



City Commission Regular Meeting

Agenda

January 10, 2024 @ 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

1. Meeting Called to Order**2. Invocation - Pastor Weaver Blondin, Mt. Moriah Missionary Baptist Church****3. Pledge of Allegiance****4. Approval of Agenda****5. Mayor's Report****6. City Manager's Report**

- a. Meeting/Work Session Schedule 2nd Quarter 5 minutes

7. City Attorney's Report**8. Non-Action Items****9. Public Comments | 5 p.m. or soon thereafter**

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

10. Consent Agenda

- a. Approve the minutes of the regular meeting, December 13, 2023 1 minute
- b. Approve the minutes of the work session, December 14, 2023. 1 minute
- c. Approve the following piggyback contracts: 1 minute

1. Environmental Products Group – Sourcewell Contract #101221-VTR – Sewer Vacuum, Hydro-Excavation, & Municipal Pumping Equipment with Related Accessories & Supplies; for vehicle purchases during the term of the agreement through November 29, 2025; Amount: \$500,000

2. Chuck Robinson Concrete & Bob Cat, Inc. - Seminole County Contract #RFP-604273-22/LNF - Aquatic Maintenance Services and Dredging; for services on an as-needed basis during the term of the agreement through May 30, 2025; Amount: \$300,000

- d. Approve the following contracts: 1 minute

1. RFQ18-18 - Power Engineers, Inc. - Electric Underground Conversion Design; for ongoing project designs and services during the term of the agreement through October 5, 2024; Amount:

\$500,000

11. Action Items Requiring Discussion

- | | |
|--|------------|
| a. Leaf Blower Ordinance - Rebate Program | 10 minutes |
| b. Seven Oaks Project & Funding Allocation | 10 minutes |

12. Public Hearings: Quasi-Judicial Matters

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

- | | |
|--|------------|
| a. Request of Rollins College for: Conditional Use approval to build a new 139,200 square foot Rollins Residence Hall on the campus at 1000 Holt Avenue. | 20 minutes |
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13. Public Hearings: Non Quasi-Judicial Matters

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

- | | |
|--|-----------|
| a. Ordinance 3290-24 - Amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-84 "General provisions for non-residential zoning districts", to provide definitions, submittal and reporting requirements, and other provisions for certification and implementation of development pursuant to the Live Local Act of Florida Statutes. (2nd reading) | 5 minutes |
|--|-----------|

14. City Commission Reports**15. Summary of Meeting Actions****16. Adjournment**



City Commission

agenda item

item type

City Manager's Report

meeting date

January 10, 2024

prepared by**approved by****subject**

Meeting/Work Session Schedule 2nd Quarter

motion | recommendation**background**

The Q2 schedule is attached and shows several work sessions open for a topic of discussion.

strategic objectives**alternatives | other considerations****fiscal impact****attachments**

1. FY 24 Q2 Meeting Schedule

FY 24 Q2 Commission Meetings and Work Sessions, January – March 2024

Date	Meeting/Activity
Wednesday, January 10, 2024; 3:30 p.m.	Regular Meeting
Thursday, January 11, 2024; 1-3 p.m.	Library RFP Selection Committee
Wednesday, January 24, 2024; 2:00	CRA Agency WS on housing
Wednesday, January 24, 2024; 3:30 p.m.	Regular Meeting
Thursday, January 25, 2024; 1-3 p.m.	CANCELED
Wednesday, February 14, 2024; 3:30 p.m.	Regular Meeting
Thursday, February 15, 2024; 1-3 p.m.	Work Session - TBD
Wednesday, February 28, 2024; 3:30 p.m.	Regular Meeting
Thursday, February 29, 2024; 1-3 p.m.	Budget Outlook
Wednesday, March 13, 2024	Regular Meeting
Thursday, March 14, 2024; 1-3 p.m.	Work Session - TBD
Wednesday, March 27, 2024	Regular Meeting
Thursday, March 28, 2024	Work Session - TBD



City Commission

agenda item

item type

Consent Agenda

meeting date

January 10, 2024

prepared by**approved by**

Randy Knight, City Manager

subject

Approve the minutes of the regular meeting, December 13, 2023

motion | recommendation**background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

1. CC-min-2023-12-13 DRAFT



City Commission Regular Meeting Minutes

December 13, 2023 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada and Todd Weaver; City Manager Randy Knight; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

1. Meeting Called to Order

Mayor Anderson called the meeting to order at 3:30 p.m.

2. Invocation - Pastor Mark Tutschulte, Action Church

3. Pledge of Allegiance

4. Approval of Agenda

Mayor Anderson noted the addition of Item 13c since the original publication of the agenda last week.

5. Mayor's Report

Mayor Anderson reported on recent incidents and responses by the Fire and Police Departments and thanked them for the service they provide to residents.

6. City Manager's Report

a. Vision Zero Introduction Presentation

Danny Schoph, Cambridge Systematics, provided information on Vision Zero, a program to eliminate fatalities and serious injuries from vehicular accidents. He reviewed statistics and trends and outlined the city's action plan, expectations from the plan, and the city's role and next steps, which include education and community engagement. Mayor Anderson expressed his appreciation of this very aggressive program which helps FDOT design and prioritize projects.

7. City Attorney's Report

Mr. Ardaman reported the appeal period for OAO litigation has expired and the matter is final.

8. Non-Action Items

a. Report of appointment to Keep Winter Park Beautiful and Sustainability Advisory Board (Mayor Anderson)

Mayor Anderson reported the appointment of Sam Stark to Keep Winter Park Beautiful and Sustainable Advisory Board.

Motion made by Mayor Anderson to appoint Wayne Kalish (transfer from Firefighters Pension Board) to the Civil Service Board; seconded by Commissioner DeCiccio. (No action taken - included in motion below)

Commissioner Cruzada recommended the appointment of Terry Rooth and Commissioner Weaver recommended the appointment of Dr. Elizabeth Phillips to the Civil Service Board.

Motion made by DeCiccio to confirm the appointments, seconded by Commissioner Weaver. Motion carried unanimously with a 5-0 vote.

Commissioner DeCiccio reported the appointment of Roda Carter to the Economic Development Advisory Board to fill the unexpired term of Drew Madsen.

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

Mary Daniels, 650 W. Canton Avenue, pointed out that Agenda Item 12b (Metro Winter Park LLP/The Commons project) does not reflect the current plan which was revised from previous meetings to 15 single-family homes and 38 multi-family and suggested that the motion be clear on what is approved. She feels the city has not considered the impact of traffic on the community and the city. She noted parking problems within the community on both sides of streets and issues for emergency vehicle access. She addressed Denning Drive, stating the street looks good but has frequent back-ups.

10. Consent Agenda

- a. Approve the minutes of the regular meeting, November 8, 2023
- b. Approve the minutes of the work session, November 9, 2023.
- c. Approve the following piggyback contracts:
 1. Cintas Corporation - OMNIA Partners/Prince William County School Board Contract #R-BB-19002 - Facilities Management Products & Solutions - Renewal; for goods and services on an as-needed basis during the term of the agreement through October 31, 2025; Amount: \$250,000
 2. Electric Supply of Tampa - OUC-KUA Contract #RFP-21-4979-OQ - Wire and Cable; for the purchase of electric wire for inventory purposes and on an as-needed basis during the term of the agreement through June 14, 2024; Amount: \$750,000
 3. TAW Orlando Service Center - City of Tampa Contract #20-P-00870 - Electric Motor & Pump Repair Services - Renewal; for services on an as-needed basis during the term of the agreement through November 4, 2024; Amount: \$150,000
 4. JMD Global Developers, LLC - City of Cocoa Contract #B-21-30-COC-A - Concrete Sidewalks, Curb, & Gutter Construction Services; for services on an as-needed basis during the term of the agreement through December 20, 2026; Amount: \$500,000
 5. R2 Unified Technologies, LLC - NASPO Contract #AR3227 43220000- NASPO-19-ACS - Data Communication Products & Services; for goods and services on an as-needed basis during the term of the agreement through September 30, 2024; Amount: \$150,000

6. Applied Aquatic Management, Inc. - State of Florida FWC Contract #21352 - Aquatic Plant Control Services; for services on an as-needed basis during the term of the agreement through August 9, 2025; Amount: \$100,000
7. Vortex Companies, LLC - TIPS Contract #20110401 - Pipe Bursting; for services on an as-needed basis during the term of the agreement through May 31, 2024; Amount: \$500,000
8. DataProse, LLC - City of Georgetown Contract #22-0024-GS - Utility Bill Printing, Mailing and Insert Printing Services; for services on an as-needed basis during the term of the agreement through September 30, 2024; Amount: \$260,000
9. Galls, Inc. – GSA Contract #47QSWA21D008H – Clothing, Footwear, and Protective Apparel; for goods on an as-needed basis during the term of the agreement through September 29, 2026; Amount: \$100,000
- d. Approve the following contracts:
 1. Gerhartz & Associates, LLC - RFQ16-12 - Continuing Contract for GIS Services; for services on an as-needed basis during the term of the agreement through September 30, 2025; Amount: \$160,000
 2. Irvine Mechanical, Inc. - IFB19-19 - HVAC Installation, Repair & Replacement Services - Amendment 4; for services on an as-needed basis during the term of the agreement through October 29, 2024; Amount: \$500,000
 3. Paymentus Corporation - FY20-75 - Payment Management & Processing Services; for services on an as-needed basis during the term of the agreement through November 7, 2024; Amount: \$978,000
 4. A Budget Tree Service Inc. - ITN23-18 - Vegetation Management Services; for services on an as-needed basis during the term of the agreement through February 14, 2024; Amount: \$100,000
- e. Approve the following purchase:
 1. Turf Tank - Lease of Turf Tank TWO Robot; For GPS line marking on athletic fields; Amount: \$97,700
 - a. Authorize opening an account with FLCLASS local government investment pool
- f. Seven Oaks Park GMP Approval and Funding Amendment
- g. Authorize the annual financial allocation to Habitat for Humanity of Winter Park/Maitland, Inc.

Mayor Anderson pulled Item 10b (approval of work session minutes) for discussion.

Motion made by Mayor Anderson to approve the Consent Agenda except Item 10b; seconded by Commissioner Weaver. Mayor Anderson clarified that the main and important reason for updating the parking study is to establish a baseline to guide future decisions. **The motion was revised to include Item 10b and carried unanimously.**

9. Public Comments (heard after Item 11c)

11. Action Items Requiring Discussion

- a. Appointments to Civil Service Board – (Made under Item 8a)

b. Approve 2024 State Legislative Priorities

Motion made by Commissioner Weaver to approve the 2024 State legislative priorities; seconded by Commissioner Cruzada. There were no public comments.
Motion carried unanimously with a 5-0 vote.

c. Ravaudage Agreement Amendment for Road Improvements and Partial Reimbursement

Hong Lim, engineer, gave a presentation on the Ravaudage development and the 2017 agreement to reimburse the developer up to \$1.2M for internal road improvements within the city's right-of-way. In 2020, portions of Lewis and Bennett Avenue were annexed, but were not part of the original agreement. The developer is now requesting the original agreement be amended to include those two streets. He noted this area is not part of the transportation master plan or greenways project list. He summarized the request for a 50% cost share of improvements for portions of Bennett and Lewis at an approximate cost of \$602k and a 50/50 split of approximately \$301k. If approved, staff recommends using the multi-modal transportation impact fees generated by the fitness center (approximately \$1.9M) and those already collected for the self-storage facility (approximately \$84k). He noted, however, that the developer disagrees with the multimodal methodology and will be presenting an alternate methodology in the future. He responded to questions regarding fees and responsibility for payment.

Commissioner Sullivan noted a clause in the original agreement states nothing will be paid out after 2017 and asked whether taking on the additional property overrides the 2017 termination of payments. Mr. Lim said he understands everything is completed and there are no more eligible roadways or payments to be made, and the city paid approximately \$1.13M of the \$1.2M. Staff worked with the city attorney to ensure there were no conflicts between this and the original agreement.

Commissioner Sullivan asked about improvements made by the developer that benefit the city. Mr. Lim said he does not foresee any additional improvements that would generate another request because the maximum reimbursement is set at approximately \$301k. He explained that the cost value of enhancements provided by developer is approximately \$273k. Mr. Knight said the developer donated the property for the lift station and completed an oversize stormwater pond, which benefits the city, but the city has not placed a value on those items.

Commissioner Sullivan said he feels asking for \$301k when the developer has made other enhancements at its expense puts this in a different light, and that the developer should receive a portion of the \$301k - how much depends on the value of the enhancements.

Mayor Anderson said he is concerned about tagging this on to an old agreement and would prefer a stand-alone new agreement, so there are no open issues with the previous agreement. He pointed out the old agreement was based on a large parcel being de-annexed and re-annexed and this portion was never in the city and feels the new agreement could be a template for future voluntary annexations. He spoke about the benefits provided by the developer above the land donation and stormwater pond. He is not opposed to \$300k, especially if it is paid from mobility fees.

