ideas together. Nort.

Sent from my iPad

Begin forwarded message:

From: Nort Northam <nortnortham@earthlink.net>
Date: March 16, 2021 at 8:53:31 PM EDT
To: Sarah Walter <swalter@cityofwinterpark.org>
Subject: Re: [External] Killarney plans

Sarah, I have received the pica and ideas from Marty. Matt McDaniel at 300 wants the barrier move in pic 2 so that he can access from

Sent from my iPad

On Mar 15, 2021, at 2:18 PM, Sarah Walter
<swalter@cityofwinterpark.org> wrote:

Good Afternoon Nort,

We had asked the Commission for a work session to discuss the options City Staff was asked to look into for Killarney but the request did not receive the support of the majority. So, the next discussion for this will be at the March 24th Commission Meeting.

Regards,
Sarah

-----Original Message-----

From: Nort Northam <nortnortham@earthlink.net>
Sent: Monday, March 15, 2021 2:04 PM
To: Sarah Walter <swalter@cityofwinterpark.org>

Cc: Jeff Gmail <jeffkarsch@gmail.com>

Subject: [External] Killarney plans

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Sarah, if there are any meetings scheduled before the 24th commission meeting regarding the barriers on Killarney drive I would like to participate. Several of us have discussed and drawn plans that we need to discuss. However nothing will help that block unless the property owner is willing to accept residential value for the lakefront.
Thanks,Nort.

Sent from my iPad



City Commission **agenda item**

item type Action Items Requiring Discussion	meeting date March 24, 2021
prepared by Brenda Moody	approved by Troy Attaway, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Discuss the implementation of the Harper Street on-street parking adjacent to the new Library and Events Center and consider addition of 81 grass parking spaces south of site.

motion / recommendation

Recommendation: Removal of the 24 on-street parking spaces from the scope and install the 81 grass parking spaces per the attached plan.

background

At the last commission meeting there was discussion about eliminating or delaying the construction of the proposed Harper Street Parking and the Comstock Parking and utilize the property at 1019 W. Fairbanks if the city acquires it in the future for parking.

In the current approved Library and events center, there are 152 spaces currently provided onsite and 24 spaces provided on street along Harper Street (see figure A). The on street parking along Harper was an added option during the project approval with a value of \$129,697. There exists the opportunity to install 81 grass parking spaces with stabilized drive aisles (using gravel) as shown on Figure B costing approximately \$25,000 including the demolition of the Lake island Hall. Staff believes it is a better value to eliminate the on-street parking along Harper and install the grass parking which could be more usable for all park users and since the contractor is slated to begin the construction along Harper in the next 2 weeks, this decision is time sensitive.

In the future, if the city acquires the 1019 property, the city could add parking at that location.

alternatives / other considerations

Keep Harper Street Parking AND add the 80 Grass Spaces.

Use Pavers instead of Grass, additional funding in excess of \$300K

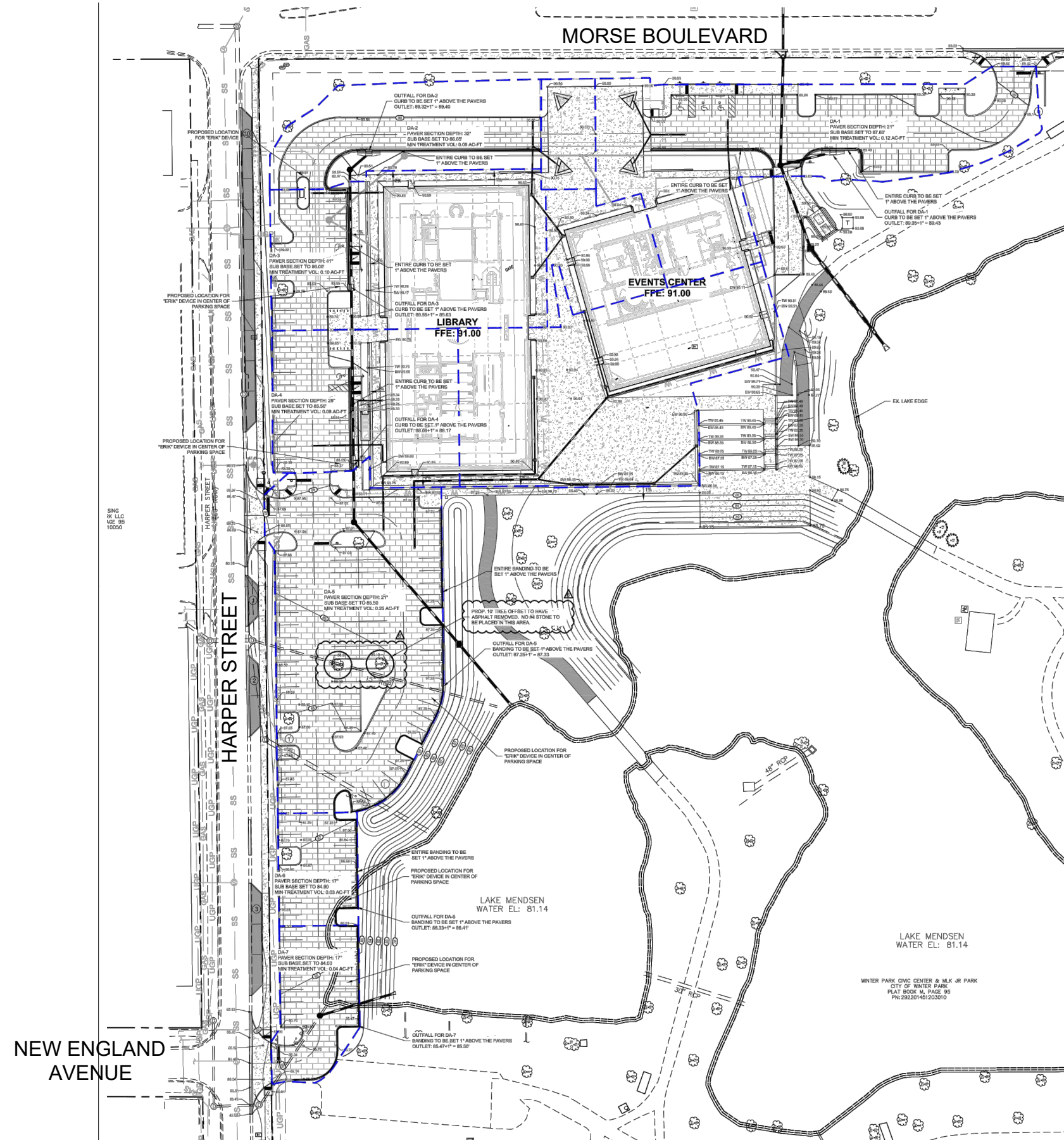
fiscal impact

Cost Savings of \$100,000 and added parking.



ATTACHMENTS:

[EXHIBIT-1 for Parking proposal Granicus.pdf](#)

FIGURE A



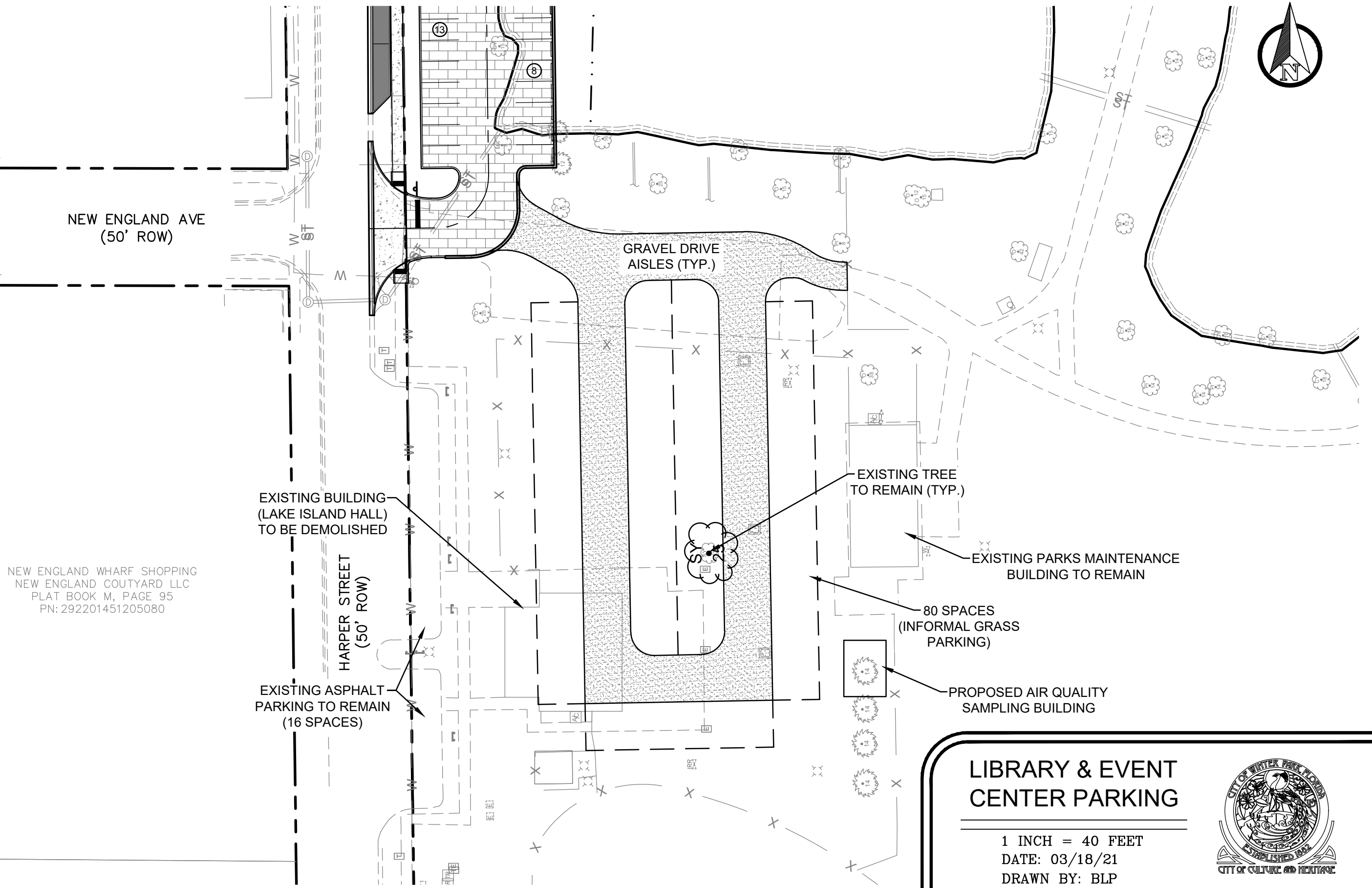
PARKING TABLE:

	ONSITE PERM. PAVER = 152 SPACES
	ON STREET PARALLEL = 24 SPACES (8 SPACES SOUTH OF NEW ENGLAND AVE.)
TOTAL PARKING	= 176 SPACES

LIBRARY & EVENT CENTER PARKING



FIGURE B



NEW ENGLAND WHARF SHOPPING
NEW ENGLAND COUTYARD LLC
PLAT BOOK M, PAGE 95
PN: 292201451205080

EXISTING BUILDING
(LAKE ISLAND HALL)
TO BE DEMOLISHED

EXISTING ASPHALT
PARKING TO REMAIN
(16 SPACES)

HARPER STREET
(50' ROW)

GRAVEL DRIVE
AISLES (TYP.)

EXISTING TREE
TO REMAIN (TYP.)

EXISTING PARKS MAINTENANCE
BUILDING TO REMAIN

80 SPACES
(INFORMAL GRASS
PARKING)

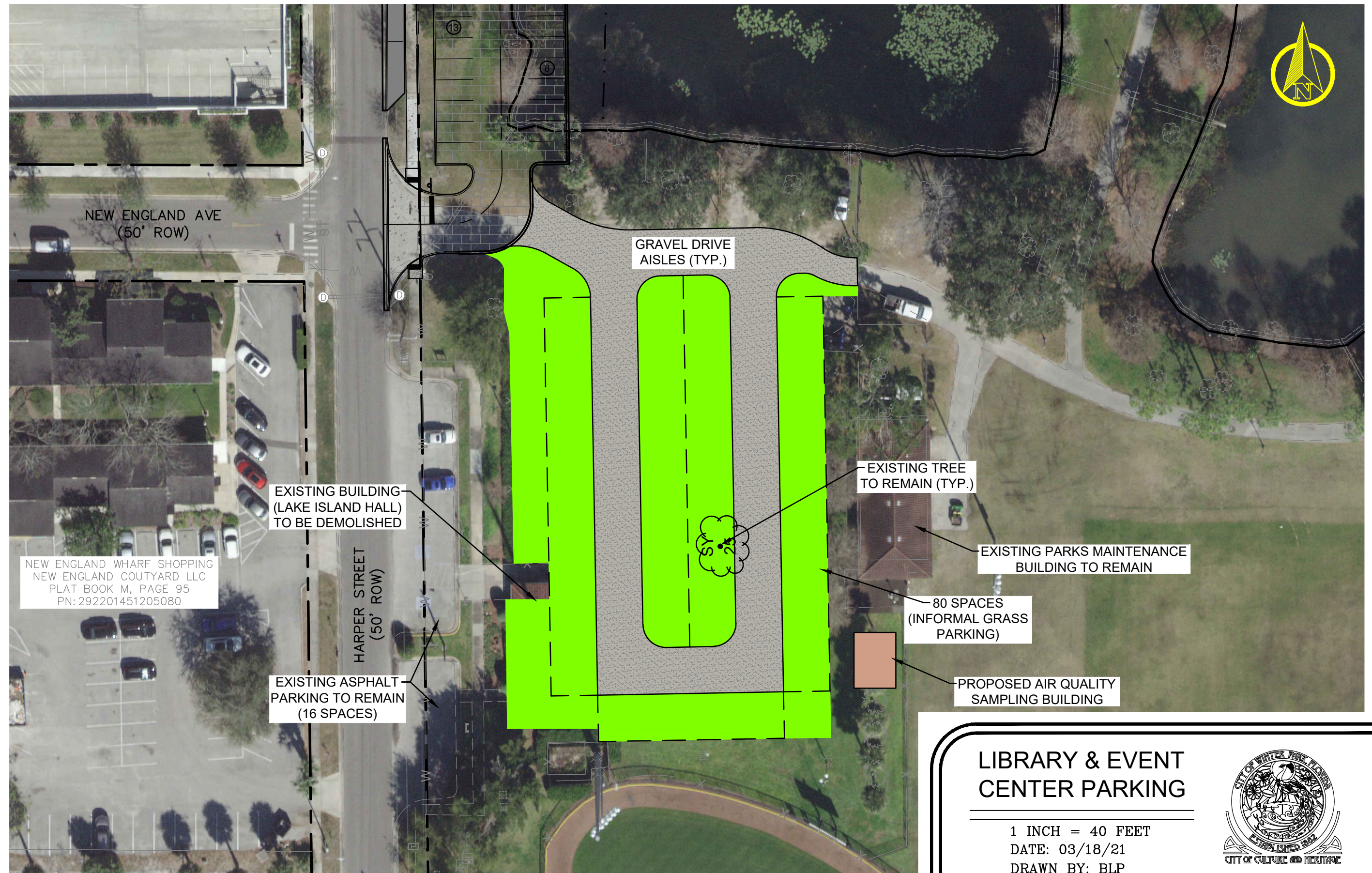
PROPOSED AIR QUALITY
SAMPLING BUILDING

LIBRARY & EVENT CENTER PARKING

1 INCH = 40 FEET
DATE: 03/18/21
DRAWN BY: BLP



FIGURE B





City Commission **agenda item**

item type Public Hearings	meeting date March 24, 2021
prepared by Allison McGillis	approved by Bronce Stephenson, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Request of the City of Winter Park for:

item list

- An Ordinance to establish regulations regarding artificial turf. (1st Reading)

motion / recommendation

Staff and Planning & Zoning Board recommendation is for approval of the Ordinance.

background

The City is proposing an amendment to the Zoning Code to provide specific regulations for the types of artificial turf which will be considered as pervious or impervious and providing standards for the installation and maintenance of pervious artificial turf.

Background

The City staff has been challenged with an increase in the number of permits for the installation of artificial turf and the challenges in determining the degree to which these products after installation function as pervious or impervious surfaces. The City staff has held a number of work sessions with the P&Z Board discussing the variety of artificial turf products, the methods of installation and maintenance and how the different products and installation applications result in a large disparity in the degree to which they function as pervious surfaces.

The end result of the time spent with the P&Z Board on this topic has resulted in an ordinance which clearly defines the types of artificial turf that can be considered as pervious (backing of a woven material versus solid with periodic holes) and the method and base upon which it is installed in order to function as a pervious surface. The

ordinance also includes maintenance requirements in order to continue to function as a pervious surface.

Planning & Zoning Board Minutes from March 2, 2021:

- ZTA #21-01. Request of the City of Winter Park for: An Ordinance to amend the Zoning Code to establish regulations for artificial turf including definitions, standards for pervious artificial turf and maintenance requirements.

