



City Commission Regular Meeting

Agenda

September 25, 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](tel:407-599-3277)) at least 48 hours in advance of the meeting.

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

please note

Times are projected and subject to change.

- 1. Meeting Called to Order**
- 2. Invocation - Dr. Harold Dorrell Briscoe, Dean of Religious and Spiritual Life, Rollins College**
- 3. Pledge of Allegiance**
- 4. Approval of Agenda**
- 5. Mayor's Report**
 - a. Proclamation for National Drive Electric Week 5 minutes
- 6. City Manager's Report**
- 7. City Attorney's Report**
- 8. Non-Action Items**
 - a. Vulnerability Assessment Presentation 20 minutes
- 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, September 11, 2024 1 minute
 - b. Approve the minutes of the work session, September 12, 2024 1 minute
 - c. Approve the following piggyback contracts: 1 minute
 1. Dataprose - City of Georgetown Contract #22-0024-GS - Utility Bill Printing & Distribution Services - Renewal; for services as needed during the term of the agreement through September 30, 2025; Amount: \$250,000
 2. Hach Co. - GSA Contract #GS-07F-9134S - Laboratory Equipment; for goods on an as-needed basis during the term of the agreement through January 31, 2026; Amount: \$125,000
 3. Amazon.com Services LLC - OMNIA Partners Contract #MA3457 - Online Marketplace; for goods on as-needed basis during the term of the agreement through May 5, 2025; Amount: \$300,000
 - d. Approve the following contracts: 1 minute

1. FY23-53 - PNC Equipment Finance LLC - Golf Cart Lease Agreement - Renewal; for services needed during the term of the agreement through September 25, 2025; Amount: \$100,000
2. FY13-2 - Deyoung Law Firm, P.A. - Legal Services for WPPD - Renewal; for services on an as-needed basis during the term of the agreement through September 30, 2025; Amount: \$83,868.75

- | | | |
|----|--|----------|
| e. | Accept the election of Kevin Powers as Fire Department employee representative on the Civil Service Board. | 1 minute |
| f. | Approve HIDTA Grant Pass-through Funding for FY 2025 in the amount of \$107,201. | 1 minute |
| | 1. HIDTA Purchase Orders | |
| g. | Approve the following purchase: | 1 minute |
| | 1. ABM Industries Group, LLC - Janitorial Services & Equipment; Amount: \$550,000 | |

11. Action Items Requiring Discussion

- | | | |
|----|--|------------|
| a. | Blue Dolphins Swim Club Agreement for Construction of Competition Pool | 30 minutes |
| b. | SR426 Coalition Project – Median Treatments for Maintenance by the City of Winter Park | 10 minutes |

12. Millage Rate and Budget Public Hearing | 5:00 p.m. or soon thereafter

- | | | |
|----|---|------------|
| a. | Ordinance 3313-24 - Adopting millage rates for FY 2025 budget (2nd reading) | 5 minutes |
| b. | Ordinance 3314-24 - Adopting the FY 2025 budget (2nd reading) | 10 minutes |

13. Public Hearings: Quasi-Judicial Matters

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

- | | | |
|----|---|------------|
| a. | Request of MEI Partners, LLC for Conditional Use approval to construct a 21,750 square foot expansion for vehicle service and parking deck for the Fields BMW dealership at 963 N. Wymore Rd, zoned Commercial (C-3). | 10 minutes |
|----|---|------------|

14. Public Hearings: Non Quasi-Judicial Matters

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

- | agenda | estimated time |
|---|----------------|
| a. Fee Schedule to be Effective October 1, 2024 | 10 minutes |
| b. Request of the City of Winter Park for an Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-72 Office (O-1) District to revise the criteria for conditional uses for restaurants, cafes, coffee shops and other food establishments. (1st Reading) | 15 minutes |
| c. Request of the City of Winter Park for an Ordinance Amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-86 "Off-Street Parking and Loading Regulations" so as to modify the multi-family residential, retail, office and restaurant parking regulations within the city. (1st Reading) | 15 minutes |
| d. This public hearing must be heard after 5:00 p.m.
Request of the City of Winter Park for: | 30 minutes |
| <ul style="list-style-type: none"> • An Ordinance Amending Chapter 58 "Land Development Code" Article III, "Zoning" And Article VI, "Subdivision and Lot Consolidation Regulations" to adopt new regulations and development standards, necessary to implement the City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies Document, dated February 14, 2024. (1st Reading) • An Ordinance Amending Chapter 102 "Utilities" of the Code of Ordinances to establish annexation requirements for the provision of city sanitary sewer service as necessary to implement the City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies Document, dated February 14, 2024. (1st Reading) • An Ordinance Amending Chapter 2 "Administration", Article VIII, "Affordable and Workforce Housing" of the Code of Ordinances to amend provisions regarding the housing linkage fee as necessary to implement The City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies document, dated February 14, 2024. (1st Reading) • An Agreement to provide for vesting of rights for properties zoned R-4, under the 2017 Comprehensive Plan. | |
| e. Request of the City of Winter Park for an Ordinance of the City of Winter Park, Florida amending Article V, Divisions 6 and 8 of Chapter 58 of the Land Development Code concerning tree preservation and protection and landscape regulations; providing Urban Forestry, Tree, and Landscape regulations, requirements, permit and mitigation procedures, and setting forth related fees and penalties; clarifying and amending the authority of the Urban Forestry Division and other city departments; providing supplemental compliance methods ensuring | 30 minutes |

-
- | | | |
|----|---|-----------|
| | observance of tree and landscape regulation, replacement, mitigation, maintenance, and best pruning and planting practices. (1st Reading) | |
| f. | An ordinance amending Chapter 62, "Offenses and Miscellaneous Provisions" of the Code of Ordinances by creating Section 62-80 "Trespass Warnings on Public Property." (1st Reading) | 5 minutes |
| g. | An ordinance amending Chapter 62, "Offenses and Miscellaneous Provisions," of Article VII "Public Order Offenses" by adding new sections to provide for additional standards in public parks. (1st Reading) | 5 minutes |

15. City Commission Reports**16. Summary of Meeting Actions****17. Adjournment**



City Commission

agenda item 5.a

item type

Mayor's Report

meeting date

September 25, 2024

prepared by

Victoria Tabor, Administrative Coordinator II

approved by

Randy Knight, City Manager

subject

Proclamation for National Drive Electric Week

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

None

**item type**

Non-Action Items

meeting date

September 25, 2024

prepared by

Victoria Tabor, Administrative Coordinator II

approved by

Randy Knight, City Manager

subject

Vulnerability Assessment Presentation

motion | recommendation**background**

To reduce the risks to their community and its residents, the City of Winter Park conducted a comprehensive Vulnerability Assessment study to plan and prepare for climate change-related impacts. To assist with the effort, the City applied for and received a grant from the Florida Department of Environmental Protection (FDEP) Resilient Florida Program (Agreement #22PLN17). The Exposure and Sensitivity Analysis aims to measure the impact of potential flooding scenarios on the community's critical assets. Dr. Souto is with Applied Ecology, Inc. and has been working in Florida's water resources for over 30 years.

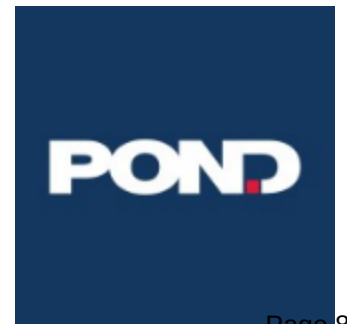
alternatives | other considerations**fiscal impact****attachments**

1. WP VA PPT

WINTER PARK CLIMATE ADAPTATION VULNERABILITY ASSESSMENT (VA)

APPLIED ECOLOGY, INC.

September 11, 2024



PROJECT OBJECTIVE AND PURPOSE

- Identify critical and regionally significant assets in Winter Park
- Evaluate various flood scenarios
- Prioritize and focus adaptation planning on most critical needs
- Support the City's Climate Action and Resiliency Plan



Funding provided by a FDEP Coastal Resiliency Program Grant



CLIMATE ADAPTATION PLANNING GUIDE (FDEP)

Context

- Assemble steering committee
- Set guiding principles
- Establish planning area and geographic context
- Define public outreach

Adaptation Strategies

- Assess adaptive capacities
- Prioritize adaptation needs
- Identify adaptation strategies
- Integrate into existing plans



Vulnerability Assessment

- Conduct an exposure analysis
- Conduct a sensitivity analysis
- Assign focus areas

Implementation Strategies

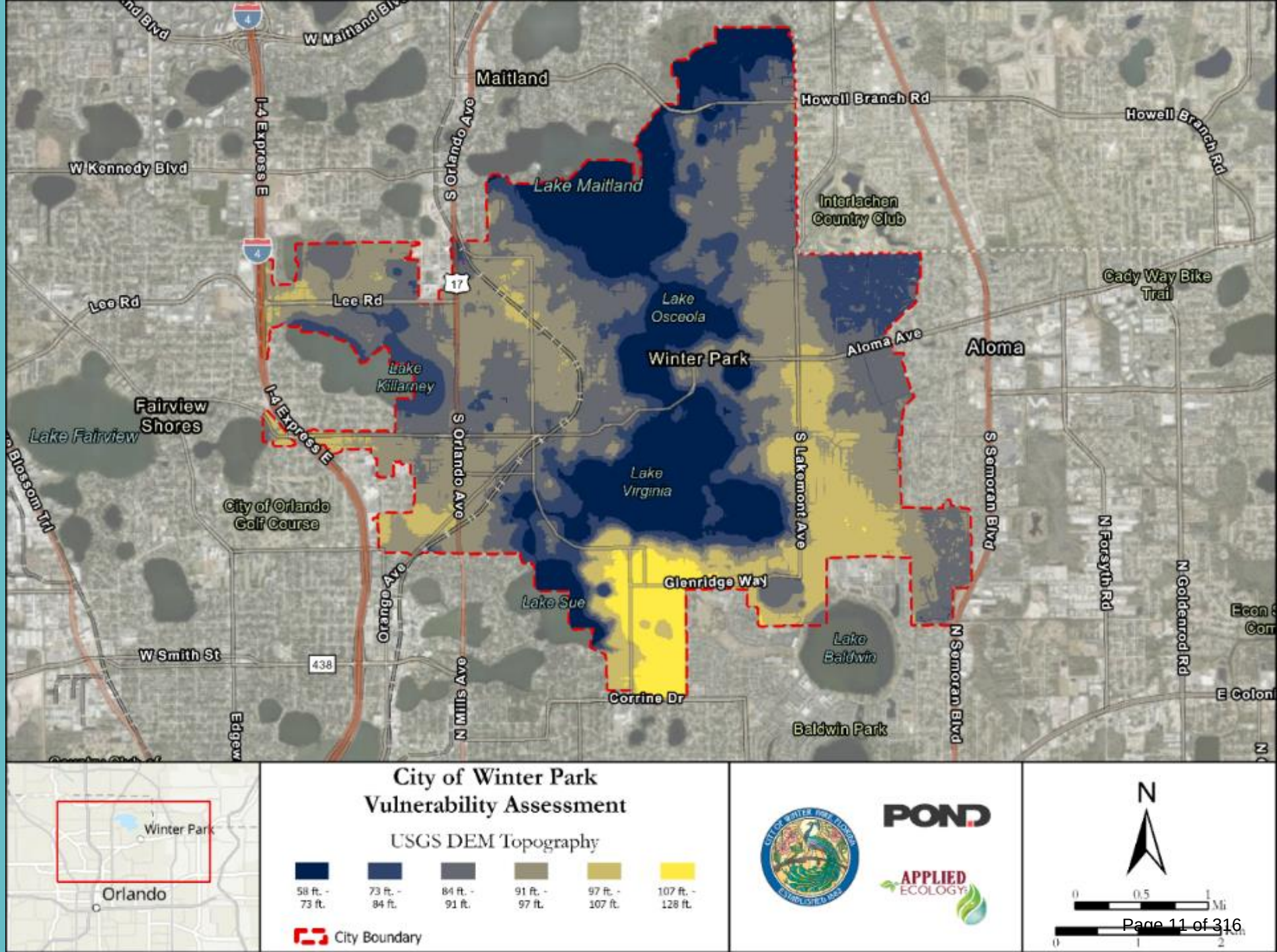
- Assess implementation capabilities
- Create a schedule of activities, actions, and actors

ELEVATION
(NAVD88)

57.8-123.3 FT

South to North

Almost visualize
where flooding
will occur around
lakes





RAINFALL

24-hr Storm Interval	Rainfall Depth (Inches)
5-year	5.22
10-year	6.12
25-year	7.56
50-year	8.82
100-year	10.20
200-year	11.80
*500-year	14.89

Bolded storm scenarios were modeled.

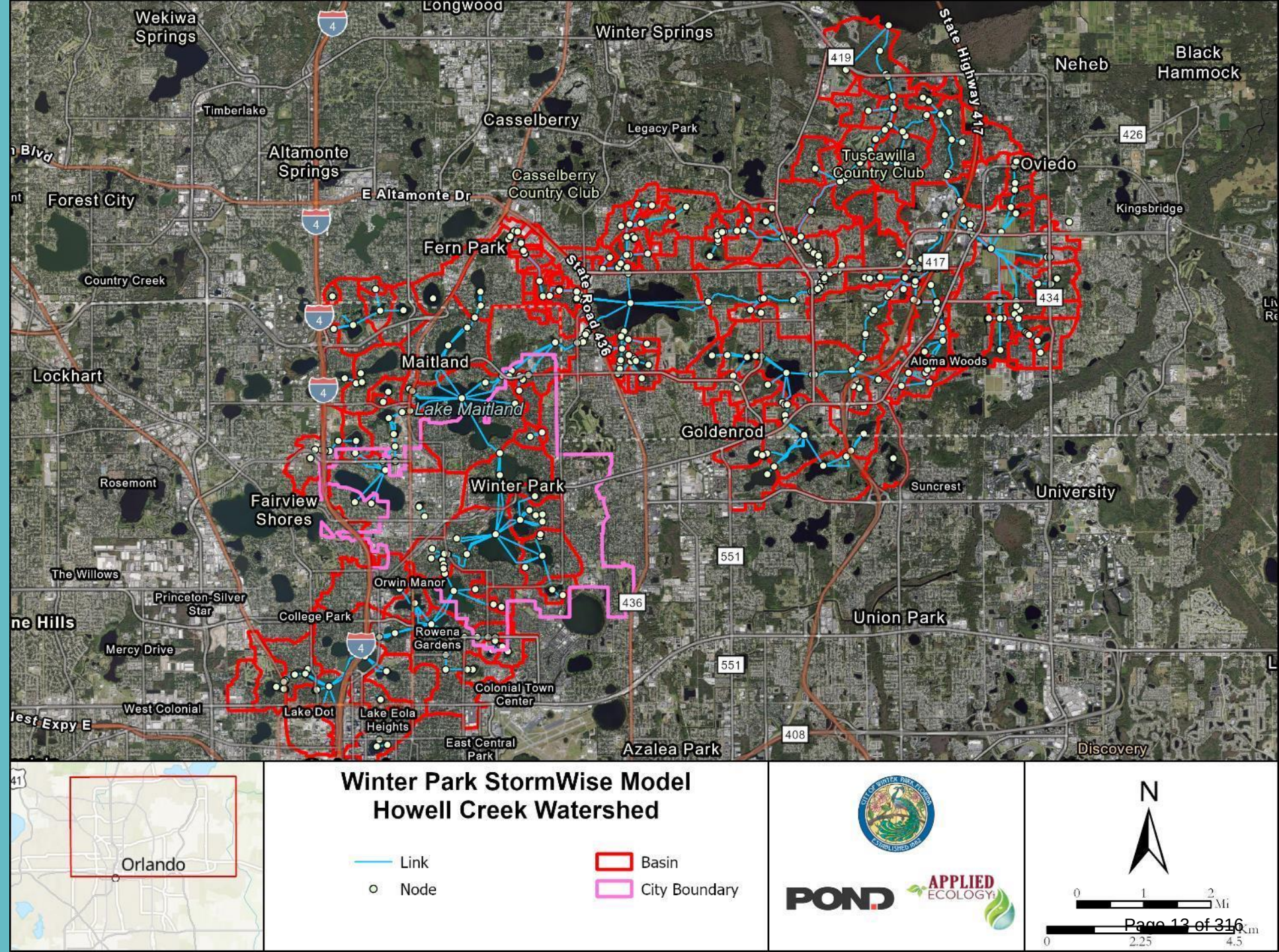
*Hurricane Ian (2022) = 14.2"

STORMWISE MODEL (REGIONAL EFFORT)

Updated FEMA Flood
Insurance Rate Maps &
Stormwater Master
Plan.

Provides surface flows
based on drainage
basins nodes linked by
conveyance system.

Modeled 100-yr and
500-yr, 24-hr storms.



CRITICAL ASSETS IDENTIFIED WITHIN THE CITY OF WINTER PARK

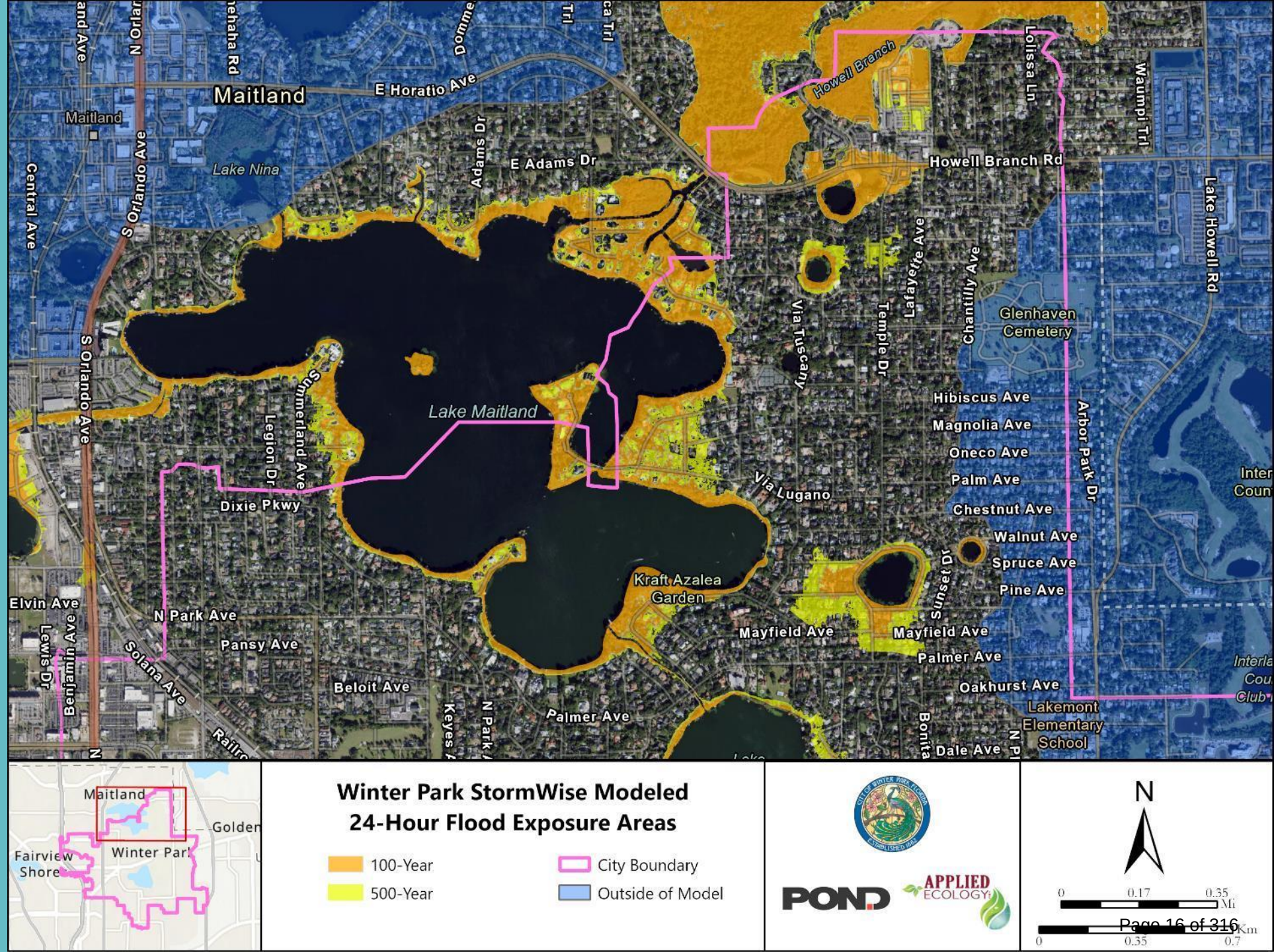
Critical Assets	Number
Bridges	7
Bus Terminals	107
Marinas	1
Communications Facilities	2
Disaster Debris Management Site	1
Drinking Water Facilities	4
Wastewater Treatment Plant	1
Electrical Production	1
Hazardous Waste Facilities	8
Solid Waste Facilities	8
Stormwater Assets	3068
Schools	8
College/University	9
Community Center	2
Emergency Operation Center	1
Fire Stations	3
Health Care Facilities	7
Hospital	1
Law Enforcement	2
Local Government Facilities	20
Logistical Staging Area	1
Conservation Land	15
Wetlands	44
Historical & Cultural Sites	24
Parks	122

FLOOD EXPOSURE & SENSITIVITY

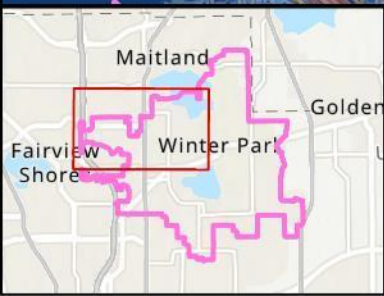
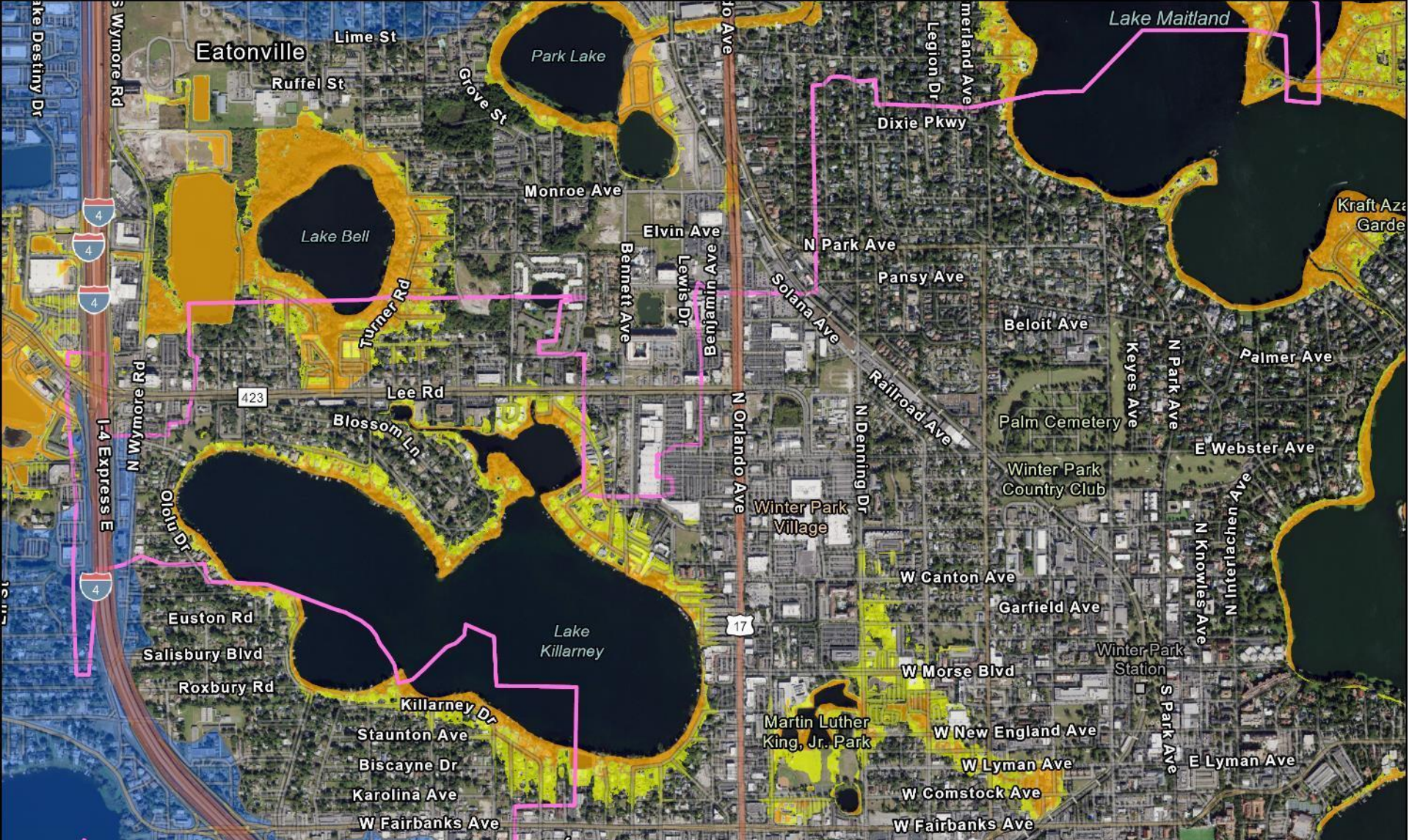
- Modeled 2040 and 2070 sea level rise projections - they do not impact the City
- Modeled two storm scenarios – 100-yr and 500-yr, 24-hr storms
- Exposure refers to the asset's exposure to flood waters, not inundated
- Sensitivity refers to the depth of the water that covers the asset



NORTH REGION STORM FLOOD EXPOSURE



NORTH -WEST
REGION
STORM
FLOOD EXPOSURE



**Winter Park StormWise Modeled
24-Hour Flood Exposure Areas**

100-Year	City Boundary
500-Year	Outside of Model



POND **APPLIED ECOLOGY**

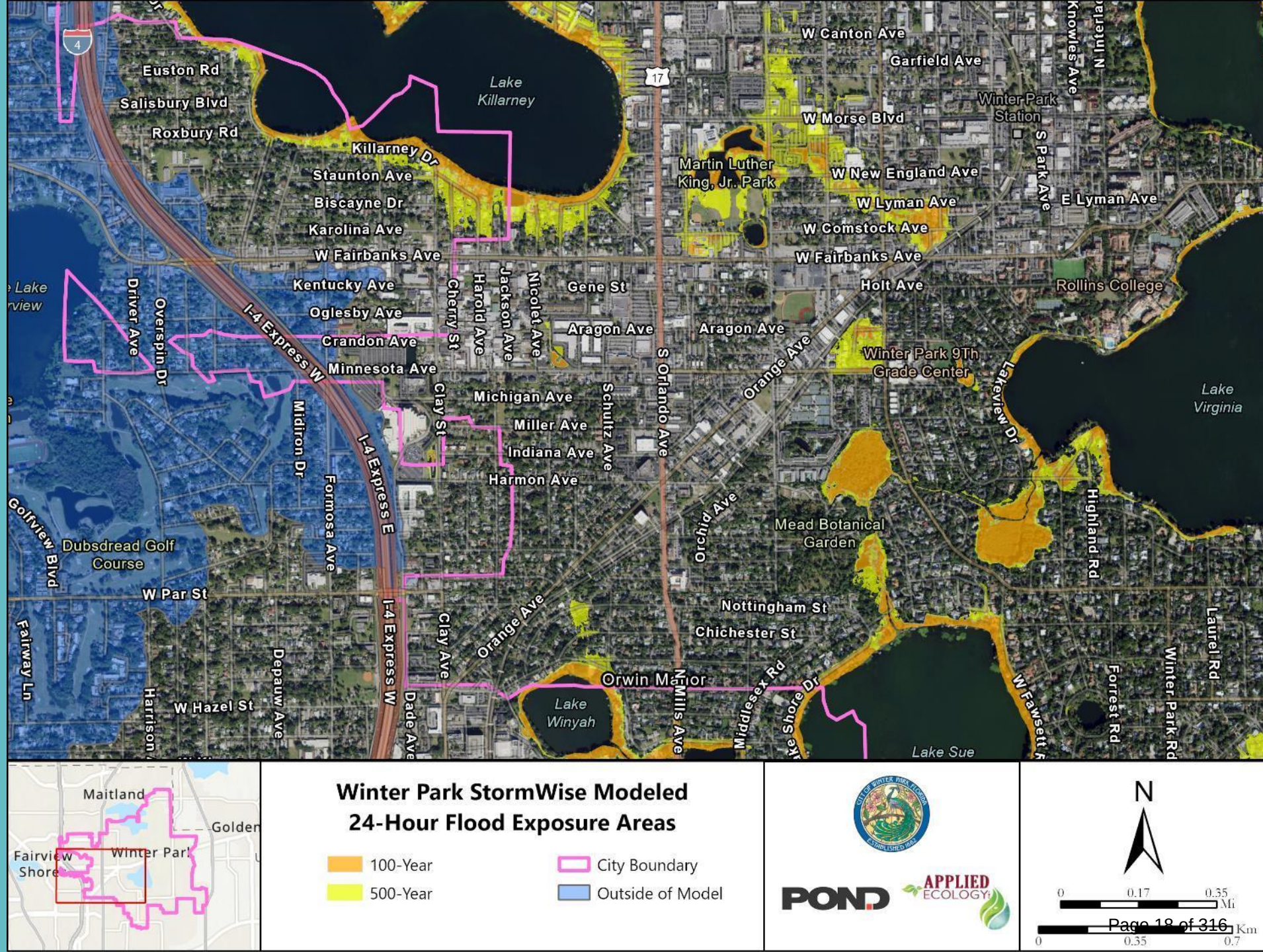
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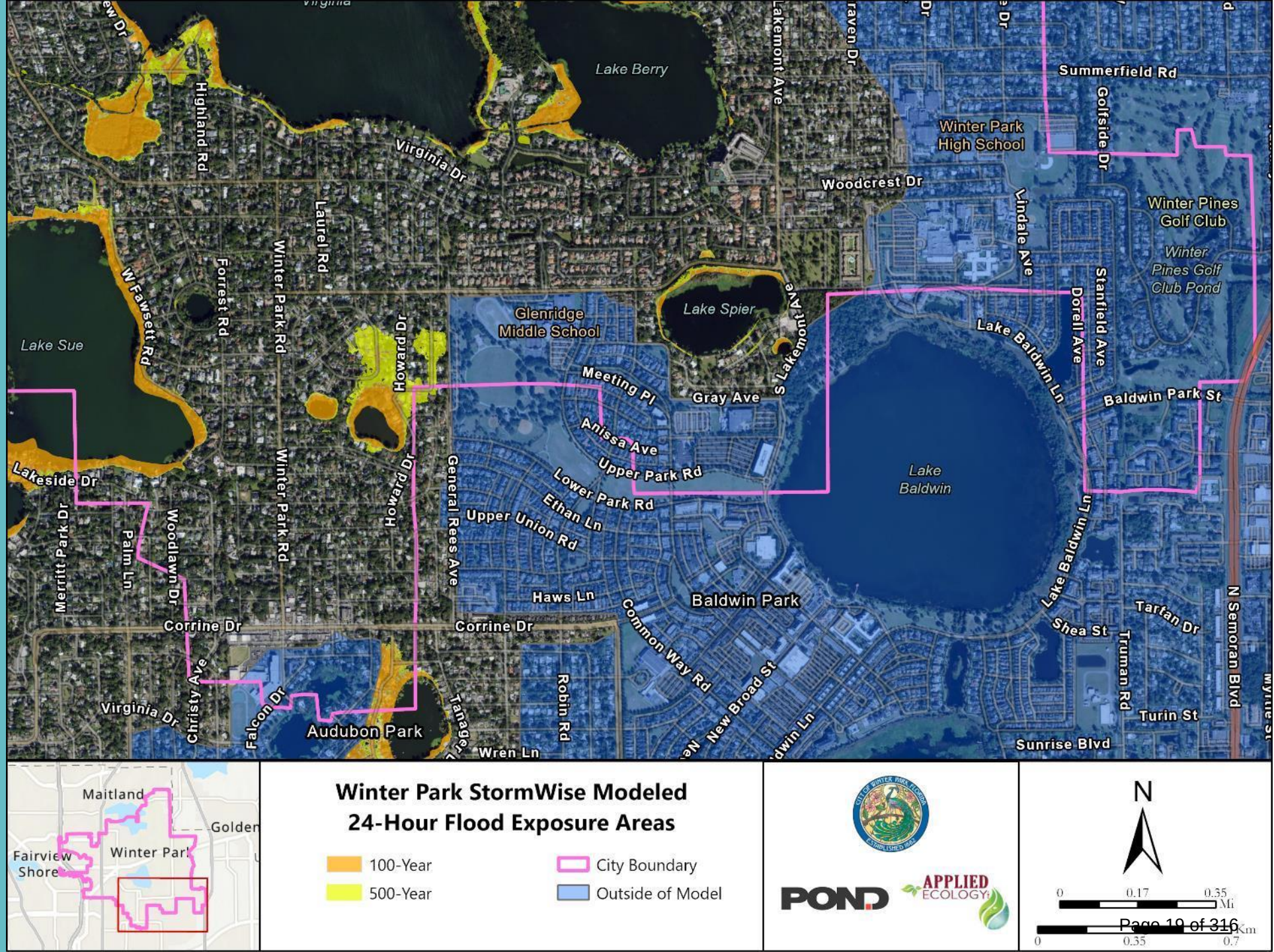
0 0.17 0.35 Mi
0 0.35 0.7 Km

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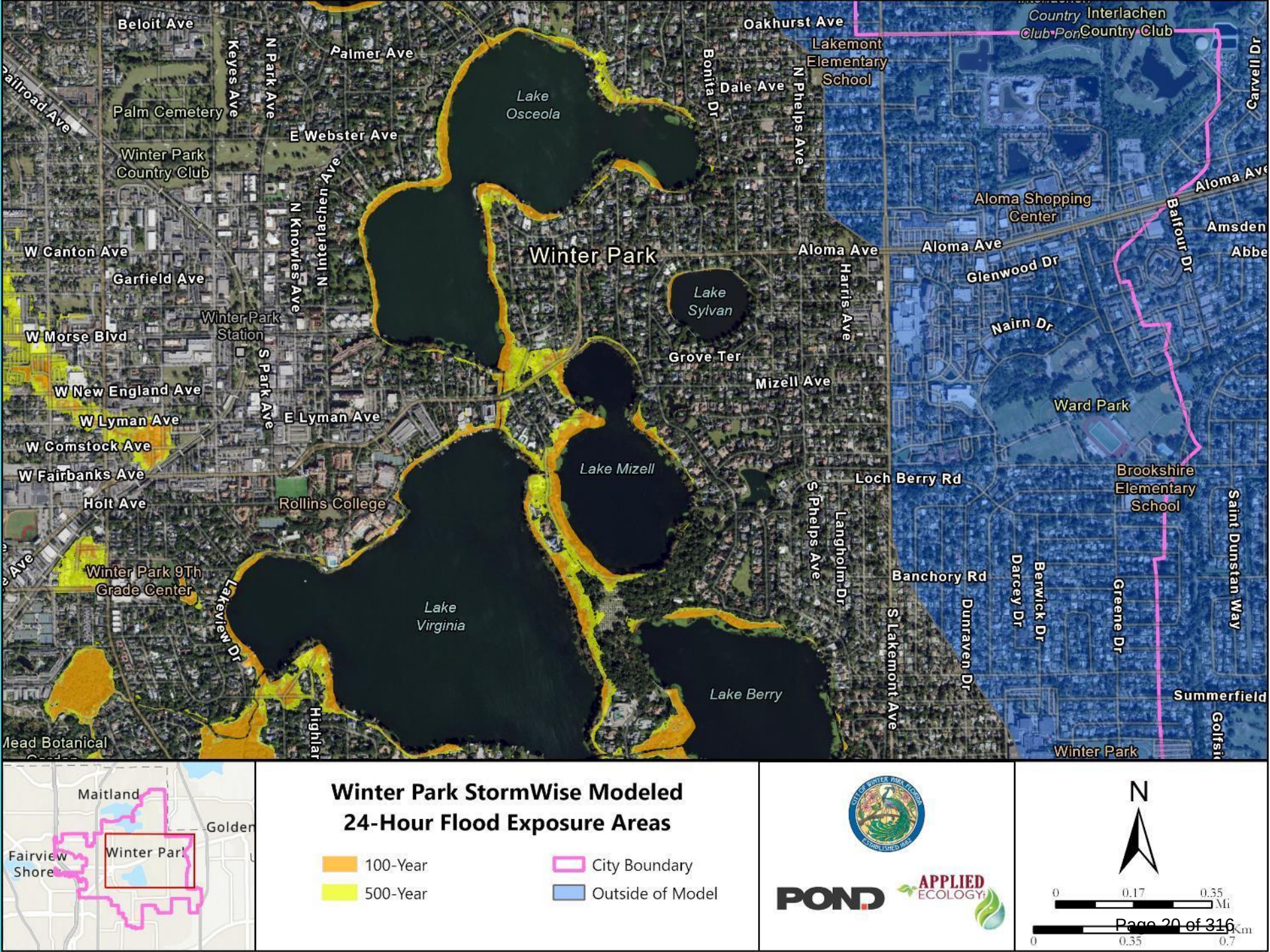
WEST REGION STORM FLOOD EXPOSURE



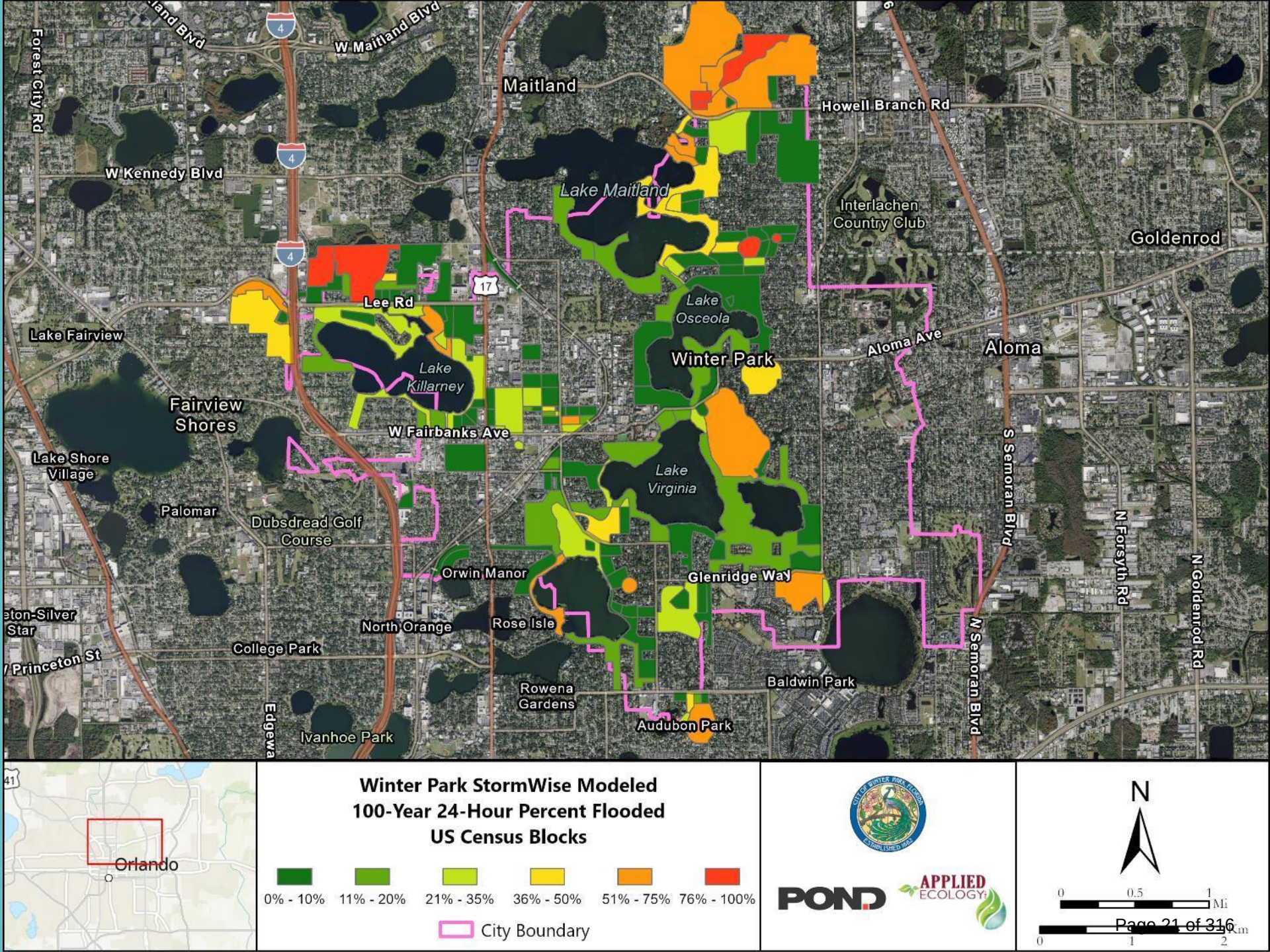
SOUTH REGION STORM FLOOD EXPOSURE



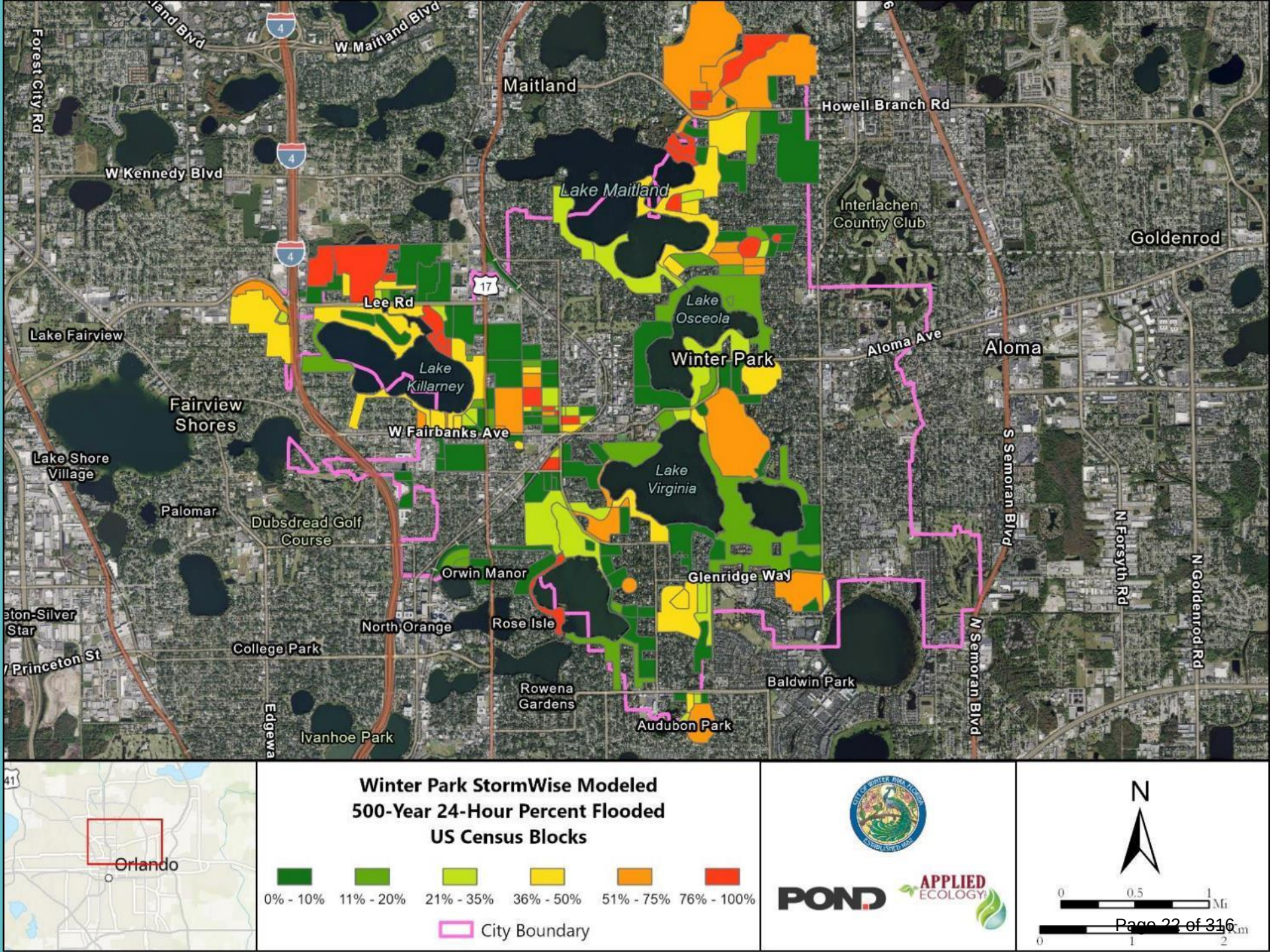
EAST-CENTRAL
REGION
STORM
FLOOD EXPOSURE



