City Commission Regular Meeting

Agenda

March 13, 2024 @ 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

1. **Meeting Called to Order**

2. **Invocation - Reverend Alison Harrity, St. Richards Episcopal Church**

3. **Pledge of Allegiance**

4. **Approval of Agenda**

5. **Mayor's Report**

6. **City Manager's Report**

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, February 28, 2024 — 1 minute

    b. Approve the following piggyback contracts: — 1 minute

       1. Carr & Collier, Inc. - Seminole County Contract #CC-3563-21/RTB - Public Works Minor Construction Projects with Costs Less Than $2,000,000; for services on an as-needed basis during the term of the agreement through August 9, 2024; Amount: $474,000
       2. Southland Construction, Inc. - Seminole County Contract #CC-3563-21/RTB - Public Works Minor Construction Projects with Costs Less Than $2,000,000; for services on an as-needed basis during the term of the agreement through August 9, 2024; Amount: $474,000

11. **Action Items Requiring Discussion**

12. **Public Hearings: Quasi-Judicial Matters**

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

    a. Request of Clermont Investment LLC for: Conditional Use approval for a 170 seat restaurant, for the property at 610 W Morse Boulevard, zoned C-3A. **(Tabled from February 28, 2024)** — 10 minutes

    b. Ordinance - Adopting the amended Winter Park Community — 10 minutes

Redevelopment Plan; providing for the expansion and extension of the CRA.(1st reading)

13. Public Hearings: Non Quasi-Judicial Matters

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

a.	Resolution 2282-24 - Supporting the Town of Eatonville's application to be considered as the site for the Florida Museum of Black History	5 minutes
b.	Resolution 2283-24 - Adopting the Statewide Mutual Aid Agreement for emergency aid.	5 minutes
c.	Ordinance 3292-24 - Setting a referendum of the voters on the possible repeal of the internal combustion engine leaf blower ban. (2nd reading)	10 minutes

14. City Commission Reports

15. Summary of Meeting Actions

16. Adjournment

City Commission

agenda item

item type	meeting date
Consent Agenda	March 13, 2024
prepared by	**approved by**
Rene Cranis, City Clerk	Randy Knight, City Manager

subject

Approve the minutes of the regular meeting, February 28, 2024

motion | recommendation

background

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. Minutes 02-28-24 DRAFT

City Commission
Regular Meeting Minutes

February 28, 2024 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; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

1. Meeting Called to Order

The meeting was called to order at 3:30 p.m.

2. Invocation -Greg Seán Canning - Florida Ancient Order of Hibernians

3. Pledge of Allegiance

4. Approval of Agenda

Mayor Anderson announced that Item 12c, Request of Rollins College, has been withdrawn by the applicant with the intent of coming back at a future date.

5. Mayor's Report

a. Proclamation - National Association of Women in Construction

Mayor Anderson read and presented a proclamation declaring March 3 - 9 as Women in Construction Week to National Association of Women in Construction Local Chapter President Adis Farrington and NAWIC Week committee members Jennifer Kline and Monarcha Marcet. Ms. Farrington thanked everyone for this recognition.

b. Proclamation: Irish American Heritage Month

Mayor Anderson read and presented a proclamation declaring March 2024 as Irish American Heritage Month to Greg Sean Canning. Mr. Canning thanked the city for the proclamation and spoke about the global recognition of St. Patrick's Day and the contributions of Irish Americans.

c. Green Business Award: Balmoral Group

City Sustainability Specialist Mia Brady presented the Platinum Level in the Green Business Award to Greg Seidel of the Balmoral Group. Mr. Seidel thanked the city for its recognition and outlined Balmoral Group's additional sustainability efforts.

6. City Manager's Report

Mr. Knight advised that the deteriorating wall on Aloma Avenue has been secured and barricaded while staff continues to work with FDOT toward a permanent solution.

7. City Attorney's Report

8. Non-Action Items

9. Public Comments (heard after Public Hearing 11b)

10. Consent Agenda

a. Approve the minutes of the work session, February 14, 2024
b. Approve the minutes of the regular meeting, February 14, 2024
c. Approve the following formal solicitations:
   1. Gresco Utility Supply - IFB5-24 - Purchase of Transformers; Amount: $292,393.85
d. Approve the following piggyback contracts:
   1. Core & Main, LP - City of St. Petersburg Blanket Purchase Agreement #226457 - Water & Wastewater Supplies; for goods on an as-needed basis during the term of the agreement through September 30, 2024; Amount: $850,000
e. Approve the following contracts:
   1. Traffic Control Devices, Inc. - IFB4-20 - Traffic Signal Installation & Maintenance - Amendment 4; for services on an as-needed basis during the term of the agreement through March 2, 2025; Amount: $250,000
   2. A Budget Tree Service, Inc. - ITN23-18 - Vegetation Management Services - Amendment 6; for services on an as-needed basis during the term of the agreement through May 14, 2024; Amount: $400,000
f. Approve the following purchases:
   1. ABM Industries Group, LLC - Janitorial Services & Equipment; Amount: $850,000
   2. Stephens Technologies, Inc. - SS24-2 - Sectional Liner Repair Products; Amount: $100,000

Motion made by Commissioner Weaver to approve the Consent Agenda, seconded by Commissioner Cruzada. There were no public comments. **Motion carried unanimously with a 5-0 vote.**

11. Action Items Requiring Discussion

a. Cady Way Pool - Request from Blue Dolphins Swim Club

Director of Parks and Recreation Jason Seeley stated Blue Dolphins is proposing to add another pool at Cady Way to better serve both competitive swimmers and the community. Joe Auer of Blue Dolphin said they are looking for additional space for their club that will also provide more opportunities for residents to swim, as well as enjoy beach volleyball courts.

Mr. Seeley explained the proposal includes the design, construction and maintenance of pool, renovation of the adjacent building to meet ADA requirements, a deck, fencing, sidewalk connection to other park areas, and beach volleyball courts. Approval would be contingent upon a facility use agreement that would provide for city programs and shared revenues on mutual events, a construction agreement, permit approval and requirement that Blue Dolphin secure all necessary funding for construction and operation. Benefits to the city include increased availability for lap swimming, accommodation of summer camp groups, additional programs for residents and rental revenue from volleyball courts. He showed conceptual site renderings, noting the loss of the practice field. Staff recommends approval with the conditions noted.

Mayor Anderson asked staff to bring back regulations regarding hours of operation, lighting and sound system before final approval due to proximity to homes. He asked if scholarships could be made available as was requested of the YMCA. Mr. Auer provided information on scholarship programs available for athletes and swim lessons. Mayor Anderson requested a comparison of scholarships offered by both organizations.

There were no public comments. **Motion made by Commissioner DeCiccio to conditionally approve the proposal as presented, seconded by Commissioner Cruzada. Motion carried unanimously with a 5-0 vote.**

12. Public Hearings: Quasi-Judicial Matters

a. Request of Clermont Investment LLC for: Conditional Use approval for a 170 seat restaurant, for the property at 610 W Morse Boulevard, zoned C-3A.

Senior Planner John Harbilas said conditional use is required for a restaurant under the C-3 zoning. He explained 150 seats are required to serve alcohol and in order to meet parking requirements for the planned 170 seats, the applicant has entered into a 10-year lease with the church across the street which increases available parking from 28 to 57. While the future tenant is unknown, this will be a fine dining restaurant (table service). He explained that the conditional use is tied to the property, not the tenant. The owner is requesting the conditional use in order to market the property. The parking lease of ten years is required, and the property becomes non-conforming if parking requirements are not met. Attorney Ardaman advised the parking requirement could be a condition of approval. It was clarified that church property would be used for parking outside of church service hours as stated in the parking lease.

Mayor Anderson questioned granting a conditional use without a known tenant. Mr. Ardaman stated the conditional use applies to the property not the tenant and that the applicant is not required to identify the tenant.

Commissioner Weaver suggested the parking lease be a condition of approval, so the city has an enforcement mechanism. Mayor Anderson said this will change the historic use of the property without knowing the intended tenant and would like to discuss this with staff.

Motion made by Mayor Anderson to table this request, seconded by Commissioner Weaver.

Discussion followed on the hours of operation, parking, the type of restaurant/service, and the impact on the residential area.

Commissioner Weaver withdrew his second to the motion to table and made a motion to allow operating hours from 3 to 10 p.m.

Commissioner DeCiccio raised the question about hours for lunch service.

Commissioner Weaver withdrew his motion and reinstated his second on the motion to table. Motion to table (to March 13, 2023) carried unanimously.

b. Request of McCraney Property Company for: Conditional Use approval under the provisions of the Orange Avenue Overlay (OAO) in order to build a new three-story, 29,500-square-foot office building on the vacant 1.88 acres located at 1100 Orange Avenue (2nd hearing)

Director of Planning and Zoning Allison McGillis reviewed the changes made by the applicant based on discussions at the first hearing: revised articulation, reduced building height and of rooftop equipment and screen wall, and removed parking and adjusted green space/landscape plan. Staff and the applicant have differing opinions about the mixed use requirement. The applicant is no longer requesting a variance to this requirement by providing mixed use options, which they will address in their presentation. She explained the requirement for two types of land use, which must be a combination of residential, commercial, industrial, office and institutional. Staff feel they are not meeting the requirement because different types of office users do not constitute mixed use.

Rebecca Wilson, attorney representing the applicant, asked if staff supports the request. Mrs. McGillis noted the Planning and Zoning Board recommended approval with conditions and staff feels that requiring a mixed use would require a parking garage and is more comfortable with the current proposal without a parking garage. Mayor Anderson said the remaining question is whether to require or waive the mixed use requirement and the applicant would like to present their case.

Mrs. Wilson presented revised plans based on comments in the first hearing as stated by Mrs. McGillis. She agreed that the code requires 25% mixed use, which can be vertical or horizontal, and that includes two or more uses allowed in the OAO. She listed potential mixed uses for which parking could be provided and from which they would select two: blueprinting and photocopying, financial institutions, fine art museums, government services, not-for-profit organizations, photography, professional office, retail businesses, theater, and shared office spaces.

Mayor Anderson said mixed use would require a larger building to provide parking for a more intensive use, i..e restaurants or retail. Forcing a mixed used definition will force the need for a parking garage. He feels the interests of residents are better served by a single use as opposed to a mixed use and feels the applicant should be relieved from meeting the mixed use requirement.

Commissioner DeCiccio opposed granting a variance to the mixed use requirement, citing the basis for the OAO was to prevent similarities to Fairbanks and 17-92. She feels it does not meet the mixed use requirement since it will be office space regardless of the tenants.

Commissioner Sullivan spoke about the intent of the OAO to restrict uses to those that promote an environment of arts, healthy living, cuisine, culture, and healthy living, and while the use does not have to be restaurant or retail, it should conform to general ideas for the vision of Orange Avenue. He said not knowing the uses is a violation of the intent of the OAO.

Commissioner Cruzada concurred with Mayor Anderson in that he doesn't want to be so narrow on mixed use. This needs to be looked at on a larger scale in an area that needs redevelopment with a new look. He feels the OAO Plan is ambiguous and the language needs to be clearer. He prefers mixed used categories.

Commissioner Weaver agreed with Commissioners Sullivan and DeCiccio.

Mrs. Wilson referred to mixed use, which is defined as two or more types of land uses (noted by Mrs. McGillis) and referred to the zoning code and list of permitted uses allowed in the OAO. The applicant can meet the requirements by choosing two uses from the list, which could include financial institutions, fine arts, government services, not-for-profit offices, photography, and engineering offices, although there is no requirement to specify what those uses will be. They are willing to live within the requirements for mixed use as it is currently drafted to work with the city toward a quality project.

A recess was held from 5:15 to 5:28 p.m.

The following spoke in favor of the project, citing the high quality of the project, need for office space in Winter Park, elimination of deteriorating property, more jobs, generation of future redevelopment and foot traffic, building of businesses by Winter Park residents, and the uniqueness and character of the project:

Brianna Sheehan, 1525 Bonnie Burn Circle and business owner at 1010 Orange Avenue, (opposed mixed use due to need for parking garage)
Damien Madsen, 350 E. Kings Way and Winter Park business owner
Ken Brown, 1044 N. Kentucky Avenue and Winter Park business CEO
Fred Thimm, 3105 Helene Avenue and owner of Reel Fish, 1234 Orange Avenue
Ron Panepinto, 1615 Roundelay Lane and Winter Park business owner (charm and character are people, not buildings)
Dave Carmany, 1008 Genius Drive
Gigi Papa, 1440 Hibiscus Avenue
Trevor Hall, 2812 N. Westmoreland Drive, Orlando (opposed roundabout)
Shawn Bush, 1024 Genius Drive
Patrick Higgins, realtor
Stephanie Breske, 640 Berwick Drive
Jeff Patterson, 3278 Downs Cove Road, Windermere

The following spoke in opposition, citing incompatibility, lack of small town charm, preference for green space, traffic congestion, size and design of building, need to put residents first, and wrong location:

SJ Jackson, 721 Glenridge Way
Paula Madsen, 1 Isle of Sicily
Gloria Pickar, 1007 S. Pennsylvania
Brad Blum, 1169 Lakeview Drive

Sally Flynn, 1400 Highland Road
Charley Williams, 2221 Temple Drive

Mayor Anderson summarized that that this building is smaller than allowed, is less dense and has safe parking, which he feels is a win for residents, and while there is difference of opinion on architectural style and parking garages, he feels this is a high-quality building.

Motion made by Mayor Anderson to approve the project as shown subject to conditions of Planning and Zoning Board; seconded by Commissioner Cruzada.

Commissioner Cruzada said one of the goals of the OAO is create a distinct gateway into Winter Park. He feels this project meets the intent of the OAO to create a sense of place through specific project design/architecture, open space, setbacks, landscaping.

Commissioner Sullivan said although he likes the building, it does not conform to the vision for the corridor and would be more suitable in a different location.

Commissioner DeCiccio agreed with Commissioner Sullivan. She read from code requiring mixed use and feels approval will set a precedent and the city should follow the code that was upheld in court four years ago.

Commissioner Weaver feels single-use buildings are not viable in the area and is the reason for the mixed use requirement. He encouraged mixed use and urged the applicant to reconsider the intent for mixed use.

Mrs. Wilson readdressed the mixed use requirement and asked for the opportunity to reach a consensus. Discussion followed on the types and lack of specificity of the uses that would meet the 25% mixed use requirement

Motion made by Mayor Anderson to table to March 13, 2024 to allow the applicant come back with specific mixed uses.

Mrs. Wilson asked if the applicant would meet mixed use requirement if two of the uses are selected from the list of permitted uses allowed in the OAO. Mr. Ardaman responded the commission would make that determination.

After additional comments, a recess was called at 6:48 to allow the applicant to meet with her client about mixed uses. The meeting reconvened at 7:11 p.m.

Mrs. Wilson offered as a condition, that they will meet 25% requirement (minimum of 7,300 square feet) with retail uses (design center with parking similar to an office), restaurant with less than 12 seats, services (fitness, health, salon), school providing instruction (ballet, art), compounding lab, or one or any combination of those uses. She noted some uses would not be limited to the first floor, such as an art or ballet school.

Mayor Anderson amended his motion adding a condition that no less than 25% of the building be allocated to the uses delineated by the applicant, seconded by Commissioner Cruzada. Mrs. Wilson clarified that the retail use would one where parking can be accommodated.

Mayor Anderson clarified that the motion includes the items in the original motion. Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.

9. Public Comments (none)

12. Public Hearings: Quasi-Judicial Matters (continued)

c. Request of Rollins College for approval to build a three-story, 72,933 square foot, Rollins Faculty & Staff housing building of 39 units via:
   1. Comprehensive Plan text policy amendment and Comprehensive Plan future land use map and Zoning map amendments; (First Reading) and
   2. Conditional Use approval.

(Tabled from February 14, 2024 at applicant's request)

This item was withdrawn by the applicant.

13. Public Hearings: Non Quasi-Judicial Matters

a. Ordinance setting a referendum of the voters on the possible repeal of the internal combustion engine leaf blower ban. (First reading)

Attorney Ardaman read the ordinance by title.

Commissioner Sullivan said any referendum should be led by citizen petition, not commission action. If the referendum passes, he doesn't feel a future commission would re-implement the ordinance.

Commissioner Cruzada prefers amending the code to set a decibel level so there is no distinction between internal combustion engines and electric or battery-operated leaf blowers. If there is no support for an amendment, he would support commission action for a referendum on the March 2025 ballot.

Commissioner Weaver supported the ban and gave a presentation on reasons for government bans - safety, noise, environment; banned products, chemicals, and materials; and comparison of cost and benefits between leaf blowers. He opposed commission action for a referendum but would support citizens' right to petition for a referendum.

Mayor Anderson supported a referendum as a way to check in with the citizens on this mandate, to see and read market trends and collect more data on lifecycle costs.

Commissioner DeCiccio said she is leaning toward putting this on the ballot; however, doing so will set a precedent for issues to be placed on the ballot if citizens disagree with the commission's action. She expressed concern that not putting this item on the ballot will result pre-empt any future ban on gas blowers.

Chad Carter, 2601 Park Place Drive and, spoke in support of the referendum and raised issues related to high costs and for commercial equipment, decibel range and lithium battery concerns. He noted consequences for violating the current ordinance include a fine not to exceed $500 or imprisonment up to 60 days.

Mayor Anderson addressed the imprisonment penalties explaining the fine is standard language from the city's noise ordinance and inappropriate for the leaf blower ordinance. He said he would request staff to remove the language during commission reports at the end of this meeting.

The following people also spoke in support of the referendum, citing financial impacts on commercial landscaping businesses and residents, the market should drive the decision, and government overreach:

Frank Carter, 1370 Indiana Avenue
Mark Gillespie, 1608 Hibiscus Avenue
Gigi Papa, 1440 Hibiscus Avenue
John Papa, 1440 Hibiscus Avenue
Stephanie Breske, 640 Berwick Drive
Denise Gillespie, 1608 Hibiscus Avenue
Nevin Wertenberger, 1700 Oneco Avenue

Motion made by Mayor Anderson to approve the ordinance amending language (ballot question) to read "Shall the City of Winter Park amend Article IV, Division 2, § 62-97 of its Code of Ordinances as provided in Ordinance 3292-24, to revise the City Code to repeal the City's ban on the use of internal combustion powered leaf blowers and to regulate noise created by the use of leaf blowers consistent with those regulations regulating noise created by power tools?" and to approve delaying enforcement to June 1, 2025 as stated in the fourth Whereas clause, seconded by Commissioner Cruzada.

Mayor Anderson noted the city is still committed to working with the landscapers on finance options and noise provisions, i.e. decibel marker, penalty clause. Discussion was held on decibel marker enforcement.

Upon a roll call vote, Commissioners DeCiccio and Cruzada and Mayor Anderson voted yes. Commissioners Sullivan and Weaver voted no. Motion carried with a 3-2 vote.

Mayor Anderson addressed the penalty and which will be addressed at second reading. He responded to questions from Chad Carter about enforcement. Mr. Knight said enforcement would increase work effort at the beginning but compliance will be gained as time passes.

14. City Commission Reports

Commissioner Sullivan –

- Reported that the Town of Eatonville is being considered for a Florida African American History Museum. He asked the commission and staff to explore ways to encourage this museum be established in Eatonville. Mr. Knight said staff can bring back a resolution of support. Agreed by consensus.

Commissioner DeCiccio –

- Received an e-mail from Mr. Peter Gottfried requesting the commission to make part of the next agenda or budget a discussion regarding a conceptual trail system plan. Consensus to put the item on the next agenda.

Commissioner Weaver

- Reported the Alfond Inn is using the old library parking lot to valet park and expressed concern that they are blocking access to the building. He added that trailer parking at Dinky Dock and parking garage are often also full. He noted that as part of Rollins' approval to build a new 300-unit student dorm, new Crummer Business School and art museum, they will be removing an existing parking lot. He expressed concern that there will not be enough parking.

Commissioner Weaver would like to enforce parking (no Rollins student parking at Dinky Dock), for the city receive compensation for use of old library site for valet parking and consideration to retain the old library site and ask Rollins to build a public parking garage to ensure parking for residents. Discussion followed on the parking issues and parking study, and an agreement to receive compensation and/or require liability insurance and plans for the old library. and. Consensus is for staff to pursue an agreement with Rollins for revenue sharing that would include a fairly quick termination provision.

Mr. Knight added that he spoke with Police Chief to increase parking enforcement at Dinky Dock. A work session on the old library and parking issues will be scheduled after the results of the parking study.

Mayor Anderson –

- Scrivener's errors need to be corrected in the OAO - clarifying floor calculation and 56' max (up to five stories not to exceed 56 feet). Future discussions are necessary on mixed use requirements. CBD facade guidelines are from 1997 and does not seem to be contemplated in review of projects proposed for New England. The guidelines need to comply to all 3 corridors (Park, New England and Morse).

Mayor Anderson also noted there are no provisions for balconies and suggested having an overview of the guidelines.

15. Summary of Meeting Actions

- Presented proclamations for National Association of Women in Construction and Irish American Heritage Month.
- Presented Green Business Award Balmoral Group.
- Approved the Consent Agenda.
- Approved the request of Blue Dolphin Swim Club.
- Bring back regulations for use of the pool and volleyball and noise and lights.
- Tabled the Conditional Use request of Clermont Investment LLC to March 13th.
- Approved McCraney Property request with mixed use compliance.
- Approved the Leaf Blower Referendum on first reading.

- Bring back provision to eliminate imprisonment penalties from leaf blower ordinance.
- Bring back discussion of decibel levels (included from noise ordinance).
- Prepare a resolution supporting the Town of Eatonville's to be considered as a future location for the Florida African American history museum for March 13 meeting.
- Schedule agenda item for Peter Gottfried concept trail system for March 13.
- Review the Alfond parking agreement and talk to Rollins about a lease or not use the old library parking lot.
- Review OAO scrivener's errors.
- Review CBD design guidelines.

16. Adjournment

The meeting was adjourned at 8:57 p.m.

____
Mayor Phillip M. Anderson

ATTEST:

____
City Clerk Rene Cranis

City Commission

agenda item

item type
Consent Agenda

meeting date
March 13, 2024

prepared by

approved by

subject

Approve the following piggyback contracts:

motion | recommendation

background

strategic objectives

alternatives | other considerations

fiscal impact

attachments

None

City Commission **agenda item**

item type	**meeting date**
Consent Agenda	March 13, 2024
prepared by	**approved by**
Rebecca Watt, Procurement Agent	Randy Knight, City Manager

subject

1. Carr & Collier, Inc. - Seminole County Contract #CC-3563-21/RTB - Public Works Minor Construction Projects with Costs Less Than $2,000,000; for services on an as-needed basis during the term of the agreement through August 9, 2024; Amount: $474,000
2. Southland Construction, Inc. - Seminole County Contract #CC-3563-21/RTB - Public Works Minor Construction Projects with Costs Less Than $2,000,000; for services on an as-needed basis during the term of the agreement through August 9, 2024; Amount: $474,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1-2. The Originating Agency (Seminole County) issued a formal solicitation to award this contract in FY21.

strategic objectives

Fiscal Stewardship.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budgets:
1-2. Stormwater Capital Fund

attachments

None

City Commission

agenda item

item type
Public Hearings: Quasi-Judicial Matters

meeting date
March 13, 2024

prepared by
John Harbilas, Senior Planner

approved by
Randy Knight, City Manager

subject

Request of Clermont Investment LLC for: Conditional Use approval for a 170 seat restaurant, for the property at 610 W Morse Boulevard, zoned C-3A. **(Tabled from February 28, 2024)**

motion | recommendation

Recommendation is for approval, subject to six conditions:

1. Tenant must meet the definition of a fine dining restaurant.
2. At least 51% of tenant revenue must be derived from food sales.
3. Patrons last seating is 10pm and the restaurant must be closed by midnight.
4. The CU approval is dependent on maintaining a continual parking agreement with an adjacent property.
5. Tenant must adhere to the City's noise ordinance, including no outdoor speakers, and restrict outdoor dining past 10pm.
6. Renovations to the building must abide by current land development regulations and comply with the Morse Boulevard Design Guidelines.

background

This item was tabled from the February 28, 2024 meeting.
The Applicant is requesting Conditional Use approval to open a 170 seat, fine dining restaurant, at 610 West Morse Boulevard. The property is zoned C-3A.
Section 58-77 of the City Land Development Code allows restaurants (not including bars, taverns, cocktail lounges and liquor package stores) as a conditional use in the C-3A Commercial Zoning District. The property is located at the southwest corner of W Morse Blvd and S Pennsylvania Ave, and was most recently home to the Coop restaurant, which closed down last year.

The Applicant is now looking to put a fine dining restaurant in the same location. The site currently has 28 parking spaces, and the Applicant has secured another 29 parking spaces, via a 10-year lease, at the Ward Chapel African Methodist Episcopal Church located across the street at 160 S Pennsylvania Ave. The 57 total spaces, would permit up to 170 seats in the restaurant, and include the ability for on-premise alcohol consumption. At the previous Commission meeting, there was concern over what type of tenant would move in, and their operating hours. As a result, the applicant provided the following narrative to elaborate:

"Allow me to provide some context regarding our establishment's history and its significance within the community. Since 1996, the property has operated as a restaurant under various themes, including a cigar and sushi bar, BBQ restaurant, and most recently, the COOP, a southern comfort restaurant. Throughout these transitions, these first two businesses have consistently operated beyond 10:00 pm, catering to a diverse clientele seeking quality dining experiences in the evening hours. Moreover, we have gathered support from neighboring residential properties, affirming their approval of businesses operating beyond 10:00 pm. Additionally, our location is situated in an area comparable to Park Ave or Hannibal Square, where businesses operate late into the night without adverse effects on the surrounding community.

Furthermore, our broker, Jeff Johnson, has indicated promising interest from two qualified and reputable tenants interested in leasing the property. However, the proposed 10 p.m. restrictions on operating hours pose a significant obstacle in securing these leases, particularly for high-end table service restaurants that rely on extended dining hours to maximize revenue. We firmly believe that permitting our closing time to the conventional hour of 12:00 am for indoor dining is not only reasonable but also essential for the success and viability of our establishment. This adjustment would align with industry standards and accommodate the preferences of our patrons without compromising the quality of life for neighboring residents."

Given the history of restaurant use on the property, and adjacent location to surrounding commercial uses, staff is recommending approval of this request subject to the following conditions:

1. Tenant must meet the definition of a fine dining restaurant.
2. At least 51% of tenant revenue must be derived from food sales.
3. Patrons last seating is 10pm and the restaurant must be closed by midnight.
4. The CU approval is dependent on maintaining a continual parking agreement with an adjacent property.
5. Tenant must adhere to the City's noise ordinance, including no outdoor speakers, and restrict outdoor dining past 10pm.
6. Renovations to the building must abide by current land development regulations and comply with the Morse Boulevard Design Guidelines.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. CU APPLICATION 610 W MORSE BLVD.
2. Location Map

CITY OF WINTER PARK
APPLICATION FOR CONDITIONAL USE

CU # ______________

FEE PAID
ck # ________
amt. $ ________
date ________

General Instructions: To request approval of a Conditional Use, complete this application and submit it to the Planning Department along with a fee of $500 for applications with 500 ft notice requirement, $1,000 for applications with 1,500 ft notice requirement, and $6,000 for applications with city-wide notice requirement, and any additional information necessary to be presented for the public hearings before the Planning and Zoning Board and City Commission. **Please submit one (1) electronic copy and one (1) paper copy (11" by 17") of the required documents with this application. Digital copies may be submitted via flash drive, CD-ROM, etc. or through the wpcloud.** Please contact the Planning Department for instructions to upload to the wpcloud. Additional information for Conditional Use requirements can be found in Chapter 58-90 of the City's Land Development Code.

I.	APPLICANT	OWNER
Name	Clermont investment llc	Leo Shalhoub
Address	8221 lake serene dr	8221 lake serene dr
	orlando,Fl 32836	orlando,Fl 32836
Phone	407 468-2568	407 468-2568
Email Address:	shalhoubl@aol.com	Email Address shalhoubl@aol.com

Is the property under contract for purchase or lease? ☑ Yes ☐ No

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application.

Is the contract for purchase or lease contingent upon this approval? ☑ Yes ☐ No

II. PROPERTY

Street Address: 610 w morse Blvd

Zoning Classification: C-3A Comprehensive Plan Future Land Use Designation: ______________

PARCEL # 06-22-30-1168-11012 (same as tax ID number of Orange County property tax records)

Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application:

III. CONDITIONAL USE REQUESTED: The applicant requests Conditional Use Approval for:

beer,wine and liquor consumption 4COP

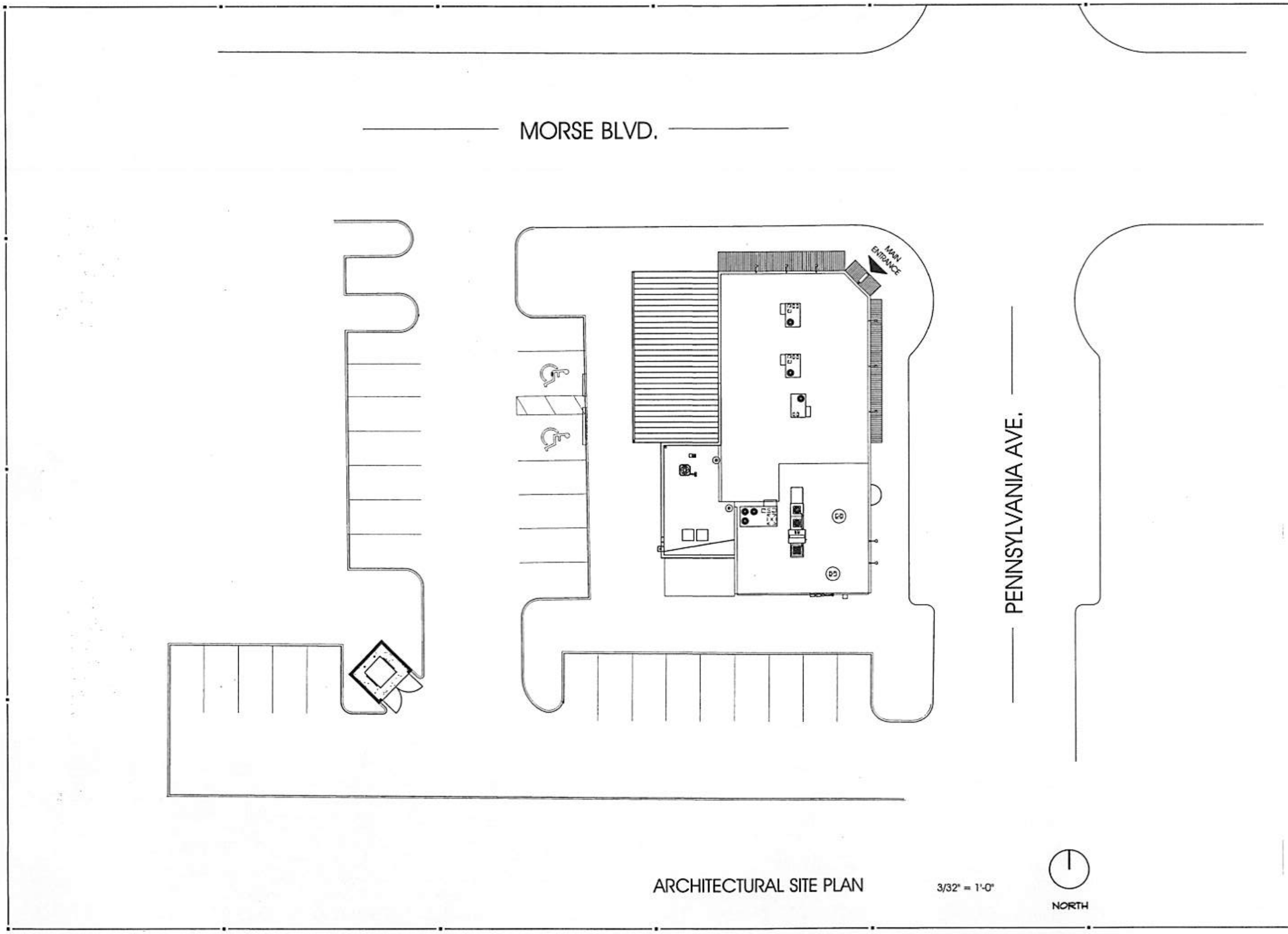
IV. CERTIFICATION

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- ☑ the owner of the property described herein
- ☐ a party to an agreement for purchase or lease of this property
- ☐ an agent for the owner or purchaser/lessee of this property

If applicable, it is understood and agreed that approval of this application by the Planning and Zoning Commission is contingent upon the recording of restrictive covenants designing the terms and conditions of an approval. These restrictive covenants will be executed by the owner of the property and recorded by the City of Winter Park. Said owner will be responsible for all fees associated with the recording of this document.

SIGNATURE ______________ DATE 12/20/23



ARCHITECTURAL SITE PLAN

3/32" = 1'-0"

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

CONSULTANT:

REVISIONS:
NO. DATE REMARKS

CITY OF WINTER PARK
NOV 2 6 2012
BUILDING DIVISION

THE COOP

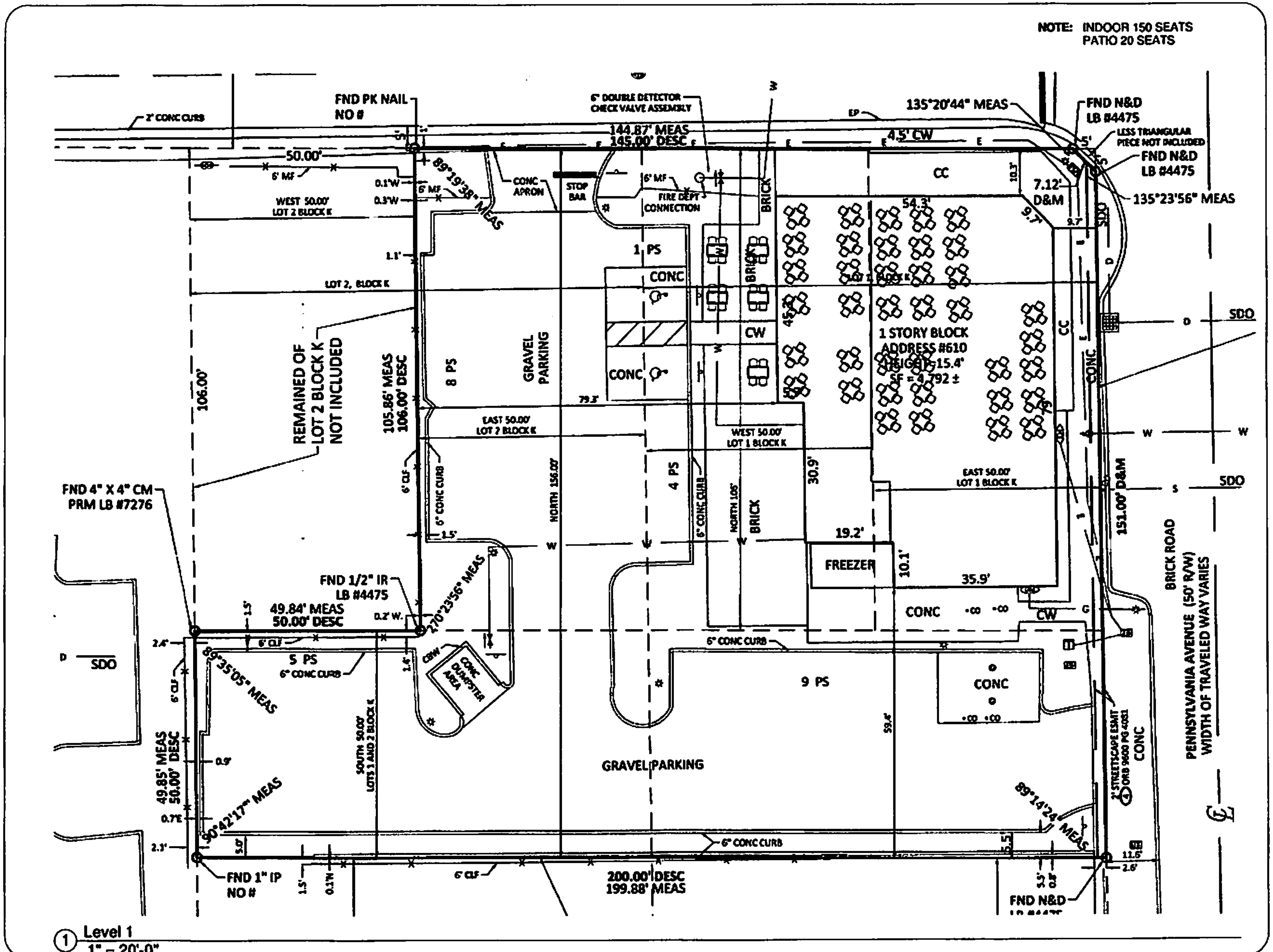
COOP
RESTAURANT

610 W. MORSE BLVD.
WINTER PARK, FL

PROJECT NO: 2013.0206
DATE: 09/13/13

A0.1
ARCHITECTURAL SITE PLAN

CHECKED: TV



12/13/2023 4:55:48 PM

©Copyright 2020

Green Apple Architecture.com

PO BOX 1401
WINTER PARK, FLORIDA 32790
PHONE: 407.432.0795
AA26000707

610 W MORSE

Project Name

SEAL

JOHN P. DRAKE AR-1551

ISSUE DATE

12/13/23

SHEET INFORMATION

SEATING PLAN

Scale 1" = 20'-0"

A101

Parking License Agreement

The Parties hereto, Ward Chapel African Methodist Episcopal Church (also referred to as Ward Chapel AME Church), 160 S Pennsylvania Ave Winter Park FL, 32789 (hereinafter called the "Licensor"), and Clermont Investments, LLC and / or assigns, 8221 Lake Serene Dr. Orlando, FL 32836 (hereinafter called the "Licensee") in consideration of the mutual covenants hereinafter set forth, agree as follows:

1. **Parking Spaces Access.** Licensor hereby grants to Licensee twenty-nine (29) spaces in Licensor's parking lot. Licensee's customers shall have unrestricted access to the spaces designated for Clermont Investments, LLC, customers. Licensor shall have the right to restrict access to the parking spaces by Clermont Investments, LLC and / or assigns, employees and customers, to allow for maintenance or for the demands of occasional church programs, such as but not limited to weddings, conferences, funerals etc. Licensor shall provide reasonable written notice to Licensee. A three (3) day notice shall be deemed reasonable in all cases. Access may be restricted on shorter notice for events, which are part of the church function but are not reasonably foreseeable. Access may be restricted in cases of emergency with no prior notice. Licensee understands that it is the intention of the Licensor to provide twenty-nine (29) parking spaces accessible from S. Pennsylvania Avenue to the customers of Licensee.