Commissioner Sullivan supported a separate agreement. Discussion followed on terms of agreement and Commissioner Cruzada asked about improvements and reimbursements from the City of Maitland.

Dan Bellows, Sydgan Corporation (developer), said the City of Maitland has not paid anything toward right-of-way improvements. He spoke about improvements to Monroe, addition of a bike path, and planned connectivity from the skilled nursing facility to Winter Park Housing Authority property. He said he has spent \$620k on improvements of Bennett Drive. However, he may request additional funds for improvements to the city's large storm drain for which he has \$500k set aside and a future commitment of about \$270k from Lifetime Fitness toward Bennett and Monroe improvements.

Commissioner Weaver thanked Mr. Bellows for the enhancements, but is concerned about setting a precedent. He said he would concede, but would not agree to do this going forward.

Commissioner DeCiccio agreed with Commissioner Weaver about setting a precedent but recognizes some exceptions and the land contribution. Commissioner Weaver added he is opposed to giving up transportation impact fees.

Motion made by Mayor Anderson to approve up to \$301k in the form of a new agreement specific to this property that was being annexed that was never in the city and payable from 50% of the mobility impact fees received from anything inside the Ravaudage boundaries; seconded by Commissioner Cruzada.

Sheila Reid, 780 Carver Street, said she feels the city should not continue to give Mr. Bellows what she feels is special treatment.

After additional comments, and **upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

A recess was held from 4:40 to 4:59 p.m.

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

Mary Daniels, 650 W. Canton Avenue, pointed out that Agenda Item 12b2 (Metro Winter Park LLP/The Commons project) does not reflect the current plan which was revised from previous meetings to 15 single-family homes and 38 multi-family and suggested that the motion needs to be clear. She said she feels the city has not considered the impact of traffic on the community and the city from the project. She noted parking problems within the community and issues with emergency vehicle access. She addressed Denning Drive stating the street looks good but has frequent back-ups.

12. Public Hearings: Quasi-Judicial Matters

- a. Request of Robert Lazarus, on behalf of the property owner Thomas Family Trust, for: Subdivision approval to split the property at 627 Country Club Drive, into two residential lots for single-family homes.

Senior Planner John Harbilas presented this request to subdivide the property and noted that the proposed houses meet R-2 zoning requirements without variances. The Planning and Zoning Board recommended approval.

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

b. Request of Metro Winter Park LLC to:

1. ORDINANCE 3287-23 - AN ORDINANCE OF THE CITY OF WINTER PARK AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FROM AN INSTITUTIONAL FUTURE LAND USE DESIGNATION TO A MEDIUM DENSITY RESIDENTIAL DESIGNATION ON THE FORMER PATMOS CHAPEL PROPERTIES AT 821 & 831 W. SWOOPE AVENUE AND 800, 810 & 830 W. WEBSTER AVENUE IN ORDER TO MATCH THE EXISTING R-3 ZONING. (2nd reading - Continued from November 8, 2023).
2. Conditional Use approval for a two-story, 53-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave. (Revised request for 18 single-family units and 25 multi-family units.)

Attorney Ardaman read the ordinance by title. A simultaneous public hearing on these requests.

City Planning Consultant Jeff Briggs reviewed the original request and changes to the plan as a result of previous meetings and public input. The site plan reflects single-family homes that front on Swoope, Webster and Capen which resulted in loss of units from the original plan.. The units on Capen were reduced in size and width in order to recoup the loss of units from changing to single-family units. Five additional on-site parking spaces were added. He reviewed the conditions recommended by the Planning and Zoning Board, which have been agreed to by the application:

1. The six parcels be combined into one replant inclusive of utility easements; single-family units be shown as individual lots;
2. No physical improvements in 20-foot radius of three live oak trees.
3. Single-family homes must be of at least four varying architectural styles.
4. Landscape plans for surface retention include new cypress trees or muhly grass/hedging on the sides with vehicular frontage at the corner.
5. Six-foot vinyl fencing to screen the rear of the houses adjacent to the dumpster area
6. Provide as-built inspections of retention systems and certify they are constructed in conformity with the plans. have been agreed to by the applicant.

Becky Wilson, attorney for the applicant, voiced no objection to the changing the agenda item title to reflect that the plan now has 15 single-family units and 38 multi-family units. She offered an additional condition that Swoope Avenue would have 23 feet of drive lane width along the southern property boundary such that the extra width will be added to the north side of the road, and after widening, build the five parking

spaces. She recapped reduction of units, doubling of stormwater requirements, tree preservation, open space on corner, single-family residential on Webster, Swoope and Capen, and reduced the size of homes on Capen without variance requests.

In response to Mayor Anderson, Jeffrey Swisher, Kimley-Horn, project engineer, reviewed city, FDOT and other agency traffic standards and confirmed that ingress/egress points have been designed to accommodate traffic generated from this development and additional internal parking spaces will reduce on-street parking and the impact of parallel parking.

Mayor Anderson referred to Mrs. Daniels' comments about Denning and asked if Denning Drive modifications need to be revisited to address traffic backups and discussion followed. Commissioner Weaver addressed the bus stop (carve-outs) and suggested either a median modification or easement from the property owner for a pullout. Mayor Anderson suggested addressing it as part of the transportation plan.

Commissioner Weaver noted the narrow width of Canton and the difficulty getting residents to agree on which side parking should be allowed. He spoke about the lack of control over the sale of property and asked residents to advise the city about the potential sale of lots for the city to consider purchasing for affordable or Habitat housing.

Mayor Anderson spoke about the extension/expansion of the CRA and is encouraged by the focus on adding affordable housing, which will be discussed at the CRA work session in January.

Sheila Reid, 708 Carver Street, likes the difference, but is concerned about traffic and the mold issue in Patmos Church and the impact on neighbors during demolition.

Willie Clark, Jr., spoke about the difficulty finding property for affordable housing noting the city could have purchased this property for Habitat housing. He said he is not opposed to change but the neighborhood needs to be considered.

Ruben Paige, 840 Carver Street, opposed the project because of loss of space, traffic and impact of narrowing streets.

Gigi Papa, thanked the residents for fighting on behalf of their families and their neighborhood. She encouraged residents to continue to voice their concerns.

Charles Newton, 631 W. Swoope Avenue, noted there is school bus stop at Capen/Swoope near the Swoope entrance and suggested a four-way sign at Swoope and Capen. He also suggested traffic-calming on Webster. He urged the city and developer to notify the homeless individuals on the property, some who may struggle to read, of the demolition.

Bonnie Hamilton, 701 Douglas Avenue, expressed displeasure about informal meetings that were held onsite that should have been a formal neighborhood meeting and feels a majority would have expressed preference for Habitat housing on this property.

Mrs. Wilson advised that certain demolition techniques will be used to remediate mold and asbestos to ensure that persons on the property are notified of demolition and work with local agencies to assist them. She added that their traffic study shows that this project takes up less than 1% of the capacity on Webster, Capen and Swoope.

Motion made by Mayor Anderson to approve the conditional use with the conditions recommended by staff and the Planning and Zoning Board (summarized above) and to adopt the ordinance on second reading, seconded by Commissioner Cruzada.

Mayor Anderson reminded everyone of the CRA work session in January with Habitat for Humanity and Hannibal Square Community Land Trust.

Commissioner DeCiccio suggested providing contact information at the city to report any properties for sale. She suggested staff restudy Canton Avenue before narrowing it, consider a 4-way stop at Capen and Swoope, and look at traffic-calming on Webster.

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

Upon a roll call vote on the motion to approve the conditional use request (18 single-family units and 38 multi-family units) with the conditions, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.

13. Public Hearings: Non Quasi-Judicial Matters

- a. ORDINANCE 3288-23 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, RELATING TO BUILDINGS; REPEALING AND SUBSTITUTING ARTICLE II OF CHAPTER 22 OF THE WINTER PARK CODE OF ORDINANCES TO INCORPORATE THE FLORIDA BUILDING CODE WITH CERTAIN ADMINISTRATIVE AMENDMENTS; AND PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, TRANSMITTAL AND AN EFFECTIVE DATE. (2nd reading)

Attorney Ardaman read the ordinance by title.

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

- b. Request of the City of Winter Park for: An Ordinance of the City of Winter Park, Florida amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-84 "General provisions for non-residential zoning districts", to provide definitions, submittal and reporting requirements, and other provisions for certification and implementation of development pursuant to the Live Local Act of Florida Statutes. (1st reading)

Attorney Ardaman read the ordinance by title. Planning Consultant Jeff Briggs stated this ordinance is in response to recent legislation on the Live Local Act and reviewed the impact of the legislation on consideration of multi-family projects with affordable housing components on density and height limits. Such projects would only require administrative (staff) approval. This ordinance provides definitions, submittal and reporting requirements, and penalties for non-compliance that are not outlined in State Statute.

Mayor Anderson questioned whether a sunset provision is necessary if this legislation was set aside and suggested an automatic sunset. Mr. Ardaman suggested that the ordinance could be brought back if it is thrown out in its entirety. Discussion followed on the implications of adding a sunset provision. Commissioner Cruzada noted the legislation has an expiration date of October 1, 2033. Mr. Ardaman said he will look at the language and applicability to all or portions of the legislation.

There were no public comments.

Motion made by Mayor Anderson to approve the ordinance, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion Carried unanimously with a 5-0 vote.

- c. Ordinance 3289-23 - Prohibiting smoking and vaping in city parks and recreational facilities (2nd reading)

Attorney Ardaman read the ordinance by title.

Commissioner Cruzada opposed the ordinance, citing overreach where the State Florida, which regulates tobacco, created an exemption to allow cities to regulate tobacco use, but only filtered tobacco (not unfiltered or cigars).

Mayor Anderson said he feels this is broad but is a start to address times when people have interfered with the rights of others to breathe clean air. He believes enforcement concerns surround areas where people congregate for organized sports, food and beverage and views this ordinance as a way to diffuse a disruptive situation.

Commissioner Weaver supports the ordinance primarily due to his concern about the chemicals that enter the lakes and stormwater system due to discarded cigarettes.

John Papa was called to speak but was unable to join virtually.

Gigi Papa said she feels the city has not presented any evidence to create this ordinance to address a problem she believes does not exist in the city and views this as government overreach.

Mayor Anderson noted that state law prohibits cities from regulating cigars.

Hattie Bryant, 1240 S. Pennsylvania, opposed the ordinance and signs prohibiting smoking that create clutter. She feels this will be difficult to enforce.

Parks and Recreation Director Jason Seeley noted that this ordinance was created at the request of the Parks and Recreation Advisory Board after hearing a presentation from Tobacco Free Florida. Mayor Anderson asked if hard data was presented. Mr. Seeley said he would have to review.

Motion made by Mayor Anderson to table the ordinance to January 10, 2024, seconded by Commissioner Cruzada. Motion failed with a 2-3 vote. Commissioners Cruzada and Mayor Anderson voted yes. Commissioners Sullivan, DeCiccio and Weaver voted no.

Motion made by Commissioner Weaver to approve the ordinance, seconded by Commissioner Sullivan. Upon a roll call vote, Commissioners Sullivan, DeCiccio, Weaver and Mayor Anderson voted yes. Commissioner Cruzada voted no. Motion carried with a 4-1 vote.

14. City Commission Reports

Commissioner Sullivan -

- Addressed the Consent Agenda Item 10h, Authorization of GMP and funding for Seven Oaks Park. He suggested moving ahead with the current scope but consider items that could be removed to preserve ARPA and reserve funds. He believes the value of the items needs to be weighed against what is being given up to acquire them but is concerned about how to continue to make progress.

Mr. Knight explained the risks to the project if items are removed from the scope after work has started and said the GMP is based on a specific plan and the challenge is stopping the project and renegotiating the contract.

Commissioner Sullivan asked for the construction schedule. Mr. Seeley said the contractor is updating the construction schedule which he will provide to the commission. Discussion followed on potential reductions in the scope i.e., removal of the fountain), timing and impact of making changes to the scope, i.e. ordering of materials. Mr. Seeley said approval of the GMP tonight triggers ordering of materials.

Commissioner Weaver asked if there were any accommodations to provide parking for area businesses during construction. Mr. Knight advised that businesses were provided maps showing alternative parking locations.

Commissioner DeCiccio -

- Spoke about a parcel of land owned by the City near Glenridge Middle School and Lake Spier and suggested the city clean up the property and build a path for student crossing. Consensus was for staff to develop a cost estimate to clean up and create path to connect to Lake Baldwin, possibly using grants that relate to children's safety.

Commissioner Weaver -

- Spoke about the sidewalks and bike lanes on Glenridge and suggesting eliminating a bike lane and widening the sidewalk on the south side of Glenridge Way.

Commissioner Cruzada-

- Asked if staff is aware that the block wall on the north side of Aloma Avenue, west of Lakemont. is collapsing and leaning on a light pole which creates a safety hazard for pedestrians and vehicles. Mr. Knight advised that the wall is on FDOT property and that staff is working to determine responsibility for the wall, which will require extensive excavation and reconstruction.