Mr. Briggs provided a brief summary of the ZTA #21-01 request to the Board. Mr. Briggs reminded the Board that the ordinance had been reviewed and discussed between the Board and Staff at prior work sessions and revised accordingly. He noted that clear specifications were added to identify and define pervious and impervious turfs and the installation and maintenance guidelines for both.

Staff recommendation was for approval.

Mr. Fitch inquired about the frequency of maintenance required for the artificial turf and how it would be enforced. Mr. Briggs addressed Mr. Fitch's inquiry and referenced the maintenance condition in the ordinance and advised that the frequency would be specified in the turf installation agreement required by the ordinance. Mr. Stephenson noted that the frequency of maintenance would depend on the type of turf installed and the installer's guidelines. City Attorney Dan Langley recommended being cautious about creating a one-size-fits-all condition in the ordinance as the varied products may have different maintenance requirements.

No one from the public wished to speak. The public hearing was closed.

Motion made by Michael Spencer, seconded by Richard James, for approval of an Ordinance to amend the Zoning Code to establish regulations for artificial turf including definitions, standards for pervious artificial turf and maintenance requirements.

Motion carried unanimously with a 7-0 vote.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Ord. for Artificial Turf Regulations.pdf](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, CITY OF WINTER PARK CODE OF ORDINANCES, LAND DEVELOPMENT CODE; AMENDING SECTION 58-95 AND ADDING SECTION 58-170 GOVERNING ARTIFICIAL TURF REQUIREMENTS; PROVIDING FOR DEFINITIONS; PROVIDING REQUIREMENTS FOR INSTALLATION AND MAINTENANCE OF IMPERVIOUS AND PERVIOUS ARTIFICIAL TURF; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Land Development Code currently limits the amount of impervious surface that may be utilized in residential and commercial development; and

WHEREAS, the City wishes to clarify that artificial turf, which is a grass mat manufactured with man-made materials used to replicate natural grass, can constitute an impervious surface subject to the relevant City regulations; and

WHEREAS, the City further wishes to clarify and enact regulations governing the installation of artificial turf; and

WHEREAS, the City finds that this Ordinance advances the interests of the public health, safety, and welfare.

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

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. Amendment of City Code. Section 58-95 of Chapter 58, Article III of the City Code of Ordinances is hereby amended, and a new Section 58-170 is hereby created in Chapter 58, Article V, Division 1 of the City Code of Ordinances, all as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; stars * * * * * indicate breaks between sections, subsections, or paragraphs and do not indicate changes to the City Code; provisions not included are not being amended):

Sec. 58-95. - Definitions.

For the purposes of this article, certain terms or words used herein shall be interpreted as follows:

* * * *

Artificial Turf or synthetic grass means an artificial grass mat manufactured with man-made materials such as polypropylene, polyethylene, and/or other materials, which is used to replicate the appearance of natural grass.

* * * *

Impervious coverage means the percentage of the lot land area that is covered with impervious materials such as building, swimming pools (including pool water and pool decks), decks, patios, driveways, etc. Artificial turf shall also be considered an impervious coverage unless specifically designed and permitted with a proper porous permeable underlying material such as gravel. Standard engineering coefficients of permeability shall be utilized for mixed surfaces. Land located across a street and separated from the building site shall not be included in the available land area calculation.

* * * *

Sec. 58-170. – Artificial Turf Installation. The following requirements shall govern the installation of artificial turf.

a) Impervious installations

- 1) A permit shall be required to install.
- 2) New total impervious area coverage to include the artificial turf shall be submitted with the permit application.
- 3) Proof of permeability is not required.
- 4) The first one inch of stormwater runoff from the artificial turf must be retained on site in accordance with Sec. 58-163.
- 5) Installations are not allowed under tree canopies.

b) Pervious installations

- 1) A permit shall be required to install.
- 2) Artificial turf shall have a backing of a uniform (every square inch) woven material, which precludes the use of a solid backed material with periodic holes.
- 3) The required minimum rate of permeability shall be 30 inches per hour uniformly (every square inch) across the artificial turf.
- 4) Underlying material (gravel, drainfield rock, sand setting, fabric, etc.) shall be included in the design per the manufacturer's specifications to meet the minimum rate of permeability.
- 5) Prior to installation of artificial turf, the property owner shall enter into an agreement, with and in a form acceptable to the City, providing for property

owner's and its successors' and assigns' scheduled maintenance activities and annual reports thereof to the City. Among other things, such agreement may provide for: (i) property owner's requirement to remove and/or replace the artificial turf in the future if the artificial turf ceases to function as designed and permitted, is not properly maintained and/or if the expiration of the artificial turf's life expectancy occurs; (ii) the City's remedies in the event property owner fails to comply with its maintenance, repair and replacement obligations; and (iii) property owner's indemnification and hold harmless of the City and its officials and employees with respect to the artificial turf installation, maintenance and repair, including any drainage problem that may arise therefrom.

c) *Maintenance of artificial turf.* The property owner shall routinely maintain artificial turf, including cleaning, brushing, debris removal, repairing and replacement. Such maintenance activities shall ensure that artificial turf continues to function as designed and permitted. The property owner's failure to maintain, repair and/or replace artificial turf in compliance with this section or any agreement entered into with the City as required herein shall constitute a violation of this subsection.

SECTION 3. Codification. Section 2 of this Ordinance shall be codified into the Winter Park City Code. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Park, Florida (the "Effective Date"), and shall apply to all applications for permits received on or after the Effective Date.

ADOPTED this ____ day of _____, 2021, by the City Commission of the City of Winter Park, Florida.

CITY COMMISSION
CITY OF WINTER PARK

Steve Leary, Mayor

ATTEST:

Rene Cranis, City Clerk

S:\AKA\CLIENTS\Winter Park\Public Works Department W600-26039\Artificial turf ordinance\Ord. for Artificial Turf Regulations 12-4-2020.docx



City Commission **agenda item**

item type Public Hearings	meeting date March 24, 2021
prepared by Allison McGillis	approved by Bronce Stephenson, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Request of Lake Spier Development LLC for:

item list

- Conditional Use approval to allow for the development of ten two-story townhouses on the 1.28 acres at 1915 S. Lakemont Avenue, zoned R-2.

motion / recommendation

Staff and Planning & Zoning Board recommendation is for approval with the following conditions:

- No motorized watercraft use, mooring, storing, tying up or access shall be permitted upon or from the property or the property's docks. At the time of platting, a Declaration of Covenants, Conditions & Restrictions shall be recorded in the public records containing language acceptable to and enforceable by the City incorporating this restriction as a deed restriction binding upon the land.
- The emergency access gate to Lake Spier Drive to be provided as described in the plans approved with the conditional use shall be for the City of Winter Park's emergency vehicle use only and there shall be no pedestrian gate or other access point provided between the development and Lake Spier Drive. The homeowners association and lot owners shall not have access rights through the emergency access gate. The developer, at its expense, shall install the emergency access gate, emergency knox box and key box compliant with NFPA requirements. At the time of platting, a Declaration of Covenants, Conditions & Restrictions shall be recorded in the public records containing language acceptable to and enforceable by the City incorporating this restriction as a deed restriction binding upon the land. Further, the final plat shall dedicate to the City an emergency access easement for the City's use of the emergency access gate and setting forth the prohibition of access to Lake Spier Drive by the homeowners association and lot owners.

background

Lake Spier Development LLC (property owner) is requesting Conditional Use approval under the cluster housing provisions of the R-2 zoning district to allow for the development of ten (10) two story townhouses on the 1.28 acres at 1915 South Lakemont Avenue, zoned R-2.

Background:

This vacant 1.28-acre property at 1915 South Lakemont Avenue previously held one single family home that was demolished shortly after the recent purchase in October 2020 by the applicant. The zoning of this property is R-2, as are the other neighboring properties to the north and south fronting on South Lakemont Avenue in this area. To the west, is the single-family residential neighborhood around Lake Spier. In the R-2 zoning, any residential project of three units or larger is a conditional use under the cluster housing provisions. This project of 10 two-story townhouses is seeking such an approval.

Proposed Townhouse Project

The site plan shows the 10 townhomes arranged with two buildings of two units and two buildings with three units. This project conforms to the R-2 zoning regulations and is not requesting any variances.

R-2 zoning allows up to 10/units per acre or potentially 12 units and this project is at 7.8 units/acre. Building setbacks are in conformance with the city's codes. The proposed building height also conforms to the code maximum at 30 feet. Total impervious coverage is conforming at 39.7% versus the code maximum of 65%. Required parking of 2½ spaces per unit is provided with two car garages for each unit and five visitor parking spaces.

This project also respects and is compatible with the adjacent single-family homes south of Lake Spier in two important ways. Lakemont Avenue as the "front" results in the rear setback of 35 feet applied to the western property line shared with the single-family homes. This 35-foot setback is significant as the adjacent homes may be 10 feet from this property. The other important aspect is that since this parcel is adjacent to single family property the R-2 zoning, maximum floor area (FAR) is limited to 45%. Otherwise, in a different R-2 setting not adjacent to single-family, the FAR could be up to 55%. This results in compatibility as the single-family homes in the Lake Spier neighborhood can be built to a maximum FAR of 43% and this R-2 project is at 45%.

City-Wide Staff Review

The City's Technical Advisory Committee that consists of all staff departments met on January 20th to review all aspects of this project. There will be a sanitary sewer extension and lift station to service this project. Storm water retention is designed to meet the City's requirements as well as the St. Johns River Water Management District. The Fire Department requires either a turn-around area (site is too small) or in this case the ability to drive through the site to exit onto Lake Spier Drive for any medical transport. In order to preclude this project being used for cut-thru traffic, the solution agreed upon with the Fire/Police Depts. is an emergency gate at the western border with Lake Spier Drive. This allows the Fire/Police Dept. to exit but stops any other traffic.

The Commission may receive inquiries from the adjacent neighborhood about the ability to provide sanitary sewer to those 60 homes. This would be a major (\$1.5-2 million dollar) project that could be done via assessments if two-thirds of the owners agree. The pipe size and lift station for this 10-unit project would not be capable of adding 60 more homes, so any design would be stand-alone, if ever undertaken.

Lakefront Review Criteria

The P&Z Board looked at this project with respect to the lakefront review criteria. The first step of the applicant upon purchase was to meet with the Urban Forestry staff and obtain a permit for the trees allowed to be removed which has been done. There are two major specimen live oaks that remain on this property and new trees will be added as compensation for those removed. The setbacks of the lakefront units do not inhibit any lake views of the neighboring properties. Stormwater retention is accomplished as shown.

The plans conceptually show docks on the two lakes for sitting and views of the lakes so all of the residents can enjoy those views. A second dock proposed on Lake Spier is for the ease of launching kayaks or paddleboards. The Lakes Board provides public hearings and notice for the specific approval of those plans. The development anticipates a kayak/paddleboard rack for residents but no motorized boats or jet skis.

Traffic Impacts and Pedestrian Access

This redevelopment will generate 52 additional trips per day, all of which will come and go from Lakemont Avenue. The applicant's plans include a pedestrian gate in order to interconnect with the adjacent Lake Spier neighborhood for walking, jogging, biking. The City supports the pedestrian interconnection of neighborhoods as was required of Windsong into Timberlake Shores for pedestrian access.

Summary

This project meets all of the R-2 regulations; lakefront criteria and requests no variances. The total size of the townhomes is equivalent to what is allowed in the adjacent neighborhood. The adjacent neighborhood is protected from any cut-thru traffic and pedestrian connectivity is provided.

Planning & Zoning Board Minutes from March 2, 2021:

- CU #21-02. Request of Lake Spier Development LLC for: Conditional Use approval to allow for the development of ten (10) new, two-story, townhouses on the 1.28 acres at 1915 S. Lakemont Avenue, zoned R-2.

Mr. Briggs provided the Board an overview of the CU #21-02 request. Mr. Briggs explained that the property is zoned R-2 and, although the zoning allows for up to 12 units based on the acreage, the applicant asked to build only 10 townhomes. Mr. Briggs reviewed the site plan for the project with the Board. He noted that the applicant met with the City's Urban Forestry department prior to purchasing the property and received approval for all trees that were removed. Mr. Briggs also noted that the applicant plans to install a force main sewer line and collection system that will extend across Lakemont Avenue. The project will also include a water main upgrade and installation of a state-of-the-art storm water filtration and retention system, a new fire hydrant, two gazebos, and a small finger dock. The dock will be open to the residents of the townhomes and only canoes, kayaks, and paddle boards will be allowed. Mr. Briggs affirmed that the townhomes will not block any lake views of neighboring homes and there will be no traffic access to Lake Spier Drive. There will also be no trash trucks or dumpsters, only green carts, which the residents will take to Lakemont Avenue to have picked up by Waste Pro. Mr. Briggs explained that there will be a total of five parking spaces for visitors, who will also be allowed to park across the street at Lake Baldwin Park. A fire gate equipped with a Knox lock will be located at the back of the property on Lake Spier Drive for emergency fire department access only. Mr. Briggs also explained that the townhomes will be in the \$800,000 to \$1 million price range. Prior to the meeting, Staff forwarded to the Board various emails and letters received from neighbors concerned about the project and proposed changes.

Staff recommendation was for approval.

The Board inquired about the following:

- the condition for trash pickup for each townhome,
- allowance for vehicle parking at the nearby Lake Baldwin Park,
- the landscape plan requirements,
- gate access to the surrounding neighborhood from Lake Spier,
- revisions to the project plans regarding conditions for restricting access to the surrounding neighborhood,
- turnaround room for vehicles within the property,
- and the total floor area ratio (FAR) of the project.

Mr. Briggs addressed the Board's questions. He noted that there will be a built-in nook in each garage to store the trash carts and, since trash trucks and dumpsters are not allowed, the proposed trash set up will not be a condition. He also noted that there will be no access, except for emergency vehicles, from Lake Spier Drive into the surrounding neighborhood and that the project will not exceed the permitted 45% FAR.

The applicant, Shane Acevedo of 1817 Loch Berry Road, Winter Park, FL 32789 addressed the Board. Mr. Acevedo mentioned that he originally planned to build 11 townhomes for the project, but after meeting with the City reduced the amount to 10 to better accommodate the community. He also mentioned that no variances have been planned and the heavier density townhomes will be built closer toward Lakemont Avenue. Mr. Acevedo noted that he had spoken with residents of the surrounding neighborhood and assured that all residents will be able to contact him personally with any concerns during construction.

The Board inquired with the applicant about why townhomes rather than single family homes were chosen to be built, what the responsibility of the HOA would be, the possibility of extending the sewer system beyond the project boundaries, and if the lift station would be private as well as monitored.

Mr. Acevedo addressed the Board's inquiries and explained that townhomes with the planned price range work better for fee simple lots and the HOA will be responsible for all common areas, including the lawn maintenance. Mr. Briggs confirmed that the lift station

will be private and cannot accommodate the homes in the surrounding neighborhood.

The Board heard public comment from the following residents:

Debbie Ivy of 1841 Lake Spier Drive, Winter Park, FL 32789 addressed the Board. Ms. Ivy spoke on concerns regarding conditional use code compliance, safety, privacy, access, dock use, and depreciation of home values.

Leanna DeAngelo representing Lucilva Walton of 1881 Lake Spier Drive, Winter Park, FL 32789 addressed the Board. Ms. DeAngelo expressed that she was in favor of the project and concept and feels that it will increase the property values and will bring in more residents to support small businesses.

Rick Wilson of 1891 Lake Spier Drive, Winter Park, FL 32789 addressed the Board. Mr. Wilson spoke on concerns regarding pollution abatement, flood protection, permit requirements for St. Johns River Water Management District, elevation of the units, installation and maintenance of the fire gate, and the depth and length of the gravity sewer system for future connections.

No one else from the public wished to speak. The public hearing was closed.

Mr. Spencer inquired about the walls around the ponds on the property and any safety concerns they might create. The applicant's Engineer of Record (EOR) Kim Fischer of 1614 White Dove Drive, Winter Springs, FL 32708 addressed Mr. Spencer's inquiry. She explained that the ponds are dry ponds with small 2-ft retaining walls, which do not create a safety issue. In response to the public comments, Ms. Fischer also noted that a St. Johns River Water Management District permit will be obtained, the pollution abatement is required for the greater of 1 inch over the entire site area or 2-1/2 inches of impervious area, and the ponds are sized for flooding for a 25-year, 24-hour storm event.

Further discussion ensued regarding the recourse for misuse of the fire gate and potential future modifications to the conditions for motorized crafts. City Attorney Dan Langley advised that provisions for approval of the project could be added to address

both concerns.