100-YR, 24-HR
STORM
FLOOD EXPOSURE

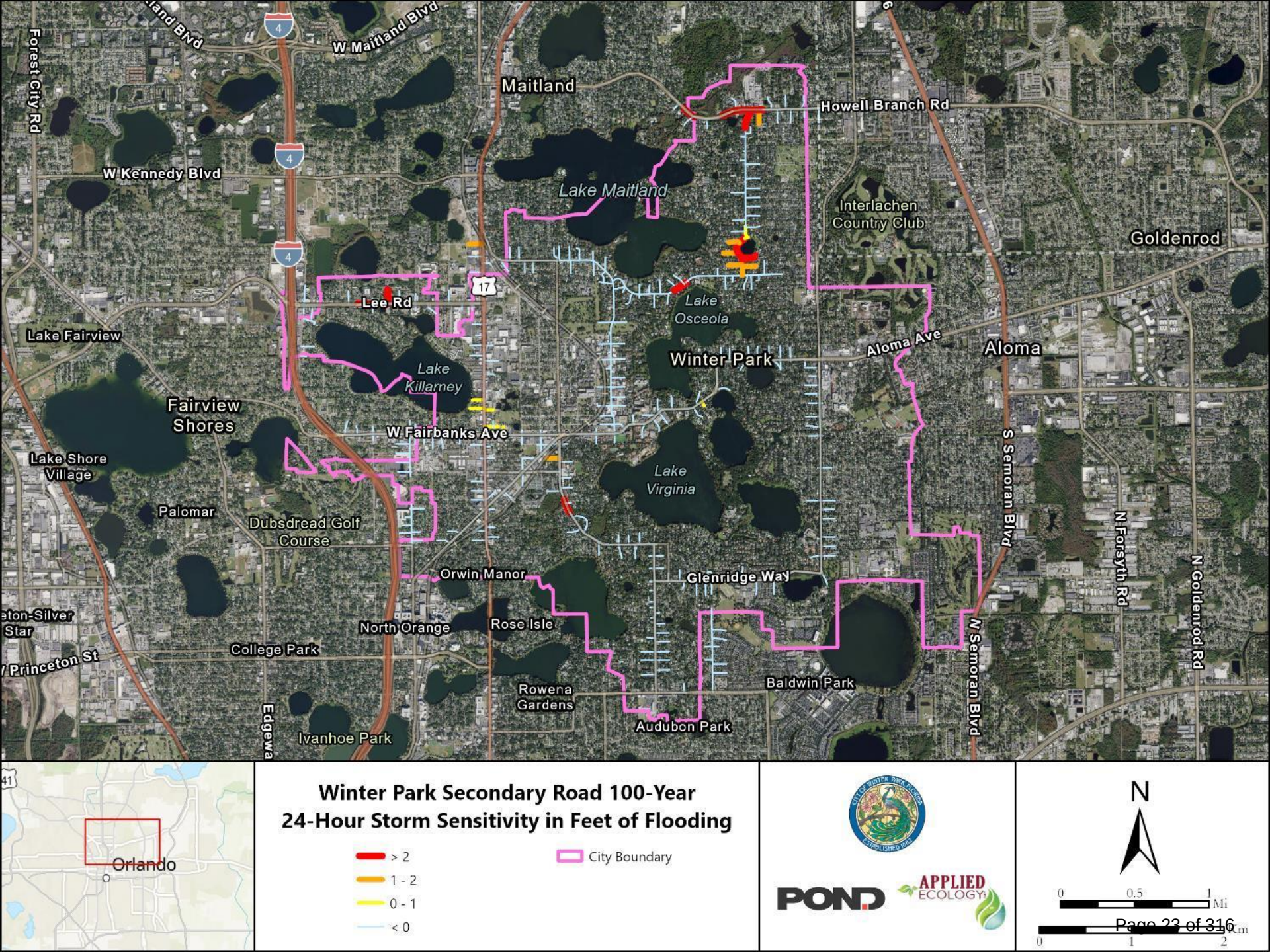


500-YR, 24-HR
STORM
FLOOD EXPOSURE

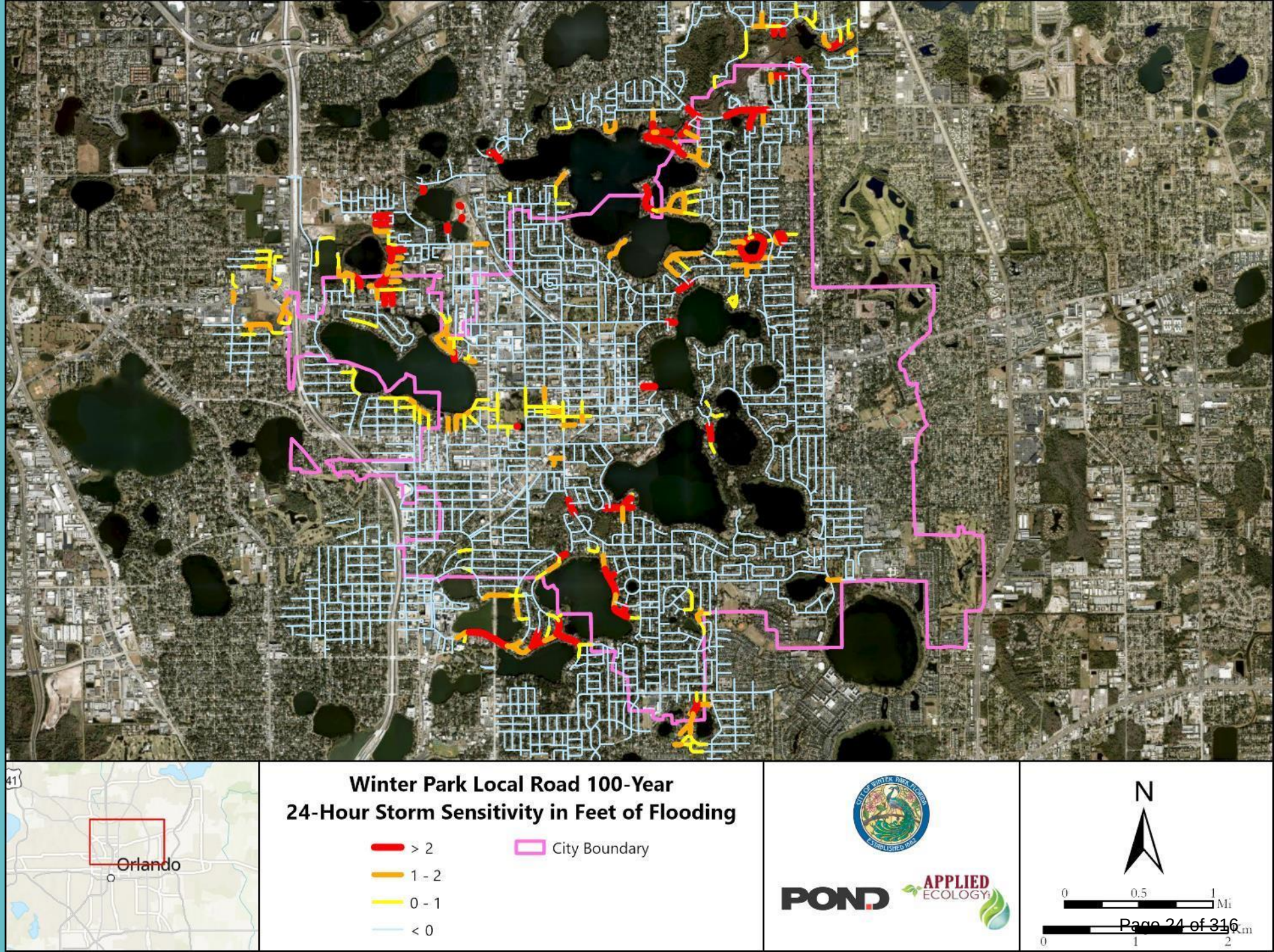


SECONDARY
ROADS

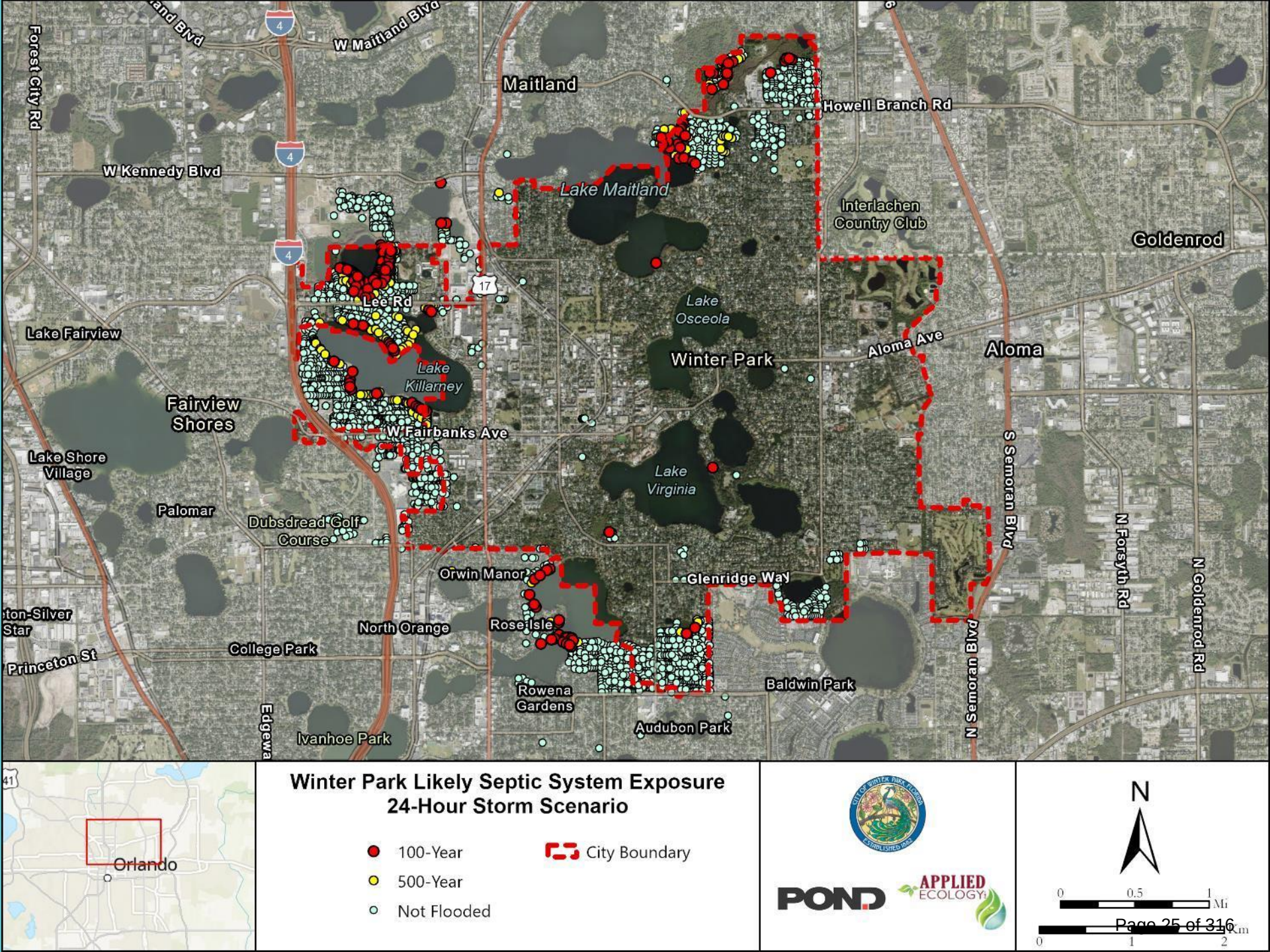
100-YR
FLOOD EXPOSURE
& SENSITIVITY



LOCAL ROADS FLOOD EXPOSURE & SENSITIVITY

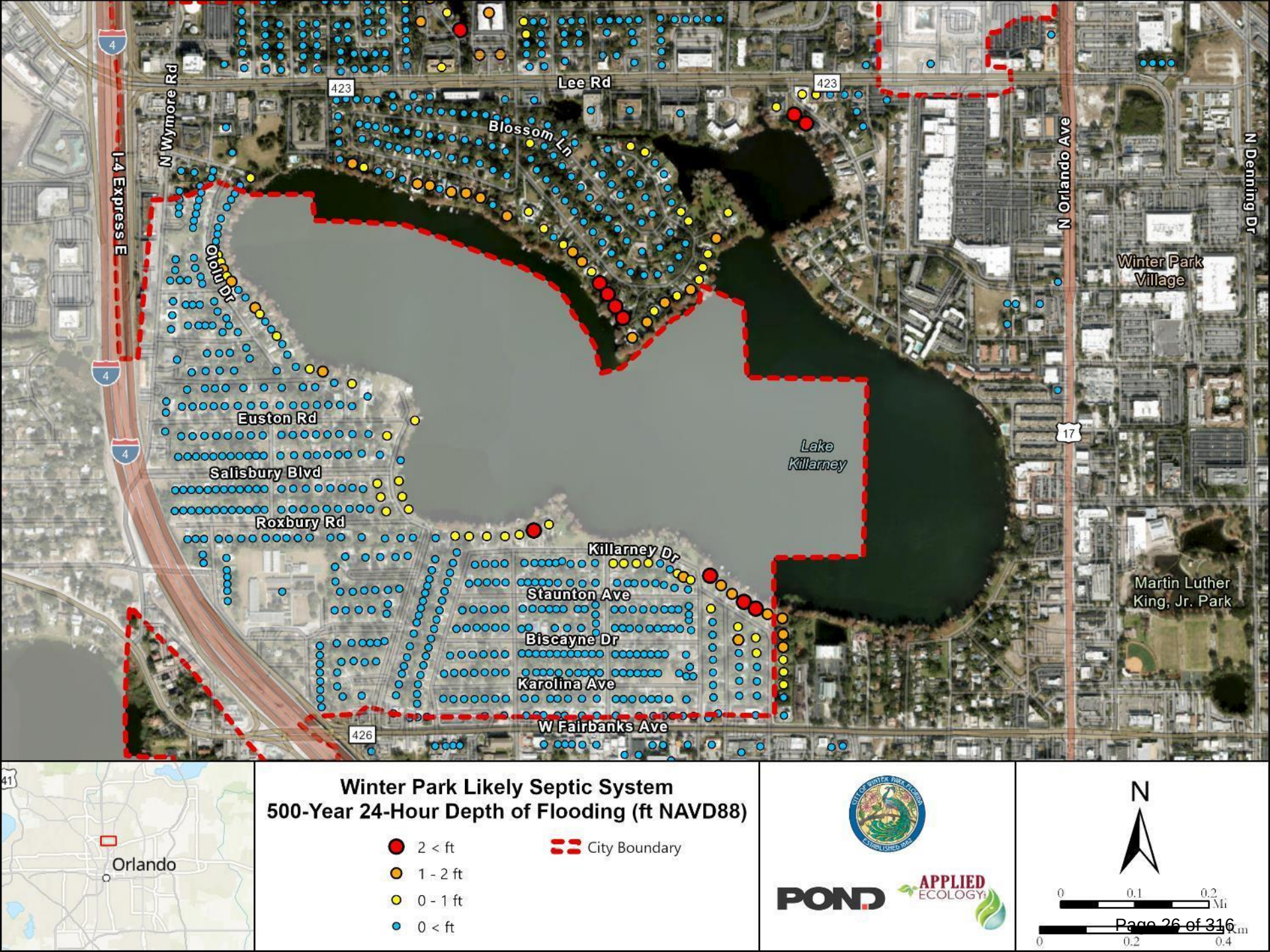


SEPTIC TANKS
FLOOD EXPOSURE

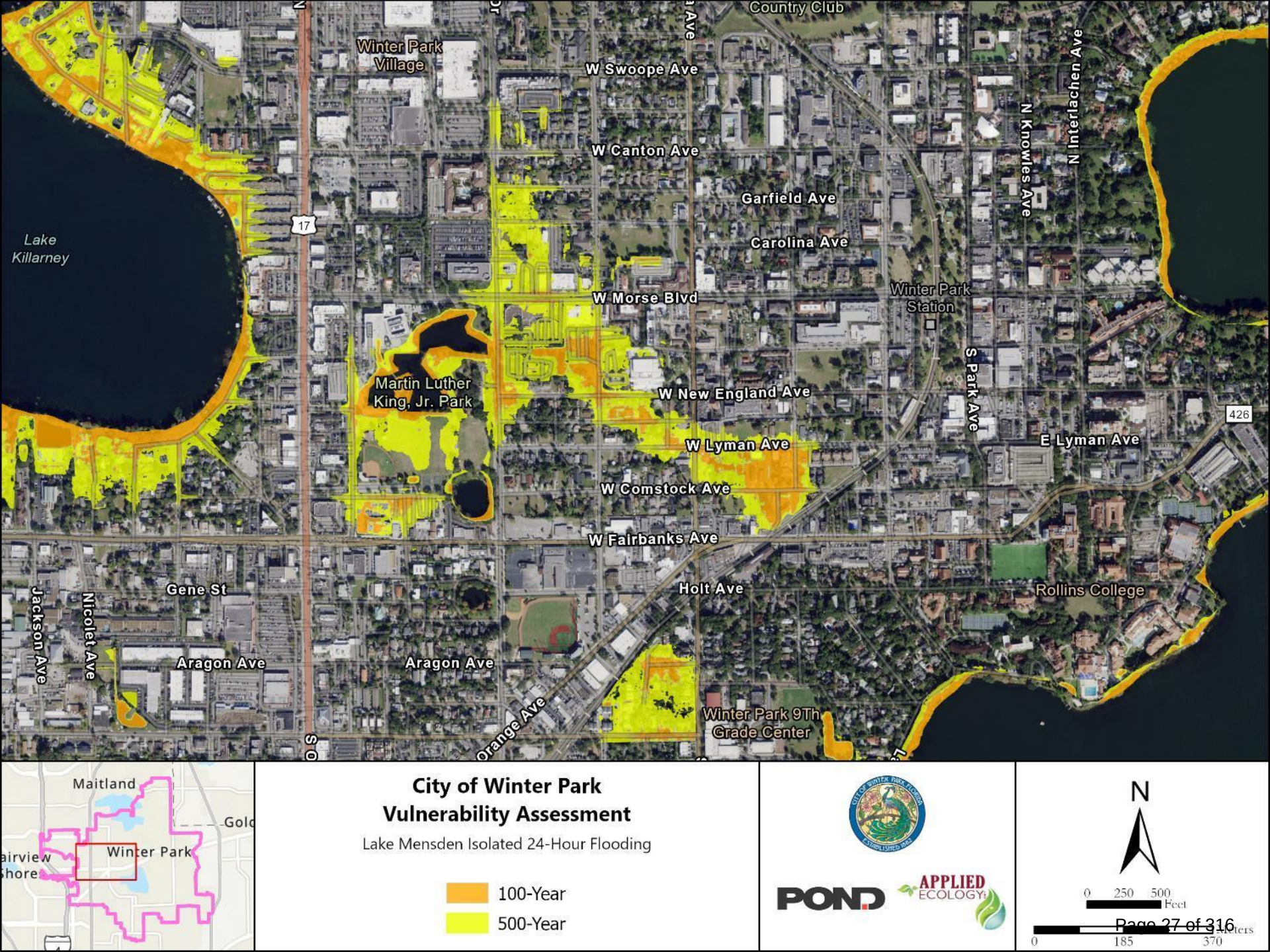


FOCUS AREA
LAKE KILLARNEY
SEPTIC TANKS

FLOOD EXPOSURE
& SENSITIVITY

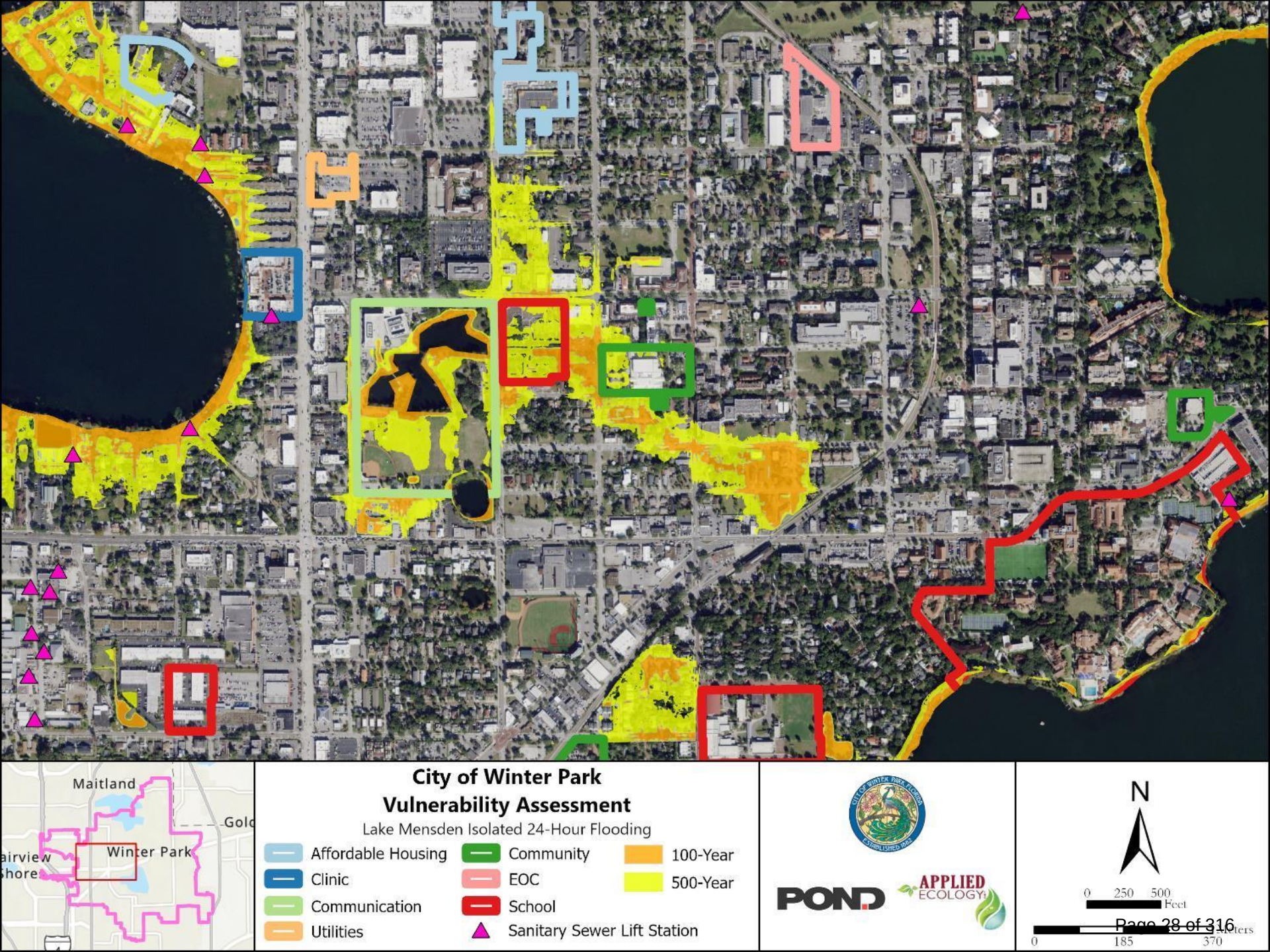


STORMWATER
FOCUS AREA
LAKE MENS DEN



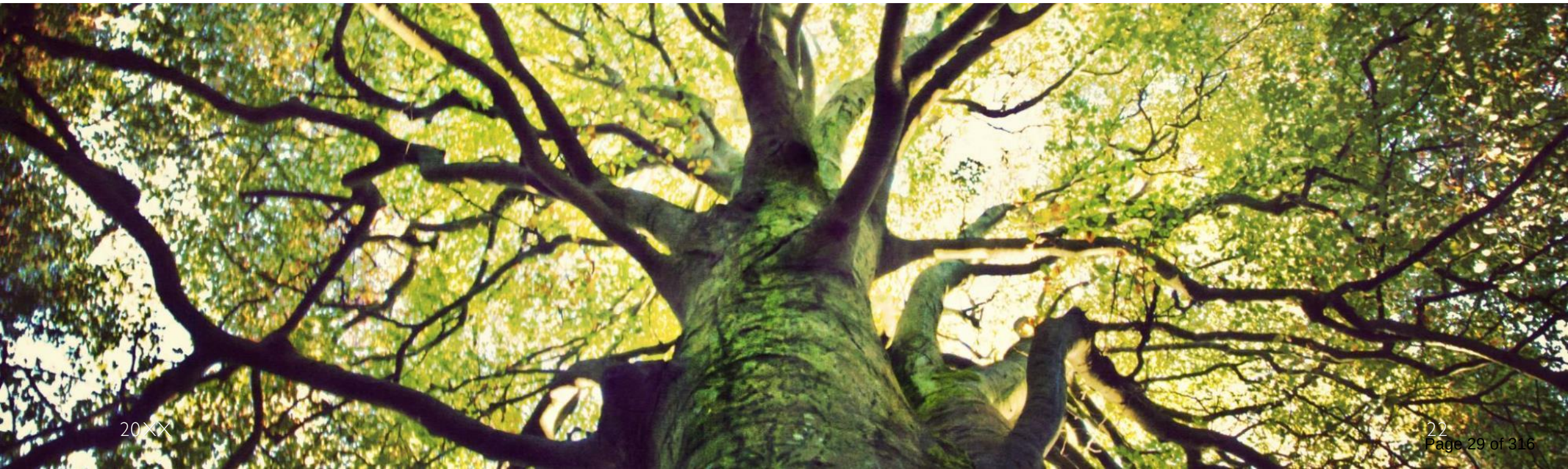
LAKE MENS DEN
FOCUS AREA

CRITICAL
FACILITIES

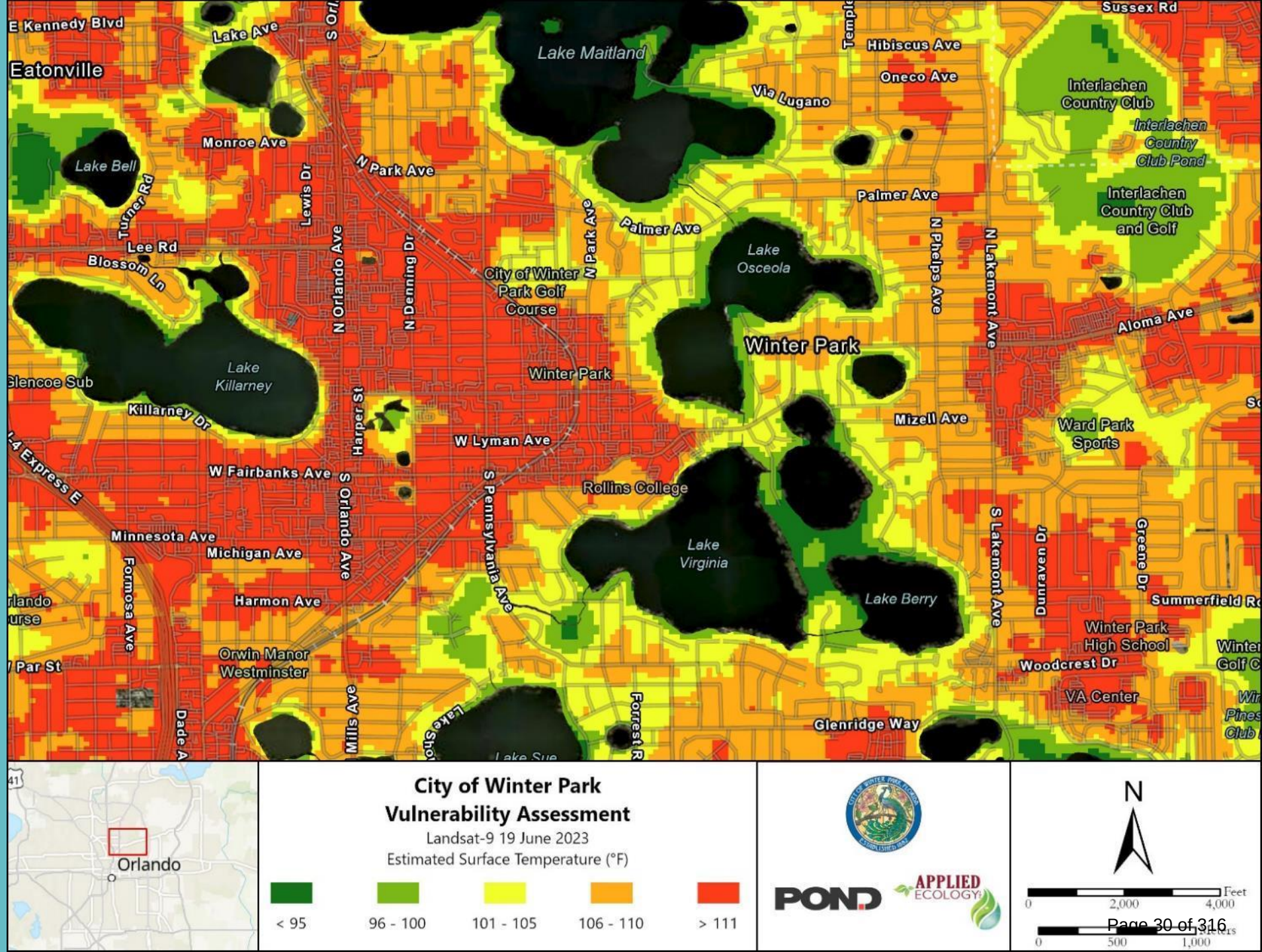


TEMPERATURE CHANGE

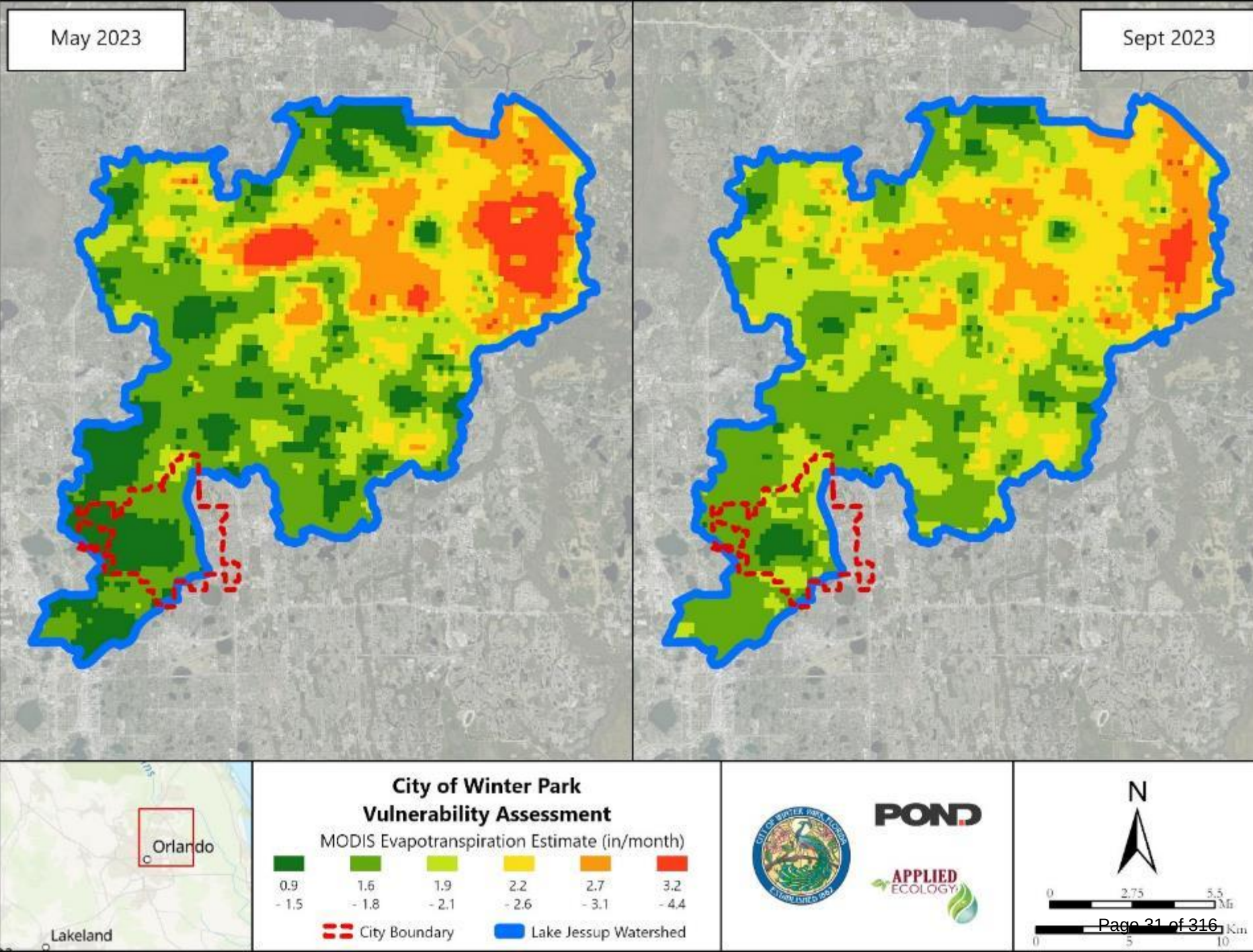
Temperature
Evapotranspiration
Tree Canopy



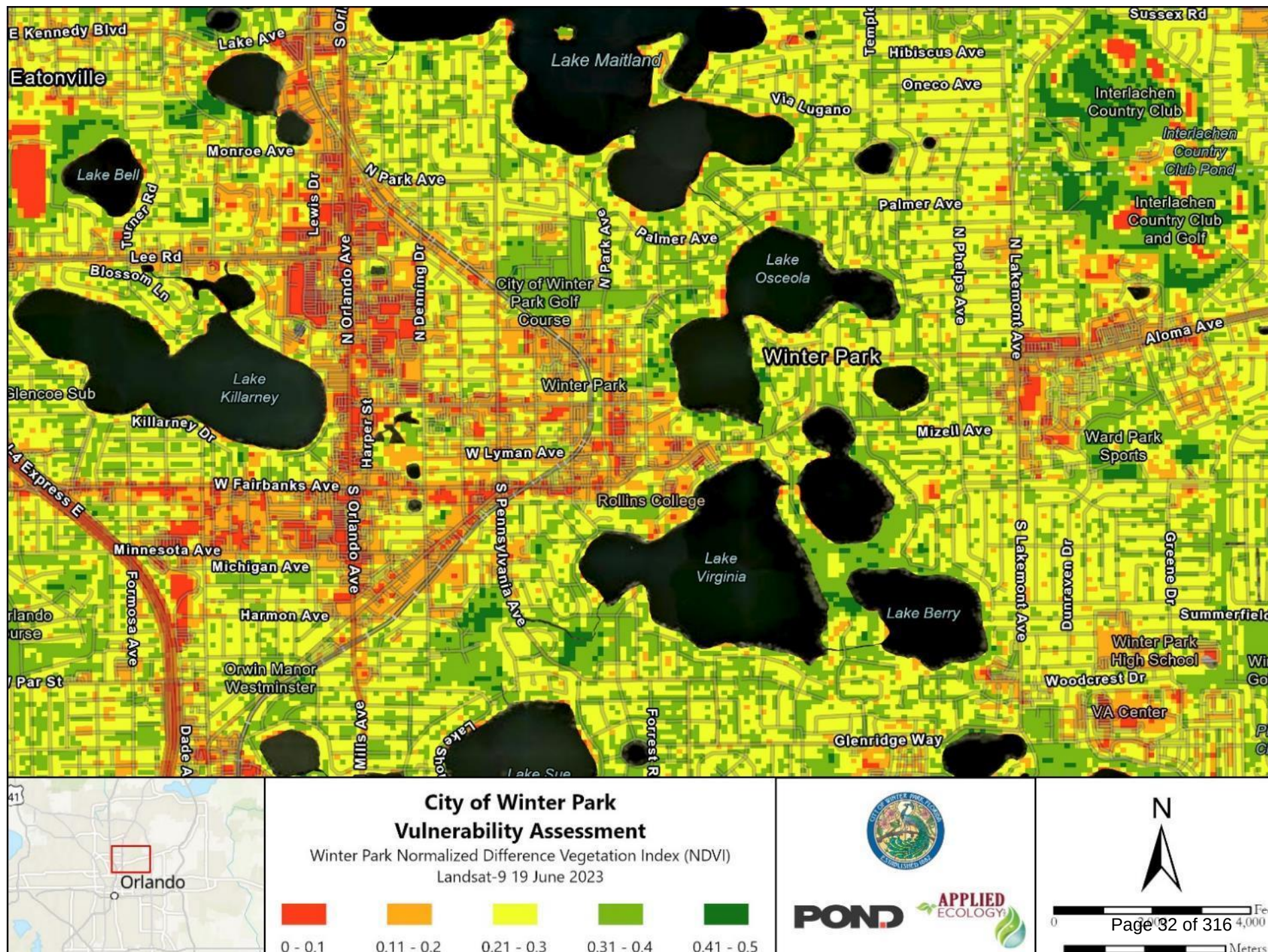
WINTER PARK SURFACE TEMPERATURE (JUNE 2023)



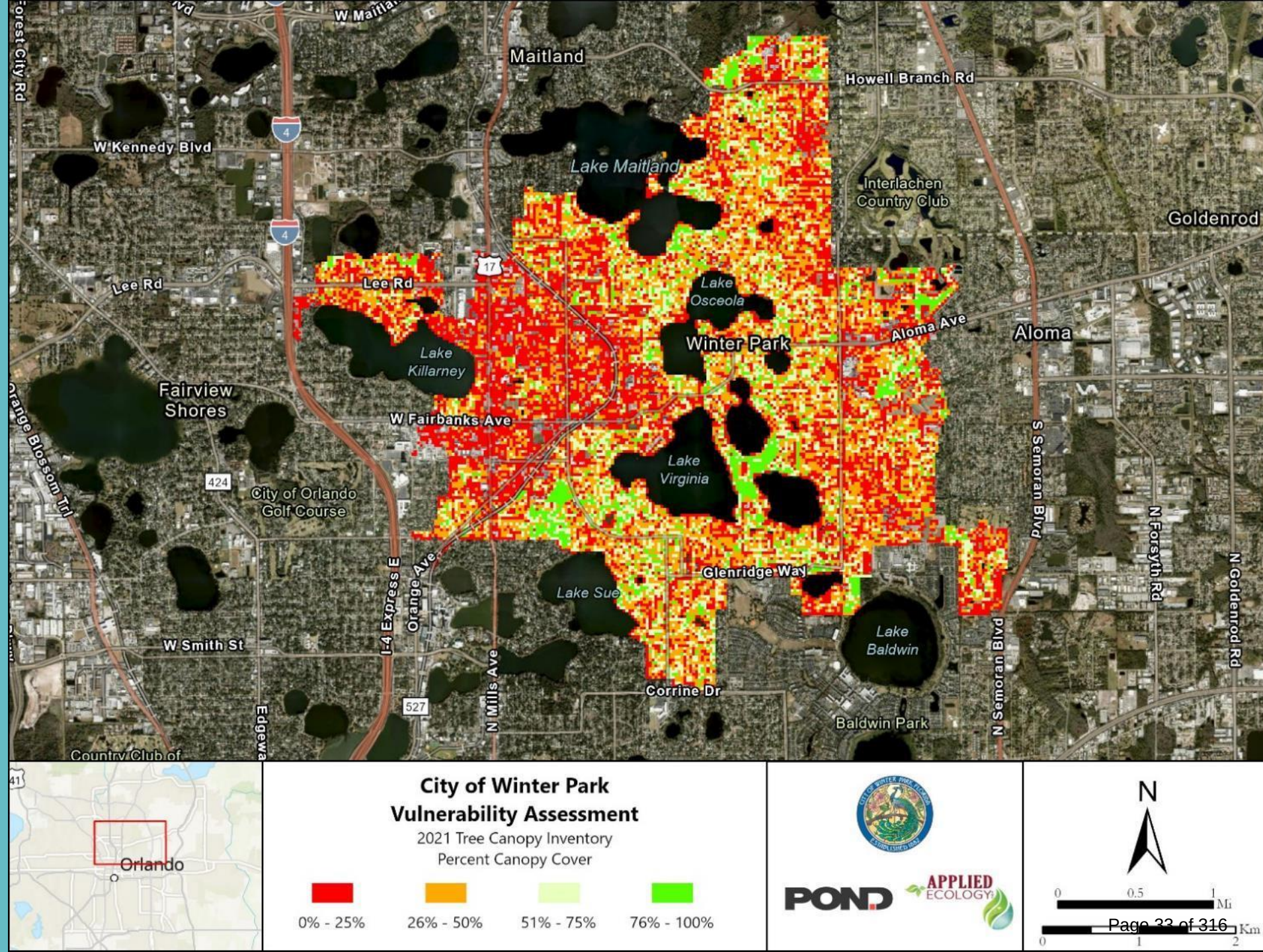
WINTER PARK
EVAPOTRANSPIRATION
MAY & SEPT 2023