15. Summary of Meeting Actions

- Received presentation on Vision Zero.
- Reported board appointments. Confirmed appointments to the Civil Service Board.
- Approved the Consent Agenda.
- Approved the state legislative priorities.
- Approved terms of Ravaudage agreement under a stand-alone agreement.
- Approved the lot split 627 Country Club Drive.
- Approved the ordinance and conditional use for The Commons project (former Patmos Chapel).
- Adopted the ordinance amending the building code.
- Tabled the ordinance prohibiting smoking and vaping in public parks and recreational facilities.
- Staff to put a notice to residents on city staff to contact when they become aware of a property available for the city to purchase for a Habitat house.
- Staff to look at changing the intersection of Capen and Swoope to a four-way stop.
- Staff to reconsider narrowing of Canton.
- Staff to look at traffic calming on Webster.
- Bring back a discussion on the Seven Oaks Park funding.
- Staff to look at property along Lake Spire as well as moving the bike lanes to the south side of Glenridge.
- Staff to increase efforts to address the collapsing wall on Aloma.

16. Adjournment

The meeting was adjourned 7:01 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission

agenda item

item type

Consent Agenda

meeting date

January 10, 2024

prepared by**approved by****subject**

Approve the minutes of the work session, December 14, 2023.

motion | recommendation**background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

1. CC-min-2023-12-14 ws IRP



City Commission Work Session Minutes

December 14, 2023 at 1:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Also Present

Michael Mount, Quanta Technologies.

1. Meeting Called to Order

Mayor Anderson called the meeting to order at 1:00 p.m.

2. Discussion Item (s)

a. Integrated Resource Plan (IRP) Study

Mr. Mount spoke about the initial study and said he feels the original targets and goals have been accomplished. He noted additional scenarios and a financial proforma were added to the analyses.

He explained the purpose of the city's IRP study is to move toward a more renewable, clean energy supply for the electric utility. He reviewed the city's goals, targets and methodology used in the original scope to develop scenarios, baseline assumptions and costs, constraints and renewable performance metrics.

He explained the original targets set by the city were: 100% renewable energy supply by 2050; 100% Net-Zero Carbon by 2050; 80% Renewable by 2035, and 100% by 2050. He spoke about the differences of the targets and presented a matrix of how the targets were expanded into 15 scenarios with scenario elements for each. The scope was expanded at the request of the city to include three additional scenarios:

- Scenario 3E– to assess the costs differences of eliminating the distributed solar Photovoltaic (PV) additions from Scenario 3A
- New Scenario 4A-assuming only batteries were used
- New Scenario 4B-assuming legacy Florida fossil units would be used

Mr. Mount highlighted the differences based on new scenarios and reviewed issues related to present and future revenue requirements and levelized cost of energy. He provided a chart highlighting the results for the 18 scenarios with costs for the full 28 years and the first 20 years. In addition, the chart includes city costs of power

assuming low fuel costs and high fuel costs of natural gas going forward and how those costs would change over time.

Mr. Mount said the cost projections in the study are based on a hydrogen fuel combustion turbine. He explained while hydrogen is not widely used in the industry for power production at this time, the expectation is the current cost will be significantly lower in the future as more begin to use it and the volume of production increases. He said based on current projections and best information available, Quanta feels hydrogen is a possible supply option for the city going forward.

He explained the impact of the Ukraine war on gas prices in Scenario 3A and said Scenario 3D was added which projects a lower path for natural gas going forward. He summarized the financial results and discussion was held on the city's fuel purchase costs, capacity/energy payments, and total capital costs.

He reviewed short-term actions and projects. He noted that while a final vote has not been taken to adopt the plan, there is a consensus between the commission and Utility Advisory Board (UAB) to move toward Scenario Target 3 (establishes 80% renewables by 2035 as a target going out to 100% by 2050) and Scenario D as the adopted method. He added that the city has started its IRP program and hired hire a program manager to oversee projects.

Mr. Mount reviewed roadmap recommendations for mid-term, (Primary focus: Customer DR/energy efficiency, solar expansion with storage Timeframe: next 18 Months by June 2025) and long-term (Primary focus: Implementation of Programs (EE, TOU) Timeframe: Next 48 Months by June 2027) plans. He noted the portfolio contains a detailed analysis for 50-year of details that include the line item costs associated with the city's typical budget process.

In-depth discussion followed on how FPMA solar farm production could impact the city's IRP plan, hydrogen production and electrolysis, citywide energy use forecasts based on population growth, ways to incentivize solar for residential and commercial through energy efficiency programs, fossil fuel mitigation with solar, solar for parking structures and related costs, and time of use rate adjustments based on demand.

Mayor Anderson noted that he distributed a draft motion for the plan to be discussed for consideration in advance of the January 10th commission meeting. He said he spent a lot of time reviewing the financial side of the plan and feels the commission needs to provide a clear view to stakeholders on costs and financial assumptions. He spoke about revenue increases related to the undergrounding project and said rates will drop by 20%–30% when the project is completed. He feels the rates should remain the same in an effort to use the \$7M a year from undergrounding revenue to buy capacity or create a bank for future power cost. He said this model would take the city to 2042 where all batteries are installed and from 2030 to 2042 funds would be spent on storage.

Mayor Anderson suggested, as part of the motion, the commission would approve the plan to achieve 80% renewable energy by 2035 and 100% by 2050 based on scenario 3A (bar chart figure 27 on pg. 49 of the Quanta Technology report). He said the plan adds solar and energy storage and diminishes the city's purchasing power but illustrates

to the community what the city is doing. He reviewed the draft motion as follows: Item 1: Communicate how much the plan is going to cost our stakeholders and Item 2: Restate the intent of the Renewable Energy Plan. In-depth discussion followed on the intent of the plan and parameters of Scenario 3A including compound growth rates and increases, solar availability and costs, storage and load capacity, and rate increase impact to residents.

Mayor Anderson noted Utility Advisory Board members raised the question of how the city would assure stakeholders it would adhere to a financial bracket/financial speed limit should unforeseen circumstances arise versus blindly continuing toward 100% renewable energy. UAB Board Chair Michael Poole said the board deferred to the commission and staff to determine the limit. He said the thought process was not necessarily to measure Winter Park against energy producing organizations like OUC and Duke Energy, but to be more aligned with similar municipalities cities who don't produce.

Mayor Anderson suggested a third item for the draft motion that says: "Before any rates are implemented that are in excess of 105% of the FMPA utility rate, there will be a reassessment of these targets before making long-term purchase commitments".

Discussion followed on how the rate increases may impact residents. Mayor Anderson explained that the goal of his calculation is to keep the city's working capital around \$10M at three different measuring points, 2030, 2042 and 2050. Discussion continued on revised Scenario 4, the breakdown of rate increases over time and change revenue in reserves.

Mayor Anderson addressed the draft motion and asked if there was consensus to circulate the draft motion and background explaining the intent as part of the commission meeting agenda packet. Commissioner DeCiccio agreed and suggested adding a statement to the motion that the commission can revisit the plan every 3-5 years as recommended by the UAB.

Commissioner Weaver addressed EV chargers for new home builds and explained that a review of the building code a few years ago resulted in a decision by the previous commission to install conduits, not EV chargers, in single family homes. He supported chargers as they would be an asset to the sale of homes over time and adding requirements to the building code. Mr. D'Alessandro said staff and the UAB support the addition to new home construction.

Mayor Anderson asked Mr. Mount to revise Scenario 4 or 5 with a goal to show the breakpoints and reserves for 2030, 2042 and 2050. He noted projections for 2050 will need to integrate the key assumptions for combustion turbine hydrogen is an inflated version of the cost of energy from 2046 and 2047.

Mayor Anderson noted that the existing energy efficiency goals and sustainability plan (posted on the city website) don't tie into the plan the commission will be adopting and suggested marking the energy efficiency targets as "TBD" while the city goes through the six-month next steps piece where energy efficiencies will be discussed.

Natural Resources and Sustainability Director Gloria Eby added that she and Mr. Mount discussed the efficiency targets prior to the meeting. Mr. Mount explained that there is alignment between the proforma and the IRP and the estimates made for energy efficiency and reviewed the differences. Discussion followed on the differences with the percentages for efficiency reduction. Mr. Mount will revisit the numbers and ensure they align. Mayor Anderson emphasized the importance of ensuring the numbers are consistent and there is clarity on what is being presented.

3. Adjournment

The work session adjourned at 3:18 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission

agenda item

item type

Consent Agenda

meeting date

January 10, 2024

prepared by**approved by****subject**

Approve the following piggyback contracts:

motion | recommendation**background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

None

**item type**

Consent Agenda

meeting date

January 10, 2024

prepared by

Rebecca Watt, Procurement Agent

approved by

Randy Knight, City Manager

subject

1. Environmental Products Group – Sourcewell Contract #101221-VTR – Sewer Vacuum, Hydro-Excavation, & Municipal Pumping Equipment with Related Accessories & Supplies; for vehicle purchases during the term of the agreement through November 29, 2025; Amount: \$500,000
2. Chuck Robinson Concrete & Bob Cat, Inc. - Seminole County Contract #RFP-604273-22/LNF - Aquatic Maintenance Services and Dredging; for services on an as-needed basis during the term of the agreement through May 30, 2025; Amount: \$300,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. The Cooperative Purchasing Agency (Sourcewell) issued a formal solicitation to award this contract in FY22.
2. The Originating Agency (Seminole County) issued a formal solicitation to award this contract in FY22.

strategic objectives

Fiscal Stewardship.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in approved budgets.

attachments

None



City Commission

agenda item

item type

Consent Agenda

meeting date

January 10, 2024

prepared by**approved by****subject**

Approve the following contracts:

motion | recommendation**background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

None



City Commission

agenda item

item type

Consent Agenda

meeting date

January 10, 2024

prepared by

Rebecca Watt, Procurement Agent

approved by

Randy Knight, City Manager

subject

1. RFQ18-18 - Power Engineers, Inc. - Electric Underground Conversion Design; for ongoing project designs and services during the term of the agreement through October 5, 2024; Amount: \$500,000

motion | recommendation

Commission approve item as presented and authorize Mayor to execute.

background

1. A formal solicitation was issued in FY18. Staff deems it to be most advantageous for the City to extend the term for projects L, J, S, T, U, X, and Y completion.

strategic objectives

Fiscal Stewardship.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in approved budgets.

attachments

None

**item type**

Action Items Requiring Discussion

meeting date

January 10, 2024

prepared by

Victoria Tabor, Administrative Coordinator II

approved by

Randy Knight, City Manager

subject

Leaf Blower Ordinance - Rebate Program

motion | recommendation

Staff recommends offering a \$50.00 rebate incentive program for the purchase of an electric leaf blower to assist City of Winter Park residents.

background

The city has implemented a ban ordinance on gas-powered leaf blowers effective July 2024. Staff recommends offering a \$50.00 rebate incentive for the purchase of an electric leaf blower to assist City of Winter Park residents. These incentives aim to encourage residents to switch from gas-powered leaf blowers to electric units, which are quieter and produce fewer emissions. A rebate program accompanying a leaf blower ban ordinance serves as a proactive step toward environmental stewardship, public health improvement, cost savings, and fostering a community dedicated to sustainable practices.

- The rebate allows for \$50.00 per household in Winter Park.
- Rebate would be processed much like the energy audit rebates currently on-line.
- Rebate would be applied as a credit on resident's utility bill (usually in 1-2 billing cycles).
- One unit per household, expires January 1, 2025.
- Funded via the Energy Conservation Fund.

strategic objectives**alternatives | other considerations**

fiscal impact

attachments

1. Leaf Blower Ban Rebate Program (002)



Leaf Blower Ban Rebate Program

Supporting Residents of Winter Park

Ordinance Background



- Amendment to Noise Ordinance Sections 62- 92 and 62- 97
- Enacted January 12, 2020 with a 30 month paused elimination for all gas powered leaf blowers (July 2024).
- Penalty will be served to the homeowner, following shoreline and tree service violations
- Fee schedule is as such:

Sec. 1-23. - Classes of violations and penalties.

(a) Violations of city codes or ordinances and the applicable civil penalties shall be classified as follows:

Violation Classification	Civil Penalty
Class I	\$ 60.00
Class II	100.00
Class III	200.00
Class IV	300.00

Educational Awareness



**ATTENTION
WINTER PARK
RESIDENTS**

gas-powered leaf blowers

**REMIND
YOUR
LANDSCAPE
COMPANY**

**BEGINNING
JULY 2024**

ALL internal combustion engine or motor leaf blowers **WILL BE PROHIBITED** within Winter Park city limits.

Gas-Powered Leaf Blower Ordinance #3230-22

states all leaf blowers can only be used:

**Monday-Saturday
7 a.m. to 6 p.m.
Sundays
noon to 6 p.m.**

AND any debris blown into the public right of way must be removed within 30 minutes to keep our lakes healthy.