Motion made by Owen Beitsch, seconded by David Bornstein, for a Conditional Use approval to allow for the development of ten (10) new, two-story, townhouses on the 1.28 acres at 1915 S. Lakemont Avenue, zoned R-2 with the following conditions:

- **No motorized watercraft use, mooring, storing, tying up or access shall be permitted upon or from the property or the property's docks. At the time of platting, a Declaration of Covenants, Conditions & Restrictions shall be recorded in the public records containing language acceptable to and enforceable by the City incorporating this restriction as a deed restriction binding upon the land.**
- **The emergency access gate to Lake Spier Drive to be provided as described in the plans approved with the conditional use shall be for the City of Winter Park's emergency vehicle use only and there shall be no pedestrian gate or other access point provided between the development and Lake Spier Drive. The homeowners association and lot owners shall not have access rights through the emergency access gate. The developer, at its expense, shall install the emergency access gate, emergency knox box and key box compliant with NFPA requirements. At the time of platting, a Declaration of Covenants, Conditions & Restrictions shall be recorded in the public records containing language acceptable to and enforceable by the City incorporating this restriction as a deed restriction binding upon the land. Further, the final plat shall dedicate to the City an emergency access easement for the City's use of the emergency access gate and setting forth the prohibition of access to Lake Spier Drive by the homeowners association and lot owners.**

Motion carried unanimously with a 7-0 vote.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[2_Backup for Lakemont Townhomes.pdf](#)



LOCATION MAP

1915 S Lakemont Avenue

City of Winter Park
Florida

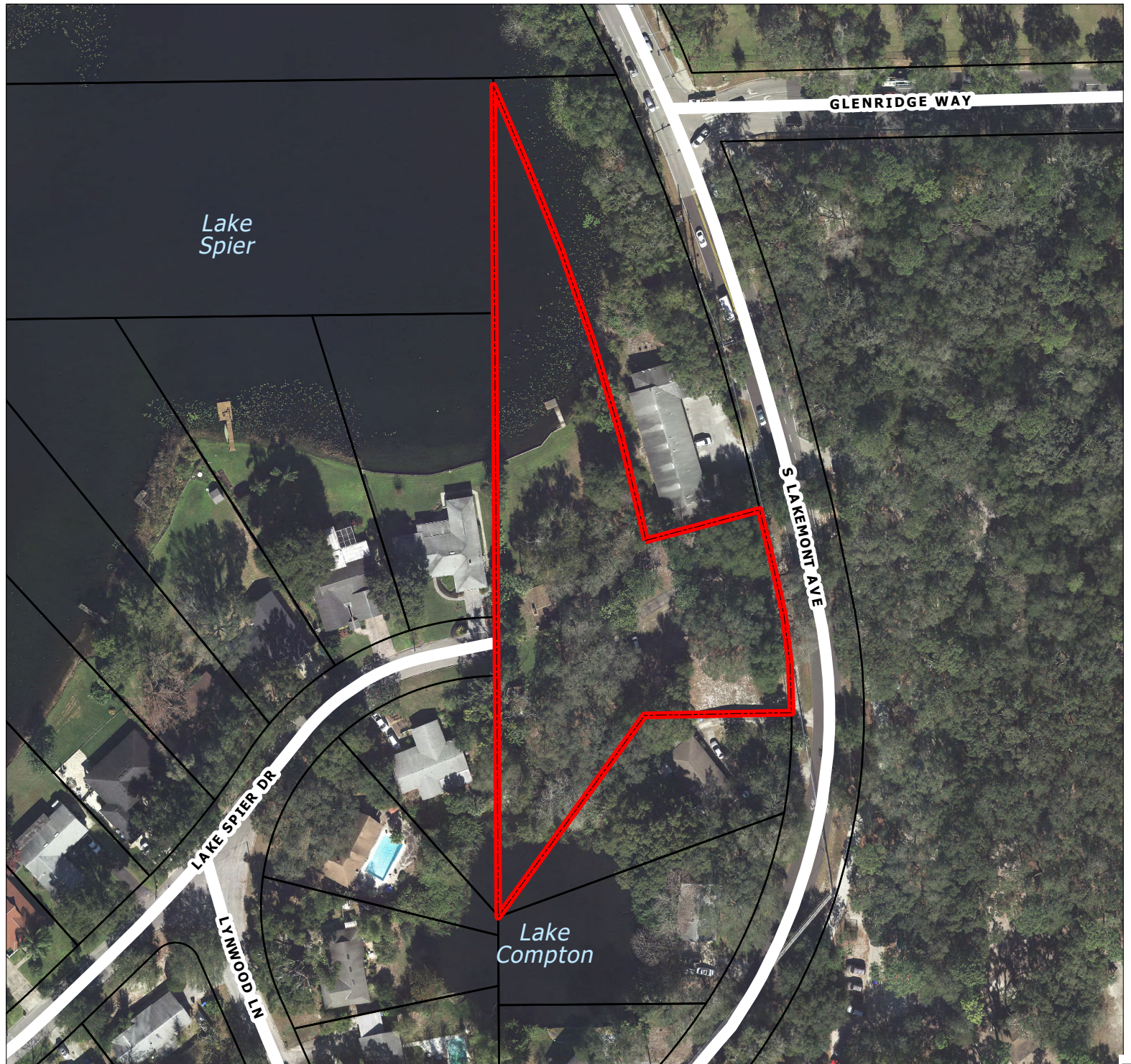


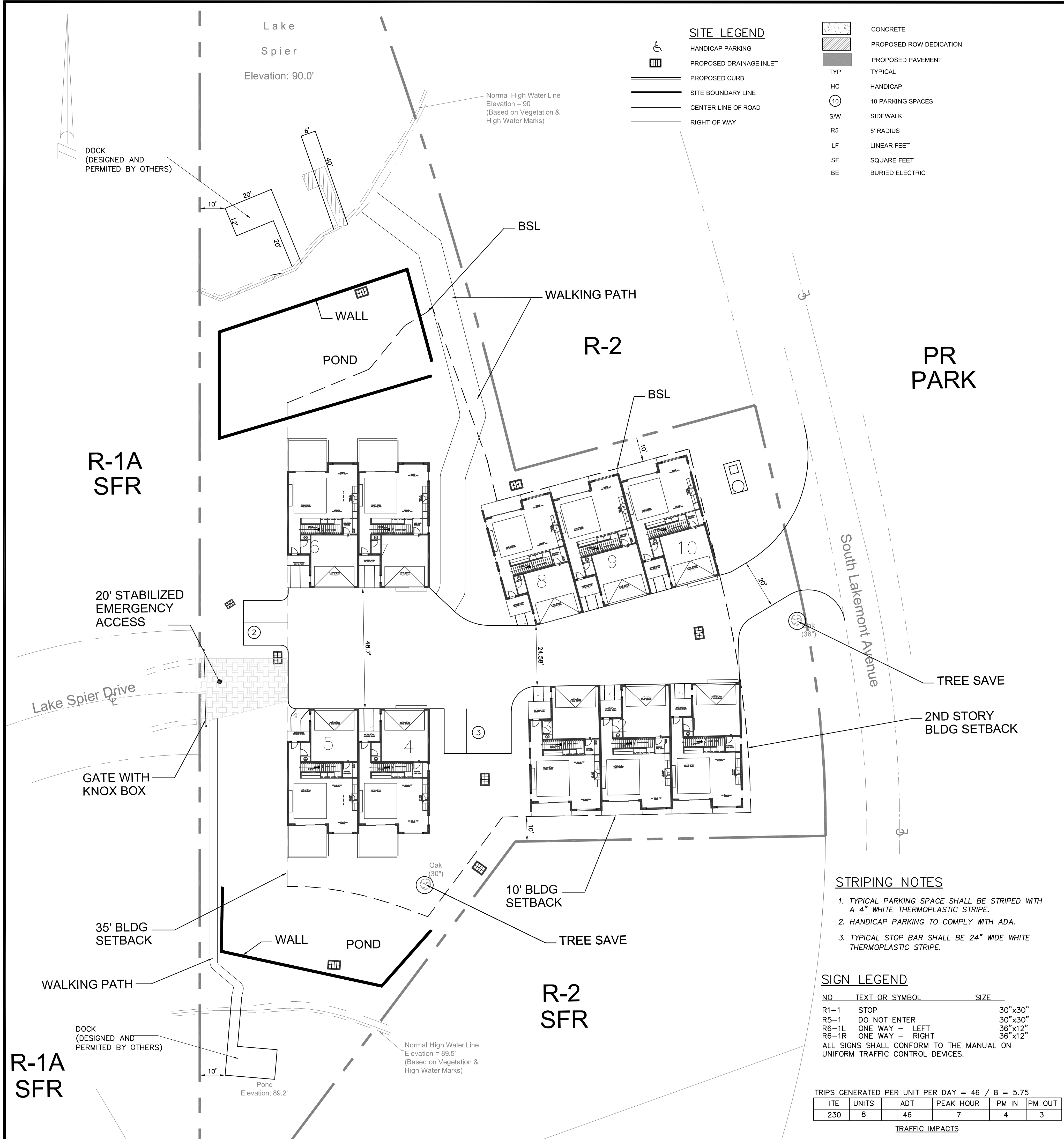


LOCATION MAP

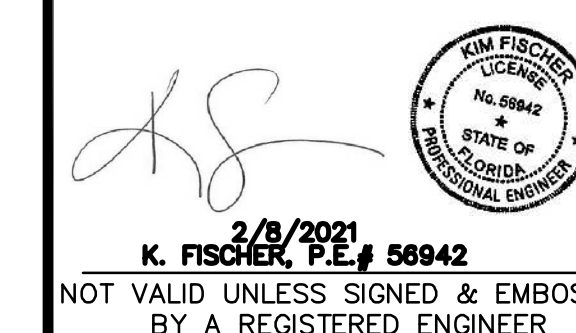
1915 S Lakemont Avenue

City of Winter Park
Florida





ALL STRUCTURES, INCLUDING BUFFER FENCES, DUMPSTERS
SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.



✕

EXISTING TREES TO REMOVE (TYP.)

◯

EXISTING TREES TO REMAIN (TYP.)

TREE MITIGATION (PALMS NOT CALCULATED)
MITIGATION AT 1 TREE : 1 (3" CAL. TREE)
27 TREES LESS THAN 19" DBH
REQUIRED REPLACEMENT = 27 (3" CAL. TREES)
5 TREES GREATER THAN 19" DBH
REQUIRED REPLACEMENT = 10 (3" CAL. TREES)
37 TREES REQUIRED TO BE MITIGATED
MITIGATION PER SHEET L-2 - L-3: 18 SHADE TREES AT 3" CALIPER
37 - 18 = 19 REPLACEMENT TREES REQUIRED
19 TREES TO BE PAID INTO THE TREE FUND (57" DBH).

Existing Trees to Remain			Existing Trees to Remove Less than 19" DBH			
Count	SIZE	TYPE	Count	SIZE	Column	TYPE
3	8"	Oak	1	12"	12.0000	Ear
1	6"	Oak	1	16"	16.0000	Ear
1	10"	Oak	2	10"	20.0000	Ear
1	12"	Oak	2	8"	16.0000	Magnolia
1	36"	Oak	1	14"	14.0000	Magnolia
1	30"	Oak	6	12"	72.0000	Oak
			5	10"	50	Oak
			1	14"	14.0000	Oak
			3	16"	48.0000	Oak
			4	18"	72.0000	Oak
			1	12"	12	Tree
			27			
			Existing Trees to Remove Greater than 19" DBH			
Count	SIZE	Column	TYPE			
2	22"	44.0000	Oak			
1	34"	34.0000	Oak			
2	36"	72.0000	Oak			
5						

20' STABILIZED
EMERGENCY
ACCESS

GATE WITH
KNOX BOX

35' BLDG
SETBACK

VG PATH

DCK
(DESIGNED AND
PERMITTED BY OTHERS)

LAKE SPIER

Pond
Elevation: 89.2'

LAKE SPIER

Normal High Water Line
Elevation = 90
(Based on Vegetation &
High Water Marks)

BSL

WALKING PATH

R-2

Southwesterly 100.00'(D)
BSL

South Lakemont Avenue

TREE SAVE

2ND STORY
BLDG SETBAC

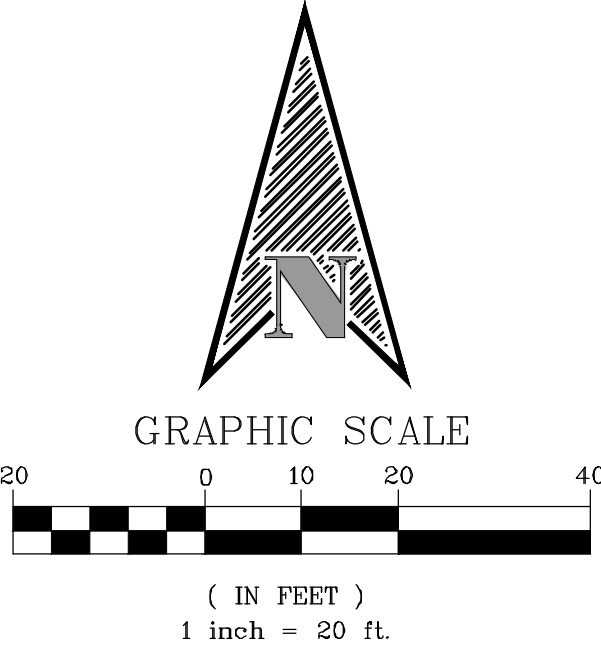
N 88°54'30" E 125.00'(D&M)

10' BLDG
SETBACK

TREE SAVE

R-2
SFR

Normal High Water Line
Elevation = 89.5'
(Based on Vegetation &
High Water Marks)



CADDSCAPES, INC.
Florida Landscape Architecture Firm
4332 Nowell Loop,
Deland, FL 32724
Office: 407 310-5567
Jason Bridgewater, RLA
Florida Water Star AP
© Caddscapes, Inc. 2020 jasonbridgewater@gmail.com

1915 S. LAKEMONT AVE.
WINTER PARK, FLORIDA

REVISIONS:		
No.	Date	Item
1	02/03/21	CITY COMMENTS

Seal:
DATE: 02/03/2021

Jason P. Bridgewater
Registered Landscape Architect
FL Registration -LA 6667308

DATE: 11/23/2020
DRAWN BY: JB
CHECKED BY: JB
SCALE:

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA

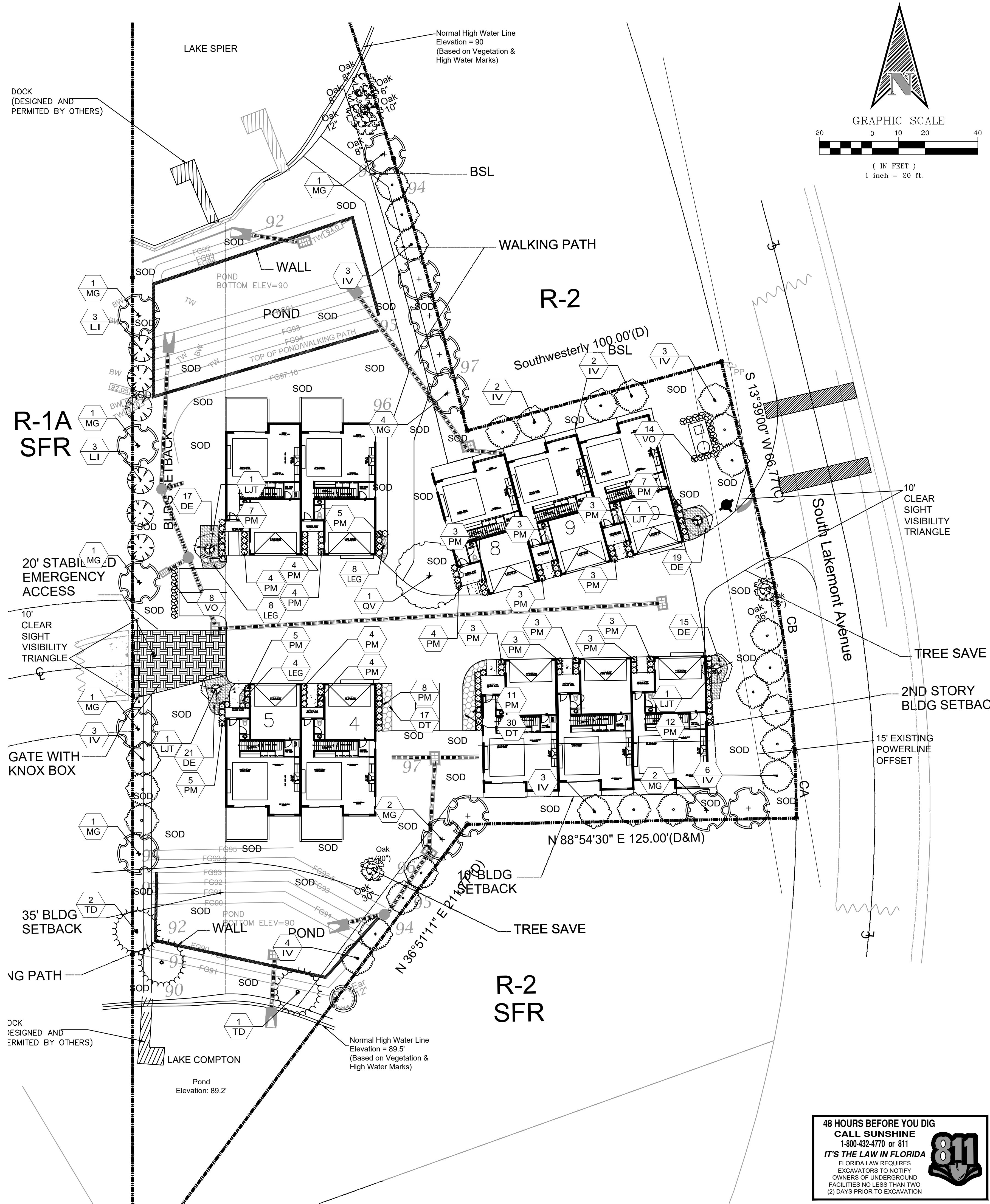
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