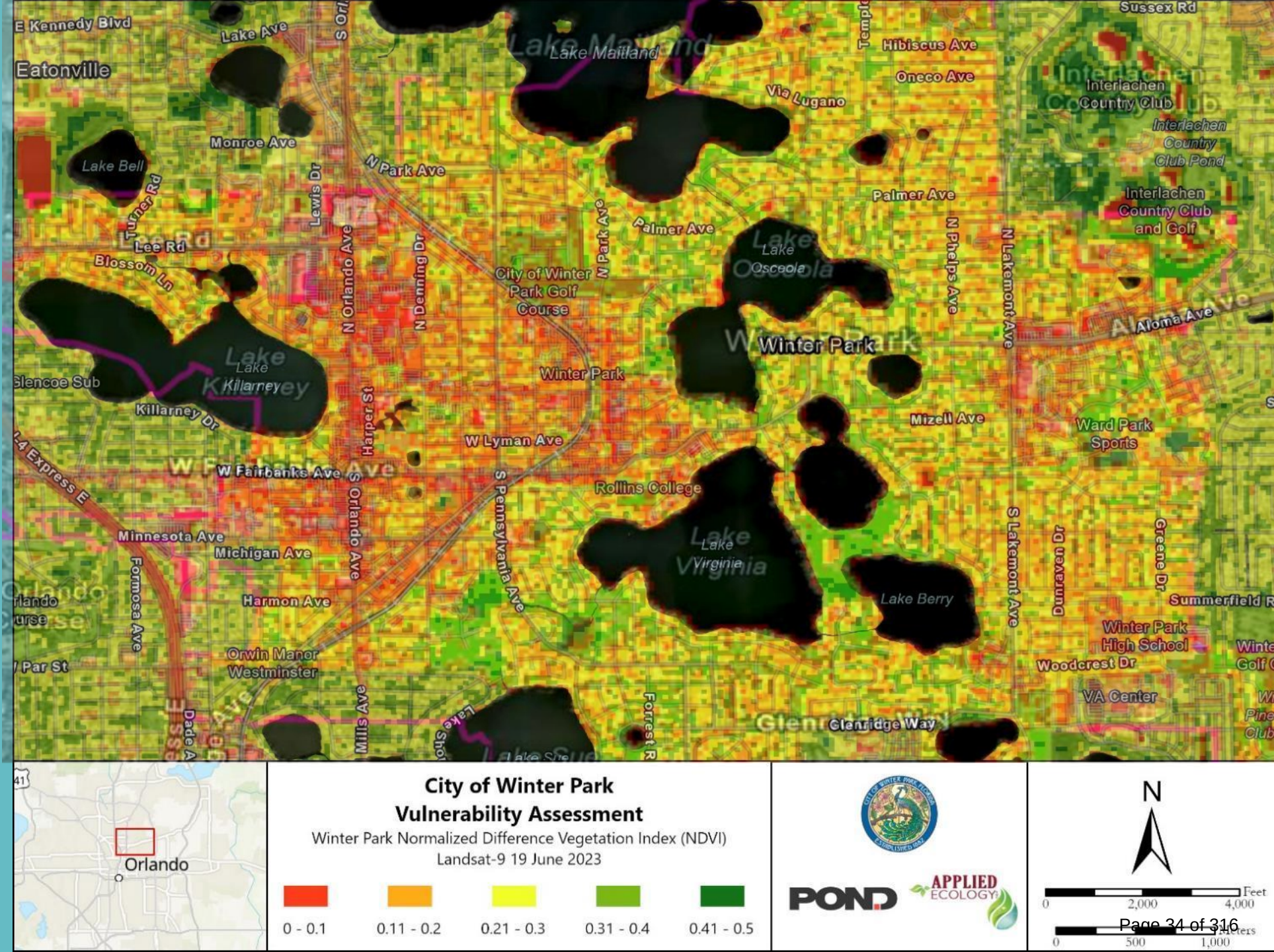
WINTER PARK NDVI



WINTER PARK CANOPY COVER (2021)

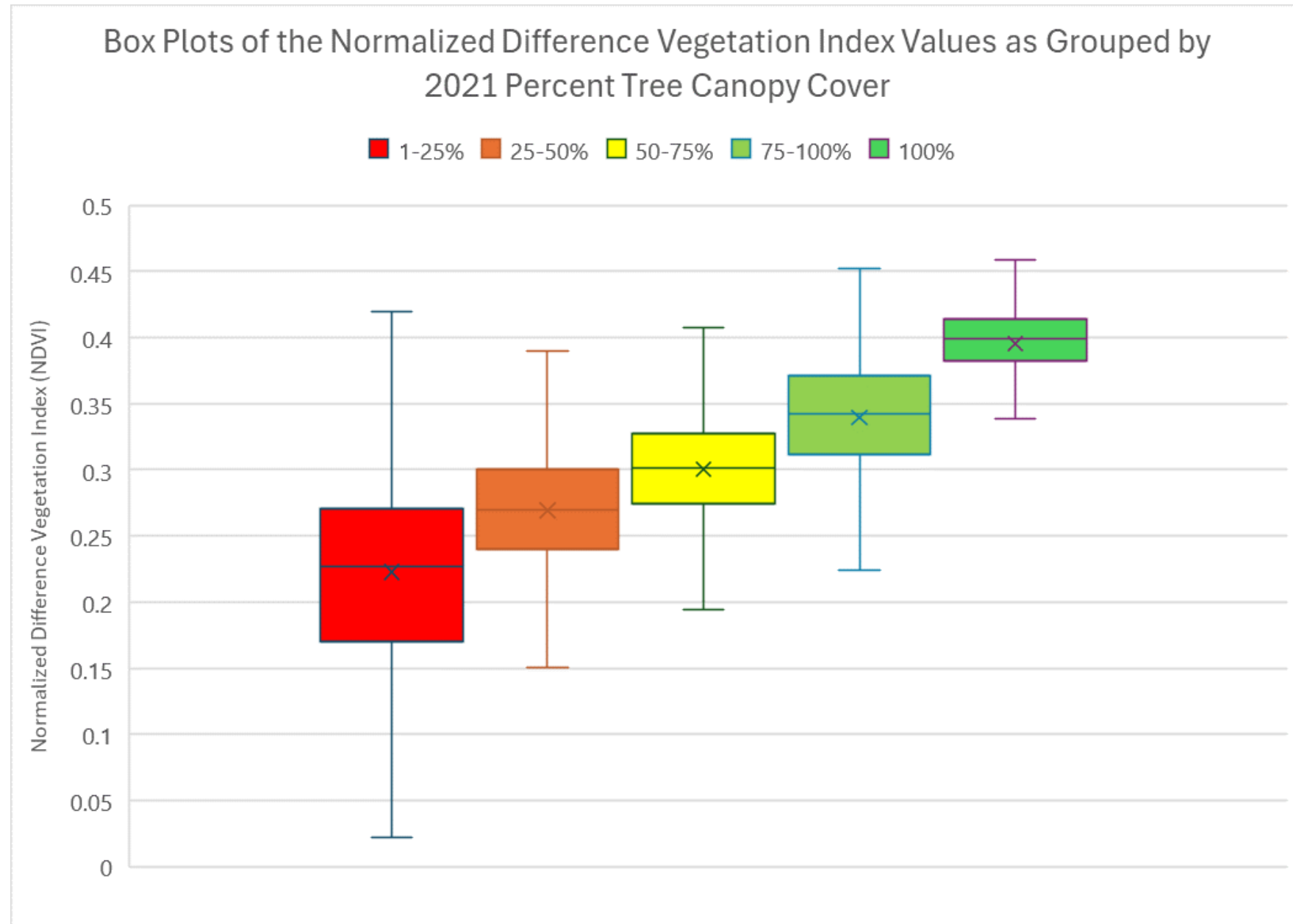


WINTER PARK
NDVI / CANOPY
COVER

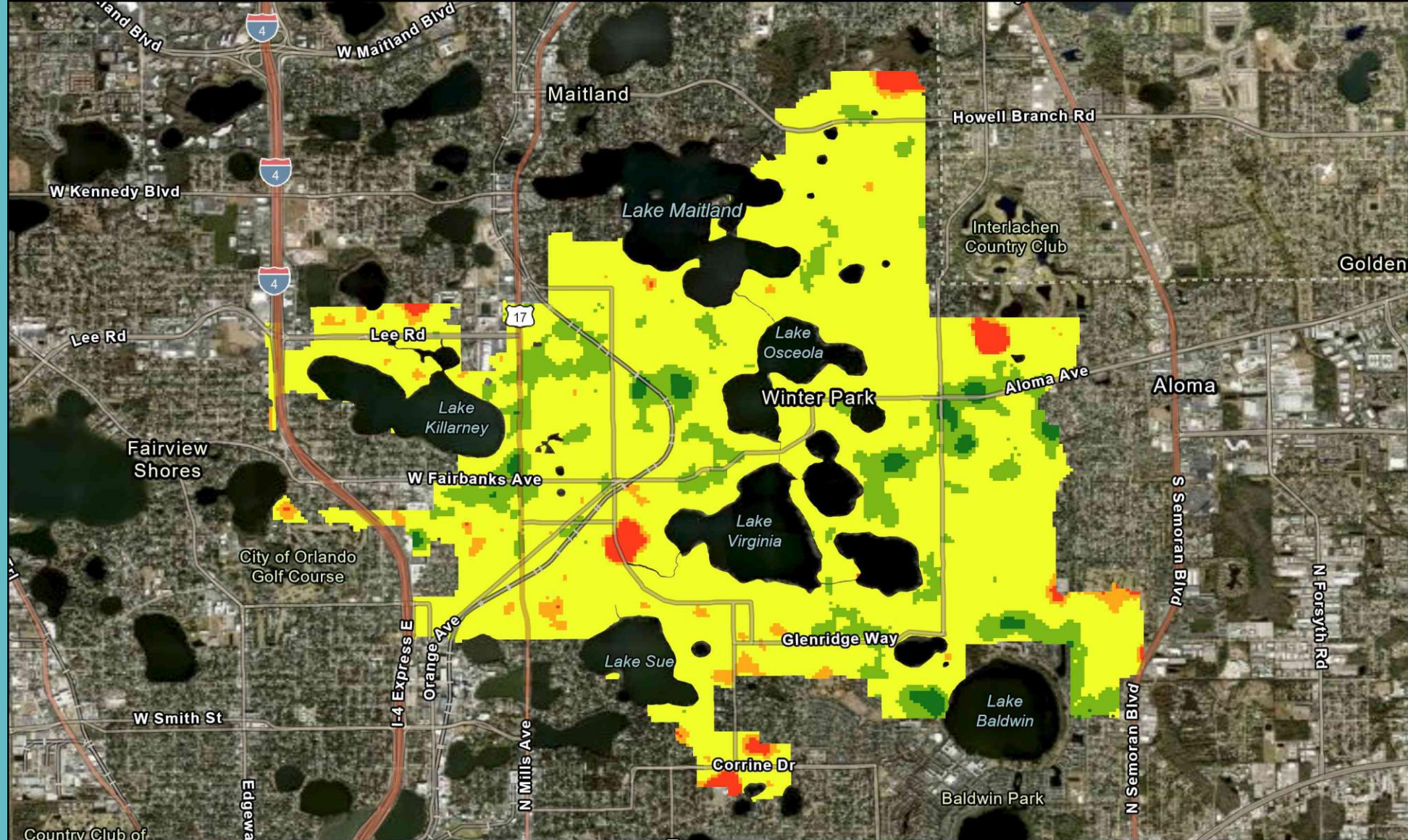


WINTER PARK

NDVI COMPARED TO TREE CANOPY (2021)



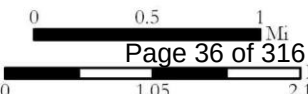
WINTER PARK TEMPERATURE CHANGE (2014-23)



Winter Park Estimated Trend in
Surface Temperature from 2014-2023



POND



THANK YOU!



Questions?

Leesa Souto, Ph.D.

Principal Scientist

LSouto@AppliedEcologyInc.com

321-499-3336 Ext. 12





City Commission

agenda item 10.a

item type

Consent Agenda

meeting date

September 25, 2024

prepared by

Rene Cranis, City Clerk

approved by

Randy Knight, City Manager

subject

Approve the minutes of the regular meeting, September 11, 2024

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

1. Minutes 09-11-24 Draft



City Commission Regular Meeting Minutes

September 11, 2024 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Craig Russell (arrived at 3:41 p.m.), Kris Cruzada and Todd Weaver; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

Absent

Commissioner Marty Sullivan

1. Meeting Called to Order

Mayor DeCiccio called the meeting to order at 3:31 p.m. She recognized the anniversary of the events of September 11, 2001 and the impact of lives lost.

2. Invocation - Pastor Greg McClellan, Action Church

3. Pledge of Allegiance - Led by Winter Park Fire Department and Police Department Honor Guard

4. Approval of Agenda

Motion made by Commissioner Cruzada to approve the agenda, seconded by Mayor DeCiccio. The motion carried unanimously by a 3-0 vote.

Commissioner Sullivan was absent and Commissioner Russell was not present for the vote.

5. Mayor's Report

a. Proclamation: National Service Dog Month

Mayor DeCiccio recognized the impact of service dogs during and after the 9/11 attack and on the survivors of the traumatic event. She read a proclamation in honor of National Service Dog Month, September 2024. Bill Gordon of Canine Companions, accepted the proclamation and spoke about its services.

Commissioner Russell arrived at 3:41 p.m.

6. City Manager's Report

- FDOT is hosting a regional workshop on the 2055 Transportation Plan at the Community Center on September 29th from 9:30 to 11:30 a.m.
- FDOT is beginning work next week on Orange Avenue between 17-92 and Clay, which will require lane closures.

7. City Attorney's Report

8. Non-Action Items

9. Public Comments | 5 p.m. or soon thereafter Taken after Item 15

10. Consent Agenda

- a. Approve the minutes of the regular meeting, August 28, 2024.
- b. Approve the following piggyback contracts:
 1. CDW Government - NASPO Contract #AR3227 43220000-NASPO-19-ACS - Data Communication and Product Services - Renewal; for services on an as-needed basis during the term of the agreement through September 30, 2026; Amount: \$100,000
 2. Carr & Collier, Inc. - Seminole County Contract #CC-363-21/RTB - Public Works Minor Construction Projects with Costs Less Than \$2,000,000 - Renewal; for services during the basis of the term of the agreement through August 9, 2025; Amount: \$400,000
- c. Approve the following contracts:
 1. RFQ7-22 - Kimley-Horn & Associates, Inc - Transportation Planning & Engineering Services; Task Order for Stirling Avenue Box Culvert Replacement; Amount: \$198,818
 2. J.E. Krips, Inc. - Brick Laying & Restoration; Amount: \$350,000
- d. Cancel second meetings in November and December due to holidays
- e. Appoint Michelle del Valle as primary member and Randy Knight as alternate member to the South Seminole North Orange County Wastewater Transmission Authority.
- f. Current FY24 Budget Amendments

Motion made by Commissioner Russell to approve the Consent Agenda (with clarification in August 28th minutes, Page 5), seconded by Commissioner Cruzada. The motion carried unanimously by a 4-0 vote. Commissioner Sullivan was absent.

11. Action Items Requiring Discussion

- b. West Meadow Addition Request - WP Rotary/De Arco's Family

Director of Parks and Recreation Jason Seeley presented a request from Winter Park Rotary and the De Arcos' family for a tabletop game area adjacent to the West Meadow. Staff recommended a sidewalk connecting Morse Blvd. to the new restroom, security lighting, irrigation and landscaping. Commissioner Cruzada suggested placing them in other playground spaces and asked whether it could be moved to a location that would get more use and provide more interaction, i.e., MLK Park or the library.

Miguel De Arcos, 2061 Versailles Avenue, said depending on the success of this location and successful fundraising efforts, other areas could be added. Materials to decrease maintenance costs will be explored, but additional shading would be beneficial.

There were no public comments. **Motion made by Commissioner Russell to approve the project, seconded by Mayor DeCiccio. (no action taken.)**

After discussion, **motion was made by Commissioner Russell to approve Location A (adjacent to the West Meadow), additional trees and sidewalk connection, seconded by Mayor DeCiccio. The motion carried unanimously by a 4-0 vote. Commissioner Sullivan was absent.**

a. Library and Event Center Parking Expansion

Assistant Director of Public Works Don Marcotte presented revised options including parallel parking along Harper, a smaller onsite parking area and parallel and 90-degree parking on Comstock Avenue with underground retention and pavers. Commissioner Weaver asked about the possibility of putting in exfiltration under the parking on Comstock instead of pavers. Mr. Marcotte said that could result in a cost savings. Discussion followed on parking for Options B, D and Comstock. Director of OMB Peter Moore explained that funding would need to be reallocated, and that funding for a parking garage is three years out. Reallocation of CRA funding has to go back to the Community Redevelopment Agency. Mr. Knight said staff could proceed with Options B and D and delay Comstock due to other planned improvements.

Motion made by Commissioner Weaver to move to the CRA (to address funding) the revised on-site parking plan (without demolition of the croquet court and Lake Island Rec Center) and parking on Harper Street and discussion of West Comstock parking in a second phase, seconded by Commissioner Russell. There were no public comments. The motion carried unanimously by a 4-0 vote. Commissioner Sullivan was absent.

12. Millage Rate and Budget Public Hearing | 5:00 p.m. or soon thereafter

- a. Ordinance - Adopting millage rates for FY 2025 budget (1st reading)
- b. Ordinance - Adopting the FY 2025 budget (1st reading)

Director of OMB Peter Moore summarized the FY 25 budget and reminded the commission of the two requests for organizational support from last meeting. Mayor DeCiccio said the proposed millage rate of 4.0923 remains the same, but results in increased tax revenue due to increased property valuations. The debt service millage rate is 0.2207. A simultaneous public hearing was held. Attorney Ardaman read the ordinances by title.

Commissioner Weaver asked for clarification on the electric utility survey of city Duke Energy customers and energy efficient improvements to city hall. Mr. Moore said staff is obtaining estimates, which he anticipates will require reallocating funds or considering use of reserves or contingency funds. Director of Electric Utility Jamie England said staff is working on identifying those customers but believes Duke will not sell those customers due to a territorial agreement with the Public Service Commission. Mr. Knight noted the city's intent to work with its lobbyist to determine options, if any. He expressed concern that a survey could set unrealistic expectations of residents.

Discussion followed on the previous survey and setting expectations through education Consensus to conduct the survey and an educational campaign.

Commissioner Cruzada asked about funding of organizational support requests. Mr. Moore said while there is no policy, the city's practice is not to fund more than 50% of an organization's operational budget. After discussion on the policy and requests of Men of Integrity and Winter Park Institute, the consensus was to allocate \$25k to Winter Park Institute and \$18k to Men of Integrity.

Motion made by Commissioner Weaver to approve the millage rate ordinance, seconded by Mayor DeCiccio. There were no public comments. **Upon a roll call vote, Commissioners Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. The motion carried unanimously by a 4-0 vote. Commissioner Sullivan was absent.**

Motion made by Commissioner Weaver to approve the FY 25 budget ordinance, seconded by Mayor DeCiccio. There were no public comments. **Upon a roll call vote, Commissioners Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. The motion carried unanimously by a 4-0 vote. Commissioner Sullivan was absent.**

13. Public Hearings: Quasi-Judicial Matters

14. Public Hearings: Non Quasi-Judicial Matters

- a. Ordinance 3312-24 - Amending Chapter 59 of the city Code of Ordinances related to Multi-Modal Transportation Impact Fees. (2nd Reading)

Attorney Ardaman read the ordinance by title. There were no public comments.

Motion made by Commissioner Weaver to adopt Ordinance 3312-24, seconded by Mayor DeCiccio. Upon a roll call vote, Commissioners Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. The motion carried unanimously by a 4-0 vote. Commissioner Sullivan was absent.

- b. Resolution 2290-24 - Amending ballot title for the March 25 referendum on repeal of ordinance banning internal combustion leaf blowers.

Attorney Ardaman read the resolution by title. There were no public comments.

Motion made by Commissioner Cruzada to adopt Resolution 2290-24, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Russell and Cruzada and Mayor DeCiccio voted yes. Commissioner Weaver voted no. The motion carried by a 3-1 vote. Commissioner Sullivan was absent.

15. City Commission Reports

Commissioner Russell -

- Asked for consensus to continue to work with staff to develop of a youth advisory board. Winter Park High School student. Daniel Isaac thanked the city for working

with them and expressed a willingness to discuss and implement a board/program. The consensus was to schedule an introductory meeting with staff and interested students and develop a plan to move forward.

Commissioner Cruzada -

- Spoke about excessive rainfall and flooding near Golfside Villas and WP-18 fairways and asked that sandbags be made available for residents. Mr. Marcotte said he met with residents and staff is working on improvements. Mayor DeCiccio suggested publishing the availability of sandbags.

Commissioner Weaver -

- Asked for an update on DarkSky® street lighting. Director of Electric Utilities Jamie England said they are currently in two locations with DarkSky - Lake Knowles and Lake Wilbar. He spoke about the design of globes which fit on current posts with plans to replace those on Park Avenue.
- Reported the appointment of Dr. Owen Beitsch to EDAB and David Cordle to Code Compliance Board.

Mayor DeCiccio -

- Suggested conducting a survey of Farmers Market vendors and visitors about moving the market back to the Farmers Market. Agreed by consensus to begin an in-person survey beginning in October.

A recess was held from 4:41 to 5:00 p.m.

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

Gigi Papa, 1440 Hibiscus Avenue, asked that the public be allowed to speak on any agenda item both in person and virtually and urged the commission to make decisions in the best interest of taxpaying residents.

John Hursh, 628 Dunblane Drive, spoke about decreasing quality of resident lawns and sidewalk maintenance and the increase in rental properties and parking of commercial vehicles in his neighborhood. Staff will work with Mr. Hursh to address his concerns.

17. Summary of Meeting Actions

- Remembrance of 9/11.
- Proclamation for National Service Dog Month.
- Approved the Consent Agenda.
- Approved Options B and D for additional parking at the Library and Events Center.
- Approved the game tables for the Rotary and De Arcos family.
- Adopted the millage and budget ordinances with amendments to fund two additional non-profit organizations.
- Adopted the ordinance on Multi-Modal Transportation Impact Fees.
- Adopted the resolution amending the ballot title for the March 25 referendum.
- Staff to conduct a survey of Farmers Market vendors and visitors.

- Conduct an educational campaign and survey of Duke Electric customers in Winter Park for purposes of taking it to the Public Service Commission.
- Distribute sandbags to residents on Friday morning at WP-18.

18. Adjournment

The meeting was adjourned at 5:39 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis



City Commission

agenda item 10.b

item type

Consent Agenda

meeting date

September 25, 2024

prepared by

Rene Cranis, City Clerk

approved by

Randy Knight, City Manager

subject

Approve the minutes of the work session, September 12, 2024

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

1. Minutes - WS 09-12-24 Draft



City Commission Work Session Minutes

September 12, 2024 at 1:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Craig Russell (virtual), Kris Cruzada and Todd Weaver, City Manager Randy Knight; Assistant City Manager Michelle del Valle and City Clerk Rene Cranis.

Absent

Commissioner James Sullivan

Also Present

Nort Northam, owner of 2600 W. Fairbanks, site of previous billboard
Craig Swygert, Clear Channel Central Florida Branch President
Meredith McKenna, Clear Channel Central Florida Vice-President of Real Estate Affairs

1. Meeting Called to Order

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

2. Discussion Item (s)

- a. Billboard request for Nort Northam and Clear Channel.

Mr. Knight provided the background of the billboard at Fairbanks and I-4, which was destroyed in the 2004 hurricanes. Because it is a non-conforming use, commission approval is required to rebuild. The city's practice has been to allow billboards but only if there is a swap where another billboard is removed.

Mr. Swygert said Clear Channel (CCO) is seeking to build a new billboard on same property. In exchange for the city's approval of a digital billboard, they are offering the permanent removal of three other billboard signs (1872 and 2095 W. Fairbanks and 2522 Aloma Avenue). He showed renderings of the new billboard with no plans to build at the maximum height of 85 feet, but only at the height to clear the barrier walls. He presented three options:

1. Immediate removal of all three CCO owned printed inventory that includes permit approval to remove vegetation (tree) to clear previously approved digital billboard at 605 N. Orlando Avenue. Permit approval for a back-to-back digital billboard at 2600 W. Fairbanks.
2. Gradual removal of all printed inventory that includes immediate removal of two billboards on Fairbanks and removal of the billboard on Aloma by 2040 in order to honor commitments in place. Permit approval for a back-to-back digital billboard at 2600 W. Fairbanks.

3. Removal of all inventory on Fairbanks Avenue only, with permitted approval for a billboard on Fairbanks Avenue. Permit approval for back-to-back billboard with one digital and one printed face.

Mr. Swygert and Ms. McKenna responded to questions stating new light blocking technology minimizes light exposure near residential areas. Mr. Northam noted that the lights will not be visible in Lake Killarney neighborhood and the lighting is obscured by large tree canopy from the residential area on the south side. Each option includes fee simple property ownership of 1873 W. Fairbanks Avenue transferred to the City. Mr. Knight noted that the property is too narrow to develop separately, but an adjacent property owner may be interested in purchasing.

In depth discussion followed on the options, particularly on the commission's preference not to remove the oak tree on 17-92. Mr. Swygert asked for consideration to plant a smaller tree or new landscaping that doesn't interfere with visibility of the billboard. If an agreement could be reached on a landscape plan and to allow a digital face, they would immediately remove all billboards including the Aloma Avenue billboard.

Mayor DeCiccio expressed her preference for removal of all billboards and that the new billboard be digital on one face and static on the side facing the nearby neighborhood. Commissioner Cruzada agreed. Other options were presented and discussed.

Mayor DeCiccio said she would like input from the neighborhood and would not agree to a double-digital billboard without the support of the neighborhood. Discussion was held on obtaining community input. Mr. Northam said he would be happy to talk to residents, but would need to know the proposals under consideration.

3. Adjournment

The meeting adjourned at 1:59 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis



City Commission

agenda item 10.c

item type

Consent Agenda

meeting date

September 25, 2024

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

Approve the following piggyback contracts:

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

None



City Commission

agenda item 10.c.1

item type

Consent Agenda

meeting date

September 25, 2024

prepared by

Rebecca Watt, Procurement Agent

approved by

Randy Knight, City Manager

subject

1. Dataprose - City of Georgetown Contract #22-0024-GS - Utility Bill Printing & Distribution Services - Renewal; for services as needed during the term of the agreement through September 30, 2025; Amount: \$250,000
2. Hach Co. - GSA Contract #GS-07F-9134S - Laboratory Equipment; for goods on an as-needed basis during the term of the agreement through January 31, 2026; Amount: \$125,000
3. Amazon.com Services LLC - OMNIA Partners Contract #MA3457 - Online Marketplace; for goods on as-needed basis during the term of the agreement through May 5, 2025; Amount: \$300,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. The Originating Agency (City of Georgetown) issued a formal solicitation to award this contract in FY22.
2. The Cooperative Purchasing Agency (GSA) issued a formal solicitation to award this contract in FY21.
3. The Cooperative Purchasing Agency, in partnership with the State of Utah, issued a formal solicitation to award this contract.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budgets:

1. Utility & Electric Utility Fund
2. Water & Wastewater Fund
3. General Fund

attachments

None



City Commission

agenda item 10.d

item type

Consent Agenda

meeting date

September 25, 2024

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

Approve the following contracts:

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

None



City Commission

agenda item 10.d.1

item type

Consent Agenda

meeting date

September 25, 2024

prepared by

Rebecca Watt, Procurement Agent

approved by

Randy Knight, City Manager

subject

1. FY23-53 - PNC Equipment Finance LLC - Golf Cart Lease Agreement - Renewal; for services needed during the term of the agreement through September 25, 2025; Amount: \$100,000
2. FY13-2 - Deyoung Law Firm, P.A. - Legal Services for WPPD - Renewal; for services on an as-needed basis during the term of the agreement through September 30, 2025; Amount: \$83,868.75

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. The City purchased the Winter Park Pines Golf Course in May 2022 and assumed the ongoing lease for the golf carts.
2. A formal agreement was executed on February 19, 2013.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budgets:

1. Parks & Recreation Fund
2. Police Fund

attachments

None



City Commission

agenda item 10.e

item type

Consent Agenda

meeting date

September 25, 2024

prepared by

Dan Hagedorn, Fire Chief

approved by

Randy Knight, City Manager

subject

Accept the election of Kevin Powers as Fire Department employee representative on the Civil Service Board.

motion | recommendation**background**

Former employee board member Tod Meadors retired from the Fire Department on July 31, 2024. Kevin Powers was elected by members of the department to fill the vacancy.

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

None

**item type**

Consent Agenda

meeting date

September 25, 2024

prepared by

Rebecca Watt, Procurement Agent

approved by

Randy Knight, City Manager

subject

Approve HIDTA Grant Pass-through Funding for FY 2025 in the amount of \$107,201.

1. HIDTA Purchase Orders

motion | recommendation

Approve item as presented.

background

1. The City participates in a joint task force identified as HIDTA (High Intensity Drug Trafficking Agency). Much of the activity of HIDTA is confidential, and the information is exempt pursuant to several provisions of Florida law, including Section 119.01(2), Florida Statutes, relating to information revealing surveillance techniques and procedures, personnel involved in surveillance techniques and procedures, and criminal investigative techniques and procedures. The estimated HIDTA funding for our FY 2025 is \$107,201.

alternatives | other considerations

N/A

fiscal impact

No fiscal impact to be incurred by the City. All expenses related to HIDTA activity shall be paid by grant funding awarded to HIDTA by the Federal Government.

attachments

None

**item type**

Consent Agenda

meeting date

September 25, 2024

prepared by

Rebecca Watt, Procurement Agent

approved by

Randy Knight, City Manager

subject

Approve the following purchase:

1. ABM Industries Group, LLC - Janitorial Services & Equipment; Amount: \$550,000

motion | recommendation

Commission approve item as presented and authorize Mayor to execute.

background

1. Staff has deemed it to be most advantageous to continue utilizing janitorial services with the ongoing vendor through March 1, 2025.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budget:

1. General Fund

attachments

None

**item type**

Action Items Requiring Discussion

meeting date

September 25, 2024

prepared by

Jason Seeley, Director of Parks and Recreation

approved by

Randy Knight, City Manager

subject

Blue Dolphins Swim Club Agreement for Construction of Competition Pool

motion | recommendation

Commission direction and approval related to proposed construction of a completion pool constructed adjacent to current Cady Way pool with construction and operation funded through Blue Dolphins Swim Club.

background

The Blue Dolphins Swim Club has been active in Winter Park for over 50 years. When the City was tasked with taking back management of the CW pool from the YMCA in 2018, BDSC returned to the pool giving the City a much needed 'anchor tenant' and the ability for BDSC to rebuild the WP program.

BDSC brought the proposed competition pool before PRAB and City Commission for a vote of general support of concept in Spring 2024 with approval from both groups. Staff was then directed to bring forth a contract for the proposed project between City and Blue Dolphins Swim Club.

Parks and Recreation Advisory Board reviewed and supported the contractual terms being brought forward with a vote of 5-0.

The scope of Competition Pool improvements would include:

- Addition of 25 yard x 50m Myrtha Competition Pool to include 4,000 square feet of surrounding decking
- All mechanical equipment and housing for associated
- Pool heating system
- Deck furniture and necessary lifeguard stands Existing Building
- Aesthetic Improvements to exterior of building
 - Locker Room/Restroom update bringing facility up to current ADA standards Landscape
 - Improvement of surrounding landscape Gathering Space
 - Create seating and social area in the triangular shaped space between the existing pool and the proposed new pool under the existing oak canopy Sand Volleyball Courts
- Construct 2 -3 sand volleyball courts

alternatives | other considerations

During the public input at both PRAB meetings where the project has been discussed, public feedback brought up some concerns. Those concerns and response to such is provided below:

Parking Constraints – BDSC does not generate a great deal of vehicle traffic. Only a small contingent of the club are old enough to drive to practice, and most parents drop off their swimmer to then return to pick up post practice.

The adult coed sports leagues using the two fields at Cady Way have been cut back over the last 3 years as our field use focus shifted from revenue to resident youth leagues. This has significantly reduced parking load during weeknight evenings versus historical use.

The second pool should not create a noticeable increase in parking demand. When large swimming events are scheduled, parking issues would be avoided by coordinating swim meets with other park events.

Loss of Field Space – Field is primarily practice field and short side (cross play) field. Minor reduction in size would have minimal impact.

Noise – Swimming and even swimming events are relatively quiet compared to other sports that take place in the adjacent stadium and athletic fields. Additionally, the department already enforces user guidelines that go beyond the noise ordinance in an effort to be sensitive to the neighborhood. Amplified noise is not permitted until 9am for the entire (Ward, Showalter, CW) complex and staff limits the size/type of amplification to keep impact minimal.

Tree Impact - 1 large oak that has sustained damage to over half of its crown will need to be removed along with some limb removal and root trimming. Replanting post project would exceed any required mitigation for the removal.

fiscal impact

As detailed in exhibit C the City would have an approximate total of \$75,000 in initial construction expenses associated with the project.

Projected recurring operational costs for the new competition pool will be the responsibility of Blue Dolphins except staffing costs associated with City programming that occurs in the competition pool. Departments estimate an additional staff cost of \$10-\$15k per year along with a loss of pool revenue currently generated by Blue Dolphins of approximately \$15k annually for a net 'loss' of 25k-30k per year.

To offset this 'loss', staff estimates new revenue from rental of the volleyball courts and revenue share from annual swim meets. The revenues from even minimal volleyball court rentals we estimate at over \$15,000 and new revenue generated at existing pool due to additional availability and with revenue share from the competition pool, staff estimates annual revenue at \$15,000. Total projected new revenue of \$30,000 offsetting \$25-30K 'loss' above.

attachments

1. Cady Way Pool Facility Construction Agreement 9-18-24
2. Exhibit B BDSC
3. BDSC Exhibit C
4. Exhibit A Cady Way Pool BDSC

CADY WAY POOL FACILITY CONSTRUCTION AGREEMENT

THIS CADY WAY POOL FACILITY CONSTRUCTION AGREEMENT (the "Agreement") made this ____ day of ____ 2024, by and between **CITY OF WINTER PARK, FLORIDA** ("City"), a municipal corporation organized and existing under the laws of the State of Florida and **WINTER PARK BLUE DOLPHINS FOUNDATION INC.** ("Blue Dolphins"), a Florida not for profit corporation, organized and existing under the laws of the State of Florida.

RECITALS:

WHEREAS, the City is the owner of property located at Cady Way Park more particularly described in Exhibit "A" attached hereto, which exhibit are by reference made a part hereof ("Property");

WHEREAS, the City and Blue Dolphins desire to construct a swimming pool ("Competition Pool") and related improvements on that portion of the Property for the mutual benefit of both parties and the Winter Park community, more particularly described in Exhibit "B" attached hereto;

WHEREAS, the Blue Dolphins have agreed to fund the full construction cost of the Competition Pool and related improvements;

WHEREAS, the City has agreed to provide the Property, prepare the site, bring utilities, and support construction-related infrastructure and post-construction remediation for the Competition Pool project pursuant to the terms set forth herein;

WHEREAS, upon completion of the Competition Pool and related improvements, Blue Dolphins shall convey to the City its interest in the improvements constructed by Blue Dolphins and in return, will be granted preferential use of the Competition Pool for the Winter Park Blue Dolphins Foundation pursuant to the terms set forth herein; and

WHEREAS, the City and Blue Dolphins have agreed to enter into this Agreement to set forth their understanding with respect to the following items.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Parties hereby agree as follows:

1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein.

2. **City's Obligation.** The following are the obligations of the City. The City shall:

- a. Provide the Property for the construction of the Competition Pool.
- b. Provide a water line to the pool mechanical room location.
- c. Prepare the Property for construction, including necessary tree and vegetation management, as well as the required site evaluation and testing.
- d. Bring utilities to the Property, as well as move existing power panels and meters by multi-purpose field to an accepted location by City and Blue Dolphins.
- e. Post construction, City will install irrigation, landscape materials, and trees as part of construction area remediation. Materials will be provided by Blue Dolphins and City will have approval of final landscape plan.
- f. Install the 6' chain-link fencing, provided and paid for by Blue Dolphins, surrounding the pool.
- g. Supply a transformer and secondaries to new mechanical/equipment yard. The Main Distribution Panel (MDP), meters, and panels will be the responsibility of Blue Dolphins.
- h. Provide pole and set systems for volleyball courts on the Property.
- i. Move and re-install one of the existing field light poles per separate approved plans between the Parties.
- j. Any work not completed under the previous development permit for multi-use turf field under the SJWMD will be the responsibility of City.
- k. Construct 6' wide meandering pathway connecting pool area to proposed volleyball courts and existing public restroom.

The estimated cost for the above items as set forth in the Allocation Schedule in Exhibit "C" is \$75,000.00 ("City Cost"). Both parties acknowledge that the estimates set forth in Exhibit "C" are best estimates as of the date of this Agreement but that the individual line items may ultimately cost slightly more or less.

3. **Blue Dolphins' Obligation.** The following are obligations of Blue Dolphins. Blue Dolphins shall:

- a. Pay for the cost of construction documents to be approved by both Blue Dolphins and the City, including, but not limited to, a landscape plan, mechanical, electrical and plumbing (MEP) plans, pool structural design, and building architecture.

- b. In coordination with the City and or its contractor(s), obtain all necessary construction permits for the construction of all the projects listed herein.
- c. Pay for architectural and engineering professional services associated with pool construction, for the construction of all projects listed herein.
- d. Blue Dolphins will direct purchase the pool and arrange for appropriate representatives supervise the installation to ensure warranty compliance.
- e. Pay for the design of Competition Pool, as well as design and add pump room suitable for the pool.
- f. Pay for the construction costs of the Competition Pool, including, but not limited to, excavation, demolition of the concession stand, pool deck installation, 100' of frontage aluminum fencing separated by brick columns, adding geothermal or air-based heating per approved plans, site amenities to include spectator and informal seating around pool, and multiple concrete border seats on meandering pathway to volleyball courts.
- g. Purchase and install a scoreboard following City code and permitting for Competition Pool.
- h. Pay for landscaping and landscaping materials per the approved landscape plan with City.
- i. Build and install 2-3 NCAA/FHSAA regulation sand volleyball courts, with proper sand and drainage, next to Competition Pool. Poles and nets will be provided by the City.
- j. Provide a minimum of an 18"-24" HDPE or RCP pipe at the north end of the Competition Pool for pool deck drainage.
- k. Be responsible for all operational costs for the pool with the exception of staffing related to City use or events at the pool.
- l. Provide proof of a funding source that will cover the annual maintenance costs of \$75,000, with a 3% annual increase to account for inflation as measured by the Consumer Price Index (CPI).
- m. Will provide any new type C or D structures related to the pool or pool deck.

The estimated cost for the above items as set forth in Exhibit “C” is \$2,584,000.00 with 10% contingency for an expected cost of \$2,842,400.00 (“Blue Dolphins Cost”). In the event the cost is greater than this amount, Blue Dolphins will cover the overrun cost.

4. Future Rights to Construct Additional Improvements. Blue Dolphins agrees to fund up to an additional \$250,000.00 to renovate and to cause the design, permitting and renovation of an existing 64-year-old building on the Property to bring up to Florida Building Code and City code standards pursuant to separately reviewed and approved professionally drawn construction plans (“Building Renovation”). This commitment is contingent upon City committing to funding necessary site infrastructure upgrades to support the Building Renovation, including but not limited to, electrical capacity and wastewater (lift station) improvements and subject to Blue Dolphins obtaining design, construction plan and permit approval from the City; the City shall not be in default of this Agreement if it declines to commit to such funding. Any funding to be provided by the City will be paid out in draws during the progression of the work performed for which the City is funding and the City may choose to pay such amounts directly to the contractor performing the work. The Building Renovation is to be completed by October 31, 2025.

Subject to prior review and approval by the City which the City may approve or deny in its reasonable judgment, Blue Dolphins may, at Blue Dolphins’ sole cost and expense, design, permit and construct additional improvements to the Competition Pool, building on the Property and site improvements upon the Property. These additional improvements shall be done at the sole option of Blue Dolphins (subject however to the City reviewing and approving the additional improvements) and Blue Dolphins shall have no obligation to commence such additional improvements. However, once Blue Dolphins commences construction of any additional improvements, Blue Dolphins must promptly complete such improvements. Any and all additional improvement must obtain all required governmental permits and approvals. The City may condition the construction of the additional improvement upon Blue Dolphins securing and posting a payment and performance bond pursuant to Section 255.05, Florida Statutes.

5. Blue Dolphins Conveyance to the City. Blue Dolphins shall convey to the City, upon completion of the obligations listed in paragraph 3 above, as detailed in Exhibit “C”, all of its right, title, and interest in and to the improvements that it installed in connection with the construction of the Competition Pool and additional improvements to the Property, in accordance with Florida law. The conveyance shall be executed by Bill of Sale and Quit Claim Deed, or any other legally recognized instrument for conveying real property, and shall ensure that the improvements are transferred to the City free and clear of all liens and encumbrances, as required by Florida statutes and regulations.