- Advertisement in press, ads, social media, digital display boards throughout city's public display locations, and utility bill inserts.
- Preparing city-wide mailing containing advisement and penalty.
- Preparing city-wide press release reminding of July 2024 phase out in effect.
- Canvassing lawn/landscape companies with flyers containing advisement (double sided english/spanish).
- Preparing notification to all city business licenses for lawn/landscape companies (double sided english/spanish).
- All event tabling includes new Leaf Blower ordinance info. Raffles for electric leaf blowers have been conducted.
- Preparing a "where to buy" guide for citizens and businesses.
- Reviewing possible rebate options for homeowners.

Proposed Rebate



**gas-powered
leaf blowers**

**REMIND YOUR
LANDSCAPE COMPANY**

BEGINNING JULY 2024

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Gas-Powered Leaf Blower Ordinance #3230-22
states all leaf blowers can only be used:

Monday through Saturday | 7 a.m. to 6 p.m.
Sundays | noon to 6 p.m.

AND any debris blown into the public right of way **must be
removed within 30 minutes** to keep our lakes healthy.

- The rebate allows for \$50.00 per household in Winter Park.
- Rebate would be processed much like the energy audit rebates currently on-line.
- Rebate would be applied as a credit on resident's utility bill (usually in 1-2 billing cycles).
- One unit per household, expires January 1, 2024.
- Rebates would be funded from Energy Conservation Fund.

Website Coming Soon



Environmental Benefits:

1. **Reduced Emissions:** Electric leaf blowers produce zero emissions at the point of use, contributing to cleaner air quality compared to gas-powered ones.
2. **Lower Noise Pollution:** Electric leaf blowers are quieter, reducing noise pollution in residential areas and public spaces.
3. **Decreased Fossil Fuel Consumption:** By transitioning to electric models, the community reduces its reliance on fossil fuels, contributing to overall environmental conservation.

Public Health:

1. **Improved Air Quality:** Electric leaf blowers produce no exhaust emissions, which can enhance local air quality and reduce respiratory health risks associated with gas-powered equipment emissions. In addition to ozone-forming pollution, gas-powered lawn and garden equipment emits particulate matter, carbon monoxide, and cancer-causing volatile organic compounds (VOCs) such as benzene and 1,3 butadiene. Operators – whether homeowners or lawn care company employees – of electric equipment will not be exposed to these toxins since electric equipment emits no pollution at the point of use.
2. **Reduced Noise Disturbance:** Quieter electric leaf blowers create a healthier and more peaceful environment for residents, mitigating noise-related stress and potential hearing damage.

Economic Benefits:

1. **Cost Savings:** Rebates incentivize residents to switch to electric models by reducing long-term operational costs. Businesses are encouraged to support their client's health and wellbeing in municipalities that have enacted the ban. Potential tax credits may be available in the future:
<https://drive.google.com/file/d/1Qd7FpHvWV7iejMgRXsD5c2hoDGet4Huw/view?pli=1>
<https://www.lawnandlandscape.com/news/nalp-endorses-federal-tax-credit-purchase-of-zero-emission-equipment/>
1. **The Real Comparison:** Provided is a cost comparison for a variety of leaf blowers. While the costs of electric leaf blowers have significantly decreased over the years, the price for fuel alternatives (batteries) increases the total upfront costs. However, when comparing to gas leaf blowers, prices and long-term costs due to fuel and maintenance requirements (carburetors, oil, spark plugs, etc.). Consider factors like the size of the area you'll be clearing, your preference for power source, and the ongoing costs before making a decision.

Citations Available



Citations:

<https://kleinmanenergy.upenn.edu/news-insights/think-globally-on-climate-act-locally-on-leaf-blowers/>
<https://www.cdc.gov/vitalsigns/pdf/2017-02-vitalsigns.pdf>
<https://www.washingtonpost.com/climate-solutions/2023/11/05/leaf-blowers-fall-environment-health/>
<https://agza.net/>
<https://turfmagazine.com/federal-tax-credit-for-zero-emission-commercial-landscape-equipment-introduced/>
https://ww2.arb.ca.gov/sites/default/files/2021-10/2021%20SORE%20Fact%20Sheet_0.pdf
<https://pirg.org/colorado/resources/small-machines-big-pollution/#gas-powered-lawn-equipment-especially-polluting>
<https://pirg.org/colorado/media-center/bill-to-tackle-ozone-from-lawn-garden-equipment-heads-to-governors-desk/>
<https://www.epa.gov/sites/default/files/2015-09/documents/banks.pdf>
https://publicinterestnetwork.org/wp-content/uploads/2023/10/Lawn_Care_Goes_Electric_Oct23.pdf

Calculators:

<https://www.stihlusa.com/tools-calculators/backpack-blower-fuel-savings-calculator/>
<https://meangreenproducts.com/the-electric-advantage/>

**item type**

Action Items Requiring Discussion

meeting date

January 10, 2024

prepared by

Peter Moore, Director of Office of Management and Budget

approved by

Randy Knight, City Manager

subject

Seven Oaks Project & Funding Allocation

motion | recommendation

Maintain the existing funding allocation approved 12/13/23

background

The City's newest parkland addition, Seven Oaks Park, has gone through the design and solicitation process and the awarded vendor, Collage, has provided the GMP for the project at \$4,999,924. This is a guaranteed maximum that the city would pay to complete the construction of the project, assuming no change in scope of the project once it is commenced. On December 13th, 2023 the City Commission approved the Guaranteed Maximum Price (GMP) proposal from Collage and staff's recommended funding amendment to complete the project. When the city first estimated funding for the project a couple of years ago, \$3.4 million was provided from ARPA and \$1 million from the Parks Acquisition fund for a total of \$4.4 million. From the date of that allocation, \$168k has been spent toward the project, leaving about \$4.2 million in available funds. With the GMP at just under \$5 million, that leaves a deficit of about \$800k.

Staff suggested reallocating currently unused ARPA funding and General Fund contingency to close the gap:

- ARPA WiFi: \$220k
- ARPA Potential Planning Studies: \$330k (Leaves approximately \$110k for potential future studies as needed.)
- GF Contingency: \$250k. The GF has about \$700k in contingency for the FY24 year. This would leave \$450k.

Total Funding Allocated: \$800k. There was discussion at the previous Commission meeting that this reallocation may reduce funding from currently active studies/projects. While reallocating revenue to the park construction will make it unavailable for any other use, there

are no studies or projects currently underway or planned that were using these reallocated funds. Originally, \$750k had been set aside for potential planning studies out of the ARPA funds and this reallocation would remove \$330k, leaving \$110k for studies. However, there were no active studies underway that would have to be halted. The only new study is the approximately \$35k study for an update to the downtown parking study and that will come from the remaining \$110k left after this reallocation.

By law, ARPA funds are on a spending timeline and must be allocated by the end of 2024, and spent by 2026. The greater use of contingency could certainly be used if the desire to keep ARPA funds in place was more important. However, contingency is solely at the discretion of the city and has no restrictions, and could freely be used for any future project or study. Staff maintains that reallocating ARPA funds is the best funding source to close this project cost gap.

Alternatively, the City Commission could change the scope of the project and ask for a revised GMP to reflect the scope change. However, staff has already value engineered the existing GMP proposal with Collage to get the \$5 million project cost. The original GMP was about half-million higher. To further lower the project cost would require the removal of some improvement components such as the restroom, the fountain, or significantly scaling back the trellis. This could also trigger some level of redesign as well.

The GMP with Collage is attached for reference.

strategic objectives

Quality of Life

Investment in Public Assets & Infrastructure

Fiscal Stewardship

alternatives | other considerations

Reduce project cost by changing the design elements of the park.

Consider alternative funding sources such as utilizing more General Fund contingency instead of ARPA.

fiscal impact

Currently, the project is proposed to be funded at \$5 million, with \$3.95 million in ARPA dollars provided by pandemic recovery funds from the Federal government, \$1 million from the Parks acquisition fund, and \$250k from the General Fund contingency budget.

attachments

1. Seven Oaks Park GMP V2 VE Deliverable

Project GMP

SUMMARY OF COSTS

Project: Seven Oaks Park		Project Area: 5 Acres		Project Notes:		
Location: Winter Park, FL		Dated: 11/7/2023				
Architect: ACI		Version: 2.0				
Estimator: L. WALSH		Plan / Basis: Permit Set				
DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	NOTES
COST OF WORK						
	Seven Oaks Park Restroom Building/Pergola	1	LS	\$ -	\$ -	
DIV 02	Demolition	1	LS	\$ 12,500	\$ 12,500	Pece of Mind
DIV 03	Concrete/CMU (Restroom Building/Pergolas)	1	LS	\$ 129,129	\$ 129,129	Flores Concrete
DIV 04	Brick/Pre-Cast	1	LS	\$ 407,340	\$ 407,340	Flores / Castle Group
DIV 05	Structural Steel	1	LS	\$ 278,540	\$ 278,540	Whitley Steel
DIV 06	Carpentry & Millwork	-	LS	\$ -	\$ -	NA - Wall Hung Fixtures
DIV 07	Thermal & Moisture Protection	1	LS	\$ 70,400	\$ 70,400	Advanced Roofing / Midstate Caulking
DIV 08	Doors, Windows, Glazing	1	LS	\$ 6,355	\$ 6,355	Allied Doors
DIV 09	Finishes	1	LS	\$ 29,950	\$ 29,950	Patriot Team / Coastal Painting
DIV 10	Specialties	1	LS	\$ 27,761	\$ 27,761	C&S Supply
DIV 12	Site Furnishings	1	LS	\$ 172,430	\$ 172,430	AI B & Sons
DIV 22	Plumbing	1	LS	\$ 67,500	\$ 67,500	ARR Plumbing
DIV 23	HVAC	-	LS	\$ -	\$ -	NA
DIV 26	Electrical	1	LS	\$ 580,869	\$ 580,869	New Horizon Construction Services
DIV 32	Site Work - Grading, Utilities, Paving	1	LS	\$ 1,456,478	\$ 1,456,478	Tanderen
DIV 32	Site Concrete (Hardscape)	1	LS	\$ 453,200	\$ 453,200	Flores Concrete
DIV 32	Brick Pavers	1	LS	\$ 58,750	\$ 58,750	The Paver Way
DIV 32	Landscape & Irrigation	1	LS	\$ 407,443	\$ 407,443	Nature Coast
DIV 90	Survey/GPR/Cleaning	1	LS	\$ 55,340	\$ 55,340	
	Value Engineering Cost Items	1	LS	\$ (347,052)	\$ (347,052)	Discussed @ 10/26/2023 GMP Review Meeting
GC's, GR's & CONTINGENCY						
	General Conditions	12	MO	\$ 36,471	\$ 437,649	Project staff & admin costs.
	General Requirements	12	MO	\$ 19,999	\$ 239,987	Jobsite requirements including dumpsters, safety, etc.
	Contractor Contingency	2.3	%		\$ 106,525	
SUBTOTAL					\$ 4,651,092	
Overhead & Profit		7.5	%	--	\$ 348,832	
TOTAL				\$	4,999,924	

Project GMP

CONSTRUCTION COST BREAKDOWN

Project: Seven Oaks Park	Project Area: 5 Acres	Project Notes:
Location: Winter Park, FL	Dated: 11/7/2023	
Architect: ACI	Version: 2.0	
Estimator: L. WALSH	Plan / Basis: Permit Set	

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	NOTES / DIV TOTAL
2	DEMOLITION					\$ 12,500
	Selective Demolition	1	LS	\$ -	\$ -	NA - See Site for Clearing
	Remove Arsenic contaminated soil	1	LS	\$ 12,500.00	\$ 12,500	Pece of Mind
3	CONCRETE					\$ 129,129
	Concrete Foundations & Slab on Grade	1	LS	\$ 129,000.00	\$ 129,000	Flores Concrete - Building/Pergolas
	Restroom Concrete Beams	1	LS	\$ -	\$ -	
	Pergola 1,2,3 Foundations, Concrete Columns	1	LS	\$ -	\$ -	
	Site Concrete & Sidewalks	1	LS	\$ -	\$ -	Flores - See Site Concrete
	Site Planter	1	LS	\$ -	\$ -	
	Seat Wall	1	LS	\$ -	\$ -	
	Brick Pavers	1	LS	\$ -	\$ -	See Site Work
	Termite Treatment @ New Slab Areas	859	SF	\$ 0.15	\$ 129	
4	MASONRY/PRE-CAST					\$ 407,340
	Masonry Package	1	LS	\$ 98,700.00	\$ 98,700	Flores - Masonry
	Restroom Building 8" CMU	1	LS	\$ -	\$ -	With Above
	Pergola 1,2,3	1	LS	\$ -	\$ -	With Above
	Precast Cap & Brick Veneer	1	LS	\$ 308,639.99	\$ 308,640	Castle Group
5	METALS					\$ 278,540
	Structural Steel Package	1	LS	\$ 212,000.00	\$ 212,000	Whitley Steel
	Erection	1	LS	\$ -	\$ -	With Above
	Aluminum Metal Screen (1,2,3,4,5/A2.11)	1	LS	\$ 55,540.00	\$ 55,540	With Above
	Wrought Iron Gates	1	LS	\$ 11,000.00	\$ 11,000	With Above
6	CARPENTRY & MILLWORK					\$ -
	Millwork & Casework Package	-	LS	\$ -	\$ -	NA - Wall Hung Fixtures
7	THERMAL & MOISTURE PROTECTION					\$ 70,400
	Roofing System (TPO & Metal Roof)	1	LS	\$ 60,295.00	\$ 60,295	Advanced Roofing
	Scuppers & Downspouts	-	LS	\$ -	\$ -	NA
	Wood Blocking at parapet wall & roof edge	1	LS	\$ -	\$ -	With Above
	Misc. Caulking/Joint Sealants/Waterproofing	1	LS	\$ 10,105.00	\$ 10,105	Midstate Caulking
8	DOORS, WINDOWS & GLASS					\$ 6,355
	Doors, Frames & Hardware Package (Int & Ex)			\$ -	\$ -	See Below
	Exterior HM Doors, Frames & Hardware	1	EA	\$ 6,110.00	\$ 6,110	Allied Doors
	Installation of Doors, Frames & Hardware	1	EA	\$ 245.00	\$ 245	