2. **License Hours.** Licensor hereby grants to Licensee the right to use the Parking Spaces during the following hours:

   Spaces during the following hours: Seven Days a Week, beginning at 3:00 p.m. through 12:00 a.m.

3. **Signage.** Licensee shall place signs and parking bumpers marking those spaces which are the subject of this agreement license. The signs shall state the hours the spaces are available and for whom they are reserved. The signs should also state that the parking is provided for the convenience of the customers and employees of Clermont Investments, LLC and / or assigns. The customers and employees of Clermont Investments, LLC and / or assigns, accept the risk of parking in the lot and

waive any claims against Ward Chapel AME Church. Unauthorized users will be deemed as trespassers and subject to prosecution and having their vehicles towed. The licensor must approve signage before it is installed.

4. **Consideration for License.** Monthly rent shall begin on the date the "Licensee" opens It's restaurant for business, or next due date. Licensee shall pay Licensor, per this agreement, the sum of $750 per month. The sum shall be payable in advance monthly and shall be due on the first of the month and shall be in arrears if not received by the Licensor by the 5th of each month. The licensee shall also pay the sales and use tax, if any due upon said rent.

5. **Sundays.** Licensee has agreed, as an additional consideration for this lease, to allow Licensor unrestricted access to Licensee's parking lot on Sundays, subject to Licensee's right to restrict access for special events. Licensee will provide reasonable notice of such events. Licensor agrees to indemnify and hold harmless Licensee from all claims made by Licensor's employee's visitors in the course of their use of the Clermont Investments, LLC and / or assigns, parking lot property as invitees of Licensor.

6. **Term.** The term of this agreement shall be for ten (10) years from the effective date hereof, which is the date the "Licensee" opens It's restaurant for business.

Either party may terminate upon thirty (30) days prior written notice to the other party. Such notice shall be by hand delivery or by a nationally recognized overnight courier service, or sent by certified mail, return receipt requested, signed by the party giving such notice and addressed to the other party at their respective address. The agreement may be renewed once for five (5) years, upon the timely notification to Licensor. If the Licensee does not notify the Licensor of their interest in renewing the license thirty (30) days in advance, the agreement will terminate. Thirty (30) days before the expiration of the final option the Licensor will initiate a negotiation for continuation of the license. The rent will increase 7% every January 1st, beginning on January 1, 2025.

7. **Late Payment.** In the event the fees are not paid within five days of when it is due, then Licensee shall also pay a late payment fee equal to five percent (5%) of such

delinquent amount, each and every month, or part thereof, thereafter that such fee remains unpaid. If the Licensee is in arrears for rent more than five (5) days after the written notice of such delinquency or remains in default under any other condition of the agreement for a period of ten (10) days after written notice form Licensor, Licensor may at its option, without notice of Licensee, terminate the license.

8. **Exclusive use, not Assignable**. Licensee shall not permit the Parking Spaces to be used by any other person or entity without obtaining Licensor prior written consent, which consent may be withheld for any reason whatsoever. Licensor shall have the right to exclude from the Parking Spaces or any other portion of the Premises any particular employee, agent, or invitee who, in Licensor's sole discretion, it deems objectionable.

9. **Continuing Obligations.** Should Licensee move its business, obtain other parking spaces, close the business or not use the parking spaces for whatever reason, the Licensee shall not be released from any obligations under this Agreement, unless released in writing by the Licensor, and shall have continuing liability and remain fully liable for all of the obligations of Licensee under this Agreement including, without limitation, the payment of Rent and shall be expressly subject to each and every term, covenant and condition of this Agreement. If the Licensee is sold and/or acquired by another entity, this Agreement shall be binding upon the new business that acquired Licensee, unless the term has expired, or the rent is paid in full for the entire term of the Agreement.

10. **Obligation to Observe all Regulations.** In connection with the Parking Spaces, Licensee (and its guests, employees, agents, and invitees) shall observe and comply with all regulations, rules and laws imposed by any governmental agency having jurisdiction over the Premises, and, any rules and regulations which Licensor or its agents may from time to time deem necessary for the safety, security, care and cleanliness of the Premises and the quiet, convenience and of occupants of the Premises.

11. **Hold Harmless the Licensor.** Licensee shall indemnify and hold Licensor and Licensor's officers, directors, members, and agents harmless from and against any and

all liabilities, fines, claims, injuries, damages, actions, proceedings, judgments, costs and expenses of any kind or nature whatsoever asserted against or sustained by Licensor due to, or arising out of, any act, omission or negligence of Licensee, its servants, guests, employees, agents, and invitees.

12. **Relationship**. It is the intention of the parties hereto that their relationship at all times shall be limited to that of Licensor and Licensee with respect to the Parking Spaces and Licensee's use thereof. It is expressly understood and agreed that Licensor shall not be regarded as, nor shall have any of the duties of, a bailee of Licensee's (or its guests, employees, agents, and invitees) property or as a landlord of Licensee.

13. **Subordinate to Mortgages and Leases**. This License Agreement is subject to and subordinate to all present or future mortgages, leases or other instruments affecting the Premises.

14. **Insurance**. a) Licensee shall, at its own cost and expense and for the benefit of Licensor, maintain with insurance companies satisfactory to Licensor general public liability insurance in the amount of $1,000,000.00 for injury or death to any one person in any one accident, and in the aggregate of not less than $2,000,000.00 for injury or death to more than one person in any one accident incurred in or adjacent to the Premises, said policy(ies) to contain a 30-day notice of cancellation clause. b) Licensee shall, at its expense, furnish Licensor with a copy of said insurance policy(ies) and a certificate of insurance naming Licensor, Ward Chapel African Methodist Episcopal Church, as additional party insureds prior to the date of execution hereof, and every year thereafter. c) Licensee hereby waives any and all claims against Licensor or its agents, employees, and invitees for any loss of or damage to personal property or for any injury sustained in or about the Parking Spaces arising from Licensor's failure to keep such premises in repair, unless such damage shall be the result of Licensor's (or its agents' servants' or employees') gross negligence. Licensee waives any and all claims against Licensor for any damage arising out of injury derived through the Parking Spaces.

15. **As-Is Condition**. Licensee accepts the Parking Spaces in its "as-is" condition in all respects. Licensee hereby acknowledges that neither Licensor nor its agents,

servants or employees have made any representation or warranty to Licensee that the Parking Spaces is suitable for Licensee's use.

16. **Responsibility to Maintain**. Licensor shall only be responsible for ordinary maintenance of the Licensor's parking spaces based on Licensor's customary use of the spaces. Licensee shall be responsible for cleaning and inspecting Licensee's portion of the parking spaces daily Monday through Saturday. Licensee shall also be responsible for maintenance and repair of wear and tear on the parking spaces in excess of that experienced by Licensor for church use of the property. If Licensee fails to clean and perform additional repairs and maintenance of Licensee's portion of the parking spaces. Licensor may have such cleaning, maintenance and repairs performed and charge the cost of such cleaning, maintenance, and repair to Licensee as additional rent.

17. **Mutual Agreement**. The parties hereto acknowledge that this is a fair and reasonable agreement or not the result of any duress, coercion or undue influence exercised by either party upon the other or by any other persons upon either; that each party understands its respective rights and obligations hereunder and all relevant facts and obligations hereunder and all relevant facts surrounding this matter; and that each party clearly understands and assents to all provisions of this Agreement and has signed this Agreement freely and voluntarily upon the advice of respective counsel, or has knowingly waived representation by counsel.

18. **Binding Agreement**. The provisions of this Agreement shall bind and benefit the parties hereto and their respective heirs, distributes, executors, administrators, legal representatives, successors, and assigns, except as otherwise provided in this Agreement.

19. **Agreement Supersedes Others**. This License Agreement supersedes any and all prior agreements between the parties.

20. **Execution and Originals**. This instrument may be executed in any number of counterparts, including facsimile and electronic mail signatures, each of which will be deemed an original and all of which, taken together, will constitute one instrument. The

parties may execute different counterparts of this instrument, and, if they do so, the signature pages from the different counterparts may be combined to provide one integrated document.

21. **Notices.** Notice may be provided to the Licensor and Licensee at the addresses provided herein above. Emergency notice may be provided to Licensee at Licensee's location The Clermont Investments LLC and/ or assigns. Emergency notice may be provided to the Licensor at Ward Chapel AME Church 160 South Pennsylvania Avenue Winter Park, FL 32789.

22. **Applicable Law.** The laws of the State of Florida shall govern the validity, performance, and enforcement of this Agreement. If either party institutes legal suit or action for enforcement of any obligation contained herein, venue shall be in Orange County, Florida. The prevailing party in any litigation to enforce the terms of this agreement or to recover damages for breach of this agreement shall also be awarded attorney fees and litigation costs.

IN WITNESS WHEREOF, Licensor and Licensee have respectively signed this Agreement on the day and year first above written.

Licensor:

Trustees

[signature] Pastor ____________ signature

Arnold A. Porter ____________ printed name

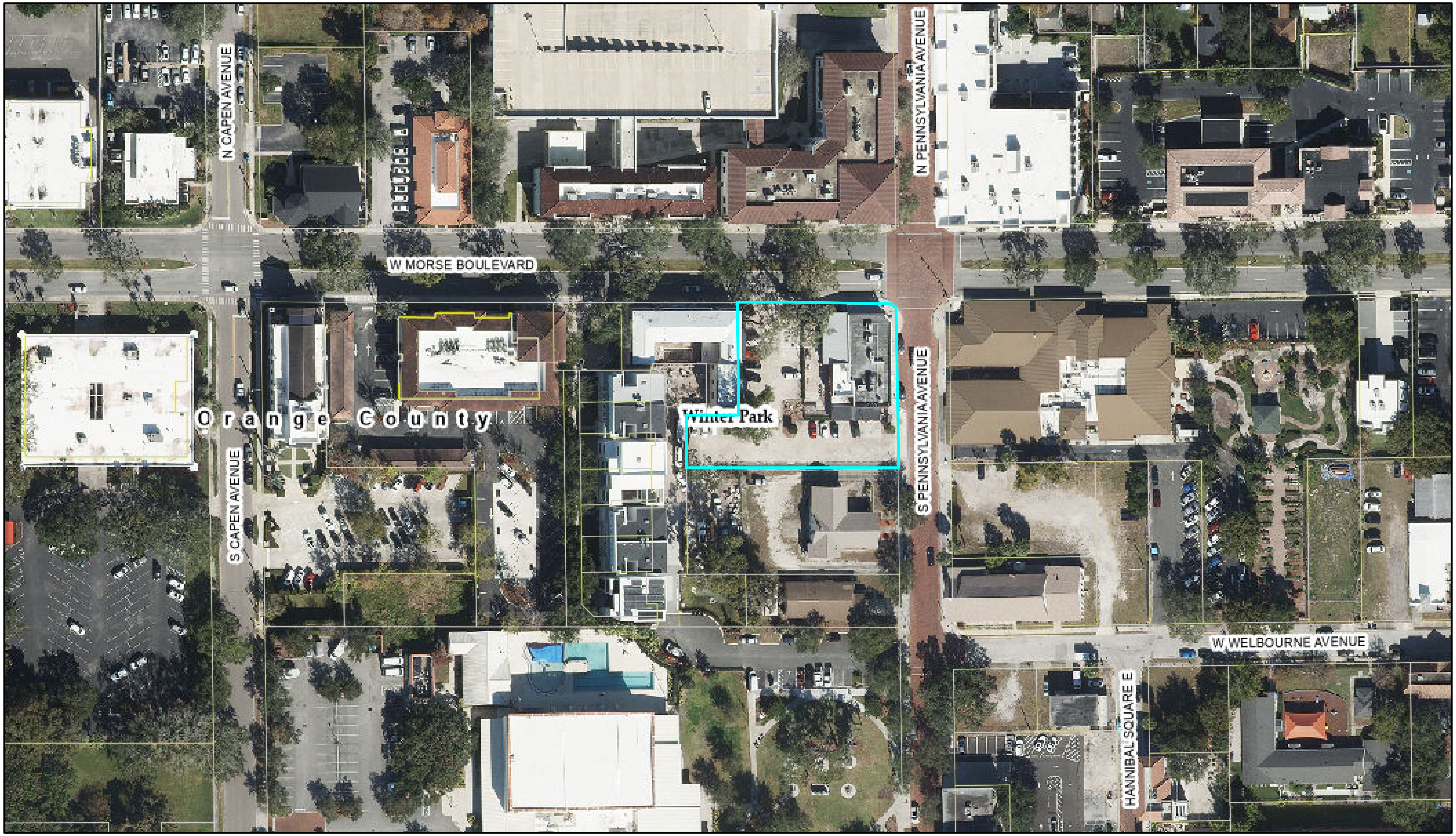
12/17/2023 Date

Ward Chapel African Methodist Episcopal Church
160 S Pennsylvania Ave Winter Park FL, 32789

Licensee:

[signature] ____________ signature

Location Map - 610 W Morse Blvd



1:1,500

0	0.01	0.03	0.05 mi
0	0.02	0.04	0.08 km

City Commission **agenda item**

item type
Public Hearings: Quasi-Judicial Matters

meeting date
March 13, 2024

prepared by
Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by
Randy Knight, City Manager

subject
Ordinance - Adopting the amended Winter Park Community Redevelopment Plan; providing for the expansion and extension of the CRA.(1st reading)

motion | recommendation
Motion to approve the ordinance on first reading is requested

background
The City retained GAI/CSG to perform an in-depth analysis of potential Community Redevelopment Area (CRA) boundary modifications, and a potential 10-year extension of the operational period of the Community Redevelopment Agency to 2037 and to update the Community Redevelopment Plan.

Over the past year, staff along with the consultant have worked to provide exhaustive community outreach and meet statute requirements to this end. Community outreach elements include stakeholder interviews, a full website to collect questions, concerns, and ideas, a community workshop, advisory board and Agency meetings.
Statute requirements state any CRA must provide for new language to a CRA plan update, must also issue a new Finding of Necessity (FON) for any new area, and be consistent with the city's comprehensive plan. The plan itself highlights three major focus areas including affordable housing, environmental sustainability, and transportation safety. While these are primary agenda items, they do not comprehensively address all items in the CRA. As a result, the goals and strategies section of the plan (beginning on page 28) augment the focus areas through seven different elements: administration, housing, community development and culture, economic development, public space amenities, public health and safety, and regulatory environment. Under each element is a set of goals, action strategies, projects, and activities. This provides the CRA clear objectives, but also allows for flexibility in the event of unknown circumstances in the future.

Regarding the FON, Appendix A provides for this study and includes several key factors of blight. Blight in the statute is defined very broadly, including identification of infrastructure needs, faulty parcel layouts, etc. The FON identifies a number of these items verifying the opportunity for a CRA.

Lastly, the CRA plan language identifies the existing Future Land Use (FLU) and zoning codes as part of its compliance with the comprehensive plan. As a reminder, a CRA carries no authority to implement zoning entitlements, but can advocate for uses and provide programming and project funding in order to implement them. To that end, the plan is either consistent with the comprehensive plan, or at minimum, provides thoughts for future consideration within it. More specifically, there are several policies in the comprehensive plan that speak explicitly to the development and execution of the city's CRA plan:
OBJECTIVE 1-4.3: Implement the CRA Plan. The City and Orange County shall partner in the execution of the CRA Plan as the Winter Park CRA Agency.
Policy 1-4.3.1: CRA Plan - Coordinate and work with property owners and the development community to implement the intent of the CRA Plan and CRA strategic plan.
Policy 1-4.3.2: CRA Tax Increment Financing - The City's responsibilities shall include serving as the catalyst for stimulating, marketing, and encouraging both public support and private participation. As part of its responsibilities for maintaining and improving the CRA tax increment financing program, the City shall monitor CRA property values. These responsibilities shall include annual review, update, and evaluation of the effectiveness of the tax increment financing program including the timely processing of information by the City and County to ensure that the best interests of the City are carried forth.
Policy 1-L-6: Community Redevelopment Area (CRA) in the West Fairbanks Planning Area - The City shall analyze and evaluate the creation of a Community Redevelopment Area (CRA) for all or portions of this West Fairbanks Planning Area.
Compliance from the Land Planning Agency (LPA) was provided at the March 5, 2024 Planning and Zoning meeting. It was approved unanimously.

The final length and breadth of the CRA Plan update will be determined by the direction and guidance received from Orange County. The authorization of Orange County to extend the operational period or expand the CRA boundaries will require formal action through the adoption of a Delegation of Authority resolution that will memorialize the extension and expansion.

The following is the remaining schedule for the CRAs request to extend and expand its boundaries:

- 3/13 CRA Agency Resolution to Adopt Finding of Need, Plan Update and recommendation to Commission
- 3/13 City Commission Adopt ordinance first reading (TIF Boundaries, Plan Adoption)
- 3/27 City Commission Adopt ordinance second reading (TIF Boundaries, Plan Adoption)

Spring TBD County Commission – Delegation of Authority
Spring TBD City of Orlando - TIF Agreement for Orlando properties

Staff is requesting the Commission to approve adoption of the ordinance on first reading.

strategic objectives

Exceptional Quality of Life
Intelligent Growth & Development
Fiscal Stewardship
Public Health & Safety

alternatives | other considerations

Amend the plan as a condition of approval

fiscal impact

Impacts have been provided for in the plan

attachments

1. Ordinance CRA Adoption
2. Winter Park CRA Plan Update_Final Draft

ORDINANCE NO. _________

AN ORDINANCE OF CITY OF WINTER PARK, FLORIDA, ADOPTING THE AMENDED WINTER PARK COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR THE EXPANSION OF THE REDEVELOPMENT AREA'S BOUNDARIES; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AREA REDEVELOPMENT TRUST FUND; PROVIDING FOR THE COUNTY TIF CONTRIBUTION RATES FOR THE WINTER PARK REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE WINTER PARK CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on or about August 13, 1991, the City of Winter Park, Florida (the "City") adopted Resolution 1528, creating the Winter Park Community Redevelopment Agency (the "CRA"); and

WHEREAS, on or about January 11, 1994, the City adopted Resolution 1587, noting the lack of affordable housing and reaffirming the need for redevelopment within the area designated as the Redevelopment Area in the CRA Plan ("Redevelopment Area") and reauthorizing the CRA; and

WHEREAS, on or about September 13, 1994, the City adopted Resolution 1610, adopting the initial Winter Park Community Redevelopment Plan (the "Plan-1994"); and

WHEREAS, on or about January 23, 1996, the City adopted Resolution 1629, adopting the expanded boundaries of initial the Redevelopment Area to include additional areas within the City; and

WHEREAS, on or about February 9, 1999, the City adopted Resolution 1696, amending Plan-1994 and memorializing the expanded boundaries of the Redevelopment Area (the "Plan-1999"); and

WHEREAS, the City's creation of the CRA and operations related thereto were duly authorized by Orange County (the "County) via County Resolutions 91-M-32, 92-M-03, 93-M-71, 95-M-24, 96-M-31, 98-M-37 and 99-M-04, as required by Section 163.410, Florida Statutes; and

WHEREAS, on or about March 2, 1999, the City, CRA, and County executed that certain Interlocal Development Agreement between Orange County, Florida; the City of Winter Park, Florida; and the Winter Park Community Redevelopment Agency providing for certain matters with respect to the operations of the CRA (the "Interlocal Agreement"); and

WHEREAS, in accordance with Plan-1999 and enabling resolutions, the initial term of Plan-1999 is for a period ending January 1, 2027; and

WHEREAS, the City, in close coordination with County leadership and staff, recently conducted detailed and comprehensive Finding of Necessity Studies in accordance with Section 163.355, Florida Statutes, along with extensive community involvement to evaluate targeted areas for consideration of inclusion within the Redevelopment Area; and

WHEREAS, the extensive evaluation process, community involvement, and redevelopment focus areas, redevelopment elements, and short-term, mid-term, and long-term implementation schedule were identified in close coordination with the County and from the Finding of Necessity Studies were incorporated into a plan entitled Winter Park Community Redevelopment Plan dated February 2024, which is attached hereto as **Exhibit "A"** (the "Plan-2024"); and

WHEREAS, the extensive evaluation process contained in the Plan-2024 has identified the Fairbanks Avenue Expansion Area to have the requisite conditions of "Slum" and "Blight" as defined by Section 163.340(7)-(8), Florida Statutes, for consideration of inclusion within the Redevelopment Area; and

WHEREAS, the City finds that conditions of slum and/or blighted areas continue to exist within the CRA area and the Fairbanks Avenue Expansion Area, adopts the findings set forth in the Plan-2024, and finds that the purposes of the CRA and the public health, safety, and welfare will be served by expanding the boundaries of the Redevelopment Area to include the Fairbanks Avenue Expansion Area and extending the operational term of the CRA for an additional ten (10) years such that the CRA Plan will expire in 2037, which is ten (10) years after the current 2027 expiration; and

WHEREAS, in accordance with Section 163.361(1), Florida Statutes, the City Commission is authorized to modify the Community Redevelopment Plan upon the recommendation of the CRA and as otherwise provided in Chapter 163, Florida Statutes, and the Interlocal Agreement; and

WHEREAS, the CRA approved Resolution No. 18-24 on _______, __, 2024, recommending the City Commission approve and adopt Plan-2024 in order to extend the Community Redevelopment Plan and expand the boundaries of the Redevelopment Area.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE WINTER PARK CITY COMMISSION AS FOLLOWS:

1. Recitals. The foregoing recitals are hereby verified as true and correct, adopted as the City's legislative findings, and adopted as a material part of this Ordinance.

2. Plan Approval. The Winter Park City Commission hereby approves and adopts the Amendment to Winter Park Community Redevelopment Plan, known as Plan-2024, attached hereto as **Exhibit "A"** in order to extend the Community Redevelopment Plan for a period of ten (10) years beyond expiration of the initial

expiration year of 2027 to 2037 and expand the boundaries of the Redevelopment Area as indicated in the Plan, contingent upon the Board of Orange County Commissioners approval of the Plan-2024.

3. Recommendations to County and CRA. The Winter Park City Commission hereby recommends:

(a) that the Board of County Commissioners of Orange County approve the Plan-2024 and adopt such resolution(s) as are necessary to authorize the Plan-2024 and extension of the CRA for a period of ten (10) years beyond expiration of the initial term;

(b) That the City, CRA, and Orange County execute an amendment to the Interlocal Agreement providing for and authorizing the CRA extension provided in the Plan-2024 and other matters related thereto; and

(c) That the City, CRA, Orange County and the City of Orlando take such additional actions (i.e., interlocal agreements) as are necessary to authorize and effect the Plan-2024.

4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is, for any reason, determined invalid, void, voidable, unenforceable, or unconstitutional by a court of competent jurisdiction, such portion will be deemed a separate, distinct, and independent provision, and such holding will not affect the validity of the remaining Resolution unless the purpose of this Resolution is frustrated thereby.

5. Conflicts. In the event of a conflict or conflicts between this Resolution and any other Resolution of the Winter Park Community Redevelopment Agency, this Resolution controls to the extent of any such conflict.

6. Effective Date. This Ordinance shall take effect immediately upon adoption.

ADOPTED this ______ day of_______2024, by the Winter Park City Commission.

APPROVED:
WINTER PARK CITY COMMISSION

____
Phillip M. Anderson, Mayor

ATTEST:

____
CITY CLERK

EXHIBIT “A”

WINTER PARK COMMUNITY REDEVELOPMENT PLAN - 2024

WINTER PARK

COMMUNITY REDEVELOPMENT PLAN UPDATE

FEBRUARY 2024

CITY OF WINTER PARK
CRA PLAN UPDATE

CITY OF WINTER PARK, FLORIDA

FEBRUARY 2024

ACKNOWLEDGMENTS

Peter Moore | Director, *Winter Park Office of Management and Budget*
Kyle Dudgeon | Assistant Division Director, *Winter Park Economic Development*

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

PROJECT TEAM

Thomas R. Kohler | Senior Advisor
John M. Jones | Project Manager
Laura Smith, MPA | Urban Analytics Manager
Natalie Frazier, MBA | Assisstant Urban Analytics Manager
Hannah Hollinger, LEED AP O+M | Senior Planner
Jordan Kowalchik | Project Planner

Community Solutions Group, GAI Consultants, Inc.
618 East South Street, Suite 700
Orlando, FL 32801
(321) 319.3088

gai consultants

COMMUNITY SOLUTIONS GROUP

winter park CRA community redevelopment agency

TABLE OF CONTENTS

WINTER PARK COMMUNITY REDEVELOPMENT PLAN UPDATE

EXECUTIVE SUMMARY

The 2024 Winter Park Community Redevelopment Plan update ("Redevelopment Plan") builds upon the accomplishments of the Winter Park Community Redevelopment Agency ("Agency") and the existing Winter Park Community Redevelopment Area ("CRA") Plan that was originally adopted in 1994. This Redevelopment Plan identifies new capital projects and programing to address remaining conditions of "slum" and "blight" within the Winter Park Community Redevelopment Area ("CRA") through the 2037 operational timeframe. These capital projects and programming articulate the three (3) Focus Areas of this Redevelopment Plan:

- Affordable Housing
- Environmental Sustainability
- Transportation & Safety

The focus area of this Redevelopment Plan include specific programming and capital projects which have been summarized below.

The **Affordable Housing** programming and capital projects identified within this Redevelopment Plan encourage development of additional affordable housing, while maintaining and supporting existing affordable housing facilities.

The **Environmental Sustainability** capital projects identified within this Plan are intended to alleviate localized flooding, as well as, encourage sanitary sewer connections to provide a healthier environment for our residents and visitors.

The **Transportation Safety** capital projects identified within this Plan seek to improve connectivity and provide safe multi-modal options between neighborhoods, employment centers, and activity centers.

This Redevelopment Plan, developed by the Agency in close coordination with the administrations of both Orange County ("County") and the City of Orlando, includes an expanded CRA boundary and an extension of the operational timeframe of the Agency. The 142 +/- acre expansion of the CRA, takes in a transitioning, former industrial area along the Fairbanks Avenue Corridor, west of US-192. The Base Year Value for the CRA expansion area will be 2023. The operational timeframe extension for the Agency adds an additional ten (10) years of operations from 2027 to 2037.

In addition, this Redevelopment Plan has identified nearly $144,154,456 in potential programming and potential capital improvement costs through 2037. This Redevelopment Plan also estimates that the expanded CRA will generate between $181,646,200 and $213,007,100 in Tax Increment Revenue from 2024 through 2037, which may be used for these projects or other projects and programming that address the Plan's Redevelopment Focus Areas and the Plan Elements and Action Strategies.

Formal adoption of this Redevelopment Plan update in accordance with the process is required under Florida Statutes ("F.S.") Chapter 163(III). This Redevelopment Plan update is current with the latest data, and addresses specific desired outcomes regarding capital investments, and economic development as cornerstones of strategies moving forward.

City of Winter Park, FL

INTRODUCTION & BACKGROUND


01

INTRODUCTION & BACKGROUND

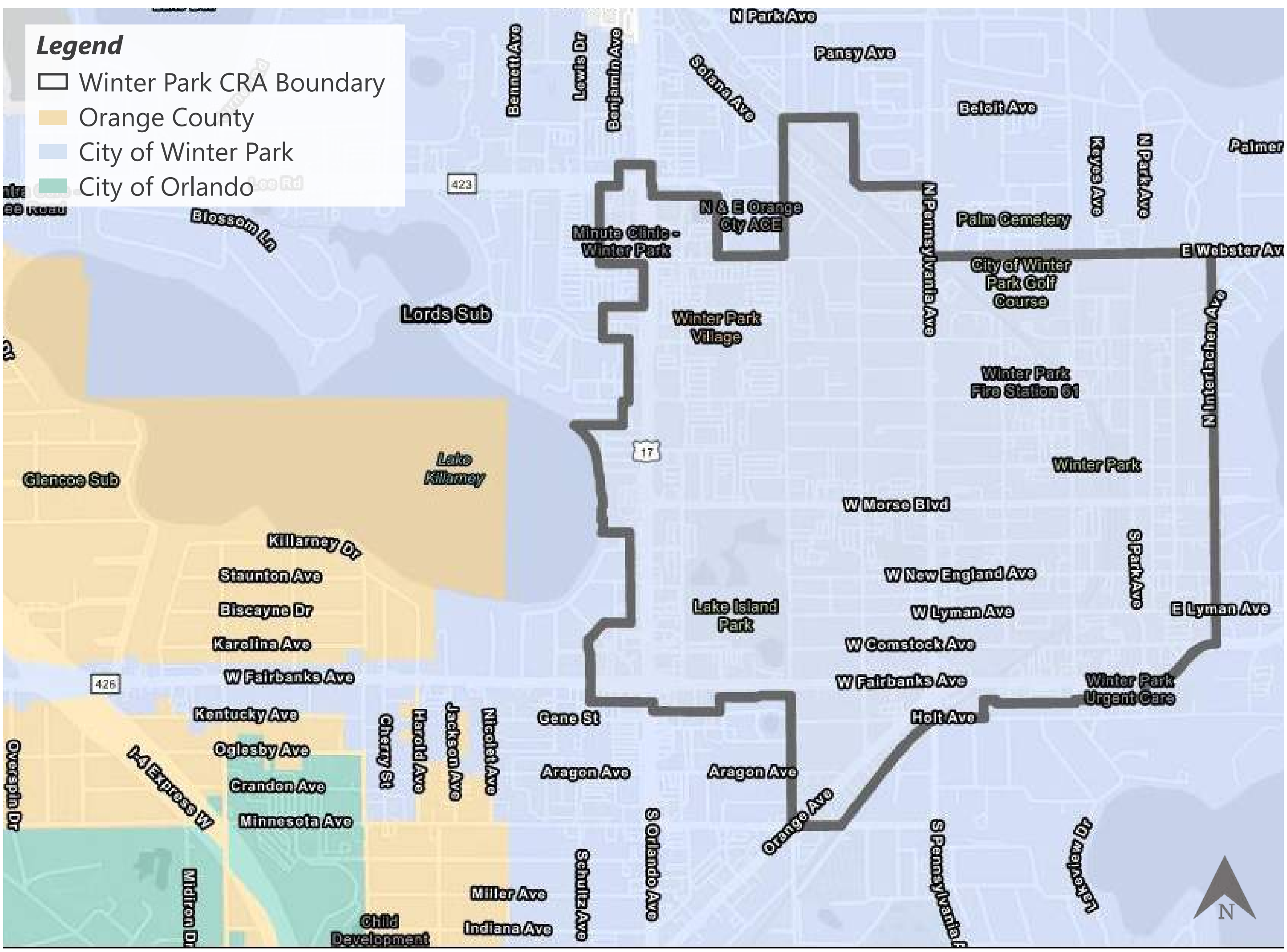
SECTION 1.1
DEFINING THE AREA

The City of Winter Park ("City") is an urban community located within Orange County ("County"). The City is accessible by many major thoroughfares, such as Interstate 4 ("I-4"), State Road ("SR") 423 and SR 426, and U.S. Highway 17. The City is known for tis Old World Charm, elegant homes, quaint bricked streets, extensive tree canopy, first-class shopping and dining experiences, world-class museums, Rollins College, and the Mead Botanical Garden. The City is a little over 10 square miles and is home to over 30,000 residents, with a population density of about 2,940 persons per square mile as of year-end 2023.

The Winter Park CRA, established in 1994 and expanded in 1999, is located at the heart of the City—generally bounded by Lee Road and Webster Avenue to the north, Interlachen Avenue to the east, Fairbanks Avenue to the south and Orlando Avenue (U.S. 17-92) to the west. The Winter Park CRA composes a total of approximately 618 +/- acres, with a population of 2,600 persons, representing a population density of about 2,710 persons per square mile as of year-end 2023.

The existing boundary of the CRA is shown below in **Figure 1 – Existing Winter Park CRA Boundary**.

Figure 1. Existing Winter Park CRA Boundary



SECTION 1.2

WINTER PARK CRA HISTORY

The City recognized significant areas of the downtown that were need of redevelopment and dedicated investment. In 1991, the City completed a study to identify and delineate the boundaries of the Winter Park CRA. This study resulted in the City forming the Winter Park Community Redevelopment Agency (“Agency”), a public entity established in June 1991 to implement the community redevelopment activities outlined under Florida Statutes (“F.S.”), Chapter 163, Part III. The goal of this effort was to create a vibrant, high-quality environment for residents and businesses within the downtown area of Winter Park.

The CRA created by the Agency, has been served by the Winter Park CRA Redevelopment Plan (“Redevelopment Plan”). In September 1994, the initial Redevelopment Plan, outlining redevelopment strategies and capital improvement projects to address the documented conditions of “slum” and “blight”, in accordance with Section 163.340 (7), (8), Florida Statues, was adopted.

In 1999, the western boundaries of the CRA were expanded to include portions of Orlando Avenue (U.S. Highway 17-92), with the desire to address conditions that were preventing development and economic activity along portions of U.S. Highway 17-92. The boundary expansion was adopted in 1999, resulting in a subsequent amendment to the Redevelopment Plan in February 1999.

The Redevelopment Plan serves as a primary guide for all CRA activities with regard to prioritization of improvements, allocation of funds, and other implementation activities. The mission of the CRA is to preserve and improve the residential viability and livability of the neighborhoods within the CRA by encouraging and initiating activities which empower residents to effect change, and to enhance and improve the commercial areas of the CRA by encouraging and implementing activities that promote economic growth.

The CRA plays an essential role in the vitality and success of the City as a whole—encompassing 15% of the land area, approximately 10% of the residential population, and over 50% of the total businesses within the City. As the center of entertainment, commerce, and business activity, the CRA represents the identity of the City to the local community and the County. The CRA is committed to bringing redevelopment and reinvestment to the community through socially, economically, and environmentally sustainable methods in order to help create a vibrant area which reflects the assets and the character of the City as a whole.