811

L-1

TREE MITIGATION
PLAN

SHEET 1 OF 5



CADDSCAPES, INC.
Florida Landscape Architecture Firm
4332 Nowell Loop,
Deland, FL 32724
Office: 407 310-5567
Jason Bridgewater, RLA
Florida Water Star AP
© Caddscapes, Inc. 2020 jasonbridgewater@gmail.com

1915 S. LAKEMONT AVE.
WINTER PARK, FLORIDA

WINTER PARK, FLORIDA

REVISIONS:		
No.	Date	Item
1	02/03/21	CITY COMMENTS

Seal:
DATE: 02/03/2021

Jason P. Bridgewater
Registered Landscape Architect
FL Registration -LA 6667308

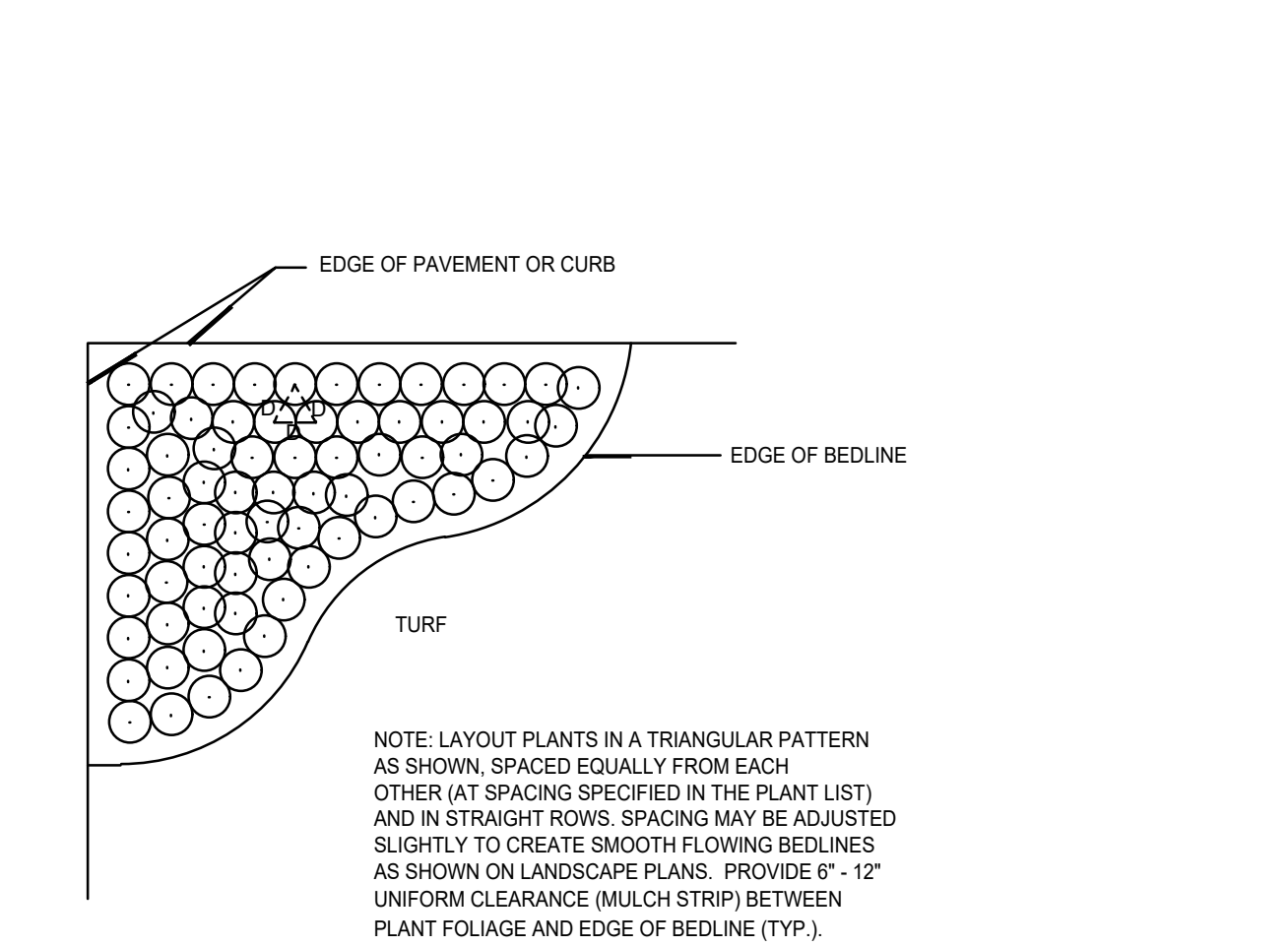
DATE: 11/23/2020
DRAWN BY: JB
CHECKED BY: JB
SCALE:

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

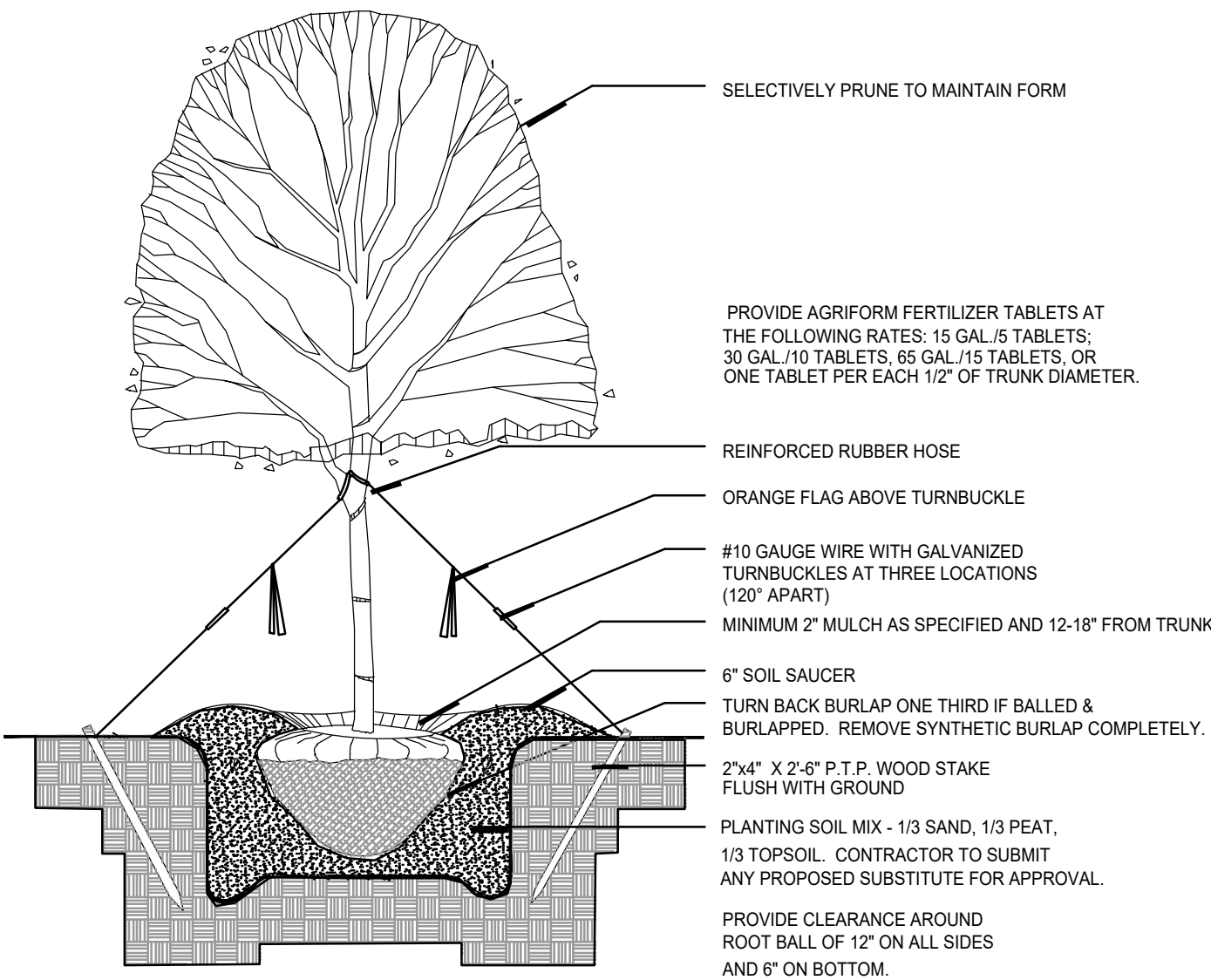


L-2
LANDSCAPE PLAN

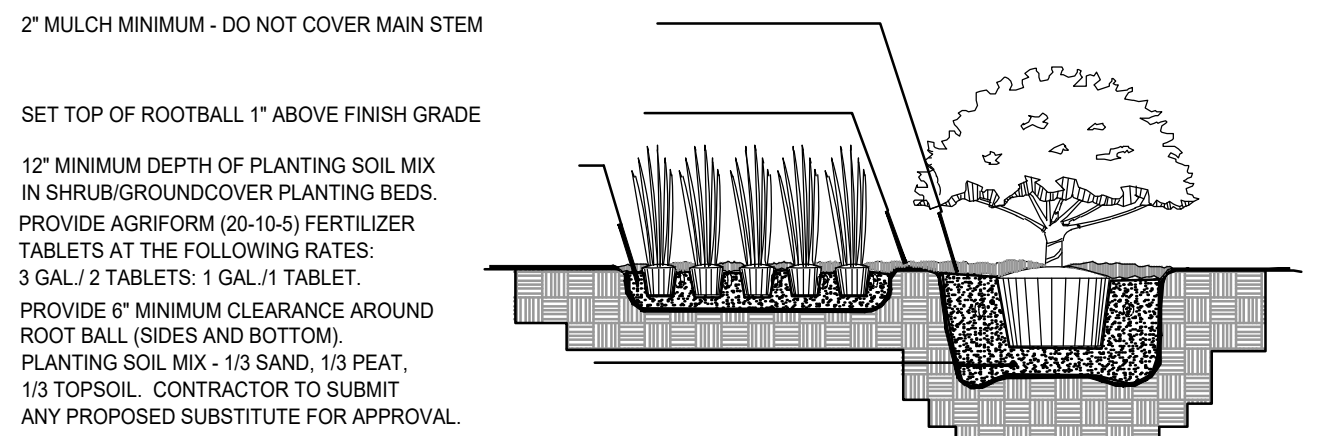
SHEET 2 OF 5



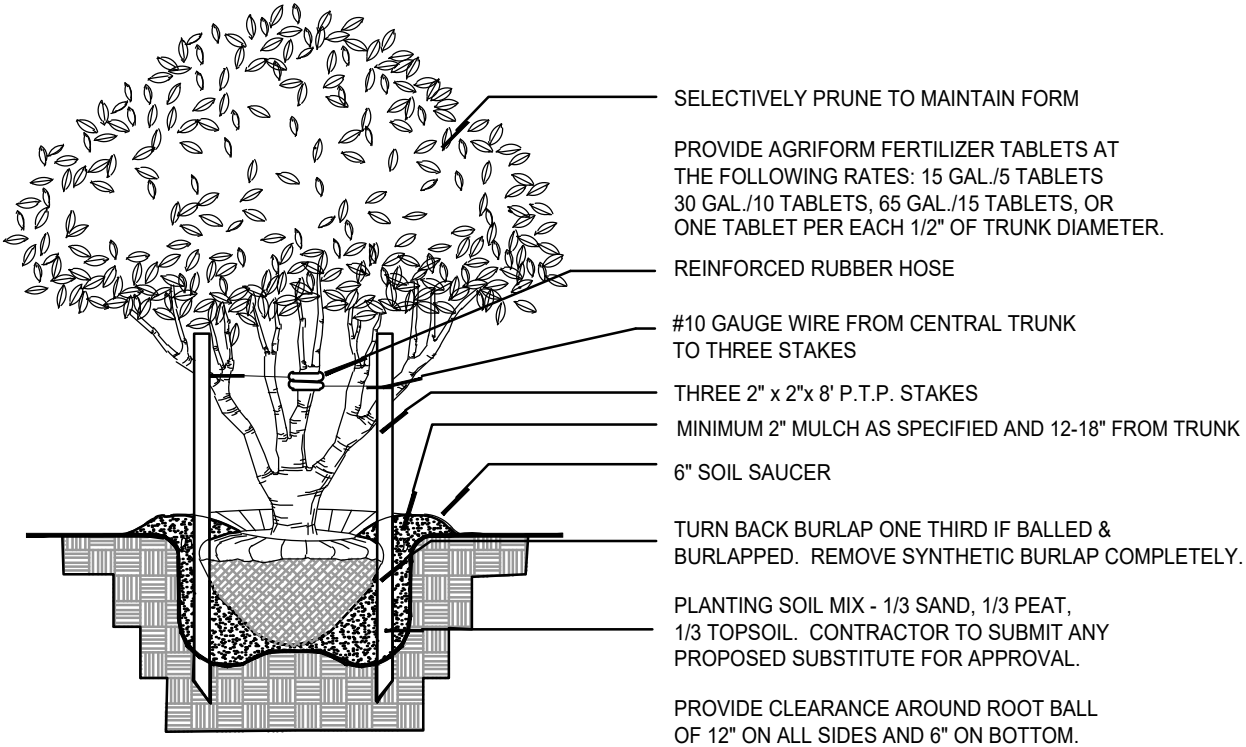
SHRUB/GROUNDCOVER SPACING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
- ALL PLANTS SHALL BE FLORIDA NO. 1 OR BETTER, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
- ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
- ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
- ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
- ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
- THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE. OF HIS WORK.

PLANT LIST					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
IV	26	ILEX VOMITORIA	YAUPON HOLLY	10' HT, 5' SPR., 2-1/2" CAL., MULTI-TRUNK	SPACE AS SHOWN GUY.
LI	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	10' HT, 5' SPR., 2-1/2" CAL., MULTI-TRUNK	SPACE AS SHOWN GUY.
LJT	4	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8' HT, 8' SPR., 2-1/2" CAL., MULTI-TRUNK	SPACE AS SHOWN GUY.
MG	14	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKENS BRN BEAUTY MAGNOLIA	12-14'x5-6', 3" CAL, B&B (MODERATE WATER USE)	SPACE AS SHOWN GUY.
QV	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	12-14'x 5-6', 3" CAL, B&B (LOW WATER USE)	SPACE AS SHOWN GUY.
TD	3	TAXODIUM DISTICHUM	BALD CYPRESS	12-14'x 5-6', 3" CAL, B&B (LOW WATER USE)	SPACE AS SHOWN GUY.
SHRUBS					
PM	114	PODOCARPUS MACROPHYLLUS	PODOCARPUS HEDGE	18" HT. x 18" SPRD. / FULL / 3G (MODERATE WATER USE)	30" O.C.
VO	22	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	48" HT. x 36" SPRD. / FULL / 7G (MODERATE WATER USE)	30" O.C.
GROUNDCOVER					
DE	72	DURANTA ERECTA	GOLDEN DEWDROP DURANTA	FULL / 1G (LOW WATER USE)	24" O.C.
DT	47	DIANELLA TASMANICA	FLAX LILY	FULL / 1G (LOW WATER USE)	24" O.C.
LEG	20	LIRIOPE MUSCARI 'EMERALD GODDESS' PP15,471	EMERALD GODDESS LIRIOPE	MIN. 6 BIBS / 18"O.A. / 1G (MODERATE WATER USE)	24" O.C.
SOD					
SEE		STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE SOD	SOLID, FREE OF PESTS AND DISEASES (LOW WATER USE)	FIELD VERIFY QTY.
POND BANKS		PASPALUM NOTATUM	ARGENTINE BAHIA	SOLID, FREE OF PESTS AND DISEASES (LOW WATER USE)	FIELD VERIFY QTY.
MULCH					
SEE PLANS		MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

LANDSCAPE CODE NOTES:

EAST PROPERTY: (LAKEMONT AVE) 176' - 25' = 151' / 50 = 3.02 SHADE TREES REQUIRED
PROVIDED: 1 EXISTING OAK TREE AND 4 UNDERSTORY TREES DUE TO OVERHEAD POWERLINES
EAST PROPERTY: (LAKEMONT AVE) 176' - 25' = 151' / 33 = 4.57 UNDERSTORY TREES REQUIRED
PROVIDED: 5 UNDERSTORY TREES DUE TO OVERHEAD POWERLINES
NORTHEAST PROPERTY: (ADJACENT MULTI-FAMILY) 232 / 50 = 4.64 SHADE TREES REQUIRED
PROVIDED: 5 SHADE TREES
NORTHEAST PROPERTY: (ADJACENT MULTI-FAMILY) 232 / 33 = 7.03 UNDERSTORY TREES REQUIRED
PROVIDED: 7 UNDERSTORY UNDERSTORY TREES
LAKE SPIER LAKEFRONT 120 / 33 = 3.63 SHADE TREES REQUIRED
PROVIDED: 4 EXISTING
WEST PROPERTY: (ADJACENT SINGLE FAMILY) 292 / 50 = 5.84 SHADE TREES REQUIRED
PROVIDED: 6 SHADE TREES
WEST PROPERTY: (ADJACENT SINGLE FAMILY) 292 / 33 = 8.84 UNDERSTORY TREES REQUIRED
PROVIDED: 9 UNDERSTORY TREES
LAKE COMPTON LAKEFRONT 71 / 33 = 2.15 SHADE TREES
PROVIDED: 2 SHADE TREES
SOUTHEAST PROPERTY: (ADJACENT SINGLE FAMILY) 219 / 50 = 4.38 SHADE TREES REQUIRED
PROVIDED: 4 SHADE TREES
SOUTHEAST PROPERTY: (ADJACENT SINGLE FAMILY) 219 / 33 = 6.63 UNDERSTORY TREES REQUIRED
PROVIDED: 7 UNDERSTORY TREES

REVISIONS:		
No.	Date	Item
1	02/03/21	CITY COMMENTS

Seal:
DATE: 02/03/2021

Jason P. Bridgewater
Registered Landscape Architect
FL Registration -LA 6667308

DATE: 11/23/2020
DRAWN BY: JB
CHECKED BY: JB
SCALE:





1915 S. LAKEMONT AVE.
WINTER PARK, FLORIDA

REVISIONS:


No.	Date	Item
1	02/03/21	CITY COMMENTS
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

Seal:
DATE: 02/03/2021

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

DATE: 11/23/2020
DRAWN BY: JB
CHECKED BY: JB
SCALE:

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

The logo features the number '811' in a large, bold, sans-serif font. The number is white with a thick black outline. Below the number is a stylized black silhouette of a shovel, with the blade pointing upwards and the handle extending downwards. The entire logo is set against a white background.