Project GMP

CONSTRUCTION COST BREAKDOWN

Project:	Seven Oaks Park	Project Area:	5 Acres	Project Notes:
Location:	Winter Park, FL	Dated:	11/7/2023	
Architect:	ACI	Version:	2.0	
Estimator:	L. WALSH	Plan / Basis:	Permit Set	

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	NOTES / DIV TOTAL
9	FINISHES					\$ 29,950
	Drywall Partitions & Ceilings					
	Drywall Ceilings	1	LS	\$ 3,000.00	\$ 3,000	A3.11/7 - Patriot Team
	P.T Framing	1	LS	\$ -	\$ -	With Above
	Flooring Package (Tile, Carpet, LVT)	-	LS	\$ -	\$ -	NA-Float Finish Concrete Floor
	Painting & Coatings Package	1	LS	\$ -	\$ -	
	Painting Interior Walls, Soffits, Ceilings	1	LS	\$ 26,950.00	\$ 26,950	Coastal Painting
	Seal Concrete	1	LS	\$ -	\$ -	With Above
10	SPECIALTIES					\$ 27,761
	Restroom Specialties Package	-				
	Toilet Partitions & Urinal Screens	1	LS	\$ 20,817.00	\$ 20,817	C&S Supply
	Toilet Accessories	1	LS	\$ 6,944.00	\$ 6,944	C&S Supply
	Signage - ADA Blade Sign	-	LS	\$ -	\$ -	By Owner
	Signage - Embossed on Cast Stone	-	LS	\$ -	\$ -	Castle Group to Provide
11	EQUIPMENT					\$ -
	Water Heater	-	LS	\$ -	\$ -	With Plumbing
12	FURNISHINGS					\$ 172,430
	Site Furniture	1	LS	\$ 32,309.82	\$ 32,310	
	Single Loop Bike Rack	13	EA	\$ -	\$ -	With Above
	Premier Serenity Flare Top Litter Receptacle	9	EA	\$ -	\$ -	With Above
	34 Gallon Trash Receptacle Lid w/ Rain Shield	9	EA	\$ -	\$ -	With Above
	6' Powder Coated Steel Bench	14	EA	\$ -	\$ -	With Above
	Tall Lollygagger Lounge Chair	20	EA	\$ 760.75	\$ 15,215	
	Haddonstone Fountain	1	LS	\$ -	\$ -	See Below
	Double Lotus Fountain	1	EA	\$ 4,188.00	\$ 4,188	
	Roman Medium Pool	1	EA	\$ 8,947.00	\$ 8,947	
	X230 Pump (6000 LPH)	1	EA	\$ 434.00	\$ 434	
	Pentair Fountain Fixture	3	EA	\$ 286.50	\$ 860	Pool Supply Unlimited
	Texacraft Shade Structures	4	EA	\$ 20,254.15	\$ 81,017	
	Install Site Furniture	1	LS	\$ 16,340.00	\$ 16,340	AI B & Sons
	Install TexaCraft Shade Structures	1	LS	\$ 13,120.00	\$ 13,120	AI B & Sons
13	SPECIAL CONSTRUCTION					\$ -
22	PLUMBING					\$ 67,500
	Plumbing Package	1	LS	\$ 67,500.00	\$ 67,500	ARR Plumbing
	Fountain					

Project GMP

CONSTRUCTION COST BREAKDOWN

Project:	Seven Oaks Park	Project Area:	5 Acres	Project Notes:
Location:	Winter Park, FL	Dated:	11/7/2023	
Architect:	ACI	Version:	2.0	
Estimator:	L. WALSH	Plan / Basis:	Permit Set	

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	NOTES / DIV TOTAL
	Hot Water Heater	1	LS	\$ -	\$ -	With Above
23	HVAC					\$ -
	HVAC Package	1	LS	\$ -	\$ -	NA
26	ELECTRICAL					\$ 580,869
	Electrical	1	LS	\$ 568,750.00	\$ 568,750	NHCS
	Restroom Building Lighting	1	LS	\$ -	\$ -	With Above
	Site Lighting	1	LS	\$ -	\$ -	With Above
	Lighting Controls	1	LS	\$ -	\$ -	With Above
	Gear	1	LS	\$ -	\$ -	With Above
	Sub Bond	1	LS	\$ 12,119.00	\$ 12,119	
27	LOW VOLTAGE CABLING, AVL & SECURITY					\$ -
	Data Cabling & Terminations	-	LS	\$ -	\$ -	By Owner - If required
	IT Equipment (Servers, Switches, WAPs)	-	LS	\$ -	\$ -	By Owner - If required
	Televisions & Audio-Visual Equipment	-	LS	\$ -	\$ -	By Owner - If required
	Sound System	-	LS	\$ -	\$ -	By Owner - If required
	Security Cameras & Cabling	-	LS	\$ -	\$ -	By Owner - If required
	Access Control Systems & Devices	-	LS	\$ -	\$ -	By Owner - If required
0	GENERAL					\$ 55,340
	Surveying	1	LS	\$ 5,700.00	\$ 5,700	John B Webb
	Material Testing	1	LS	\$ -	\$ -	By Owner - NV5
	Site GPR/Site Investigation	10	DAY	\$ 1,500.00	\$ 15,000	*Allowance
	Progress Cleaning	52	WKS	\$ 570.00	\$ 29,640	
	Final Cleaning	1	LS	\$ 5,000.00	\$ 5,000	
SUBTOTAL BUILDING				\$	1,838,114	

Conceptual Budget

SITEWORK



CONSTRUCTION ■ INTEGRATED SERVICES

Project:	Seven Oaks Park	Area:	5	Project Notes:
Location:	Winter Park, FL	Date:	11/7/2023	
Architect:	ACI	Version:	2.0	
Estimator:	L. WALSH	Plan / Basis:	Permit Set	

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	NOTES / DIV TOTAL
	SITE WORK	5	AC	\$	291,295.50	\$ 1,456,478
	General Condition/Mobilization	1	LS	\$ 1,385,000.00	\$ 1,385,000	Tanderen
	Erosion & Sediment Controls	1	LS	\$ -	\$ -	
	Silt Fence	2,543	LF	\$ -	\$ -	
	Inlet Protection	1	LS	\$ -	\$ -	
	Construction Entrance	1	LS	\$ -	\$ -	
	Temporary Access Roads/Lay Down Area	-	LS	\$ -	\$ -	Excluded - None indicated
	Maintenance of Traffic	1	LS	\$ -	\$ -	
	Dewatering	1	LS	\$ -	\$ -	
	Survey and As-Built Documents	1	LS	\$ -	\$ -	
	Demolition	1	LS	\$ -	\$ -	
	Asphalt Paving	1	LS	\$ -	\$ -	
	Concrete Paving, Misc. Concrete	1	LS	\$ -	\$ -	
	Storm System Utilities	1	LS	\$ -	\$ -	
	Sanitary System Utilities	1	LS	\$ -	\$ -	
	Clearing/Grubbing	1	LS	\$ -	\$ -	
	Earthwork/Site Grading	1	LS	\$ -	\$ -	
	Import Fill Materials	1	LS	\$ -	\$ -	
	Export Excess Soils	1	LS	\$ -	\$ -	
	Rough Site Grading	1	LS	\$ -	\$ -	
	Final Site Grading	1	LS	\$ -	\$ -	
	Topsoil	1	LS	\$ -	\$ -	
	Storm Systems	1	LS	\$ -	\$ -	
	HP Pipe	1	LS	\$ -	\$ -	
	Inlets, MHs, Control Structures	1	LS	\$ -	\$ -	
	Yard Drains	1	LS	\$ -	\$ -	
	Connection to Existing Systems - Core Drill	1	LS	\$ -	\$ -	
	Inspections	1	LS	\$ -	\$ -	
	Domestic Water Systems	1	LS	\$ -	\$ -	
	PVC Pipe	1	LS	\$ -	\$ -	
	Valve Assemblies	1	LS	\$ -	\$ -	
	Fire Hydrant	1	LS	\$ -	\$ -	
	Connection to Existing Systems - Wet Taps	1	LS	\$ -	\$ -	
	Testing	1	LS	\$ -	\$ -	
	Sanitary Sewer Systems	1	LS	\$ -	\$ -	
	PVC Pipe	1	LS	\$ -	\$ -	
	Manholes	1	LS	\$ -	\$ -	
	Connection to Existing System	1	LS	\$ -	\$ -	
	Testing	1	LS	\$ -	\$ -	
	Concrete Curbs	1	LS	\$ -	\$ -	

Conceptual Budget

SITEWORK



CONSTRUCTION ■ INTEGRATED SERVICES

Project:	Seven Oaks Park	Area:	5	Project Notes:
Location:	Winter Park, FL	Date:	11/7/2023	
Architect:	ACI	Version:	2.0	
Estimator:	L. WALSH	Plan / Basis:	Permit Set	

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	NOTES / DIV TOTAL
	D-Curb	1,237	LF	\$ -	\$ -	
	F-Curb	1,600	LF	\$ -	\$ -	
	Valley Gutter	200	LF	\$ -	\$ -	
	Pavers/Subbase/Base	-	LS	\$ -	\$ -	Excluded - See Below
	Concrete Paving, Sidewalks, Hardscape	-	LS	\$ -	\$ -	Excluded - See Below
	Asphalt Paving/Subbase/Base	1	LS	\$ -	\$ -	
	1.5" SP9.5 Light Duty Asphalt (1 Lift)	3,750	SY	\$ -	\$ -	
	2.5" SP12.5 Heavy Duty Asphalt (2 Lifts)	2,315	SY	\$ -	\$ -	
	Pavement Striping/Signage/Wheel Stops	1	LS	\$ -	\$ -	
	Site Furnishings	-	LS	\$ -	\$ -	Excluded - See Div. 12
	Sod	1	LS	\$ 11,000.00	\$ 11,000	Dry Pond
	Street Sweeper	8	MO	\$ 3,000.00	\$ 24,000	
	Import @ Arsenic Removal	1	LS	\$ 5,000.00	\$ 5,000	
	Bond	1.5	%	\$ 20,985.00	\$ 31,478	
3280	LANDSCAPE & IRRIGATION	5	AC	\$ 81,488.52	\$	407,443
	Landscape Developed Site Area	1	LS	\$ 290,468	\$ 290,468	Nature Coast
	Irrigation at Developed Site Area	1	LS	\$ 116,975	\$ 116,975	Nature Coast
	SITE CONCRETE/PAVERS	5	AC	\$ 102,390.00	\$	511,950
	Site Concrete/Sidewalks	1	LS	\$ 453,200	\$ 453,200	Flores
	Brick Pavers	1	LS	\$ 58,750	\$ 58,750	The Paver Way
SUBTOTAL SITEWORK + LANDSCAPE/IRRIGATION		5	AC	\$ 475,174.02	\$ 2,375,870	

Project GMP

CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS & ALLOWANCES

PROJECT:	Seven Oaks Park
LOCATION:	Winter Park, FL
SQUARE FEET:	
DESIGNER:	ACI
ESTIMATOR:	L. Walsh
DATE:	10/26/2023
	V: V1

CLARIFICATIONS & ASSUMPTIONS

The following is a list of clarifications regarding the estimate scope of work. Pricing is based on the information provided in the permit set dated May 16th 2023 from ACI architects and any areas of scope requiring qualification or assumptions are clarified below. Where conflicts exist between these clarifications and the documents, these clarifications shall take precedence.