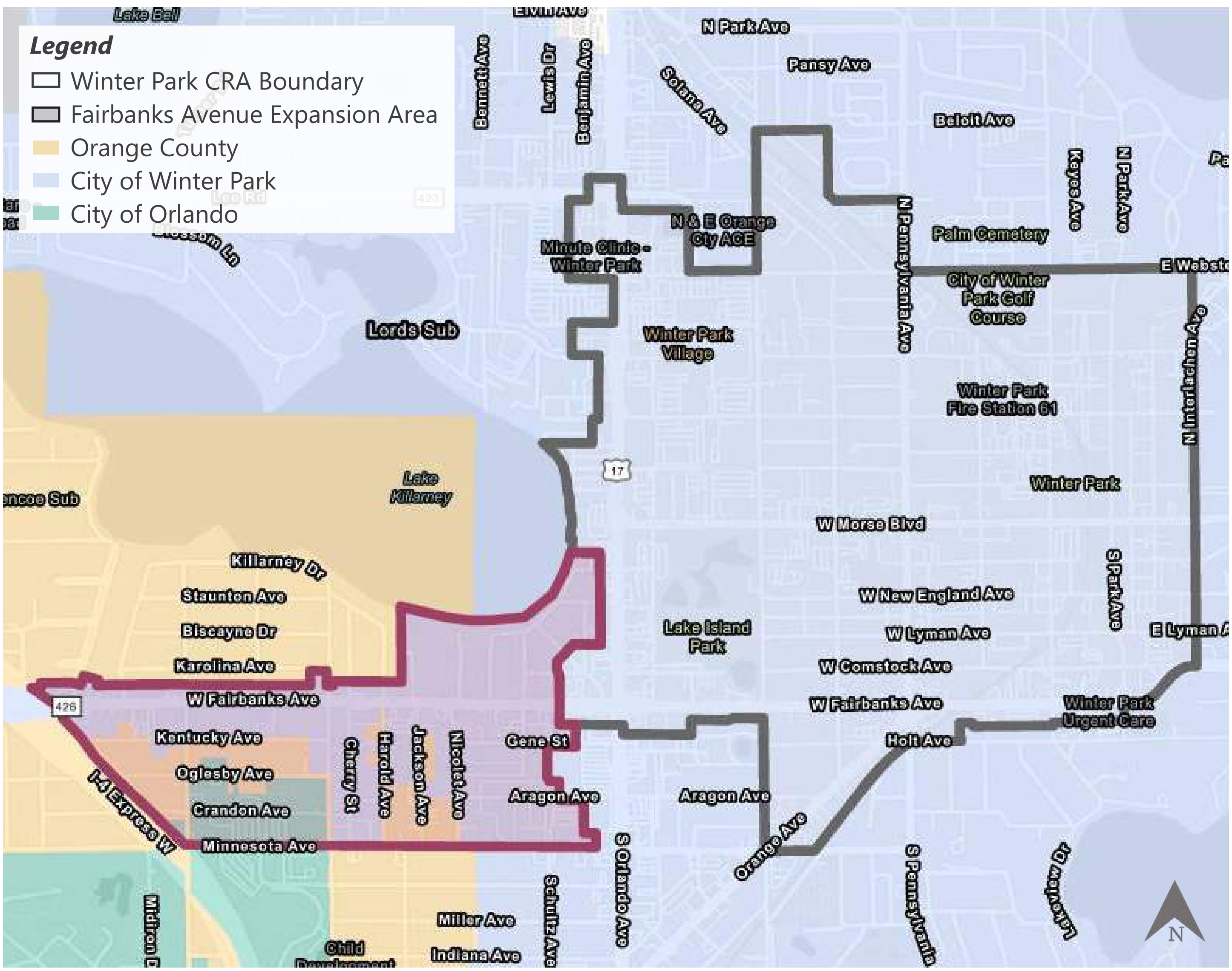
SECTION 1.3
PROPOSED CRA EXPANSION AREA

In 2023, the City of Winter Park ("City") staff, in close coordination with the administration of Orange County ("County"), evaluated three targeted areas for consideration in inclusion within the existing CRA. The targeted areas that were examined included: (1) Lee Road Expansion Area, (2) Fairbanks Avenue Expansion Area, and (3) Orlando Avenue Expansion Area. The City prepared a Finding of Necessity ("FON") evaluation to determine if the targeted areas qualified for potential inclusion within the existing CRA in accordance with F.S. Section 163.340 (7), (8) (see **Appendix A – Finding of Necessity for CRA Expansion)**.

While all three of the evaluated potential expansion areas contained the requisite conditions for inclusion within the existing CRA. After in-depth discussion between the City and County leadership and staff, it was determined that the Fairbanks Avenue Expansion Area was the area that demonstrated the greatest need for inclusion within the existing CRA.

The Fairbanks Avenue Expansion Area ("Expansion Area") contains 307 parcels, composing 142 +/- acres and is generally bounded by the Fairbanks Avenue corridor to the north, U.S. 17-92 to the east, I-4 to the west, and Minnesota Avenue to the south. The existing CRA and the Expansion Area are shown in **Figure 2 – Existing Winter Park CRA Boundary and Fairbanks Avenue Expansion Area**.

Figure 2. Existing Winter Park CRA Boundary and Fairbanks Avenue Expansion Area Boundary



The Expansion Area encompasses three jurisdictions: the City of Winter Park; the City of Orlando; and Orange County Government. The anticipated community redevelopment activities will be administered by the Agency with Interlocal Agreements between the City of Winter Park, the City of Orlando and Orange County Government. The Interlocal Agreements will address the Delegation of Authority (Orange County) as well as increment contributions to the Agency's tax increment trust fund (Orange County, City of Winter Park and the City of Orlando).

The City and County have identified several issues and conditions within the Expansion Area that have been determined to discourage and inhibit private sector development and redevelopment activities, as well as lower the quality of life within the Expansion Area. These issues include:

- Lack of affordable housing inventory;
- Localized flooding and associated deficiencies in stormwater and sanitary sewer infrastructure;
- Outdated development patterns and parcel layouts; and
- Traffic and pedestrian safety issues.

The City and the Orange County Administrator's Office have determined that the Expansion Area is appropriate for targeted redevelopment and economic development activities and qualifies for inclusion within the existing CRA boundaries.

SECTION 1.4
COMMUNITY REDEVELOPMENT ACT

The Community Redevelopment Act assists local governments in the prevention and elimination of slums and blight that contribute substantially and increasingly to the spread of disease and crime; constitute an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues; substantially impair growth; hinder the provision of housing accommodations; aggravate traffic problems; and substantially hamper the elimination of traffic hazards and the improvement of traffic facilities.

The following F.S. define slum and blight conditions, their specific effects, and the intentions of the community redevelopment regime as a tool for implementing policy and programs:

1 | F.S. CHAPTER 163.335(1) ...[slum and blighted areas] constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

2 | F.S. CHAPTER 163.335(2) ...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of the property in such areas.

3 | F.S. CHAPTER 163.335(3) ...powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

4 | F.S. CHAPTER 163.335(5) ...the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its

existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns...

5 | F.S. CHAPTER 163.335(6) ...there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern is for a valid and desirable public purpose.

The CRA possesses the authority to govern the course of action concerning the redevelopment and rehabilitation of the area, and further, in the corporate limits of the City in the case that the City's governing body has acceded in the Redevelopment Plan set forth by the City.

SECTION 1.5
FINDING OF NECESSITY – CONDITIONS OF SLUM AND BLIGHT

The purpose of the Fairbanks Avenue Expansion Area FON was to provide data that documents potentially blighting conditions within the existing CRA, as defined in F.S. Chapter 163(III). If the determination of such conditions of blight can be established based on the statutory definitions set forth in the Redevelopment Act, the CRA can be created, or in this case expanded, in conjunction with preparation and adoption of an updated Redevelopment Plan.

The initiative to expand the CRA and update the Redevelopment Plan arises from the need to stimulate reinvestment in the area and identify new funding sources to improve existing conditions. The existing conditions of available development sites inhibit further growth. A redevelopment initiative is necessary to identify new market potential for the area and subsequently kick start upgrades to the infrastructure, commercial and residential uses, and overall physical appearance.

Before targeting prospective private sector investors to the area, blighting influences should be addressed to rebuild the infrastructure necessary to support new investment. Deteriorating conditions of structures, utilities, and general physical environment undermine economic development efforts and impede improvement of the area. Symptomatic of the difficulty to attract investment to the area is reflected in the extreme vegetation overgrowth on numerous available parcels.

Removing blight is essential to remain competitive in the economic marketplace. The FON, as provided in **Appendix A – City of Winter Park Finding of Necessity, 2023,** addresses an expansion of the CRA due to present slum and blight conditions. This 2024 Redevelopment Plan update specifies the desired improvement projects and implementation steps, funded in part by tax increment revenues designated to the proposed Expansion Area.

The Slum and Blight Matrix, detailed on the subsequent pages, summarizes the "Slum" and "Blight" conditions that were observed or present, not observed or present, or not observed but suspected present within the Expansion Area (see **Table 1 – Slum and Blight Matrix, Expansion Area**). The Expansion Area demonstrated one condition of "Slum" present (163.340,(7) (c)), and 6 conditions of "Blight" present (163.340, (8) (a),(c),(d),(e),(f) and (k).

Based on these observations of the presence of "Slum" and "Blight" conditions as defined by F.S. Chapter 163.340, (7), (8), there are sufficient findings to justify the inclusion of the Expansion Area within the CRA. *The existing CRA legal description and the recently amended Expansion Area legal description can be found in **Appendix B - Legal Descriptions.***

Table 1. Slum and Blight Matrix, Expansion Area

Slum Area Conditions	Observed	Not observed, but suspected present	Not observed
(7) "**Slum area**" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:			
(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;			X
(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code;			X
(c) The existence of conditions that endanger life or property by fire or other causes.	X		

Blight Area Conditions	Observed	Not observed, but suspected present	Not observed
(8) "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:			
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	X		
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.			X
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	X		
(d) Unsanitary or unsafe conditions.	X		
(e) Deterioration of site or other improvements.	X		
(f) Inadequate and outdated building density patterns.	X		
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.		X	

Sources: F.S. Chapter 163.340 (8); GAI Consultants.

Table 1. Continuation of Slum and Blight Matrix, Expansion Area

Blight Area Conditions	Observed	Not observed, but suspected present	Not observed
(h) Tax or special assessment delinquency exceeding the fair value of the land.			X
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.			X
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.			X
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.	X		
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.			X
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.			X
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.			X
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.			X

Sources: F.S. Chapter 163.340 (8); GAI Consultants.

SECTION 1.6
PRELIMINARY REDEVELOPMENT STRATEGIES

The Agency has worked together with the City and County to develop a group of shared redevelopment priorities to address the conditions observed within the Expansion Area, to encourage redevelopment and private sector investment and to continue the successful redevelopment activities within the existing CRA boundaries.

These priorities include: (1) Encourage Affordable Housing, (2) Support Small Business/Entrepreneurs, (3) Infrastructure Improvements, and (4) Multi-Modal Transportation Enhancements. These priorities and associated actions/strategies to achieve these priorities are further detailed below.

Encourage Affordable Housing Development

- Foster residential development with a range or mix of price points.
- Agency to assist in the development, upgrade, and maintenance of affordable housing units within the CRA.
- Agency staff to increase coordination of Affordable Housing providers working within the CRA and Expansion Area.

Support Small Business/ Entrepreneurs

- Schedule service providers to offer services at Community Center.
- Coordinate with service providers (SCORE, DEO, NEC, SBDIC and Incubator programs).
- Offer small business training courses at the Community Center and elsewhere in CRA and Expansion Area.
- Support merchant associations.

Infrastructure Improvements

- Expedite Stormwater collection and conveyance system improvements to address localized flooding.
- Expedite Street/Roadway improvements to address deteriorating roadway conditions.
- Encourage Sanitary Sewer Connections to decrease use of septic tanks.

Multi-Modal Transportation Enhancements

- Improve pedestrian crosswalks and signals to reduce accidents and improve safety.
- Improve sidewalk connectivity and overall conditions of sidewalks to provide options to driving.
- Install bike-trails and multi-purpose paths to provide options to driving and improve safety.
- Improved lighting in neighborhoods, connecting to parking lots and activity areas to improve safety and encourage activity.

EXISTING CONDITIONS


02

EXISTING CONDITIONS

SECTION 2.1
EXISTING CONDITIONS MAP SERIES

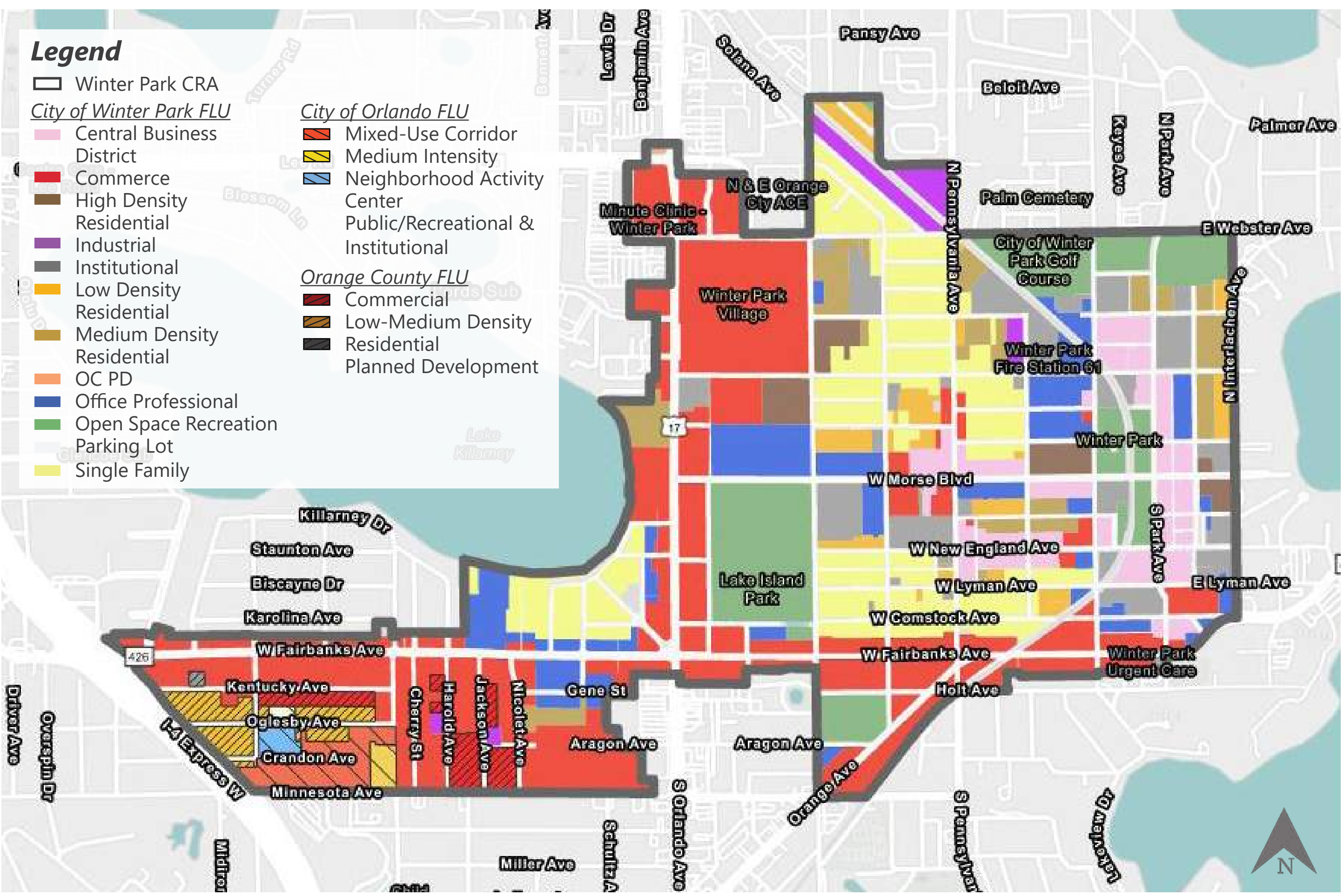
The following map series presents the existing conditions of the expanded CRA. Conditions evaluated include Future Land Use designations, the Existing (current) Uses within the CRA, locations and sizes of City-owned parcels, locations, types and locations of vacant parcels located within the CRA, and the Public and Affordable Housing facilities within the CRA.

Within the CRA and Expansion Area, the majority of the properties are within the jurisdictional boundaries of the City of Winter Park (566 acres). This acreage includes parcel acreage only, and does not include roadways, utility corridors, and railroad right-of-way acreage reflected in the total 760 acres referenced in the prior section. The remaining properties are located within unincorporated Orange County (24 acres) or within the jurisdictional boundary of the City of Orlando (16 acres). The City of Winter Park has active Joint-Planning-Agreements ("JPA") with the City of Orlando and Orange County regarding coordinating the review of applications for development within these areas.

FUTURE LAND USE

Future Land Use ("FLU") designations are classifications of property that categorize permissible levels of intensity and/or density of development, in accordance with policies of the City's Comprehensive Plan and the requirements of the City's Land Development Regulations. **Figure 3 – Existing CRA and Expansion Area Future Land Uses** below illustrates the various FLUs within the CRA and Expansion Area.

Figure 3. Existing CRA and Expansion Area Future Land Uses



The following table(s) depicts the distribution of FLU designation within the expanded CRA (see **Table(s) 2-4 – Existing CRA and Expansion Area Future Land Use Distribution**).

Within the portion of the expanded CRA located within the jurisdictional boundaries of the City of Winter Park, the predominant future land use designation is Commerce (34%) with 79 parcels comprising over 195acres. The next most prevalent FLU designations are; Single-Family Residential (16%); Open Space Recreation (12%; Office Professional (10%); and Institutional (8%).

Table 2. Existing CRA and Expansion Area Future Land Use Distribution | City of Winter Park

Future Land Use	Parcels	Acreage	% Acreage
Commerce	79	195.08	34%
Single-Family	49	88.90	16%
Open Space Recreation	12	67.01	12%
Office Professional	37	55.16	10%
Institutional	32	46.63	8%
Central Business District	36	34.60	6%
Medium Density Residential	20	31.93	6%
Low Density Residential	20	19.29	3%
High Density Residential	5	14.06	2%
Industrial	5	11.58	2%
Parking Lot	5	1.48	0%
OC PD	1	0.45	0%
Total Parcels	301	–	–
Total Acres	–	566.16	100%

Sources: City of Winter Park; GAI Consultants.

Within the portion of the expanded CRA located within the jurisdictional boundaries of the City of Orlando, comprised of 16 +/- acres, the predominant FLU designation is Mixed Use Corridor Medium-Intensity (43%); followed by Neighborhood Activity Center (42%) and Public- Recreation-Institution (15%).

Table 3. Existing CRA and Expansion Area Future Land Use Distribution | City of Orlando

Future Land Use	Parcels	Acreage	% Acreage
MUC-MED	10	6.77	43%
NEIGH-AC	4	6.74	42%
PUBC-REC-INST	1	2.42	15%
Total Parcels	15	–	–
Total Acres	–	15.93	100%

Sources: City of Winter Park; GAI Consultants.

Within the portion of the expanded CRA located within the unincorporated County, comprised of 24 +/- acres, the predominant FLU designations are Commercial (49%),Low- Medium Density Residential (49%), and Planned Development-Commercial (2%).

Table 4. Existing CRA and Expansion Area Future Land Use Distribution | Unincorporated Orange County

Future Land Use	Parcels	Acreage	% Acreage
C	37	11.88	49%
LMDR	70	11.88	49%
PD-C	3	0.47	2%
Total Parcels	110	–	–
Total Acres	–	24.23	100%

Sources: City of Winter Park; GAI Consultants.

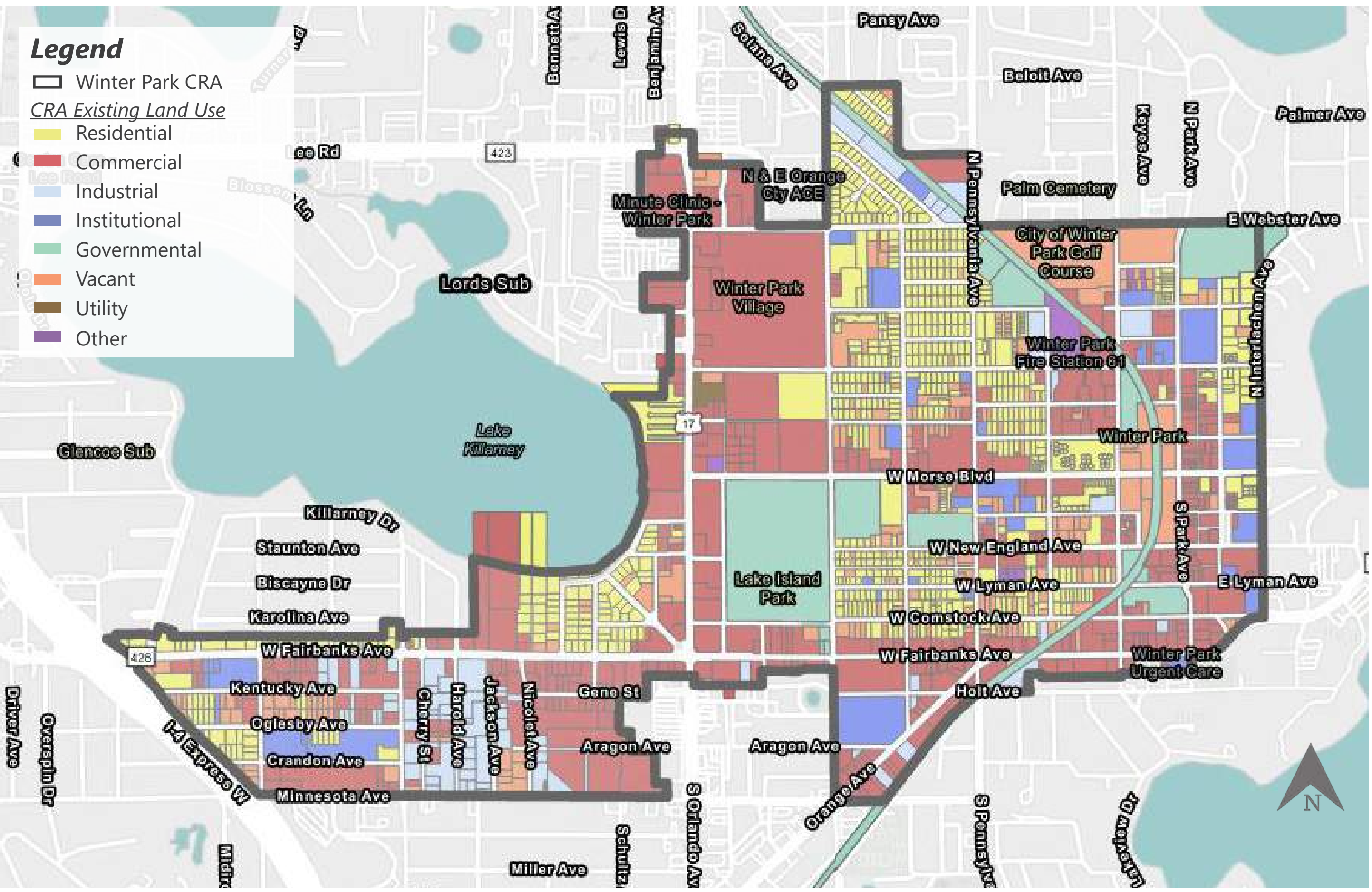
EXISTING USES

Existing Land Use designations are classifications of property that describe the current use of the property. The Florida Administrative Code ("FAC") requires Property Appraisers to classify each parcel of real property to indicate its use as determined for valuation purposes. This use is reflected in the Department of Revenue ("DOR") use codes applied to each real property on tax assessment rolls and depicts the existing use of the property. These DOR use codes account for individual condominium units as unique parcels for tax treatment purposes, which results in the appearance of an overabundance in the count of condominium parcels compared to the total acres of land occupied by condominium uses.

Therefore, the purposes of this Redevelopment Plan update, parcels identified as individual condominium units are not included in the condominium parcel count, only the parent parcel on which the condominium units are located is included in the count of condominium parcels.

Figure 4 – Existing CRA and Expansion Area Existing Land Uses illustrates the existing land uses within the CRA and Expansion Area. The associated table on the following page depicts the existing-uses based on their DOR use code classification, number of parcels and general acreages assigned to the use codes.

Figure 4. Existing CRA and Expansion Area Existing Land Uses



The predominant existing land use designation within expanded CRA is Single Family Residential (16%) with 659 parcels comprising over 103 +/- acres. The next most prevalent existing land- use designations are Retail One Story (8%); Municipal (Other) (8%); Office Low Rise (7%); and Industrial Warehouse 1 (6%).

Table 5 – Existing CRA and Expansion Area Existing Land Use Distribution depicts the Existing Land Uses based on their DOR classification, the number of parcels and general acreages assigned to the DOR use codes.

Table 5. Existing CRA and Expansion Area Existing Land Use Distribution

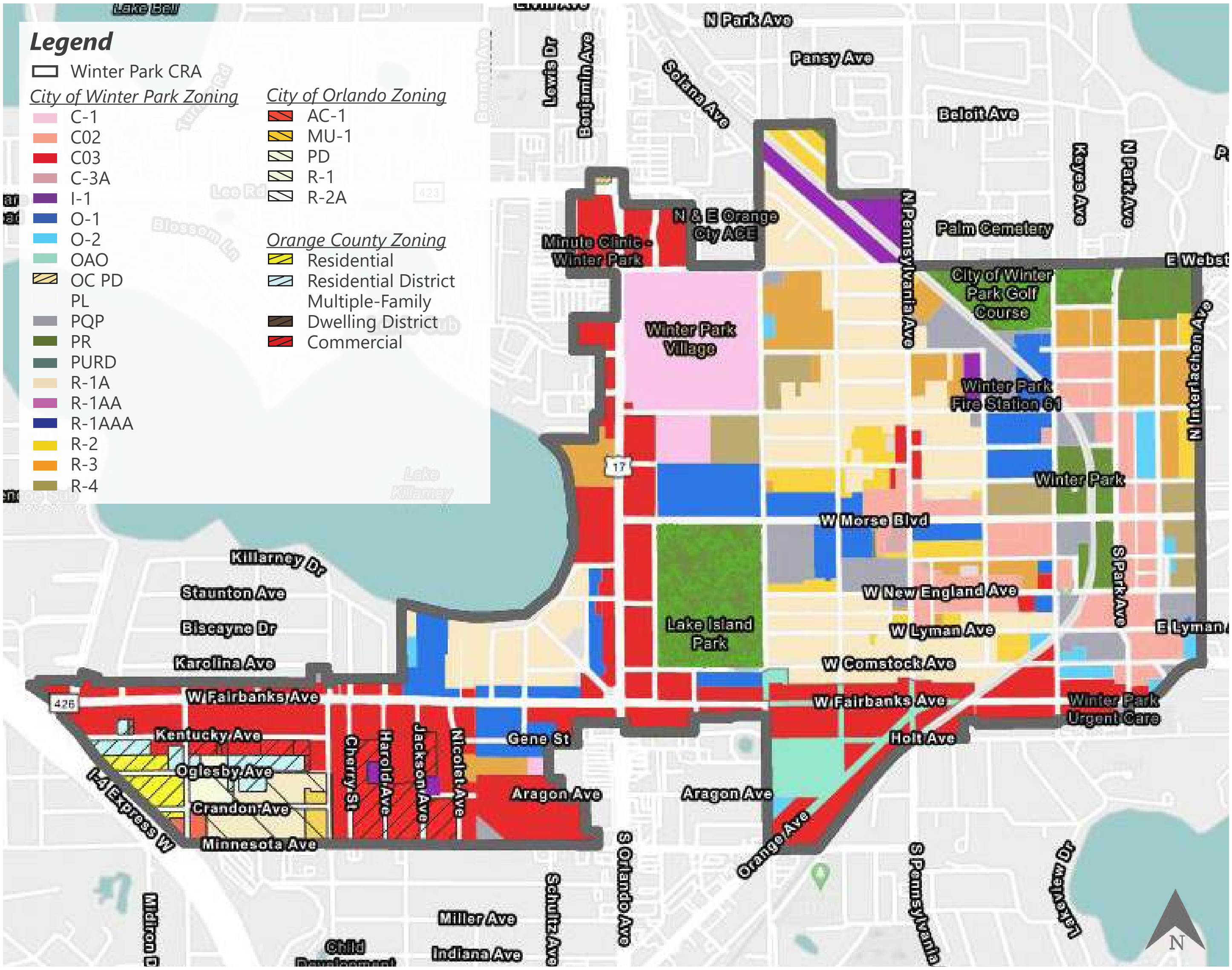
DOR Code	Parcels	Acres	% of Acreage
Single-Family Residential	659	102.88	15.98%
Retail One Story	126	51.77	8.04%
Municipal (other)	12	51.16	7.95%
Office LowRise	77	45.51	7.07%
Industrial Warehouse I	73	38.03	5.91%
Commercial Vacant	74	31.24	4.85%
Regional Mall	1	30.54	4.75%
Govt Vacant Land	36	29.51	4.59%
Surface Parking	45	26.51	4.12%
State (other Bldg)	1	23.6	5.68%
Ofice On Story	74	22.91	3.56%
Vacant	147	21	3.26%
Institutional Religious	25	20.17	3.13%
Office Medical Building	20	19.52	3.03%
Common Area	24	19.03	2.96%
Store/Office/Res Class I	50	14.38	2.23%
Multi Family	20	14.34	2.23%
Auto Dealership	17	13.41	2.08%
Institutional-School Private	5	11.29	1.75%
Retail Restaurant I	19	9.32	1.45%
Financial/Bank I	9	5.77	0.90%
Retail Fast Food	9	5.67	0.88%
Public College	1	5.21	0.81%
MultiFamily	19	4.52	0.70%
Condo	23	4.4	0.68%
Institutional Vacant	13	3.19	0.50%
Retail Community Center	1	3.05	0.48%
Institutional Charitable	5	2.37	0.37%
Institutional Cultural	3	2.19	0.34%
Federal (Other)	1	1.97	0.31%
Insitutional Retirement Community	1	1.72	0.27%
Private Utility	3	1.58	0.25%
Insitutional Lodge/Union Hall	3	1.39	0.22%
Industrial Light Manufacturing	2	1.21	0.19%
Motel	2	0.069	0.11%
Industrial Food Processing	2	0.65	0.10%
Nightclubs/Bars	1	0.58	0.09%
Private Wetland Lowland	2	0.57	0.09%
Recreational/Meeting	1	0.41	0.06%
Insitutional-Mortuary	1	0.26	0.04%
Private Recreational Park	1	0	0.00%
Totals	**1,608**	**643.61**	**100%**

Sources: Orange County Property Appraiser, Property Use Codes; GAI Consultants.

ZONING

Zoning designations are classifications of property that describes the permitted uses, and development standards applicable to the property, in accordance with policies with policies of the City's Comprehensive Plan, and the requirements of the City's Land Development Regulations. **Figure 5 - Existing CRA and Expansion Area Zoning** illustrates the different zoning classifications within the CRA.

Figure 5. Existing CRA and Expansion Area Zoning



The following tables show the distribution of zoning designations within the expanded CRA by the number of parcels, acreage of each designation and the percentage of each designation relative to the overall expanded CRA (see **Table(s) 6-8 – Existing CRA and Expansion Area Zoning Distribution**). To note, the zoning designations in the Expansion Area represent portions located within the jurisdictional boundaries of the City of Winter Park, as well as the small portion located within the jurisdictional boundaries of the City of Orlando and within unincorporated Orange County.

The predominant zoning designation within expanded CRA is Highway or Roadway Commercial (C-3) (25%) with 309 parcels comprising over 149 +/- acres. The next most prevalent zoning designations are Parks and Recreation (15%); Residential Single-Family (R-1A) (15%); Office (O-1) (8%); and Medium-Density Multi-Family Residential (R-3) (7%).

Table 7. Existing CRA and Expansion Area Zoning Distribution | City of Winter Park

Zoning	Parcels	Acreage	% Acreage
C-3	309	149.93	25%
PR	15	92.32	15%
R-1A	578	91.49	15%
O-1	103	50.04	8%
R-3	129	43.54	7%
C-2	154	41.08	7%
C-1	7	40.02	7%
PQP	20	27.88	5%
R-4	20	21.87	4%
R-2	95	18.65	3%
I-1	16	12.37	2%
O-2	41	7.78	1%
PL	5	2.1	0.35%
C-3A	3	1.16	0.19%
OCPD	2	0.84	0.14%
Total Parcels	1,497	–	–
Total Acres	–	601.07	100%

Sources: City of Winter Park; GAI Consultants.

Table 6. Existing CRA and Expansion Area Zoning Distribution | City of Orlando

Zoning	Parcels	Acreage	% Acreage
AC-N	4	1.46	9%
MU-1	5	1.84	11%
PD	3	9.92	60%
R-1	1	2.42	15%
R-2A	3	0.8	5%
Total Parcels	17	–	–
Total Acres	–	16.44	100%

Sources: City of Winter Park; GAI Consultants.

Table 8. Existing CRA and Expansion Area Zoning Distribution | Unincorporated Orange County

Zoning	Parcels	Acreage	% Acreage
R-1A	29	5.23	19%
R-2	38	6.38	23%
R-3	1	0.16	0.58%
C-3	43	15.75	57%
Total Parcels	111	–	–
Total Acres	–	27.52	100%

Sources: City of Winter Park; GAI Consultants.

Aerial View from Winter Park

CITY-OWNED PARCELS

City-Owned parcels are those within the expanded CRA that are owned by the City. These parcels may be utilized by the City and Agency to facilitate the implementation of redevelopment goals and strategies identified within this Redevelopment Plan update. Several of the City-owned parcels, while listed as vacant, are undeveloped open spaces or recreational areas (i.e., golf course or parks). There are 37 City-Owned parcels comprising 79 acres within the CRA boundaries.

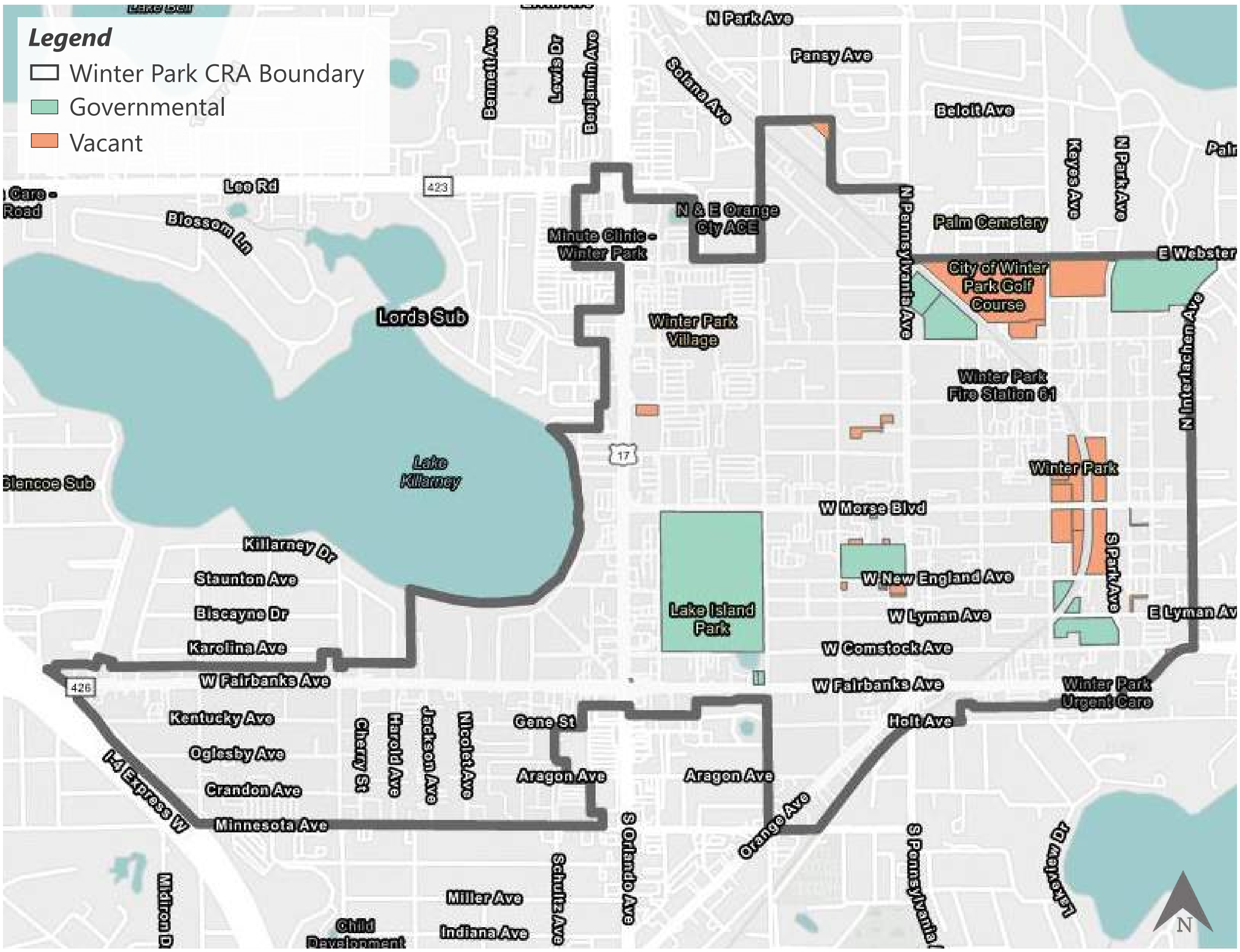
Figure 6 – City of Winter Park Owned Parcels illustrates the general location of the City-Owned parcels within the existing CRA and Expansion Area.