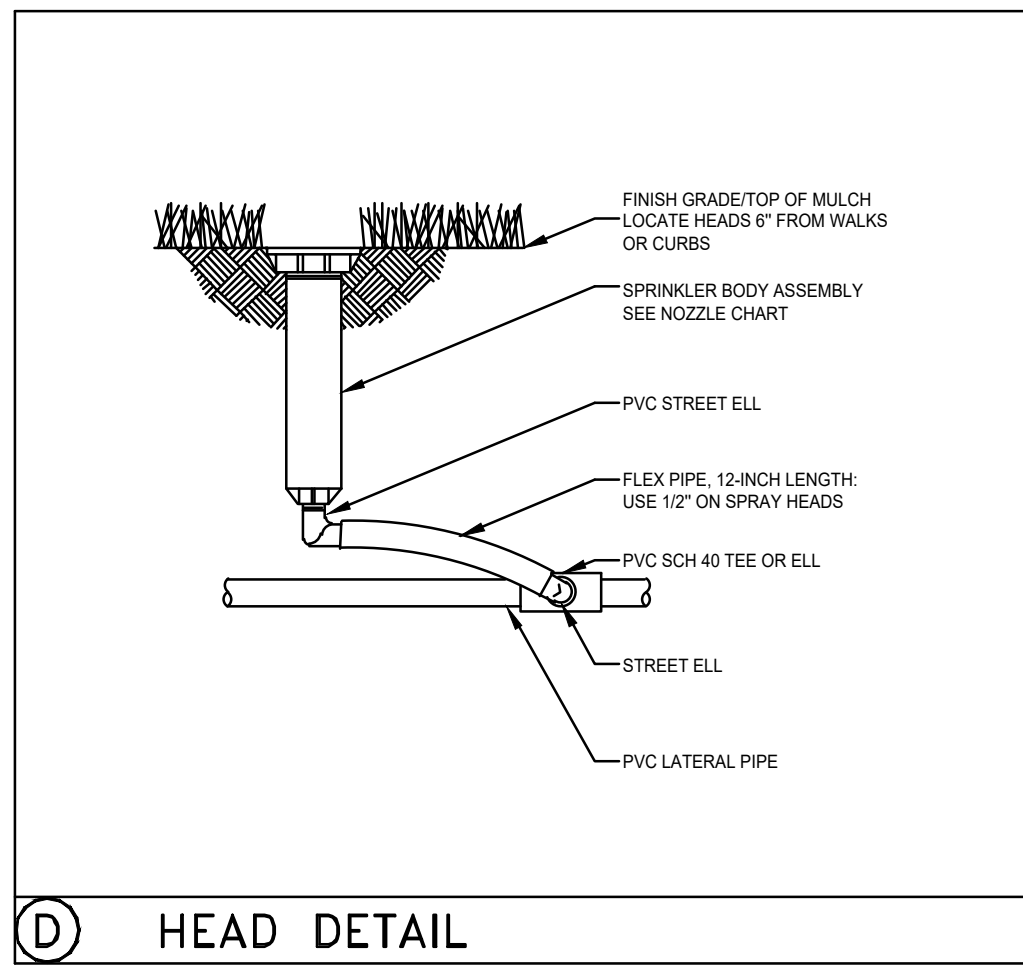
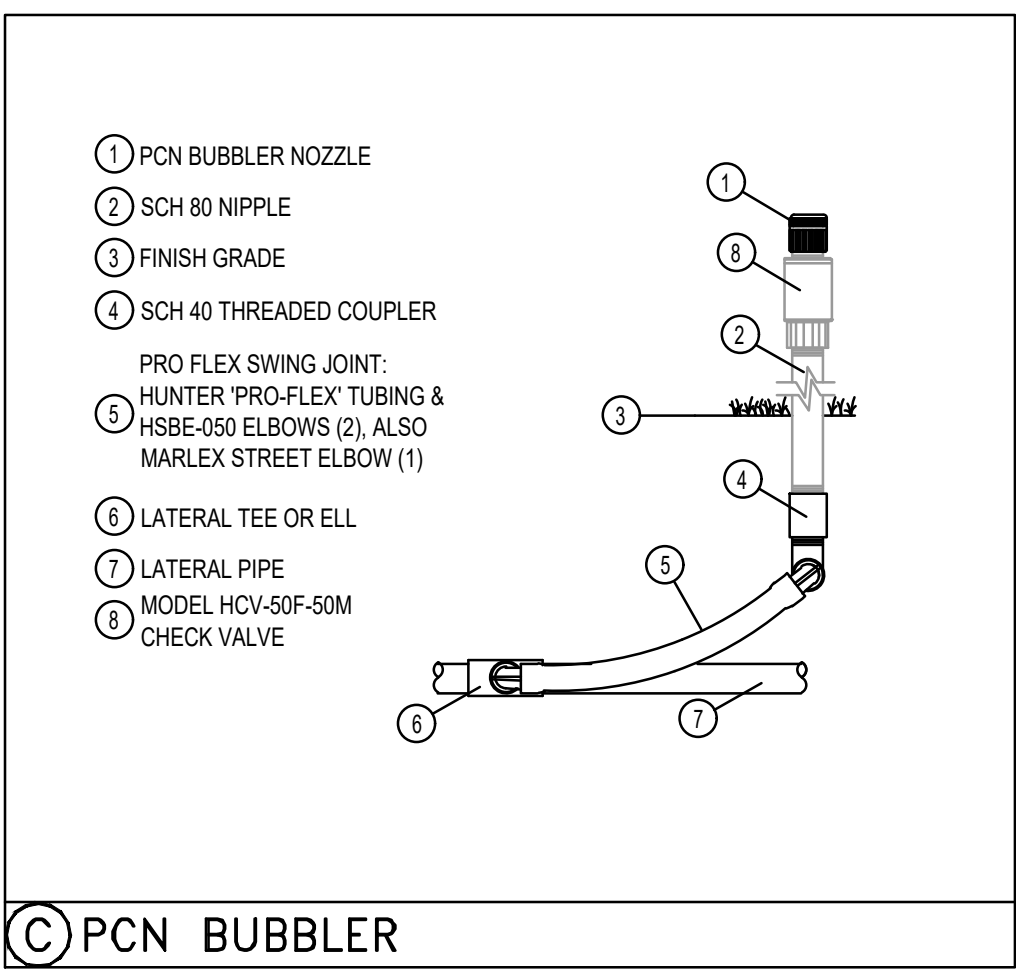
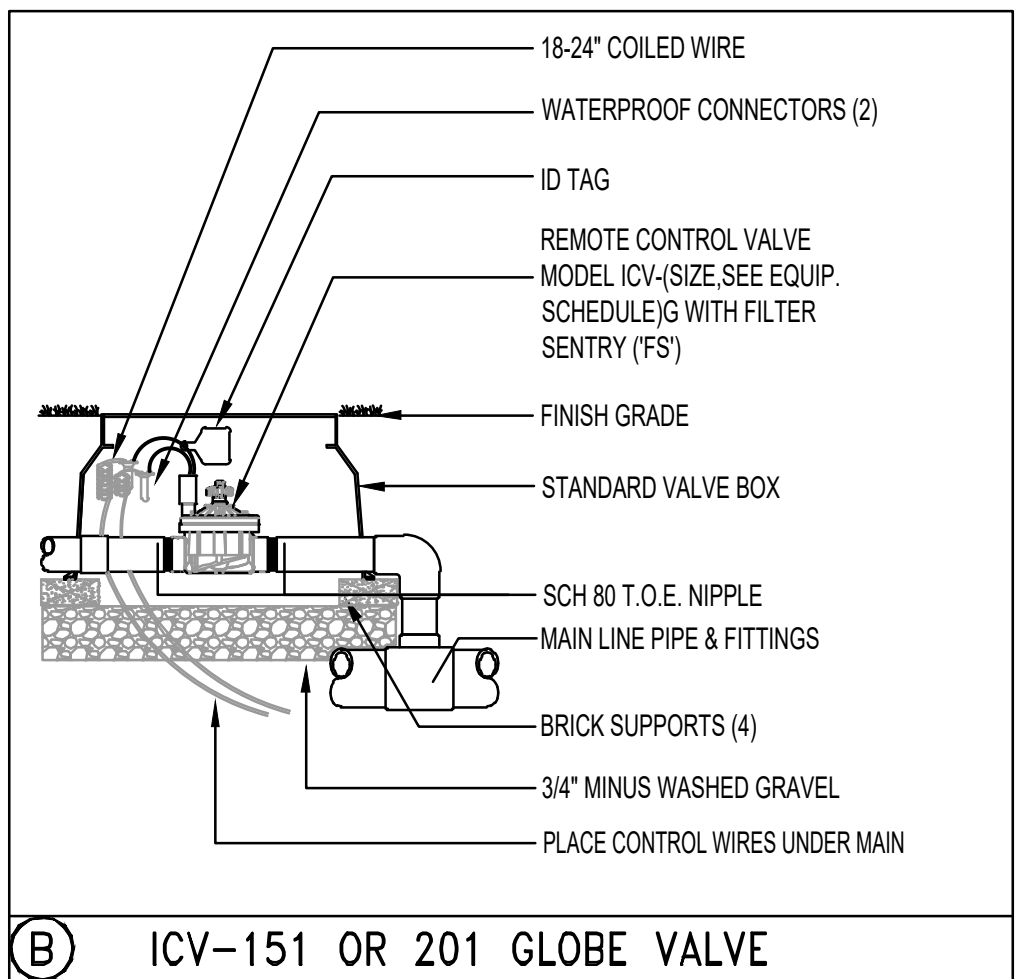
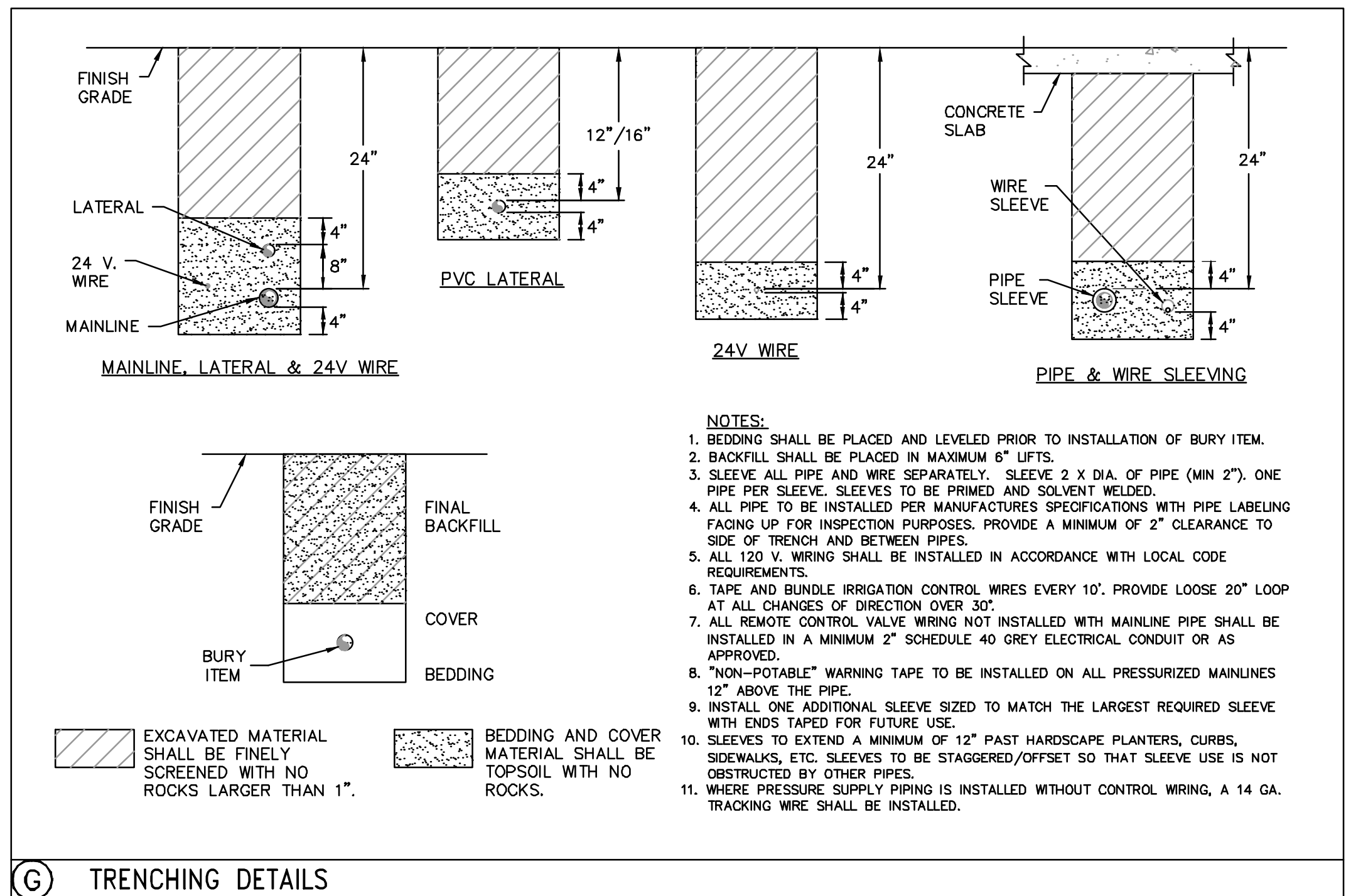
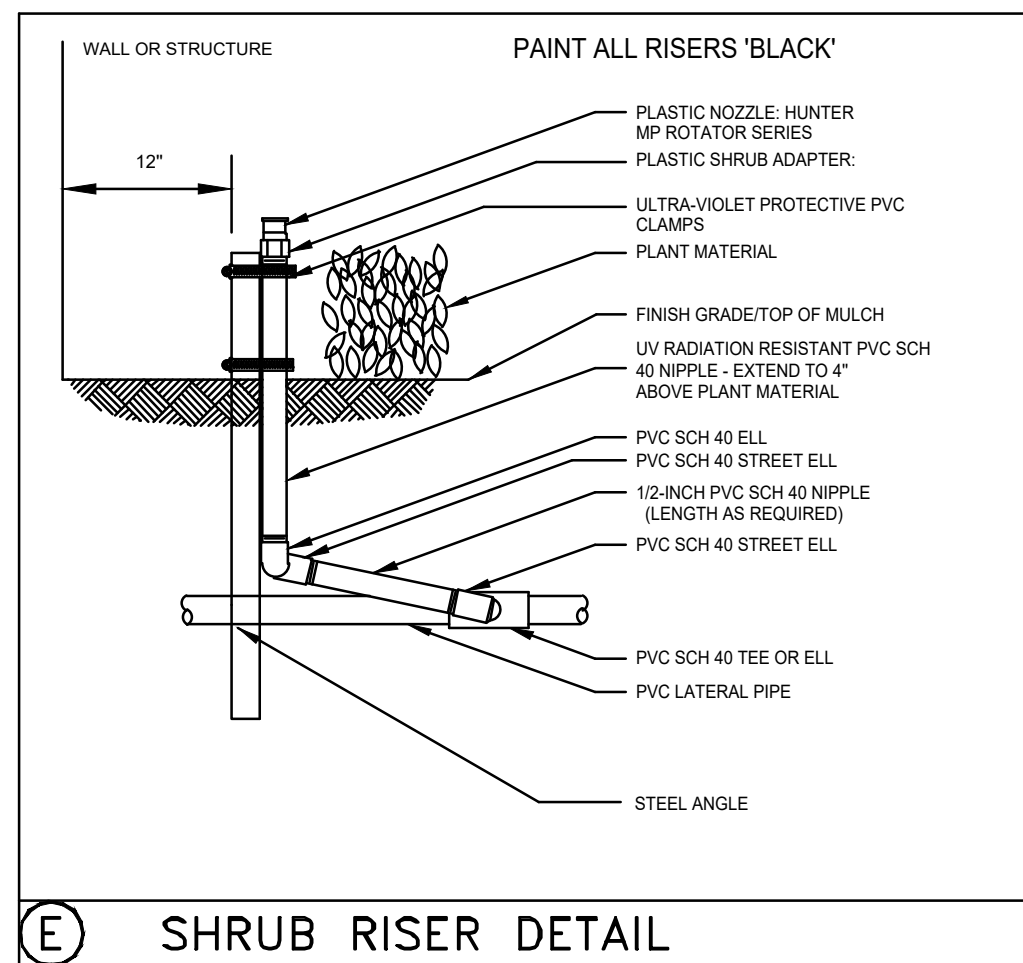
L-4
IRRIGATION PLAN
SHEET 4 OF 5