DIVISION 1 GENERAL

- We include sales tax.
- We exclude materials testing, threshold inspection services, third party building inspections, and permit expediting services
- We exclude impact fees
- We exclude Davis Bacon / prevailing wages

DIVISION 2: EXISTING CONDITIONS

- Remove Arsenic contaminated soil

DIVISION 3: CONCRETE FOUNDATIONS & SLAB ON GRADE

- NA

DIVISION 4: MASONRY

- NA

DIVISION 5: METALS

- Structural steel is to be primed and painted. Galvanized is excluded.
- Furnish & erect structural steel beams, columns, purlins, and roof decking.

DIVISION 6: WOOD AND PLASTICS

- Exclude T&G Cedar Plank Ceiling A1.12

DIVISION 7: THERMAL AND MOISTURE PROTECTION

- We include miscellaneous caulking & joint sealants for the building envelope

DIVISION 8: DOORS AND WINDOWS

- We include a hollow metal door at the mechanical room
- No glazing is included

DIVISION 9: FINISHES

- We include painting of CMU walls, gypsum ceiling, metal doors & frames, corrugated metal panel ceiling, steel purlins, beams, columns, and roof edge.
- We include sealed concrete at the floors of men's/women's restrooms.

DIVISION 10: SPECIALTIES

- Restroom building signage is listed as "By Owner"
- We exclude graphics or logo signage
- We include restroom partitions & accessories for the restrooms.

DIVISION 11: EQUIPMENT

- NA

DIVISION 12: FURNISHINGS

- We exclude countertops. Spec section has countertops, but none are shown on the plans.

DIVISION 14: CONVEYING SYSTEMS

- NA

DIVISION 21: FIRE SUPPRESSION

- NA

Project GMP

CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS & ALLOWANCES

PROJECT:	Seven Oaks Park
LOCATION:	Winter Park, FL
SQUARE FEET:	
DESIGNER:	ACI
ESTIMATOR:	L. Walsh
DATE:	10/26/2023
	V: V1

DIVISION 22: PLUMBING

- a. We include all plumbing fixtures, trench drains, and water heater
- d. We exclude grease traps.
- e. We exclude a lift station
- f. We exclude underdrains or underground storm storage systems

DIVISION 23: HEATING VENTILATING AND AIR CONDITIONING (HVAC)

- a. NA

DIVISION 26, 27 & 28: ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY AND SECURITY

- a. Exclude Ceiling Fan on A.1.12
- b. We include solar panels and installation
- c. We exclude low voltage systems such as fire alarm, telecom, access control, sound systems, cameras.
- d. Provide and install electrical equipment, conduit, wire, and fixtures as shown on plans

DIVISION 31, 32 & 33: EARTHWORK, EXTERIOR IMPROVEMENTS, UTILITIES

- a. NA

GENERAL EXCLUSIONS

Impact Fees	Permanent Utility Company Connections and Monthly Charges
Geotech Consultant & Testing	Removal of unknown or buried debris

CONTINGENCY

This estimate includes a contractor contingency. This contingency shall be allocated towards additional project costs due to changes such as, but not limited to, items related to means and methods of construction, errors, deficiencies and/or omissions in the contract documents and/or pricing that are subsequently determined necessary for a complete and functional project or issues that in the contractor's judgment are advantageous to the project. The contingency is the contractor's fund and will be applied at the contractor's discretion with the best interest of the project in mind. The contingency does not include extra scope added by Owner, Architect, and governmental and utility company authorities. The contingency may be reduced as the design is refined, and once construction is underway, will be monitored by Owner and contractor and drawn upon with the normal pay requests.

ALLOWANCES

The following allowances have been noted in our estimate. An allowance is included for certain cost items whose exact values may vary due to incomplete design, owner, governmental authority, or other decisions outside the Contractor's control. Upon the completion of these items, the Contractor shall provide an accounting of the actual costs incurred to complete this work, and the Contractor will be granted a change order adjusting the contract amount to reflect the actual cost. All allowances are inclusive of material, freight, taxes, labor, equipment, and subcontractor OH&P unless noted otherwise.

1	Site GPR/Site Investigation	1	LS	\$	15,000	\$	15,000.00
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Project GMP

SUMMARY OF VE OPTIONS

Project:	Seven Oaks Park	Project Area:	5	Project Notes:	0
Location:	Winter Park, FL	Dated:	11/7/2023		
Architect:	ACI	Version:	2		
Estimator:	L. WALSH	Plan / Basis:	Permit Set		

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	NOTES
ALLOWANCES						
001	Remove elevated brick planter @ restroom	1	LS	\$ 19,500	\$ 19,500	Castle Group/Flores
002	Aluminum screen @ Restroom building	1	LS	\$ 20,540	\$ 20,540	Whitley Steel - Replace Aluminum with Steel
003	Drywall ceiling @ Restroom building	1	LS	\$ -	\$ -	No savings to switch to metal
004	Shade Structures by TexaCraft	1	LS	\$ 94,137	\$ 94,137	Pads to remain for future structures
005	Remove water heater/piping	1	LS	\$ 2,900	\$ 2,900	ARR Plumbing
006	Remove bollards	1	LS	\$ 26,550	\$ 26,550	Remove 9 bollards
007	Switch Primary Feeders to Aluminum	1	LS	\$ -	\$ -	Confirmed to be aluminum
008	Self Perform Irrigation	1	LS	\$ 116,975	\$ 116,975	
009	Sand set brick pavers	1	LS	\$ 16,450	\$ 16,450	The Paving Way
010	Potential Tax Savings	1	LS	\$ 50,000	\$ 50,000	ODP
SUBTOTAL VE OPTIONS \$					347,052	

**item type**

Public Hearings: Quasi-Judicial Matters

meeting date

January 10, 2024

prepared by

Jeffrey Briggs, Director of Planning and Zoning

approved by

Randy Knight, City Manager

subject

Request of Rollins College for: Conditional Use approval to build a new 139,200 square foot Rollins Residence Hall on the campus at 1000 Holt Avenue.

motion | recommendation

The Planning and Zoning Board and staff recommend approval subject to one condition:

1. That the maintenance building walls facing the street have architectural ornamentation and that a landscape plan be provided for approval by the City that adequately screens the view of this building and the tennis court fencing, to the satisfaction of the City.

background

Rollins College is requesting Conditional Use approval to redevelop the portion of their campus that now holds Holt Hall and the Tennis Center, with a new Rollins Residence Hall complex with buildings of 4–6 stories in height, approximately 139,200 sq. ft. in size and 300 beds. The existing Holt Hall is an aging facility that needs replacement. The goal of the College is to allow as many of their undergraduate students to live 'on-campus' versus in 'off-campus' rentals. This project increases the current bed count of 80 in the existing Holt Hall to 300 beds in this new Residence Hall. It is not increasing undergraduate enrollment, just the opportunities to live on-campus.

The buildings meet the requirements of the PQP zoning, including the 75-foot setback to the lake. The site slopes downward from Fairbanks Avenue to Lake Virginia. The buildings closest to the street are 4-stories in height and, as the land slopes downward, that allows added floors to be added to the 5-6 story sections. The building height complies with the 55-foot height as measured from the wall height for the tallest 6-story portion of the two buildings on the southern portion of the complex. The roof pitch desired adds 10 feet in height. The building could stay within the height limit if it was a flat roof, but they desire to maintain the same roof pitch and Mediterranean roof styling that is characteristic of the campus.

All the other aspects of the project, including stormwater retention, fire/emergency access and utility connections are being achieved. This project was reviewed by the city's internal

technical advisory committee comprised of all staff departments. With a 900-space parking garage adjacent to the project, there is ample parking for students and staff.

The one item needing some attention is the Fairbanks Avenue street view of the 25,000 cars that pass by daily. The front of the residence hall is very attractive and well landscaped.

There is a maintenance/utility building (no elevation provided) that is located 10 feet from the sidewalk and such buildings tend to have blank stucco walls with limited architectural interest.

Additionally, there are two tennis courts with 12-foot tall chain-link fences that need landscape buffering. Staff will suggest a condition in this regard.

This Rollins Residence Hall will be an asset for the College as well as have a tangential benefit of reducing college student rentals in the community. The principal focus of the conditional use reviews is always 'context' and 'compatibility' and this on-campus location has no external impact upon any adjacent properties. This new Rollins Residence Hall that will be of benefit to the College will then also be of benefit to the City.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. Rollins Residence_Summary Plan set



REGIONAL MAP

NOT TO SCALE

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

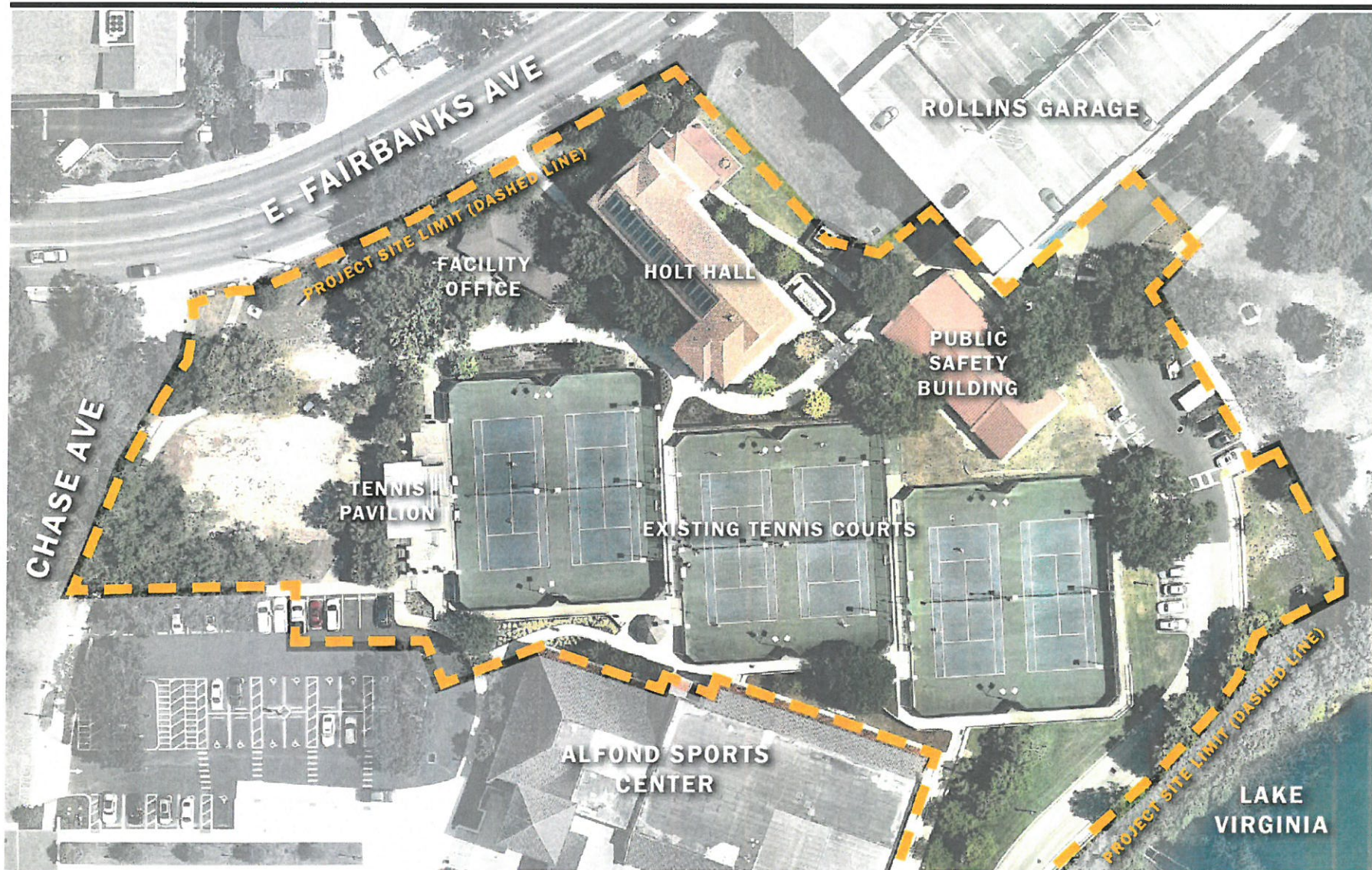
RESIDENTIAL
VILLAGE

DRAWING TITLE
REGIONAL MAP

DATE:
11.03.23

DRAWING NUMBER:

CUP - MP001



EXISTING SITE CONDITIONS

NOT TO SCALE

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

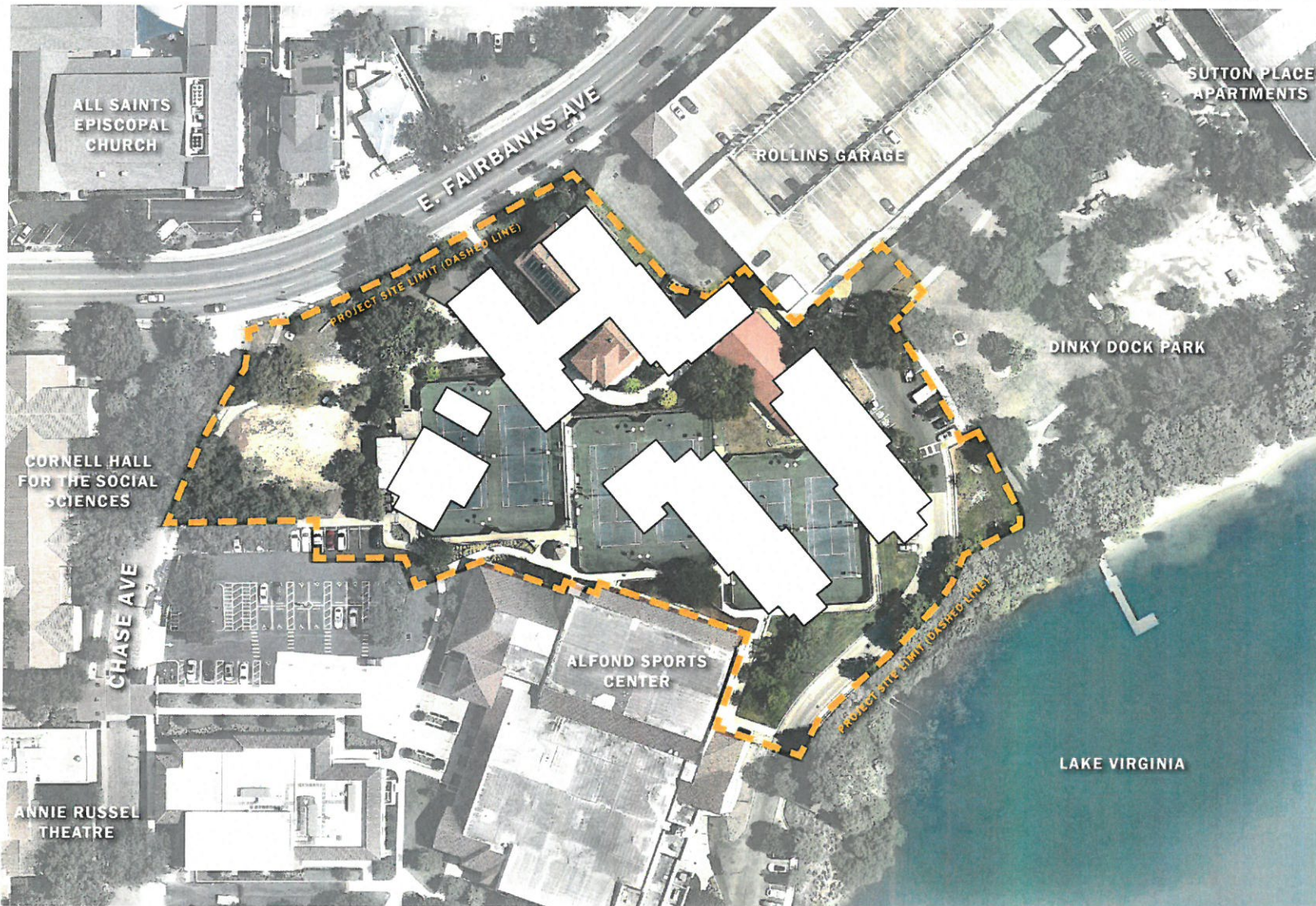
EXISTING SITE CONDITION

DATE:

11.03.23

DRAWING NUMBER:

CUP - MP003



NEIGHBORHOOD PLAN

NOT TO SCALE

ARCHITECT



HANBURY

ADDRESS
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

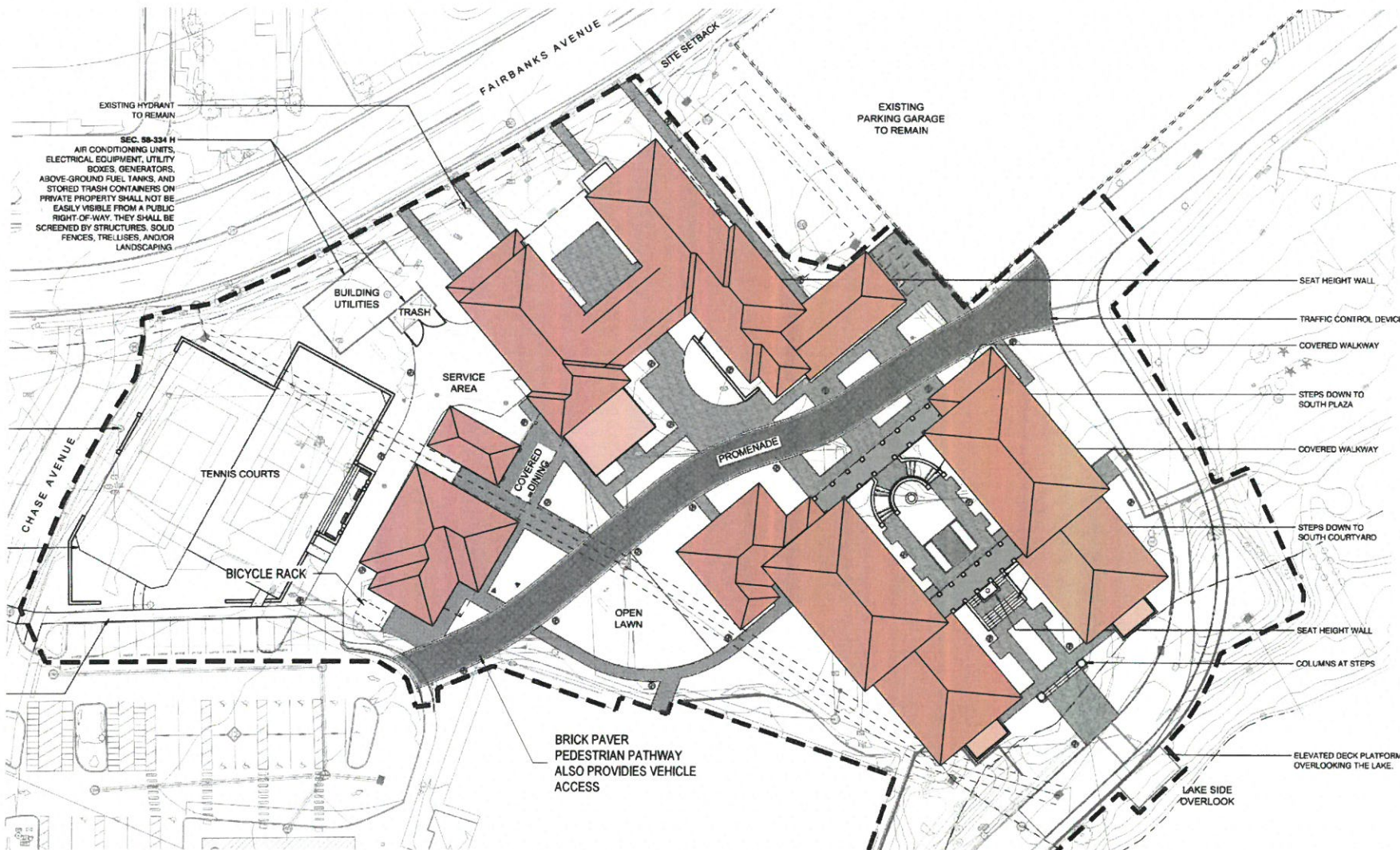
RESIDENTIAL
VILLAGE

DRAWING TITLE
NEIGHBORHOOD PLAN

DATE:
11.03.23

DRAWING NUMBER:

CUP - MP002



PL_06 SITE PDF BASE

1" = 50'-0"

0' 50' 100' 150'



ARCHITECT



HANBURY

ADDRESS
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

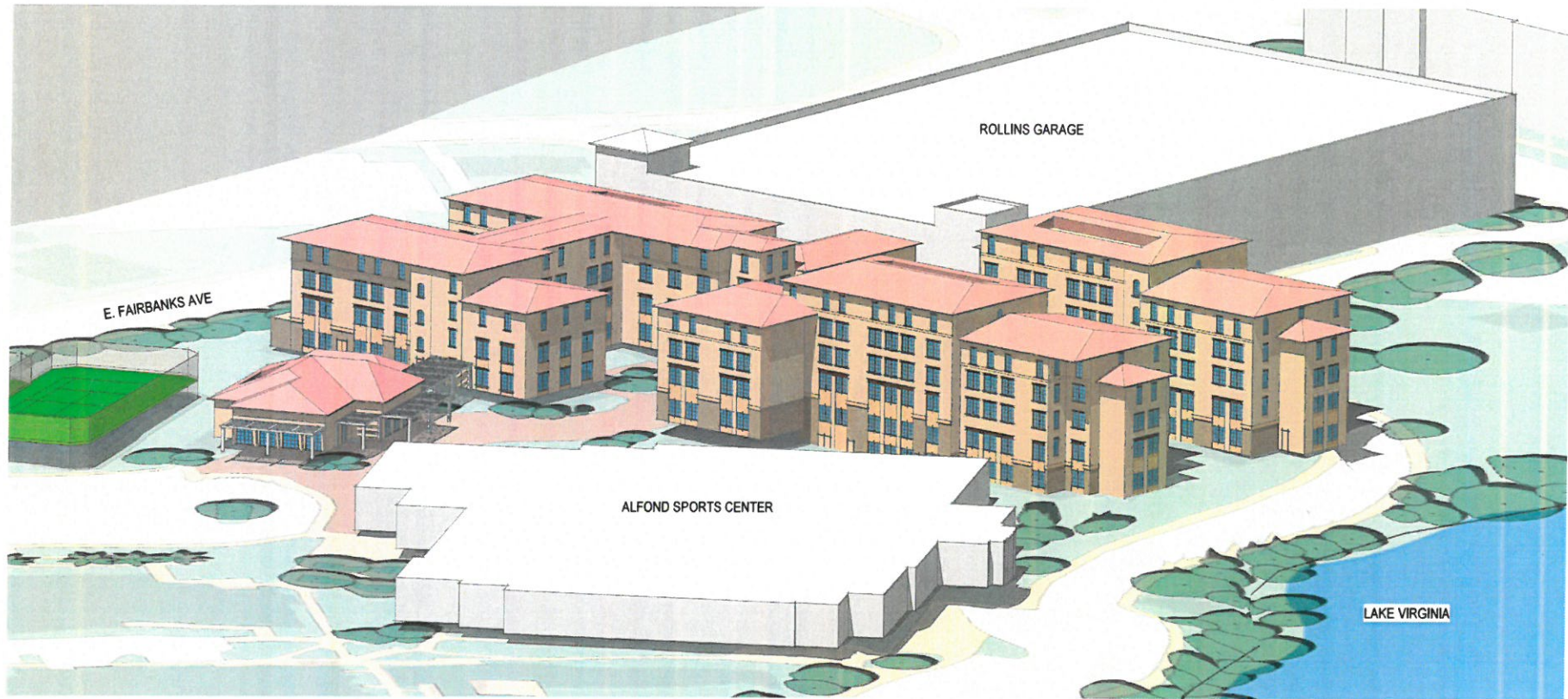
SITE PLAN

DATE:

11.03.23

DRAWING NUMBER:

CUP - A002



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



**ROLLINS COLLEGE
WINTER PARK, FL**

**RESIDENTIAL
VILLAGE**

DRAWING TITLE
3D VIEW - MASSING

DATE:

11.03.23

DRAWING NUMBER:

CUP - A013

**item type**

Public Hearings: Non Quasi-Judicial Matters

meeting date

January 10, 2024

prepared by

Jeffrey Briggs, Director of Planning and Zoning

approved by

Rene Cranis, City Clerk

subject

Ordinance 3290-24 - Amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-84 "General provisions for non-residential zoning districts", to provide definitions, submittal and reporting requirements, and other provisions for certification and implementation of development pursuant to the Live Local Act of Florida Statutes. (2nd reading)

motion | recommendation

Staff and the Planning & Zoning Board recommend approval.

background

For 2nd Reading:

Based on conversations at the 1st reading, the city attorney has recommended that we added provisions to Section 2 of the Ordinance related to sunseting, "The provisions of Section 1 of this Ordinance shall sunset and be automatically repealed upon the occurrence of any one of the following: (1) Section 5 of The Live Local Act as set forth in Chapter 2023-17 expires on October 1, 2033; (2) Section 5 of The Live Local Act as set forth in Chapter 2023-17 is held unconstitutional or invalid by a court of competent jurisdiction; or (3) Section 5 of The Live Local Act as set forth in Chapter 2023-17 is repealed. The sunseting of Section 1 of this Ordinance will not terminate any conditions of approval for projects utilizing Section 1 prior to its sunseting or the City's ability to enforce the same, including without limitations, any terms and conditions of Affidavit of Commitments and Restrictive Covenants pertaining to the project."