Table 9. City of Winter Park Owned Parcels

	Parcels	Acreage
Government Vacant Land	25	28
Municipal (Other)	12	51
Total	37	79

Sources: Orange County Property Appraiser; GAI Consultants.

Figure 6. City of Winter Park Owned Parcels



VACANT PARCELS

Vacant parcels are those within the expanded CRA that are undeveloped and/or do not have a built structure upon them. There are 4 categories of vacant parcels, these include: (1) Vacant Residential; (2) Vacant Commercial; (3) Vacant Institutional; and (4) Vacant Governmental. These 4 categories of vacant parcels represent redevelopment opportunities in their respective land use category. The Vacant Governmental parcels may be utilized by the City and Agency to facilitate the implementation of redevelopment goals and strategies identified within this Redevelopment Plan update.

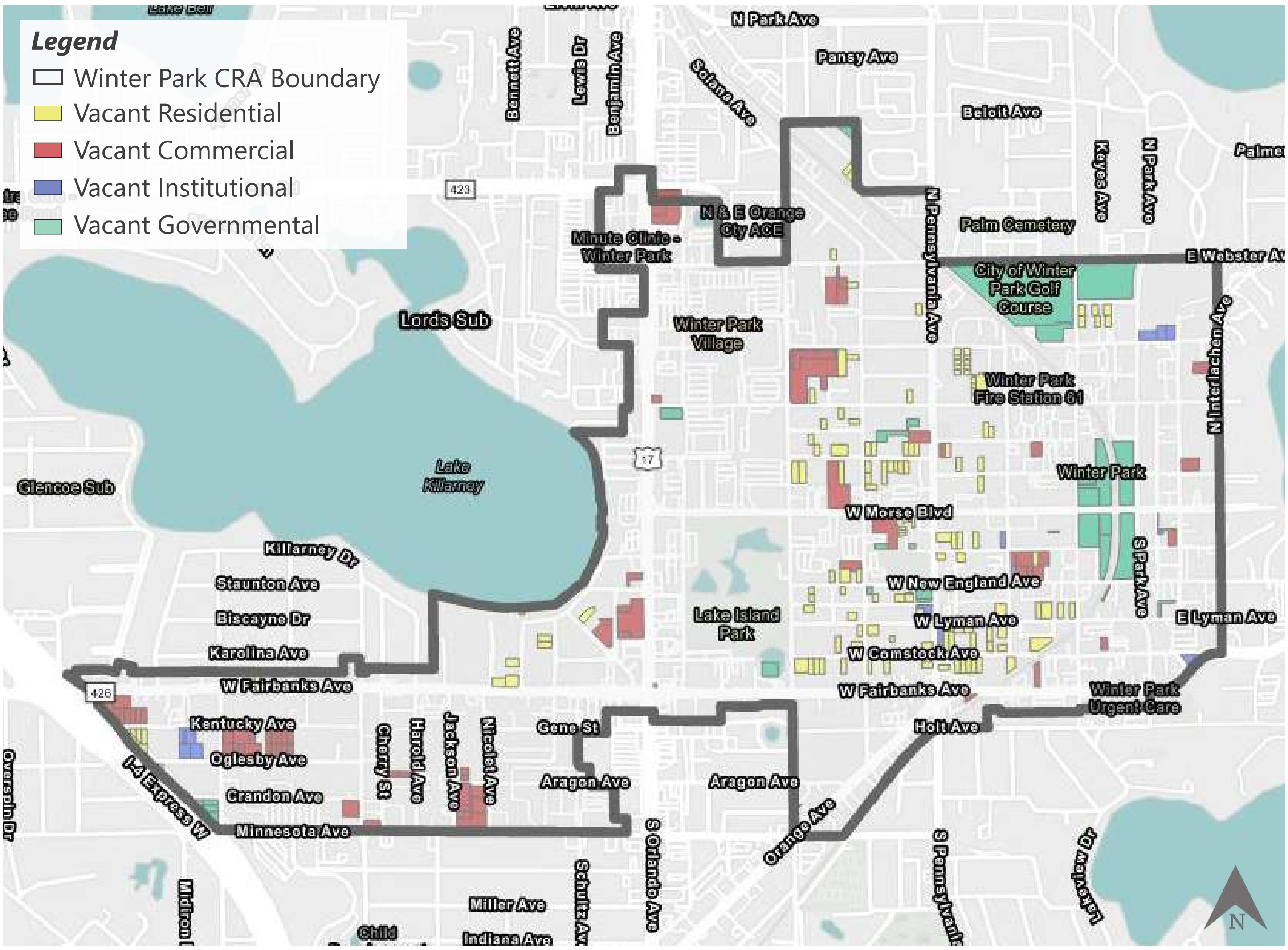
Figure 7 – Existing CRA and Expansion Area Vacant Parcels below illustrates the general location of the vacant parcels within the CRA.

Table 10. CRA Vacant Parcels

	Parcels	Acreage
Vacant Residential	147	21
Vacant Commercial	74	31
Vacant Institutional	13	4
Vacant Governmental	36	29
Total	270	85

Sources: Orange County Property Appraiser; GAI Consultants.

Figure 7. Existing CRA and Expansion Area Vacant Parcels



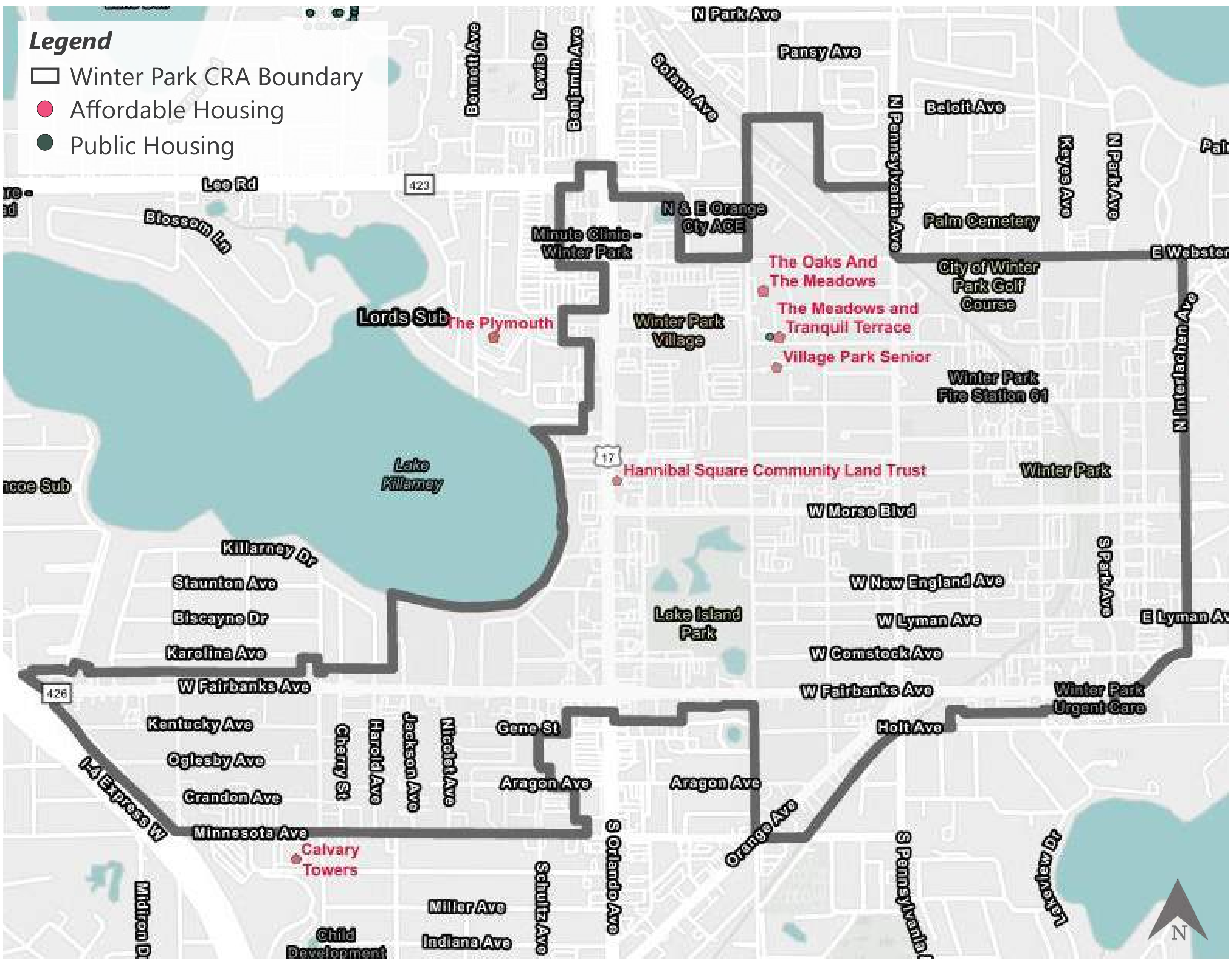
PUBLIC HOUSING AND AFFORDABLE HOUSING

Public Housing refers to housing units owned and operated by government entities, typically at the local or municipal level. These units are specifically designated for low-income individuals or families that meet certain eligibility criteria. Affordable housing refers to housing units that can be owned by a range of entities including both public and private entities. Affordable housing encompasses a broader range of housing options that are designed to be affordable to individuals or families at various income levels. It can be developed and owned by a variety of entities, including government agencies, nonprofit organizations, and private developers.

Rent in affordable housing units is often determined by a combination of factors, including income, size of the unit, and the local housing market. This type of housing can take the form of apartment buildings, townhouses, or single-family homes.

Figure 8 – Existing CRA and Expansion Area Public Housing and Affordable Housing below illustrates the general location of the public and affordable housing communities within the CRA.

Figure 8. Existing CRA and Expansion Area Public Housing and Affordable Housing



[THIS PAGE INTENTIONALLY LEFT BLANK]

OBJECTIVES & INITIATIVES

03

OBJECTIVES & INITIATIVES

SECTION 3.1
PUBLIC ENGAGEMENT

The planning process and community input sessions accomplished as a part of this Redevelopment Plan update included a robust public engagement and outreach program. This program included:

1. An on-line presence with an interactive website that provided project specific information about upcoming meetings and also enabled visitors to take a community input survey and leave comments on an interactive GIS map of the CRA.
2. In-person, small group, stakeholder interviews, over multiple days, with local business owners, residents and key thought-leaders.
3. An in-person Community Workshop to facilitate in-depth discussions and provide another opportunity for community input and engagement.

Further details on the public engagement component of this Redevelopment Plan update can be located within **Appendix C – Public Engagement & Community Input**.

The public engagement activities identified recurring themes and shared concerns regarding the CRA and its neighborhoods. The community priorities identified through the public engagement and outreach activities included:

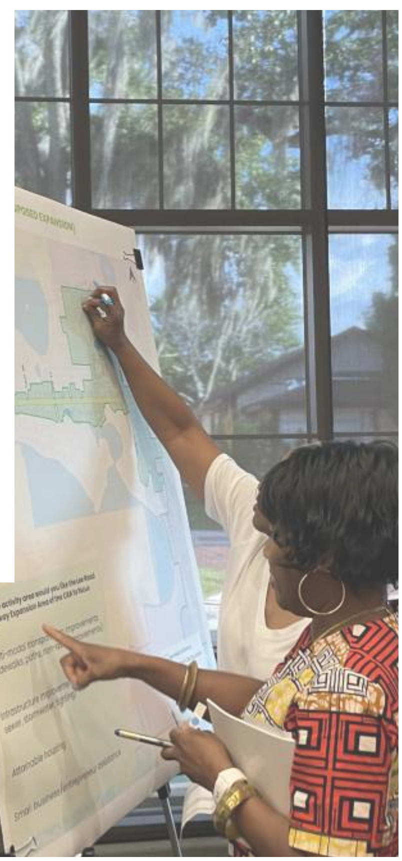
Affordable Housing

Infrastructure Improvements (localized flooding, sanitary sewer connections)

Public Safety (multi-modal transportation and pedestrian improvements and lighting)

Small-Business Support and Development


Public Workshop, August 2023



SECTION 3.2
REDEVELOPMENT FOCUS AREAS

Since the Agency's establishment, it has made significant improvements to the CRA through public infrastructure investments, supporting local housing initiatives, programming and activities and the development of community facilities (buildings). The Redevelopment Focus Areas identified in this Redevelopment Plan update seek to build upon these accomplishments while also addressing the concerns and issues identified during discussions with the leadership of the City and Orange County, as well as the community redevelopment staff, to address concerns and items identified during the Public Engagement portion of this Redevelopment Plan update.

The following focus areas summarize the Redevelopment Plan update's three-point redevelopment strategy.

1. Housing Affordability
2. Environmental Sustainability
3. Transportation Safety

These focus areas guide the Agency when evaluating projects and programs that may be considered for implementation to address the opportunities and challenges that face the CRA. These focus areas, while addressing the challenges and opportunities of the Area in particular, also support the City's Vision that states, "Winter Park is the city of arts and culture, cherishing its traditional scale and charm while building a healthy and sustainable future for all generations."

The following Elements of the Plan complement the Redevelopment Focus Areas and also acknowledge issues identified during public engagement activities. The Elements of the Plan address the day-to-day operations of the Agency and presents the broader range of potential activities and programming that may be undertaken by the Agency:

Administration

Housing

Community Development & Culture

Economic Development

Public Space Amenities

Public Health & Safety

Regulatory Environment

HOUSING AFFORDABILITY – MAINTAIN AND IMPROVE ACCESSIBILITY TO HOUSING

The Agency has focused on the rehabilitation of existing homes and the development of new homes within its boundaries for over 20 years. The Agency has spent over $3.9M to improve the affordable housing stock in the CRA, including the addition of 187 new or rehabilitated homes, according to the 2021 CRA Social Investment Highlight. However, this does not include the value of lands donated by the Agency to advance affordable housing initiatives. This land is estimated to be worth several million dollars. The maintenance and improvement of existing housing stock and the development of new housing products will maintain the high-quality of life for which the City has become known, and will increase the availability, varied price-points, and diversity of housing products available.

The Agency shall increase its coordination with the agencies (Habitat for Humanity, Hannibal Square Land Trust and the Winter Park Housing Authority, etc.) currently providing services for affordable housing development in the City.

The maintenance and improvement of existing housing stocks is also intended to help stabilize and maintain existing neighborhoods, particularly on the west side of the CRA. This area has seen portions of its aging residential stock replaced with new, higher priced housing products limiting the affordability for current neighborhoods residents.

Activities to maintain and improve access to affordable housing include but are not limited to:

- Coordination with Orange County to facilitate implementation of the Orange County Housing for All Initiative.
- Evaluation of City owned and vacant properties throughout the CRA to identify compatible locations for additional residential and affordable housing development.
- Evaluate potential purchase (by Agency) of houses for sale in compatible locations for potential acquisition and addition to affordable housing stock within the CRA.
- Creation and distribution of a database of the potential residential sites to affordable housing developers and associated agencies.
- Actively coordinating the different agencies and groups that currently provide affordable housing services (construction, resident services, facility management) to improve availability and delivery of services.
- Continue to implement and identify additional resources for the Agency's home improvement and home ownership programs in existing neighborhoods within the CRA.
- Evaluate opportunities to fully utilize the terms of the Live Local Act to develop additional affordable housing within the CRA.
- Expanded outreach to philanthropic organizations (local, national, international) to assist the funding of additional affordable housing within the CRA.
- Utilization of the powers afforded to the City under F.S. Chapter 163.370 and applicable Interlocal Agreements.
- Evaluation and potential utilization of public-private-partnerships to facilitate development of additional affordable housing stock in the CRA.

The following photo(s) illustrate deteriorated building/site located within the Expansion Area.

ENVIRONMENTAL SUSTAINABILITY – MAINTAIN AND IMPROVE THE PHYSICAL ENVIRONMENT

The City of Winter Park is located among central Florida's numerous lakes. The Winter Park Lake system is one of the City's well-known attributes, attracting development, visitors and tourists. Maintaining and improving the quality of the lakes' aquatic environment, while addressing localized flooding issues are issues that impact the CRA and the residents and businesses within the area.

Within the CRA numerous houses and developments utilize septic tanks. Septic tank run-off and older leaking septic systems can expel waste into the water table and lake system degrading water quality and creating a potential public health hazard. Sanitary sewer lines have been installed in most areas of the CRA, however many households and businesses have not yet connected to the City's system.

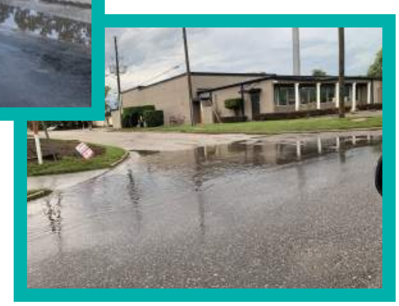
Localized flooding is also a significant concern at several locations within the CRA. The stormwater collection and conveyance systems in certain areas of the CRA are not capable of accommodating the rainfall from Central Florida thunderstorms. Water ponding on roadways, flooded streets and submerged sidewalks present safety hazards for residents and visitors. The lack of an adequate stormwater system discourages additional investment in the areas.

This Redevelopment Plan update identifies Goals, and Action Strategies that will encourage users to transfer from septic tanks to sanitary sewer systems, in addition to addressing localized flooding and improve the stormwater collection, conveyance and storage systems within the CRA.

Activities to maintain and improve the physical environment and address local flooding include, but are not limited to, the following:

- Coordination with City's Public Works Department to identify projects and schedule stormwater infrastructure improvements as part of the Agency's Annual Work program.
- Coordination with City of Orlando, St. Johns River Water Management District and the County regarding regional drainage and flooding issues in multi-jurisdictional areas.
- Coordinate with the City's Lakes Division and other appropriate City Departments to identify opportunities to support lake water quality improvements and programming.
- Initiate an outreach program to septic tank users within the CRA to encourage proper maintenance of septic tank systems and encourage connections to sanitary sewer system replacing the septic tank system.

Street Flooding



TRANSPORTATION SAFETY – MAINTAIN AND IMPROVE PEDESTRIAN, CYCLIST, AND ROADWAY SAFETY

The CRA is framed and bisected by several major thoroughfares U.S. Highway 17-92 (Orlando Avenue), Lakemont Avenue, Webster Avenue, Fairbanks Avenue, Morse Boulevard, Canton Avenue, and Park Avenue. The conditions of the roadways has a significant impact and effect upon the safety of residents and visitors to the CRA. The Agency has successfully completed several streetscape and transportation infrastructure projects that have enhanced the affected areas and improved the safety features and amenities available to residents and visitors.

This Redevelopment Plan update's Goals and Action Strategies identify streetscape and roadway improvements that can improve pedestrian and cyclist safety while enabling continued safe vehicular movement throughout the CRA.

Activities to maintain and improve transportation safety within the include, but are not necessarily limited to, the following:

- Evaluation and identification of pedestrian and cyclists accident "hotspots" within the CRA.
- Coordination with City's Public Works & Transportation Department to identify projects and schedule transportation infrastructure improvements as part of the Agency's Annual Work program.
- Evaluate the 2023 City of Winter Park Transportation Master Plan for potential projects and programs located within the CRA for potential Agency support and participation.
- Coordinate with FDOT regarding potential improvements and programming for jurisdictional roadways (i.e, US 17-92, Fairbanks Avenue, Lee Road, etc.).

"Unfriendly" Pedestrian Environment
- Full Building frontage curb-cut through sidewalk area
- No landscape buffering or sidewalk delineation from curb
- No mid-block pedestrian crossing options

SECTION 3.3
REDEVELOPMENT GOALS AND ACTION STRATEGIES

The vision for the CRA is to (1) increase the supply of affordable housing while maintaining and improving the existing supply of affordable housing; (2) improve public utility infrastructure to address localized flooding and access to sanitary sewer services; (3) enhance and improve the transportation safety infrastructure and multi-modal options available; (4) strengthen and preserve historic neighborhoods; (5) enhance public spaces for use by residents and visitors; (6) support and improve the commercial centers, support redevelopment and in-fill development of the City's urban center; and (7) to promote the redevelopment of targeted sites within the CRA.

The Elements of this Redevelopment Plan update present detailed programming options to facilitate the implementation of the Redevelopment Focus Areas while also addressing the day-to-day operations of the Agency and the range of current and potential activities and programming undertaken by the Agency.

The following Plan Elements, Goals and their associated Action Strategies are intended to complement and not preclude any of the activities associated with the Redevelopment Focus Areas. As a result, the Elements of this Redevelopment Plan update include the following categories:

Administration

Housing

Community Development & Culture

Economic Development

Public Space Amenities

Public Health & Safety

Regulatory Environment

Administration

GOAL 1

The Agency will maintain the requisite administrative and financial mechanisms to ensure the continued cost-effective operations of the Agency.

Action Strategies

1. The Agency should continue to utilize funding derived from tax increment fund revenues and other sources where appropriate, to fund capital improvements, programs and activities identified in all editions of the Winter Park Community Redevelopment Plan.
2. The Agency should coordinate with the City's various Departments to develop cost effective, annual budgets and work programs that will provide administrative and operational support for the Agency's activities.
3. The Agency shall provide a copy of the Agency's Annual Budget to the Clerk of the Orange County Board of County Commissioners within ten (10) days after its formal adoption by the City.
4. The Agency shall administer and coordinate the implementation of Winter Park Community Redevelopment Plan with municipal, county and regional redevelopment objectives.
5. The Agency will maintain an updated, current digital map of the CRA and post the map on the Agency's website (cityofwinterpark.org/CRA).
6. The Agency staff and the Agency Governing Board members are strongly encouraged to attend community redevelopment training, ethics and professional development courses as may be offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.
7. The Agency staff should periodically hold Redevelopment Plan Implementation status meetings and briefings with the Orange County Board of County Commissioners representing the district, City Commission members, and the Orange County Planning and Development staff.

Projects/Activities

- Post (Maintain) current digital map of the CRA boundary online.
- Prepare and publish periodic Community Redevelopment Plan Implementation Status Memos.
- Host and Facilitate periodic Community Redevelopment Plan Implementation Meetings with Orange County Planning and Development staff and representative District County Commissioner(s).
- Provide Agency Board Meeting Notifications–(invitations) to Orange County's Planning and Development Department, and Traffic and Transportation Department.
- Agency Governing Board Members shall register for requisite Ethics Training in accordance with Section 112.3142, Florida Statutes requirements.
- Agency Governing Board Members are encouraged to pursue continuing education programming addressing community redevelopment provided by the Florida Redevelopment Association (FRA), the Florida League of Cities (FLC) or other continuing education providers.

GOAL 2

The Agency will continue to comply with the requirements of the Florida Statutes.

Action Strategies

1. The Agency and its operations shall be reviewed and audited, annually as part of City of Winter Park's Annual Comprehensive Financial Report (ACFR).
2. The Agency shall ensure that information from the ACFR is incorporated into the Agency's Annual Reports.
3. The Agency should distribute copies of the Redevelopment Agency's Annual Report and Agency-related available portions of the City's ACFR to the Clerk of the Orange County Board of County Commissioners and the City of Orlando on or before March 31st of each year and post the Agency's Annual Report on the website (cityofwinterpark.org/CRA).
4. The Agency shall provide the Annual Fees (Agency Registration Fee) and Updates to the

Agency's status to the Office of Special District Accountability at the Florida Department of Economic Opportunity (http://floridajobs.org/communityplanning- and-development/special-districts/special-district-accountability-program).

5. The Agency shall prepare an Annual Audit (third-party audit) or shall be included in the City of Winter Park's Annual Audit. (www.myflorida.com/audgen).

Projects/Activities

- Audit of Winter Park Community Redevelopment Agency as part of City of Winter Park's ACFR.
- Prepare the Agency's Annual Report.
- Distribute the Agency's Annual Report and Audit to Orange County Clerk and City of Orlando.
- Upload the Agency's Annual Report and Audit Online to the Agency's website.
- Annually (September 30) update the Agency's website posting the Annual Budget (Proposed and Adopted), Board membership and contact information.

GOAL 3

The Agency may utilize the CRA Community Advisory Board to identify community stakeholders, thought leaders and partners to assist in the implementation of the Redevelopment Plan Goals, Action Strategies, and Projects/Activities.

Action Strategies

1. The Agency should coordinate with local business associations, merchant groups, Chambers of Commerce and other organizations to facilitate regularly scheduled community briefing and "listening" sessions to provide project updates and identify potential programming needs and opportunities.

2. The Agency may utilize public-private partnerships, interagency and interlocal agreements where applicable, in accordance with Florida Statutes, to facilitate the implementation of the Winter Park Community Redevelopment Plan.

3. The Agency may contract with professional firms or organizations to implement specific Goals, Policies, Projects/Activities in accordance with Florida Statute requirements, relevant determinations from the Florida Attorney General's Office, and the adopted purchasing protocols of the City of Winter Park.

Projects/Activities

- Facilitate regularly scheduled community briefing and "listening" sessions with local business associations, merchant groups, Winter Park Chamber of Commerce and other organizations.
- Utilizing the CRA Community Advisory Board, compile a list of key stakeholders, business representatives, faith-community representatives, neighborhood representatives, thought leaders and residents for an "invite-list" and "notification-list" for community briefings and listening sessions.

GOAL 4

The Agency shall evaluate opportunities for site and facility acquisition to implement the Goals, Action Strategies and Projects/Activities of the Plan.

Action Strategies

1. The Agency should prepare a GIS inventory of vacant, publicly-owned, and other properties within the CRA for evaluation and consideration of acquisition to facilitate the implementation of the Plan.

2. The Agency may utilize aggregation of parcels and properties within the CRA to facilitate the implementation of the Plan.

3. The Agency may utilize public private partnerships, interagency and interlocal agreements, where applicable, in accordance with Florida Statutes, to enable the acquisition of sites and facilities needed to implement the Plan.

4. The Agency may contract with professional firms or organizations to enable the acquisition of sites and facilities, in accordance with Florida Statutes, and the adopted purchasing protocols of the City of Winter Park to implement specific Goals, Action Strategies, and Projects/Activities contained in the Plan.

Projects/Activities

- Prepare a GIS inventory of vacant, publicly-owned, and other properties within the CRA.

Housing

GOAL 5

The Agency should promote, encourage and incentivize homeownership within the CRA.

Action Strategies

1. The Agency should maintain and enhance their residential improvement and stabilization grant programs to provide funding for the redevelopment and repair of owner-occupied residential structures within the CRA.
2. The Agency should evaluate the implementation of additional residential improvement programming for existing homeowners within the CRA and additional home purchasing assistance (e.g. down payment assistance and closing cost assistance) programming for those seeking to buy a home within the CRA.
3. The Agency may evaluate for implementation the potential use of increment revenue rebates/ recapture programs to encourage the purchase and occupancy of a range of housing products including single family residences, townhomes, duplexes, etc. within the CRA.
4. On a periodic basis, the Agency shall offer residents who live within the CRA legal education workshops regarding title clearing options, resources, services and home purchasing processes.

Projects/Activities

- Facilitate homeownership educational workshops for residents of the CRA to provide information and guidance about available home ownership programming, resident rights, title clearances and home financing options.

GOAL 6

The Agency should support the City of Winter Park's efforts to encourage the development of a variety of affordable housing products with varying price points within the CRA.

Action Strategies

5. The Agency should work with City Staff to develop regulatory incentives (i.e., inclusionary zoning regulations, accessory dwelling regulations, residential density bonuses, etc.) in the Winter Park Code of Ordinances/Land Development regulations that encourages the inclusion of affordable dwelling units in market rate housing projects.
6. The Agency should explore available funding sources for affordable, attainable, workforce and senior housing development within the CRA.
7. The Agency may develop a marketing strategy and plan to incentivize developers and investors to construct multifamily housing products within the CRA.
8. The Agency should collaborate with City Planning and Zoning staff to develop regulatory incentives (such as density or intensity bonuses) for higher-density mixed-use development within the CRA.
9. The Agency should work with City Planning and Zoning staff to incentivize the construction and rehabilitation of low-density residential developments within existing single family neighborhoods.
10. The Agency may evaluate the opportunity to develop or revise regulations that would allow the development and utilization of smaller sized parcels and lots within the CRA for residential development.
11. The Agency may distribute vacant and nonconforming parcel data to local residential developers and home ownership agencies (such as Habitat for Humanity and others) to encourage the use of these parcels for future development.
12. The Agency should establish working relationships with local landlord associations and short-term rental managers to address property management issues and provide education to landlords and/or their tenants regarding rental responsibilities and rights development.
13. The Agency should seek to improve coordination between the providers of affordable housing land acquisition, construction and management and maintenance services within the CRA.
14. The Agency may seek to provide funding and support for the maintenance and improvement of existing and future affordable housing assets located within the CRA.

GOAL 7

The Agency should continue to support the Home Renovation Program to preserve and improve the CRA's inventory of historic housing and neighborhoods.

Action Strategies

1. The Agency may continue to provide funding to the Home Renovation Program and Residential Driveway and Paint Program to protect historic residential structures from decline and demolition.
2. The Agency should work with City Staff to develop additional incentives that encourage property owners of historic single-family to multifamily conversions to revert their structures back to single family.

GOAL 8

The Agency should actively coordinate with Orange County to facilitate implementation of the Orange County Housing for All Initiative within the Winter Park CRA.

Action Strategies

1. The Agency may share available data with Orange County regarding available units or vacant parcels that have been identified as compatible or appropriate (i.e., proximity to transit services, proximity to schools, shopping, parks and open spaces, medical and social services, etc.) to facilitate the timely development of additional affordable housing.
2. The Agency should continue to work with the Orange County Housing for All Task Force Subcommittees (Accessibility & Opportunity; Innovation & Sustainability; and, Design & Infrastructure) to learn about and share current, available, affordable housing programming and to emulate best-practices from other communities.


Hannibal Square Community Land Trust Property

Community Development & Culture

GOAL 9

The Agency should prioritize dissemination of information regarding development and investment opportunities in the CRA.

Action Strategies

1. The Agency may prepare programming information for distribution on the City's social media accounts across multiple platforms, which the Agency should update regularly.
2. The Agency can develop informational materials to advertise the development and redevelopment opportunities within the CRA to prospective investors, developers and development groups.
3. The Agency can develop a marketing package for prospective investors that showcases redevelopment and economic development opportunities in the CRA. duplexes, etc. within the CRA.

GOAL 10

The Agency should act as a liaison, resource, and advocate for existing businesses and for businesses seeking to locate within the CRA.

Action Strategies

1. The Agency should continue to support the Business Support programming (i.e., Business Façade Matching Grant Program, Business Sign Replacement Program, and the Merchant Employee Parking Program).
2. The Agency should evaluate additional business support programming that may complement the existing Business Support programs and potentially address heretofore unidentified business needs within the CRA.
3. The Agency may periodically host luncheons with Winter Park business owners and merchants to discuss the challenges and opportunities facing businesses in the CRA.
4. The Agency should support 'shop local' campaigns on social media to support small businesses within the CRA.

GOAL 11

The Agency should coordinate with local, county, regional, and state partners to promote local events and projects that advance, support, and implement the CRA redevelopment strategies.

Action Strategies

1. The Agency shall continue to coordinate with Orange County, the City of Winter Park, the City of Orlando and regional agencies, law enforcement and public safety agencies, when regionally impacting events are planned within the CRA.

Economic Development

GOAL 12

The Agency shall seek to increase private sector investment, business development and economic activity within the CRA.

Action Strategies

1. The Agency should evaluate additional regulatory and financial incentives for potential implementation that encourages private sector investment and business development within the CRA. Regulatory incentive examples may include but are not limited to reduced/eliminated parking requirements, increased residential density for development of affordable housing, reduced open space requirements and increased building height limitations where appropriate; financial incentives may include but are not limited

to tax-increment recapture programs, tax abatement programs, City and County impact fee assistance, and rental subsidies for targeted businesses.

2. The Agency may continue to work with the City's Economic Development Department, Orange County's Office for Economic Development and regional economic development partners to attract private investment, tourism and business relocations to the CRA.
3. The Agency should support the City's Economic Development programming (Vacant Storefront program, West Fairbanks Business Facade Matching Grant Program and Sustainability Program and other programs to be developed) to encourage private sector investment and redevelopment within the CRA.

GOAL 13

The Agency should continue to support small businesses, start-up businesses and support entrepreneurial activity within the CRA.

Action Strategies

1. The Agency should coordinate with the Orlando Economic Partnership (OEP) and provide information regarding available sites and facilities that may accommodate target industry (e.g. Agri-Tech/Nutraceuticals, Manufacturing, Aviation/ Marine/Composite Materials, Information Technology/Educational Services, Distribution/ Logistics and Life Sciences) development within the CRA.
2. The Agency can support local job fairs and business recruitment activities that are targeted towards residents and businesses located within the CRA.
3. The Agency should act as a resource for new minority-owned and operated startups located within the CRA seeking public and private grant opportunities, training, and partnerships with other agencies (e.g. Small Business Development Center, etc.).
4. The Agency may facilitate and support regularly scheduled entrepreneurial education and small business training programs that may be hosted by Winter Park Chamber of Commerce (or other appropriate Agency),for residents, business owners and operators within the CRA.
5. The Agency may provide additional regulatory and financial assistance to small businesses and start-up businesses during periods of national or state declared emergencies, pandemics or other natural disasters to assist residents, companies and business located within the CRA.

GOAL 14

The Agency shall seek to enhance the Agency's community presence and community awareness of the CRA, its amenities and assets to develop the area as a regional visitor destination.

Action Strategies

1. The Agency should coordinate with the City's Communications Department to maintain and update its social media presence as part of its operational and administrative activities.
2. The Agency and the City may evaluate options and alternatives to develop (or refresh) an area "brand" for the CRA.
3. The Agency should continue to use the City's and Agency's "brand(s)" when developing unique features in the CRA (e.g. wayfinding signs, paver patterns/styles, shade structures, transit stops, amenities, etc.) and continue to incorporate these items into the built environment through public realm improvements within the CRA to reinforce the identity and character of the City of Winter Park and the CRA.
4. The Agency and the City can evaluate opportunities to support the development of marketing strategies by local business groups for businesses located within the CRA.
5. The Agency may regularly disseminate information about Agency's programs and activities on the City's website and social media platforms.

GOAL 15

The Agency should evaluate and prioritize streetscaping, street lighting, pedestrian and bicycle safety improvement opportunities throughout the CRA.

Action Strategies

1. The Agency can coordinate with the City's Public Works and Transportation Department and Parks and Recreation Department to prioritize and support pedestrian-related improvements located within the CRA such as streetscape projects, trail connections, crosswalks, street lighting and sidewalk installations/expansions within the Agency's Annual Work Plan and Budget for the CRA.

2. The Agency should coordinate with the City's Public Works and Transportation Department to identify, evaluate and prioritize potential locations for existing streetscape updates, streetlighting improvements, sidewalk repair and gap connections (new sidewalk connections) and improvements to other existing pedestrian ways, bikeways and paths, within the CRA, for inclusion in the Agency's Annual Work Plan and Budget for the CRA.

GOAL 16

The Agency shall seek to prioritize, in the Annual Work Plan and Budget for the CRA, infrastructure improvements and amenity installation that will facilitate new development and redevelopment projects within the CRA.

Action Strategies

1. The Agency may evaluate using TIF funds generated from specific projects to facilitate the accelerated installation of improvements or amenities that will mitigate the specific projects' potential impacts and/or enable the realization of Redevelopment Plan Redevelopment Goals and Strategies.
2. The Agency can annually evaluate and prepare grant applications for available potential grant funding opportunities and other alternative funding opportunities to assist in the implementation of transportation improvements that are located within or connect to and serve the CRA.

GOAL 17

TThe Agency shall assist and support the City in providing utility and infrastructure improvements that support public utilization of open spaces and outdoor activities within the CRA.