LEGEND:

- ① IRRIGATION CONTROLLER (12C-800-PL) PER PLAN
- ② IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- ③ ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDING 110 VAC POWER SOURCE

(A) ICC2 WALL MOUNT CONTROLLER



- 2) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTATORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) ALL RISERS SHALL BE PAINTED BLACK.
- 7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- 8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- 9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- 13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- 14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 WIRE CONTROL WIRES FOR ANY FUTURE USE.
- 17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- 18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

SYMBOL	DESCRIPTION	QUANTITY
	0.50 GPM BUBBLER (2 PER TREE)	18
	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 WMP2000 NOZZELS	15
	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 WMP2000 NOZZELS	68
	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	7
	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- PART RADIUS	0
	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- FULL RADIUS	0
	HUNTER INDUSTRIES - 1-40 ROTORS - PART 60" RADIUS	0
	HUNTER '1CV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR	7
	1"	
	HUNTER '1CV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR	0
	1 1/2"	
	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8" COPPER CLAD ROD.	1
	1" POTABLE IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
	LATERAL LINE SIZE PER PLAN	SEE PLAN
	1-1/2" CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
	SLEEVEING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15" radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21" radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30" radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15" radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21" radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30" radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

WINTER PARK, FLORIDA

1915 S. LAKEMONT AVE.
WINTER PARK, FLORIDA

No.	Date	Item
1	02/03/21	CITY COMMENTS

Seal:
DATE: 02/03/2021

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

DATE: 11/23/2020
DRAWN BY: JEB
CHECKED BY: JEB
SCALE:

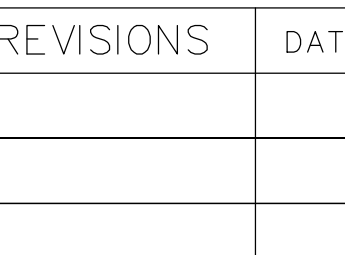
**48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA**
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



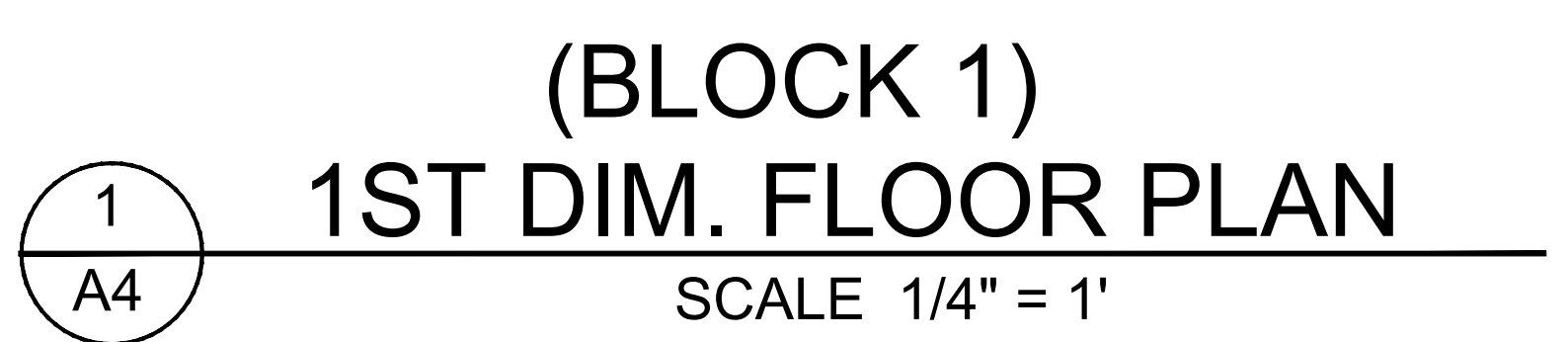
L-5

IRRIGATION DETAILS

SHEET 5 OF 5



A4



COPYRIGHT NOTICE

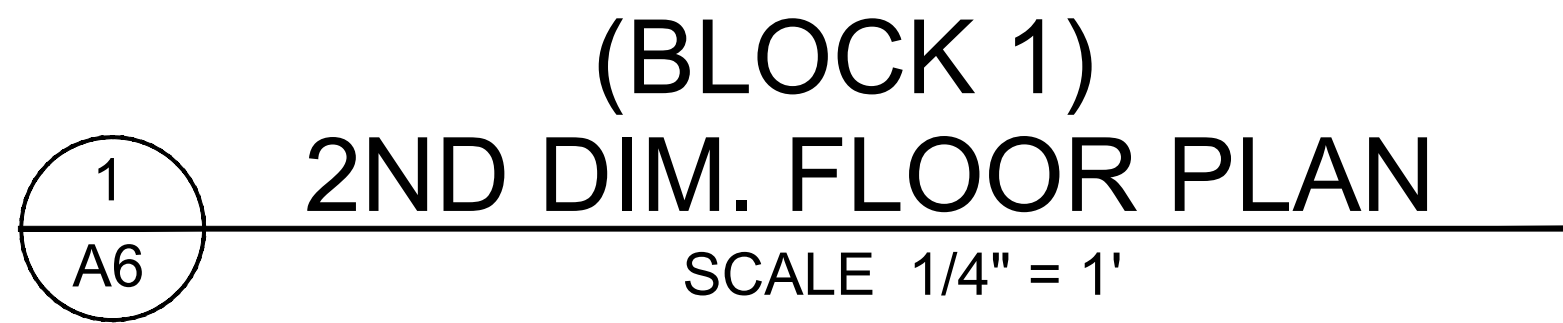
alba
ENGINEERING
C.A. #30556



ZERO LATITUD

Date	02/05/2021
Project #	
Drawn by	JS
Checked by	JGH
Total sheets	of

(A6





1
A8

FRONT ELEVATION (BLOCK 1)
SCALE 1/4" = 1'



2
A8

REAR ELEVATION (BLOCK 1)
SCALE 1/4" = 1'

COPYRIGHT NOTICE

© 2021 ZERO LATITUDE
THIS PLAN IS PROTECTED UNDER THE FEDERAL COPYRIGHTS LAW. THE ORIGINAL INSTRUMENT IS
TO BE KEPT IN THE OFFICE OF THE ARCHITECT FOR THE TERM OF THE YEAR IN WHICH IT WAS
MADE AND FOR THE TERM OF YEARS AFTER THE DEATH OF THE ARCHITECT. ANY REPRODUCTION
OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT
MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE
ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED HEREON. THE USER
OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR
COMPLYING WITH ALL APPLICABLE REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE
FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN
THAT FOR WHICH IT WAS PREPARED.

PROPOSED NEW PROJECT BY ZERO LATITUDE
TOWNHOMES LAKE SPIER
LOT #4& #5, MACKALLUM'S
FLORIDA

alba
ENGINEERING
CA #30556

DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE (407) 421-4866



REVISIONS	DATE

Date	02/05/2021
Project #	
Drawn by	JS
Checked by	JGH
Total sheets	of

A8

COPYRIGHT NOTICE

PROPOSED NEW PROJECT BY ZERO LATITUDE

alba
ENGINEERING

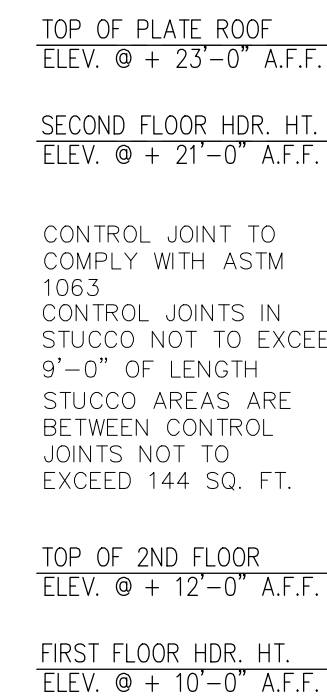
DANIEL SOUTER, P.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 3285
PHONE: (407) 421-48



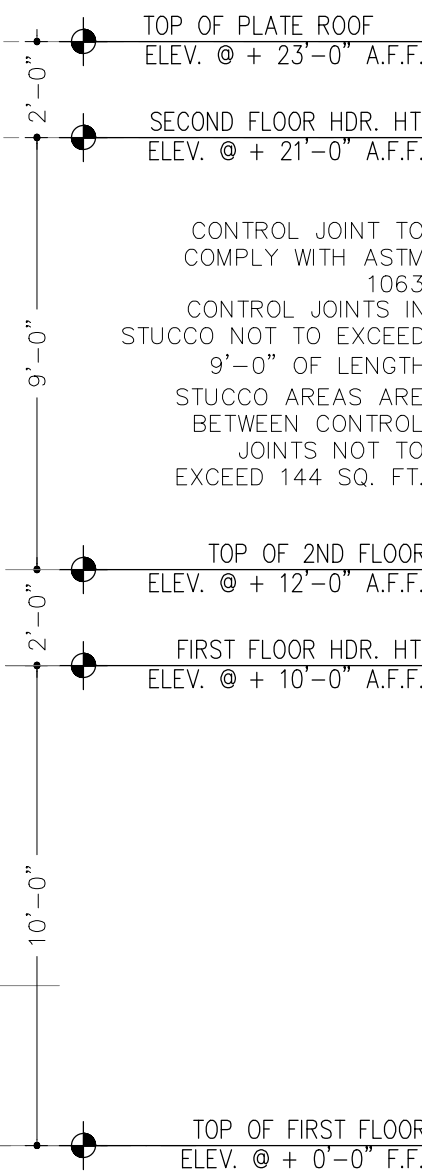
REVISIONS	DATE

Date	02/05/2019
Project #	
Drawn by	JS
Checked by	JGL
Total sheets	of

A9



1 LEFT ELEVATION (BLOCK 1)
A9 SCALE 1/4" = 1'



2
A9

RIGHT ELEVATION (BLOCK 1)

SCALE 1/4" = 1'

[illegible]

PROPOSED NEW PROJECT BY ZERO LATITUDE
TOWNHOMES LAKE SPIER
LOT #4& #5, MACKALLUM'S
FLORIDA

DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE: (407) 421-4866



REVISIONS	DATE

Date	02/05/2021
Project #	
Drawn by	JS
Checked by	JGH
Total sheets	of

A4



(BLOCK 2)
1ST DIM. FLOOR PLAN
SCALE 1/4" = 1'

© 2011 ZERO LATITUDE

COPYRIGHT NOTICE

THIS DOCUMENT IS PREPARED UNDER THE FEDERAL GOVERNMENT'S WORK PRODUCT EXEMPTION. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE NATIONAL ARCHIVES. PERMISSION TO REPRODUCE THIS DOCUMENT IN WHOLE OR IN PART FOR NON-PROFIT PURPOSES MAY BE OBTAINED FROM THE NATIONAL ARCHIVES. PERMISSION TO REPRODUCE THIS DOCUMENT FOR OTHER THAN NON-PROFIT PURPOSES MAY BE OBTAINED FROM THE NATIONAL ARCHIVES. PERMISSION TO REPRODUCE THIS DOCUMENT FOR OTHER THAN NON-PROFIT PURPOSES MAY BE OBTAINED FROM THE NATIONAL ARCHIVES.

PROPOSED NEW PROJECT BY ZERO LATITUDE
TOWNHOMES LAKE SPIER
LOT #4& #5, MACKALLUM'S
FLORIDA

alba
ENGINEERING
C.A. #30556

DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE: (407) 421-4866



REVISIONS	DATE

Date	02/05/20
Project #	
Drawn by	JS
Checked by	JGH
Total sheets	of

A6



(BLOCK 2)
2ND DIM. FLOOR PLAN
SCALE 1/4" = 1'



1 FRONT ELEVATION (BLOCK 2)
A8 SCALE 1/4" = 1'



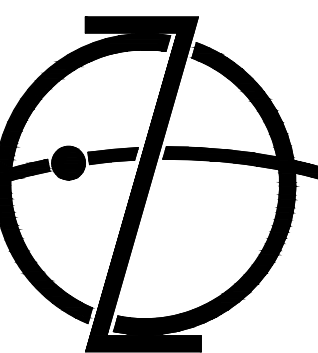
2 REAR ELEVATION (BLOCK 2)
A8 SCALE 1/4" = 1'