Language has also been added regarding properties that fall within the Orange Avenue Overlay (OAO), "Projects within the Orange Avenue Overlay District must meet the applicable architectural requirements of the OAO and will be subject to review by Orange Avenue Overlay Appearance Review Advisory Board. The City may deny a project that receives a recommendation of denial or fails to meet the conditions of a recommendation for approval from the Orange Avenue Overlay Appearance Review Advisory Board."

From 1st Reading:

Effective July 1, 2023 the Florida Legislature amended State Statutes to enact a Live Local Act

in order to promote the construction of affordable housing. There are some facets of the Act that are positive, including the express approval of inclusionary housing ordinances that could require affordable housing that could be a component of housing projects in certain circumstances. However, there are certain terms in the Act that are not defined as to their meaning in the Act and other local zoning over-rides that are of concern in the Act.

In particular, the Act overrides local zoning regulations for any housing project, if that project includes a minimum of 40% of the units as affordable housing. In that case:

1. "A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial or mixed use if at least 40% of the residential units are, for a period of 30 years, affordable as defined in S. 420.004. A municipality may not require a zoning or land use change, special exception, conditional use or comprehensive plan amendment for the building height, zoning and densities authorized under this section.
2. "A municipality may not restrict the density authorized by this section below the highest density on any land in the municipality where residential development is allowed."
3. "A municipality may not restrict the height below the highest currently allowed height for a commercial or residential development located within 1 mile of the proposed development or 3 stories."
4. "A proposed development must be administratively approved if the development satisfies the municipality's land development regulations for multi-family developments in areas zoned for such, with the exceptions of densities and height."

The first purpose of this Ordinance is to provide definitions as to terms used in the Act that are otherwise not defined in order to avoid legal debates between developers and the City as to the meaning of such terms. The City needs to be proactive in defining such terms as the City understands their meaning to be.

The second purpose of this Ordinance is to provide an application and certification process with submittal requirements in order to certify that the proposed housing development does provide such affordable housing as required, submits commitment to do such, and provides such information or reporting requirements during the operation of the housing development. Otherwise, under the Act, one can declare that they are providing affordable housing but never demonstrate how they are doing such at any time during the initial approval process, during construction or operation for the 30 years required. There also are no penalties within the Act for non-compliance. Most cities in Florida are enacting similar ordinances as proposed by staff. We have borrowed literally from the regulations adopted by the City of Tampa.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. Ordinance 3290-24 Live Local Implementation City Attorney 12-21-2023

ORDINANCE 3290-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" SECTION 58-84 "GENERAL PROVISIONS FOR NON-RESIDENTIAL ZONING DISTRICTS", TO PROVIDE DEFINITIONS AND SUBMITTAL AND REPORTING REQUIREMENTS AND OTHER PROVISIONS FOR CERTIFICATION AND IMPLEMENTATION OF DEVELOPMENT PURSUANT TO THE LIVE LOCAL ACT, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park deems it necessary for the general welfare of the City to amend the City of Winter Park Land Development Code as set forth in this Ordinance in order to provide certification standards and implementation criteria for development proposed in conformance with the Live Local Act of Florida Statutes;

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida;

WHEREAS, the City Commission hereby finds that the land development regulations adopted herein are consistent with the Comprehensive Plan;

NOW THEREFORE, BE IT ENACTED by the City Commission of the City of Winter Park, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-84 "General provisions for non-residential zoning districts" is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-84. General provisions for non-residential zoning districts.

(hh) General provisions for development proposed in conformance with the Live Local Act of Florida Statutes.

- (a) **Definitions.** For the purposes of this subsection, the following definitions are provided for terminology not defined in Florida Statutes with respect to implementation consistent with the Winter Park Land Development Code:

Allowed as used in Fla Stat. 166.0415 shall mean as allowed under the provisions of the city land development code at the time of a proposal is submitted for development subject to Fla Stat. 166.0415 and shall not mean as allowed historically back in time previous to the present. It shall also mean allowed by right pursuant to the applicable zoning district and shall not include as may potentially be allowed via a conditional use approval, or access to any bonus

pool, or via special permit for non-conforming structures or settlement agreement or vesting agreement for such non-conforming allowances.

Commercial as used in Fla. Stat. 166.0415 shall mean only the commercial zoning districts of the city which are only the properties zoned C-1, C-3, C-3A and PD-OC as used in the Ravaudage PD, and no other zoning district.

Height within one mile as used in Fla Stat. 166.0415 shall mean one mile as can be traveled by human beings along the public streets of the city within the normal permitted lanes of travel from the center point of the proposed development site and shall not mean a straight-line distance as a bird might be able to travel.

Highest allowed density as used in Fla Stat. 166.0415 shall mean in the context of Winter Park, 17 units per acre as this is the highest residential density currently allowed and is expressed in units per acre and shall only mean residential units per acre and shall not mean density as in the context of floor area ratio as used elsewhere in Chapter 166 Fla Stat. which in reference to intensity terminology as applied to floor area ratio. Density is units per acre and intensity is floor area ratio.

Highest currently allowed height as used in Fla Stat. 166.0415 shall only mean such height allowed by right within the municipality and not heights allowed if such height would require conditional use approval under the city land development code based upon the size in square footage of the project proposed project under the Live Local Act.

Industrial as used in Fla Stat 166.0415 shall mean only the industrial I-1 zoning district of the city and no other industrial zoning district.

Mixed Use as used in Fla Sta. 166,0415 shall not apply in the City, as no mixed use zoning district exists within the city.

- (b) **Process for Approval.** The approval process for a qualifying development located within an eligible zoning district, shall include payment of a fee, and if application is not made by the owner of record, then a contract or agreement to purchase (that permits black-out of the financial purchase details) but is clear as to dates of effectiveness and due diligence periods, an application on a form provided by the city, site development plans, and affidavit of commitment to City of Winter Park's Affordable Housing standards for income qualification, monitoring, and inspection during the full minimum 30 years of operation including acknowledgement of the auditing requirements for eligibility of all tenants living within the designated affordable housing units in order to establish compliance with the provisions of the Live Local Act and penalties for non-compliance as further outlined below. Upon application, the city shall complete a sufficiency review of the materials submitted and provide a response that the application is complete or specifically what items are still required at a date sixty (60) days after submittal. The applicant shall then provide the items that are required for the sufficiency review which shall then begin another sufficiency review period that shall be completed at a date

sixty (60) days following re-submittal and so on until a complete application is provided. A contract to purchase must be in full force and effect during the sufficiency and review periods established within this Section. If any due diligence period or other contract matter expires within such time periods, then the city shall not begin or complete the sufficiency review or application review.

- (c) **Minimum Requirements.** The minimum requirements for certification of compliance with the Live Local Act are as follows:

Site Development Plan which includes the following:

1. Scale, date, and north arrow.
2. Legal Description of the property.
3. Site Data Table including gross square footage of the site and project, total impervious coverage and principal setbacks.
4. Dimensioned location, size, height and use of all proposed structures.
5. Project units, number of affordable units per area median income, and affordability period.
6. Label uses of adjacent parcels.
7. Location, dimension and method of buffering from adjacent uses.
8. Location and method of screening of refuse stations, storage areas and off-street parking and loading areas.
9. Method of stormwater retention.
10. Location, size and total amount of greenspace.
11. Tree table with tree retention and applicable mitigation.
12. The location, width, pavement type, right-of-way name and other related appurtenances of all public rights-of-way adjoining, traversing or proximate to the site.
13. Location and dimensions of proposed project ingress/egress, parking and service areas, including typical parking space dimensions.
14. Vehicle Use Area buffering adjacent to rights of way.
15. Southern Florida Building Code definitions for types of construction proposed and existing.
16. Proposed means of vehicular and pedestrian access from the site(s) within the development to adjacent streets and/or alleys, showing all existing and proposed curb cuts and sidewalks.
17. Building Elevations (4-sided) for each proposed building.
18. Commitment to complete a transportation study prior to issuance of the building permit.

19. Any other information required under the specific site plan districts pertaining to this article or which may be required, when commensurate with the intent and purpose of this Code, by city reviewing staff.
 20. An affidavit confirming a 30-year commitment to provide affordable housing and monetary cap on all rent charges including any and all other fees as may be assessed to the occupants of units deemed to be affordable, such that all rents and fees shall not exceed 30% of the gross revenue of all occupants of affordable units; affidavit attesting to agreement and acceptance as to the annual audit requirements by a certified public accounting firm attesting to satisfaction of the such income and total rental fees and affidavit attesting to agreement and understanding that violations of such commitments shall be subject to a fine of no less than \$5,000.00 per day for each violation determined by the annual audit and for each day the annual audit is not received by the city after March 1st of every year and affidavit agreement that any such fines shall constitute a lien on said property if not paid to the city within 60 days of receipt of the audit by the city by March 1st of every year and agreement to reimburse the city for any legal expenses in the enforcement of these provisions.
 21. A statement indicating the petitioners' commitment to comply with specific chapters of the City Code applicable to the project (i.e., tree and landscaping, fire, etc.) at the time of permitting.
 22. Compliance with all land development regulations applicable to the zoning district in which the project is proposed, except only as otherwise preempted by the Live Local Act with respect to height.
- (d) **Project Narrative.** Application shall contain a narrative which demonstrates compliance with section 166.04151(7)(a)- (g), Florida Statutes.
- (e) **Orange Avenue Overlay District (OAO).** Projects within the Orange Avenue Overlay District must meet the applicable architectural requirements of the OAO and will be subject to review by Orange Avenue Overlay Appearance Review Advisory Board. The City may deny a project that receives a recommendation of denial or fails to meet the conditions of a recommendation for approval from the Orange Avenue Overlay Appearance Review Advisory Board.
- (f) **Affidavit of Commitment and Restrictive Covenants.** As a condition of approval and prior to any site or building permits for the project being requested or obtained, the applicant (and the property owner, if different from the applicant) must execute and have recorded in the public records of Orange County, Florida, an Affidavit of Commitment and Restrictive Covenants. Such Affidavit of Commitment and Restrictive Covenants shall: (i) have terms acceptable to the city, (ii) run with and be binding upon the land for no less than thirty (30) years from the issuance of a certificate of occupancy for the last principal structure of the project (iii) be enforceable by the city; (iv) detail the affordable housing and project conditions and

restrictions required by this section, the Live Local Act and on the approval of the project; (v) provide for monitoring, and compliance requirements; and (vi) provide for the city's enforcement remedies. Mortgage holders will be required to execute and record a subordination of their lien interest to such Affidavit of Commitment and Restrictive Covenants prior to or simultaneously with the recording of the Affidavit of Commitment and Restrictive Covenants. The city will provide the monitoring and compliance forms upon submittal of the application, deemed complete and sufficient.

- (g) **Equivalent Treatment of all Dwelling Unit Requirements.** As a condition of approval prior to any site or building permits for the project being requested or obtained, such project must demonstrate and commit that all affordable dwelling units and market rate dwelling units shall be located within the same structure. all common areas and amenities shall be accessible and available to all residents (both affordable and market rate dwelling units). access to the required affordable dwelling units shall be provided through the same principal entrance(s) utilized by all other dwelling units in the development. in addition, the sizes and number of bedrooms in the affordable dwelling units shall be proportional to the square footage and number of bedrooms in the market rate dwelling units (e.g., for number of bedrooms, if 25 percent of the market rate dwelling units consist of two bedrooms, then 25 percent of the affordable dwelling units shall also have two bedrooms).
- (h) **Agent Authorization.** An affidavit with the property owner's notarized authorization.
- (i) **Timeframe for Review and Issuance of Approval:** Upon receipt of a complete application, the city will complete its review and provide a response sixty (60) days from receipt of such materials as required by this subsection.
- (j) **Fee:** The fee for a qualifying development will be \$2642.00 plus \$111/acre or portion thereof or as otherwise amended within the adopted Fee Schedule from time to time by the City Commission at public hearing.
- (k) **Duration of Approval:** An approval received through this process shall be effective for three (3) months from the date of approval. The application process and certification of compliance with the live local act shall begin again if a building permit has not been issued by the city within six (6) months of an approval under this section.

SECTION 2. CODIFICATION/SUNSETTING. Section 1 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances. The provisions of Section 1 of this Ordinance shall sunset and be automatically repealed upon the occurrence of any one of the following: (1) Section 5 of The Live Local Act as set forth in Chapter 2023-17 expires on October 1, 2033; (2) Section 5 of The Live Local Act as set forth in Chapter 2023-17 is held unconstitutional or invalid by a court of competent jurisdiction; or (3) Section 5 of The Live Local Act as set forth in Chapter 2023-17 is repealed. The sunseting of Section 1 of this Ordinance will not terminate any conditions of approval

for projects utilizing Section 1 prior to its sunseting or the City's ability to enforce the same, including without limitations, any terms and conditions of Affidavit of Commitments and Restrictive Covenants pertaining to the project.

SECTION 3. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 4. CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this 10th day of January 2024.

By: _____
Mayor Phillip M. Anderson

ATTEST:

Rene Cranis, City Clerk