Action Strategies

1. The Agency should where appropriate, consider using accessibility elements and multi-modal design features when considering streetscape improvements or retrofits of existing streets within the CRA.
2. The Agency shall consider incorporating special event power conduit boxes (i.e. outlet boxes), banner stanchions and "dark-sky" features when evaluating potential streetscape improvements and light pole retrofits or replacements.
3. The Agency may evaluate and support the development, improvement and management of public parking facilities, including parking structures, in the CRA to accommodate special events, outdoor activities and to advance the redevelopment strategies of the CRA.

GOAL 18

The Agency shall support the City's efforts to address stormwater issues and localized flooding within the CRA.

Action Strategies

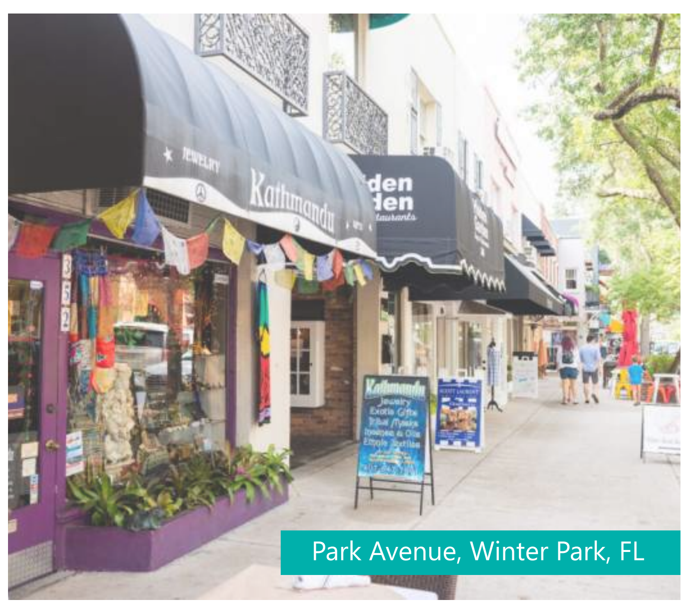
1. The Agency may include stormwater system improvements, as needed, when designing and constructing streetscape improvements, retrofits and other public improvements within the CRA.
2. The Agency should coordinate with the Public Works and Transportation Department and Water & Wastewater Utilities Department and the Saint Johns' River Water Management District to identify and prioritize potential stormwater improvements for inclusion in the Agency's Annual Work Plan and Budget for the CRA.

GOAL 19

The Agency shall continue to support activities, programs and projects that reinforce the City's distinctive character and identity within the CRA.

Action Strategies

1. The Agency may evaluate the continued use of and neighborhood identification at key intersections within the CRA.
2. The Agency should review its wayfinding signage program throughout the CRA to identify needs for maintenance, updating or improving existing signage to ensure ease of use and efficacy.



Park Avenue, Winter Park, FL

Public Space Amenities

GOAL 20

The Agency shall seek to evaluate and identify opportunities to improve, maintain or provide additional amenities within public spaces within the CRA (Capital asset needs and upgrade analysis).

Action Strategies

1. The Agency may create an inventory and map of all public and City-owned spaces and park facilities within the CRA.
2. The Agency should include placemaking projects and CRA-funded amenity upkeep, maintenance and modernization activities within the Agency's Annual Work Plan and Budget for the CRA.
3. The Agency can evaluate and identify opportunities, including land acquisition and the demolition of derelict structures, to create additional green spaces and open spaces within the CRA.
4. The Agency may prepare an asset inventory and asset location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/ trails/route signage, bicycle racks, repair/air/tool facilities) within all public parks and spaces and City-owned parcels within the CRA.
5. The Agency shall endeavor to coordinate biannually with the Parks and Recreation Department to identify and prioritize parks and recreation-related improvements within the CRA for potential inclusion in the CRA's Annual Work Plan and Budget.
6. The Agency shall support opportunities to improve accessibility and utilization of the regional recreational destinations of Central Park, Martin Luther King Jr. Park, and Shady Park with improved connections to the downtown, connections to trail networks, supportive uses and improved visitor amenities (signage, street furnishings, lighting, shade, etc.) within the CRA.
7. The Agency shall coordinate with the Parks and Recreation Department to support improvements, renovations, upgrades, and expansions to the open space and parks facilities and other local public spaces located within the CRA, within the Agency's Annual Work Plan and Budget.

Regulatory Environment

GOAL 21

The Agency should continue to enforce, evaluate and improve the development regulations applicable to the CRA to shape development and redevelopment into a more pedestrian friendly environments with a unified character/identity.

Action Strategies

1. The Agency may evaluate and propose revisions to the Code of Ordinances/Land Development regulations and the City's Comprehensive Plan for regulations and policies that may potentially discourage the realization of the community redevelopment vision and objectives of the Agency.
2. The Agency should work closely and coordinate with the Planning and Zoning Department to update the sign code to specifically address signage regulations in the CRA.
3. The Agency may, working in conjunction with the City, when writing proposals/RFQs and RFPs for the redevelopment of targeted sites within the CRA, seek to include design requirements to provide public open space, connect the street grid, and allow for multi-modal access through the site(s), where appropriate.

Public Health and Safety

GOAL 21

The Agency should advocate for the health and safety of the CRA residents, business owners/ operators and visitors.

Action Strategies

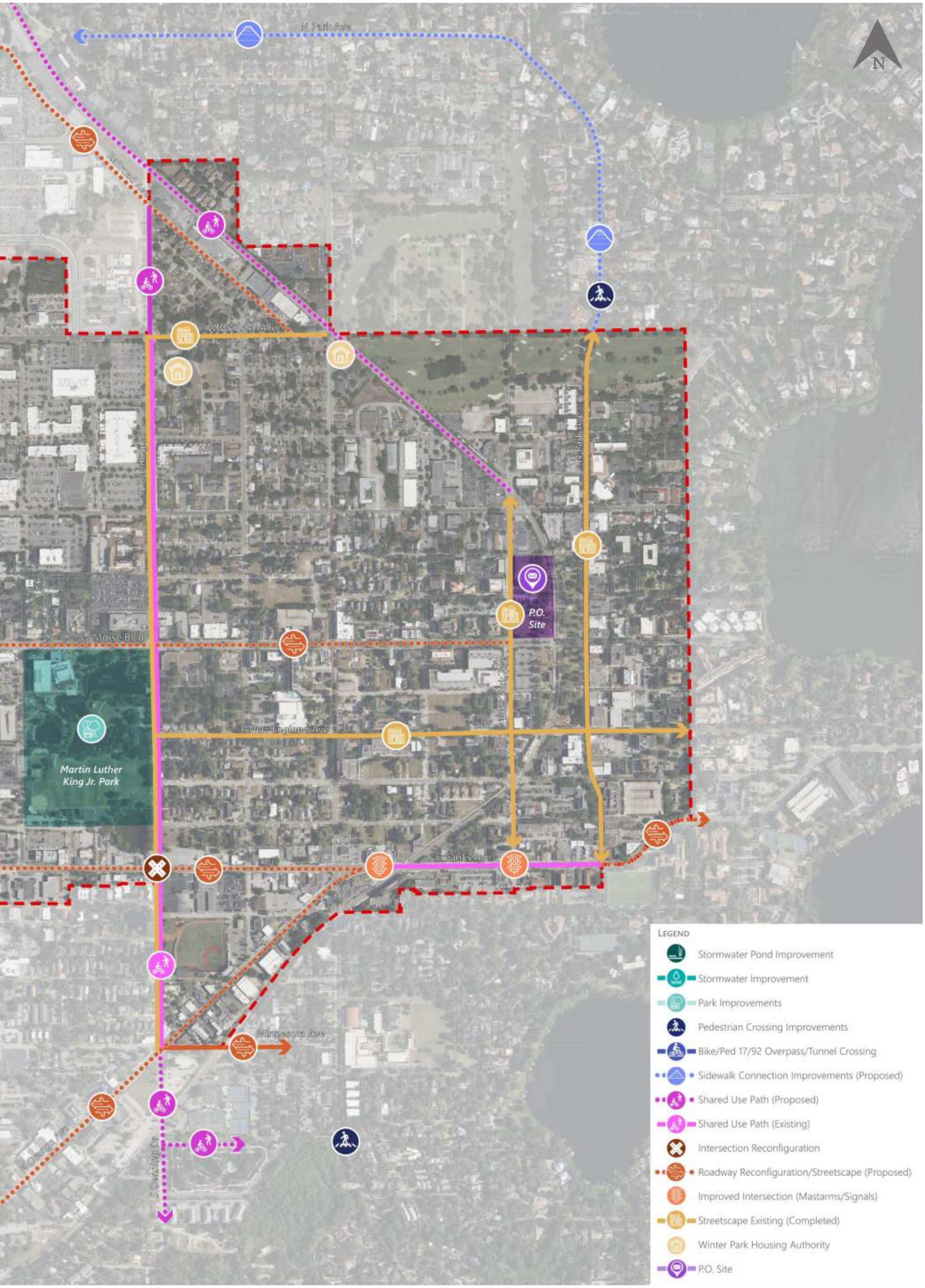
1. The Agency should encourage residents and visitors to participate in active transportation (walking, biking) and through evaluation of opportunities to install additional pedestrian and bicyclist infrastructure in appropriate locations within the CRA.
2. The Agency should coordinate with local, and state law enforcement agencies and organizations to educate the public and enforce traffic laws in order to increase awareness, reduce accidents and protect pedestrians and bicyclists.
3. The Agency may complete an assessment of street lighting throughout the CRA to improve the safety and aesthetics of the pedestrian-environment infrastructure within the CRA.
4. The Agency may install trees and street furniture throughout the CRA to dramatically improve the quality of the pedestrian experience, encourage slower traffic speeds and enhance safety by providing a physical and visible buffer between the pedestrian and the car.
5. The Agency staff may undergo Crime Prevention Through Environmental Design (CPTED) Training and identify actionable strategies that can be used by the City of Winter Park to reduce occurrences of local crime.
6. The Agency can create a list of properties that are in danger of becoming deteriorated or dilapidated and coordinate with the City of Winter Park's Safety and Code Compliance staff to contact those owners and provide tips on avoiding further deterioration.
7. The Agency should coordinate with the City of Winter Park's Safety and Code Compliance, Orange County's Code Enforcement, Winter Park's Police Department and the Orange County Sheriff's Office to identify and address the abandonment of vehicles, illegal dumping and littering within the CRA.
8. The Agency shall collaborate with community partners and health service providers in order to support policies that promote health equity.
9. The Agency can develop communication tools (in the form of in-person community engagement and social media) to support efforts of policy initiatives for health equity.
10. The CRA shall evaluate public safety improvements for applicability within the CRA that include, but are not limited to, on-demand flashing pedestrian crosswalks and emergency call boxes.
11. The Agency shall coordinate the Agency's Annual Work Plan and Budget with the Public Works and Transportation Department to support improvements, renovations and upgrades to the existing site improvements and facilities and the public realm, to improve public safety and health within the CRA

Winter Park Bike Trail

SECTION 3.4
CONCEPTUAL MASTER PLAN

The Conceptual Master Plan shows the general locations of the previously installed capital improvements and proposed capital improvements and programming identified in the Capital Projects and Programming Worksheet (see **Figure 9 – Existing CRA and Expansion Area Conceptual Master Plan**).

Figure 9. Existing CRA and Expansion Area Conceptual Master Plan


N
N Park Ave
W Morse Blvd
E New England Ave
Fairbanks Ave
Minnesota Ave
N Park Ave
P.O. Site
Martin Luther King Jr. Park
LEGEND
Stormwater Pond Improvement
Stormwater Improvement
Park Improvements
Pedestrian Crossing Improvements
Bike/Ped 17/92 Overpass/Tunnel Crossing
Sidewalk Connection Improvements (Proposed)
Shared Use Path (Proposed)
Shared Use Path (Existing)
Intersection Reconfiguration
Roadway Reconfiguration/Streetscape (Proposed)
Improved Intersection (Mastarms/Signals)
Streetscape Existing (Completed)
Winter Park Housing Authority
P.O. Site

FINANCIAL ANALYSIS


04

FINANCIAL ANALYSIS

SECTION 4.1
TAX INCREMENT FINANCING OVERVIEW

The Community Redevelopment Act authorizes a county or municipality to create a community redevelopment agency as a means of redeveloping areas experiencing slum and blighted conditions. Community redevelopment agencies administer programs and activities which implement goals as defined within an adopted community redevelopment plan. These programs and activities are primarily funded by tax increment financing ("TIF") revenue, which is used to leverage public funds to promote redevelopment activities within community redevelopment areas.

TIF revenues are generated from increases in property values above their value at the time the community redevelopment agency was created. TIF revenues accrue into a Redevelopment Trust Fund which is created for that express purpose. The ordinance creating the Redevelopment Trust Fund specifies the base valuation of all property located within the boundaries of the community redevelopment area. Thereafter, 95% of taxes assessed by qualified taxing authorities on increases in the value of all property contained in the community redevelopment area accrue into the Redevelopment Trust Fund.

As referenced in *Section 1,* the Winter Park CRA ("CRA I") was established in 1994 with a base year taxable value of $194,097,285. In 1999, the Winter Park CRA was expanded ("CRA II"), the expansion area has a base year taxable value of $69,094,520. The Winter Park CRA (CRA I and CRA II) had a total taxable value of nearly $1.43 billion in 2023, with approximately $8,858,000 realized as TIF revenues to the Redevelopment Trust Fund. Over the past 10-year period from 2014 to 2023, CRA I and CRA II combined collected approximately $50,455,500 in TIF revenues.

In 2024, the initial year of projections, the Winter Park CRA (CRA I and CRA II) is estimated to have a total taxable value of nearly $1.51 billion which equates to about $9,119,600 realized as TIF revenues. With the addition of the Expansion Area, the total taxable value of the Winter Park CRA could increase by $264,710,100, resulting in TIF revenues increasing by $132,900. From 2024 through the current sunset date in 2027, the existing Winter Park CRA (CRA I and CRA II) is projected to generate approximately $39,874,800 in TIF revenues and the Expansion Area is projected to generate $812,000 in TIF revenues—combined equating to $40,686,800 in TIF revenues through 2027.

The existing Winter Park CRA (CRA I and CRA II) with the addition of the Expansion Area is projected to experience a compound annual growth rate ("CAGR") of 4.3% in total taxable value through the full *planning* period, 2024 to 2037; and collect between an estimated $181,646,200 and $213,07,100 in TIF revenue during this same period. This rate of annual growth is consistent with what the CRA has historically been realizing in TIF revenue growth since its adoption.

To note, the current operational term of the Winter Park Community Redevelopment Agency ("Agency") began in 1994 and the Agency is due to "sunset" in 2027. Therefore, the projection years following 2027 are provided for reference in a future evaluation of extending the Agency's sunset date.

SECTION 4.2
MAJOR ASSUMPTIONS

This tax increment analysis reflects a projected level of property values and the manner in which these property values are taxed, evaluated, and collected throughout the CRA's existence. A reasonable and diligent effort has been made to confirm all assumptions.

In the course of estimating TIF revenues, data provided by the Florida Department of Revenue ("FDOR"), Orange County Property Appraiser, and City of Winter Park was considered. The projections reflect levels of tax increment that could be


Aerial View of Winter Park

achieved based on expected development and redevelopment which may occur within the existing Winter Park CRA (CRA I and CRA II), as well as the Expansion Area throughout the projection period. The following major assumptions were utilized within the projections:

- The TIF revenue projections reflect a 10-year *projection* period beyond the current 2027 sunset date, from 2028 through 2037.
- Average annual increase (appreciation) of existing and new taxable value includes value from residential and commercial development and redevelopment within the redevelopment area(s), as well as an annual inflation rate of 2%.
- Assumes full build-out of new development within 10 years and redevelopment construction within 15 years. New development includes converting tax-exempt properties to taxable and development on existing undeveloped properties.
- The Winter Park CRA (CRA I) was established in 1994, with a base year value of $194,097,285. In 1999, the Winter Park CRA was expanded to include the U.S. Highway 17-92 corridor (CRA II), CRA II has a base year value of $69,094,520.
- The Expansion Area assumes a 2023 base year with a value of $247,392,628.
- Ad valorem tax millage rates utilized were 4.4347 for Orange County and 4.0923 for the City and all adjacent incorporated places, assuming a 95% participation rate. The millage rates are reflective of the final 2023 millage rates for both the County and the City.
- The Annual TIF Revenues are provided in three scenarios, high-moderate-low ("H-M-L"). This model provides a range of potential taxable value and annual TIF collections for the existing Winter Park CRA (CRA I and CRA II) as well as the Expansion Area.
- The *moderate* projection scenario is considered the most likely for any given year over the projection period, whereas the low and high projection scenarios present a range of possible outcomes.
- The projections recognize the TIF rebate, as described below, that are returned to the County each year as indicated in the interlocal agreement between the City and the County:

  "The City hereby agrees to rebate back to Orange County each year the following portions of the amount deposited by Orange County in the Community Redevelopment Trust Fund established by the City, pursuant to Section 163.387, Florida Statutes, for the particular year:

  Thirty percent (30%) of the amount in excess of $2,000,000.00 but less than or equal to $3,000,000.00 plus (b) Fifty percent (50%) of the amount in excess of $3,000,000.00"

In addition, the projections take into consideration the likely components of change in total taxable value from the current taxable value given the composition of properties within the existing Winter Park CRA (CRA I and CRA II) and the Expansion Area. Projected future taxable value is anticipated to be a function of (1) growth in market values of existing improved properties over time (e.g., inflationary growth); (2) redevelopment of some portion of existing improved properties; (3) development of available vacant land area; and (4) additional growth in market value on newly developed or redeveloped properties over time. These causes of change are reflected in **Table 11 - Components of Change** on the following page.

Table 11. Components of Change

	Winter Park CRA		Expansion Area	
FY 2023 Taxable Value	$	1,428,493,300	$	247,392,600
Causes of Change				
Base Inflation Growth	$	494,069,500	$	85,564,400
Residential Development & Redevelopment		136,938,800		14,599,700
Commercial Development & Redevelopment		547,123,000		39,964,500
New Development Inflation Growth		366,469,700		23,831,500
Other		(163,536,700)		(8,434,500)
Subtotal Change	$	1,381,064,300	$	155,525,600
FY 2023 Taxable Value	**$**	**2,809,557,600**	**$**	**402,918,200**

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants.

The potential development and redevelopment opportunities for both commercial and residential markets within the Winter Park CRA (CRA I and CRA II) and the Expansion Area are based on existing land use data, as well as an Investment and Redevelopment Opportunity Index ("ROI") model, see below.

SECTION 4.3
INVESTMENT AND REDEVELOPMENT OPPORTUNITY INDEX

The ROI included in this analysis has been developed using weighted values that can identify potential investment and redevelopment properties located within a specific area. For the purpose of this analysis, investment and redevelopment opportunities were examined for the entire Winter Park CRA (CRA I and CRA II) and the Expansion Area.

The ROI model defines investment opportunities as current for-sale commercial properties or available vacant land, whereas the ROI model defines redevelopment opportunities as select properties—including commercial, residential, and industrial/flex—based on Department of Revenue (DOR) property use codes, with an opportunity index score greater than 80. These redevelopment opportunities generally represent developed properties that may be in active use and are, in most cases, not currently on the market for sale. While many legal, physical, and economic factors ultimately play a role in the viability of redeveloping properties, the general factors used in the ROI model include the following:

- Property Utilization in terms of Floor Area Ratio ("FAR").
- Age of the Improvements.
- Relationship between Land and Improvement Value.
- Total Market Value, including Land and Improvements per square foot of property.
- Size of the Parcels.

Each of these factors for these properties are weighted to provide a measure between 0 and 100. Values closer to 100 reflect factors in favor of redevelopment, and values closer to 0 reflect less favorable indicators for redevelopment. For this analysis, properties scoring 80 or above are considered significant redevelopment targets. The potential taxable value of these redevelopment targets is then estimated and applied to the TIF revenue projection model(s) utilizing the taxable value per square foot of existing properties recently built within the Winter Park CRA delineated by property use. It is important to note, the ROI Model does not consider any other legal, physical, or economic factors that may influence development opportunity.

SECTION 4.4
REVIEW OF MILLAGE RATES

The millage rates within both the County and City have remained consistent over the last 10-years, as illustrated in the table on the following page (see **Table 12 – Review of Millage Rates**).

In an effort to remain conservative, the tax increment projections apply the 2023 final property millage rates for both the County and the City as a constant 4.4347 and 4.0923 per $1,000 of taxable real property value, respectively, throughout the projection period. Although it is likely the millage rates may vary marginally during the projection period, the moderate projection scenario remains the most likely and reasonable estimate of TIF revenues anticipated to be generated by the Winter Park CRA and Expansion Area through 2037.

Table 12. Review of Millage Rates

	County	City
2014	4.4347	4.0923
2015	4.4347	4.0923
2016	4.4347	4.0923
2017	4.4347	4.0923
2018	4.4347	4.0923
2019	4.4347	4.0923
2020	4.4347	4.0923
2021	4.4347	4.0923
2022	4.4347	4.0923
2023	4.4347	4.0923

Sources: Orange County Property Appraiser; City of Winter Park.

SECTION 4.5
TAX INCREMENT PROJECTIONS

Based on prior rates of growth and change in market driven opportunities throughout the Winter Park CRA and Expansion Area, the projection model takes a conservative approach in providing a H-M-L scenario for tax increment generated through 2037. While the *moderate* projection is considered the most likely scenario for any given year, the low and high projection scenarios present a range of possible outcomes for the same period. Conditions assumed to create each path of the low and high projection scenarios are not mutually exclusive and do not indicate an either/or path of potential TIF revenue projections through 2037.

- The *moderate* scenario assumes a continuation of historical inflationary growth plus development of vacant land and redevelopment of existing improved properties. Any general disruption of economic activity is considered short-lived and has a minimal impact on the region or the commercial and residential development sector in general.
- The *low* scenario considers a high possibility of a general U.S. economic recession occurring within the initial years of the projection period as a result of the current economic disruptions followed by long-term, slower market performance as a result of relative commercial and residential development market maturity. The *low* scenario assumes that the Winter Park CRA and Expansion Area will be unable to maintain historical growth rates and should be viewed as a worst-case scenario.
- The *high* scenario is the most synergistic of the three scenarios and incorporates the optimal general economic conditions and continued robust market performance. This scenario assumes no disruption of general economic activity in the near-term or an historically short and very shallow U.S. recession followed by relatively robust growth. The *high* scenario also assumes an improved capture of commercial and residential development within the Winter Park CRA and Expansion Area compared with other areas of the City and County.

The projection model predicts that the taxable value for current improved land, existing vacant land, and new development within the existing Winter Park CRA (CRA I and CRA II) and Expansion Area will generate a combined tax increment between $40,367,200 and $41,504,700 through the current Agency's sunset date, 2027.

In addition, the combined existing CRA and Expansion Area have the potential to generate, in total, as much as $141,279,000 to $171,502,400 in additional receipts throughout the 10-year projection period, 2028 to 2037, experiencing an annualized average increment roughly between $14,127,900 and $17,150,240. The table on the following page details this summary and illustrates how the Expansion Area may impact the existing Winter Park CRA (CRA I and CRA II) throughout the projection period (see **Table 13 – Summary of TIF Revenue Projections, Cumulative**).

Table 13. Summary of TIF Revenue Projections, Cumulative

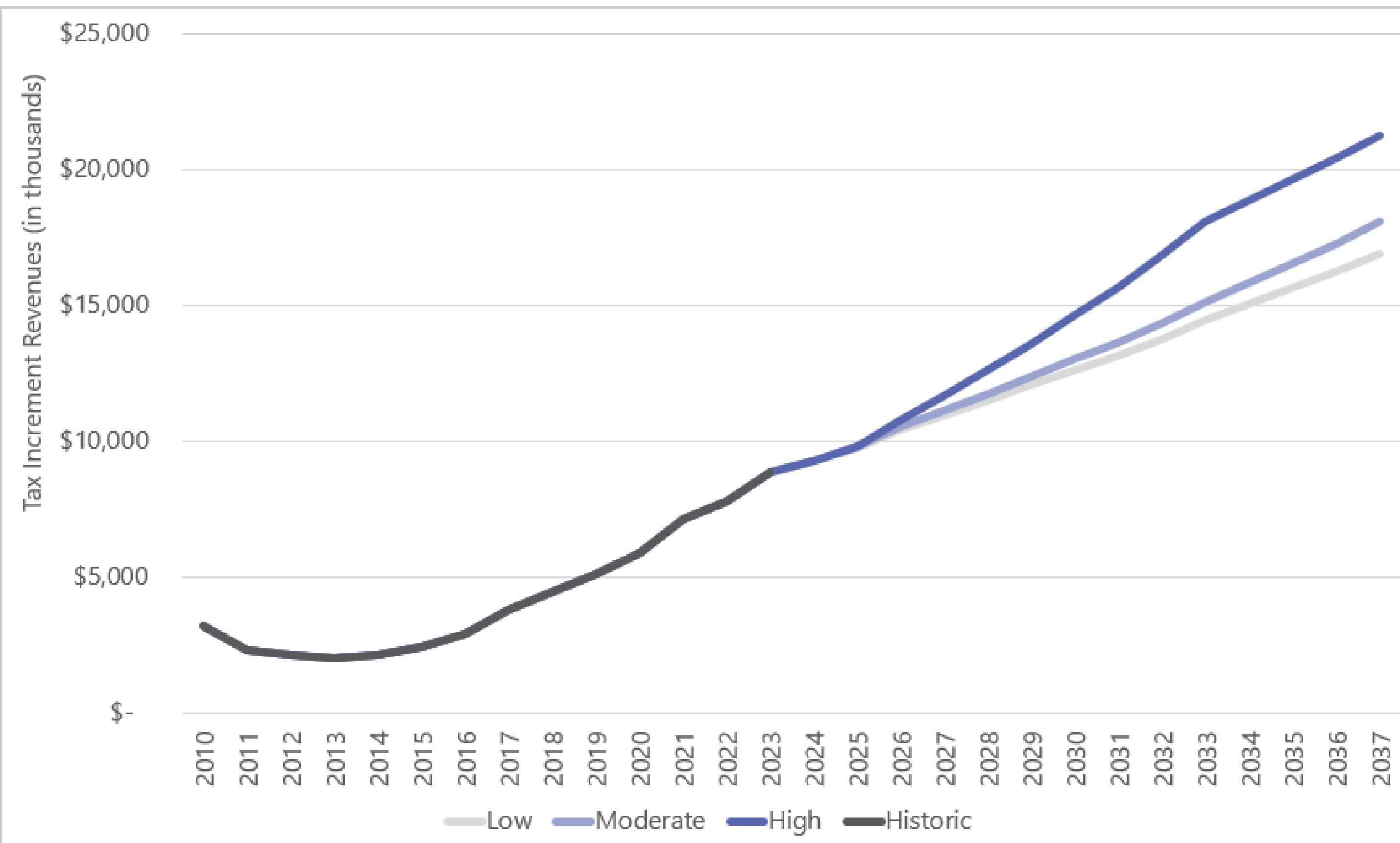
	10-Year Tax Increment Projections		
	Low	Moderate	High
Existing Winter Park CRA	$ 133,739,900	$ 139,801,500	$ 162,273,500
Expansion Area	$ 7,539,100	$ 7,903,500	$ 9,228,900
Combined Total	**$ 141,279,000**	**$ 147,705,000**	**$ 171,502,400**

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Note: "Existing Winter Park CRA" refers to CRA I and CRA II combined. "Combined Total" includes the Existing Winter Park CRA and the Fairbanks Avenue Gateway Expansion Area. 10-Year Tax Increment Projections reflect the projection period beyond the current Agency's current 2027 sunset date, 2028-2037.

Over the full projection period, 2028 through 2037, the projection model reflects CAGRs in TIF revenues between 4.0% and 5.4% for the combined existing CRA (CRA I and CRA II) and the Expansion Area. This rates of growth are comparable to the TIF revenue growth rates previously achieved within the existing CRA (CRA I and CRA II) since 2001.

Historic TIF revenues as well as the H-M-L projected TIF revenues for the existing CRA (CRA I and CRA II) and the Expansion Area from 2010 to 2037 are illustrated in figure below (see **Figure 10 – TIF Revenues (Historic and Projected), 2010 to 2037 | Existing CRA and Expansion Area**).

Figure 10. TIF Revenues (Historic and Projected), 2010 to 2037 | Existing CRA and Expansion Area



Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Note: "Existing Winter Park CRA" refers to CRA I and CRA II combined. "Combined Total" includes the Existing Winter Park CRA and the Fairbanks Avenue Gateway Expansion Area. 10-Year Tax Increment Projections reflect the projection period beyond the current Agency's current 2027 sunset date, 2028-2037.

Detailed table(s) illustrating the H-M-L projection scenarios for total taxable value, total tax increment, the County and City's contribution to the Trust Fund, and the total TIF revenues for the existing Winter Park CRA (CRA I and CRA II), as well as the potential Expansion Area through the full planning period, 2024 to 2037 can be located in **Appendix D – Detailed Tax Increment Tables**).

SECTION 4.6

CAPITAL PROJECTS AND PROGRAMMING WORKSHEET

The proposed Capital Projects and Programming Worksheet presents potential projects, programming, their anticipated cost estimates and potential general timeframes for implementation in accordance with Section 163.362, Florida Statutes (see **Table 14 – Capital Projects and Programming Worksheet**). This information is to be used when preparing the Agency's Annual Budget and Work Program.

This is not an Annual Budget document. Future projects undertaken by the Agency that are not specifically listed in this Worksheet may be supported and implemented by the CRA as long as those projects and programming address the Redevelopment Focus Areas and the Redevelopment Goals and Action Strategies contained in this Plan.

Table 14. Capital Projects and Programming Worksheet

Category	1-3 Years Short Term	4-6 Years Mid-Term	7-10 Years Long-Term
AFFORDABLE HOUSING			
Housing Rehabilitation	$350,000	$350,000	$750,000
New Home Construction	$350,000	$6,500,000	$350,000
Support Existing Facilities	$250,000	$250,000	$200,000
TRANSPORTATION & SAFETY			
Sidewalk Gap connections			
Minnesota Avenue	$267,000		
Webster Avenue			$787,500
Connectivity improvements			
CRA-Wide	$300,000		
Hannibal Square Connectivity	$200,000		
Share Use Paths			
Denning Drive extension			$618,000
Railroad Avenue		$3,264,000	
Street Crossing Improvements			
Ohio & Fairbanks	$2,600,000		
Jackson & Fairbanks	$2,730,000		
Shoreview & Fairbanks	$2,600,000		
Overpass/Underpass/Crossing (each)		$7,500,000	$9,000,000
Streetscape, Lighting & Intersection improvements			
Fairbanks Avenue (West) (Streetscape)	$5,000,000		
US 17-92 (Streetscape)		$10,370,456	
Orange Avenue Street Reconfiguration		$4,650,000	
Orange Ave./Minnesota/Denning Intersection Reconfiguration			$3,000,000
Fairbanks Ave./Denning Intersection Reconfiguration		$1,750,000	
Fairbanks (US 17-92 to Pennsylvania Ave- Streetscape			$27,750,000
Morse Boulevard (Streetscape US 17-92 to New York)		$18,000,000	
Minnesota Ave. (Bike Lanes)			$1,177,500
Morse Blvd Traffic Study	$300,000		
Lighting Needs Survey	$15,000		
Lighting Improvements	$50,000	$75,000	$125,000
Parking Improvements		$7,000,000	$10,000,000
INFRASTRUCTURE & SUSTAINABILITY			
Stormwater Management			
West Minnesota Ave. Draining Improvements		$3,600,000	
Nicolet Pond Improvements	$200,000		
Kentucky Avenue Collection and Conveyance Piping (Stormwater)		$500,000	
Holieanna Ditch Pipe		$2,000,000	
Corrugated Pipe Replacement (CRA-Wide)	$500,000		
Level of Service Study	$100,000		
Martin Luther King Jr. memorial Park Improvements	$1,500,000		
Post Office Purchase			$7,075,000
Sanitary Sewer Connection Assistance Program			
Connection Incentives	$50,000	$75,000	$75,000
Short Term (1-3 Years) Potential Project Costs	**$17,362,000**		
Medium Term (4-6 Years) Potential Project Costs		**$65,884,456**	
Long Term (7-10 Years) Potential Project Costs			**$60,908,000**

COMMUNITY IMPACT STATEMENT

05

COMMUNITY IMPACT STATEMENT

SECTION 5.1
COMMUNITY IMPACT STATEMENT

This section of the Redevelopment Plan update addresses the requirements of Chapter 163 Part III of the Florida Statutes, Sections 163.360 and 163.362.

The implementation of the Redevelopment Plan update will foster many positive impacts to the quality of life in the CRA and surrounding communities. Neighborhoods will benefit from the redevelopment programming, through the development of new and the improvement of existing affordable housing, improvements to public infrastructure addressing localized flooding issues and connectivity to sanitary sewer services, pedestrian safety and multi-modal transportation, and other improvements the public realm. These activities are to address conditions of slum and blight that were found present in the community.

Successfully addressing the conditions of blight will improve the quality of life for residents, businesses and visitors. The planned redevelopment activities and public realm improvements will also improve the economic environment for business owners, employers and workers within the City of Winter Park and Orange County.

While all impacts cannot be determined without site-specific proposals from which to evaluate potential impacts, the following section presents the range of potential impacts that may be anticipated to occur in the categories required by Chapter 163 Part III of the Florida Statutes, Sections 163.360 and 163.362.

RELOCATION
The City of Winter Park has relocation policies, as noted in the City of Winter Park 1999 Community Redevelopment Plan, which provides equitable payment for all property, owners and tenants in the event of displacement from property acquisition by the Agency. The Agency seeks to avoid displacement of households and businesses as a general policy. The proposed elements of this Redevelopment Plan update specifically seek to promote the reuse of existing structures when appropriate, support neighborhood revitalization, and allow the current residents to invest in and remain in their neighborhoods.

RESIDENTIAL DEVELOPMENT
The efforts undertaken by the Agency, as described in this Redevelopment Plan update, are intended to encourage the continued residential uses within the redevelopment district and encourage home ownership, fix up and repair.

AFFORDABLE HOUSING
This Redevelopment Plan update identifies the development of new affordable housing as one the Redevelopment Plan's Focus Area. The Plan seeks to continue the Agency's existing affordable housing programming (rehabilitation programs, painting and driveway improvement programs) while increasing support for existing public housing and affordable housing facilities within the CRA. The Agency anticipates coordinating the implementation of its affordable housing activities with the Orange County Housing for All initiative activities.

This Redevelopment Plan update also supports the identification of potential sites for the development of affordable owner-occupied housing in concert with community housing development agencies (Habitat for Humanity, Hannibal Square Land Trust, Winter Park Housing Authority, etc.). Programming that enhances the buying power of the low and moderate-income homebuyers are also proposed within this Redevelopment Plan update.

ENVIRONMENTAL QUALITY
Drainage - Infrastructure improvements to address localized flooding issues have been identified in this Redevelopment Plan update. The include improvement to the stormwater collection and conveyance systems within the CRA. These improvements are to be provided concurrently with streetscape improvements and will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the Winter Park lake system.

Vegetation - No loss of vegetation is expected due to the implementation of this Redevelopment Plan update. Additional street trees, open spaces and refurbished and refreshed green spaces are proposed within this Redevelopment Plan update.

Park Avenue, Winter Park, FL

Noise **-** It is anticipated that construction activities may cause a temporary increase in local noise levels, however, these activities will occur during normal working hours and should not create a hardship for local residents and businesses.

Water Quality **-** Improvement to the stormwater collection and conveyance systems within the CRA have been identified as potential projects in this Redevelopment Plan update. Improving the ability of residents and business to connect to available sanitary sewer services is identified within this Redevelopment Plan update. Improvements to the stormwater drainage system infrastructure and reduced use of septic tank systems are anticipated to have a positive impact upon water quality in the Winter Park's lakes system.

Air Quality **-** The implementation of this Redevelopment Plan update does not involve the addition of any anticipated point sources of air pollution that would require State or Federal permits. Proposed construction activities that occur as a part of project development or redevelopment activities will be a source of airborne dirt and dust. Dust control mitigation measures may be employed during these activities. Traffic circulation and pedestrian mobility improvements should provide long-term benefits for the air quality in the redevelopment area by increasing the efficiency of traffic flow and decreasing dependency on the automobile for shorter trips in town.