6. Blue Dolphins Right to Preferential Use. In return for Blue Dolphins conveyance to the City as provided for in Section 5 above, Blue Dolphins shall be given a preferential right to use the Competition Pool during the following times ("Use Periods"):

School Year (September – May):

- Monday through Friday: 5:00AM -8:00AM and 2:00 PM – 7:00 PM
- Saturday and Sunday: 7:00 AM – 11:00 AM

Summer (June – August):

- Monday through Friday: 6:00 AM – 11:00 AM and 2:00 PM – 8:00 PM
- Saturday: 6:00 AM – 11:00 AM

Additionally, 4-6 weekends per year the Parties will partner to host meets that would potentially use both pools for a portion of the weekend. Revenue generated from such activities would be split as described below.

- Blue Dolphins would retain 100% of fees collected for the Blue Dolphins programming
- City would retain 100% of fees collected for City programming
- For cooperative events, Blue Dolphins swim meets with over 200 athletes, Parties will share fees collected less related expenses 70/30 (Blue Dolphins/City) net (after expenses).

Blue Dolphins will be the only USA Swimming Club allowed to practice or conduct a dryland event at either pool during Blue Dolphins practice time, without prior approval from Blue Dolphins. Seasonal swimming clubs (high school, college, and masters swimming [ages 24-99]), are acceptable during Blue Dolphins hours as space allows.

Blue Dolphins agrees not to offer youth swimming lessons that would conflict with the American Red Cross Swim Lessons and to provide complimentary programming for kids who advance through the ARC curriculum.

7. Insurance. Blue Dolphins shall maintain general liability insurance with coverage limits of \$1,000,000.00 per occurrence and \$3,000,000.00 in the aggregate, and shall submit to the City a Certificate of Insurance evidencing that the City, its officers, employees, and agents are included as additional insureds under any such insurance policy and that such policy is a primary insurance policy regardless of any other insurance available to the City, its officers, employees and agents, for liabilities caused by, related to or arising out of Blue Dolphin's and their officers', employees', contractors', subcontractors', and agents' acts, omissions, negligence, misrepresentations or defaults related to this Agreement. All programming conducted by Blue Dolphins on-site must ensure that participants are members of U.S. Swimming, which provides insurance coverage that extends to both Blue Dolphins and the City of Winter Park.

8. No Liens. Blue Dolphins guarantees to the City that it shall pay for all work done by Blue Dolphins, its representatives, contractors, assignees and any other parties hired by Blue Dolphins in connection with the construction of the Competition Pool and any additional improvements on the Property. Additionally, Blue Dolphins agrees to indemnify and hold the City harmless as to any liens that may be placed on the Property as a result of work done and performed by Blue Dolphins pursuant to this Agreement. Blue Dolphins will not permit any construction lien or liens to be placed upon the Property, and will promptly pay any construction lien that is filed on the Property or on improvements located thereon arising out of Blue Dolphins' obligation set forth in paragraph 3 above. The City's interest in the Property is not subject to construction liens for improvements made, or contracted for, by Blue Dolphins. Blue Dolphins must give written notification to all contractors making any improvements on the Property of this provision.

9. Completion and Duration. The parties agree to diligently proceed to construct the Competition Pool in order that it will be completed and ready to open no later than October 2025. However, this timeline is subject to adjustment in the event of force majeure, as defined in Section 27 of this Agreement.

10. Effective Date. This Agreement shall be effective as of the date of its execution by the last of the parties as evidenced by the date following the execution portion of this Agreement. The term of this Agreement ("Term") shall be for the useful life of the Competition Pool measured by public safety requirements and industry standards, but not to exceed 30 years from Blue Dolphin's completion of the Competition Pool improvements. During the Term, this Agreement may only be terminated by mutual written agreement between the City and Blue Dolphins, except as set forth below. At the end of the useful life of the Competition Pool, either the City or Blue Dolphins may send notice to the other party notifying the official end of the Term and termination of this Agreement. If the City terminates the Agreement early for its convenience, the City shall give Blue Dolphins at least six months' prior written notice and the City will reimburse Blue Dolphins for an amount not exceeding the depreciated fair market value of the Competition Pool improvement made by Blue Dolphins based on its remaining useful life.

11. Subsequently Enacted State or Federal Law. If state or federal laws are enacted after the execution of this Agreement, which are applicable to and preclude the parties compliance with the terms of this Agreement, this Agreement shall be modified or revoked as necessary to comply with the relevant state or federal laws.
Florida.

12. Recording. This Agreement and the ensuing deed shall be officially recorded in the Public Records of Orange County.

13. Successors and Assigns. This Agreement and the terms and conditions thereof shall be binding upon and inure to the benefit of the City and Blue Dolphins and their respective successors in interest. The terms and conditions of this Agreement similarly shall be binding upon the Property and shall run with the title to the same.

14. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same agreement.

15. Modification Must Be In Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representative of the City and Owner.

16. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

17. Captions and Section Heading. Captions and Section Headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement nor the intent of any provision thereof.

18. Attorneys' Fees. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising here from, each of the parties shall be responsible for their own attorneys' fees and costs.

19. Waiver of Strict Construction Against Drafting Party. Should any provision of this Agreement be subject to judicial interpretation it is agreed that the court interpreting or considering such provision not apply the presumption or rule of construction that the terms of this Agreement be more strictly construed against the party which itself or through its counsel or other legal agent prepared the same, as all parties hereto have participated in the preparation of the final form of this Agreement through review by their respective counsel and the negotiation of changes in language in any provision deemed unsuitable or inadequate as initially written, and, therefore, the application of such presumption or rule of construction would be inappropriate and contrary to the intent of the parties.

20. Interpretation. In case any one or more of the provisions of this Agreement shall be invalid, illegal or unenforceable in any respect the validity of the remaining provisions shall be in no way affected, prejudiced or disturbed thereby. The use of any gender shall include all other genders The singular shall include the plural and vice versa. Use of the words "herein," "hereof"

"hereunder" and any other words of similar import refer to this Agreement as a whole and not to any particular article, section or sub-section of this Agreement unless specifically noted otherwise in this Agreement.

21. Governing Law. This Agreement shall be deemed to be governed by, construed and enforced in accordance with the internal laws of the State of Florida. Venue shall be Orange County, Florida.

22. Third Parties. This Agreement shall not be deemed to confer in favor of any third parties any rights whatsoever as third-party beneficiaries, the parties hereto intending by the provisions hereof to confer no such benefits or status.

23. Calculation of Time Periods. Whenever this Agreement calls for or contemplates a period of time for the performance of any term, provision or condition of this Agreement, all of the days in such period of time shall be calculated consecutively without regard to whether any of the days falling in such period of time shall be a Saturday, Sunday or other non-business day; provided, however, if the last day of any such time period shall happen to fall on a Saturday, Sunday or other non-business day, the last day shall be extended to the next succeeding business day immediately thereafter occurring.

24. Indemnification. Blue Dolphins hereby indemnifies and holds the City and its elected and appointed officials, employees, and agents harmless from and against any and all claims, disputes, lawsuits, injuries, damages, construction liens, attorneys' fees (including trial and appellate fees), costs and experts' fees, interest and all adverse matters in any way arising out of or relating to Blue Dolphins', its officers', employees', contractors', subcontractors', and agents' acts, omissions, negligence, misrepresentations or defaults related to this Agreement or concerning the design, permitting, procurement and construction of the Competition Pool, Building Renovations or any other improvements contemplated under this Agreement and concerning any lien placed or claimed against the Property or any City property interests. Without limiting the effect and scope of the foregoing indemnification and hold harmless provision, the foregoing indemnification and hold harmless provision includes any and all claims made by any third party for reimbursement or payment under this Agreement. In no event shall construction liens attach to the Property, Competition Pool, Building Renovations or any other real or personal property owned by the City and other governmental agencies, and Blue Dolphins shall ensure that its contractors, subcontractors, materialmen, suppliers, vendors and agents do not make or record claims against such property. The provisions of this paragraph shall survive termination and expiration of this Agreement.

25. Notice. Any written notice, demand or request that is required to be made under this Agreement shall be served in person, or by registered or certified mail, return receipt requested, or by express mail or similar reputable overnight courier service, addressed to the party to be served

at the address set forth in the first paragraph hereof. The addresses stated herein may be changed as to the applicable party by providing the other party with notice of such address change in the manner provided in this paragraph. In the event that written notice, demand or request is made as provided in this paragraph, then in the event that such notice is returned to the sender by the United States Postal Service or other similar reputable overnight courier service because of insufficient address or because the party has moved or otherwise, other than for insufficient postage, such writing shall be deemed to have been received by the party to whom it was addressed on the date that such writing was initially placed in the United States Postal Service or reputable overnight courier service by the sender.

Copies of notices shall be sent to:

As to City:

Attention: City Manager
401 Park Avenue South
Winter Park, FL 32789

As to Blue Dolphins:

WINTER PARK BLUE DOLPHINS FOUNDATION INC.
201 FLAME AVE
MAITLAND, FL 32751

26. Waiver of Trial by Jury. The City and Blue Dolphins intentionally waive the right either may have to a trial by jury in respect of any litigation based hereon, or arising out of, under or in connection with this Agreement and any agreement contemplated to be executed in conjunction herewith, or any course of conduct, course of dealing, statements (whether verbal or written) or actions of either party.

27. Force Majeure. The parties shall use reasonable diligence to ultimately fulfill the intent of this Agreement but shall not be liable to each other, or their successors or assigns, for damages, costs, attorney's fees (including costs or attorney's fees on appeal) for breach of contract, or otherwise for failure, suspension, diminution, or other variations of services occasioned by any cause beyond the control and without the fault of the parties. Such causes may include but shall not be limited to, Acts of God, or of the public enemy, acts of other governments (including but not limited to obligations hereunder), fires, floods, epidemics, quarantines, restrictions, strikes, or failure or breakdown of transmission or other facilities. If any provision of this agreement cannot be performed due to any cause beyond the control and without the fault of the parties, then a suitable and equitable provision shall be substituted for the provision which cannot be performed

in order to carry out so far as possible the intent and purpose of this Agreement and such non-performed provision.

28. Refund of Remaining Construction Funds. In the event of termination of the contract between the City and the construction group hired by Blue Dolphins, the City shall refund to Blue Dolphins any remaining funds in the construction account. The refunded amount shall be less the cost necessary to return the site to its pre-construction state.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

THE CITY:

CITY OF WINTER PARK,
a Florida municipal corporation

By: _____

(Print Name)

Its: _____

Date: _____

ATTEST:

By: City Clerk

Date: _____

BLUE DOLPHINS:

**WINTER PARK BLUE DOLPHINS
FOUNDATION INC.**

By: _____

(Print Name)

Its: _____

Date: _____

Exhibit B: Myrtha Pool Rendering

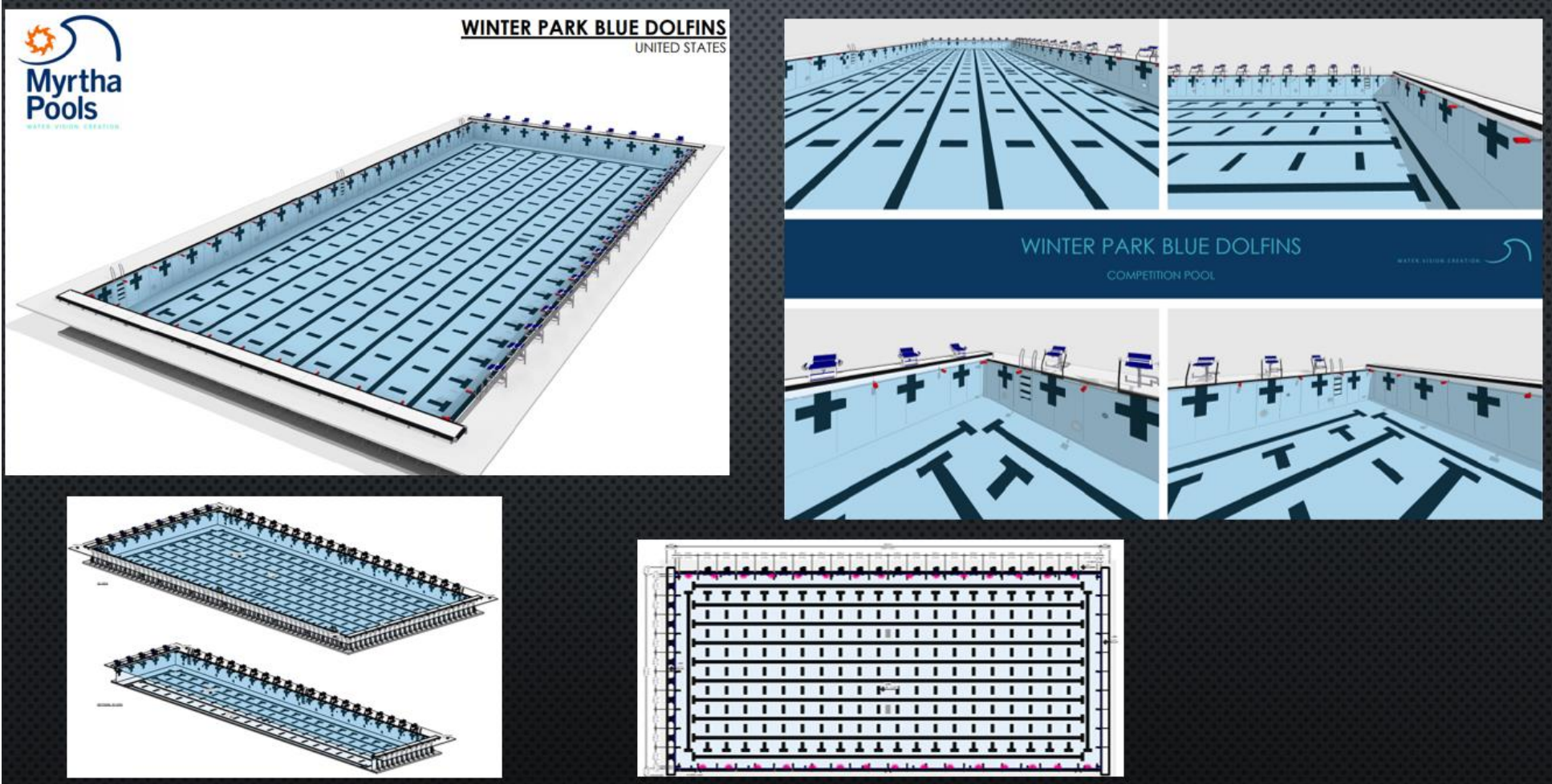


Exhibit C : Blue Dolphins Swim Club Competition Pool Cost Summary

City of Winter Park

Provide Water Line to pool mechanical room - \$1000

Prepare Property for construction to include vegetation management, tree removal or limb removal/trim, site evaluations, and post project remediation of work site - \$10,000

Bring utilities to property, addition of transformer and secondaries to mechanical room, and relocate meter and exiting panel - \$50,000

Installation of 6' chain link fence - \$2,000

Pole and Net systems for Volleyball - \$2,000

Relocate existing light pole at multi-purpose field - \$10,000

Total Projected Cost to City - \$75,000

Blue Dolphins Swim Club

In coordination with the City and or its contractor(s), obtain all necessary construction permits for the construction of all the projects listed herein.

Pay for architectural and engineering professional services associated with pool construction, for the construction of all projects listed herein.

Blue Dolphins will direct purchase the pool and arrange for appropriate representatives supervise the installation to ensure warranty compliance.

Pay for the design of Competition Pool, as well as design and suitable pump room for the pool mechanical and chemical equipment and supplies..

Pay for the construction costs of the Competition Pool, including, but not limited to, excavation, demolition of the concession stand, pool deck installation, 100' of frontage aluminum fencing separated by brick columns, adding geothermal or air-based heating per approved plans, site amenities to include spectator and informal seating around pool, and multiple concrete border seats on meandering pathway to volleyball courts.

Purchase and install a scoreboard following City code and permitting for Competition Pool.

Pay for landscaping and landscaping materials per the approved landscape plan with City.

Build and install 2-3 NCAA/FHSAA regulation sand volleyball courts, with proper sand and drainage, next to Competition Pool. Poles and nets will be provided by the City.

Provide a minimum of an 18"-24" HDPE or RCP pipe at the north end of the Competition Pool for pool deck drainage.

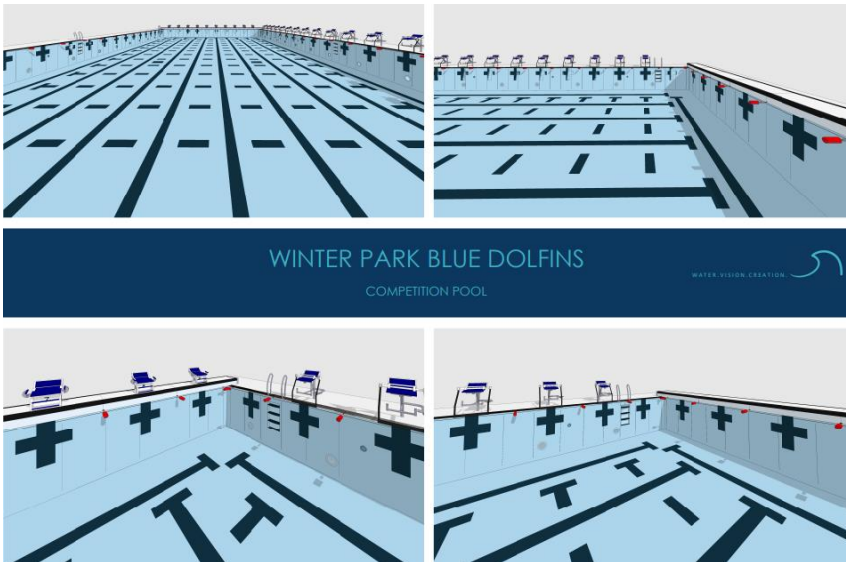
Total Projected Cost of Construction: \$2,584,000 (with 10% contingency \$258,400.00); Total Estimated Construction: \$2.84M



Cady Way Pool

Proposal From Blue Dolphins for Second Olympic Competition Pool at Cady Way

Program history and connection to Winter Park swimming community....



Cady Way Pool Addition

Blue Dolphins Request for Preliminary approval

Scope of Project

- Addition of 50m Myrtha pool and surrounding deck with geothermal or air based heating
- Renovation of current supporting structure – ADA requirements
- Addition of 6' aluminum fencing for pool
- Construction of 400 square foot mechanical/chemical structure
- Addition of 2-3 sand volleyball courts
- Addition of sidewalk connecting current pool to tennis court/playground at rear of park
- Upgraded landscaping



Preliminary Approval Contingent Upon...

- Facility Use Agreement for new pool between City and organization (Blue Dolphins)
 - Blue Dolphins primary user
 - City programming and use during non BD use
 - BD/City share revenues on mutual events
- Construction Agreement between City and organization
- Approval of necessary local, regional, and state permits for construction
- Organization securing all necessary funding for project



Benefits of Second Pool to City

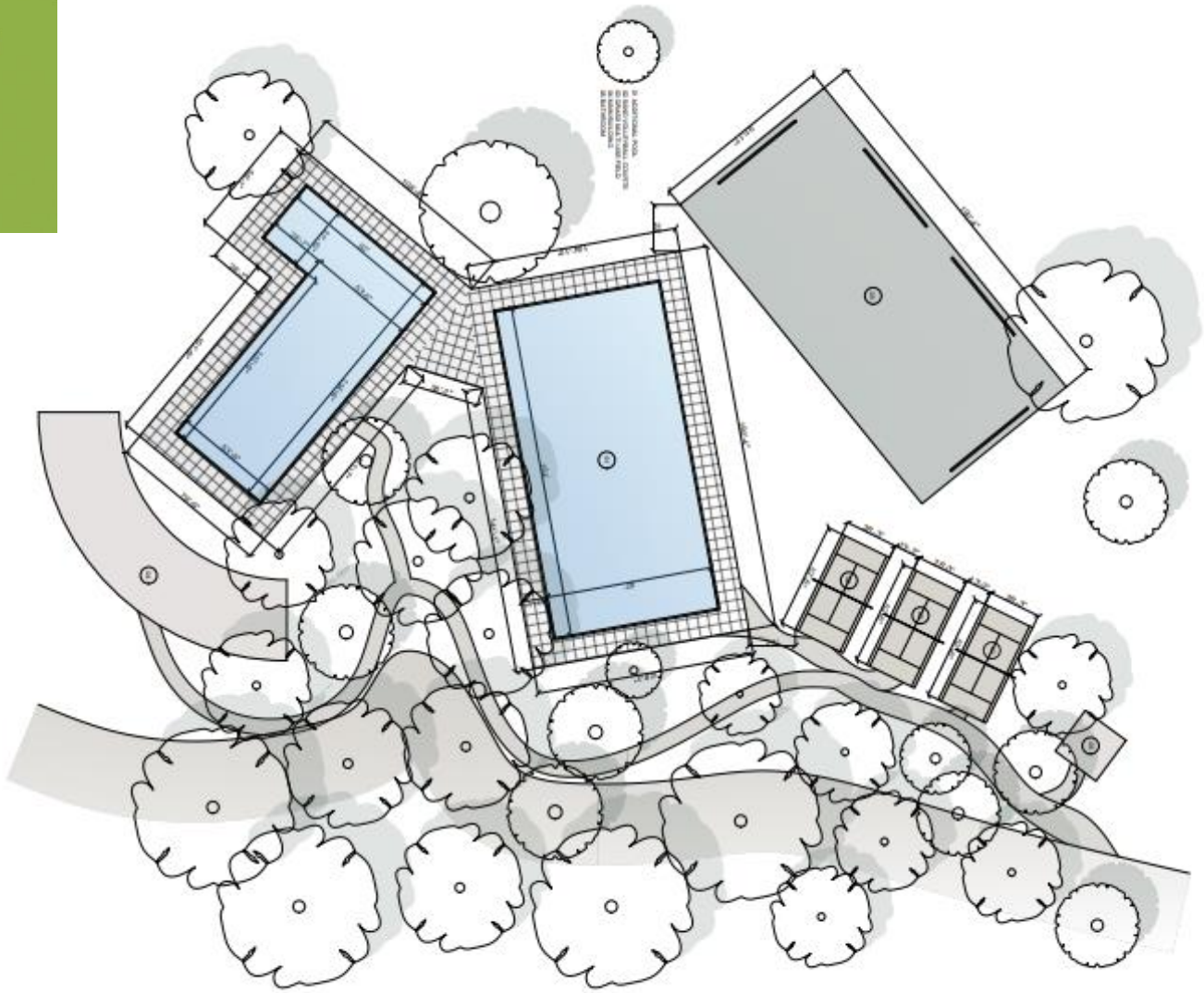
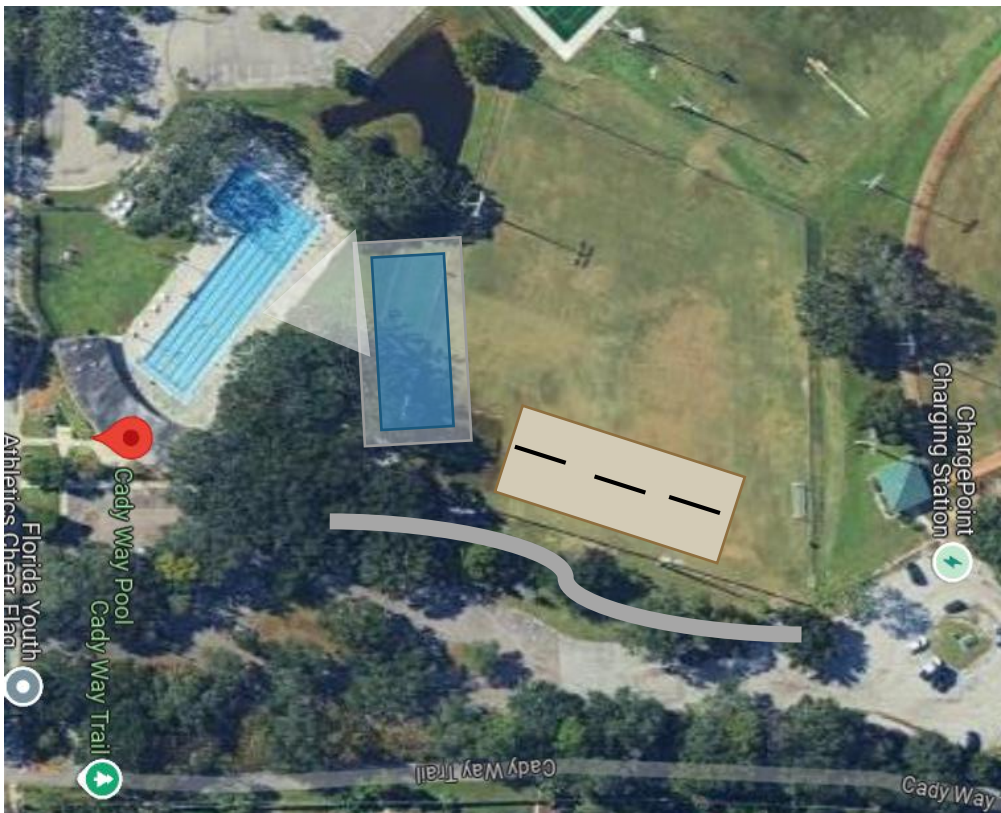
- Increase Lap Swim availability that currently are in conflict with swim club practices
- Expanded capability to accommodate summer camp groups which has historically generated considerable revenue
- Allows City to become a main Red Cross training location and improve ability to attract lifeguard and swim instructor staff
- Attract state and regional swim meets
- Additional programming and services for residents
- Provide an enhanced community recreational space
- Provide lighted, sand volleyball courts that have been a frequently requested amenity
- Additional revenue from rental and use of sand volleyball courts during prime use hours
- **Approval of second pool with condition that Blue Dolphins pays for construction and operation was approved by Parks and Recreation Advisory Board 6-0.**

Current Conditions

Pool and Adjacent Park Space



Exhibit A: Conceptual Site Renderings

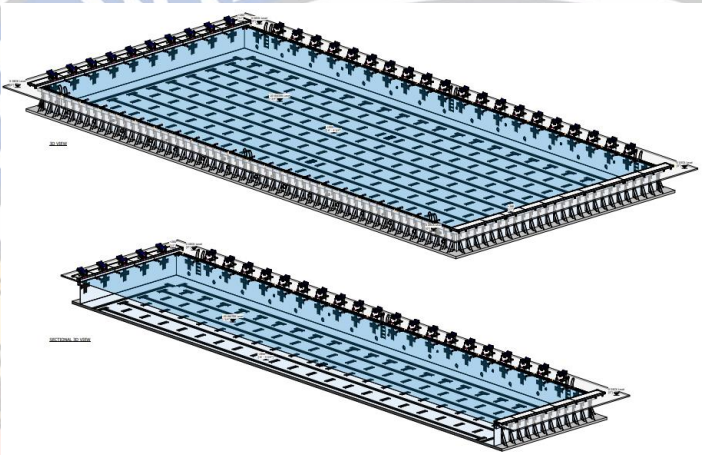
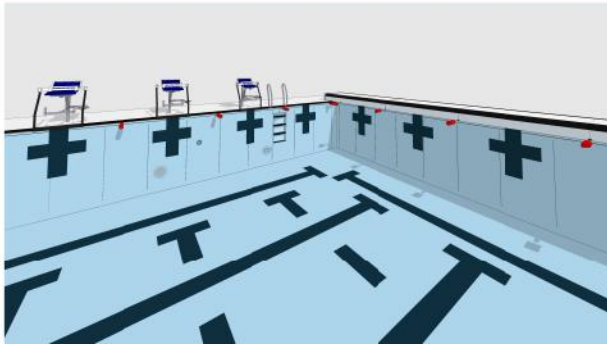
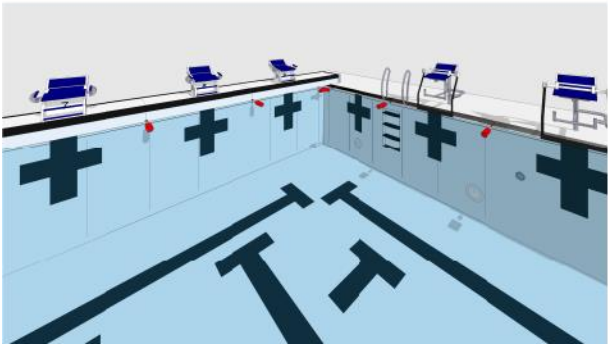
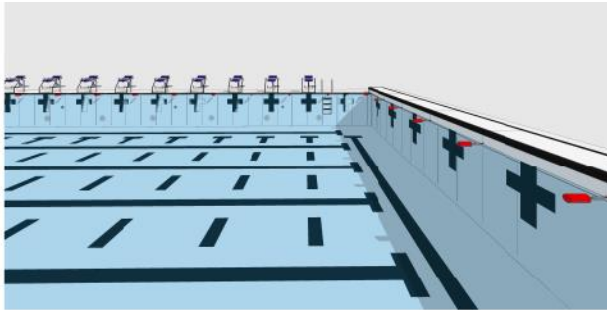
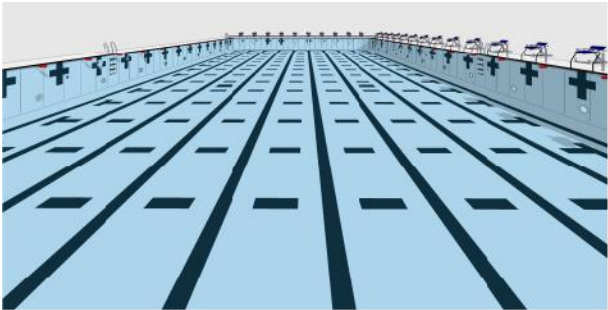
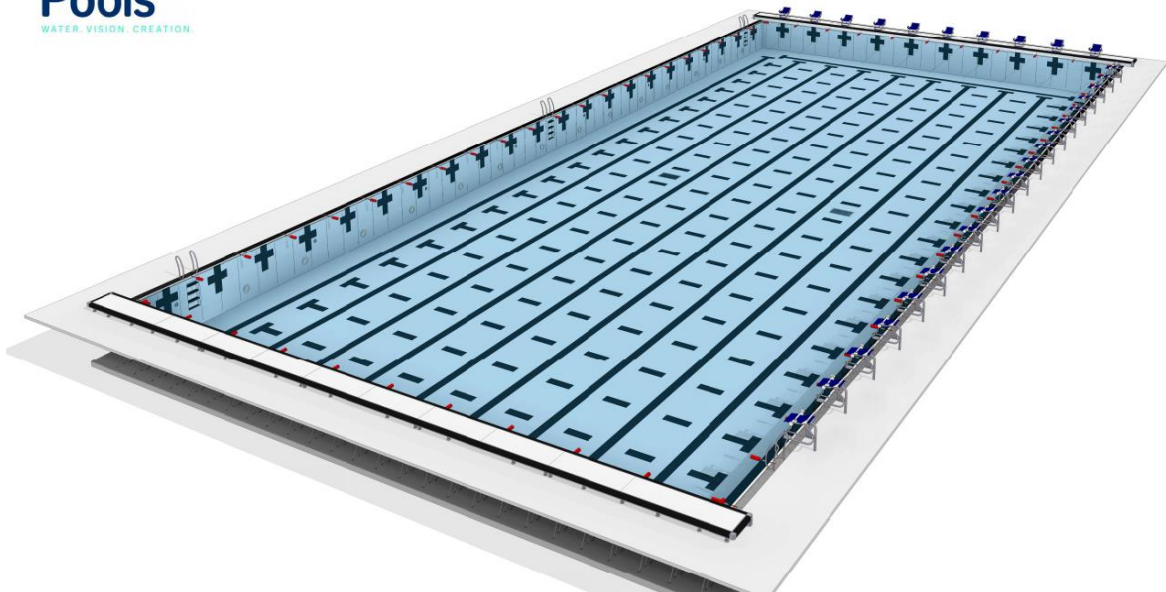


Pool Renderings

Myrtha Pool



WINTER PARK BLUE DOLPHINS
UNITED STATES



**item type**

Action Items Requiring Discussion

meeting date

September 25, 2024

prepared by

Hongmyung Lim, Engineer II

approved by

Randy Knight, City Manager

subject

SR426 Coalition Project – Median Treatments for Maintenance by the City of Winter Park

motion | recommendation

City staff recommends the substituting of brick inlaid medians, instead of landscaped medians, on the list of items to maintained by the City of Winter Park and to be memorialized in a Maintenance Agreement related to FDOT's upcoming S.R. 426 project between Park Avenue and Lakemont Avenue.

background

The Florida Department of Transportation's (FDOT) S.R. 426 Resurfacing, Restoration, and Rehabilitation (RRR) Coalition project includes elements, such as landscaped medians, throughout the corridor. FDOT's staff intend to condition the installation of landscaped medians on the City of Winter Park's (CWP's) ability and willingness to assume the maintenance of such medians. CWP's S.R. 426 management team anticipates imminent outreach, from FDOT, for the execution of a maintenance agreement for these medians. As a counter to FDOT's proposal, CWP's staff believe brick inlays should be substituted for landscaping in the medians in order to reduce the frequency of maintenance and the safety risk to maintaining staff. The Fix 426 leadership team, after being engaged by CWP's staff regarding this matter, have provided their concurrence for the brick inlays in lieu of landscaped medians. This will be consistent with previous median installations on nearby State Road segments.

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

None

**item type**

Millage Rate and Budget Public Hearing | 5:00 p.m. or soon thereafter

meeting date

September 25, 2024

prepared by

Peter Moore, Director of Office of Management and Budget

approved by

Randy Knight, City Manager

subject

Ordinance 3313-24 - Adopting millage rates for FY 2025 budget (2nd reading)

motion | recommendation

Approve operating millage rate at 4.0923 mills and debt service millage rate at 0.2207 for the General Obligation Bonds (Library/Events Center), Series 2017 & 2020.

background

The proposed FY 2025 General Fund budget was prepared assuming the operating millage rate would be kept at its current level of 4.0923 mills. Because property valuations increased, the proposed property tax levy represents a 6% increase from FY 2024. The city's tax rate has been held constant for the last 16 years and the overall combined millage rate will decrease due to the reduction in the debt service millage.

A tentative operating millage rate of 4.0923 was approved by the City Commission on July 24. This rate sets the maximum level that the Commission could set the millage rate at during the budget approval process without having to undergo an extensive noticing process. All property owners received a Notice of Proposed Property Taxes from the Orange County Property Appraiser in August that was based on the tentative rate. This notice also advised property owners of this first public hearing on millage rates and the budget.

The rolled-back rate, represents the millage rate that would generate the same level of property tax collection revenue the prior year, excepting growth due to an inflator and new construction. The rolled back rate would be 3.8526 mills.

Below is a table of the implications to the General Fund of adjustments to the millage rate:

Rate Level	Mills	Change from Current	Net Change to GF Revenue	Contingency Balance
Current Rate	4.0923	-	-	

		450,000
Rolled-Back Rate	3.8526	(0.2397)
		(1,838,432)
		(1,388,432)

Note: The Net Change to GF Revenue takes into account that any increase in millage would increase the GF transfer to the CRA, and any decrease would reduce it.

Any reduction in projected property tax revenues would require a corresponding reduction in General Fund budget appropriations.

alternatives | other considerations

NA

fiscal impact

No fiscal impact unless the Commission chooses to change the operating millage rate from the 4.0923 mills level. Every 0.25 of a mill generates approximately \$2.2 million in annual property tax revenue. Property taxes account for 44% of General Fund revenue and any changes or slowdown in this revenue source will have significant impacts on operating service levels.

With the existing property tax rate, the city has a contingency of \$450k. This meets the budget policy which calls for one-half-of-one-percent of total expenditures. However, it falls short of being able to expand the unencumbered reserves percentage as expenses have been growing faster than proportionate contributions to reserves. At the end of FY25, the city General Fund is expected to have just over \$21 million or about 27% unencumbered reserves as a percent of operating expenses. Property tax revenues are vital to the city's function and create the best opportunity for capital capacity generation for larger scale projects.

attachments

1. Ordinance 3313-24 Adopting FY25 Millage Rate

ORDINANCE 3313-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING A 4.0923 MILL AD VALOREM TAX LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE GENERAL OPERATING EXPENSES OF THE CITY, AND A 0.2207 MILL VOTED DEBT SERVICE LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE CITY OF WINTER PARK, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2017 & 2020.

WHEREAS, the Legislature of the State of Florida mandated a procedure for calculating the taxable value for each taxing authority by the County Property Appraiser and provided for the calculation of rolled back millage rate, and

WHEREAS, the City of Winter Park, Florida has made the necessary rolled back millage calculation as required by law and found it to be 3.8526 mills.

WHEREAS, the citizens of Winter Park approved the issuance of up to \$30,000,000 General Obligation Bonds, at the March 15, 2016 bond referendum.

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

SECTION 1. That an ad valorem tax levy upon all real and personal property is hereby levied at a rate of 4.0923 mills, the same to be appropriated for the general operating expenses of the City in accordance with the budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025. In addition, that an ad valorem tax levy upon all real and personal property is hereby levied at a rate of 0.2207 mills, the same to be appropriated for the City of Winter Park, Florida General Obligation Bonds, Series 2017 & 2020.

SECTION 2. The above levy to cover general operating expenses of the City is two thousand three hundred ninety-seven-thousandths above the rolled back millage of 3.8526 mills. Pursuant to State Statutes this levy represents an 6.22% increase in property taxes above the rolled back rate.

SECTION 3. The City Commission, after full, complete and comprehensive hearings and expressions of parties wishing to be heard, declares the tax levy to be reasonable and necessary for the immediate preservation and benefit of the public health, safety and welfare.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this 25th day of September, 2024.

Sheila DeCiccio, Mayor

Attest:

Rene Cranis, City Clerk



City Commission

agenda item 12.b

item type

Millage Rate and Budget Public Hearing | 5:00 p.m. or soon thereafter

meeting date

September 25, 2024

prepared by

Peter Moore, Director of Office of Management and Budget

approved by

Randy Knight, City Manager

subject

Ordinance 3314-24 - Adopting the FY 2025 budget (2nd reading)

motion | recommendation

Adopt the attached Ordinance setting forth the FY 2025 Budget and Five-year Capital Plan.

background

This is the second and final of the two public hearings on the budget. A summary of the proposed budget is included as Schedule A. This will represent the 17th year that the City Commission has been presented with an annual budget with no change in the property tax rate. This has become increasingly rare as some other jurisdictions have begun raising their rates in the last couple of years to deal with inflationary pressures.

The City Manager presented his proposed budget to the City Commission at the July 10, 2024 City Commission Meeting. The Commission has discussed the budget at subsequent meetings.

Based on those discussions, the Commission and CRA Agency has reached consensus, or voted upon, the following changes to the proposed budget:

CRA Budget:

No change to the budget as presented. However, it has been clearly indicated that the CIP will be revisited and adjusted during the new fiscal year once a determination from Orange County on the CRA extension has been concluded. It is expected that this determination will come in October. The CRA Advisory Board is already working on potential projects and adjustments to bring to the Agency in November and February for potential changes.

General Fund Budget:

There are no changes to the proposed General Fund budget. State revenue estimates are slightly softer than staff projections, but the discrepancy is minor and no change has been made at this point, but will instead be monitored in the new fiscal year for any surprises. The General Fund budget is balanced with a contingency of \$450k.

Stormwater Capital Projects Fund Budget:

Overall revenue estimates were reduced to \$1.15 million in funding for CIP improvements in FY25. This is over a 60% increase in the prior year's funding due to the determination to raise rates by one penny per square foot of impervious coverage. The basin study projects are still being finalized and will be presented at a worksession with the Commission on September 26th. As the budget must be adopted prior to that time, the CIP is structured to allocate a funding line for potential projects that become priorities from the basin studies.

Designations Trust Fund:

At the last meeting, the Commission approved allocating funding to non-profits out of the \$129k funding pool available for organizational support. The Winter Park Institute received an allocation of \$25k and Men of Integrity received \$18k. Any allocation of these available funds can occur at any time throughout the fiscal year. The City Commission discussed considering any new requests for the FY25 year and then potentially convening a committee to discuss policy on future allocations. No other changes have been made to this fund.

There are no changes to any other fund.

These changes have been incorporated into the proposed budget and are reflected in Schedule A (attached).

alternatives | other considerations

The budget may be amended by the will of the Commission, but must be adopted per law.

fiscal impact

The city's All Funds Budget will rise by 3% compared to the previous fiscal year to total over \$214 million. The budget is balanced per Statute.

attachments

1. Ordinance 3314-24 Adopting FY25 Budget
2. Schedule A - 1st Reading FY25 Ad
3. Copy of Capital Improvement Plan - FY 2025

ORDINANCE 3314-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025 AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN; APPROPRIATING FUNDS FOR THE GENERAL FUND, DESIGNATIONS TRUST FUND, STORMWATER UTILITY FUND, COMMUNITY REDEVELOPMENT FUND, AFFORDABLE HOUSING TRUST FUND, MULTI-MODAL TRANSPORTATION IMPACT FUND, FEDERAL FORFEITURE FUND, POLICE GRANT FUND, DEBT SERVICE FUND, WATER AND SEWER FUNDS, ELECTRIC UTILITY FUND, FLEET MAINTENANCE FUND, EQUIPMENT REPLACEMENT FUND, EMPLOYEE INSURANCE FUND, GENERAL INSURANCE FUND, CEMETERY TRUST FUND, GENERAL CAPITAL PROJECTS FUND AND STORMWATER CAPITAL PROJECTS FUND; PROVIDING FOR MODIFICATIONS; PROVIDING FOR AMENDMENTS TO SAID ANNUAL BUDGET TO CARRY FORWARD THE FUNDING OF PURCHASE ORDERS OUTSTANDING AND UNSPENT PROJECT BUDGETS AS OF SEPTEMBER 30, 2024; AND AUTHORIZING TRANSFER OF FUNDS HEREIN APPROPRIATED BETWEEN DEPARTMENTS SO LONG AS THE TOTAL FUND APPROPRIATIONS SHALL NOT BE INCREASED THEREBY.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER PARK:

SECTION 1. The annual budget of the City of Winter Park for the fiscal year beginning October 1, 2024 and ending September 30, 2025 as set forth on Schedule A attached hereto and by reference made a part hereof, is hereby adopted and approved after full, complete and comprehensive hearings and in consideration of the expressions of all parties concerned. It is hereby declared that said budget represents and presents the judgment and intent of the City Commission as to the needs and fiscal requirements of the various departments of the City government for the next ensuing twelve-month period.