(C) 2021 ZERO LATITUDE

PROPOSED NEW PROJECT BY ZERO LATITUDE
TOWNHOMES LAKE SPIER
LOT #48 & #5, MACKALLUM'S
FLORIDA

alba
ENGINEERING
A. #30556

DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE: (407) 421-486

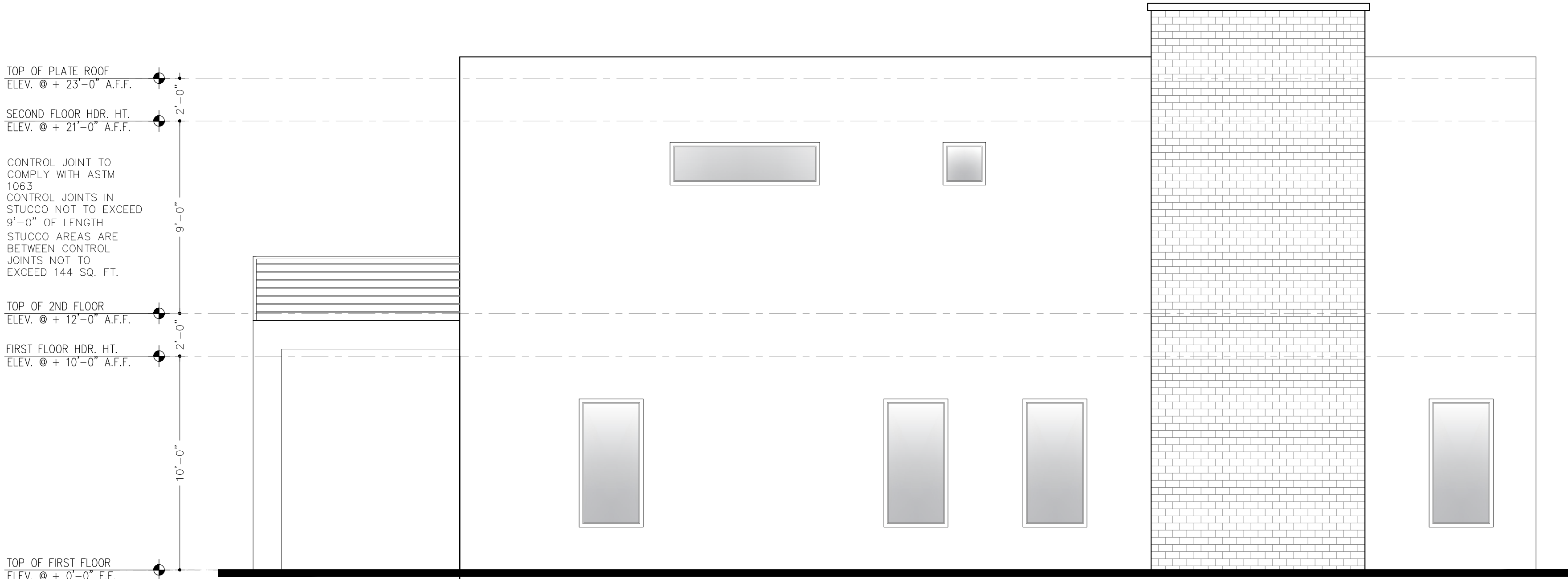


ERO LATITUD

REVISIONS	DATE

ate	02/05/2
oject #	
awn by	JS
hecked by	JGH
tal sheets	of

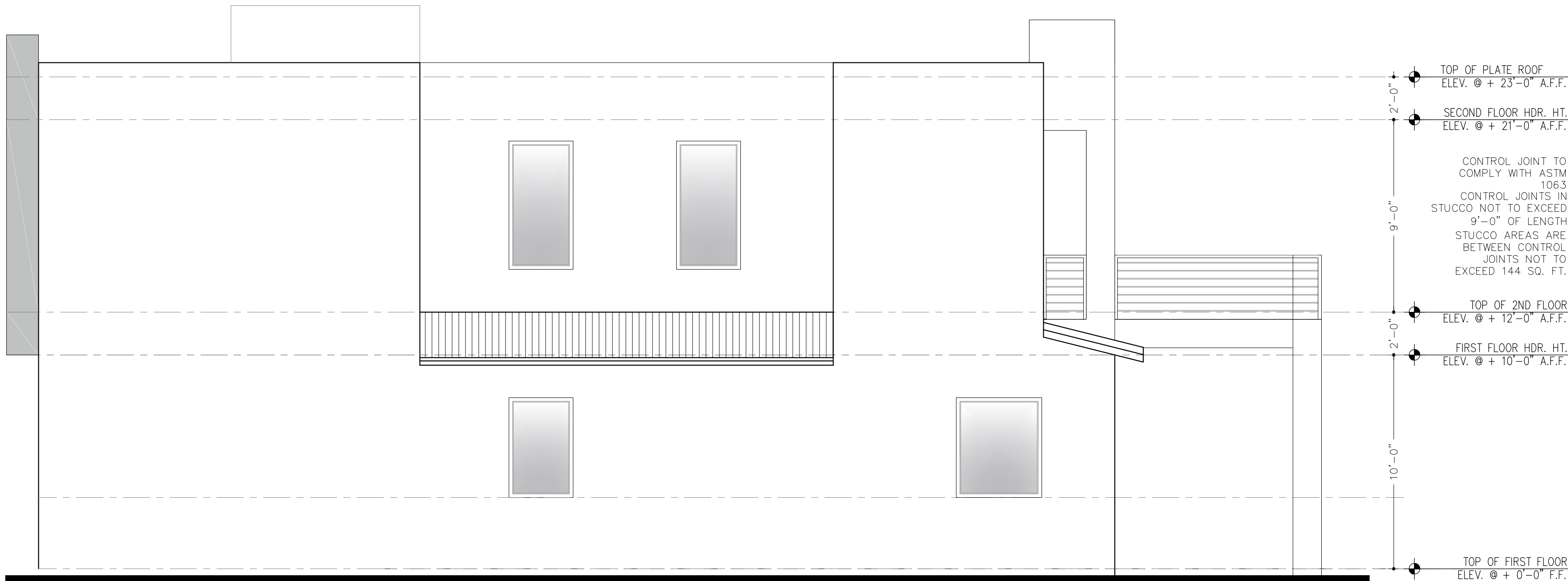
A8



1
A9

LEFT ELEVATION (BLOCK 2)

SCALE 1/4" = 1'



2
A9

RIGHT ELEVATION (BLOCK 2)

SCALE 1/4" = 1'

COPYRIGHT NOTICE

© 2021 ZERO LATITUDE

THESE DRAWINGS ARE THE PROPERTY OF ZERO LATITUDE AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZERO LATITUDE. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

PROPOSED NEW PROJECT BY ZERO LATITUDE

TOWNHOMES LAKE SPIER

LOT #4& #5, MACKALLUM'S

FLORIDA

alba

ENGINEERING

C.A. #30556

DANIEL SOUTER, P.E.

P.E.# 63901

P.O. BOX 547774

ORLANDO, FL 32854

PHONE: (407) 421-4866



REVISIONS	DATE

Date	02/05/2021
Project #	
Drawn by	JS
Checked by	JGH
Total sheets	of

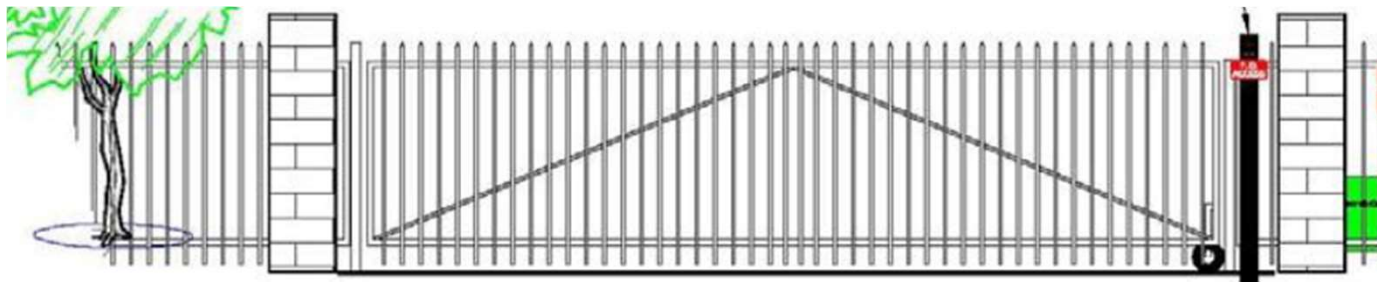
A9

Lake Spier Development

Fire Gate for Lake Spier Road Fire Exit

Gate for Bikes and
Walking

Knox Box for Fire Access with key
For WP FD



36" tall gate

Gate Slides Open
20' wide
Possible Vertical railing



City Commission agenda item

item type Public Hearings	meeting date March 24, 2021
prepared by Allison McGillis	approved by Bronce Stephenson, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Request of the City of Winter Park for:

item list

- Amendment of the Fee Schedule to re-establish an Affordable Housing Fee
- Resolution providing for an Affordable and Workforce Housing Plan
- Joint Participation Agreement with Habitat for Humanity of Winter Park/Maitland, Inc.

motion / recommendation

background

This item is a Public Hearing on three items regarding the re-establishment of the Affordable Housing Fee; a Resolution providing for a Housing Plan outlining priorities and parameters for the Housing Program and a Joint Participation Agreement with Habitat for Humanity of Winter Park/Maitland Inc.

The City fee schedule is proposed to be amended to add 0.005 of the building valuation as the fee amount. For a new single family home with a permit valuation (cost to construct) of \$400,000, the fee would be \$2,000. In October 2019 the building permit fee was reduced by 0.10% which was a reduction in building permit fees of 11%. This would recapture one-half of that reduction. It is expected to raise \$200,000 to \$250,000 per year.

The City Commission directed staff to bring this fee back in concert with a Resolution to adopt a Housing Program Plan to establish priorities for disbursements, proposed as follows:

1. Housing provided by Habitat for Humanity of Winter Park/Maitland, Inc.
2. Housing provided by the Winter Park Housing Authority.
3. Housing provided by other non-profit 501 (c) (3) entities who provide affordable

housing.

4. Housing provided via down payment or rental assistance to income qualified police or fire employees to enable residence within the City for immediate response if needed during emergencies.

No housing funds can be disbursed over the typical authority granted to the City Manager unless specifically approved by the City Commission. The Resolution would also enable the City Commission to enter into long term funding agreements with non-profit housing providers subject to availability of funding. Funding may be also be utilized for sites located within the city limits or within annexation reserve areas in the Comprehensive Plan that are located within one-quarter mile of the city limits.

The Joint Participation Agreement with Habitat for Humanity would re-establish the formal Agreement that was in place until 2011. The Agreement, subject to authorization via the adoption of the Annual Budget and availability of funds, would allocate monies to Habitat for the purchase of one building lot per year for the next five years. The Agreement would also provide that these housing funds could also be used to pay for indirect costs such as impact fees, tree removals and related construction fees/costs paid to the City. The Agreement also provides a 50% discount for the annual fundraising events of Habitat, which are the Fiddlers 5K and the Night Golf event at the Country Club. The Agreement allows the City Commission to terminate this Agreement for any reason at any time.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Affordable_Housing_Resolution__updated 3.18.21.doc](#)

ATTACHMENTS:

[Affordable_Housing_Fee_updated 3.18.21.docx](#)

ATTACHMENTS:

[Joint Participation Agreement with Habitat \[CLEAN\].doc](#)

RESOLUTION NO. 2246-21

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR AN AFFORDABLE AND WORKFORCE HOUSING PLAN; PROVIDING FOR SEVERABILITY, NON-LIMITATION OF AUTHORITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Park has operated an affordable and workforce housing program (Housing Program) since 1990 with the goal of maintaining the City's ethnic and economic diversity; and

WHEREAS, implementation of the Housing Program has been accomplished over the intervening years through partnerships with non-profit housing providers; and

WHEREAS, the City Commission desires to adopt priorities and parameters for the Housing Program to provide direction for such efforts by prioritizing allocations of funding and establishing provisions for such disbursements and to clarify other aspects of the Housing Program operations;

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

Section 1. The City Commission hereby adopts this Resolution to establish a Housing Program Plan to establish priorities for disbursements and regulations of such as follows:

1. Housing provided by Habitat for Humanity of Winter Park/Maitland, Inc.
2. Housing provided by the Winter Park Housing Authority.
3. Housing provided by other non-profit 501 (c) (3) entities with a proven track record of providing affordable housing.
4. Housing provided via down payment or rental assistance to income qualified police or fire employees to enable residence within the City for immediate response if needed during emergencies.

Section 2. The City Commission may enter into long term funding agreements with non-profit housing providers subject to availability of funding. Funding may be utilized for sites located within annexation reserve areas in the Comprehensive Plan that are located within one-quarter mile of the city limits.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution.

Section 4. Non-limitation of Authority. This Resolution shall not be construed to limit City Commission authority or discretion over whether or how to budget, allocate, or spend moneys for any purpose.

Section 5. Effective date. This Resolution shall become effective immediately upon adoption by the City Commission of the City of Winter Park, Florida.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2021.

Mayor Anderson

ATTEST:

City Clerk

CITY OF WINTER PARK - FEE SCHEDULE

BUILDING AND PERMITTING FEES (CONTINUED)

Application and Permit Fees (continued):

Non-Profit special event permit	30.00 (C)
Special events requiring street closure permit processing fee	100.00 (C)
Special event permit for events requiring street closure:	
Small events (less than 400 persons)	100.00 (C)
Large events requiring multiple department approval.....	200.00 (C)
Duplicate permit placard	10.00 (C)
Duplicate business certificate.....	10.00 (C)
Lien and foreclosure research (allow five business days).....	50.00 (C)
Business certificate processing	15.00 (C)

Building/Land Development Code (LDC) Fees (Based on valuation of construction*):

Building/Land Development Permit Fee (building & land development code enforcement):	
Minimum to \$1,000 in valuation *	\$30.00 (C)
Over \$1,000 in valuation *	0.8% of valuation plus \$30.00 **
Building & Land Development Code Plan Review Fee: for valuations over \$4,000 except Permit requests not requiring plan review	½ Building Permit Fee [0.4%] (C)
<u>Housing Fee per Chapter 2, Article VIII and Resolution 2246-21</u>	<u>0.005 of valuation (buildings only) (C)</u>
Plan review fee for revisions	25.00 per page (C)
(or if more than 50% of original plan, then full plan review fee is required, reduction allowed for minor revisions on each page)	
Inspector training	0.04% of valuation (C)
Roofing permits.....	0.5% of valuation plus \$30.00** (C)
Inspection fee for other City Departments	40.00/inspection (C)
State Fee (new or remodeled floor area)	2.5% of permit amount or \$4 minimum (S)
Transfer of permit to new contractor or applicant	50.00 (C)
Reinstatement of expired permit (if approved):	
Valuation of \$5,000 or more	100.00 (C)
Valuation of less than \$5,000	25.00(C)
Extension of building permits	25.00 (C)
Pool fence violation inspection.....	100.00 (C)
Stop work order inspection fee.....	50.00 (C)
Site development permit (stand alone):	
Minimum fee	100.00 (C)
(or 0.2% of valuation, if higher)**	
Plan Submission Fee (for permitted plans exceeding 11 x 17, per page)***	5.00 (C)

* Building valuations shall be based on the actual contract cost or the building valuation data established by the Building Department, whichever is greater.

** For fee computations, all valuations are rounded up to the next highest thousand dollars.

JOINT PARTICIPATION AGREEMENT WITH HABITAT FOR HUMANITY

THIS JOINT PARTICIPATION AGREEMENT (the “Agreement”) is made and entered into this ____day of _____, 2021 between the CITY OF WINTER PARK, FLORIDA, a municipality of the State of Florida (the “City”), 401 Park Avenue South, Winter Park, FL 32789, and HABITAT FOR HUMANITY OF WINTER PARK/MAITLAND, INC., a Florida Not for Profit Corporation whose address is P. O. Box 1196, Winter Park, Florida, 32790 (“Habitat”).

WHEREAS, the City has worked in partnership with Habitat for Humanity of Winter Park/Maitland, Inc. since 1992 in the development of affordable housing within the City of Winter Park by providing building lots and other fee waivers; and

WHEREAS, the City desires to continue this partnership and provide the responsibility for the acquisition of lots to be with Habitat in order to more efficiently budget the revenues of the Affordable Housing Trust Fund in line with the normal budget adoption cycles; and

WHEREAS, Habitat desires to obtain some certainty over the continuance of the financial assistance that is provided to accomplish the mission of Habitat for Humanity along with implementing the goals of the City for the continued construction of new affordable housing for sale to lower income families; and

WHEREAS, Habitat and the City agree that while these housing projects may compliment the activities of the Community Redevelopment Area (CRA) Plan, they are not governed by the CRA Plan, funded with CRA revenues nor subject to any of the requirements for CRA projects as set forth in Chapter 163, Part II, Florida Statutes.

NOW, THEREFORE, in consideration of the premises hereof and of the mutual covenants

set forth herein, the parties hereby agree as follows:

1. **GRANT OF FINANCIAL ASSISTANCE:** The City will endeavor to provide financial assistance to Habitat on an annual basis as part of the normal budget preparation process and adoption. The annual allocation of funding shall be based on the availability of funds within the Affordable Housing Trust Fund and other factors as deemed appropriate by the City Commission, and shall be at the sole discretion of the City Commission. Following the first year's allocation from the existing available housing trust funds, of \$200,000 for lot acquisition, any future financial request by Habitat shall be done as part of the normal budget approval process by the City Commission and shall also include a report and documentation outlining the disposition of funds previously granted in order to verify the need for additional funding. Nothing in this Agreement shall commit the City for any future funding beyond the \$200,000 referenced above, which shall be drawn from existing available housing trust funds. However, it is anticipated that a similar level of annual funding would be requested during the term of the Agreement.
2. **ELIGIBLE ACTIVITIES :** Financial assistance from the City to Habitat may be both in the context of the direct costs, as referenced above, and indirect financial assistance via fee waivers or payment from affordable housing funds. Direct costs shall be those expenses incurred by Habitat in the acquisition of lots including the cost of the lot and other normal closing costs as may be specified in the sales contract. Other indirect financial assistance previously supplied by the City may also be provided including either waiver or use of affordable housing funds of the City for

impact fees, tree trimming and tree removal expenses (when done by the City Contractor/Parks Dept.), sewer and water connections/impact fees including laterals and connection fees (paid with affordable housing revenues), and electrical connection fees (waived).

3. **FUND RAISING ASSISTANCE:** The City shall also assist in fund raising activities by Habitat in providing a 50% discount on all fees and charges paid to the City for events such as for 5K events, and Night Golf Course events, limited to no more than three (3) per year.
4. **METHOD OF PAYMENT:** Financial assistance for lot acquisition to Habitat shall be done as a lump sum following the adoption of each year's fiscal budget, pending availability of funds. Habitat shall maintain such city funds in a separate land acquisition account so that the disbursement of funds from this account and the current balance of this account are easily accountable. Any investment interest gained in this account shall remain in the account and not be transferred. Habitat shall provide to the City on an annual basis, all records of disbursements from this land acquisition account and the purpose of such disbursements.
5. **DESIGN REQUIREMENTS:** As a condition of financial assistance, Habitat agrees to construct new homes or housing rehabilitations in conformance with design guidelines for homes as may be adopted by the City Commission.
6. **LOCATION OF HABITAT PROJECTS:** Lot acquisitions shall occur within the city limits of Winter Park or within one quarter mile of the city limits if within an area designated for annexation within the Comprehensive Plan. Habitat may obtain

financial assistance for eligible activities involving properties within unincorporated Orange County that are in close proximity to the city limits if such projects receive the approval of the City Commission prior to the expenditure of any funds by Habitat.