TRANSPORTATION

This Redevelopment Plan update proposes streetscape improvements, pedestrian improvements and improved bicyclist amenities throughout the CRA. These projects will maintain or improve downtown traffic circulation and parking as well as the flow of regional through traffic while enhancing the pedestrian character of the district. Future streetscaping projects will emphasize the provision of enhanced pedestrian facilities and bicycle facilities. While regional traffic capacity is maintained, the pedestrian environment will be enhanced, and bicycle facilities expanded. Neighborhood revitalization incorporating new local employment is expected to provide some relief to traffic congestion in the community by fostering the development of traditional neighborhood characteristics.

The closer proximity between various land uses encourages pedestrian, rather than automobile, trips. The Agency in close coordination with the City will utilize maintenance of traffic (MOT) and maintenance of business (MOB) plans to manage traffic flow and to ensures easy access to local businesses during construction periods.

POLICE AND FIRE

This Redevelopment Plan update supports the use of Community Oriented Policing (COPs) programs and Crime Prevention Through Environmental Design (CPTED) planning and design principles during neighborhood planning and when reviewing new private sector development. The Winter Park Police and Fire & Rescue Departments currently provide high quality law enforcement and fire safety and rescue services. The Plan endorses the use of improved street lighting and sidewalks in residential areas to address residents' concerns of potential crimes of opportunity.

Additionally, by reducing the number of unsafe, deteriorating, vacant, or poorly maintained structures the potential for fire is proportionally decreased. This supports the City's capacity for the provision of Fire & Rescue services.

SCHOOL POPULATION

Potential housing development and population growth within the CRA are not anticipated to significantly increase the amount of school age children. The population growth of Winter Park has been relatively flat. Winter Park has a 2024 population of 29,882. Winter Park is currently growing at a rate of 0.11% annually but its population has decreased by -0.44% since the most recent census, which recorded a population of 30,013 in 2020. While significant increases in the population of school age children are not anticipated within the CRA, population trends will be monitored for potential changes in this trend.

EMPLOYMENT

The long-term implementation of this Redevelopment Plan update is anticipated to increase employment activities within the CRA and increase employment opportunities for the residents of the redevelopment area. Small business development is a key factor to providing a stronger, more diverse employment base that is more resistant to fluctuating economic cycles and decisions regarding capital mobility. This Redevelopment Plan update supports the establishment and revitalization of neighborhood commercial, retail, hospitality and office uses in appropriate locations throughout the community redevelopment area.

SECTION 5.2
COMMUNITY REDEVELOPMENT PLAN REQUIREMENTS

In a very simply described and summarized process for adopting and amending a community redevelopment plan, it is necessary that a local government and its Agency evaluate the physical, social and economic attributes of a specific area and make a determination that it satisfies multiple criteria. This determination would allow the local government to adopt and implement a redevelopment strategy and utilize all the powers available to its Agency.

Toward assuring compliance with the larger mission and responsibilities of the Agency and an implementable redevelopment plan, the Redevelopment Act outlines both the contents of the legally sufficient redevelopment plan and the general framework for its adoption. The particulars of this 2024 Winter Park CRA Redevelopment Plan update and the means by which it will be adopted, like its predecessor, adhere to the current legal requirements.

The Redevelopment Act, according to Chapter 163.360, Florida Statues, prescribes that each adopted plan:

a. *Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.*

b. *Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.*

c. *Provide for the development of affordable housing in the area or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.*

The Redevelopment Act, according to Chapter 163.362, Florida Statues, prescribes that each community redevelopment plan shall:

i. *Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.*

ii. *Show by diagram and in general terms:*
    a. *The approximate amount of open space to be provided and the street layout.*
    b. *Limitations on the type, size, height, number, and proposed use of buildings.*
    c. *The approximate number of dwelling units.*
    d. *Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.*

iii. *If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.*

iv. *Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.*

v. Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

vi. Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

vii. Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

viii. Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.

ix. Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

x. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

This 2024 Winter Park CRA Redevelopment Plan update documents required compliance with Chapter 163.

To fulfill its many responsibilities, the Agency has many powers. These enumerated powers acknowledge the status of the Agency as a functioning governmental entity but one that stands apart in its supportive mission of the CRA. These powers tend to reaffirm the Agency's specific duties in the pursuit of development and redevelopment while separating its financial obligations from those of the associated general government.

These enumerated powers for the Agency as outlined in Chapter 163.0370 include, but are not limited to:

- To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.
- To disseminate slum clearance and community redevelopment information.
- To undertake and carry out community redevelopment and related activities within the community redevelopment area.
- To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities or provisions to fulfill such of the conditions as it deems reasonable and appropriate.

Although any associated general-purpose governments and any of its property owners or citizens as tax payers are intended to benefit from the activities of the Agency or the CRA, they are insulated from its financial obligations. Further, certain operating and capital expenses of an associated general government, are not to be absorbed through funds flowing into the Winter Park CRA and it's Redevelopment Trust Fund. Despite that insularity, the CRA exports many financial and community benefits well beyond its legally defined boundaries.

SECTION 5.3 COMMUNITY REDEVELOPMENT PLAN APPROVAL

In accordance with Chapter 163.360, Florida Statutes, the Agency shall submit any Redevelopment Plan it recommends for approval together with its written recommendations, to the local planning agency and then to the Winter Park City Commission. The Agency Governing Board (City Commission) shall hold a public hearing on the Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the Redevelopment area covered by the Plan, and outline the general scope of the Redevelopment Plan under consideration.

Following such a hearing, the governing board may approve the Plan therefore if it finds that:

1. A feasible method exists for the location of families who will be displaced from the CRA in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
2. The Plan conforms to the overall Goals, Policies and Objectives of the City's adopted Comprehensive Plan;
3. The Plan provides due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and,
4. The Plan will afford for the maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the CRA by private enterprise.

Upon approval by the Winter Park City Commission, the Plan shall be considered in full force and effect for the respective CRA and the City may then cause the Agency to carry out the implementation of the Plan.

SECTION 5.4
DURATION OF THE PLAN

The provisions of the Winter Park CRA Redevelopment Plan shall remain in effect and serve as a guide for the Agency's future redevelopment activities in the designated CRA through 2037.

SECTION 5.5
AMENDMENT OF THE PLAN

The Plan may be modified, changed, or amended at any time by the Winter Park City Commission upon the recommendation of the Agency, provided that if modified, changed, or amended after the lease or sale of property by the Agency, the modification may be consented to by the developer or redevelopers of such property or his successors or their successors in interest affected by the proposed modification. This means that if a developer acquired title, lease rights, or other form of development agreement from the Agency to a piece of property within the CRA with the intention of developing it in conformance with the Plan, any amendment, which might substantially affect their ability to proceed with that development may require their (developer) consent. When considering modifications, changes, or amendments in the Plan, the Agency will take into consideration the recommendations of interested area property owners, residents, and business operators. Any proposed minor changes in the Plan will be communicated by the agency responsible to the affected property owner(s).

SECTION 5.6
SAFEGUARDS AND RETENTION OF CONTROL

The Plan is the guiding document for future development, redevelopment and ancillary programs, projects and activities in and for the CRA. To assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this plan, the Agency will utilize the regulatory devices, instruments and systems used by the City of Winter Park to permit development and redevelopment within its jurisdiction. These regulatory devices, etc., include but are not limited to the adopted Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and City authorized development review, permitting and approval processes.

In accordance with Florida Statutes and the current Delegation of Authority Resolution and Interlocal Agreements with Orange County Government, the Winter Park City Commission retains the vested authority and responsibility for:

1. The power to grant final approval to Community Redevelopment Plans and modifications.
2. The power to authorize issuance of revenue bonds as set forth in Section 163.385, F.S.
3. The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(3), F.S. and the power to assume the responsibility to bear loss as provided in Section 163.370(3), F.S.

The Agency Governing Board shall be fully subject to the Florida Sunshine Law and will convene, at publicly noticed meetings, on a regularly scheduled meeting basis in a public forum. The Agency shall file an Annual Report with the State's Auditor General's Office and with the City of Winter Park. This report shall contain a programmatic overview of the activities of the Agency as allowed by the Redevelopment Plan. In addition to an annual audit as part of the City's Comprehensive Annual Financial Report ("CAFR"), the Agency shall also be audited annually by a third-party auditor. The findings of the audit shall be presented at a meeting of the Agency Board and such findings shall be forwarded to the State Auditor General's Office by March 31 of each year for the preceding year, which shall run from October 1 through September 30.

The CAFR and third-party audit of the Agency shall be provided to the City of Winter Park and the City Clerk's Office for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit Report and the Annual Report. The Agency shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed shall contain restrictions and/or covenants to run with the land and its uses, or other provisions necessary to carry out the goals and objectives of the Plan.

SECTION 5.7
SEVERABILITY

Should any provision, section, subsection, sentence, clause, or phrase of this Plan be declared by the courts to be invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of Plan.

Winter Park City Hall

APPENDIX

APPENDIX A
FINDING OF NECESSITY FOR CRA EXPANSION

CITY OF WINTER PARK

CRA PLAN UPDATE

FINDING OF NECESSITY FOR EXPANSION

August 2023

CITY OF WINTER PARK

FINDING(S) OF NECESSITY FOR EXPANDED CRA BOUNDARY

WINTER PARK, FLORIDA

AUGUST 2023

PREPARED FOR:

City of Winter Park
Community Redevelopment Agency

401 South Park Avenue,
Winter Park, Florida 32789

PREPARED BY:

GAI Consultants, Inc.
Orlando Office

618 E South Street, Suite 700,
Orlando, Florida 32801

REPORT AUTHORS:

Thomas R. Kohler | Senior Director

John M. Jones | Project Manager

Hannah Hollinger | Project Planner

Table of Contents

1

Project Overview

Finding of Necessity Introduction

The purpose of this analysis is to provide data that documents potentially blighting conditions, as defined in Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act of 1969") within selected areas of the City of Winter Park, Florida.

If the determination of such conditions of slum and blight can be established based on the statutory definitions set forth in Section 163, Part III, Florida Statutes (F.S.), the "Redevelopment Act," the Finding of Necessity Study Areas may be considered for inclusion within the Winter Park Community Redevelopment Area, in conjunction with the preparation and adoption of an updated redevelopment plan.

Adoption of the updated Winter Park Community Redevelopment Plan reflecting any changes in the Community Redevelopment Area's boundaries is contingent upon review and approval by the Winter Park Community Redevelopment Agency, the Winter Park City Commission and the Orange County Board of County Commissioners.

Flooding in a proposed expansion area

Winter Park CRA History

The Winter Park Community Redevelopment Agency (CRA) is a public entity created by the City of Winter Park in 1991 to implement the community redevelopment activities outlined under Chapter 163, Florida Statutes. The Community Redevelopment Area encompasses approximately 443 acres.

The Winter Park CRA's initial Community Redevelopment Plan was adopted in 1994. In 1999 the Community Redevelopment Area's boundaries were expanded to include portions of US 17-92 and the Winter Park Village. The inclusion of these additional 175 acres increased the size of the Winter Park Community Redevelopment Area to 618 acres. Redevelopment activities have been guided by the 1994 Community Redevelopment Plan that addresses the original Community Redevelopment Area and the 1999 Community Redevelopment Plan Amendment for Expansion Area. These two documents have served as the primary guide for all CRA activities to date.

The Winter Park Community Redevelopment Area currently encompasses 15% of the land area, approximately 10% of the residential population, and over 50% of all businesses within the City of Winter Park.

The Winter Park Community Redevelopment Area is located within Orange County Florida. Orange County is a Charter County and as such has special authority regarding the establishment, operation and expansion of Special Districts and Community Redevelopment Agencies by municipalities within the County. A Delegation of Authority by the Orange County Commission was required to establish, expand and operate the Winter Park CRA. The operational term of the Winter Park Community Redevelopment Agency expires at the end of 2026. The Orange County Commission may grant an extension to the operational term up to 2054 through a modification to the Delegation of Authority Resolution.

The initiative to evaluate selected areas for consideration of inclusion within the Winter Park Community Redevelopment Area and update of the community redevelopment plan in response to a directive from the Winter Park Community Redevelopment Agency Governing Board and also arises from the Board's recognized need to stimulate private sector reinvestment in targeted areas of the City and to address and implement long-term City and regional redevelopment initiatives.

Before targeting prospective private sector investors to the area, blighting influences should be addressed to enable installation of new infrastructure and rebuild existing infrastructure necessary to address blighting influences and support and encourage new investment respectively. Limited availability of key infrastructure services (i.e., stormwater facilities, pedestrian amenities, sanitary sewer connections) coupled with deteriorating conditions of structures, utilities, and conditions of the general physical environment undermine economic development efforts and impede improvement of the area.

Removing blight is essential to remain competitive in the central-Florida economic marketplace. This analysis addresses an expansion of the CRA redevelopment area due to present slum and blight conditions in the adjacent commercial corridors that lead into downtown Winter Park and the existing Community Redevelopment Area. This Finding of Necessity (FON) will support the area's need for redevelopment. A subsequent update of the community redevelopment plan will memorialize any redevelopment area boundary changes and specify the redevelopment strategies, desired improvement projects and implementation steps.

Draft Copy

Defining the Area

The City of Winter Park is located in the center of northern Orange County and is part of the Orlando–Kissimmee–Sanford, Florida Metropolitan Statistical Area.   In 2020, the City of Winter Park had a population of 29,975 and a median household income of $88,688[1].

Figure 1: Existing Winter Park CRA Boundary

The current Winter Park Community Redevelopment Area is generally located east of US 17-92, north of Minnesota Avenue, south of Webster Avenue and west of Interlachen Avenue. **Figure 1,** Existing Winter Park CRA Boundary, depicts the current Winter Park CRA boundary and relative location within the City.

The City of Winter Park FON evaluated three separate areas for the presence of conditions of 'slum' and 'blight' as defined in Chapter 163.340 (7),(8), Florida Statutes for consideration of inclusion within the Winter Park Community Redevelopment Area.   These areas are:

- Fairbanks Avenue Corridor
- Lee Road Corridor
- Orlando Avenue Commercial Corridor

These gateway corridors provides access to downtown Winter Park from Interstate-4 and US 17-92. The Fairbanks Avenue Corridor is comprised of 307 parcels covering 142.0 acres. The Lee Road Corridor is comprised of 425 parcels covering 164.6 acres. The Orlando Avenue Commercial Corridor is comprised of 269 parcels and covers 90.5 acres. The combined FON area is 397.1 acres.

Figure 2, Existing CRA Boundary and Proposed FON Areas, shows the existing Winter Park Community Redevelopment Area and the three (3) FON areas under evaluation for potential inclusion within the Winter Park CRA.

---

1 US Census, QuickFacts, July, 1, 2022 (V2022)

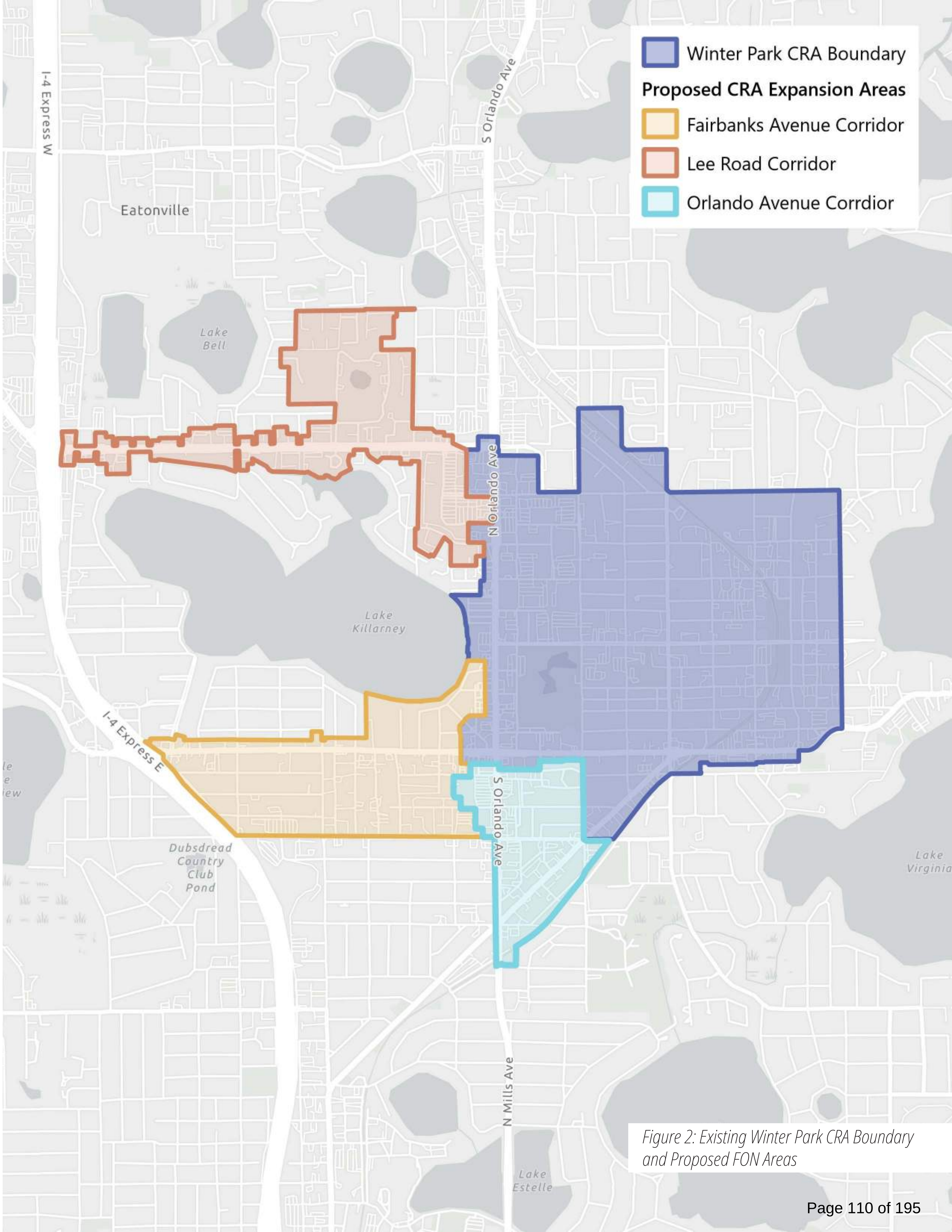


Figure 2: Existing Winter Park CRA Boundary and Proposed FON Areas

2

Community Redevelopment Act of 1969

The purpose of the Community Redevelopment Act of 1969 is to assist local governments in prevention and elimination of slums and blight that contribute substantially and increasingly to the spread of disease and crime, constitute an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs growth, hinders the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities.

The following Florida Statutes define slum and blight conditions, their specific effects, and the intentions of the community redevelopment regime as a tool for implementing policy and programs

Section 163.335(1), F.S. ...Slum and blighted areas constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

Section 163.335(2), F.S. ...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.

Section 163.335(3), F.S. ...powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

Section 163.335(5), F.S. ...the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns.

Section 163.335(6), F.S. ...there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such conditions is a proper matter of state policy and state concern is for a valid and desirable purpose.

The Winter Park Community Redevelopment Agency (whose six-member governing board is comprised of the members of the Winter Park City Commission plus one member appointed by the Orange County Commission) possesses the authority to govern the course of action concerning the redevelopment and rehabilitation of the existing Community Redevelopment Area and the proposed expansion areas.

This power was granted to the City of Winter Park by Orange County Commission through the adoption of Orange County Resolutions Nos. 91-M-32 (Creation of Winter Park CRA); 92-M-03 and 93-M-71.

The City of Winter Park authorized the establishment of the Winter Park Community Redevelopment Agency through the adoption of Winter Park Resolutions Nos. 1528 (Finding of Necessity/Creation of Agency); Nos. 1587 (Finding of Necessity/Creation of Agency), and; Nos. 1610 (Approval of Community Redevelopment Plan).

The Orange County Commission and City of Winter Park have also entered into an Interlocal Agreement (September 1994) that addresses Tax Increment revenue rebates provided by the City of Winter Park to Orange County.

3

Declarations & Process

The initial step in changing the boundary of a CRA redevelopment area is to document the existing conditions within the proposed expansion area. This analysis summarizes the extent and effects of slum and blight that deteriorate the economic, social, and physical elements of the three potential expansion areas evaluated.

Finding of Necessity

This Finding of Necessity ("FON") is intended to be considered by the Winter Park City Commission to support the update of the CRA Redevelopment Plan as well as to enable the potential expansion of the Community Redevelopment Area boundary. The FON, as set forth in Section 163.355 of the Florida Statutes, is a tool for assessing an area of the slum and blighting influences and how these conditions affect the area's economic viability relative to the City of Winter Park and Orange County as a whole.

Two explicit pathways exist for verifying the existence of blight under Chapter 163, sufficient to warrant the full application of redevelopment powers conveyed by such a designation.

"Alternative One" involves the layering of two tests. The first test is broadly conditional, and the second test is criteria specific. Both tests must conclude that the described conditions exist affirmatively.

> The first of Alternative One's two tests requires that an area identified as blighted contain a "substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress

Draft Copy

or endanger life or property." Recent court decisions affirm that "structures" include infrastructure.

The second of Alternative One's two tests is that the area must then be one in "which two or more of the following factors are present":

a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
d) Unsanitary or unsafe conditions
e) Deterioration of site or other improvements;
f) Inadequate and outdated building density patterns;
g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
h) Tax or special assessment delinquency exceeding the fair value of the land;
i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
j) Incidence of crime in the area higher than in the remainder of the county or municipality;
k) Fire and emergency medical service calls to the area proportionally higher than in the remainder of the county or municipality;
l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

"Alternative Two" involves interlocal agreement or resolution by which all relevant taxing authorities and the CRA agree that the area is blighted. Where such agreement exists, the jurisdiction seeking to designate a redevelopment area needs to pass a less rigorous test. As in "Alternative One", this test relates to specific criteria, and it must conclude affirmatively that at least one of the factors identified in paragraphs (a) through (o) of F.S. Chapter 163.340(8) are present.

This report focuses on the requirements of Alternative One, including the first and second tests. The documentation of the conditions within the proposed FON Study Areas satisfy the first test and second test of Alternative One (in that order), following the process set forth within F.S. Chapter 163, Part III.

4

FON Study Areas

This section provides a detailed summary of the evaluation of each FON Study Area. The Summaries include a narrative synopsis of each FON Study Area followed by a Blight Matrix that presents each of the qualifying conditions of 'slum' and 'blight' for each area examined. Following the Blight Matrix is a detailed evaluation of each FON Study Area and relevant documentation of the conditions observed.

The FON Study Area address the first test and second test of Alternative One of the Finding of Necessity and present the requisite conditions to qualify the potential expansion areas for consideration of inclusion within the Winter Park Community Redevelopment Area.

Fairbanks Avenue FON Study Area

Summary of Existing Conditions & Surrounding Development

The Fairbanks Avenue FON Study Area is a roughly rectangular area (142 acres, 307 parcels) whose boundaries are west of US 17-92, both sides of the Fairbanks Avenue corridor to the north, Minnesota Avenue on the south and the Interstate 4 corridor on the west. The area includes portions of the City of Winter Park, the City of Orlando and unincorporated Orange County.

The area was initially developed as rural residential in the 1920's and during the period of the 1950's through the 1970's the area transitioned to commercial and industrial uses. Recent development around the perimeter of the area (Fairbanks Avenue corridor and US 17-92 corridor) has included commercial/retail and medical office, and higher density residential development, while the center of the area has not experienced as much recent development activity.

While still home to active commercial and industrial uses, recent development has included higher density residential development and professional services. Located less than one-mile north of the North Orlando Medical District that is anchored by Advent Health and a Sun-Rail station, the Fairbanks Avenue FON Study Area is anticipated to continue an incremental transition to higher density residential uses and mixed use development in the future.

Existing higher density residential development within the area includes: Seven41 Winter Park (222 Apartments, 2021) located on Clay Street, Orlando; and the Elon Winter Park (97 Apartments, 1972) located on Nicolet Avenue, Winter Park, in the center of the FON Study Area.

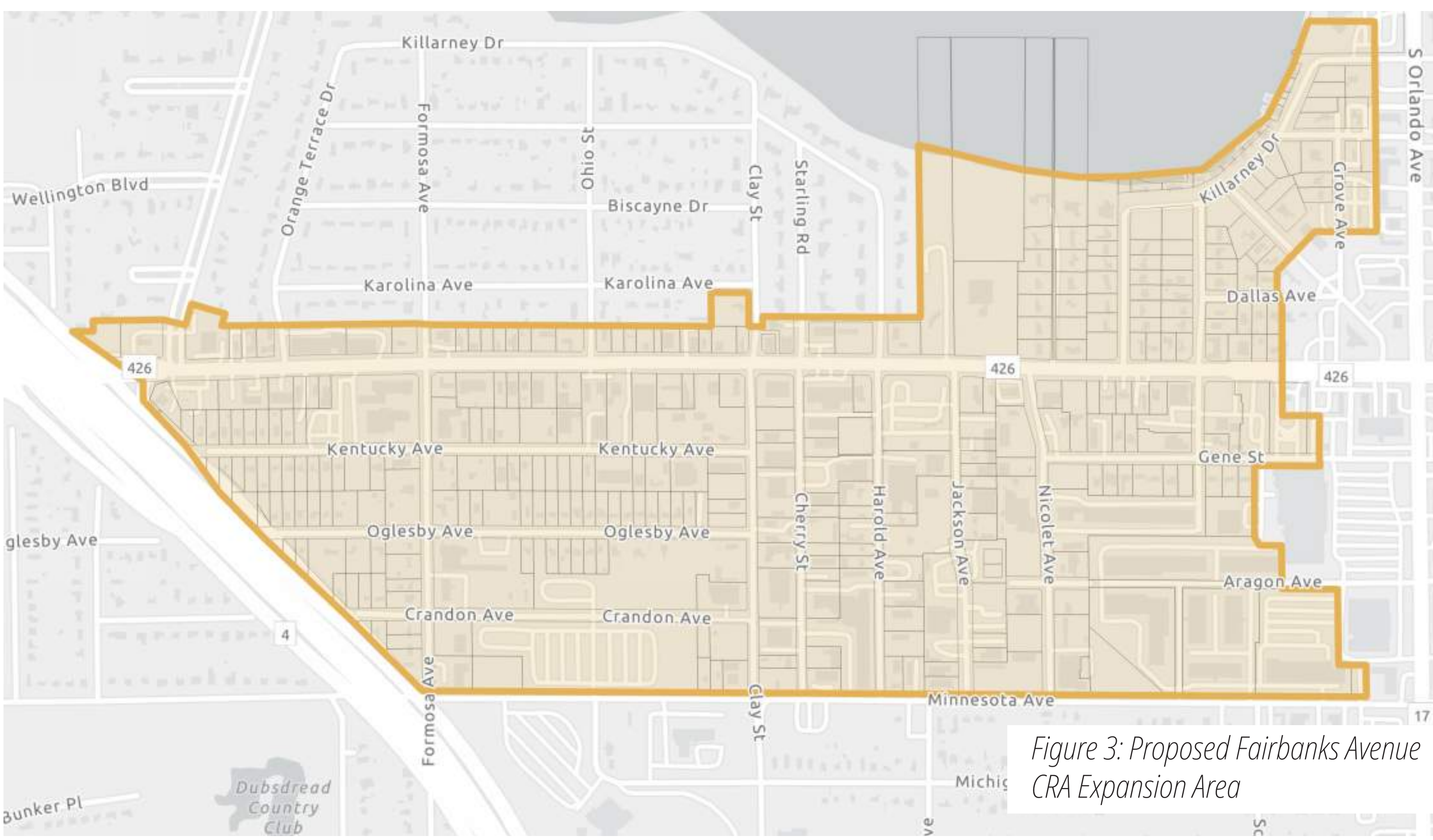


Figure 3: Proposed Fairbanks Avenue CRA Expansion Area

Fairbanks Avenue FON Study Area

Higher density development adjacent to the Fairbanks Avenue FON Study Area includes the Berkshire Winter Park (310 Apartments, 2019).

The existing limited infrastructure within the Fairbanks Avenue FON Study Area is frequently aged and outdated. A significant portion of the current development is not connected to available sanitary sewer services. There is no stormwater retention provided on individual properties, and most of the streets have no sidewalks or curbs. The area frequently experiences episodic flooding and flooded roadways.

Slum & Blight Matrix

The following Slum and Blight Matrix summarizes the "Slum" and "Blight" conditions that were observed present, not observed present or not observed but suspected present within the Fairbanks Avenue FON Study Area. The Fairbanks Avenue FON Study Area demonstrated one (1) condition of "Slum" present (163.340,(7) (c)) and six (6) conditions of "Blight" present (163.340, (8) (a),(c),(d),(e),(f) and (k)). Based on these observation of the presence of Slum and Blight conditions as defined by Chapter 163.340, (7), (8), there are sufficient findings to justifiably consider inclusion of this area within the Winter Park Community Redevelopment Area.

Slum Area Conditions	Observed	Not observed but suspected present	Not observed
(7) **"Slum area"** means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:			
(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;			X
(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code;			X
(c) The existence of conditions that endanger life or property by fire or other causes.	X		

Blight Area Conditions	Observed	Not observed but suspected present	Not observed
(8) **“Blighted area”** means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:			
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	**X**		
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.			**X**
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	**X**		
(d) Unsanitary or unsafe conditions.	**X**		
(e) Deterioration of site or other improvements.	**X**		
(f) Inadequate and outdated building density patterns.	**X**		
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.		**X**	
(h) Tax or special assessment delinquency exceeding the fair value of the land.			**X**
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.			**X**
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.			**X**
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.	**X**		
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.			**X**
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.			**X**
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.			**X**
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.			**X**

Source: Chapter 163.340 (7), (8), Florida Statutes; GAI-CSG, 2023

Fairbanks Avenue FON Study Area

Finding of Necessity

The following section provide background and narrative regarding the observed conditions of “Slum” and “Blight” within the Fairbanks Avenue FON Study Area.

Slum (FS 163.340, (7))

The following “Slum” factors were evaluated for their presence within the Fairbanks Avenue FON Study Area.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces.

Not observed

(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code.

Not observed

(c) Predominance of dilapidated structures and conditions that endanger life or property by fire or other causes.

Observed

The following photographs provide documentation of the presence of dilapidated structures and conditions that endanger life or property within the Fairbanks Avenue FON Study Area:

Dilapidated and deteriorating structures within the Fairbanks FON Study Area

Fairbanks Avenue FON Study Area

Blight (FS 163.340, (8))

The following "Blight" factors were observed within the Fairbanks Avenue FON Study Area.

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities.

Observed

The following photographs provide documentation of the presence of defective or inadequate street layout, roadways and parking facilities within the Fairbanks Avenue FON Study Area.

Observed examples of defective or inadequate street layout, roadways, and parking facilities within the Fairbanks Avenue FON Study Area.

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

Not observed

The aggregate assessed values of real property within the Fairbanks Avenue FON Area have increased appreciably since 2019. The appreciation of the aggregate assessed value of the Fairbanks Avenue FON Area have outpaced the aggregate taxable value appreciation of the Existing Winter Park CRA, Orange County and the City of Winter Park with an 89% increase in assessed taxable value from 2019 to 2023. The aggregate assessed values of real property within the City of Winter Park and Orange County have also experienced significant growth since 2019 of +38% and +42% increases in value respectively through 2023, but lag behind the Fairbanks Avenue FON Area. The table below shows the relative appreciation rates for the period 2019-2023.

Table 1. Taxable Value Appreciation

Area	Total Taxable Value - 2019	Total Taxable Value – Prelim 2023	% Change
Winter Park CRA: Existing	$1,243,322,020	$ 1,432,565,740	+15%
Expansion Area: Fairbanks Avenue	$117,857,845	$222,458,985	+89%
City of Winter Park	$7,087,143,684	$9,748,844,323	+38%
Orange County	$164,593,826,105	$233,894,393,213	+42%

Source: Orange County Property Appraiser Office, 2023; GAI/CSG, 2023.

Fairbanks Avenue FON Study Area

(c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness

Observed

The following photographs provide documentation of the presence of faulty lot layout in relation to size adequacy, accessibility or usefulness within the Fairbanks Avenue FON Study Area.

School crosswalk with no sidewalk or crosswalk on lots.

No sidewalk; lot configuration precludes full use of site.

Church/School with no sidewalk accessibility.
Parking configuration on commercial lot is unsafe.

Convenience store with no clear sidewalk accessibility.
Lot configuration prevents maximum use of site.

Lot configuration and accessibility affecting adjacent building set-backs, and screening of dumpsters.

Lot configuration and building placement preclude maximum utilization of the site.

Empty parking lot is not fully utilized.

Fairbanks Avenue FON Study Area

(d) Unsanitary or unsafe conditions

Observed

The following photographs provide documentation of the presence of unsanitary and unsafe conditions within the Fairbanks Avenue FON Study Area.

Unsafe and unsanitary conditions from localized roadway flooding & internal parcel flooding within the Fairbanks Avenue FON Study Area.

There were several unsanitary and unsafe conditions observed within the Fairbanks Avenue FON Study Area. Unsafe conditions included flooding, roadway conditions and a lack of pedestrian amenities and sidewalks. Unsanitary conditions included a lack of sanitary sewer connection and a dependence on septic tanks in the area. The prevalent use of septic tanks coupled with frequent localized flooding potentially leads to unsanitary and unsafe conditions within the Fairbanks Avenue FON Study Area.

Lack of connected sidewalks, curbs, and gutters within the Fairbanks Avenue FON Study Area.

Fairbanks Avenue FON Study Area

Unsafe and unsanitary conditions from illegal dumping at various location within the Fairbanks Avenue FON Study Area.

(e) Deterioration of site improvements

Observed

The following photographs provide documentation of the observed deterioration of public realm and infrastructure site improvements within the Fairbanks Avenue FON Study Area.

Deteriorated roadway surfaces.

Deteriorated stormwater collection and conveyance improvements.

Fairbanks Avenue FON Study Area

Both public realm infrastructure improvements and private sector improvements and buildings were observed in a range of deteriorating conditions. Deteriorated public realm site improvements included roadways surfaces, curbs, gutters and signage, and storm water collection and conveyance improvements.

Deteriorated private sector improvements included deteriorated site access, aging pavement and parking areas, deteriorated structures, buildings and signage.

Deteriorated signage and parking improvements.

Deteriorated building and site improvements.

Deteriorated building and site improvements.

(f) Inadequate and outdated building density patterns

Observed

The original building density patterns in this area were based on rural residential development standards of the 1920's. Over time (1950's - 1970's) light industrial and heavy commercial began supplanting the single family residential uses that had previously characterized the area. Currently the building density patterns in this area are regulated by two municipalities and one county and vary from location to location within the Fairbanks Avenue FON Study Area.

There are three different maximum residential densities present in the Fairbanks Avenue FON Study Area. They are: 30 dwelling units per acre - City of Orlando; 10 dwelling units per acre (more through PD) application - Orange County; and, 17 dwelling units per acre City of Winter Park.

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

Not observed, but suspected

Falling lease rates while not directly observed through available data are suspected due to the deteriorating conditions of commercial and industrial spaces within the Fairbanks Avenue FON Study Area.

(h) Tax or special assessment delinquency exceeding the fair value of the land.

Not observed

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

Not observed

Fairbanks Avenue FON Study Area

(j) Incidence of crime in the area higher than in the remainder of the county or municipality.

Not observed

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

Observed

The Fairbanks Avenue FON Study Area has a proportionally higher demand for fire and emergency services as demonstrated by FDOT crash and calls for service data.

Area	Non-Fatal Crash Count (2021)	Fatal Crash Count (2021)	Square Miles	Crashes per Square Mile
Expansion Area: Fairbanks Avenue Gateway	72	0	0.269	**267.7**
City of Winter Park	1,226	3	10.359	**118.6**
Orange County	39,803	205	1,003.36	**39.9**

Source: FDOT, 5-Years Crash Rates, 2023; GAI/CSG, 2023.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

Not observed

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

Not observed

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

Not observed

(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

Not observed

Page left intentionally blank.

Lee Road FON Study Area

Summary of Existing Conditions & Surrounding Development

The Lee Road FON Study Area is generally located on the frontage parcels of Lee Road from Interstate -4 to US -17-92 (165 acres, 4227 parcels). Portions of the Lee Road FON Area on the eastern end of the area extend northwest behind the Ravaudage development and includes several apartment (Westmount) and condominium complexes (Waterfall Cove), the Winter Park Housing Authority (The Meadows) and property owned by the City of Winter Park.

Portions of the Lee Road Gateway FON Study Area on the eastern end of the area extend south behind and including several of the commercial and retail centers (Ross, Marshalls, DSW, Office Depot, HomeGoods and LA Fitness shopping center) along US 17-92 frontage and east of Executive Drive. The area is wholly within the City of Winter Park.