SECTION 2. There are hereby expressly appropriated out of anticipated revenues and funds available for such purposes and not otherwise appropriated, the funds and monies necessary to meet the appropriations set forth in said budget. It is hereby declared that the funds available are those in excess of the amount required by law to be held by the City of Winter Park.

SECTION 3. The budget approved by this ordinance may be reviewed by the City Commission and shall be subject to modification by ordinance if the actual revenues and necessary expenditures are found to differ substantially from the estimates contained in said budget.

SECTION 4. The City Manager is hereby authorized to increase the line item appropriation in the attached budget to cover those purchase orders which shall have been issued on or prior to September 30, 2024, but not filled as of that date, and is authorized to pay for all goods or services received pursuant to such purchase orders from all the funds so appropriated. All such increases shall be appropriated to the corresponding accounts in the same funds against which they were outstanding as of September 30, 2024. The City Manager shall report to the City Commission all such purchase orders.

SECTION 5. The City Manager is hereby authorized to increase the line item appropriation in the attached budget to cover the unspent portion of project length budgets as of September 30, 2024. The City Manager shall report to the City Commission all such project budgets carried forward from fiscal year 2024 to fiscal year 2025.

SECTION 6. The City Manager shall have the authority to transfer appropriations from one line item to another line item within a fund budget so long as the total fund appropriations shall not be increased. Appropriation transfers between funds shall require the approval of the City Commission.

SECTION 7. The accompanying five-year capital improvement plan is hereby adopted as part of this ordinance and is made a part of the Comprehensive Plan, Data, Inventory and Analysis document replacing and substituting therefore any previous five-year capital improvement plan. Funding for the first year of the plan is included in the annual budget. Funding for projects in years two through five is subject to the annual budgets adopted for each of those years.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this 25th day of September, 2024.

Sheila DeCiccio, Mayor

Attest:

Rene Cranis, City Clerk

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
General Fund Summary**

Schedule A

	2025 Proposed	2024 Adopted
Revenues:		
Property Taxes	\$ 36,201,662	\$ 33,445,887
Franchise Fees & Utility Taxes	8,230,633	7,871,228
Licenses & Permits	3,189,714	3,283,629
Intergovernmental	9,374,826	8,747,900
Charges for Services	16,979,138	14,847,491
Fines and Forfeitures	1,902,101	1,559,848
Miscellaneous	1,206,864	1,077,500
Transfers from Other Funds	5,902,381	5,609,678
Fund Balance	-	1,300,000.00
Total Revenues	\$ <u>82,987,319</u>	\$ <u>77,743,161</u>
Expenditures:		
General Administration	\$ 9,481,939	\$ 8,919,995
Planning & Development	3,622,077	3,337,811
Public Works	15,603,331	13,159,564
Police	19,458,557	18,205,684
Fire	16,344,757	14,996,291
Parks and Recreation	13,479,846	12,762,430
Organizational Support	2,028,600	1,932,000
Transfers To Other Funds	8,112,680	8,933,903
Non-Departmental	(400,000)	(400,000)
Reimbursements from Other Funds	(5,194,468)	(4,800,673)
Contingency Reserve	450,000	696,156
Total Expenditures	\$ <u>82,987,319</u>	\$ <u>77,743,161</u>
Excess of Revenues Over (Under) Expenditures	\$ <u>-</u>	\$ <u>-</u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Designations Trust Fund Summary**

	2025 Proposed	2024 Adopted
Revenues:		
Miscellaneous	\$ 75,000	\$ 75,000
Transfers from other funds	469,320	438,587
Fund Balance	\$ -	\$ -
Total Revenues	\$ 544,320	\$ 513,587
Expenditures:		
Transfers to other funds	75,000	75,000
Organizational Support	419,320	388,587
Parks & Recreation/Planning	\$ 50,000	\$ 50,000
Total Expenditures	\$ 544,320	\$ 513,587
Excess of Revenues Over (Under) Expenditures	\$ -	\$ -

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Stormwater Utility Fund Summary**

	2025 Proposed	2024 Adopted
Revenues:		
Licenses	\$ 40,000	\$ 40,000
Charges for Services	4,091,592	3,632,836
Intergovernmental	40,000	50,000
Miscellaneous	-	-
Transfers From Other Funds	-	-
Fund Balance	-	-
Total Revenues	\$ <u>4,171,592</u>	\$ <u>3,722,836</u>
Expenditures:		
Operations	\$ 4,041,291	\$ 3,722,836
Reimbursements to Other Funds	130,301	-
Contingency	-	-
Total Expenditures	\$ <u>4,171,592</u>	\$ <u>3,722,836</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Community Redevelopment (CRA) Fund Summary

	<u>2025 Proposed</u>	<u>2024 Adopted</u>
Revenues:		
Intergovernmental Revenues	\$ 3,840,034	\$ 3,650,830
Charges for Services	-	-
Miscellaneous	457,913	269,332
Transfers	4,872,398	4,523,207
Fund Balance	<u>-</u>	<u>264,425</u>
Total Revenues	\$ <u>9,170,345</u>	\$ <u>8,707,794</u>
Expenditures:		
Operating Expenses	\$ 1,778,668	\$ 1,323,595
Capital Projects	5,140,000	5,390,000
Debt Service	1,066,442	1,071,284
Organizational Support/ Community Initiatives	859,000	792,500
Reimbursements To Other Funds	138,242	130,415
Transfers To Other Funds	-	-
Contingency Reserve	<u>187,993</u>	<u>-</u>
Total Expenditures	\$ <u>9,170,345</u>	\$ <u>8,707,794</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Police Grant Fund Summary**

	<u>2025 Proposed</u>	<u>2024 Adopted</u>
Revenues:		
Intergovernmental	\$ <u>160,658</u>	\$ <u>159,418</u>
Total Revenues	\$ 160,658	\$ 159,418
Expenditures:		
Police	\$ <u>160,658</u>	\$ <u>159,418</u>
Total Expenditures	\$ <u>160,658</u>	\$ <u>159,418</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Federal Forfeiture Fund Summary**

	<u>2025 Proposed</u>	<u>2024 Adopted</u>
Revenues:		
Intergovernmental	\$ -	\$ -
Fund Balance	38,000	50,800
Total Revenues	\$ <u>38,000</u>	\$ <u>50,800</u>
Expenditures:		
Operating	\$ 31,000	\$ 36,000
Capital Outlay	<u>7,000</u>	<u>14,800</u>
Total Expenditures	\$ <u>38,000</u>	\$ <u>50,800</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Debt Service Fund Summary**

	<u>2025 Proposed</u>	<u>2024 Adopted</u>
Revenues:		
Property Taxes	\$ 2,095,206	\$ 2,089,640
Special Assessments	-	-
Transfers From Other Funds	515,293	518,612
Fund Balance	<u>-</u>	<u>-</u>
Total Revenues	\$ <u>2,610,499</u>	\$ <u>2,608,252</u>
Expenditures:		
Debt Service	\$ <u>2,610,499</u>	\$ <u>2,608,252</u>
Total Expenditures	\$ <u>2,610,499</u>	\$ <u>2,608,252</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Water and Sewer Fund Summary**

	2025 Proposed	2024 Adopted
Revenues:		
Utility Fee	\$ 39,332,673	\$ 37,327,964
Miscellaneous	654,509	507,602
Fund Balance	<u>800,000</u>	<u>4,292,900</u>
Total Revenues	\$ <u>40,787,182</u>	\$ <u>42,128,466</u>
Expenditures:		
Operations	\$ 24,838,147	\$ 23,644,768
Debt Service	4,687,971	4,706,808
Capital Projects	4,755,000	8,067,900
Reimbursements to Other Funds	2,923,424	2,715,550
Transfers to Other Funds	3,312,271	2,993,440
Contingency Reserve	<u>270,369</u>	<u>-</u>
Total Expenditures	\$ <u>40,787,182</u>	\$ <u>42,128,466</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Electric Utility Fund Summary**

	2025 Proposed	2024 Adopted
Revenues:		
Utility Fee	\$ 49,512,454	\$ 49,203,791
Intergovernmental Revenues	-	-
Miscellaneous	143,167	104,588
Transfers & Reimbursements from Other Funds	192,750	177,527
Fund Balance	-	-
Total Revenues	\$ 49,848,371	\$ 49,485,906
Expenditures:		
Operations	\$ 5,590,637	\$ 5,310,527
Bulk Power Costs	24,625,746	25,207,267
Debt Service	4,681,553	4,708,690
Capital Projects	9,549,680	9,189,822
Transfers to Other Funds	3,205,504	2,937,365
Reimbursements to Other Funds	2,195,251	2,132,235
Contingency Reserve	-	-
Total Expenditures	\$ 49,848,371	\$ 49,485,906
Excess of Revenues Over (Under) Expenditures	\$ -	\$ -

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Fleet Maintenance Fund Summary**

	<u>2025 Proposed</u>	<u>2024 Adopted</u>
Revenues:		
Charges for Services	\$ 2,035,002	\$ 1,890,330
Miscellaneous	-	-
Fund Balance	<u>-</u>	<u>-</u>
Total Revenues	\$ <u>2,035,002</u>	\$ <u>1,890,330</u>
Expenditures:		
Operations	\$ 2,035,002	\$ 1,890,330
Reimbursements to Other Funds	-	-
Contingency Reserve	<u>-</u>	<u>-</u>
Total Expenditures	\$ <u>2,035,002</u>	\$ <u>1,890,330</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Equipment Replacement Fund Summary

	2025 Proposed	2024 Adopted
Revenues:		
Vehicle/Equipment Rentals	\$ 2,530,015	\$ 2,030,015
Debt Proceeds	-	-
Miscellaneous	-	-
Fund Balance	<u>60,985</u>	<u>65,283</u>
Total Revenues	\$ <u>2,591,000</u>	\$ <u>2,095,298</u>
Expenditures:		
Operations	\$ -	\$ -
Vehicle and Equipment Acquisitions	2,591,000	2,095,298
Debt Service	-	-
Reimbursements to Other Funds	-	-
Transfers to Other Funds	-	-
Contingency Reserve	<u>-</u>	<u>-</u>
Total Expenditures	\$ <u>2,591,000</u>	\$ <u>2,095,298</u>
Excess of Revenues Over (Under) Expenditures	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Employee Insurance Fund Summary**

	2025 Proposed	2024 Adopted
Revenues:		
Charges To Departments	\$ 7,993,905	\$ 7,598,445
Charges To Employees	2,188,679	1,948,884
Miscellaneous	206,280	150,000
Fund Balance	<u>-</u>	<u>-</u>
Total Revenues	\$ <u>10,388,864</u>	\$ <u>9,697,329</u>
Expenditures:		
Insurance Costs	\$ 10,388,864	\$ 9,697,329
Reimbursements to Other Funds	-	-
Contingency Reserve	<u>-</u>	<u>-</u>
Total Expenditures	\$ <u>10,388,864</u>	\$ <u>9,697,329</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
General Insurance Fund Summary**

	<u>2025 Proposed</u>	<u>2024 Adopted</u>
Revenues:		
Charges To Departments	\$ 3,619,590	\$ 3,479,121
Miscellaneous	36,030	-
Fund Balance	<u>-</u>	<u>-</u>
Total Revenues	\$ <u>3,655,620</u>	\$ <u>3,479,121</u>
Expenditures:		
Insurance Costs	\$ 3,655,620	\$ 3,479,121
Reimbursements to Other Funds	-	-
Transfers to Other Funds	-	-
Contingency	<u>-</u>	<u>-</u>
Total Expenditures	\$ <u>3,655,620</u>	\$ <u>3,479,121</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Cemetery Fund Summary**

	2025 Proposed	2024 Adopted
Revenues:		
Lot Sales	\$ 581,000	\$ 530,000
Miscellaneous	43,650	48,337
Fund Balance	-	-
Total Revenues	\$ 624,650	\$ 578,337
Expenditures:		
Transfers To Other Funds	\$ 370,014	\$ 303,453
Reimbursements to Other Funds	-	-
Contingency Reserve	254,636	274,884
Total Expenditures	624,650	578,337
Excess of Revenues Over (Under) Expenditures	\$ -	\$ -

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
General Capital Projects Fund Summary**

	2025 Proposed	2024 Adopted
Revenues:		
Transfers From Other Funds	\$ 3,316,077	\$ 4,153,077
Intergovernmental Revenues	-	-
Miscellaneous	-	-
Fund Balance	-	-
Total Revenues	\$ <u>3,316,077</u>	\$ <u>4,153,077</u>
Expenditures:		
Capital Projects	\$ 3,036,077	\$ 3,823,077
Debt Service	280,000	280,000
Contingency	-	50,000
Total Expenditures	\$ <u>3,316,077</u>	\$ <u>4,153,077</u>
Excess of Revenues Over (Under) Expenditures	\$ <u>-</u>	\$ <u>-</u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Stormwater Capital Projects Fund Summary**

	<u>2025 Proposed</u>	<u>2024 Adopted</u>
Revenues:		
Stormwater Utility Fees	\$ 1,150,000	\$ 700,000
Intergovernmental	-	-
Fund Balance	<u>-</u>	<u>-</u>
Total Revenues	\$ <u>1,150,000</u>	\$ <u>700,000</u>
Expenditures:		
Capital Projects	\$ 1,150,000	\$ 700,000
Transfers to other funds	-	-
Contingency Reserve	<u>-</u>	<u>-</u>
Total Expenditures	\$ <u>1,150,000</u>	\$ <u>700,000</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

**City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Affordable Housing Fund Summary**

	<u>2025 Proposed</u>	<u>2024 Adopted</u>
Revenues:		
Affordable Housing Fee	\$ 100,000	\$ 115,000
Other Revenue	-	-
Fund Balance	<u>100,000</u>	<u>85,000</u>
Total Revenues	\$ 200,000	\$ 200,000
Expenditures:		
Affordable Housing Operations	\$ 200,000	\$ 200,000
Contingency Reserve	<u>-</u>	<u>-</u>
Total Expenditures	\$ <u>200,000</u>	\$ <u>200,000</u>
Excess of Revenues Over (Under) Expenditures	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

City of Winter Park, Florida
Annual Budget for Fiscal Year 2025
Multi-Modal Transportation Impact Fee Fund Summary

	<u>2025 Proposed</u>	<u>2024 Adopted</u>
Revenues:		
Impact Fees	\$ 150,000	\$ 250,000
Fund Balance	<u>-</u>	<u>-</u>
Total Revenues	\$ 150,000	\$ 250,000
Expenditures:		
Capital Outlay	\$ 150,000	\$ 250,000
Contingency Reserve	<u>-</u>	<u>-</u>
Total Expenditures	<u>\$ 150,000</u>	<u>\$ 250,000</u>
Excess of Revenues Over (Under) Expenditures	<u>\$ -</u>	<u>\$ -</u>

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS**

Description	Funding Source	Estimated 5 Yr. Cost						
			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Other Long-term Needs
General Capital Projects	General Fund	20,942,785	3,859,697	4,103,848	4,231,963	4,406,072	4,341,204	850,000
	Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	-
	Mobility Fee	2,550,000	150,000	1,950,000	150,000	150,000	150,000	
	General Obligation Bonds - Subject to Referendum	-	-	-	-	-	-	5,800,000
Stormwater Capital Projects	Stormwater Utility Fees	10,450,000	1,150,000	1,800,000	2,500,000	2,500,000	2,500,000	6,200,000
Community Redevelopment Agency	Tax Increment Financing (CRA)	17,180,228	5,140,000	4,900,228	7,140,000	-	-	-
Water and Sewer Fund	Water & Sewer Fees	19,576,846	3,735,769	4,288,769	3,925,769	3,970,769	3,655,769	9,100,000
	Sewer Impact Fees	1,500,000	300,000	300,000	300,000	300,000	300,000	1,100,000
	Water Impact Fees	1,500,000	300,000	300,000	300,000	300,000	300,000	1,100,000
	Water & Sewer Reserves	4,000,000	800,000	800,000	800,000	800,000	800,000	12,550,000
Electric Services Fund	Electric Service Fees	54,621,859	9,941,988	10,304,472	10,790,080	11,524,969	12,060,352	-
Totals		285,102,319	25,452,454	28,822,317	30,212,812	24,026,810	24,182,325	36,700,000

SUMMARY OF OPERATING IMPACT

Description	Funding Source	Estimated 5 Yr. Operating Impact						
			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Other Long-term Needs
General Capital Projects	General Fund	95,564	18,000	18,540	19,096	19,669	20,259	-
Stormwater Capital Projects	Stormwater Utility Fees	-	-	-	-	-	-	-
Community Redevelopment Agency	Tax Increment Financing	-	-	-	-	-	-	-
Water and Sewer Fund	Water & Sewer Fees	-	-	-	-	-	-	-
	Sewer Impact Fees	-	-	-	-	-	-	-
	Water Impact Fees	-	-	-	-	-	-	-
	Water & Sewer Reserves	-	-	-	-	-	-	-
Electric Services Fund	Electric Service Fees	-	-	-	-	-	-	-
Totals		95,564	18,000	18,540	19,096	19,669	20,259	-

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
GENERAL CAPITAL PROJECTS**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Other Long-term Needs
Public Works	Pavement Resurfacing and Brick Road Repairs	General Fund	5,689,785	1,071,697	1,103,848	1,136,963	1,171,072	1,206,204	on-going
Public Works	Sidewalk, bike path and curb repairs	General Fund	3,900,000	600,000	700,000	800,000	900,000	900,000	on-going
Public Works	Fleet Washbay (50% General Fund, 25% Water & Sewer Fund, 25% Electric Fund)	General Fund	100,000	100,000					
Facilities	Facility replacement account funding (replacement of flooring, roofing, air conditioning, painting, & other capital needs) (65% General Fund, 25% Water and Sewer Fund, and 10% Electric Fund).	General Fund	3,000,000	600,000	600,000	600,000	600,000	600,000	on-going
IT	Information Technology Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund).	General Fund	1,100,000	200,000	200,000	200,000	250,000	250,000	on-going
Parks	General Parks Major Maintenance	General Fund	200,000	-	50,000	50,000	50,000	50,000	on-going
Parks	Golf Course Improvements	General Fund	520,000	120,000	120,000	120,000	80,000	80,000	
Parks	Tennis Center	General Fund	360,000	100,000	180,000		30,000	50,000	500,000
Parks	Cady Way Pool Improvements	General Fund	250,000		250,000				
Parks	Community Center Improvements	General Fund	243,000	243,000					
Parks	Farmers Market Improvements	General Fund	25,000	25,000					
Parks	Kraft Azalea Restroom Rebuild	General Fund	300,000				300,000		
Parks	Athletic Field and Tennis Center Lighting	General Fund	550,000	50,000		250,000	125,000	125,000	
		Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	
Parks	Pavilion Replacement	General Fund	180,000					180,000	
Parks	Mead Garden Master Plan Renovation	General Fund	175,000			175,000			
Parks	Lake Baldwin Park Improvements	General Fund	-						350,000
Transportation	Bicycle & Pedestrian Improvements	Mobility Fee	750,000	150,000	150,000	150,000	150,000	150,000	
		General Fund	450,000	50,000	100,000	100,000	100,000	100,000	
Transportation	Signalization Upgrades	General Fund	1,400,000	200,000	300,000	300,000	300,000	300,000	on-going
Transportation	Aloma Ave. Improvements	Mobility Fee	1,800,000		1,800,000				

**SUMMARY OF CAPITAL PROJECTS
GENERAL CAPITAL PROJECTS**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Other Long-term Needs
Fire	Fire Safety & Equipment Fund	General Fund	1,500,000	300,000	300,000	300,000	300,000	300,000	on-going
Fire	Station 62 Improvement	General Obligation Bonds - Subject to Referendum	-						5,800,000
Police	Police Safety & Equipment Fund	General Fund	1,000,000	200,000	200,000	200,000	200,000	200,000	on-going
Totals			23,867,785	4,084,697	6,128,848	4,456,963	4,631,072	4,566,204	6,650,000

Totals by Funding Source:

	5 Yr. Cost	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Other Long-term Needs
General Fund	20,942,785	3,859,697	4,103,848	4,231,963	4,406,072	4,341,204	850,000
Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	-
Mobility Fee	2,550,000	150,000	1,950,000	150,000	150,000	150,000	
General Obligation Bonds - Subject to Referendum	-	-	-	-	-	-	5,800,000
Totals	23,867,785	4,084,697	6,128,848	4,456,963	4,631,072	4,566,204	6,650,000

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2024 - 2025**

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
Public Works	Pavement Resurfacing	The City's pavement resurfacing program calls for the resurfacing of eight to nine miles of streets in the upcoming fiscal year. A pavement condition assessment identifies those streets in most need of resurfacing to prevent degradation of the road base.	Local option gas tax revenues	\$ 1,071,697	Investments in routine road repaving reduces the annual costs of road repairs.	-
Public Works	Sidewalk, Bike path & Curb Repairs	Replacement of sidewalks, bike paths and curbing where necessary for public safety.	Local option gas tax revenues	\$ 600,000	No additional impact on operating budget	-
Public Works	Facility Replacement Account	This account will accumulate funds for the replacement of roofs, air conditioning, paint and flooring and other major capital expenditures for City's facilities.	General Fund - \$600,000, Water & Sewer Fund - \$230,769 and Electric Services Fund - \$242,308	\$ 1,073,077	Replacing the aging capital reduces the costs of repairs.	-
Public Works	Fleet Washbay	Vehicle/construction vehicle washing area by the fleet building	General Fund- \$100,000, Water & Sewer Fund- \$50,000, Electric Fund- \$50,000	\$ 200,000	No additional impact on operating budget	-
Information Technology	Information Technology Upgrades	Upgrades to computers, networks, servers and phone systems. Also contains funding to continue the City facilities underground fiber network.	General Fund - \$200,000, Water & Sewer Fund - \$100,000 and Electric Services Fund - \$100,000	\$ 400,000	No additional impact on operating budget	-
Parks	Golf Course Improvements	Enhancements to WP Pines and bunker replacements at WP9	General Fund	\$ 120,000	No additional impact on operating budget	-
Parks	Tennis Center	Funding for ongoing resurfacing of WPTC hard courts.	General Fund	\$ 100,000	No additional impact on operating budget	-
Parks	Athletic Field & Tennis Court Lighting	Multi-year lighting enhancement project at the city's athletic venues. Includes replacement of worn poles and fixtures.	Cell Tower Revenues - \$75k General Fund - \$125k	\$ 125,000	The new technology LED lighting will decrease the energy cost saving money and increase the cities sustainable energy efficiency.	-
Parks	Farmers Market A/V	Farmers Market audio/viusal is no longer operable	General Fund	25,000	No additional impact on operating budget	-
Parks	Community Center Improvements	Combined Pool Heater, Fitness Equipment, & Furniture for Community Center, Teen/Media room	General Fund	243,000	No additional impact on operating budget	-

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2024 - 2025**

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
Planning & Transportation	Bicycle/Pedestrian Plan Improvements	Funding for this project will be used to create and promote a viable and safe pedestrian and bicycle-friendly infrastructure and promote these modes of transportation throughout the city.	General Fund- \$50,000, Mobility Fee- \$150,000	\$ 200,000	No additional impact on operating budget	-
Planning & Transportation	Pedestrian & Traffic Signal Upgrades	This project is part of a multi year plan to upgrade antiquated traffic signals and improve the safety of pedestrians crossing intersections.	General Fund	\$ 200,000	Annual Wifi connection costs	18,000
Fire	Fire Safety Equipment Replacement Fund - Station Alerting	Contributions to the funding pool for the capital replacement of crucial life-saving equipment will go towards station remodels to the floors and kitchen.	General Fund	\$ 300,000	No additional impact on operating budget	-
Police	Police Safety & Equipment Fund	This fund will allow the Police Department to create a funding pool for replacement of crucial life-saving equipment. In FY24 -28, funds will be purchasing the FUSUS platform.	General Fund	\$ 200,000	No additional impact on operating budget	-
Total Funding FY25				<u><u>\$ 4,857,774</u></u>		<u><u>\$ 18,000</u></u>

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
STORMWATER CAPITAL PROJECTS FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Other long-term needs
Public Works	Stormwater Improvements- Various in-house stormwater projects scheduled for 2022-2023: Shultz Ave pipe repair, Greentree Dr, Cherokee Ave drainage improvements, dredging various stormwater outfalls	Stormwater Fees	900,000	100,000	200,000	200,000	200,000	200,000	
Public Works	Implementation of stormwater capital projects identified in the Basin Studies	Stormwater Fees	5,980,000	280,000	850,000	1,550,000	1,550,000	1,750,000	
Public Works	Curb Implementation	Stormwater Fees	200,000		50,000	50,000	50,000	50,000	
Public Works	Corrugated Metal Pipe Replacement	Stormwater Fees	600,000		200,000	200,000	200,000		
Public Works	Palmer Ave at Old England-Drainage Improvements- Phase 1	Stormwater Fees	250,000	250,000					
Public Works	Mayflower- Drainage Ditches Dredging	Stormwater Fees	170,000	170,000					
Public Works	Venetian Canal Boat Bypass	Stormwater Fees	-						600,000
Public Works	Lake Knowles Interconnect	Stormwater Fees	-						2,250,000
Natural Resources	Nutrient Studies	Stormwater Fees	650,000	200,000	200,000	100,000	75,000	75,000	
Natural Resources	Howell Branch Preserve Funds	Stormwater Fees	75,000	20,000	10,000	15,000	15,000	15,000	
Natural Resources	Seawall Cap Refurbishment/ Chain of Lakes Canal	Stormwater Fees	180,000		90,000	90,000			
Natural Resources	Nutrient Reduction Techniques	Stormwater Fees	940,000		50,000	220,000	335,000	335,000	850,000
Natural Resources	Sediment Removal/Dredging	Stormwater Fees	505,000	130,000	150,000	75,000	75,000	75,000	
Natural Resources	Lk Waumpi Sediment Removal	Stormwater Fees	-						2,500,000
Totals			10,450,000	1,150,000	1,800,000	2,500,000	2,500,000	2,500,000	6,200,000

Totals by Funding Source:

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Stormwater Fees	1,150,000	1,800,000	2,500,000	2,500,000	2,500,000
	1,150,000	1,800,000	2,500,000	2,500,000	2,500,000

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Stormwater Fund
Fiscal Year 2024 - 2025

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
Public Works	Stormwater Improvements	Stormwater Improvements- Various in-house stormwater projects scheduled for 2022-2023: Shultz Ave pipe repair, Greentree Dr, Cherokee Ave drainage improvements, dredging various stormwater outfalls.	Stormwater utility fee	\$ 100,000	These projects would be one time expenditures and should not impact ongoing operational costs.	
Public Works	Implementation of stormwater capital projects identified in the Basin Studies	This funding is being preserved for projects that will be identified in the upcoming basin study results.	Stormwater utility fee	\$ 280,000		
Public Works	Palmer Ave at Old England-Drainage Improvements- Phase 1	Palmer Ave at Old England-Drainage Improvements- Phase 1	Stormwater utility fee	\$ 250,000	This project would be one time expenditures and should not impact ongoing operational costs.	
Public Works	Mayflower- Drainage Ditches Dredging	Removing organic sediment to re-gain water storage and improve water quality	Stormwater utility fee	\$ 170,000	This project would be one time expenditures and should not impact ongoing operational costs.	
Natural Resources	Nutrient Studies	Conduct various in-lake nutrient studies to identify pollution sources and project recommendations for remediation	Stormwater utility fee	\$ 200,000	The results of these studies will likely lead to the implementation of treatment solutions which will impact the future CIP.	
Natural Resources	Howell Branch Preserve Funds	Restoration improvements	Stormwater utility fee	\$ 20,000	This project would be one time expenditures and should not impact ongoing operational costs.	
Natural Resources	Sediment Removal/Dredging	Removing organic sedimentation improving navigation and water quality	Stormwater utility fee	\$ 130,000	This project would be one time expenditures and should not impact ongoing operational costs	
Total Funding FY25				<u>\$ 1,150,000</u>		<u>\$ -</u>

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
COMMUNITY REDEVELOPMENT AGENCY FUND**

Current Adopted CIP

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2025	FY 2026	FY 2027	FY 2028 (CRA Expires)	FY 2029
CRA	Small Scale CIP Improvements	TIF	120,000	40,000	40,000	40,000		
CRA	CRA Infrastructure Improvements	TIF	300,000	100,000	100,000	100,000		
CRA	Parking Improvements	TIF	7,000,000			7,000,000		
CRA	17-92 / PD&E Streetscape	TIF	4,185,228	2,000,000	2,185,228			
CRA	Stormwater Improvements	TIF	3,500,000	1,500,000	2,000,000			
CRA	Post Office Acquisition	TIF	2,075,000	1,500,000	575,000			
Totals			17,180,228	5,140,000	4,900,228	7,140,000	-	-

Totals by Funding Source:

Tax Increment Financing (TIF)	17,180,228	5,140,000	4,900,228	7,140,000	-
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**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2024 - 2025**

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
CRA	Small Scale CRA Improvements	Purpose of this fund is to include minor project expenditures that may be incurred throughout the year such as SunRail weekend ridership, district enhancements, or other small scale projects.	Tax Increment Financing	\$ 40,000	These projects would be one time expenditures and should not impact ongoing operational costs.	-
CRA	CRA Infrastructure Improvements	This fund will provide for infrastructure improvement needs that enhance the CRA district and are in accordance with the adopted plan.	Tax Increment Financing	\$ 100,000	These projects would be one time expenditures and should not impact ongoing operational costs.	-
CRA	17-92 PD&E Streetscape Improvements	This project covers improvements all along the 17-92 corridor including the intersections of Fairbanks, Morse, and Webster Ave. Project will include improvements to landscape, lighting, curbing, and other hardscape enhancements.	Tax Increment Financing	\$ 2,000,000	This project is a one time expenditure and should not impact ongoing operational costs.	-
CRA	Post Office Acquisition	Acquisition of old USPS location	Tax Increment Financing	\$ 1,500,000	This is funding that is being set aside if the post office deal can be reached. No immediate impact on operating expected.	-
CRA	Stormwater Improvements	Recent storm activity has highlighted the importance of improving retention in the CRA area. This funding will be used to implement the findings of studies that are expected to be completed in FY24.	Tax Increment Financing	\$ 1,500,000	These projects would be one time expenditures and should not impact ongoing operational costs in the CRA.	-
Total Funding FY25				<u>\$5,140,000</u>		<u>\$0</u>

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
WATER AND WASTEWATER FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Other Long-term Needs
Water and Sewer	Upgrade sewer mains - Rehabilitation of defective sewer mains with heavy ground water infiltration.	Water and Sewer Fees	2,500,000	500,000	500,000	500,000	500,000	500,000	
		Sewer Impact Fees	1,500,000	300,000	300,000	300,000	300,000	300,000	
Water and Sewer	Rehabilitation of sanitary manholes to restore their structural integrity	Water and Sewer Fees	580,000	80,000	125,000	125,000	125,000	125,000	
Water and Sewer	Short Liner Installation - for rehabilitation of sanitary sewer mains and laterals from the main to the property line.	Water and Sewer Fees	1,300,000	-	325,000	325,000	325,000	325,000	
Water and Sewer	Upgrade water mains - Replacement of sub-standard water mains throughout the water distribution system.	Water Impact Fees	1,500,000	300,000	300,000	300,000	300,000	300,000	
		Water and Sewer Fees	3,900,000	900,000	750,000	750,000	750,000	750,000	
Water and Sewer	Lift Station Upgrades	Water and Sewer Fees	5,948,000	1,300,000	1,263,000	1,095,000	1,140,000	1,150,000	
Water and Sewer	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Water and Sewer Reserves	2,500,000	500,000	500,000	500,000	500,000	500,000	
Water and Sewer	Capital contribution upgrades and improvements to the CONSERV II wastewater	Water and Sewer Reserves	1,500,000	300,000	300,000	300,000	300,000	300,000	
Water and Sewer	Water Treatment Plant Renewal and Replacement	Water and Sewer Fees	2,620,000	500,000	695,000	600,000	575,000	250,000	
Water and Sewer	Winter Park Estates Water and Wastewater plant	Water and Sewer Fees	975,000	75,000	300,000	200,000	200,000	200,000	
ITS	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund).	Water and Sewer Fees	550,000	100,000	100,000	100,000	125,000	125,000	

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
WATER AND WASTEWATER FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Other Long-term Needs
Public Works	Facility replacement account funding (replacement of flooring, roofing, air conditioning, painting, & other capital needs) (65% General Fund, 25% Water and Sewer Fund, and 10% Electric Fund).	Water and Sewer Fees	1,153,846	230,769	230,769	230,769	230,769	230,769	
Public Works	Fleet Washbay (50% General Fund, 25% Water & Sewer Fund, 25% Electric Fund)	Water and Sewer Fees	50,000	50,000					
Water and Sewer	17-92 Water and Sewer relocation	Water and Sewer Fees	-						3,000,000
Water and Sewer	FDOT 17-92 UT line Relocation	Water and Sewer Reserves	-						11,000,000
Water and Sewer	Expansion of reclaimed water system	Water and Sewer Reserves	-						1,550,000
		Sewer Impact Fees	-						1,100,000
		Water Impact Fees	-						1,100,000
Water and Sewer	Ground Storage Tank Expansion	Water and Sewer Fees	-						6,100,000
Totals			26,576,846	5,135,769	5,688,769	5,325,769	5,370,769	5,055,769	23,850,000

Totals by Funding Source:

Water and Sewer Fees	19,576,846	3,735,769	4,288,769	3,925,769	3,970,769	3,655,769	9,100,000
Water and Sewer Reserves	1,600,000	800,000	800,000	800,000	800,000	800,000	12,550,000
Sewer Impact Fees	600,000	300,000	300,000	300,000	300,000	300,000	1,100,000
Water Impact Fees	600,000	300,000	300,000	300,000	300,000	300,000	1,100,000
	22,376,846	5,135,769	5,688,769	5,325,769	5,370,769	5,055,769	23,850,000

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Water & Sewer
Fiscal Year 2024 - 2025

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
Water and Sewer	Upgrade sanitary sewer mains	Defective sanitary sewer mains will be rehabilitated to decrease heavy ground water infiltration, in effect reducing the total flow to waste water facilities.	Water and Sewer Fees	\$ 800,000	This project will reduce wastewater treatment costs by reducing ground water infiltration	-
Water and Sewer	Rehabilitate sanitary sewer manholes	Sanitary sewer manholes deteriorated by hydrogen sulfide gas will be reconstructed. Repairing and restoring the structural integrity to the manholes will eliminate the possibility of collapse and groundwater infiltration, thus reducing flows and associated treatment costs.	Water and Sewer Fees	\$ 80,000	This project will reduce wastewater treatment costs by reducing ground water infiltration	-
Water and Sewer	Upgrade water mains	Water main upgrades consist of construction and upgrade of water mains and service lines to replace sub-standard water mains throughout the water distribution system. This work will improve water quality, flows and fire protection in the impacted areas.	Water and Sewer Fees	\$ 1,200,000	No additional impact on operating budget	-
Water and Sewer	Lift station upgrades	Replacement of "can" type lift stations close to failure with submersible "rail" type lift stations.	Water and Sewer Fees	\$ 1,300,000	No additional impact on operating budget	-
Water and Sewer	Upgrade Water Treatment Plants	Renewal and replacement of components for the Water treatment plants and repump facilities.	Water and Sewer Fees	\$ 500,000	No additional impact on operating budget	-
Water and Sewer	Upgrade Winter Park Estates Wastewater Treatment Plant	Renewal and replacement of components for the Winter Park Estates Wastewater Reclamation Facility.	Water and Sewer Fees	\$ 75,000	No additional impact on operating budget	-

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Water & Sewer
Fiscal Year 2024 - 2025**

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
Water and Sewer	Iron Bridge Regional Wastewater Treatment Facility	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Water and Sewer Reserves	\$ 500,000	No additional impact on operating budget	-
Water and Sewer	CONSERV II	Orange County cooperative water reuse program, which expands the Cities capacity for wastewater treatment service and state requirements to eliminate discharge to surface waters.	Water and Sewer Reserves	\$ 300,000	No additional impact on operating budget	-
Total Funding FY25				* <u>4,755,000</u>		<u>-</u>

*Transfers for utility contributions to IT and Facility Replacement are accounted for in the General Tab

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
ELECTRIC SERVICES FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Electric Services	Routine Capital improvements including: renewals, replacements, and other improvements required to provide service and improve the reliability of the electric system	Electric System Revenues	6,078,194	1,100,000	1,155,000	1,212,750	1,273,388	1,337,057
Electric Services	Undergrounding of Electric Lines	Electric System Revenues	45,032,126	8,149,680	8,557,164	8,985,022	9,434,273	9,905,987
Electric Services	Substation Upgrades	Electric System Revenues	1,800,000	200,000	300,000	300,000	500,000	500,000
Electric Services	Decorative Street Lighting	Electric System Revenues	500,000	100,000	100,000	100,000	100,000	100,000
ITS	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	Electric System Revenues	550,000	100,000	100,000	100,000	125,000	125,000
Public Works	Facility replacement account funding (replacement of flooring, roofing, air conditioning, painting, & other capital needs) (65% General Fund, 25% Water and Sewer Fund, and 10% Electric Fund) Also includes \$150k to improve Building 4.	Electric System Revenues	611,538	242,308	92,308	92,308	92,308	92,308
Public Works	Fleet Washbay (50% General Fund, 25% Water & Sewer Fund, 25% Electric Fund)	Electric System Revenues	50,000	50,000				
Totals			54,571,859	9,941,988	10,304,472	10,790,080	11,524,969	12,060,352

Totals by Funding Source:

Electric System Revenues	20,196,459	9,891,988	10,304,472	10,790,080	11,524,969	12,060,352
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Note: No additional bond issues are anticipated in the period covered by this Capital Improvement Plan

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Electric Services
Fiscal Year 2024 - 2025

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
Electric Services	Routine Capital: annual electric system improvements	These improvements include repair and replacement of utility infrastructure to increase the reliability of the electric system.	Electric Service Fees	\$ 1,100,000	No impact on operating budget	-
Electric Services	Undergrounding Electric Utilities	This is part of an ongoing plan to underground electric utility lines over the next 8 years.	Electric Service Fees	\$ 8,149,680	As electric utilities are placed underground there will be less costs for trimming trees around power lines.	-
Electric Services	Decorative Street Lighting	Preparation for future City wide decorative street lighting aligned with dark sky and smart city initiatives	Electric Service Fees	\$ 100,000		
Electric Services	Substation Upgrades	Substations around the city will need capital upgrades to maintain exceptional quality of service. This account will serve as ongoing capital upgrades to the substations.	Electric Service Fees	\$ 200,000	Replacing the aging capital reduces the costs of repairs.	-
Total Funding FY25				* \$ 9,549,680		\$ -

**Transfers for utility contributions to IT and Facility Replacement are accounted for in the General Tab*

**item type**

Public Hearings: Quasi-Judicial Matters

meeting date

September 25, 2024

prepared by

John Harbilas, Senior Planner

approved by

Randy Knight, City Manager

subject

Request of MEI Partners, LLC for Conditional Use approval to construct a 21,750 square foot expansion for vehicle service and parking deck for the Fields BMW dealership at 963 N. Wymore Rd, zoned Commercial (C-3).

motion | recommendation

P&Z recommendation is for approval.

background

This Conditional Use approval involves a request to build a new 21,750 square foot addition to the existing showroom and service building at the Field BMW Winter Park dealership off Wymore Rd. The location of the addition would be in place of an existing parking lot, between the main showroom and the parking garage to the north.

The site plan shows the expansion location up front along Wymore Road, at the same front setback as the existing showroom building. The new building area will be a single-story structure 14,640 square feet in size. The structure will hold additional service, parts and tech areas. On the roof, will be a parking deck to provide for additional inventory, and a 6,930 square foot ramp that connects to the existing three-story parking garage to the north. The overall property allows a maximum FAR of 45% or 162,507 square feet. Accounting for the existing structures on site, and the new addition, the new FAR on site will be 160,844 square feet, which is less than the maximum permitted. The proposal meets all zoning requirements and requires no variances.