7. **TERM OF THE AGREEMENT:** This Agreement shall be for an initial term beginning March 24, 2021 and ending September 30, 2026 and shall be automatically extended for additional five-year terms at the discretion of both parties unless either party terminates the Agreement, which may be done at any time and for any reason upon written notice to the other party. However, this Agreement shall not commit the City Commission to provide financial assistance to Habitat if such funding is not available from the Affordable Housing Trust Fund or if the City Commission in its sole discretion determines not to provide financial assistance.
8. **AUTHORITY:** Each party represents and warrants to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement and that all acts, approvals, procedures and similar matters required in order to authorize this Agreement have been taken or followed, as the case may be, and that upon execution of this Agreement by both parties, this Agreement shall be valid and binding upon the parties hereto.
9. **GOVERNING LAW:** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Exclusive venue for any dispute or litigation between the parties arising from this Agreement shall be in a court of competent jurisdiction in Orange County, Florida.

10. **AMENDMENT:** This Agreement may be amended in writing by mutual consent of the City and Habitat, subject to the public hearing requirements, if applicable.

11. **SEVERABILITY:** If any provisions of this agreement are held to be illegal or invalid by a court of competent jurisdiction, the other provisions of this agreement shall remain in full force and effect.

12. **SOVEREIGN IMMUNITY & RELATIONSHIP OF PARTIES.** Nothing contained in this Agreement shall be considered or deemed a waiver of the City's sovereign immunity or any other privilege, immunity, or defense available to the City or its officers, elected and appointed officials, agents, and representatives under the law. Nothing in this Agreement shall be construed to create a partnership or joint venture between the City and Habitat. Habitat shall not be construed as an agent, agency, sub-agency, or subdivision of the City and shall have no authority to bind the City to any obligation. employees, contractors, or subcontractors.

IN WITNESS WHEREOF, this _____ day of _____, 2021.

Signed, Sealed and Delivered
In the Presence of:

Habitat for Humanity of Winter Park/Maitland, Inc.
BY:

Print Name_____

Print Name_____

CITY OF WINTER PARK

Print Name_____

BY:_____

401 Park Avenue South
Winter Park, Florida 32789

Print Name_____

C:\Users\dl\AppData\Local\Temp\q3rjtk4\Joint Participation Agreement with Habitat [CLEAN].doc



City Commission **agenda item**

item type Public Hearings	meeting date March 24, 2021
prepared by Rene Cranis	approved by Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Ordinance vacating easement at 1021 Bonita Drive. (2nd Reading)

motion / recommendation

Vacate and abandon a platted utility easement comprised of the east 3.00 feet of lot 6 and the west 3.00 feet of lot 39, Block J, Comstock Park, as recorded in plat book "K", page 87, of the public records of Orange County, Florida.

background

The ordinance has been updated from first reading reflecting that the prior owner is the applicant and the agent for the new owner.

Property owner requested vacation of unused easement that bisects the property.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[1021 Bonita Drive Easement Vacate rev 3-8-21.pdf](#)

ATTACHMENTS:

[Easement Release - Letter of Request City of Winter Park.pdf](#)

ATTACHMENTS:

[Legal Notices - 1021 Bonita Dr..pdf](#)

ATTACHMENTS:

[Letters from Utility companies - 1021 Bonita Dr.pdf](#)

ATTACHMENTS:

[VICINITY MAP 1021 BONITA DRIVE.pdf](#)

After Recording Return To:
City of Winter Park, City Clerk's Office
401 Park Avenue South
Winter Park, Florida 32789

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA VACATING
AND ABANDONING THE EASEMENT FOR PUBLIC UTILITIES
COMPRISED OF THE EAST 3.00 FEET OF LOT 6 AND THE WEST 3.00
FEET OF LOT 39, BLOCK J, COMSTOCK PARK, AS RECORDED IN PLAT
BOOK "K", PAGE 87, OF THE PUBLIC RECORDS OF ORANGE COUNTY,
FLORIDA, ENCUMBERING THE PROPERTY LOCATED AT 1021 BONITA
DRIVE, WINTER PARK, FLORIDA; PROVIDING FOR CONFLICTS,
RECORDING AND AN EFFECTIVE DATE:**

WHEREAS, the City of Winter Park has authority to adopt this Ordinance by virtue of its home rule powers and Charter with respect to abandoning and vacating platted utility easements no longer needed for public purposes; and

WHEREAS, Evista One FL, LLC ("property owner") is the recent prior fee simple owner and agent for the current fee simple owner of that certain property located at 1021 Bonita Drive, Winter Park, Florida, having Orange County Tax Parcel Identification Number 05-22-30-1592-10-060; and

WHEREAS, the property owner has requested and published notice of its intent to request the utility easement vacation and abandonment set forth herein currently encumbering the property owner's property described above; and

WHEREAS, the City and other applicable utility companies have determined that the utility easement being vacated and abandoned by this Ordinance is no longer needed by the City of Winter Park and other applicable utility companies.

BE IT ENACTED by the People of the City of Winter Park, Florida, as follows:

Section 1. The City Commission of the City of Winter Park, Florida, hereby vacates and abandons that certain utility easement encumbering the property located at 1021 Bonita Drive, Winter Park Florida, which is more particularly described as follows:

A platted utility easement comprised of the east 3.00 feet of lot 6 and the west 3.00 feet of lot 39, Block J, Comstock Park, as recorded in plat book "K", page 87, of the public records of Orange County, Florida.

Section 2. In the event of any conflict between this Ordinance and any other ordinance or portions of ordinances, this Ordinance controls to the extent of the conflict.

Section 3. After adoption, this Ordinance shall be recorded in the public records of Orange County, Florida.

Section 4. This ordinance shall take effect immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held at City Hall, Winter Park, Florida, on the _____ day of _____, 2021.

Mayor

ATTEST:

Rene Cranis, City Clerk

February 11, 2021

Donald J Marcotte
City Engineer
500 N Virginia Ave
Winter Park, FL 32789

Mr. Marcotte,

Thank you for considering our request to have the utility easement vacated at 1021 Bonita Dr. lot 6 and 39.

We have requested this for title reasons as this easement has already been vacated on many of the surrounding lots on Bonita Dr. Neighbors that have vacated are 1411 and 1010 Elizabeth Drive and 871, 861, 815 and 789 Bonita Drive. This easement runs beneath the newly constructed home at 1021 Bonita Dr.

We have received all letters from the utilities. None have any objections to the easement release.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Frederic G. Schaub", with a long horizontal flourish extending to the right.

Frederic G Schaub
Representative of Evista One Fl, LLC

Cc: Don Marcotte, Thomas Conner, Daniel W Langley, File

The Apopka Chief

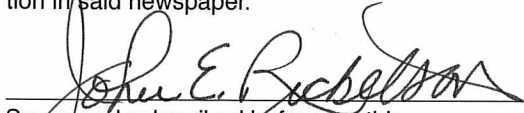
APOPKA, FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION

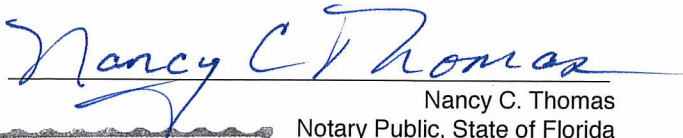
STATE OF FLORIDA
COUNTY OF ORANGE

Before the undersigned, personally appeared JOHN E. RICKETSON who is personally known to me and who on oath says he is PUBLISHER of **THE APOPKA CHIEF**, a weekly newspaper published at Apopka, in Orange County, Florida, that the attached copy of advertisement was published in said newspaper in the issues of: **January 29, 2021**, as well as being posted online at www.theapokkachief.com and www.floridapublicnotices.com

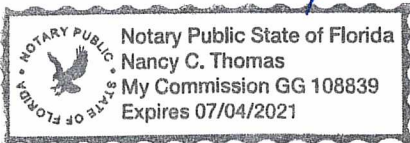
Affiant further says that the said **APOPKA CHIEF** is a newspaper published at Apopka, in said Orange County, Florida, and that said newspaper has heretofore been continuously published in said Orange County, Florida, each week and has been entered as periodical* class mail matter (*second class as renamed by USPS 7/1/96) at the post office in Apopka, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any discount, rebate commission or refund for the purpose of securing this advertisement for publication in said newspaper.



Sworn and subscribed before me this
29 day of January, 2021, by John E. Ricketson,
who is personally known to me.



Nancy C. Thomas
Notary Public, State of Florida
My Commission GG 108839
Expires July 04, 2021



NOTICE OF PARTIAL VACATION OF PLATTED UTILITY EASEMENT

Evista One FL, LLC intends to make application with the City of Winter Park to vacate that certain publicly dedicated 6 foot utility easement encumbering the property described as Lots 6 and 39, Block "J", of COMSTOCK PARK, according to the plat thereof recorded in Plat Book "K", Page 87 of the public records of Orange County, Florida. The above described property is located at 1021 Bonita Drive, Winter Park, Florida, and has Orange County Tax Parcel Identification Number 05-22-30-1592-10-060.

Publish: The Apopka Chief
January 29, 2021

168030

HERITAGE FLORIDA JEWISH NEWS

Published Weekly

ORLANDO, ORANGE COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ORANGE

Before the undersigned authority personally appeared David Lehman, who on oath says he is the office manager of the *HERITAGE Florida Jewish News*, a weekly newspaper published at Orlando in Orange County, Florida, that the attached copy of advertisement, being a

NOTICE OF PARTIAL VACATION OF PLATTED UTILITY EASEMENT - NOTICE OF PARTIAL VACATION OF PLATTED UTILITY EASEMENT

in the matter of

Evista One FL, LLC intends to make application with the City of Winter Park to vacate that certain publicly dedicated 6 foot utility easement encumbering the property described as Lots 6 and 39, Block 'J', of COMSTOCK PARK, according to the plat thereof recorded in Plat Book 'K', Page 87 of the public records of Orange County, Florida. The above described property is located at 1021 Bonita Drive, Winter Park, Florida, and has Orange County Tax Parcel Identification Number 05-22-30-1592-10-060.

**NOTICE OF PARTIAL
VACATION OF PLATTED
UTILITY EASEMENT**
Evista One FL, LLC intends to make application with the City of Winter Park to vacate that certain publicly dedicated 6 foot utility easement encumbering the property described as Lots 6 and 39, Block "J", of COMSTOCK PARK, according to the plat thereof recorded in Plat Book "K", Page 87 of the public records of Orange County, Florida. The above described property is located at 1021 Bonita Drive, Winter Park, Florida, and has Orange County Tax Parcel Identification Number 05-22-30-1592-10-060.
January 29, 2021
L 189881

in the Circuit Court, was published in said newspaper in the issues of

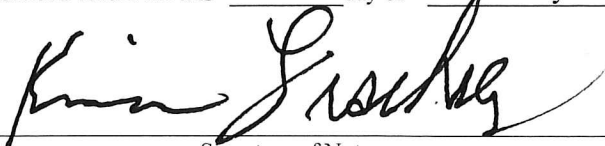
January 29, 2021

Affiant further says that the said *HERITAGE Florida Jewish Newspaper* is a newspaper published at Orlando, in said Orange County, Florida, and that the said newspaper has heretofore been continuously published in said Orange County, Florida, each week and has been entered as periodical matter at the post office in Orlando in said Orange County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant

Sworn to and subscribed before me this 29th day of January 2021.



Signature of Notary

Personally known ☒ or produced identification

Type of identification produced

Name of Notary typed printed or stamped



1/26/2021

Evista One FL, LLC
c/o FG Schaub Custom Homes
1971 High Street
Longwood, FL 32750



No Reservations/No Objection

SUBJECT: Vacate the 6' (3' & 3') PUE between Lots 5 & 40, Block J, Comstock Park according to the Plat Book K Page 87 as recorded in the Public Records of Orange County, Florida.

To Whom It May Concern:

Embarq Florida, Inc., d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul at 727-449-3544 / william.d.paul@centurylink.com

Sincerely yours,

Tommy Sassone
Network Infrastructure Services
CenturyLink
P834670

Date: 1-14-2021

Teco/Peoples GAS
600 W. Robinson
Orlando FL 32802-2433

Dear Shawn Winsor:

I am in the process of requesting the City of Winter Park vacate an (easement/right of way) as shown on the copy of the enclosed tax map. The site is located at (address) 1021 Bonita Dr. in Winter Park. In order to have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form, below, and return this letter to me at 1971 High St. Longwood 32750. If you have any questions, please contact 407-688-0029 ext 17 or email m.fleming@fgschaub.com

Sincerely

Name: Frederic G. Schaub
Address: 1971 High St.
City, State, Zip Code: Longwood, FL 32750

☐ The subject parcel is not within our service area.

☒ The subject parcel is within our service area. We do not have any facilities within the easement/right of way. We have no objection to the vacation.

☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: Shawn Winsor

Print Name: Shawn Winsor

Title: Gas Design Project Manager

Date: 1-14-2021



January 19, 2021

Melissa Fleming
Director of Office Administration
407-688-0029 ext. 17
1971 High Street
Longwood, FL 32750
mfleming@fgschaub.com

**RE: Vacate rear 5.00-foot platted Utility Easements
Lots 6 and 39, of Block "J", of COMSTOCK PARK, according to the plat thereof
recorded in Plat Book "K", Page 87, of the Public Records of Orange County,
Florida.
Parcel: 052230159210060**

Dear Melissa,

Please be advised that the Distribution and Transmission Departments of Duke Energy Florida, LLC d/b/a Duke Energy have **no objection** to the vacation and abandonment of the rear 5.00-foot platted Utility Easements within the following described property:

Lots 6 and 39, of Block "J", of COMSTOCK PARK, according to the plat thereof recorded in Plat Book "K", Page 87, of the Public Records of Orange County, Florida.

If I can be of further assistance, please do not hesitate to contact me.

Emily F. Bower
724-880-8746
Land Representative, Land Services
3300 Exchange Place
NP4A
Lake Mary, FL 32746

Enclosures

Date: 1-14-2021

Charter/Brighthouse
3767 All American
Orlando, FL 32810

Dear Marvin:

I am in the process of requesting the City of Winter Park vacate an (easement/right of way) as shown on the copy of the enclosed tax map. The site is located at (address) 1021 Bonita Dr in Winter Park. In order to have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form, below, and return this letter to me at 1971 High St. Longwood, FL 32750. If you have any questions, please contact 407-688-0029 ext 17 M Fleming @ fgschub.com

Sincerely

Name: Frederic G. Schub
Address: 1971 High St
City, State, Zip Code: Longwood, FL 32750

☐ The subject parcel is not within our service area.

☒ The subject parcel is within our service area. We do not have any facilities within the easement/right of way. We have no objection to the vacation.

☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: VACATING THE 6' WIDE NORTH-SOUTH UTILITY EASEMENT
LYING WITHIN THE PROPERTY OF 1021 BONITA DRIVE, WINTER PARK, FL

Signature: Marvin L. Usry, Jr. 5, 22, 30
Print Name: MARVIN L. USRY, JR.
Title: CONST. SUPV.
Date: 1/15/2021

Date: 1-14-2021

City of Winter Park
401 Park Ave South
Winter Park 32789

Dear Juan:

I am in the process of requesting the City of Winter Park vacate an (easement/right of way) as shown on the copy of the enclosed tax map. The site is located at (address) 1021 Benita Dr in Winter Park. In order to have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form, below, and return this letter to me at 1971 High St. Longwood, FL 32750. If you have any questions, please contact 407-688-0079 ext 17 M Fleming @ fgschub.com

Sincerely

Name: Frederic G. Schub
Address: 1971 High St
City, State, Zip Code: Longwood, FL 32750

☐ The subject parcel is not within our service area.

☒ The subject parcel is within our service area. We do not have any facilities within the easement/right of way. We have no objection to the vacation.

☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: _____

Print Name: _____

Jason Riegler, P.E.

Title: _____

Assistant Director
Water and Wastewater Department

Date: _____

January 19, 2021

N:\depts. pworks\COMMON forms\VacateRequest\inst\UPDATE 10-5-17

Date: 1-14-2021

City of Winter Park
14091 Howell Branch Rd
Winter Park, FL 32789

Dear Michael:

I am in the process of requesting the City of Winter Park vacate an (easement/right of way) as shown on the copy of the enclosed tax map. The site is located at (address) 1021 Bonita Dr in Winter Park. In order to have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form, below, and return this letter to me at 1971 High St. Longwood, FL 32750. If you have any questions, please contact 407-688-0029 ext 17 M. Fleming @ fgschwab.com

Sincerely

Name: Frederic G. Schwab
Address: 1971 High St
City, State, Zip Code: Longwood, FL 32750

☐ The subject parcel is not within our service area.

☒ The subject parcel is within our service area. We do not have any facilities within the easement/right of way. We have no objection to the vacation.

☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: Michael A Passarella

Print Name: Michael A. Passarella

Title: Engineering Manager - Electric Utility

Date: 01/20/2021

VICINITY MAP