Lee Road is one of the primary point of entry/ gateways into Winter Park from I-4. Lee Road was built as a two (2) lane road during the early 1970's as part of the suburban periphery of Orlando/Orange County connecting US 17-92 to Interstate 4. Initial development along the roadway was primarily single-family and some multifamily residential uses with a handful of commercial or office uses. Now, it is a four (4) to six (6) lane road with a central median and turn lanes. The subsequent decades have seen the in-fill development of vacant parcels along the corridor with additional multifamily apartments, additional office space. Older single-family residences along the corridor have transitioned to professional office, medical offices and commercial uses.

Recent redevelopment along Lee Road , such as the Westmount of Winter Park (228 apartments) and the 73 acre Ravaudage Development (546 apartments, 320,000+ sq.ft. commercial and 890,000+ sq.ft. office space) significantly impact the traffic level (number of vehicles), and significantly increase the demand for utilities and pedestrian activity within the area.

The utilities serving the Lee Road FON Study Area are considered "mature" by the Water and Wastewater Utilities Department of the City of Winter Park and require "extensive proactive measures to insure (sic) safe conveyance of sanitary waste." Recent development projects have necessitated the upgrading of utility capacity to serve each new development. Additional capacity improvements to utility and mobility infrastructure are needed to safely accommodate existing residents, visitors and anticipated future development. Lee Road is scheduled to have its overhead utilities placed underground in the FY 2024-2026 period. This may present an opportunity to simultaneously initiate additional below ground infrastructure upgrades and above ground mobility improvements.

Additional redevelopment of existing developed and undeveloped parcels within the Lee Road FON Study Area represent opportunities for additional multi-family residential and mixed-use development, open space development and public mobility and infrastructure improvements within the Study Area.

Figure 4: Proposed Lee Road CRA Expansion Area

Lee Road FON Study Area

Slum & Blight Matrix

The following Slum and Blight Matrix summarizes the Slum and Blight conditions that were observed present, not observed present or not observed but suspected present within the Lee Road FON Study Area. The Lee Road FON Study Area demonstrated one (1) condition of "Slum" present (163.340,(7) (c)) and six (6) conditions of "Blight" present (163.340, (8) (a),(c),(d),(e),(f) and (k). Based on these observation of the presence of Slum and Blight conditions as defined by Chapter 163.340, (7), (8), there are sufficient findings to consider inclusion of this area within the Winter Park Community Redevelopment Area.

Slum Area Conditions	Observed	Not observed but suspected present	Not observed
(7) **"Slum area"** means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:			
(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;			**X**
(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code;			**X**
(c) The existence of conditions that endanger life or property by fire or other causes.	**X**		

Blight Area Conditions	Observed	Not observed but suspected present	Not observed
(8) **"Blighted area"** means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:			
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	**X**		
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.			**X**
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	**X**		
(d) Unsanitary or unsafe conditions.	**X**		
(e) Deterioration of site or other improvements.	**X**		
(f) Inadequate and outdated building density patterns.	**X**		
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.			**X**
(h) Tax or special assessment delinquency exceeding the fair value of the land.			**X**
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.			**X**
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.			**X**
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.	**X**		
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.			**X**
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.			**X**
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.			**X**
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.			**X**

Source: Chapter 163.340 (7), (8), Florida Statutes; GAI-CSG, 2023

Lee Road FON Study Area

Finding of Necessity

The following section provide background and narrative regarding the observed conditions of “Slum” and “Blight” within the Lee Road FON Study Area.

Slum (FS 163.340, (7))

The following “Slum” factors were evaluated for their presence within the Lee Road FON Study Area.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces.

Not observed

(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code.

Not observed

(c) Predominance of dilapidated structures and conditions that endanger life or property by fire or other causes.

Observed

The following photographs detail the presence of dilapidated structures and conditions that endanger life or property within the Lee Road FON Study Area.

Deterioration of buildings, unsanitary and unsafe storage of garbage.

Dilapidated and unsafe structures.

Lee Road FON Study Area

Blight (FS 163.340, (8))

The following "Blight" factors were observed within the Lee Road FON Study Area.

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities.

Observed

The Lee Road corridor initially was developed in the 1970's. Subsequent development along the Lee Road corridor has created a wide variety of disparate street layouts, roadways and public transportation facilities. These disparate street layoutsdo not always provide adequate access, parking, and space to accommodate development.

Defective street layout. Sidewalks and roadway serving large undeveloped, superblock, parcels near Ravaudage.

Defective parking layout.
Temporary, employee parking on unimproved site.

Defective street and parking layout.
Cars parking on street frontage, continuous curb-cut.

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

Not Observed

The aggregate assessed values of real property within the Lee Road FON Study Area have increased appreciably, 49% from $183,636,409 in 2019 to $273,823,679 in 2023. The taxable value appreciation outpaced the City of Winter Park and Orange County. The aggregate assessed values of real property within the City of Winter Park and Orange County have grown +38% and +42% since 2019 respectively through 2023. The table below shows the relative appreciation rates for the period 2019-2023.

Table 2. Taxable Value Appreciation

Area	Total Taxable Value - 2019	Total Taxable Value – Prelim 2023	% Change
Winter Park CRA: Existing	$1,243,322,020	$ 1,432,565,740	+15%
Expansion Area: Lee Road	$183,636,409	$273,823,679	+49%
City of Winter Park	$7,087,143,684	$9,748,844,323	+38%
Orange County	$164,593,826,105	$233,894,393,213	+42%

Source: Orange County Property Appraiser Office, 2023; GAI/CSG, 2023.

Lee Road FON Study Area

(c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness

Observed

The following examples of faulty lot layouts, accessibility issues and lot usefulness were observed within the Lee Road Gateway FON Study Area.

Faulty lot layout. Frontage parking directly off Lee Road. Traffic crosses sidewalk accessibility.

Defective street layout. Sidewalks and roadway serving large undeveloped, superblock, parcels near Rauvadage.

Faulty lot layout. Parking directly off Executive Road. Dumpster not screened and placed in right-of-way.

Faulty lot layout. Parking directly off Executive Road. Dumpsters not screened and placed in right-of-way.

(d) Unsanitary or unsafe conditions

Observed

Narrow sidewalks, on-street bike lane
and no pedestrian crosswalks to traverse Lee Road.

Over 1 mile of 4+ vehicle lanes to cross with no mid-block
pedestrian signals, crosswalks, or points of refuge.

The following examples of unsanitary or unsafe conditions were observed within the Lee Road FON Study Area.

One of the most pervasive unsafe conditions is pedestrian safety along Lee Road (SR-423). The road width varies from four (4) to six (6) lanes with a divided median. There are two (2) areas (intersections) with pedestrian crosswalks and signalization for pedestrians to cross Lee Road. One is located on the western end of the road near I-4 and Wymore Road, and the Lee Road intersection. The other pedestrian crosswalk is 1.23 miles away on the eastern end of the at the intersection of Lee Road and US 17-92.

Lee Road FON Study Area

(e) Deterioration of site improvements

Observed

The following are examples of deterioration of site improvements that were observed within the Lee Road FON Study Area.

Deteriorated cross-walk markings.

Deteriorated group mailboxes.

Deteriorated parking lot entry apron and curb.

Deteriorated driveway.

Deteriorated brick driveway.

Deteriorated improvements boundary fence.

(f) Inadequate and outdated building density patterns

Observed

The following examples of inadequate and outdated building patterns that were observed within the Lee Road FON Study Area.

The following photo shows the former locations of a former single-family neighborhood located nearby to the Ravaudage mixed-use development near the north-west corner of Lee Road and US 17-92. The former building density pattern (SFR) uses have been demolished and removed from the site. The vacant sites await redevelopment.

Former Single-Family residential neighborhood, vacant site awaiting redevelopment.

Lee Road FON Study Area

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

Not observed

(h) Tax or special assessment delinquency exceeding the fair value of the land.

Not observed

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

Not observed

(j) Incidence of crime in the area higher than in the remainder of the county or municipality.

Not observed

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

Observed

Area	Non-Fatal Crash Count (2021)	Fatal Crash Count (2021)	Square Miles	Crashes/SqMi
Expansion Area: Lee Road	89	0	0.257	**346.3**
City of Winter Park	1,226	3	10.359	**118.6**
Orange County	39,803	205	1,003.36	**39.9**

Source: FDOT, 5-Years Crash Rates, 2023; GAI/CSG, 2023.

The Lee Road FON Study Area has a proportionally higher demand for fire and emergency services as demonstrated by FDOT crash and calls for service data. The ratio of crashes per square mile for the Lee Road FON Study Area was 346.3 crashes per square mile, while the ratio for the City of Winter Park and Orange County was 118.6 and 39.9 crashes per square mile, respectively.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

Not observed

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

Not observed

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

Not observed

(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

Not observed

Orlando Avenue Commercial Corridor FON Study Area

Summary of Existing Conditions & Surrounding Development

The Orlando Avenue Commercial Corridor FON Study Area is roughly rectangular shaped area with a triangular shaped end with the western border generally located along US 17-92 (a.k.a Mills Avenue or Orlando Avenue) from Garden Drive on the south to just south of Fairbanks Avenue. The eastern border being formed by FEC railroad line from Mills Avenue to just past Denning Avenue and then Denning Avenue running north to just south of Fairbanks Avenue. The northern border of the FON area being a line just south of Fairbanks Avenues (south of frontage parcels) from Denning Drive across Mills Avenue to behind the frontage parcels facing Fairbanks Avenue (~91 acres, 270 parcels).

Portions of the Orlando Avenue Commercial Corridor FON Study Area contain the Hollieanna Shoping Center, the "fast-food" restuarant row along the eastern side of US 17-92, a limited number of residential units (townhomes, multi-family and single family residences along Kentucky Avenue, Aragon Avenue, Bungalow Avenue and Minneosta Avenue, the former Lombardi's Seafood shop and the Jewett Orthopaedic clinics and offices located east of US 17-92 (Mills Avenue). The area is wholly within the City of Winter Park.

The Orlando Avenue Commercial Corridor FON Study Area is primarily oriented along two commercial corridors, US 17-92 (Mills Avenue) and North Orange Avenue (SR-527) and is one of the primary point of entry/gateways into Winter Park from Orlando. US 17-92, as one of the City's primary commercial corridors, has significantly impacted the development pattern as suburban commercial while just a block east of Mills Avenue the area is characterized as older urban residential neighborhoods and urban professional offices. These two disparate development patterns have different levels of automobile dependency and different needs for improved pedestrian safety and non-automotive transportation amenities.

In the past decade Orange Avenue has received streetscape improvements including street lights, street trees and street furnishings. These public improvements has spurred infill redevelopment and the redevelopment of former automotive related uses into restaurant and retail uses. This has greatly increased the pedestrian activity and automobile activity in the area.

One of the more significant change of uses in the area is the redevelopment of the former Florida Power and Light facility (1100 North Orange Avenue) located west of Denning Drive and south of Minnesota Avenue. The long term redevelopment plans for the site include the development of a park, restroom, and recreational facilities to complement the existing, adjacent, Winter Park Tennis Club facilities, the Azalea Lane Park Playground and Azalea Lane Recreation Center. It is anticipated that the continued development of the public amenities, private sector restaurants and personal care services will increase automotive and non-automotive activity in the area. This vehicular and pedestrian activity will increase the demand for improved pedestrian safety features, non-automotive connectivity and additional automobile parking in the area.

Redevelopment of the existing developed and undeveloped parcels within the Orlando Avenue Commercial Corridor FON Study Area represent opportunities for additional multi-family residential, and mixed-use development, open space development and public mobility and infrastructure improvements within the Study Area.

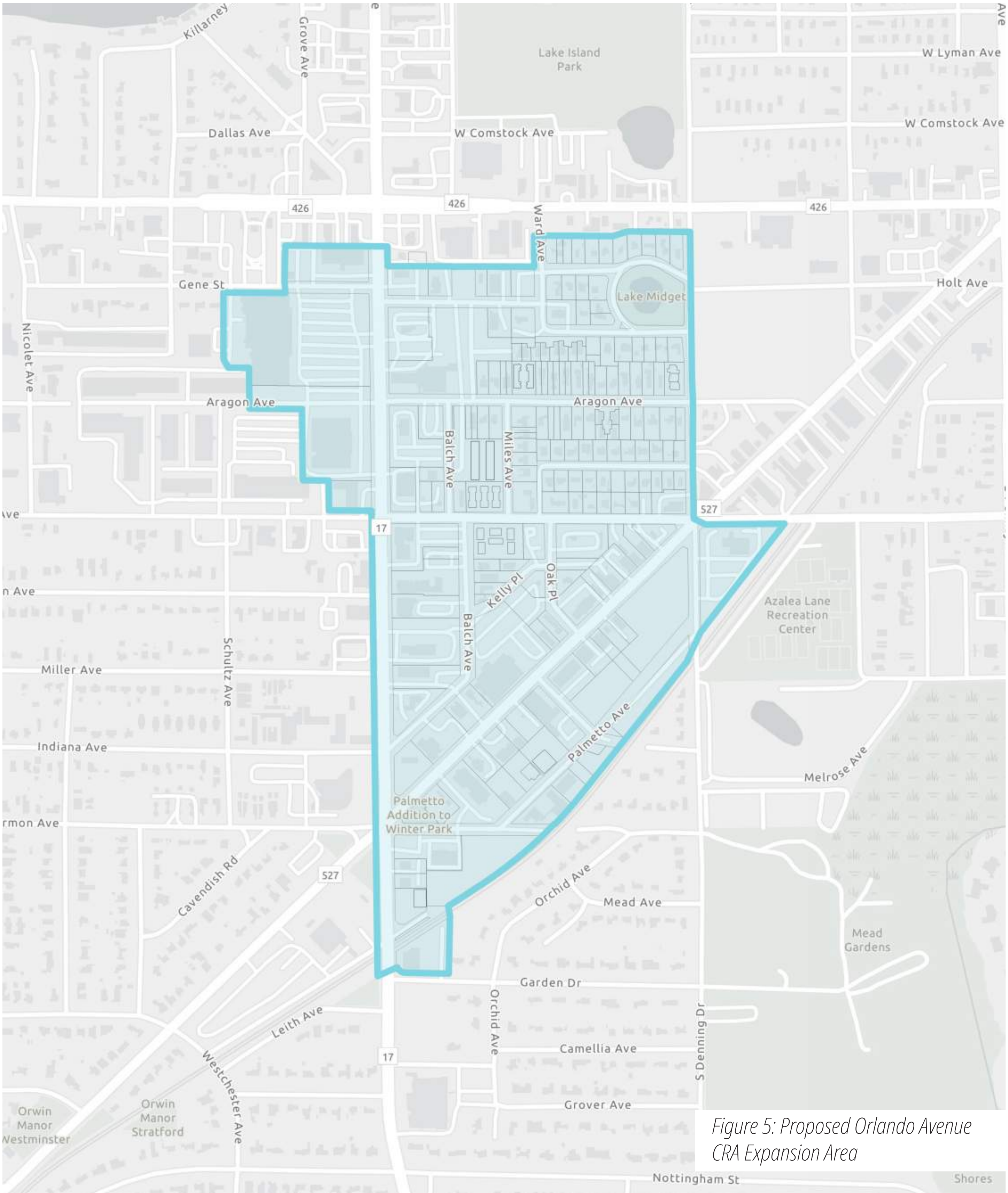


Figure 5: Proposed Orlando Avenue CRA Expansion Area

Orlando Avenue Commercial Corridor FON Study Area

Slum & Blight Matrix

The following Slum and Blight Matrix summarizes the Slum and Blight conditions that were observed present, not observed present or not observed but suspected present within the Orlando Avenue Commercial Corridor FON Study Area. The Orlando Avenue Commercial Corridor FON Study Area demonstrated one (1) condition of "Slum" present (163.340,(7) (c)) and four (4) conditions of "Blight" present (163.340, (8) (a),(c),(e), and (k). Based on these observations of the presence of Slum and Blight conditions as defined by Chapter 163.340, (7), (8), there are sufficient findings to justifiably consider inclusion of this area within the Winter Park Community Redevelopment Area.

Slum Area Conditions	Observed	Not observed but suspected present	Not observed
(7) **"Slum area"** means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:			
(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;			X
(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code;			X
(c) The existence of conditions that endanger life or property by fire or other causes.	X		

Blight Area Conditions	Observed	Not observed but suspected present	Not observed
(8) **"Blighted area"** means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:			
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	X		
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.			X
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	X		
(d) Unsanitary or unsafe conditions.			X
(e) Deterioration of site or other improvements.	X		
(f) Inadequate and outdated building density patterns.		X	
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.		X	
(h) Tax or special assessment delinquency exceeding the fair value of the land.			X
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.			X
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.		X	
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.	X		
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.			X
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.			X
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.			X
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.			X

Source: Chapter 163.340 (7), (8), Florida Statutes; GAI-CSG, 2023

Orlando Avenue Commercial Corridor FON Study Area

Finding of Necessity

The following section provide background and narrative regarding the observed conditions of “Slum” and “Blight” within the Orlando Avenue Commercial Corridor FON Study Area.

Slum (FS 163.340, (7))

The following “Slum” factors were evaluated for their presence within the Orlando Avenue Commercial Corridor FON Study Area.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces.

Not observed

(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code.

Not observed

(c) Predominance of dilapidated structures and conditions that endanger life or property by fire or other causes.

Observed

The following photographs provide documentation of the presence of dilapidated structures and conditions that endanger life or property within the Orlando Avenue Commercial Corridor FON Study Area.

Dilapidated and potentially unsafe structures within the Orlando Avenue Commercial Corridor FON Study Area

Orlando Avenue Commercial Corridor FON Study Area

Blight (FS 163.340, (8))

The following "Blight" factors were observed within the Orlando Avenue Commercial Corridor FON Study Area.

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities.

Observed

The disparate uses, and reuses, of the rail-side and adjacent parcels over decades of time have yielded disjointed street layouts, and parking facilities that are functionally defective and inadequate to the area's needs.

Inadequate and defective parking facilities within the Orlando Avenue Commercial Corridor FON Study Area.

Disjointed and defective roadway layout within the Orlando Avenue Commercial Corridor FON Study Area.

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

Not Observed

TThe aggregate assessed values of real property within the Orlando Avenue Commercial Corridor FON Study Area have increased appreciably, 41% from $143,294,781 in 2019 to $202,246,912 in 2023. The taxable value appreciation outpaced that of the City of Winter Park at 38% appreciation while Orange County taxable value appreciated 42% for the same period . The table below shows the relative appreciation rates for the period 2019-2023.

Table 3. Taxable Value Appreciation

Area	Total Taxable Value - 2019	Total Taxable Value – Prelim 2023	% Change
Winter Park CRA: Existing	$1,243,322,020	$ 1,432,565,740	+15%
Expansion Area: Orlando Avenue Commercial Corridor	$143,294,781	$202,246,912	+41%
City of Winter Park	$7,087,143,684	$9,748,844,323	+38%
Orange County	$164,593,826,105	$233,894,393,213	+42%

Source: Orange County Property Appraiser Office, 2023; GAI/CSG, 2023.

Orlando Avenue Commercial Corridor FON Study Area

(c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness

Observed

The disparate uses, and reuses, of the rail-side and adjacent parcels over decades of time have yielded, within the Orlando Avenue Commercial Corridor FON Study Area, faulty lot layouts that are inadequate for the current or future economic uses and inadequate accessibility to parcels.

Orientation to street frontage/curb cuts

Orientation to street frontage

Inadequate site accessibility

(d) Unsanitary or unsafe conditions

Not Observed

(e) Deterioration of site improvements

Observed

The following examples of the deterioration of site improvements, public and private were found present within the Orlando Avenue Commercial Corridor FON Study Area.

Deterioration of site improvements & public parking

Orlando Avenue Commercial Corridor FON Study Area

Examples of deterioration of site improvements, electric switch boxes, public parking, private development and curb cuts/driveways

(f) Inadequate and outdated building density patterns

Not observed

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

Not observed

(h) Tax or special assessment delinquency exceeding the fair value of the land.

Not observed

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

Not observed

(j) Incidence of crime in the area higher than in the remainder of the county or municipality.

Not observed

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

Observed

Area	Non-Fatal Crash Count (2021)	Fatal Crash Count (2021)	Square Miles	Crashes/SqMi
Expansion Area: Orlando Avenue Commercial Corridor	109	0	0.141	**773.0**
City of Winter Park	1,226	3	10.359	**118.6**
Orange County	39,803	205	1,003.36	**39.9**

Source: FDOT, 5-Years Crash Rates, 2023; GAI/CSG, 2023.

The Orlando Avenue Commercial Corridor FON Study Area has a proportionally higher demand for fire and emergency services as demonstrated by FDOT crash and calls for service data. The ratio of crashes per square mile for the Orlando Avenue Commercial Corridor FON Study Area was 773 crashes per square mile, while the ratio for the City of Winter Park and Orange County was 118.6 and 39.9 crashes per square mile, respectively.

5

Conclusion

This FON Report assesses the presence of conditions of 'slum' and 'blight' in three (3) different commercial corridors in Winter Park, Florida. The evaluations of the three (3) Study Areas is to determine if the conditions identified qualify the areas for consideration of inclusion within the existing Winter Park CRA boundaries.

Based on the 'findings' of the Finding of Necessity evaluations, there are sufficient conditions of 'slum' and 'blight' present within the Fairbanks Avenue Corridor, Lee Road Corridor, and Orlando Avenue Commercial Corridor Study Areas, in accordance with Chapter 163.340 (7),(8), Florida Statutes, to qualify the areas for consideration of inclusion within the existing Winter Park CRA boundaries.

The information summarized in this report provides the City of Winter Park the requisite information to consider declaring the need for the rehabilitation, redevelopment, and conservation of the Study Areas in the interest of public health, safety, morals, and welfare.

This document has been prepared by GAI Consultants, Inc. on behalf of the City of Winter Park Community Redevelopment Agency.

APPENDIX B
LEGAL DESCRIPTIONS

ORIGINAL COMMUNITY REDEVELOPMENT AREA 1994 LEGAL DESCRIPTION

AREA LIMITS: Commencing at Center Line of Beloit Avenue and Center Line of Denning Drive; thence southerly to center line of Minnesota Avenue; thence easterly to center line of Seaboard Coast Line Railroad; thence North Easterly along center line of Seaboard Coast Line Railroad to center line of Holt Avenue; thence Easterly ,to 25' South of the East lot line of Lot 16, Block 89 of Town of Winter Park; Misc 3-220; A-67 to 72; B-86-88; thence Northerly along said Lot 107'; thence Easterly 1001 ·across Lot 15, Block 89, Town of Winter Park to the Southwest corner of Lot 14, Block 89 Town of Winter Park; thence easterly along the South lot lines of Lot 14 thru Lot 3, Block 89 of Town of Winter Park to the Southeast corner of Lot 3, Block 89 of Town of Winter Park; thence easterly to the center line of New York Avenue; thence northerly along the Center line of New York Avenue 35' to a point 25' West of Lot 305 unplatted, thence 125' East across Lot 35 unplatted to a point 7' South. of the southwest corner of Lot 10, Block 88 of Town of. Winter Park; misc 3-220; A67 to 72, B-86 to 88; thence easterly,525' along center line of alley way south of Lots 10 thru Lot 1 to the center line of Park Avenue South; thence northerly along center line of Park Avenue South to center line of Fairbanks Avenue; thence Northeasterly along center line of Fairbanks Avenue to the Center line of Interlachen Avenue; thence Northerly along center line of Interlachen Avenue to the center line of Webster Avenue; thence westerly along center line of Webster Avenue to the center line of the Seaboard Coast Line Railroad; thence northwesterly to the center line of the Seaboard Coastline Railroad to the center line of Pennsylvania Avenue; thence Northerly along center line of Pennsylvania Avenue to a point 25' east of the Southeast corner of Lot 2 of Winter Park Oasis plat book Z-135: thence westerly along the South line of Lot 2 thru Lot B of Winter Park Oasis to a point 94.07' west of the southeast corner of Lot 8 of Winter Park Oasis; thence Northwesterly 77.07' along the Southwest likne of Lot 8 and Lot 7 of Winter Park Oasis to the center line of Capen Avenue; thence northerly along center line of Capen Avenue to the center line of Beloit Avenue; thence westerly to the point of beginning.

Source: City of Winter Park, Community Redevelopment Plan Amendment for Expansion Area, Adopted by the City Commission: February 9, 1999.

COMMUNITY REDEVELOPMENT 1999 EXPANSION AREA LEGAL DESCRIPTION

AREA LIMITS: A 173.57 acre tract of land in Winter Park, Florida. The tract is located in Section 1 and 12, Township 22 South, Range 29 East, Orange County, Florida and described metes and bounds as follows. Beginning at the southeast corner of Section 1 a point near the center line of Denning Drive, located and described in the plat of Lake Island Estates, Plat Book M, Page 95 of the official records of Orange County Florida: Thence; South 01 deg.-10'-36" East, 1,430.70 feet with the east line of Section 12, Township 22 South, Range 29 East to its point of intersection with the extended center line in an alley between Blocks A and B of the Fairbanks Park Subdivision as recorded in Plat Book D, Page 36 for an angle point in this description. Thence: North 90 deg.-00'-00" West, 266.37 feet, 7 foot from and parallel to the south line of Block A to an angel point in the center line of said alley for an angel point in this description. Thence; South 76 deg.-08'-13" West 62.82 feet, 7 foot from and parallel to the North line of Blade B to an angle point in the center line of said alley for an angle point in this description. Thence; South 89 deg.-00'-00" West, 333.29 feet, 7 foot from and parallel to the south line of Block A to a point in the east line of a 0.491 acre tract and the west line of the 50 foot Ward Avenue Right-of-Way for an angle point in this description. Thence; South 00 deg.-43'-49" East, 141.15 feet with the west Right-of-Way line of Ward Avenue to the Northeasterly corner of Lot 12, Block A of the Oak Crest Subdivision as recorded in the official records in Plat Book L, Page 42 of Orange County, Florida for an angle point in this description.

CONTINUE OF

COMMUNITY REDEVELOPMENT 1999 EXPANSION AREA LEGAL DESCRIPTION

Thence; South 90 deg.-00'-00" West, 636.70 feet with the North line of Oak Crest Subdivision, Block A to the Northwest corner of Lot 1, Block A a point on the East Right-of-Way line of Orlando Avenue (US 17-92) for an angel point in this description. Thence; North 01 deg.-01'-00" West, 59.22 feet with the East Right-of-Way line of Orlando Avenue (US 17-92) to its intersection with the extended South line of Lot 25 of the Beverly Park Subdivision as recorded in Plat Book K, Page 45 of the official records of Orange County, Florida for an angle point in this description. Thence; North 90 deg.-00'-00" West, 565.69 feet with the South lines of Lots 25 through 16 to the Northeast corner for an angle point in this description. Thence; North 00 deg.-00'-00" East, 150.00 feet, with the East line of Lot 15 to its northeast corner for an angle point in this description. Thence; North 02 deg.-54'-29" East, 41.50 feet, crossing Fairbanks Avenue, to the Southwest comer of Lot 8, Block 3 of the Killarney Estates Subdivision as recorded in Plat Book L, Page 9 of the official records of Orange County, Florida for an angle point in this description. Thence; North 00 deg.-00'-00" East, 250.00 feet with the East lines of Lots 7 and 15, Block 3 to the Northwest comer of Lot 16 and the South Right-of-Way line of Dallas Avenue for an angle point in this description. Thence; North 21 deg.-07'-30" West, 53.60 feet crossing Dallas Avenue (50' Right-of-Way) to the Southwesterly comer of Lot 8, Block 4 of Killarney Estates, for an angle point in this description. Thence; North 01 deg.-26'-17" East, 75.00 feet, with East line of Lot 7, Block 4, to the Southeast comer of Lot 10, Block 4, for an angle point of this description. Thence; North 43 deg.-53'-59" East, 72.00 with the West line of Lot 8, Block 4 to the Northeast comer of lot 10, Block 4 for an angle point in this description on the West Right-of-Way line of Broadview A venue. Thence; North 43 deg.-41 '-48" East, 50.00 feet, crossing Broadview to the Southwest comer of Lot 1, Block 5 of the Killarney Estates Subdivision for an angle point in this description. Thence; North 43 deg.-46'-48" East, 77.76 feet, with the Southeast line of Lot 2, Block 5, Killarney Estates Subdivision of the Southwest comer of Lot 14, Block 5, and an angle point in this description. Thence; South 88 deg.-36'-33" East, 71.58 feet, with the South line of Lot 14 to the Northeast comer of Lot 1, Block 5 a point on the West Right-of-Way line of Grove Avenue for an angle point in this description. Thence; North 84 deg.-03'-52" East, 50.16 feet, crossing Grove Avenue to the Southwest comer of Lot 8, Block 6, Killarney Estates for an angle pofot'in this description and a point on the East Right-of-Way line of Grover Avenue. Thence; North 90 deg.-00'-00" East, 124.10 feet, with the North line of Lot 7, Block 6 to the Southeast comer of Lot 8, Block 6 for an angle point in this description. Thence; North 01 deg.-27'-56" West, 842.17 feet with the West line of Lots 19 through 24, Block 6, Lots 10 through 13, Block 7 and Lots 4 and 5, Block 8 to the Northeast comer of Lot 3, Block 8 a point on the Block D of the L.A. Chase's Addition of Winter Park as recorded in Plat Book A, Page 73 of the official records of Orange County, Florida for an angle point in this description. Thence; North 88 deg.-55'-23" West, 259.67 feet, with the common lines of Killarney Estates and L.A. Chase Addition to the edge of Lake Killarney for an angle point of this description. Thence; Northwesterly with the meanders of edge of the lake approximately 1,100 feet (North 09 deg.-43'-06" West, 1,071.15) to a point on the South line of Lot 6, Block 6 being 55.32 feet west of its Southeast comer for an angle point in this description. Thence; North 90 deg.-00'-00" East, 355.32 feet, with the North line of Lot 8, Block C to the Southwest comer of Lot 2, Block C of the L.A. Chase's Subdivision for an angle point in this description. Thence; North 00 deg.-33'-00" West, 221.01 feet, with the West lines of Lots 1 and 2, Block C, to the Northeast comer of Lot 3, Block C and a point on the South line of the abandoned Canton Avenue Right-of-Way for an angle point in this description. Thence; North 90 deg.-00'-00" East, 75.01 feet with the North line of Lot 2 and the South line of the abandoned Canton Right-of-Way to its intersection with the extended West line of Lot 3, Block D of the Killarney Shores Subdivision as recorded in Plat Book Q, Page 135 for an angle point in this description. Thence; North O deg.-29'-13" West, 584.08 feet with the :East line of Lot 1, Block D and

CONTINUE OF

COMMUNITY REDEVELOPMENT 1999 EXPANSION AREA LEGAL DESCRIPTION

the :East line of Lots 1 and 16, Block B and the West lines of Blocks C and A to the North Right-ofWay line of Executive Drive (formerly Gay Road) for a point in the South line of the 1.3 acre tract and an angle point in this description. Thence; South 90 deg.-00'-00" West, 252.24 feet, with the North line of Executive Drive to the West line of Marion Drive and its intersection with the Right-of-Way line for an angle point of this description. Thence; North O deg.-00'-00" :East, 299.86 feet with the West line of Marion Drive to an angle point of this description. Thence; South 90 deg.-00'-00" :East 364.72 feet with north line on a 0.661 acre tract to the West Right-of-Way line of Orlando Avenue (US 17-92) for an angle point in this description. Thence; North 00 deg.-38'-52" West, 398.36 feet with the West Right-of-Way of Orlando Avenue (US 17-92) to its intersection with the South Right-of-Way line of Webster Avenue as described on Orange County Book 1881, Page 570 for an angle point in this description. Thence; South 89 deg.-32'-19" West, 408.00 feet with the South Right-of-Way line of Webster Avenue to the Southwest comer of the road Right-of-Way described in Orange County Book 1881, Page 570 for an angle point in this description. Thence; North 00 deg.-37'-41" West, 768.86 feet with the West line of Webster Avenue Right-of-Way to the South Right-of-Way line of Lee Road (SR 423) for an angle point in this description. Thence; North 89 deg.-03'-19" East, 165.85 feet with the South Right-of-Way line of Lee Road (SR 423) to its intersection with the extended East Right-of-Way line of Benjamin Avenue as recorded in Plat Book M, Page 97 of the official records of Orange County, Florida for an angle point in this description. Thence; North 00 deg.-56'-41" West 202.20 feet crossing Lee Road and to the Northwest corner of Lot 1, Block A of the Home Acres Subdivision as recorded in Plat Book M, Page 97 of the official records of Orange County, Florida for an angle point within description. Thence; North 89 deg.-34'-39" East, 302.98 feet, with the North lines of Lots 1 through 9, Block A to a point in the East Right-of-Way line of Orlando Avenue (Us 17-92) and a point in the West lien of Block 1, of the Hauilah Park Subdivision as recorded in Plat Book 0, Page 144 of the official records of Orange County, Florida for an angle point in this description. Thence; South 00 deg.-24'-15" East, 339.23 feet, along the East Right-of-Way of Orlando Avenue (US 17-92) to the Southwest corner of Lot 10, Block 1, at the North Right-of-Way line of Quacker Avenue for an angle point in this description. Thence; North 88 deg.-47'-18" East, 637.76 feet, to an angle in Lot 7, 45 foot South of the North line and 138.16 feet West of its Northeast corner of said Lot 7 as recorded in Plat Book A, Page 61, Holden Brothers Addition to Winter Park in the official records of Orange County, Florida, for an angle point of this description. Thence; South 00 deg.-33'-10" East, 588.46 feet, passing the South line of Lot 19, Block Bat 510.46 feet, to the North Right-of-Way of Webster Avenue for an angle point in this description. Thence; South 89 deg.-50'-31" East, 621.57 feet, with the North Right-of-Way line of Webster Avenue to its intersection with the East line of Section 1, Township 22 South, Range 29 South for an angle point in this description. Thence; South 01 deg.-43'-18" East, 2,581.03 feet, with the Section line to the Point of Beginning and containing 173.57 acres of land.

Note: This description written from records of the City of Winter Park Engineering Division, Public Works Department of the City.

Source: City of Winter Park, Community Redevelopment Plan Amendment for Expansion Area, Adopted by the City Commission: February 9, 1999.

[THIS PAGE INTENTIONALLY LEFT BLANK]

APPENDIX C
PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT

The following provides a summary of the Winter Park CRA Plan update public engagement and outreach program. This program included: (1) An interactive website that provided project specific information about upcoming meetings and also enabled visitors to take an on-line survey and leave comments on an interactive GIS map of the CRA; (2) in-person stakeholder interviews, over multiple days, with local business owners, residents and key thought-leaders; and, (3) an in-person Community Workshop.

WEBSITE

An on-line mechanism (Winter Park CRA Plan update Website) was deployed to provide project specific information and updates and to enable community participation and engagement on a 24 hour and seven-day a week availability. Accessible through the City of Winter Park's website landing page, the Winter Park CRA Plan update website also enabled community engagement and participation by those residents that were unable or did not want to physically attend public events.

The CRA Plan update website included an on-line survey that asked respondents what their concerns were for the CRA and what their aspirations were for the community. The website also included an interactive GIS map where visitors could view and leave comments on a map of the CRA to call-out areas of focus or to identify site-specific issues or concerns. The website has received over one-hundred and fifty (153) visits during the Plan update. Items identified by visitors to the CRA Plan update website included:

- Concerns over the availability of affordable housing
- Neighborhoods being lost to gentrification
- Traffic and Safety Issues
- Local flooding issues

STAKEHOLDER INTERVIEW

The Winter Park CRA Plan update team facilitated two-days of stakeholder interviews with twenty-six (26) various representatives of the Winter Park CRA community. Stakeholders represented the local business community, various service agencies, residents, affordable housing providers and property owners within the CRA. As the stakeholder interviews progressed, they began to identify recurring themes, concerns and common issues regarding the Winter Park CRA. These initial recurring themes included:

- Housing
- Infrastructure
- Transportation Safety and Mobility
- Small Business and Economic Development

COMMUNITY WORKSHOP

A community workshop was held on August 7th, 2023, from 5:30 to 7:00 pm at the Winter Park Community Center. The workshop began with a presentation focusing on what a Community Redevelopment Area is, the history of the Winter Park Community Redevelopment Area, and the reasons for the CRA Plan update and the value of public engagement and this public workshop.