The building façade will be cohesive with the existing showroom/service building, maintaining a similar color palette. A lush buffer of magnolia trees already exists along the Wymore frontage, and will ultimately screen most of the new structure from view. The Planning and Zoning Board heard this item on September 3, 2024, and recommended approval.

alternatives | other considerations

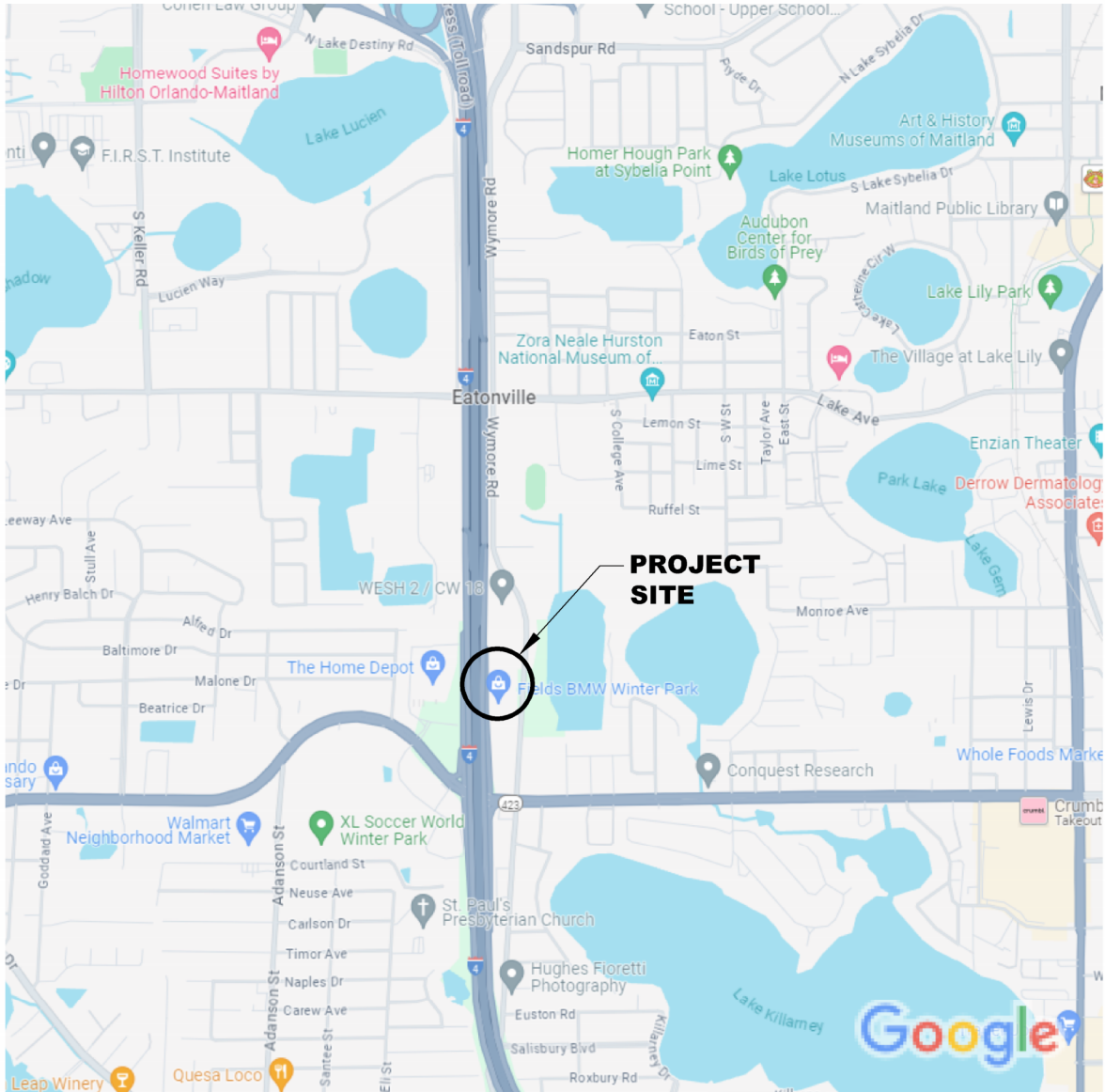
fiscal impact

attachments

1. Vicinity Map
2. Zoning/FLU Map
3. Narrative Request for Fields BMW
4. Full Plan Set - BMW Expansion

FIELDS BMW WINTER PARK

WINTER PARK, FLORIDA 32789



DATE: 8/5/2024
DRAWN BY: KSH
PROJECT NO.: 182001
SCALE: NTS

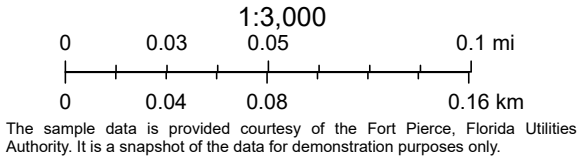
Zoning/FLU Map



8/27/2024, 2:42:09 PM

- | | | |
|---------------------|-------------------------|---------------------|
| Parcels Orange | Low Density Residential | PQP |
| FLU - Winter Park | Single Family | R-1A |
| Commercial | Zoning - Winter Park | R-3 |
| Office Professional | C-3 | Flood Zones |
| Institutional | O-2 | 100 Year Floodplain |

500 Year Floodplain





MEI PN: 182001

August 5, 2024

Ms. Allison McGillis, AICP
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789

**RE: Request for Final Conditional Use Approval
Fields BMW Winter Park Expansion
963 N. Wymore Road, Winter Park, Florida 32789
PN: 02-22-29-6373-00-030 and 02-22-29-0000-00-074**

Dear Ms. McGillis:

Hope this letter finds you well. As discussed during our recent pre-application meetings, Fields Auto Group is looking to expand their Fields BMW Winter Park location for additional Service, Parts, and Tech areas. This expansion would be to the north north/east of the existing showroom and service building. The expansion in total would be approximately 21,570-sf consisting of 14,640-sf of Service, Parts, and Tech and 6,930-sf of parking ramp. The expansion would provide opportunity for parking on top of the new Service, Parts, and Tech with ramp connectivity to the recently completed showroom expansion with auto ramp/bridge to the parking garage.

The design team researched the allowable and existing FAR as provided on records/permits. The maximum FAR allowable is approximately 162,507-sf (45%) based on parcel/parent tract size. Existing FAR is approximately 139,264-sf (38.6%) which results in 23,233-sf available. The proposed expansion of approximately 21,570-sf is less than the remaining 23,233-sf allowable. Therefore, a proposed net FAR of 160,844-sf (44.5%) satisfies City criteria. A detailed breakdown of FAR may be found on the preliminary Civil EX-1 plan sheet. In addition, the proposed building expansion would be over existing parking area; therefore, there will be no increase in impervious area.

Thank you in advance for your time in reviewing this Final Conditional Use application. Should you have any questions or require additional information, please do not hesitate to contact me directly at 321-203-2852.

Sincerely,

MEI PARTNERS, LLC

Kevin S. Hebert, PE, LEED AP
Principal

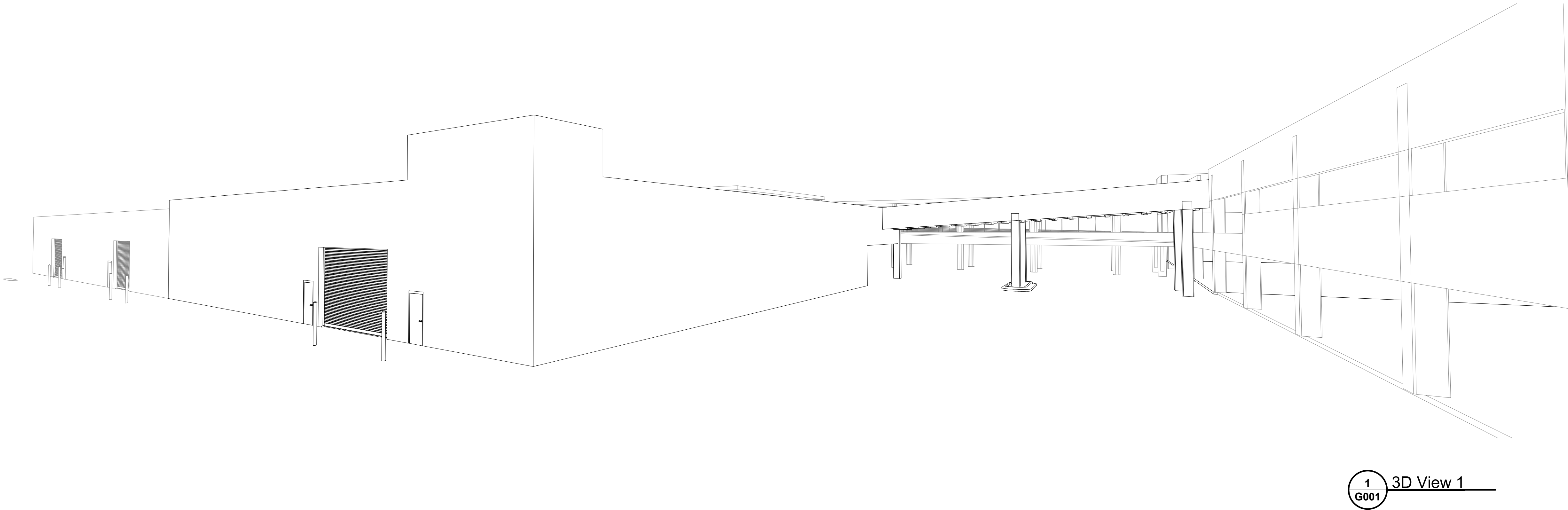
XC: File

Fields BMW - Service Expansion

Winter Park, FL

June 24, 2024 - Concept Package

CLIENT	Fields Auto Group 350 S. Lake Destiny Dr. Orlando, FL 32810 - John Mantione john.mantione@fieldsauto.com 407-835-2727 -
ARCHITECT	Praxis3 LLC 100 Peachtree St NW, Suite 1450 Atlanta, GA 30303 404.875.4500 - Erika Hogan, Project Manager 470-706-5979 ehogan@praxis3.com - Ryan Stancill, Principal
CIVIL ENGINEER	MEI Partners, LLC 1035 Semoran Blvd, Suite 1029 Winter Park, FL 32792 321-203-2852 - Kevin Hebert kevinh@mei-partners.com
STRUCTURAL ENGINEER	TBD -
MEP ENGINEER	TBD -
CONTRACTOR	RLH Construction 5700 Dot Com Ct, Suite 1070 Oviedo, FL 32765 - Phil Whitehill pwhitehill@rlh-llc.com



1
G001 3D View 1

SHEET INDEX			06.17.2024 Concept Package
SHEET #	SHEET NAME		
General			
G001	Cover, Project Directory, Sheet Index	O	
G003	Code Information - Occupancy	O	
Architectural			
A100	Site Plan	O	
A201	Floor Plan - Level 1 - Overall	O	
A202	Floor Plan - Level 2 - Overall	O	
A400	Exterior Elevations	O	
A601	Sections	O	

PROJECT DESCRIPTION

This project consists of a two-story addition to the shop space of the existing building, with connections to the detached parking garage. The addition will consist of a main first floor service shop area with space for 18 bays, with additional space for Tech Support and Parts storage. The second floor will consist of additional parking bays, with connections to the existing exterior outdoor showroom and parking garage.

PRAXIS3

100 Peachtree St NW
Suite 1450
Atlanta, GA 30303

404-875-4500 tel
www.praxis3.com

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PERMIT

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drawing.

Rev	Date	Comments
	06/24/2024	Concept Package

Client:

Fields Auto Group

Winter Park, Florida

Project Number: 24020

Project Name:

Fields BMW -
Service Expansion

963 Wymore Rd, Winter Park, FL 32789

Key Plan:

Sheet Title:

Cover, Project
Directory, Sheet
Index

Sheet Number:

G001

FLOOR AREA RATIO (FAR) CALCULATIONS	
MAX. ALLOWABLE FAR = 45% (0.45)	
NORTH PARCEL (5.69±AC) -	
A = 247,920±SF x 0.45 =	111,564±SF (MAX)
SOUTH PARCEL (2.60±AC) -	
A = 113,206±SF x 0.45 =	50,943±SF (MAX)
TOTAL ALLOWABLE =	162,507±SF (45% MAX)
EXIST. FAR CALCULATIONS	
NORTH PARCEL (ARCH. PLANS 1/23/2019 SIGNED)	
DEALERSHIP -	
• BUSINESS (SALES/OFFICE) =	32,948±SF
• STORAGE (SERVICE) =	34,942±SF
• TOTAL AREA =	67,890±SF
PARKING GARAGE -	
• 1ST FLOOR =	22,400±SF
• 2ND FLOOR =	39,780±SF
• 3RD FLOOR =	N/A ROOF
• TOTAL AREA =	62,180±SF
SOUTH PARCEL	
• SERVICE GARAGE / WASH =	7,620±SF
• CAR WASH =	1,584±SF
• TOTAL AREA =	9,204±SF
ALLOWABLE FAR CALCULATION	
TOTAL ALLOWABLE =	162,507±SF
TOTAL EXIST. =	139,264±SF
TOTAL AVAILABLE =	23,233±SF
PROPOSED FAR CALCULATIONS	
NORTH PARCEL	
• SERVICE / PARTS/ TECH =	14,640±SF
• PARKING RAMP =	6,330±SF
• TOTAL AREA =	21,570±SF
SOUTH PARCEL - NO CHANGE	
TOTAL PROPOSED AREA =	21,570±SF
• 21,570±SF < 23,233±SF	
SUMMARY	
NET FAR =	160,844±SF (44.5% FAR)
NET AVAILABLE =	1,663±SF



PRELIMINARY PLAN FOR SITE FIT ONLY.
SITE INVESTIGATION STUDY NOT COMPLETE.

FLORIDA

WINTER PARK

CONCEPTUAL SITE PLAN

FIELDS BMW

WINTER PARK EXPANSION

(21,570±SF)

FIELDS AUTO GROUP

350 S. LAKE DESTINY DRIVE

ORLANDO, FLORIDA 32810

MEI PARTNERS

1035 S. Seminole Blvd., Suite 200
Orlando, FL 32810
P: 321.203.2852 | F: 321.203.2348
www.mei-partners.com

SHEET

EX-1

JOB NO. 182001

SCALE: AS NOTED

START: 8/1/2024

DESIGN: KSH

DRAWN: KSH

CHECKED: KSH

APPROVED:

NO	DATE	DESCRIPTION OF REVISION
1		
2		

963 N. WYMORE ROAD, WINTER PARK, FLORIDA 32789

963 N. WYMORE ROAD, WINTER PARK, FLORIDA 32789

182001 - FIELDS BMW WINTER PARK EXPANSION

PRINTED: 8/1/2024 6:52 PM

FILED: \\users\jvelasco\workspace - MEI-PARTNERS\MEI-Partners - Projects\182001 - Fields BMW Winter Park Expansion\GD00\Bare\CS2 - 182001.dwg

Fields BMW Winter Park - West Palm Beach, FL (AHJ: City of Winter Park)
963 Wymore Road, Winter Park, FL 32789
Official Parcel ID 2922026373000030

Applicable Codes

2023 Florida Building Code - Building, 8th Edition
2023 Florida Building Code - Existing Building, 8th Edition
2023 Florida Building Code - Fuel-Gas, 8th Edition
2023 Florida Building Code - Mechanical, 8th Edition
2023 Florida Building Code - Plumbing, 8th Edition
2023 Florida Building Code - Accessibility, 8th Edition
2017 NFPA 70 National Electric Code
2023 Florida Fire Prevention Code, 8th Edition
2023 Florida Building Code - Energy Conservation, 8th Edition
Florida Administrative Code
Florida State Statutes

Construction Type Type II-B, Sprinklered

Required fire resistance (FBC Table 601)	
Primary structural frame	0
Bearing walls	0
Non bearing walls - Exterior	0 per FBC Table 705.5
Non bearing walls - Interior	0
Floors & secondary members	0
Roofs & secondary members	0

Mixed-Separated Occupancy (per FBC 508.3 and Table 508.4)

(B) Business - Motor Vehicle Showroom (FBC 304.1)
(S-1) Moderate-Hazard Storage - Motor Vehicle Repair Garage and Parts Storage (FBC 311.2)
(S-2) Low-Hazard Storage - Open Parking Garage (FBC 311.3)

Allowable Height and Area	FBC - 504 / 506	B	S-1	S-2
Allowable height- no increases (FBC Tables 504.3 and 504.4)		4 story / 75'	3 story / 75'	4 story / 75'
Allowable area per floor - Non-Sprinklered (FBC Table 506.2) NIS		23,000	17,500	26,000
Allowable area per floor - Sprinklered Multi-Storied (FBC Table 506.2) SM		69,000	52,500	78,000
Area Increases from Frontage Increase (FBC 506.3 and Equation 5-5) Ifr-7		16,100	12,250	18,200
Increased Allowable area per floor (FBC 506.2.4 and Equation 5-3)		85,100	64,750	96,200

Area Calculations		FBC	Total	FFPC
1st Floor	Showroom/Customer Areas (Existing to Remain)	34,500	34,500	Showroom/Customer Areas (Existing to Remain)
	Exterior Covered Roof (Expansion)	5,872	5,872	Exterior Covered Roof (Expansion)
	Service Shop/Parts (Existing to Remain)	18,970	18,970	Service Shop/Parts (Existing to Remain)
	Service Shop/Parts (Expansion)	-	15,191	-
	Subtotals - 1st Floor	40,372	34,161	74,533
2nd Floor	Allowable Area (per floor)	85,100	64,750	96,200
	Actual/allowable Ratio	0.47	0.53	0.00
	Showroom/Customer Areas (Existing to Remain)	39,966	-	39,966
	Service Shop/Parts (Existing to Remain)	-	-	-
	Rooftop Parking (Expansion)	-	21,100	21,100
Subtotals - 2nd Floor	Allowable Area (per floor)	39,966	-	21,100
	Actual/allowable Ratio	85,100	64,750	96,200
	Subtotal Gross SF	80,338	34,161	21,100
	Total Building Gross SF	5,872	15,191	135,599
	Total Expansion Gross SF	-	-	42,163

Means of Egress Requirements

Minimum corridor width
Minimum door width
Max. Travel Distance - Sprinklered
Max. Common Path of Travel - Sprinklered
Max. Dead End Corridor - Sprinklered

FBC - Ch. 10	FFPC - NFPA 101 - Ch. 7
44" (Table 1020.3)	58" (7.3.4.1)
32" (1010.1.1)	32" (7.2.1.2.3)
300'(B) / 250'(S-1) / 400'(S-2)	250'(M) / 400'(I/S) (A 7.6)
100' (Table 1006.2.1)	100' (A 7.6)
50' (1020.5 Exception 2)	50'(MIS) (A 7.6)

Occupant Load Calculations

FBC - Table 1004.1.2

SF	Occ/SF	Occ
(B) Business	80,338	150
(S-1) Storage	34,161	300
(S-2) Storage	21,100	200
Total Occupants		756

FFPC - NFPA 101 - Table 7.3.1.2 and section 12.1.7.2

SF	Occ/SF	Occ
(M) Mercantile: Sales 1st floor	34,500	300
(M) Mercantile: Sales 2nd floor	39,966	225
(M) Mercantile: Portion Only for Business 1st floor	5,872	31
(M) Mercantile: Portion Only for Business 2nd floor	#REF!	106
(I-SP) Industrial Use: Special-Purpose Industrial	18,970	109
(S) Storage: Parts Storage	#REF!	28
(S) Storage: Parking Garage	#REF!	98
Total Occupants		1,095

Egress Width Calculations

FBC - 1005.3.2, Exception 1

Occ	756
Door Width Factor	0.15 "/occ
Stair Width Factor	0.20 "/occ
Width Req'd	113 "
Width Actual	238 " (complies)

FFPC - Table 7.3.3.1

1,095
0.20 "/occ
0.30 "/occ
219 "
238 " (complies)

Note: per Table 7.3.1.2 Storage Use in storage occupancies = N/A; (not applicable). The occupant load is the maximum probable number of occupants present at any given time.

Motor Vehicle Repair Garage: 2 employees per service bay = 24 bays x 2 occ/bay = 48 occ

Parts Storage: 10 employees (5 occ per floor)

Parking Garage: 1 occupant per parking space = 34 parking spaces x 1 occ/space = 34 occ

Plumbing Fixture Counts

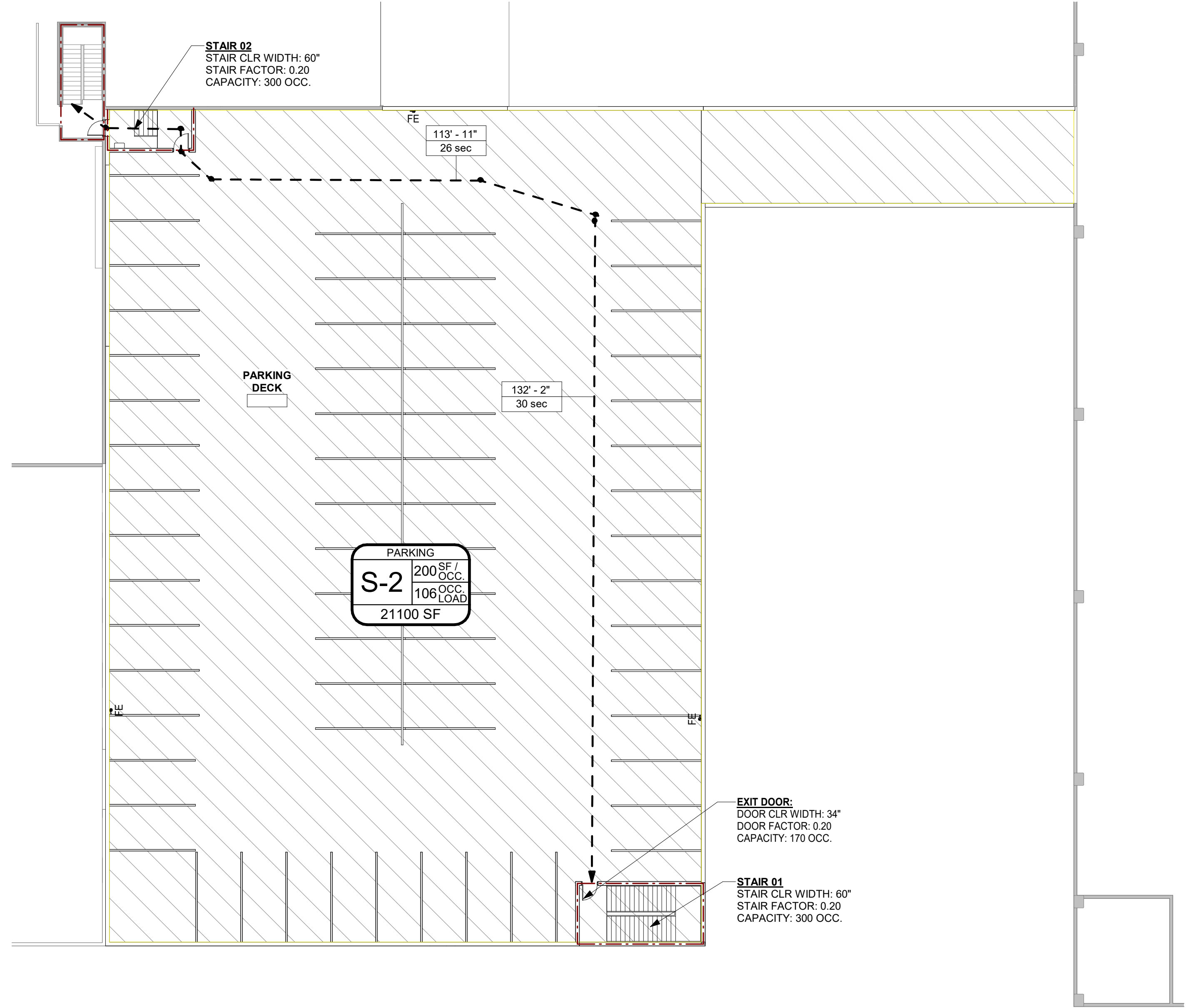
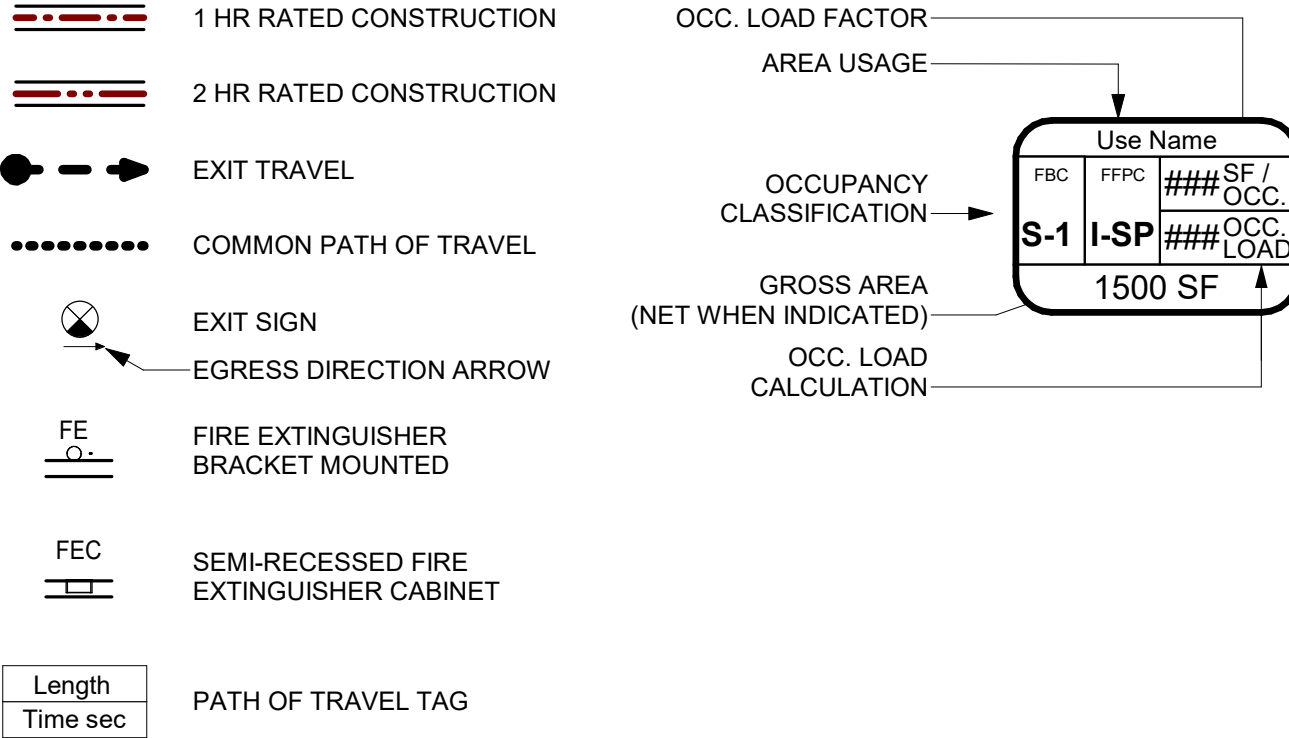
Reference: Florida Building Code - Plumbing, 8th Edition, Table 403.1

Business Occupancy:		Storage Occupancy:	
Total Occupants - (B) Occ:	536	Water Closets:	1 per 25 for the first 50
Females	268		1 per 50 for the remainder exceeding 50
Males	268	Urinals:	*Urinals cannot substitute >50% of required wc's
		Lavatories:	1 per 40 for the first 80
			1 per 80 for the remainder exceeding 80
Total Occupants - (S-1) Occ:	114	Drinking Fountains:	1 per 100
Females	57	Service Sinks:	1
Males	57		

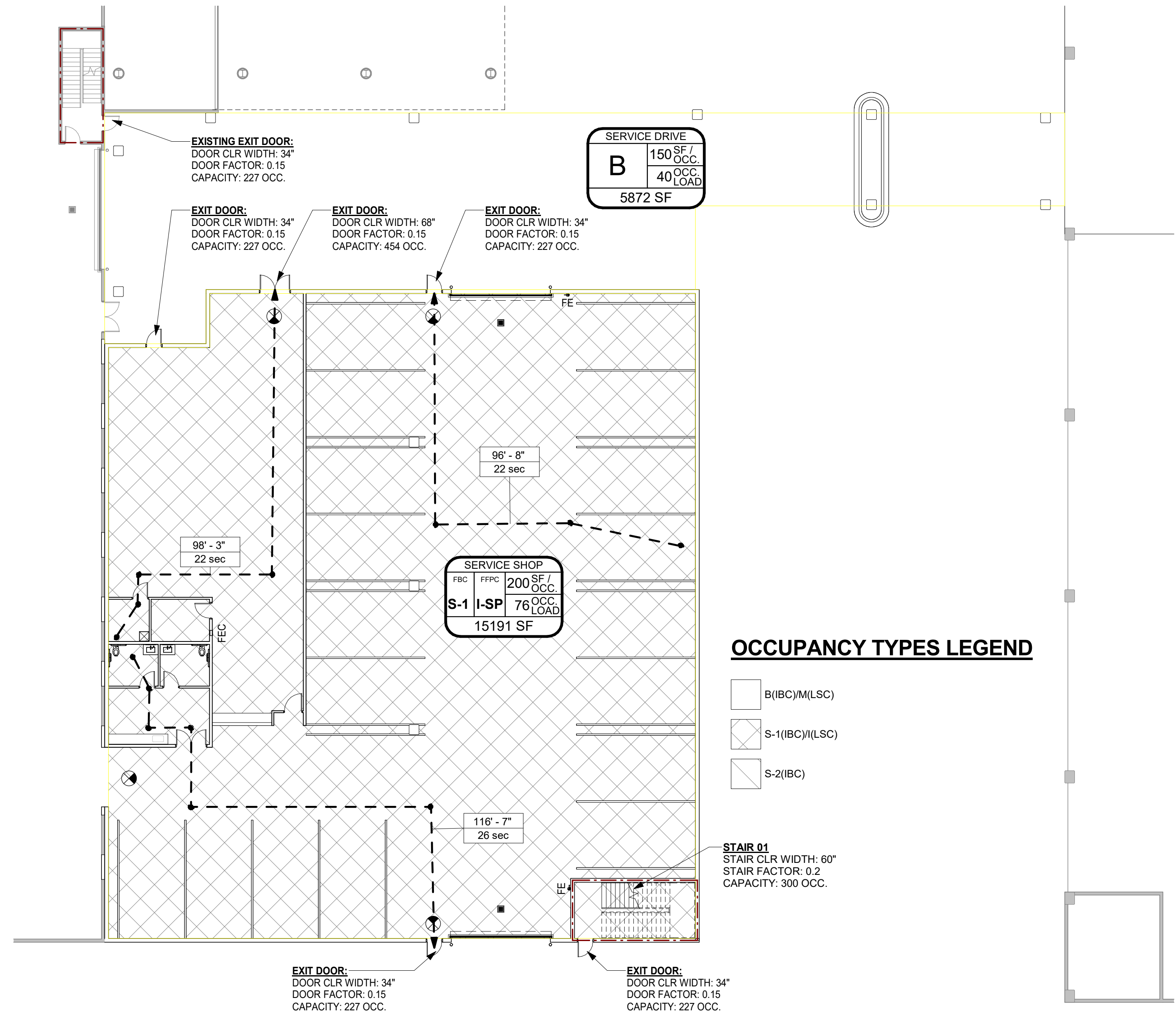
Note: (S-2) parking garage occupant load not included per FBC Plumbing Section 403.3 Exception 1

	B Required	S-1 Required	Total Required	Provided
W/C - Female	6.36	0.57	6.93	11
W/C - Male	6.36	0.57	6.93	8
Urinals	-	-	-	6
Lav - Female	4.35	0.57	4.92	10
Lav - Male	4.35	0.57	4.92	10
Drinking Fountains	5.36	0.11	5.47	3
Service Sinks	1.00	1.00	2.00	5

OCCUPANCY & EGRESS LEGEND



2 G003 OCCUPANCY AND EGRESS DIAGRAM - LEVEL 2
1/16" = 1'-0"



OCCUPANCY TYPES LEGEND

- B(BC)/M(LSC)
S-1(BC)/L(SC)
S-2(BC)

STAIR 01
STAIR CLR WIDTH: 60"
STAIR FACTOR: 0.2
CAPACITY: 300 OCC.

1 G003 OCCUPANCY AND EGRESS DIAGRAM - LEVEL 1
1/16" = 1'-0"
PLAN NORTH

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Rev	Date	Comments
	06/24/2024	Concept Package

Client:
Fields Auto Group

Winter Park, Florida
Project Number: 24020
Project Name:

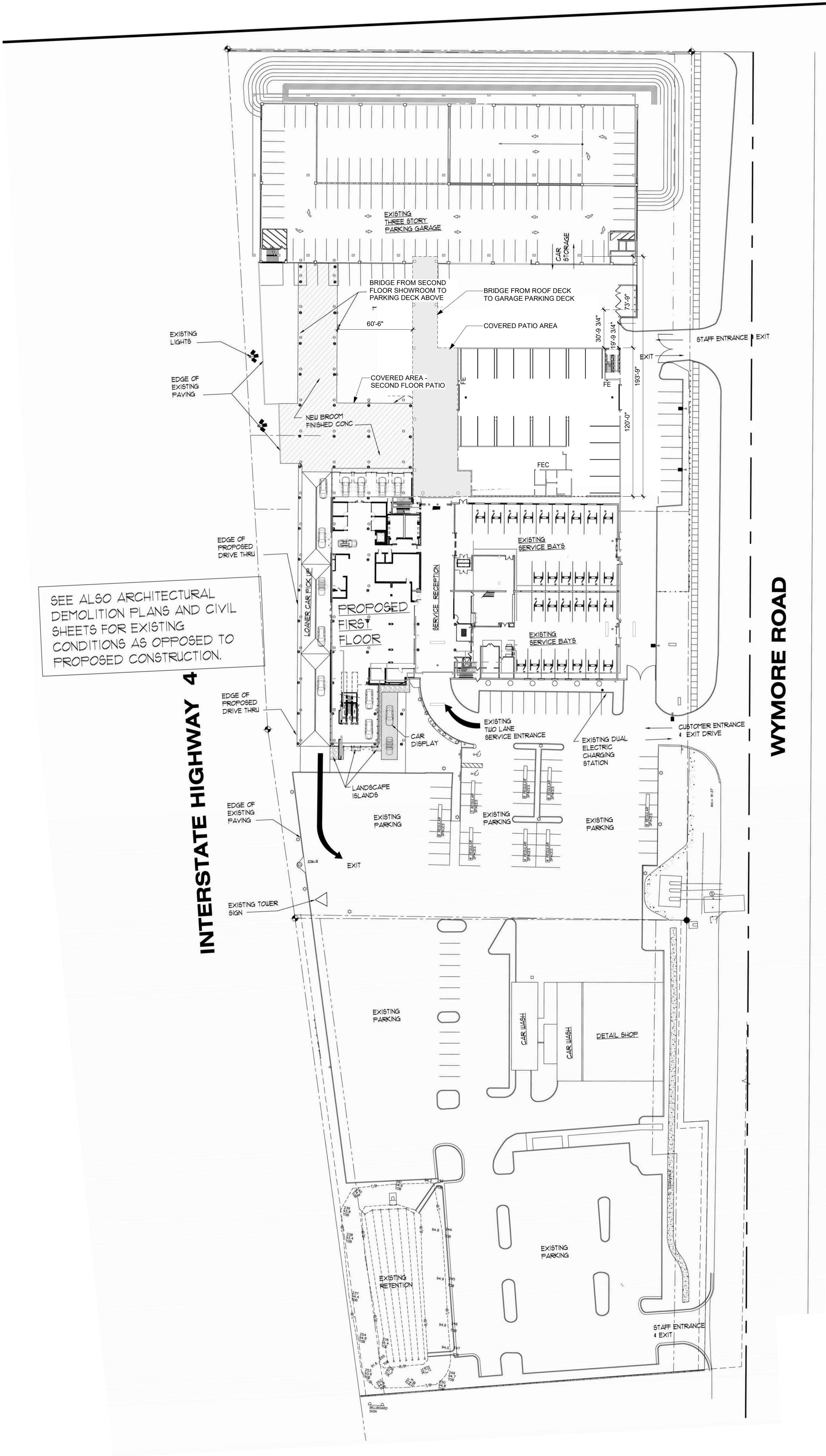
Fields BMW -
Service Expansion

963 Wymore Rd, Winter Park, FL 32789
Key Plan:

Sheet Title:
Code
Information -
Occupancy

Sheet Number:

G003



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Rev	Date	Comments
	06/24/2024	Concept Package

Client:
Fields Auto Group

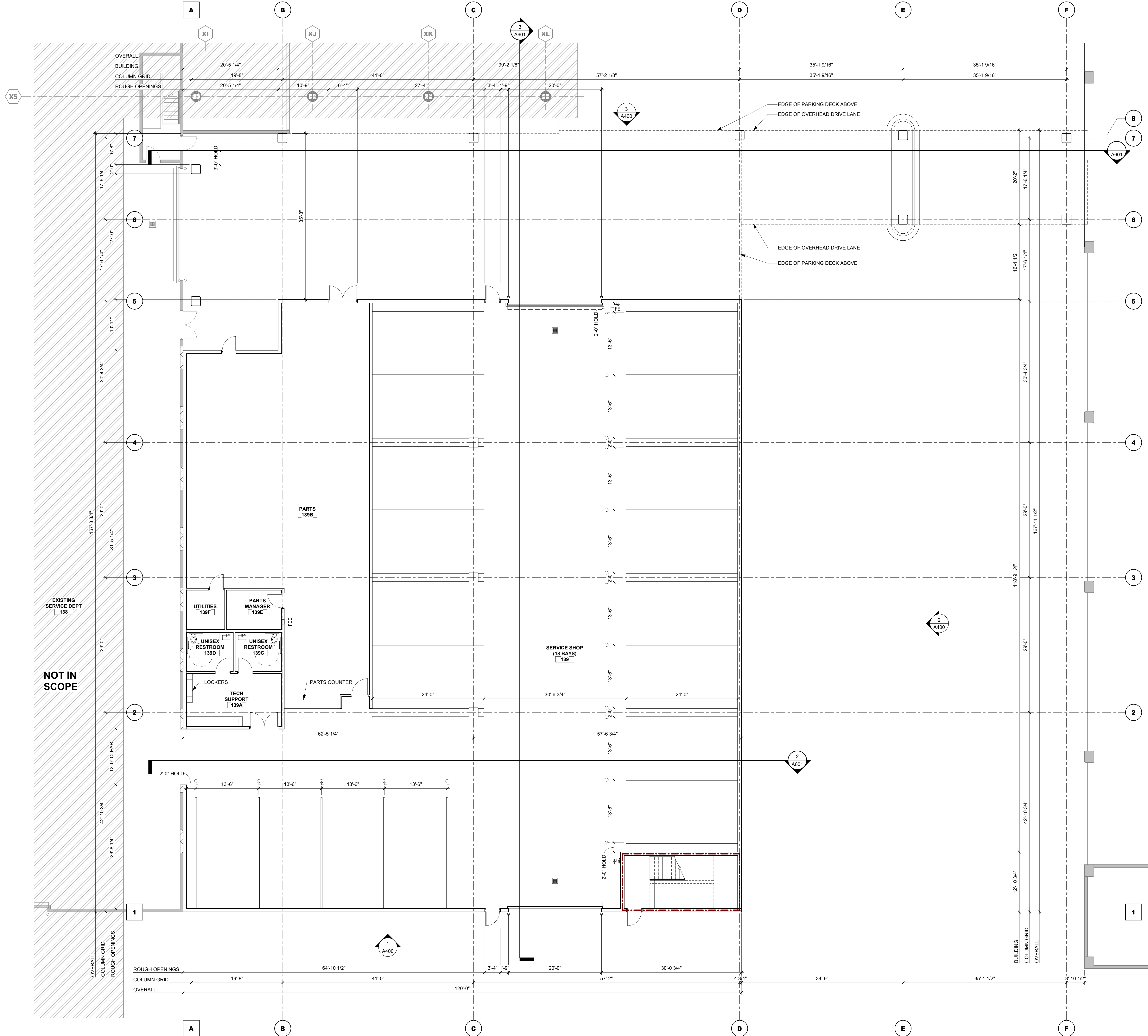
Winter Park, Florida
Project Number: 24020
Project Name:
Fields BMW -
Service Expansion

963 Wymore Rd, Winter Park, FL 32789
Key Plan:

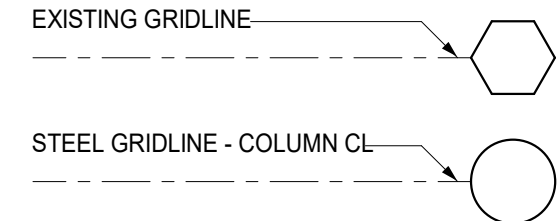
Sheet Title:
Site Plan

Sheet Number:
A100

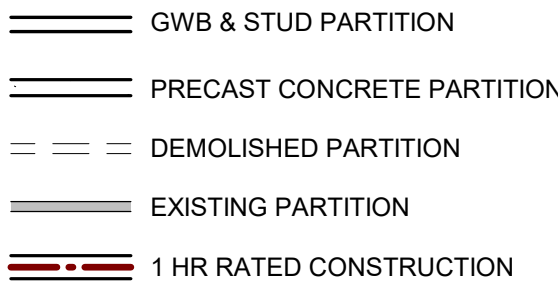
6/24/2024 4:24:47 PM



GRID LEGEND



PARTITION LEGEND



SOUND ATTENUATION KEYNOTES

ALL STUD WALLS SURROUNDING AND WITHIN THE ROOM ARE TO RECEIVE SOUND ATTENUATION INSULATION THE FULL DEPTH AND HEIGHT OF THE STUD CAVITY. SEAL ALL WALL PENETRATIONS.