Public workshops accomplish several important objectives. Most notably the workshops allow residents to interface directly with the project team, sharing their experiences and observations firsthand. Additionally, public workshops can enable residents to better understand how decisions have been made regarding the activities undertaken by the Agency and how residents and workshop attendees can be active participants in developing the future vision for the Winter Park Community Redevelopment Area.

COMMUNITY WORKSHOP ACTIVITIES

PRIORITY MAPS

Following the CRA information presentation, two activities were held at the workshop in an open-house layout. Participants were able to engage with the activities at their own pace, ask questions and have conversations between residents and the project team throughout the event.

The primary activity for the workshop was a "Priority Map." Seven large-scale maps were displayed in the venue showing the existing CRA area, each of the proposed CRA Expansion areas, and a combination of the existing and proposed areas. Workshop participants were given five blue dot stickers to place on the maps, indicating their perceived priorities. Four major categories were written on the maps:

- Multi-modal transportation improvements (sidewalks, paths, non-auto improvements
- Infrastructure improvements (sanitary sewer, stormwater, lighting)
- Attainable housing
- Small business/entrepreneur assistance

Stickers could be placed directly underneath these categories to indicate a priority. Alternatively, if a community member's priority did not fit neatly into a category, a dot sticker could be placed directly on the map with a brief written explanation.

QUESTIONNAIRE

As workshop participants entered the room and signed in, they were given a brief questionnaire. The questionnaire asked, "What new projects or programs would you like to see implemented?" with an open response section and "What projects or programs should the Agency make priorities?" with the following options:

- Multi-modal transportation improvements (sidewalks, paths, non-auto improvements)
- Infrastructure improvements (sanitary sewer, stormwater, lighting)
- Attainable housing
- Small business/entrepreneur assistance

OPEN DISCUSSION/Q&A

An open discussion and Q&A session followed the PowerPoint presentation. There were a few questions regarding the funding mechanisms for the CRA, to which the project team discussed the use of a Tax Increment Trust Fund and Tax Increment Financing. Conversations ensued about the operational timeframe of the Agency and how coordination with Orange County Government is needed. A thoughtful discussion regarding the differences between "affordable" and "attainable" housing was held, specifically noting the Orange County Housing for All initiative and how the Agency should support the creation additional affordable housing inventory. This discussion was integral to several community members' priorities and helped clarify the definitions.

Following the conversation, the project team amended the "Priority Maps" to reflect "affordable housing" as opposed to "attainable housing."

PRIORITY MAP – EXISTING CRA BOUNDARY

The category, "affordable housing" received the most blue dot stickers (13 dots). Multi-modal transportation improvements (10 dots) and infrastructure improvements (7 dots)were also viewed as high-priority areas. Write-in comments included increased lighting in the residential areas, beautification around Lake Rose, and additional single-family housing in parcels that are currently vacant.

The top three priorities identified were affordable housing, infrastructure improvements, and multi-modal transportation improvements. Other priorities identified included beautification and pedestrian-oriented shopping centers along Orlando Ave.

PRIORITY MAP – ORLANDO AVENUE CORRIDOR (PROPOSED CRA EXPANSION AREA)

Multi-modal transportation improvements were highlighted as the priority (4 dots) if the Orlando Avenue Commercial Corridor expansion area were to be added to the CRA area. The write-in comments were focused of pedestrian safety and mobility. They included, requesting additional sidewalks and flashing pedestrian crossing signals across US 17-92. The top three priorities identified were multi-modal transportation improvements (4 dots), infrastructure improvements (1 dot), and affordable housing (1 dot). Other priorities include connecting existing businesses into Seven Oaks Park to increase walkability. ***The Orlando Avenue Corridor area was not added to the CRA area.***

PRIORITY MAP – FAIRBANKS AVENUE (PROPOSED CRA EXPANSION AREA)

The Fairbanks Avenue area saw a wide distribution of prioritization. Multi-modal transportation improvements (9 dots), including traffic calming were generally popular priorities. Write-ins for both multi-modal transportation and infrastructure improvements complimented each other: Stormwater improvements increase the viability of on-street parking and can lead to a "park and walk" type of neighborhood in the area. Other write-in comments highlighted the residents' approval of the existing zoning boundaries: notes commented to keep the residential sections residential and the keep the O-1 zoned properties O-1. West Fairbanks Avenue, in particular, was highlighted as an area to have small businesses incentivized with affordable housing surrounding the small businesses.
The top three priorities identified were multi-modal transportation improvements (9 dots), affordable housing (7 dots), and infrastructure improvements (7 dots). Other priorities included small business incentives and improved streetscapes. ***The Fairbanks Avenue Corridor area was added to the CRA area.***

PRIORITY MAP – LEE ROAD (PROPOSED CRA EXPANSION AREA)

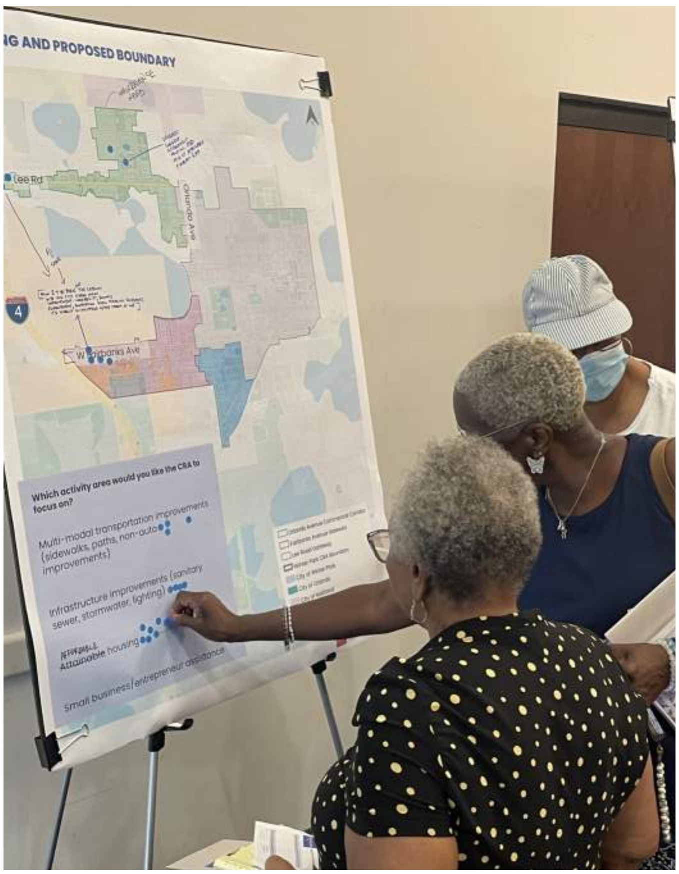
The Lee Road responses focused heavily into housing supply. The community members' input was advocating not only for the creation of additional affordable housing, but also for increased upkeep and renewal of the existing stock (8 dots). The proposed expansion area contains property owned by the City of Winter Park Housing Authority used for income-based housing, with one note indicating a preference to see another Housing Authority-owned property in the southeast section of the expansion area, near the Center of Winter Park commercial area.

The top priorities identified were affordable housing (8 dots) and infrastructure improvements (4 dots). These priorities encompassed all the recommendations for this area. ***The Lee Road Corridor area was not added to the CRA area.***

PRIORITY MAP – COMBINED EXISTING AND EXPANDED CRA AREA

This map asked the residents to consider a scenario where the CRA is expanded to include all three proposed areas. The results were evenly split between affordable housing (11 dots), infrastructure improvements (10 dots), and multi-modal transportation improvements (9 dots). Several comments indicated the need for maintenance, both of the affordable housing stock as well as the street systems.

The top priorities identified were affordable, attainable, and market rate housing (11 dots), infrastructure (10 dots), and multi-modal transportation (9 dots). Other priorities include an I-4 to Park Ave. consistent with the charm of Winter Park, general maintenance, and traffic calming.



QUESTIONNAIRE

The questionnaire functions as a supplement to the priority map activity, providing space for community members to expand on what new projects they would like to see implemented. There is also a section to identify the general priority areas for the CRA – the same categories from the priority map were utilized.

Many responses called for increased spending on affordable housing. Of these, comments were split between creating additional affordable housing and investing in refurbishing the existing stock. There were also a number of residents who identified infrastructure as high priority. While some focused on sewer and electrical infrastructure, the majority addressed the trouble with stormwater and drainage the community has been facing.

The residents hoping to see the commercial/ areas flourish specified their preference for small businesses. Incubators were a popular idea to aid small or minority-owned businesses. Finally, there was a series of responses encouraging increasing pedestrian safety through lighting and crosswalks. Other comments requested increased parking downtown and increasing walkability within the CRA.

The general priority areas identified by workshop participants, and the relative priority amongst respondents is shown in the adjacent table. The two leading priorities for workshop participants were Affordable/Attainable Housing and Infrastructure Improvements.

Potential Priorities	Votes	Rank
Affordable/ Attainable Housing	11	1-T
Infrastructure Improvements	11	1-T
Small Business/Entrepreneur Assistance	7	2
Multi-Modal Transportation Improvements	6	3

PUBLIC ENGAGEMENT SUMMARY

The direction received through the Public Engagement activities indicated that Affordable Housing, Infrastructure Improvements (Localized flooding, sanitary sewer connections), Small-Business support and development and Public Safety (Multi-modal transportation improvements and lighting) are the community's priorities within the Winter Park Community Redevelopment Area.

APPENDIX D
DETAILED TAX INCREMENT TABLES

Table D1. Summary of TIF Revenue Projections, Existing Winter Park CRA, High Scenario

FY	Total Taxable Value	Base Year Value[1]	Tax Increment	County Contribution at 95%[2,3]	City Contribution at 95%[2]	Total Annual TIF Revenues	*Rebate (Returned to the County)*
2024	$ 1,508,399,800	$ 263,191,805	$ 1,245,208,000	$ 4,278,700	$ 4,841,000	$ 9,119,600	$ 967,400
2025	1,591,191,300	263,191,805	1,327,999,500	4,485,500	5,137,000	9,670,900	1,087,900
2026	1,676,979,800	263,191,805	1,413,788,000	4,861,900	5,577,600	10,544,700	1,182,300
2027	1,765,885,700	263,191,805	1,502,693,900	5,124,800	6,042,500	11,336,600	1,423,200
Agency's Sunset Date (2027) sub-total			***$ 5,489,689,400***	***$ 18,750,900***	***$ 21,598,100***	***$ 40,671,800***	***$ 4,660,800***
2028	1,858,034,400	263,191,805	1,594,842,600	5,399,400	6,532,900	12,174,100	1,680,200
2029	1,953,556,600	263,191,805	1,690,364,800	5,686,000	7,049,800	13,059,100	1,953,700
2030	2,052,588,700	263,191,805	1,789,396,900	5,985,200	7,594,300	13,994,100	2,244,600
2031	2,155,272,900	263,191,805	1,892,081,100	6,202,000	8,167,500	14,882,700	2,648,900
2032	2,261,757,500	263,191,805	1,998,565,700	6,558,300	8,770,700	15,956,100	2,946,100
2033	2,372,197,000	263,191,805	2,109,005,200	6,931,300	9,404,900	17,090,000	3,260,700
2034	2,475,701,900	263,191,805	2,212,510,100	7,109,700	9,768,100	17,745,500	3,475,700
2035	2,582,993,900	263,191,805	2,319,802,100	7,292,800	10,139,700	18,420,800	3,695,100
2036	2,694,225,900	263,191,805	2,431,034,100	7,481,000	10,519,900	19,116,800	3,919,100
2037	2,809,557,600	263,191,805	2,546,365,800	7,674,100	10,909,100	19,834,300	4,147,800
10-Year Total[4]			**$ 20,583,968,400**	**$ 66,319,800**	**$ 88,856,900**	**$ 162,273,500**	**$ 29,971,900**

Table D2. Summary of TIF Revenue Projections, Existing Winter Park CRA, Moderate Scenario

FY	Total Taxable Value	Base Year Value[1]	Tax Increment	County Contribution at 95%[2,3]	City Contribution at 95%[2]	Total Annual TIF Revenues	*Rebate (Returned to the County)*
2024	$ 1,508,399,800	$ 263,191,805	$ 1,245,208,000	$ 4,278,700	$4,841,000	$ 9,119,700	$ 967,400
2025	1,591,191,300	263,191,805	1,327,999,500	4,508,000	5,162,800	9,670,800	1,086,800
2026	1,676,979,800	263,191,805	1,413,788,000	4,791,100	5,496,400	10,287,500	1,165,100
2027	1,765,885,700	263,191,805	1,502,693,900	4,954,800	5,842,000	10,796,800	1,376,000
Agency's Sunset Date (2027) sub-total			***$ 5,489,689,400***	***$ 18,532,600***	***$ 21,342,200***	***$ 39,874,800***	***$ 4,595,300***
2028	1,858,034,400	263,191,805	1,594,842,600	5,124,400	6,200,200	11,324,600	1,594,600
2029	1,953,556,600	263,191,805	1,690,364,800	5,300,300	6,571,600	11,871,900	1,821,200
2030	2,052,588,700	263,191,805	1,789,396,900	5,482,600	6,956,600	12,439,200	2,056,100
2031	2,155,272,900	263,191,805	1,892,081,100	5,585,600	7,355,800	12,941,400	2,385,600
2032	2,261,757,500	263,191,805	1,998,565,700	5,809,900	7,769,800	13,579,700	2,609,900
2033	2,372,197,000	263,191,805	2,109,005,200	6,042,600	8,199,100	14,241,700	2,842,600
2034	2,475,701,900	263,191,805	2,212,510,100	6,260,600	8,601,500	14,862,100	3,060,600
2035	2,582,993,900	263,191,805	2,319,802,100	6,486,600	9,018,700	15,505,300	3,286,600
2036	2,694,225,900	263,191,805	2,431,034,100	6,720,900	9,451,100	16,172,000	3,520,900
2037	2,809,557,600	263,191,805	2,546,365,800	6,963,900	9,899,500	16,863,400	3,763,900
10-Year Total[4]			**$ 20,583,968,400**	**$ 59,777,400**	**$ 80,023,900**	**$ 139,801,300**	**$ 26,942,000**

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of $194,097,285 and 1999 base year of $69,094,520. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

Table D3. Summary of TIF Revenue Projections, Existing Winter Park CRA, Low Scenario

FY	Total Taxable Value	Base Year Value[1]	Tax Increment	County Contribution at 95%[2,3]	City Contribution at 95%[2]	Total Annual TIF Revenues	*Rebate (Returned to the County)*
2024	$ 1,508,399,800	$ 263,191,805	$ 1,245,208,000	$ 4,278,700	$ 4,841,000	$ 9,119,600	$ 967,400
2025	1,591,191,300	263,191,805	1,327,999,500	4,485,500	5,137,000	9,622,500	1,081,400
2026	1,676,979,800	263,191,805	1,413,788,000	4,743,300	5,441,600	10,184,900	1,153,500
2027	1,765,885,700	263,191,805	1,502,693,900	4,880,800	5,754,800	10,635,700	1,355,400
Agency's Sunset Date (2027) sub-total			***$ 5,489,689,400***	***$ 18,388,300***	***$ 21,174,400***	***$ 39,562,700***	***$ 4,557,700***
2028	1,858,034,400	263,191,805	1,594,842,600	5,022,700	6,077,100	11,099,900	1,563,000
2029	1,953,556,600	263,191,805	1,690,364,800	5,169,100	6,408,900	11,578,100	1,776,100
2030	2,052,588,700	263,191,805	1,789,396,900	5,320,200	6,750,500	12,070,700	1,995,200
2031	2,155,272,900	263,191,805	1,892,081,100	5,393,000	7,102,200	12,495,300	2,303,300
2032	2,261,757,500	263,191,805	1,998,565,700	5,581,500	7,464,400	13,045,900	2,507,300
2033	2,372,197,000	263,191,805	2,109,005,200	5,776,100	7,837,400	13,613,500	2,717,200
2034	2,475,701,900	263,191,805	2,212,510,100	5,954,500	8,181,000	14,135,600	2,911,000
2035	2,582,993,900	263,191,805	2,319,802,100	6,138,600	8,534,900	14,673,500	3,110,300
2036	2,694,225,900	263,191,805	2,431,034,100	6,328,600	8,899,400	15,227,900	3,315,400
2037	2,809,557,600	263,191,805	2,546,365,800	6,524,600	9,275,000	15,799,500	3,526,500
		10-Year Total[4]	**$ 20,583,968,400**	**$ 57,208,900**	**$ 76,530,800**	**$ 133,739,900**	**$ 25,725,300**

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of $194,097,285 and 1999 base year of $69,094,520. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

Table D4. Summary of TIF Revenue Projections, Expansion Area, High Scenario

FY	Total Taxable Value	Base Year Value[1]	Tax Increment	County Contribution at 95%[2,3]	City Contribution at 95%[2]	Total Annual TIF Revenues	*Rebate (Returned to the County)*
2024	$ 264,710,112	$ 247,392,628	$ 17,317,500	$ 73,000	$ 59,900	$ 132,900	$ -
2025	266,676,000	247,392,628	19,283,400	81,200	66,800	148,000	-
2026	276,785,300	247,392,628	29,392,700	126,900	104,200	231,100	-
2027	287,220,800	247,392,628	39,828,200	176,200	144,700	320,900	-
Agency's Sunset Date (2027) sub-total			***$ 105,821,800***	***$ 457,300***	***$ 375,600***	***$ 832,900***	***$ -***
2028	297,994,800	247,392,628	50,602,200	229,200	188,200	417,400	-
2029	309,119,500	247,392,628	61,726,900	286,100	234,900	521,000	-
2030	320,608,300	247,392,628	73,215,700	347,100	284,900	632,000	-
2031	332,474,800	247,392,628	85,082,200	412,200	338,500	750,700	-
2032	344,733,200	247,392,628	97,340,600	481,900	395,700	877,600	-
2033	357,398,500	247,392,628	110,005,900	556,200	456,700	1,012,900	-
2034	368,259,200	247,392,628	120,866,600	608,000	499,300	1,107,300	-
2035	379,457,900	247,392,628	132,065,300	661,000	542,800	1,203,800	-
2036	391,006,600	247,392,628	143,614,000	715,200	587,500	1,302,700	-
2037	402,918,200	247,392,628	155,525,600	770,600	632,900	1,403,500	-
		10-Year Total[4]	**$ 1,030,045,000**	**$ 5,067,500**	**$ 4,161,400**	**$ 9,228,900**	**$ -**

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of $194,097,285 and 1999 base year of $69,094,520. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City, assumes all parcels located within an incorporated place will contribute at or below the City's millage rate. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

Table D5. Summary of TIF Revenue Projections, Expansion Area, Moderate Scenario

FY	Total Taxable Value	Base Year Value(1)	Tax Increment	County Contribution at 95%(2,3)	City Contribution at 95%(2)	Total Annual TIF Revenues	*Rebate (Returned to the County)*
2024	$ 264,710,100	$ 247,392,628	$ 17,317,500	$ 73,000	$ 59,900	$ 132,900	$ -
2025	266,676,000	247,392,628	19,283,400	81,200	66,700	147,900	-
2026	276,785,300	247,392,628	29,392,700	123,800	101,700	225,500	-
2027	287,220,800	247,392,628	39,828,200	167,800	137,800	305,600	-
Agency's Sunset Date (2027) sub-total			***$ 105,821,800***	***$ 445,800***	***$ 366,100***	***$ 811,900***	***$ -***
2028	297,994,800	247,392,628	50,602,200	213,200	175,100	388,300	-
2029	309,119,500	247,392,628	61,726,900	260,100	213,600	473,700	-
2030	320,608,300	247,392,628	73,215,700	308,500	253,300	561,800	-
2031	332,474,800	247,392,628	85,082,200	358,400	294,400	652,800	-
2032	344,733,200	247,392,628	97,340,600	410,100	336,800	746,900	-
2033	357,398,500	247,392,628	110,005,900	463,500	380,600	844,100	-
2034	368,259,200	247,392,628	120,866,600	509,200	418,200	927,400	-
2035	379,457,900	247,392,628	132,065,300	556,400	457,000	1,013,400	-
2036	391,006,600	247,392,628	143,614,000	605,000	496,900	1,101,900	-
2037	402,918,200	247,392,628	155,525,600	655,200	538,100	1,193,300	-
		10-Year Total(4)	**$ 1,030,045,000**	**$ 4,339,600**	**$ 3,564,000**	**$ 7,903,600**	**$ -**

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of $194,097,285 and 1999 base year of $69,094,520. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City, assumes all parcels located within an incorporated place will contribute at or below the City's millage rate. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

Table D6. Summary of TIF Revenue Projections, Expansion Area, Low Scenario

FY	Total Taxable Value	Base Year Value(1)	Tax Increment	County Contribution at 95%(2,3)	City Contribution at 95%(2)	Total Annual TIF Revenues	*Rebate (Returned to the County)*
2024	$ 264,710,112	$ 247,392,628	$ 17,317,500	$ 73,000	$ 59,900	$ 132,900	$ -
2025	266,676,000	247,392,628	19,283,400	80,800	66,500	147,300	-
2026	276,785,300	247,392,628	29,392,700	122,600	100,700	223,300	-
2027	287,220,800	247,392,628	39,828,200	165,300	135,700	301,000	-
Agency's Sunset Date (2027) sub-total			***$ 105,821,800***	***$ 441,700***	***$ 362,800***	***$ 804,500***	***$ -***
2028	297,994,800	247,392,628	50,602,200	209,000	171,600	380,600	-
2029	309,119,500	247,392,628	61,726,900	253,700	208,200	461,900	-
2030	320,608,300	247,392,628	73,215,700	299,400	245,800	545,200	-
2031	332,474,800	247,392,628	85,082,200	346,000	284,300	630,300	-
2032	344,733,200	247,392,628	97,340,600	394,000	323,500	717,500	-
2033	357,398,500	247,392,628	110,005,900	443,100	363,800	806,900	-
2034	368,259,200	247,392,628	120,866,600	484,300	397,800	882,100	-
2035	379,457,900	247,392,628	132,065,300	526,600	432,300	958,900	-
2036	391,006,600	247,392,628	143,614,000	569,700	468,000	1,037,700	-
2037	402,918,200	247,392,628	155,525,600	613,900	504,100	1,118,000	-
		10-Year Total(4)	**$ 1,030,045,000**	**$ 4,139,700**	**$ 3,399,400**	**$ 7,539,100**	**$ -**

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of $194,097,285 and 1999 base year of $69,094,520. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City, assumes all parcels located within an incorporated place will contribute at or below the City's millage rate. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

Prepared By:

COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group

618 E. South St.
Suite 700
Orlando, FL 32801
T 407-423-8398
F 407-843-1070

gaiconsultants.com/communitysolutions

City Commission

agenda item

item type	meeting date
Public Hearings: Non Quasi-Judicial Matters	March 13, 2024
prepared by	**approved by**
Clarissa Howard, Director of Communications	Randy Knight, City Manager

subject

Resolution 2282-24 - Supporting the Town of Eatonville's application to be considered as the site for the Florida Museum of Black History

motion | recommendation

Approval of the Resolution as presented.

background

At the February 28 City Commission meeting, as a city of arts and culture, Commissioner Sullivan expressed interest in supporting Eatonville's application to be considered as the future site of the Florida Museum of Black History. This resolution demonstrates the synergy of both cities' commitment to the arts, culture and history. If approved, the resolution will be sent to the City of Eatonville for inclusion in their application as supporting documentation for the Florida Legislature's consideration.

strategic objectives

alternatives | other considerations

fiscal impact

There is no fiscal impact related to this resolution.

attachments

1. Resolution 2282-24

Resolution 2282-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA SUPPORTING THE TOWN OF EATONVILLE'S APPLICATION TO BE CONSIDERED AS THE SITE FOR THE FLORIDA MUSEUM OF BLACK HISTORY

Whereas, Eatonville was founded after the Civil War and is the first incorporated (1887) Black town in the United States, giving Eatonville the most unique historical significance to the Black community, and

Whereas, since incorporation, Eatonville flourished as a haven for African Americans providing Black residents with the opportunity for self-government, economic development and education, and

Whereas, this historical significance furthers Eatonville role and responsibility to continue fostering the cultural, social, and political development of Black communities, and

Whereas, Eatonville's historical legacy aligns with the Florida Museum of Black History's mission to preserve, interpret, and share the rich and complex history of African Americans in Florida, and

Whereas, the potential synergy between the museum in Eatonville and two of Winter Park's existing museums, specifically the Winter Park History Museum and Hannibal Square Heritage Center, creates a compelling destination for arts, culture and history enthusiasts, and

Whereas, the museum in Eatonville will foster even more collaboration between the two neighboring communities enhancing the region's thriving arts and cultural industry and serve as a significant tribute to the state's Black history,

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The City Commission of the City of Winter Park hereby supports the application of the Town of Eatonville to be considered as the site for the Florida Museum of Black History and encourages the Florida Museum of Black History Task Force to recommend Eatonville as their top choice for the museum's final location to the Florida Legislature.

Adopted this _________ day of ______________, 2024

City Commission

agenda item

item type	meeting date
Public Hearings: Non Quasi-Judicial Matters	March 13, 2024
prepared by	**approved by**
Dan Hagedorn, Fire Chief	Randy Knight, City Manager

subject

Resolution 2283-24 - Adopting the Statewide Mutual Aid Agreement for emergency aid.

motion | recommendation

background

Florida Department of Emergency Management Statewide Agreement to reciprocate mutual aid services in times of emergency.

strategic objectives

alternatives | other considerations

NA

fiscal impact

None

attachments

1. Resolution 2283-24 - Statewide Mutual Aid
2. Statewide Mutual Aid Agreement

RESOLUTION 2283-24

A RESOLUTION ADOPTING THE STATEWIDE MUTUAL AID AGREEMENT FOR RECIPROCAL EMERGENCY AID IN CASE OF EMERGENCIES.

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or it political Subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 13th day of March, 2024.

____
Phillip M. Anderson, Mayor

ATTEST:

____
Rene Cranis, City Clerk

I certify that the foregoing is an accurate copy of the Resolution adopted by

City Commission of the City of Winter Park on March 13, 2024

BY: ___________________________________

TITLE: _________________________________

DATE: _________________________________

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.

B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.

C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.

D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.

E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.

F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").

B. The “Division” is the Florida Division of Emergency Management.

C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.

D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.

E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.

F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.

G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes.*

H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.

I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.

J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.

K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.

L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.

M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.

N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.

O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.

P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.

B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the

Resource Support Agreement (RSA) Form, available via the Division approved documents SharePoint site[1].

A. A description of the Mission to be performed by the Assisting Party;

B. A description of the resources and capabilities needed to complete the Mission successfully;

C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;

D. A description of the health, safety, and working conditions expected for deploying personnel;

E. Lodging and meal availability;

F. Any logistical requirements;

G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;

H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and

I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the Division approved documents SharePoint site.

[1] FDEM approved documents such as activity logs and mutual aid forms can be found at: https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D

A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;

B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;

C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;

D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;

E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and

F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.

B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.

C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the Division approved documents SharePoint site as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;

B. Copy of a current and valid Internal Revenue Service W-9 Form;

C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;

D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);

E. Official payroll and travel reimbursement records for all claimed personnel expenses;

F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;

G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;

H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance

I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);

J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;

K. Justification for equipment repair expenses; and

L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.

B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA' s Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.

C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.

B. Any Participating Party that elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement shall be provided to each Participating Party.

C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.

D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.

E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.

F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.

B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.

C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.

D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.

B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement, regardless of whether such costs are billed or unbilled.

C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.

D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.

E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section E of this Article.

F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.

B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.

C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.

D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.

E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required FDEM forms for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: ______________________________ Date: ______________________________

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

By: ______________________________

Title: ______________________________

CITY OF ______________________________
STATE OF FLORIDA

By: ______________________________

Title: ______________________________

Date: ______________________________

Approved as to Form:

By: ______________________________

City Attorney

City Commission

agenda item

item type
Public Hearings: Non Quasi-Judicial Matters

meeting date
March 13, 2024

prepared by
Randy Knight, City Manager

approved by
Randy Knight, City Manager

subject

Ordinance 3292-24 - Setting a referendum of the voters on the possible repeal of the internal combustion engine leaf blower ban. (2nd reading)

motion | recommendation

Approve the ordinance.

background

Update: The attached ordinance reflects the amendment made at first reading (shown in red on Page 4).

On January 12, 2022, the City Commission adopted Ordinance 3230-22 banning leaf blowers powered by internal combustion engines. The ban was to be effective 30 months following that adoption, which would be July 12, 2024. As that effective date got near, the city received significant feedback that the landscaping contractors are not ready for implementation, and they also raised concerns about the cost impact.

In addition, Senator Jason Brodeur raised concerns about the impact the ban will have on small businesses and has threatened to introduce a Bill in the Senate preempting a city's right to impose such a ban unless we can work out a compromise. Senator Brodeur and the City Manager reached the following compromise for the Commission's consideration. The City will delay enforcement of the internal combustion engine leaf blower ban until June 1, 2025. The Commission will place an ordinance repealing the ban on the March 11, 2025 ballot for the voters to decide whether to repeal the ban or keep it in place. Senator Brodeur will not file a Bill to preempt the city's rights to impose such a ban.

Following the Commission's adoption of this ordinance on first reading, Senator Brodeur put language in the proposed state budget that allocates funds to study the life cycle costs of both internal combustion engine leaf blowers and electric leaf blowers. The language also preempts other governmental agencies from amending or implementing leaf bans until that study is complete. That language does not affect our ban.

Attached is an ordinance that would place the question on the March 11, 2025 ballot as modified by the commission at the last meeting.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. Ordinance 3292-24 Leaf Blower Referendum

ORDINANCE 3292-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROPOSING AN AMENDMENT TO § 62-97 OF DIVISION 2 OF CHAPTER 62 OF THE CITY CODE OF ORDINANCES REGULATING THE USE AND OPERATION OF LEAF BLOWING OR YARD CLEARING EQUIPMENT POWERED BY AN INTERNAL COMBUSTION ENGINE OR MOTOR; SUBMITTING THE PROPOSED CODE AMENDMENT TO A VOTE BY THE ELECTORS OF WINTER PARK VIA REFERENDUM AT THE GENERAL CITY ELECTION TO BE HELD MARCH 11, 2025; PROVIDING FOR AMENDMENT OF CHAPTER 62 OF THE CITY CODE REGARDING RESTRICTIONS ON THE USE OF INTERNAL COMBUSTION POWERED LEAF BLOWERS IF THE CODE AMENDMENT IS ADOPTED; PROVIDING FOR THE REFERENDUM BALLOT QUESTION FOR THE PROPOSED CODE AMENDMENT; PROVIDING FOR DIRECTION TO THE CITY CLERK; PROVIDING FOR MODIFICATION BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND EFFECTIVE DATES OF THE ORDINANCE AND CITY CODE AMENDMENT.

WHEREAS, Article VIII, § 2(b) of the Florida Constitution vests the City with all governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions and render municipal services, and may exercise power for municipal purposes except as otherwise provided by law; and

WHEREAS, the City Commission, based upon environmental and noise concerns, previously adopted an amendment to its code of ordinances barring the use of internal combustion powered leaf blowers; and

WHEREAS, the City has since received complaints regarding the practicality of an ultimate ban of internal combustion powered leaf blowers and the cost to individual citizens and local businesses of acquiring alternative replacement equipment; and

WHEREAS, the City Commission believes it to be in the best interest of the City to delay implementation of the ban until June 1, 2025 and to place the question of whether internal combustion powered leaf blowers should be prohibited on the ballot and submit such to a citywide referendum.

NOW, THEREFORE, be it enacted by the City Commission of the City of Winter Park, Florida, as follows:

Section 1. Findings of Fact. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this ordinance.

Section 2. Amendment to the City Code of Ordinances. The City Commission of the City of Winter Park hereby sets forth for voter consideration an amendment to § 62-97 of Division 2 of Chapter 62 of the City Code of Ordinances (the

"Code Amendment"), as set forth below (words that are ~~stricken out~~ are deletions; words that are <u>underlined</u> are additions).

Sec. 62-97. - Specific prohibitions.

(a) The following acts, among others (this enumeration shall not be deemed to be exclusive), are declared to be noise disturbances in violation of this division:

***

(10) *Power tools.* Creating a noise disturbance across a residential or commercial real property line by operating or permitting the operation of any mechanically powered saw, drill, grinder, leaf blower, lawn or garden tool or similar tool between 9:00 p.m. and 7:00 a.m. the following day. ~~Regardless of the foregoing, it shall be a violation of this division to operate or permit the operation of a leaf blower that is powered by an internal combustion engine or motor between the hours of 6:00 p.m. and 7:00 a.m. the following day so as to create a noise disturbance across a residential or commercial real property line.~~

(11) *Construction activities on weekends and holidays.* Operating or permitting the operation of any piledriver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, power saw, construction appliance or machine, or construction materials or equipment delivery between 6:00 p.m. on Saturday and 7:00 a.m. on the following Monday or at any time on New Year's Day, Memorial Day, July 4, Labor Day, Thanksgiving Day or Christmas Day so as to create a noise disturbance across a residential or commercial real property line.

(12) *Power tools on Sunday.* Creating a noise disturbance across a residential or commercial real property line by operating or permitting the operation of any mechanically powered saw, drill, grinder, leaf blower, lawn or garden tool or similar tool between 9:00 p.m. on Saturday and 9:00 a.m. on Sunday. ~~Regardless of the foregoing, it is a violation of this division to operate or permit the operation of a leaf blower that is powered by an internal combustion engine or motor, between the hours of 6:00 p.m. on Saturday and 12:00 p.m. on Sunday so as to create a noise disturbance across a residential or commercial real property line.~~

(13) *Illegal open house parties.* Allowing or acquiescing in an illegal open house party, whether directly or indirectly, whether actively or passively, as an owner, lessee, or occupant of a property.

~~(14) *Phased elimination of certain leaf blowing or lawn clearing equipment.* Regardless of anything set forth in this section to the contrary, the use of a leaf blower that is powered by an internal combustion engine or motor, will be prohibited from use on any property within the city, with the exception of the Winter Park Municipal Golf Course, 30 months following enactment of this subsection.~~

Section 3. Referendum. The City Commission hereby calls a referendum election, to be held concurrently with the City's general election on March 11, 2025 (the "Referendum"), whereby the electors of the City of Winter Park shall vote on the Code Amendment. The Code Amendment will be adopted if it receives a majority of the votes cast in the Referendum.

Section 4. Ballot Question. The ballot title and summary to be placed on the ballot and voted upon in the Referendum shall be in substantially the following form:

Proposed City Code Amendment
Article IV, Division 2, § 62-97

Shall the City of Winter Park amend Article IV, Division 2, § 62-97 of its Code of Ordinances, as provided in Ordinance 3292-24, to revise the City Code to repeal the City's ban on the use of internal combustion powered leaf blowers and to regulate noise created by the use of leaf blowers consistent with those regulations regulating noise created by power tools?

Yes ___ or No ___

Section 5. Instructions to City Clerk. The City Clerk is hereby directed to ensure that all advertising, translation and notice requirements are complied with and to coordinate all activities necessary to conduct the Referendum with the Supervisor of Elections for Orange County, and to place the above-described question on the Referendum ballot. If the Code Amendment is adopted, and after it is incorporated into the City Code, the City Clerk shall record the ordinance in accordance with § 166.041(6), Florida Statutes.

Section 6. Modification by City Commission. The City Commission is authorized, to the extent consistent with the City Charter and applicable laws, to modify by resolution the ballot question provided for herein and to modify or provide for by resolution any procedural or notice requirement for the conduct of the Referendum, all as the City Commission may deem advisable to ensure compliance with applicable laws and to ensure voters are fully informed as to the Referendum and the substance of the Code Amendment.

Section 7. Conflicts. In the event of a conflict or conflicts between this Ordinance, including the Code Amendment if adopted, and any other ordinance or provision of law, this Ordinance governs and controls to the extent of any such conflict.

Section 8. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance, including the Code Amendment if adopted, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion hereof or hereto unless such would defeat the purpose of this Ordinance or the Code Amendment.

Section 9. Codification. If the Code Amendment is adopted by the electors of the City of Winter Park at the Referendum, the Code Amendment will be incorporated into the City's Code of Ordinances. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance and the City Code may be freely made.

Section 10. Effective Dates. This Ordinance will become effective take effect immediately upon its final passage and adoption. The Code Amendment will take effect immediately upon adoption by the electors of the City of Winter Park at the Referendum.

PASSED AND ADOPTED this 13 day of March, 2024 by the City Commission of the City of Winter Park, Florida.

____
Mayor Phillip M. Anderson

Attest:

____
City Clerk Rene Cranis