PRAXIS3

100 Peachtree St NW
Suite 1450
Atlanta, GA 30303
404-875-4500 tel
www.praxis3.com

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Rev	Date	Comments
	06/24/2024	Concept Package

Client:
Fields Auto Group

Winter Park, Florida
Project Number: 24020
Project Name:
**Fields BMW -
Service Expansion**

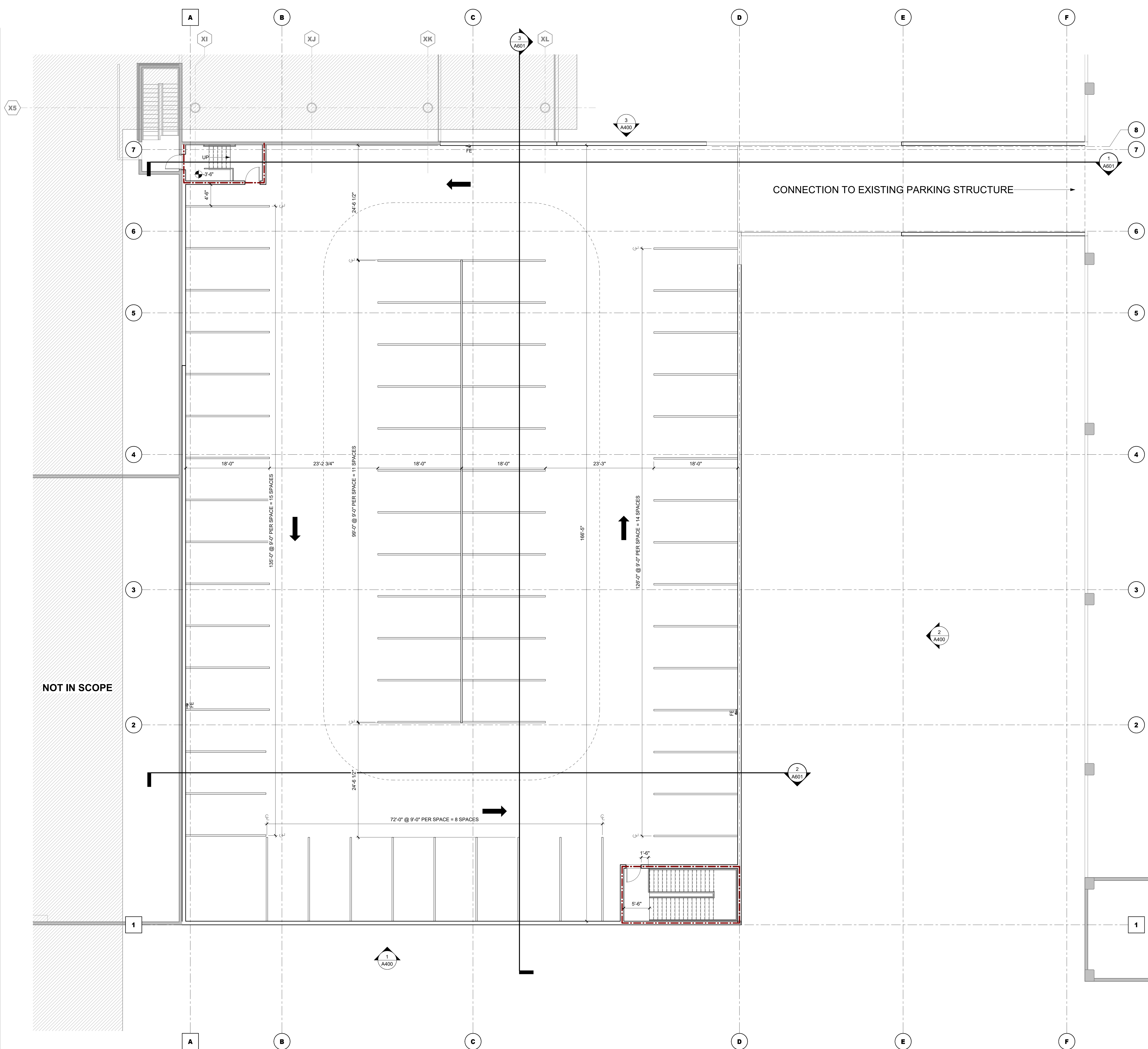
963 Wymore Rd, Winter Park, FL 32789
Key Plan:

Sheet Title:
**Floor Plan -
Level 1 - Overall**

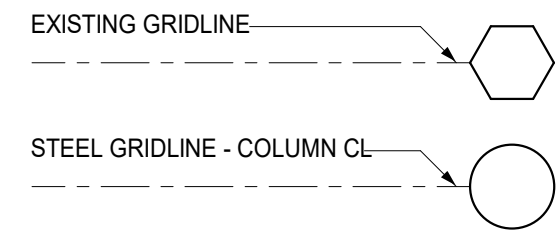
Sheet Number:
A201

**1
A201** FLOOR PLAN - LEVEL 1 - OVERALL
1/8" = 1'-0"
PLAN
NORTH

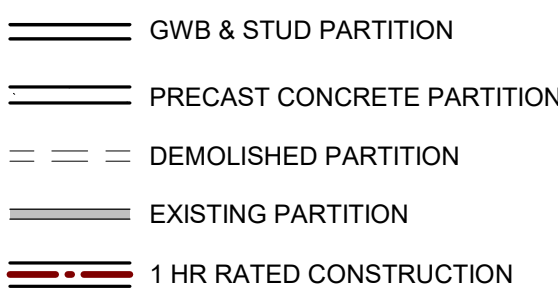
6/24/2024 4:24:47 PM



GRID LEGEND



PARTITION LEGEND



SOUND ATTENUATION KEYNOTES

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Rev	Date	Comments
	06/24/2024	Concept Package

Client:

Fields Auto Group

Winter Park, Florida

Project Number: 24020

Project Name:

**Fields BMW -
Service Expansion**

963 Wymore Rd, Winter Park, FL 32789

Key Plan:

Sheet Title:

**Floor Plan -
Level 2 - Overall**

Sheet Number:

A202



**1
A202**

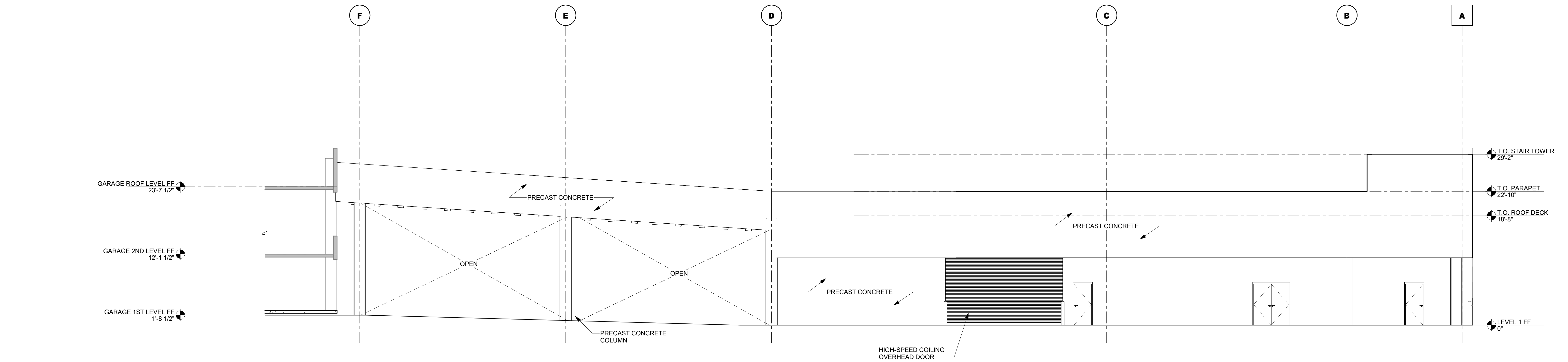
FLOOR PLAN - LEVEL 2 - OVERALL

1/8" = 1'-0"

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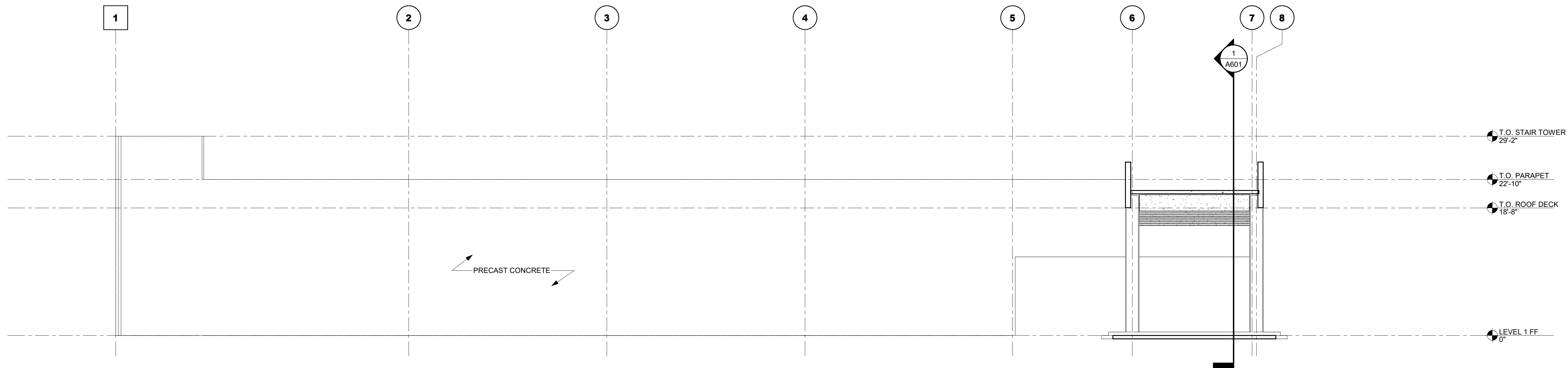
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	06/24/2024	Concept Package



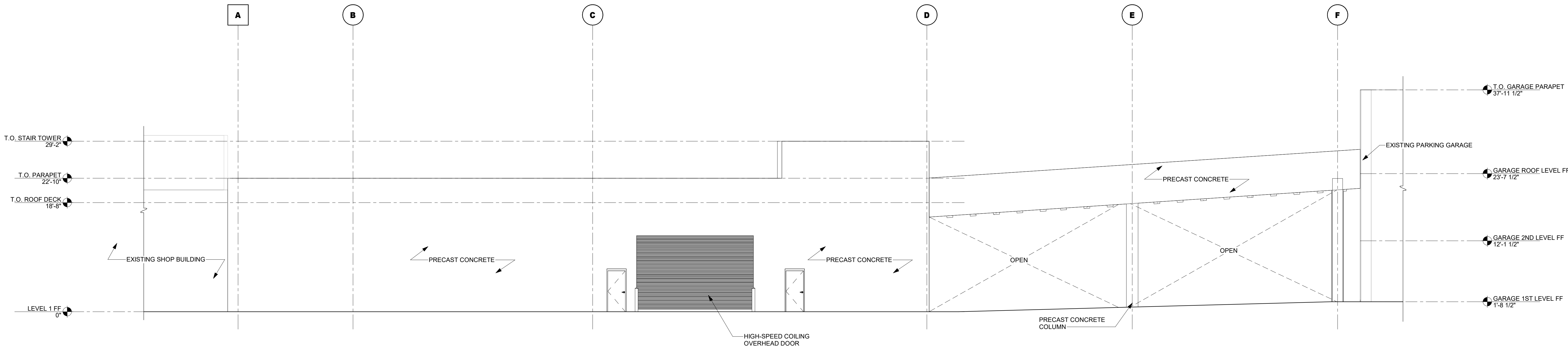
3
A400
1/8" = 1'-0"

PROPOSED WEST ELEVATION



2
A400
1/8" = 1'-0"

PROPOSED SOUTH ELEVATION



1
A400
1/8" = 1'-0"

PROPOSED EAST ELEVATION

Client:

Fields Auto Group

Winter Park, Florida

Project Number: 24020

Project Name:

Fields BMW -
Service Expansion

963 Wymore Rd, Winter Park, FL 32789

Key Plan:

Sheet Title:

Exterior
Elevations

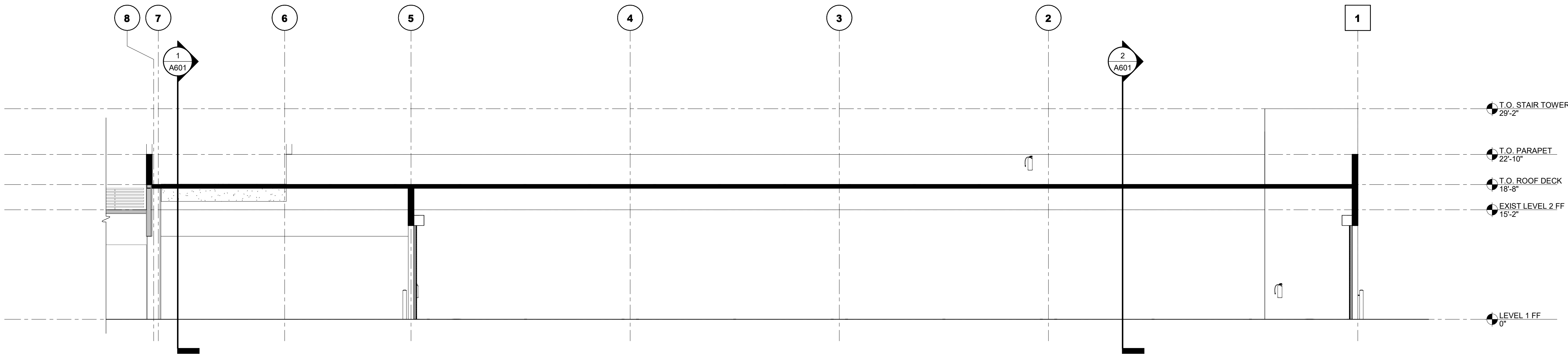
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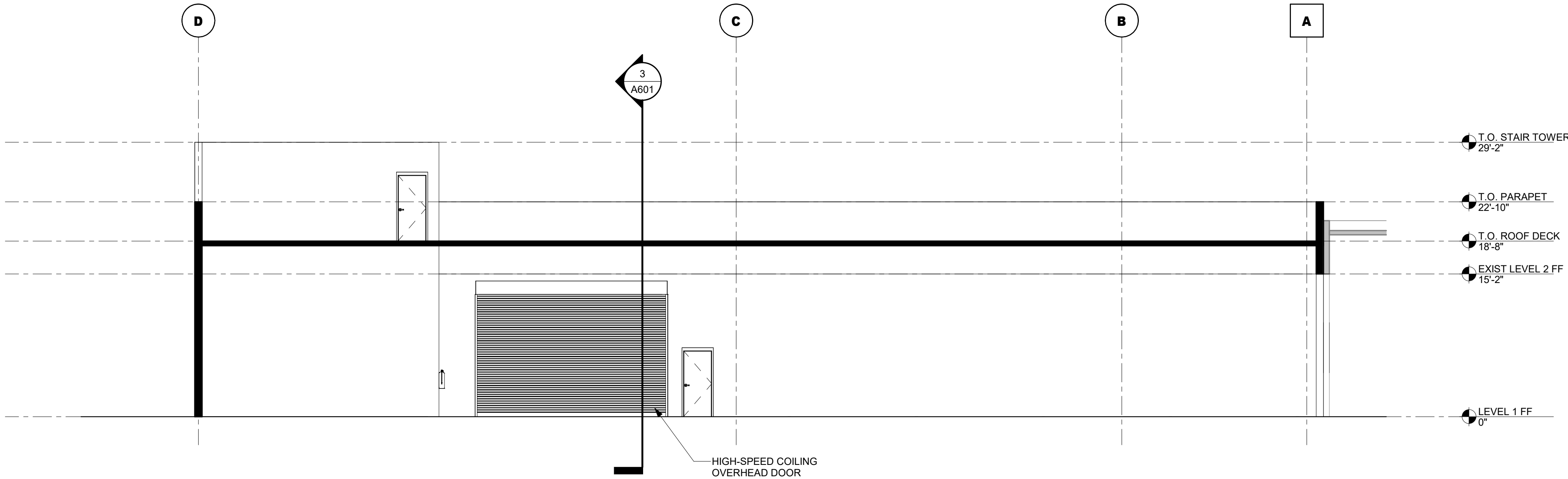
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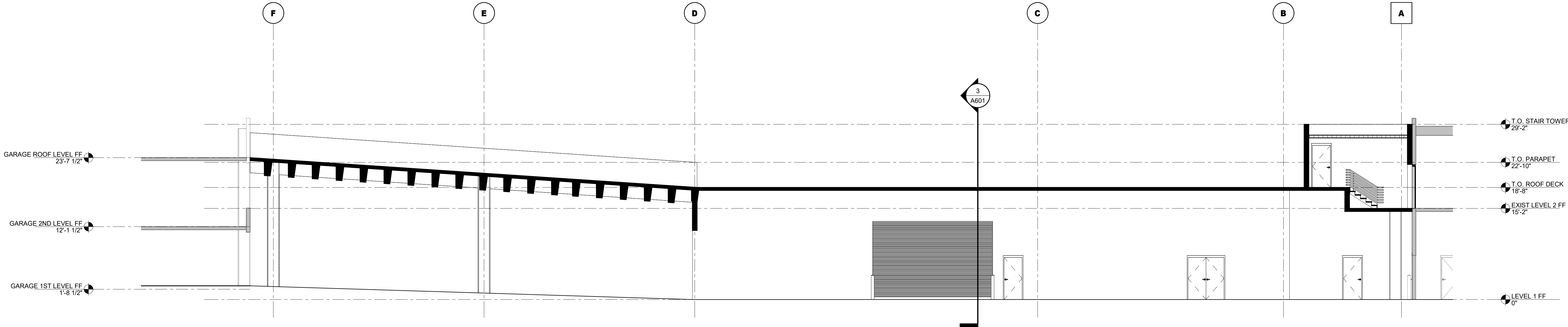
Rev	Date	Comments
	06/24/2024	Concept Package



3 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



1 BUILDING SECTION
1/8" = 1'-0"

Client:

Fields Auto Group

Winter Park, Florida

Project Number: 24020

Project Name:

Fields BMW -
Service Expansion

963 Wymore Rd, Winter Park, FL 32789

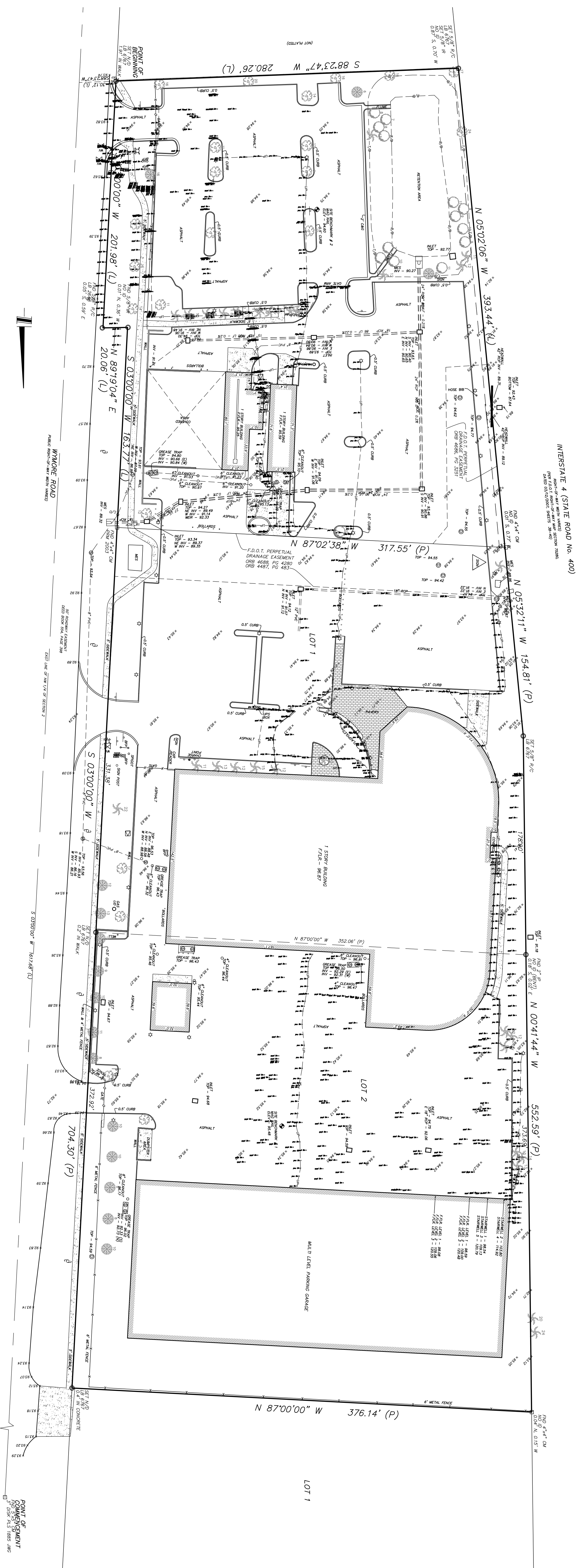
Key Plan:

Sheet Title:

Sections

Sheet Number:

A601



INTERSTATE 4 (STATE ROAD No. 400,
RIGHT-OF-WAY WIDTH VARIATIONS)
RIGHT-OF-WAY MAP
(PER F.D.O.T. RIGHT-OF-WAY MAP SECTION 75280,
DATED 03/12/2007, SHEETS 38-60)

GRAPHIC SCALE
(IN FEET)

LEGEND

- SURVEYOR'S REPORT/NOTES:**

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2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVERHANGS HAVE BEEN LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SURVEYOR.

4) SYMBOLS NOT TO SCALE.

5) OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED BY SURVEYOR.

6) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF "1" = 40'.

7) BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEDD OR PLATTED LINES

SURVEYOR'S REPORT/NOTES

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- 2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3) LINES USED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS, POSTERS, OR BORE DETERMINED HAVE BEEN LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SURVEYOR.
- 4) SYMBOLS NOT TO SCALE.
- 5) OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED BY SURVEYOR.
- 6) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40'.
- 7) BUILDING LINES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES.
- 8) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES, OR OTHER MATTERS OF RECORD BY THIS FIRM.
- 9) ALL ELEVATIONS SHOWN HEREON ARE NAVD83 DATUM, DERIVED BY GPS OBSERVATION UTILIZING L-NET, TOPNET, GNSS, OR TOTAL STATION FIELD-CE.
- 10) PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO FIRM MAP PANEL NO. 1209602033 F. DATED SEPTEMBER 25, 2009. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OPINION ONLY.

LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

LOTS 2 AND 3, ORLANDO EXECUTIVE PARK EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 105 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

TOGETHER WITH:

[illegible][illegible]

1 I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS
OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN
CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
— CERTIFIED FOR ASSOCIATED LAND SURVEYING & MAPPING, INC.

SUR _____

SURVEY DATE: ☐ DAVID M. McDERMOTT, CERTIFICATE No. 4779
☐ JACK D. REED JR., CERTIFICATE No. 5737
FLORIDA REGISTERED SURVEYOR AND MAPPER

SCALE:	1" = 20'
DWG NO.	.DWG
JOB NO.	.DWG
SURVEY DATE:	SUR

**Associated Land Surveying
& Mapping, Inc.**
1681 POWELL ST. LONGWOOD, FLORIDA 32750
PH (407) 869-5002, FAX (407) 869-8393
CERTIFICATE OF AUTHORIZATION No. 6767. ALSMGALSM.NET

PREPARED FOR:



City Commission

agenda item 14.a

item type

Public Hearings: Non Quasi-Judicial Matters

meeting date

September 25, 2024

prepared by

Wes Hamil, Director of Finance

approved by

Randy Knight, City Manager

subject

Fee Schedule to be Effective October 1, 2024

motion | recommendation

Approve recommended changes to the city's fee schedule

background

Attached is a summary of proposed changes to the city's fee schedule which, if approved, would become effective October 1, 2024.

alternatives | other considerations

Deny or revise proposed changes

fiscal impact

An estimated financial impact is included in the summary of proposed changes.

attachments

1. Fee Schedule - October 1, 2024

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	Current Fee	Proposed Fee
Building:		
Filming fees:		
Motion pictures:		
Application Processing Fee	100.00	50.00
Still photography:		
Application Processing Fee	50.00	25.00
Minimum permit fee to \$1,000 in valuation	30.00	50.00
Over \$1,000 in valuation for enforcing Florida Building Code	0.375% of valuation	0.390% of valuation
Over \$1,000 in valuation for enforcing Land Development Code	0.375% of valuation	0.390% of valuation
Technology fee		5.00
Transfer of permit to a new contractor or applicant	50.00	100.00
Extension/Reinstatement of applications and permits	25.00	150.00
Site development permit (stand-alone):		
Minimum fee (or 0.2% of the valuation over \$100,000, whichever is greater)	100.00	200.00
Issuance of temporary certificate of occupancy		
Single family residence	85.00	200.00
All others	175.00	300.00
Building moving permits	400.00	500.00
Early permit start fee	100.00	150.00
Sub permits for electrical, gas, mechanical, plumbing and roofing permits:		
Residential	Included in permit fee	75.00
Commercial	Included in permit fee	200.00
These new fees are estimated to generate about \$100,000 in additional revenue		
Garbage:		
Residential collection service	24.27	28.50
Residential collection service - each additional solid waste cart	9.38	9.91
Delivery and maintenance charge for each additional solid waste cart	102.94	123.53
Special residential collection service	46.48	55.77
Residential bulk pickup – up to two cubic yards (requires photo and city approval prior to collection)	103.13	123.75
Residential bulk pickup – each additional cubic yard above two (requires photo and city approval prior to collection)	42.97	51.57
Bulk yard waste in excess of three yards (per each additional yard)	15.36	18.43
Multi-family and commercial solid waste - uncompacted:		
2 yard container:		
Serviced 1 times per week	63.65	74.11

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	Current Fee	Proposed Fee
Serviced 2 times per week	128.56	149.70
Serviced 3 times per week	194.75	226.77
Serviced 4 times per week	262.22	305.32
Serviced 5 times per week	330.95	385.36
Serviced 6 times per week	400.96	466.89
Serviced 7 times per week	472.24	549.88
Additional pickups (per pickup)	29.38	34.21
3 yard container:		
Serviced 1 times per week	95.94	111.71
Serviced 2 times per week	193.81	225.68
Serviced 3 times per week	293.59	341.86
Serviced 4 times per week	395.30	460.29
Serviced 5 times per week	498.92	580.95
Serviced 6 times per week	604.46	703.83
Serviced 7 times per week	711.92	828.97
Additional pickups (per pickup)	44.07	51.31
4 yard container:		
Serviced 1 times per week	128.56	149.70
Serviced 2 times per week	260.94	303.84
Serviced 3 times per week	393.32	457.99
Serviced 4 times per week	529.52	616.58
Serviced 5 times per week	668.27	778.14
Serviced 6 times per week	809.56	942.65
Serviced 7 times per week	953.40	1,110.14
Additional pickups (per pickup)	59.05	68.76
6 yard container:		
Serviced 1 times per week	193.80	225.66
Serviced 2 times per week	391.42	455.77
Serviced 3 times per week	592.85	690.31
Serviced 4 times per week	798.11	929.31
Serviced 5 times per week	1,007.18	1,172.76
Serviced 6 times per week	1,220.07	1,420.66
Serviced 7 times per week	1,436.78	1,673.00
Additional pickups (per pickup)	88.80	103.40
8 yard container:		
Serviced 1 times per week	259.67	302.36
Serviced 2 times per week	524.43	610.65
Serviced 3 times per week	794.29	924.87
Serviced 4 times per week	1,069.23	1,245.02
Serviced 5 times per week	1,349.27	1,571.09
Serviced 6 times per week	1,634.40	1,903.09
Serviced 7 times per week	1,924.60	2,241.03
Additional pickups (per pickup)	118.70	138.21
95G cart commercial collection service (per cart)	33.65	40.38

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	Current Fee	Proposed Fee
95G cart delivery and maintenance charge for each cart	102.94	123.52
Multi-family and commercial solid waste - compacted:		
2 yard container:		
Serviced 1 times per week	112.33	125.22
Serviced 2 times per week	229.17	255.46
Serviced 3 times per week	350.48	390.69
Serviced 4 times per week	476.30	530.95
Serviced 5 times per week	606.61	676.20
Serviced 6 times per week	741.41	826.48
Serviced 7 times per week	880.70	981.75
Additional pickups (per pickup)	77.80	86.73
3 yard container:		
Serviced 1 times per week	169.34	188.77
Serviced 2 times per week	345.43	385.06
Serviced 3 times per week	528.25	588.86
Serviced 4 times per week	717.82	800.18
Serviced 5 times per week	914.12	1,019.01
Serviced 6 times per week	1,117.17	1,245.34
Serviced 7 times per week	1,326.95	1,479.20
Additional pickups (per pickup)	116.94	130.35
4 yard container:		
Serviced 1 times per week	226.92	252.95
Serviced 2 times per week	462.82	515.92
Serviced 3 times per week	707.71	788.91
Serviced 4 times per week	961.58	1,071.90
Serviced 5 times per week	1,224.45	1,364.93
Serviced 6 times per week	1,496.30	1,667.97
Serviced 7 times per week	1,777.13	1,981.03
Additional pickups (per pickup)	156.13	174.03
6 yard container:		
Serviced 1 times per week	342.06	381.30
Serviced 2 times per week	697.60	777.64
Serviced 3 times per week	1,066.62	1,188.99
Serviced 4 times per week	1,449.12	1,615.38
Serviced 5 times per week	1,845.10	2,056.78
Serviced 6 times per week	2,254.55	2,513.23
Serviced 7 times per week	2,677.49	2,984.69
Additional pickups (per pickup)	234.66	261.57
8 yard container:		
Serviced 1 times per week	458.17	510.73
Serviced 2 times per week	934.62	1,041.85
Serviced 3 times per week	1,428.90	1,592.84
Serviced 4 times per week	1,941.14	2,163.86
Serviced 5 times per week	2,471.36	2,754.90

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	Current Fee	Proposed Fee
Serviced 6 times per week	3,019.55	3,365.99
Serviced 7 times per week	3,585.71	3,997.12
Additional pickups (per pickup)	313.29	349.23
Open Top Roll-Off - Per Pull Fee (all sizes)	296.17	355.40
Compactor - Vertical - Lease	315.91	379.09
Compactor - 15 cubic yards - Lease	631.83	758.19
Compactor - 20 cubic yards - Lease	671.32	805.58
Compactor - 30 cubic yards - Lease	710.80	852.96
Compactor - 40 cubic yards - Lease	750.30	900.35
Compactor - Per Pull Fee (all sizes)	296.17	355.40
Delivery	114.14	136.97
Deoderizer	208.11	249.73
Front Load Maintenance	467.09	560.51
Gates	28.16	33.79
Lock Bar	40.33	48.40
Lock Bar (shared)	20.16	24.19
Locks	40.33	48.40
Receiver Box	268.31	321.97
Roll Out	56.46	67.75
Wheels	56.46	67.75

The fees above reflect a 20% increase in collection costs to Waste Pro and 5% for landfill tipping fees
The total impact of this rate increase to City revenues will be approximately \$1,040,000

Monthly Stormwater Utility Fees:

Per square foot of impervious surface area:

Single family residential property	\$0.06/square foot annually	\$0.07/square foot annually
Non-residential/commercial property	\$0.06/square foot annually	\$0.07/square foot annually
Duplex properties	\$0.06/square foot annually	\$0.07/square foot annually
Apartment complexes	\$0.06/square foot annually	\$0.07/square foot annually
Condominium units (fee for the complex as a whole will be divided by the number of units for the per unit assessment)	\$0.06/square foot annually	\$0.07/square foot annually

On June 26, 2024, the City Commission approved increasing stormwater rates by one penny per year for three years beginning with fiscal year 2025. The increase from \$0.06/square foot to \$0.07/square foot is projected to increase stormwater revenues by approximately \$700,000.

Natural Resources and Sustainability Fees:

Violation of shoreline protection code	500.00	1,000.00
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**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	Current Fee	Proposed Fee
Utilities:		
Meter and service installation:		
Inside city:		
3/4" meter	1,128.00	1,177.00
1" meter	1,196.00	1,295.00
1 1/2" meter	2,264.00	2,925.00
2" meter	2,764.00	3,175.00
Outside city:		
3/4" meter	1,410.00	1,472.00
1" meter	1,495.00	1,619.00
1 1/2" meter	3,055.00	3,656.00
2" meter	3,455.00	3,969.00
Meter relocation fee:		
Inside city:		
3/4" meter	674.00	718.00
1" meter	674.00	718.00
Sewer laterals:		
Installation fee:		
Inside city:		
0 - 6' deep	2,789.00	2,856.00
6' - 12' deep	3,489.00	5,206.00
Outside city:		
0 - 6' deep	5,139.00	3,851.00
6' - 12' deep	6,424.00	6,788.00
Backflow device replacement charges:		
Inside city:		
1" PVB	220.00	270.00
1" Reduced Pressure		
1 1/2" PVB	730.00	1,000.00
1 1/2" Reduced Pressure	570.00	615.00
2" PVB	845.00	1,015.00
2" Reduced Pressure	660.00	765.00
Outside city:		
1" PVB	275.00	337.00
1 1/2" PVB	912.00	1,250.00
1 1/2" Reduced Pressure	712.00	768.00
2" PVB	1,056.00	1,268.00
2" Reduced Pressure	825.00	956.00
Backflow repair charges		

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	Current Fee	Proposed Fee
Repair 3/4" - 1" backflow preventors (includes parts and labor)	45.00	60.00
Repair 1 1/4" - 2" backflow preventors (includes parts and labor)	75.00	95.00
 Fire hydrant meters:		
Non-refundable service initiation charge per meter	New fee	90.00
Tampering/damage	New fee	Actual cost
Failure to report reading, per month	New fee	140.00
 Water, irrigation, sewer, reclaimed water and fire line rates:		
Water:		
Inside City:		
Residential & multi-family customers:		
Base Charge 3/4" meter	10.17	10.50
Base Charge 1" meter	25.43	26.25
Base Charge 1.5" meter	50.86	52.51
Base Charge 2" meter	81.35	83.99
Base Charge 3" meter	162.71	167.98
Base Charge 4" meter	254.25	262.49
Base Charge 6" meter	508.48	524.95
Base Charge 8" meter	813.57	839.93
Base Charge 10" meter	1,169.49	1,207.38
Additional unit charge	5.48	5.66
Rate block 1	1.42	1.47
Rate block 2	2.12	2.19
Rate block 3	3.03	3.13
Rate block 4	4.05	4.18
Rate block 5	5.19	5.36
Rate block 6	7.55	7.79
 Commercial/public authority customers:		
Base Charge 3/4" meter	10.17	10.50
Base Charge 1" meter	25.42	26.24
Base Charge 1.5" meter	50.86	52.51
Base Charge 2" meter	81.35	83.99
Base Charge 3" meter	162.71	167.98
Base Charge 4" meter	254.25	262.49
Base Charge 6" meter	508.48	524.95
Base Charge 8" meter	813.57	839.93
Base Charge 10" meter	1,169.49	1,207.38
Rate block 1	1.42	1.47
Rate block 2	2.12	2.19

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	Current Fee	Proposed Fee
Rate block 3	3.03	3.13
Rate block 4	4.05	4.18
Rate block 5	5.19	5.36
Outside City:		
Residential customers:		
Base Charge 3/4" meter	12.71	13.12
Base Charge 1" meter	31.80	32.83
Base Charge 1.5" meter	63.59	65.65
Base Charge 2" meter	101.75	105.05
Base Charge 3" meter	203.49	210.08
Base Charge 4" meter	317.96	328.26
Base Charge 6" meter	635.90	656.50
Base Charge 8" meter	1,017.42	1,050.38
Base Charge 10" meter	1,462.55	1,509.94
Additional unit charge	6.85	7.07
Rate block 1	1.80	1.86
Rate block 2	2.66	2.75
Rate block 3	3.80	3.92
Rate block 4	5.05	5.21
Rate block 5	6.50	6.71
Rate block 6	9.42	9.73
Commercial/public authority customers:		
Base Charge 3/4" meter	12.71	13.12
Base Charge 1" meter	31.80	32.83
Base Charge 1.5" meter	63.59	65.65
Base Charge 2" meter	101.75	105.05
Base Charge 3" meter	203.49	210.08
Base Charge 4" meter	317.96	328.26
Base Charge 6" meter	635.90	656.50
Base Charge 8" meter	1,017.42	1,050.38
Base Charge 10" meter	1,462.55	1,509.94
Rate block 1	1.80	1.86
Rate block 2	2.66	2.75
Rate block 3	3.80	3.92
Rate block 4	5.05	5.21
Rate block 5	6.50	6.71
Irrigation:		
Inside City:		
Base Charge 3/4" meter	10.17	10.50
Base Charge 1" meter	25.42	26.24
Base Charge 1.5" meter	50.86	52.51

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	Current Fee	Proposed Fee
Base Charge 2" meter	81.35	83.99
Base Charge 3" meter	162.71	167.98
Base Charge 4" meter	254.25	262.49
Base Charge 6" meter	508.48	524.95
Base Charge 8" meter	813.57	839.93
Base Charge 10" meter	1,169.49	1,207.38
Rate block 1	3.03	3.13
Rate block 2	4.05	4.18
Rate block 3	5.19	5.36
Rate block 4	7.55	7.79
Outside City:		
Base Charge 3/4" meter	12.71	13.12
Base Charge 1" meter	31.80	32.83
Base Charge 1.5" meter	63.59	65.65
Base Charge 2" meter	101.75	105.05
Base Charge 3" meter	203.49	210.08
Base Charge 4" meter	317.96	328.26
Base Charge 6" meter	635.90	656.50
Base Charge 8" meter	1,017.42	1,050.38
Base Charge 10" meter	1,462.55	1,509.94
Rate block 1	3.80	3.92
Rate block 2	5.05	5.21
Rate block 3	6.50	6.71
Rate block 4	9.42	9.73
Sewer:		
Inside City:		
Base Charge 3/4" meter	12.02	12.41
Base Charge 1" meter	30.05	31.02
Base Charge 1.5" meter	60.10	62.05
Base Charge 2" meter	96.16	99.28
Base Charge 3" meter	192.32	198.55
Base Charge 4" meter	300.50	310.24
Base Charge 6" meter	601.02	620.49
Base Charge 8" meter	961.62	992.78
Base Charge 10" meter	1,382.33	1,427.12
Additional unit charge	6.47	6.68
Charge per thousand gallons consumption	5.61	5.79
Outside City:		
Base Charge 3/4" meter	15.02	15.51
Base Charge 1" meter	37.55	38.77
Base Charge 1.5" meter	75.10	77.53

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	Current Fee	Proposed Fee
Base Charge 2" meter	120.14	124.03
Base Charge 3" meter	240.30	248.09
Base Charge 4" meter	375.46	387.62
Base Charge 6" meter	750.91	775.24
Base Charge 8" meter	1,201.46	1,240.39
Base Charge 10" meter	1,727.12	1,783.08
Additional unit charge	8.08	8.34
Charge per thousand gallons consumption	6.99	7.22
Reclaimed Water:		
Inside City:		
3/4" meter	10.17	10.50
1" meter	25.42	26.24
1.5" meter	50.86	52.51
2" meter	81.35	83.99
3" meter	162.71	167.98
4" meter	254.25	262.49
6" meter	508.48	524.95
8" meter	813.57	839.93
10" meter	1,169.49	1,207.38
Charge per thousand gallons consumption	1.14	1.18
Outside City:		
3/4" meter	12.71	13.12
1" meter	31.80	32.83
1.5" meter	63.59	65.65
2" meter	101.75	105.05
3" meter	203.49	210.08
4" meter	317.96	328.26
6" meter	635.90	656.50
8" meter	1,017.42	1,050.38
10" meter	1,462.55	1,509.94
Charge per thousand gallons consumption	1.44	1.49
Fire Line:		
Inside City:		
3/4" meter	-	-
1" meter	5.01	5.17
1.5" meter	-	-
2" meter	14.00	14.45
3" meter	28.13	29.04
4" meter	43.67	45.08
6" meter	87.92	90.77
8" meter	140.60	145.16

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	Current Fee	Proposed Fee
10" meter	202.19	208.74
12" meter	276.10	285.05
16" meter	400.35	413.32
Outside City:		
3/4" meter	-	-
1" meter	6.31	6.51
1.5" meter	-	-
2" meter	17.53	18.10
3" meter	35.13	36.27
4" meter	54.57	56.34
6" meter	109.88	113.44
8" meter	175.74	181.43
10" meter	252.74	260.93
12" meter	345.12	356.30
16" meter	500.45	516.66

The above adjustments reflect an overall increase in water and sewer revenues of 3.24% which equals the Price Index increase as published by the Public Service Commission as provided for in City Ordinance No. 2605-04. These increases will generate approximately \$1,175,000 in additional revenue.

Electric:

Use of public facing electric vehicle charging stations:

Per 20 minutes during first three hours of charging, billed at start of period	new fee	1.00
Per hour after first three hours of charging, billed at start of period	new fee	10.00

Approved by city commission on August 28. Revenues will likely be less than \$5,000.

Police:

Off-Duty Police Services (four hour minimum):

Regular Off-Duty Rates per Hour:

Police officer (request at least 7 days in advance)	49.00	57.00
Police officer (request less than 7 days in advance)	72.00	82.00
Details requiring a police supervisor	54.00	62.00
Road construction details	72.00	82.00

Holiday Off-Duty Rates per Hour:

Police officer	72.00	82.00
Details requiring a police supervisor	80.00	90.00
Details for school security	52.00	57.00

These increases will offset additional costs for paying the officers. Total additional revenue is approximately \$15,000

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	<u>Current Fee</u>	<u>Proposed Fee</u>
Fire:		
False alarm response fee:		
Third response	-	250.00
Fourth response	100.00	350.00
All succeeding reponses within six month of last response	250.00	350.00
Fire inspections:		
After hours fire inspection	200.00	300.00
Maintenance reinspection fee:		
Second reinspection	40.00	75.00
Third reinspection	60.00	100.00
Fourth reinspection	100.00	150.00
Any subsequent reinspections	100.00	150.00
Special detail services:		
Personnel requested or required to be detailed for:		
Special events (minimum of 3 hours)	47.00	60.00
Special events (supervisor, if necessary)	57.00	70.00
Events scheduled with less than ten days notice:		
Special events (minimum of 3 hours)	47.00	80.00
Special events (supervisor, if necessary)	57.00	90.00
Events scheduled on city recognized holiday	New fee	Additional \$10.00/hour
These increases will offset additional costs for paying the firefighters. Total additional revenue is approximately \$5,000		
Parks:		
Cady Way, MLK, and Ward baseball, softball, and multi-purpose fields A-1, A-2, C and Showalter East 1 and 2:		
Field prep (lines), per field each time (standard lining multipurpose field)	60.00	65.00
Field prep (lines), per field each time (multi lining multipurpose field)	110.00	115.00
Field prep (lines), late reservations per multipurpose field Standard lines	115.00	120.00
Ward Park Field B:		
Field prep (lines), for late reservations per field Standard lining (less than two business days)	115.00	120.00
Middle School after school program:		
Youth Summer Camp Program (completed grades K - 4, per week):		
Resident:		
1st child in family	85.00	90.00
Non-resident	110.00	120.00
Resident, free/reduced lunch	25.00	30.00

**City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024**

	<u>Current Fee</u>	<u>Proposed Fee</u>
Kid Night Out:		
Resident registration fee	8.00	10.00
Non-resident registration fee	10.00	15.00
<u>Palm Cemetery:</u>		
Single space - resident	5,775.00	5,800.00
<u>Pineywood Cemetery:</u>		
Single space - resident	2,950.00	2,900.00
Opening and closing charges:		
Infant burial	775.00	800.00
<u>Golf Course Fees:</u>		
<u>WP9 Course:</u>		
Annual play pass:		
Single resident	1,200.00	1,350.00
Single non-resident	2,000.00	2,150.00
<u>Winter Park Pines:</u>		
Green Fees (Residents/Non-residents) 18 Hole Course with cart (changes only impact the month of October):		
Resident Monday-Thursday	39.00	49.00
Non Resident Monday - Thursday	45.00	55.00
Resident Friday – Sunday, Holidays	49.00	55.00
Non Resident Friday – Sunday, Holidays	55.00	60.00
Annual Play Pass:		
Add on to WP9 Resident Play Pass	New fee	650.00
Driving Range:		
Large bag of range balls (50)	8.00	9.00
Small bag of range balls (15)	4.00	5.00
Cart Fees:		
Pull cart (includes sales tax)	New fee	5.00
Club rental (includes sales tax)	New fee	12.00
<u>Tennis:</u>		
League Rate:		
League team annual play pass, per person	New fee	350.00
Farmers' Market:		

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2024

	Current Fee	Proposed Fee
Deposit	300.00	500.00
Miscellaneous charges:		
Tent 20' * 40'	375.00	600.00

The impact of the Parks fee changes is not expected to exceed \$25,000

CITY OF WINTER PARK



FEE SCHEDULE

Effective October 1, 2024

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Pricing Basis Legend	
C	Pricing is based on costs
M	Pricing is based on market comparisons
S	Pricing is stipulated by Florida Statutes

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

GENERAL GOVERNMENT FEES

ADMINISTRATIVE FEES:

Lien recording fees:	
Fee for first page.....	10.00 (C)
Each page thereafter	8.50 (C)
Certification charge.....	2.00 (C)
Lien and foreclosure research	50.00 (C)
Notarization fee:	
Per signer	2.00 (C)
Per document to be notarized	2.00 (C)
City map and aerial photographs.....	10.00 (C)
Plus postage and handling	1.50 (C)
City Code and Supplements to City Code	
Can be purchased from:	Municipal Code Corporation
	P. O. Box 2235
	Tallahassee, FL 32316
Or accessed on-line at www.municode.com	
Copy of CD (City provides the CD)	3.00 (C)
Copy charge per page	.015 (C)
Double sided	.020 (C)
Administrative charge for having overgrown properties mowed, cleaned or cleared of debris, hazardous trees or other unsightly articles	150.00 (C)
Administrative charge for repeated mowing or clearing of properties.....	300.00 (C)

FINANCE FEES:

Printed copy of annual budget document	20.00 (C)
Printed copy of CAFR.....	15.00 (C)
Returned check charge: *	
Check amount \$0.01 to \$50.00.....	25.00 (C)
Check amount \$51.00 to \$300.00.....	30.00 (C)
Check amount greater than \$300.00	40.00 (C)
..... Or 5% of check amount, whichever is greater	

* If payment is not received within 30 days, the city may file a civil action against the check writer for three times the amount of the check, but in no case less than \$50.00, in addition to the payment of the check plus any court costs, reasonable attorney fees, and any bank fees incurred by the City in taking the action.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PLANNING FEES:

LAND DEVELOPMENT FEES:

Application Fee Schedule:

Annexations	500.00 (M)
Annexations requiring citywide notice	500.00, plus actual cost of notice (M)
Appeals.....	500.00 (M)
Appeals of decisions made by Historic Preservation Board	35.00 (M)
Appeals of Building Code heard by Board of Adjustment & Appeals	100.00 (C)
Comprehensive Plan amendments and rezoning:	
Less than one acre (1,500 ft. notice)	1,000.00 (M)
More than one acre (city-wide notice).....	6,000.00 (M)
Conditional use (including extensions/re-establishments):	
(applications with 500 ft notice)	500.00 (M)
(applications with 1,500 ft notice)	1,000.00 (M)
(applications requiring quarter page ad)	1,000 (M)
(applications with city-wide notice, all one color)	6,000.00 (C)
(applications with city-wide notice, full color)	8,000.00 (C)
Development Review Committee Application Fees:	
Concept or preliminary plan	300.00 (M)
Final plan submittal	500.00 (M)
Revision to plan previously reviewed	200.00 (M)
Interpretations by Code Enforcement	200.00 (M)
Lakefront site plan reviews:	
Residential construction.....	150.00 (M)
Commercial or multi-family construction	250.00 (M)
Application review deposit (additional funds will be required to the extent actual costs exceed the deposit)	3,000.00 (M)
Plan storage fees:	
Plan storage fee for approved building plans not retrieved by applicant:	
Up to six months following approval date	No charge
After six months.....	\$5 per day
After nine months	Return all but one plan to applicant or continue charge (at option of the City)
Street abandonments	250.00 (M)
Subdivision:	
Three lots or less	500.00 (M)
Over three lots	800.00 (M)
Lot consolidations:	
Three lots or less	500.00 (M)
Over three lots	800.00 (M)
Subdivisions with road improvements	1,000.00 (M)
Variances:	
Single family residential	200.00 (M)
Multi-family and commercial	400.00 (M)
Zoning verification letter (each property)	50.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PLANNING FEES (CONTINUED):

Application and Permit Fees (continued):

Adult entertainment application fee (non-refundable)	200.00 (C)
Adult entertainment application fee - annual fee	750.00 (C)
Facilities permit application	10.00 (C)
Parks impact fee (per new dwelling unit)	2,000.00 (M)
Alcoholic beverage license	50.00 (C)
Sidewalk sale permit	200.00 (C)
Sidewalk sale permit during the Art Festival, per restaurant, with inspection	150.00 (C)
Sidewalk sale permit during the Art Festival per retail business	20.00 (C)
Parking lot during the Art Festival	80.00 (C)
Sidewalk café application processing fee (non-refundable)	50.00 (C)
Sidewalk café permit fee	
1 – 4 seats	80.00 (C)
5 – 8 seats	100.00 (C)
9 – 12 seats	120.00 (C)
13 – 16 seats	140.00 (C)
17+ seats	160.00 (C)
Business certificate processing	15.00 (C)
Off-site advertising sign permit	50.00 (C)
Annual outdoor advertising sign permit (per sign)	50.00 (C)
Street name petitions (per application)	300.00 (C)
Advertising space on Park Avenue Street Directory Kiosks (Annual Rates)*:	
20" high by 9" wide panel	804.00 (C)
20" high by 18" wide panel	1,608.00 (C)
40" high by 18" wide panel	3,216.00 (C)
60" high by 18" wide panel	4,824.00 (C)
Banners:	
North Park Ave. (Morse Blvd. to Webster Ave., 17 poles)	510.00 (C)
South Park Ave. (Fairbanks Ave. to Morse Blvd., 16 poles)	480.00 (C)
E. Morse Blvd. (US 17-92 to Pennsylvania Ave., 10 double sided poles)	600.00 (C)
W. Morse Blvd. (Pennsylvania Ave. to Interlachen Ave., 11 double sided poles)	660.00 (C)
New England Ave. (New York Ave. to Hannibal Square West, 16 poles)	480.00 (C)
Pennsylvania Ave. (Lyman Ave. to Israel Simpson Ct., 26 poles)	780.00 (C)
N. Orange Ave. (Fairbanks Ave. to Minnesota Ave., 20 poles)	600.00 (C)
S. Orange Ave. (Denning Dr. to US 17-92, 20 poles)	600.00 (C)
Street Pole Signs:	
One time initial posting fee	450.00 (C)
Annual participation fee	100.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PLANNING FEES (CONTINUED):

PUBLICATIONS:

Community Redevelopment Agency Plan	15.50 (C)
Community Redevelopment Agency Plan Amendment for Expansion Area.....	13.65 (C)
Comprehensive Plan Goals, Objectives and Policies	60.00 (C)
Comprehensive Plan Data, Inventory and Analysis.....	85.00 (C)
CD of Comprehensive Plan Goals, Objectives and Policies and Data, Inventory Analysis	10.00 (C)
Land Development Code	30.00 (C)
Land Development Code (zoning article only)	15.00 (C)
Historic Resources Survey (color copy)	58.00 (C)
Historic Resources Survey (black & white copy)	12.80 (C)
Subdivision regulations	10.00 (C)
Park Avenue "Architectural Design Guidelines"	10.00 (C)
Morse Boulevard "Facade Design Guidelines"	10.00 (C)

Maps:

Zoning and future land use map (digital form)	60.00 (C)
Zoning map	10.00 (C)
Future land use map	10.00 (C)

Retrieval and research of plans and documents in storage

(Research and copying costs not included).....	15.00 (C)
Additional research.....	20.00 (C)

Listings:

Business Listings:*	
Printed (per page).....	0.50 (C)
Label ready format, sheet of 20 (per page)**	2.00 (C)
On diskette (per disk)***	6.00 (C)

* The above orders will include a \$50.00 per hour labor/computer charge; 15 minimum (\$12.50). Orders will be taken with a three to four day turn around time.

** Labels will not be provided, but the listing will be printed in a copy ready format to reproduce on a label readily available for purchase by the requestor at any office supply retailer.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PLANNING FEES (CONTINUED):

After the Fact Requests - Double the application fee and triple the building permit fee

Applications tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting, will be charged for additional advertising and notification costs, plus \$100.00.
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Costs incurred by the City for additional consultant investigation, traffic analysis, and planning activities prompted by the proposal shall be assessed to the project at the rate of 110%. This charge shall be added at the next logical development review point when a fee to the City is required, e.g.; rezoning request, subdivision request, conditional use request or building permits

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

MULTI-MODAL TRANSPORTATION IMPACT FEES

Residential:

Single family (detached):

Less than or equal to 1,200 square feet, per dwelling unit	6,425.00 (M)
1,201 to 2,000 square feet, per dwelling unit.....	8,218.00 (M)
2,001 to 3,500 square feet, per dwelling unit.....	10,163.00 (M)
Greater than 3,500 square feet, per dwelling unit	10,640.00 (M)
Multi-Family Housing/Townhouse, low rise, 1-2 floors, per dwelling unit.....	5,937.00 (M)
Multi-Family Housing, mid rise, 3-10 floors, per dwelling unit.....	4,395.00 (M)
Multi-Family Housing, high rise, > 10 floors, per dwelling unit.....	3,580.00 (M)
Student Housing, Adjacent to Campus, per bedroom.....	1,246.00 (M)
Student Housing, Over ½ Mile from Campus, per bedroom	2,410.00 (M)
Mid-Rise Residential w/1 st floor commercial, per dwelling unit	2,744.00 (M)
High-Rise Residential w/1 st floor commercial, per dwelling unit.....	1,571.00 (M)
Mobile Home Park, per dwelling unit	3,054.00 (M)
Senior Adult Housing – detached, per dwelling unit	2,975.00 (M)
Senior Adult Housing – attached, per dwelling unit	2,220.00 (M)
Time Share, per dwelling unit	5,343.00 (M)

Lodging:

Hotel/Tourist Hotel, per room	3,033.00 (M)
Motel, per room	1,440.00 (M)

Recreational:

Golf Course, per acre.....	2,841.00 (M)
Bowling Alley, per 1,000 sf.....	7,993.00 (M)
Movie Theatre, per 1,000 sf.....	20,895.00 (M)
Raquet Club, per 1,000 sf	12,734.00 (M)
Health/Fitness Club, per 1,000 sf.....	22,428.00 (M)
Dance Studio (Music Arts/Music Lessons), per 1,000 sf	8,010.00 (M)

Institutional:

School, per 1,000 sf	6,998.00 (M)
Public Assembly, per 1,000 sf.....	3,284.00 (M)
Day Care, per 1,000 sf.....	9,446.00 (M)

Medical:

Hospital, per bed	15,641.00 (M)
Nursing Home, per 1,000 sf	1,899.00 (M)
Animal Hospital/Veterinary Clinic, per 1,000 sf.....	4,047.00 (M)

Office:

General Office – less than 50,000 sq ft, per 1,000 sf.....	8,133.00 (M)
General Office – 50,001 to 100,000 sq ft, per 1,000 sf	7,953.00 (M)
General Office – 100,001 to 200,000 sq ft, per 1,000 sf	7,790.00 (M)
General Office – Over 200,000 sq ft, per 1,000 sf	7,621.00 (M)
Small Medical/Dental Office – less than 10,000 sq ft, per 1,000 sf.....	18,872.00 (M)
Medical/Dental Office, per 1,000 sf.....	27,101.00 (M)
Post Office, per 1,000 sf	42,202.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

MULTI-MODAL TRANSPORTATION IMPACT FEES (continued)

Retail:

Free-Standing Discount Store, per 1,000 sf.....	11,105.00 (M)
Hardware/Paint, per 1,000 sf	1,079.00 (M)
Retail – less than 50,000 sfgla, per 1,000 sfgla	10,051.00 (M)
Retail – 50,001 to 100,000 sfgla, per 1,000 sfgla	11,052.00 (M)
Retail – 100,001 to 200,000 sfgla, per 1,000 sfgla	10,052.00 (M)
Retail – 200,001 to 300,000 sfgla, per 1,000 sfgla	9,852.00 (M)
Retail – 300,001 to 400,000 sfgla, per 1,000 sfgla	9,676.00 (M)
Retail – 400,001 to 500,000 sfgla, per 1,000 sfgla	9,667.00 (M)
Retail – 500,001 to 1,000,000 sfgla, per 1,000 sfgla	10,244.00 (M)
Retail – 1,000,001 to 1,200,000 sfgla, per 1,000 sfgla	10,476.00 (M)
Retail – Over 1,200,000 sfgla, per 1,000 sfgla.....	10,770.00 (M)
New/Used Auto Sales, per 1,000 sf	11,875.00 (M)
Supermarket, per 1,000 sf	16,070.00 (M)
Convenience Market w/Gas Pumps, per 1,000 sf.....	33,899.00 (M)
Home Improvement Superstore, per 1,000 sf.....	6,359.00 (M)
Electronics Superstore, per 1,000 sf.....	5,427.00 (M)
Drug Store, per 1,000 sf.....	8,916.00 (M)

Services:

Bank/Savings Walk-In, per 1,000 sf.....	8,404.00 (M)
Bank/Savings Drive-In, per 1,000 sf	14,868.00 (M)
Drinking Place, per 1,000 sf.....	15,293.00 (M)
Quality Restaurant, per 1,000 sf	27,456.00 (M)
High-Turnover Restaurant, per 1,000 sf	31,605.00 (M)
Fast Food Restaurant w/Drive Thru, per 1,000 sf.....	74,592.00 (M)
Auto Service, per 1,000 sf.....	9,708.00 (M)
Gas Station w/Convenience Market, less than 2,000 sf, per Fuel Pos	9,799.00 (M)
Gas Station w/o Convenience Market, 2,000 to 2,999 sf, per Fuel Pos	11,709.00 (M)
Gas Station w/Convenience Market $\geq$ 3,000 sf, per 1,000 sf, per Fuel Pos	13,136.00 (M)
Self-Service Car Wash, per Wash Station	20,980.00 (M)

Industrial:

General Light Industrial, per 1,000 sf.....	3,117.00 (M)
Manufacturing, per 1,000 sf	2,447.00 (M)
Warehousing, per 1,000 sf.....	1,050.00 (M)
Mini-Warehouse, per 1,000 sf.....	578.00 (M)
High-Cube Transload and ST Storage Warehouse, per 1,000 sf	839.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

BUILDING AND PERMITTING FEES

Application and Permit Fees:

Filming fees:

Motion pictures:

Application Processing Fee:

Less than 10 persons or 2 vehicles involved (per day) 50.00 (C)

plus, reimbursement of additional costs to the City, if any

10 persons or more or more than 2 vehicles involved (per day) 100.00 (C)

plus, reimbursement of additional costs to the City, if any

Permit Fees:

Private property (registration of exemption) 25.00 (C)

Public streets, parks, buildings or city facilities (per day) 500.00 (C)

Use of City Personnel.....cost plus 30% (C)

Still photography:

Application Processing Fee:

Less than 10 persons or 2 vehicles involved (per day) 25.00 (C)

plus, reimbursement of additional costs to the City, if any

10 persons or more or more than 2 vehicles involved (per day) 50.00 (C)

plus, reimbursement of additional costs to the City, if any

Permit Fees:

Private property (registration of exemption) 0.00 (C)

Public streets, parks, buildings or city facilities (per day) 250.00 (C)

Use of City Personnel.....cost plus 30% (C)

Backyard chicken permit fee 50.00 (C)

Garage sale permit..... 10.00 (C)

Garage sale permit (residents over age 59)..... 5.00 (C)

Solicitation permits application:

Processing fee 100.00 (C)

Permit fee 300.00 (C)

Non-profit solicitation permits application:

Processing fee 10.00 (C)

Permit fee 30.00 (C)

Special event permit processing fee 50.00 (C)

Special event permit..... 100.00 (C)

Non-profit special event permit processing fee

(Internal Revenue Code 501C(3) organizations) 10.00 (C)

Non-Profit special event permit 30.00 (C)

Special events requiring street closure permit processing fee 100.00 (C)

Special event permit for events requiring street closure:

Small events (less than 400 persons)..... 100.00 (C)

Large events requiring multiple department approval..... 200.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

BUILDING AND PERMITTING FEES (CONTINUED)

Lien and foreclosure research (allow five business days)	50.00 (C)
Retrieval and research of plans and documents in storage (Research and copying costs not included)	15.00 (C)
Additional research	20.00 (C)

required, e.g.; rezoning request, subdivision request, conditional use request or building permits
--

OTHER CHARGES:

Address change and /or additional requests (commercial and residential):	
Processing Fee for 1 address (all requests – approved or denied)	15.00 (C)
Processing Fee per address for additional addresses (all requests – approved or denied)	5.00 (C)
Letter of Reciprocity for contractors	15.00 (C)

Tree Removal Permits:

Single family residential	35.00 (C)
Non-residential or multi-family property	100.00 (C)
Reinspection of tree (second and third visits)	25.00 (C)
Reinspection of tree (each required visit after the third)	75.00 (C)
Request for appeals to Tree Preservation Board	35.00 (C)
Compensation for removing a protected tree	110.00 per caliper inch dbh (C)

Landscaping Fees:

First landscaping inspection (included in permit fee)	0.00
Re-inspection fee	30.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

BUILDING AND PERMITTING FEES (CONTINUED)

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

Base fee:	
Building Code	50.00 (C)
Land Development Code	30.00 (C)
Valuation* Over \$1,000:	
Building Code	0.390% of valuation plus 30.00 **
Land Development Code	0.390% of valuation plus 30.00 **
Plan Review Fee: for valuations over \$4,000 except	
Permit requests not requiring plan review	
Building Code	½ related permit fee (C)
Land Development Code	½ related permit fee (C)
Technology fee	5.00 (C)
Plan review fee for revisions	25.00 per page (C)
(or if more than 50% of original plan, then full plan review fee is required, reduction allowed for minor revisions on each page)	
Housing fee per Chapter 2, Article VIII and Resolution 2246-21:	
Restaurants/food/beverage service (per square foot)	2.00 (C)
Commercial/office, business (per square foot)	1.00 (C)
Inspector training	0.04% of valuation (C)
After hours inspection fee	250.00/inspection (C)
Early start permit fee	150.00 (C)
State Fees (new or remodeled floor area) 2.5% of permit fee amount or \$4 minimum (S)	
Transfer of permit to new contractor or applicant	100.00 (C)
Extension/reinstatement of applications and permits	150.00 (C)
Site development permit (stand-alone):	
Minimum fee (or 0.2% of the valuation Over \$100,000)**	200.00 (C)
Plan Review Fee:	½ related permit fee (C)
Issuance of Temporary Certificate of Occupancy:	
Single Family Residence	200.00 (C)
All Others:	300.00 (C)

*	Building valuations shall be based on the actual contract cost or the building valuation data established by the International Code Council, whichever is greater.
**	For fee computations, all valuations are rounded up to the <u>next highest</u> thousand dollars.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

BUILDING AND PERMITTING FEES (CONTINUED)

After the fact requests - double the variance application fee and triple the building, electrical, plumbing and gas permit fees.

Building permit fees shall be reduced up to 35% when using a private provider prior to permit issuance.

Costs for enforcing the Florida Building Code and Land Development Code related costs shall be determined annually and allocated for those areas.

Permits where special circumstances require extra inspections not known at the time of plan review, additional fees may be added.

No refunds for the first \$100 of fees paid if requested within 1 year of the date of payment. Refund requests after 1 year from the date of payment will be denied and will not be processed.

Sub Permits:

Electric Permit Fees:

Residential 75.00 (C)
Commercial..... 200.00 (C)

Gas Permit Fees:

Residential 75.00 (C)
Commercial..... 200.00 (C)

Mechanical Permit Fees:

Residential 75.00 (C)
Commercial..... 200.00 (C)

Plumbing Permit Fees:

Residential 75.00 (C)
Commercial..... 200.00 (C)

Roofing Permit Fees:

Residential 75.00 (C)
Commercial..... 200.00 (C)

Stand-Alone Trade Permits:

Electric Permit Fees:

Residential up to \$1,000 valuation 150.00 (C)
Commercial up to \$1,000 valuation 250.00 (C)
Each additional \$1,000 to \$25,000 6.00 (C)
Each additional \$1,000 above \$25,000 3.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

BUILDING AND PERMITTING FEES (CONTINUED)

Solar Photovoltaic Building Permit Fee

Tier 1	50.00 (C)
Tier 2	150.00 (C)

Tier 2 Interconnection of Customer Owned Renewable Generation Systems 240.00 (C)

Gas Permit Fees:

Residential up to \$1,000 valuation	150.00 (C)
Commercial up to \$1,000 valuation	250.00 (C)
Each additional \$1,000 to \$25,000	6.00 (C)
Each additional \$1,000 above \$25,000	3.00 (C)

Mechanical Permit Fees:

Residential up to \$1,000 valuation	150.00 (C)
Commercial up to \$1,000 valuation	250.00 (C)
Each additional \$1,000 to \$25,000	6.00 (C)
Each additional \$1,000 above \$25,000	3.00 (C)

Plumbing Permit Fees:

Residential up to \$1,000 valuation	150.00 (C)
Commercial up to \$1,000 valuation	250.00 (C)
Each additional \$1,000 to \$25,000	6.00 (C)
Each additional \$1,000 above \$25,000	3.00 (C)

Roofing Permit Fees: **

Roofing permits..... 0.5% of the valuation plus \$80.00 (C)

Building Moving Permits:

Into or within the City	500.00 (C)
Outside the City	100.00 (C)

Reinspection fee:

For all trades.....	50.00 (C)
Repeat reinspection on same item	100.00 (C)
Continued repeat inspection (3 rd visit or more).....	300.00 (C)
Missed inspection	100.00 (C)

Demolition Permits (expires within 30 days):

1 or 2 family dwellings	150.00 (C)
Accessory buildings	50.00 (C)
Other buildings	0.6% of valuation or \$100.00, whichever is greater (C)

Low Voltage Security Alarm System..... 40.00 (S)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PUBLIC WORKS FEES

Street Division:

Regular rates (per hour):

Division chief	44.70 (C)
Assistant division chief	36.40 (C)
Field supervisor	33.00 (C)
Foreman/crew leader	31.00 (C)
Traffic Control employee	25.00 (C)
Traffic Signal worker	30.00 (C)
Equipment Operator II and III	29.00 (C)
Street sweeper/Operator I	24.00 (C)
Maintenance Worker	23.00 (C)
Crew (1 Supervisor and 2 Workers)	79.00 (C)

Overtime rates (per hour):

Division chief	67.05 (C)
Assistant division chief	54.60 (C)
Field supervisor	49.50 (C)
Foreman/crew leader	46.50 (C)
Traffic Control employee	37.50 (C)
Traffic Signal worker	45.00 (C)
Equipment Operator II and III	43.50 (C)
Street sweeper/Operator I	36.00 (C)
Maintenance Worker	34.50 (C)
Crew (1 Supervisor and 2 Workers)	118.50 (C)

Holiday rates (per hour):

Division chief	89.40 (C)
Assistant division chief	72.80 (C)
Field supervisor	66.00 (C)
Foreman/crew leader	62.00 (C)
Traffic Control employee	50.00 (C)
Traffic Signal worker	60.00 (C)
Equipment Operator II and III	58.00 (C)
Street sweeper/Operator I	48.00 (C)
Maintenance Worker	42.40 (C)
Crew (1 Supervisor and 2 Workers)	158.00 (C)

Equipment: (per hour)

Excavator	60.00 (C)
Front end loader	60.00 (C)
Vaccon	60.00 (C)
Bucket truck	60.00 (C)
Rubber tire backhoe	30.00 (C)
Street sweeper	30.00 (C)
Semitractor w/trailer	50.00 (C)
Tandem Dump truck	30.00 (C)
Flatbed truck	20.00 (C)
Pickup truck	10.00 (C)
Bobcat/skid steer	22.00 (C)
Miscellaneous drills, saws, 3-4 inch water pumps	10.00 (C)
6" well point/by pass pump	20.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PUBLIC WORKS FEES (CONTINUED)

Street Division (continued):

Barricade daily rental (each)	1.50 (C)
Maintenance of traffic service vehicle	20.00 (C)
Mobilization fee	5% of invoice prior to admin costs (C)

Facilities Maintenance:

Regular rate (per hour):	
Custodial	24.10 (C)
Supervisor	43.50 (C)
Tradesman	30.75 (C)
Overtime rate (per hour):	
Custodial	34.18 (C)
Supervisor	62.34 (C)
Tradesman	44.11 (C)
Holiday rate (per hour):	
Custodial	44.25 (C)
Supervisor	81.17 (C)
Tradesman	57.46 (C)
Vehicle charge (per hour).....	14.00 (C)
Decorative Street Light Installation (per pole)	250.00 (C)
Decorative Street Light Maintenance (per pole/per month).....	2.43 (C)

Engineering:

Driveway fee:	
Basic fee.....	50.00 (C)
Additional fee for reinspection	30.00 (C)
Final plat review - per lot	100.00 (C)
Pressure test reinspection fee	100.00 (C)
Project inspection fee:	
Construction cost:	
\$ 0 - \$ 5,000.....	10% of construction cost (M)
\$ 5,000 - \$ 20,000.....	\$500 plus 4% above \$5,000 (M)
Over \$ 20,000	\$1,000 plus 3% above \$20,000 (M)
Lift stop work order	500.00 (M)
Neglect or failure to schedule required inspection.....	100.00 (M)
Failure to have City approved site grading plan on site for inspection	100.00(M)
Right-of-way Permit Fee	90.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PUBLIC WORKS FEES (CONTINUED)

Engineering, continued:

Right-of-way permit for construction projects utilizing all or part of street/sidewalk (daily rate equals 1/10 of the monthly rate for each day:

Blocking sidewalk\$1,000.00 per month (M)

Blocking lane of traffic:

Over 5,000 vehicles per day\$5,000 per month (M)

Under 5,000 vehicles per day\$2,000 per month (M)

Blocking parking lane:

Inside Central Business District.....\$3,000 per month (M)

Outside Central Business District\$1,000 per month (M)

Transverse cuts:

Open cut - paved areas (each cut)..... 270.00 (C)

Open cut - right-of- way (each cut)..... 110.00 (C)

Open cut - dirt road (each cut)..... 150.00 (C)

Bore and jack (each operation) 200.00 (C)

Copies of blueprints 5.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

REFUSE SERVICE FEES

Residential Refuse Service Fees	
Residential collection service	\$28.50
Residential collection service – each additional solid waste cart	\$9.91
Delivery and maintenance charge for each additional garbage cart	\$123.53
Residential special service	\$55.77
Residential bulk pickup – up to two cubic yards (requires photo and city approval prior to collection)	\$123.75
Residential bulk pickup – each additional cubic yard above two (requires photo and city approval prior to collection)	\$51.57
Bulk yard waste in excess of three yards (per each additional yard)	\$18.43

Multi-Family and Commercial Solid Waste Collection – Uncompacted								
Size/Freq	1	2	3	4	5	6	7	Extra PU (per CY)
2	\$74.11	\$149.70	\$226.77	\$305.32	\$385.36	\$466.89	\$549.88	\$34.21
3	\$111.7	\$225.68	\$341.86	\$460.29	\$580.95	\$703.83	\$828.97	\$51.31
4	\$149.70	\$303.84	\$457.99	\$616.58	\$778.14	\$942.65	\$1,110.1	\$68.76
6	\$225.66	\$455.77	\$690.31	\$929.31	\$1,172.76	\$1,420.66	\$1,673.00	\$103.40
8	\$302.36	\$610.65	\$924.87	\$1,245.02	\$1,571.09	\$1,903.09	\$2,241.03	\$138.21
95G Cart	Commercial collection service per garbage cart							\$40.38
95G Cart	Delivery and maintenance charge for each garbage cart							\$123.52

Multi-Family and Commercial Solid Waste Collection - Compacted								
Size/Freq	1	2	3	4	5	6	7	Extra PU (per CY)
2	\$125.2	\$255.46	\$390.69	\$530.95	\$676.20	\$826.48	\$981.75	\$86.73
3	\$188.77	\$385.06	\$588.86	\$800.18	\$1,019.01	\$1,245.3	\$1,479.20	\$30.35
4	\$252.95	\$515.92	\$788.91	\$1,071.90	\$1,364.93	\$1,667.97	\$1,981.03	\$174.03
6	\$381.30	\$777.64	\$1,188.9	\$1,615.38	\$2,056.78	\$2,513.23	\$2,984.69	\$261.57
8	\$510.73	\$1,041.85	\$1,592.84	\$2,163.86	\$2,754.90	\$3,365.99	\$3,997.12	\$349.23

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

REFUSE SERVICE FEES (CONTINUED)

Multi-Family and Commercial Recyclables Collection	
The collection of recyclable materials from multi-family and commercial customers is not governed by the City's franchise agreement with Waste Pro. Please contact Waste Pro at (407) 774-0800 for recycling service options and rates.	

Roll-Off and Compactor Collection Services	Customer Rate
Open Top Roll-Off - Per Pull Fee (all sizes)	\$355.40
Compactor - Vertical - Lease	\$379.09
Compactor - 15 cubic yards - Lease	\$758.19
Compactor - 20 cubic yards - Lease	\$805.58
Compactor - 30 cubic yards - Lease	\$852.96
Compactor - 40 cubic yards - Lease	\$900.35
Compactor - Per Pull Fee (all sizes)	\$355.40
Delivery/Dry Run/Relocate	\$136.97
Deodorizer	\$249.73
Front Load Maintenance Fee	\$560.51
Gates	\$33.79
Lock Bar (\$16.02 each if shared)	\$48.40
Locks	\$40.33
Receiver Box	\$321.97
Roll Out	\$67.75
Wheels	\$67.75

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

STORMWATER FEES

Annual Stormwater Utility Assessments:

Per square foot of impervious surface area:

Single family residential property	0.07 (C)
Non-residential/commercial property	0.07 (C)
Duplex properties	0.07 (C)
Apartment complexes	0.07 (C)
Condominium units (fee for the complex as a whole will be divided by the number of units for the per unit assessment)	0.07 (C)

Stormwater Variance Request 200.00 (C)

Illicit Discharges to Storm Sewers and/or Water Bodies (lakes, ponds, canals, etc.):

Unintentional (due to lack of erosion control or the like)	200.00
Intentional (direct dumping into storm sewer or water body)	1,000.00

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

NATURAL RESOURCES AND SUSTAINABILITY

Shoreline Alteration Permit:

Vegetation removal	No fee
Revetment or seawall.....	100.00 (C)
Violation of Shoreline Protection Code	1,000.00 (C)

Dock site plan 2nd review (includes dock and boathouse):..... 100.00 (C)

Violation of fertilizer use standards:

1 st violation (written notice and warning)	0.00 (M)
2 nd violation (non-commercial applicators)	60.00 (M)
2 nd violation (commercial applicators)	100.00 (M)
3 rd and subsequent violations.....	300.00 (M)

Keep Winter Park Beautiful & Sustainable:

Personalized park benches, various locations	3,500.00 (M)
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Violations of city codes and ordinances:

Class I	60.00 (C)
Class II	100.00 (C)
Class III	200.00 (C)
Class IV	300.00 (C)

Each successive repeated violation of a particular code or ordinance section shall be subject to a civil penalty for the next higher violation classification. For example, a second violation of a Class I violation will be fined as a Class II violation, a third violation of a Class I violation will be fined as a Class III violation, and so on.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

BOAT USER FEES

Boat Stickers:

Boat sticker costs are computed according to a formula based upon the horsepower (hp) of the motor, plus the length (lg) of the boat, times (*) a set amount.

Annual permit:

City resident	hp + lg * \$0.50 (C)
Non-resident	hp + lg * \$0.75 (C)

Annual commercial permit:

City resident	hp + lg * \$1.00 (C)
Non-resident	hp + lg * \$1.50 (C)

Half-year permit (January 1 to June 30):

City resident	hp + lg * \$0.25 (C)
Non-resident	hp + lg * \$0.375 (C)

Daily user fee(regardless of size of boat and horsepower of motor)..... \$6.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

UTILITY SERVICE FEES

Water and Wastewater:

Commercial and non-single family residential plan review fee:	
Sitework.....	225.00 (C)
Vertical construction	125.00 (C)
Interior alterations.....	85.00 (C)
Each revision	50.00 (C)
Single family residential plan review fee:	
New construction	80.00 (C)
Alterations	40.00 (C)
Each revision	25.00 (C)
Utility inspection/site visit/meetings (each inspection).....	40.00 (C)

Cut on/off fee:

Service Activation Fee	29.00 (C)
After Hours Service Fee – (varies with time of year).....	87.00 (C)
Broken Lock	19.00 (C)
Broken Yoke	16.00 (C)
Emergency cut on/off - 7:00 a.m. to 4:30 p.m.	No charge (C)
Trip charge	29.00 (C)
Shutoff fee for non-payment – up to 4:30 p.m.....	29.00 (C)
Restore service fee – up to 4:30 p.m.	29.00 (C)
After hour restore fee - after 4:30 p.m.	58.00 (C)
Broken/damaged curb stop valve replacement fee	90.00 (C)
Metering tampering fee	77.00 (C)
Auto landlord turn on fee	10.00 (C)

Meter and Service Installation:

Inside City:	
3/4 inch meter	1,177.00 (C)
1 inch meter	1,295.00 (C)
1 ½ inch meter	2,925.00 (C)
2 inch meter	3,175.00 (C)

All meters 3" and larger will be calculated at current costs for meter assembly, materials, labor and restoration.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

UTILITY SERVICE FEES (CONTINUED)

Outside City (*):

3/4 inch meter	1,472.00 (C)
1 inch meter	1,619.00 (C)
1 ½ inch meter	3,656.00 (C)
2 inch meter	3,969.00 (C)

All meters 3" and larger will be calculated at current costs for meter assembly, materials, labor and restoration plus 25%.

* above fee plus applicable FDOT or Orange County Right of Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County.

Field Testing Meters (flow test):

3/4 inch meter.....	29.00 (C)
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Bench Testing Meters:

Cost of Test - by meter size - Outside Service Contracted:

3/4 inch meter.....	108.00 (C)
1 inch meter.....	108.00 (C)
1 ½ inch meter.....	270.00 (C)
2 inch meter.....	290.00 (C)

Cost of Test - by meter size - In-House City Staff Utilized

3/4 inch meter x 2.0 hours.....	62.00 (C)
1 inch meter x 2.0 hours.....	62.00 (C)
1 ½ inch meter x 2.5 hours.....	73.00 (C)
2 inch meter x 2.5 hours.....	73.00 (C)

No charges will be assessed to a customer if the meter bench test or field test results are outside acceptable limits.
--

Bacteriological Samples Test Fee:

Sampling fee (per sample)	35.00 (C)
Sampling after 3:30 pm (in addition to sampling fee)	50.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

UTILITY SERVICE FEES (CONTINUED)

Water Impact Fees:

Inside City:	
3/4 inch	1,100.00 (C)
1 inch	2,750.00 (C)
1 ½ inch	5,500.00 (C)
2 inch	8,800.00 (C)
3 inch	17,600.00 (C)
4 inch	27,500.00 (C)
6 inch	55,000.00 (C)
8 inch	88,000.00 (C)
Outside City:	
3/4 inch	1,375.00 (C)
1 inch	3,440.00 (C)
1 ½ inch	6,875.00 (C)
2 inch	11,000.00 (C)
3 inch	22,000.00 (C)
4 inch	34,375.00 (C)
6 inch	68,750.00 (C)
8 inch	110,000.00 (C)

Note 1: Water impact fees will be assessed based on number of dwelling units (e.g. multi-family) or other methods as deemed appropriate by the Water and Wastewater Department in lieu of the meter sizes noted above. Contact the Department for additional information or estimate for water impact fees.

Note 2: Water impact fee for one dwelling unit (single family or multi-family) is based on the 3/4 inch meter size above.

Water Main Tapping Fees (12" and less):

Inside City	352.00 (C)
Outside City.....	440.00 (C)

Meter Relocation Fee:

Inside City:	
3/4 inch.....	718.00 (C)
1 inch	718.00 (C)
Larger than 1".....	actual cost at time of installation (C)
Outside City (*):	
3/4 inch.....	842.00 (C)
1 inch	842.00 (C)
Larger than 1".....	actual cost at time of installation (C)

Lot split relocation fees shall be assessed upon the Meter and Installation of Service Fee if a new service is required.

* above fee plus applicable FDOT or Orange County Right of Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

UTILITY SERVICE FEES (CONTINUED)

Sewer Impact Fees:

Inside City:

Impact fee - single family	2,700.00 (C)
Impact fee - multiple dwelling	2,700.00 (C)
Impact fee - ERC	2,700.00 (C)

Outside City:

Impact fee - single family	3,375.00 (C)
Impact fee - multiple dwelling	3,375.00 (C)
Impact fee - ERC	3,375.00 (C)

Sewer Laterals:

Installation Fee:

Inside City:

0-6' Deep.....	2,856.00 (C)
6-12' Deep.....	5,206.00 (C)
>12' Deep.....	Actual Cost

Outside City:

0-6' Deep.....	3,851.00 (C)
6-12' Deep.....	6,788.00 (C)
>12' Deep	1.25 x actual Cost

plus applicable FDOT or Orange County Right-of-Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County

Note: Installation fees above are for typical lateral installations. As determined by the Water and Wastewater Department, sewer lateral installations that are not typical in length, depth or complexity may require a specific cost estimate for the installation fee.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

WATER AND WASTEWATER USAGE FEES
(COST BASED)

	Inside the City Limits				
	Water (Residential)	Water (Commercial/Public Authority)	Water (Irrigation)	Reclaimed Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption				
Block 1	1.47	1.47	3.33	1.18	5.79
Block 2	2.19	2.19	4.18	1.18	5.79
Block 3	3.13	3.13	5.36	1.18	5.79
Block 4	4.18	4.18	7.79	1.18	5.79
Block 5	5.36	5.36	7.79	1.18	5.79
Block 6	7.79	5.36	7.79	1.18	5.79
Base ERM Charge	10.50	10.50	10.50	10.50	12.41
Additional Unit Charge	5.66	5.66	5.66	N/A	6.68

	Outside the City Limits				
	Water (Residential)	Water (Commercial/Public Authority)	Water (Irrigation)	Reclaimed Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption				
Block 1	1.86	1.86	3.92	1.49	7.22
Block 2	2.75	2.75	5.21	1.49	7.22
Block 3	3.92	3.92	6.71	1.49	7.22
Block 4	5.21	5.21	9.73	1.49	7.22
Block 5	6.71	6.71	9.73	1.49	7.22
Block 6	9.73	6.71	9.73	1.49	7.22
Base ERM Charge	13.12	13.12	13.12	13.12	15.51
Additional Unit Charge	7.07	7.07	7.07	N/A	8.34

ERM = Equivalent Residential Meter

Note: sewer charges are capped for residential customers without separate irrigation meters at 14,000 gallons.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

WATER AND WASTEWATER USAGE FEES (CONTINUED)

The Monthly Base Charge is based on the size of the meter. The applicable Equivalent Meter Ratio in the table below multiplied by the Base ERM Charge above determines the monthly Base Charge.

Bills for water, sewer and irrigation service are determined using the applicable rates in the tables above and the block sizes in the tables below based on customer class and meter size.

Block Structure Price Breaks by Meter Size:

Commercial/Public Authority Water Block Structure						
Meter Size in Inches	Equivalent Meter Ratio	Usage Up To				Usage Over:
		Block 1	Block 2	Block 3	Block 4	Block 5
		(1,000 gallons/month)	(1,000 gallons/month)	(1,000 gallons/month)	(1,000 gallons/month)	(1,000 gallons/month)
¾	1	4	8	12	20	20
1	2 ½	10	20	30	50	50
1 ½	5	20	40	60	100	100
2	8	32	64	96	160	160
3	16	64	128	192	320	320
4	25	100	200	300	500	500
6	50	200	400	600	1,000	1,000
8	80	320	640	960	1,600	1,600
10	115	460	920	1,380	2,300	2,300

Residential Water Block Structure					
Usage Up To					Usage Over:
Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
(1,000 gallons/month)	(1,000 gallons/month)	(1,000 gallons/month)	(1,000 gallons/month)	(1,000 gallons/month)	(1,000 gallons/month)
4	8	12	16	20	20

Irrigation Water Block Structure			
Usage Up To			Usage Over:
Block 1	Block 2	Block 3	Block 4
(1,000 gallons/month)	(1,000 gallons/month)	(1,000 gallons/month)	(1,000 gallons/month)
4	8	12	12

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

WATER AND SEWER DEPOSITS

Water or Irrigation Deposits:

Inside City:

3/4 inch meter	60.00 (C)
1 inch meter	85.00 (C)
1 ½ inch meter	105.00 (C)
2 inch meter	145.00 (C)
3 inch meter	225.00 (C)
4 inch meter	330.00 (C)
6 inch meter	600.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Outside City:

3/4 inch meter	75.00 (C)
1 inch meter	100.00 (C)
1 ½ inch meter	130.00 (C)
2 inch meter	165.00 (C)
3 inch meter	270.00 (C)
4 inch meter	375.00 (C)
6 inch meter	690.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Water and Sewer Deposits:

Inside City:

3/4 inch meter	105.00 (C)
1 inch meter	120.00 (C)
1 ½ inch meter	150.00 (C)
2 inch meter	420.00 (C)
3 inch meter	510.00 (C)
4 inch meter	600.00 (C)
6 inch meter	885.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Water and Sewer Deposits (continued):

Outside City:

3/4 inch meter	145.00 (C)
1 inch meter	165.00 (C)
1 ½ inch meter	195.00 (C)
2 inch meter	570.00 (C)
3 inch meter	675.00 (C)
4 inch meter	780.00 (C)
6 inch meter	1,140.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

WATER AND SEWER DEPOSITS (CONTINUED)

Water, Sewer and Garbage Deposits (Inside City Only):

3/4 inch meter	135.00 (C)
1 inch meter	150.00 (C)
1 ½ inch meter	180.00 (C)
2 inch meter	450.00 (C)
3 inch meter	540.00 (C)
4 inch meter	630.00 (C)
6 inch meter	915.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Fire Line Deposits:

Inside City:

1 inch meter	11.25 (C)
2 inch meter	32.00 (C)
3 inch meter	64.00 (C)
4 inch meter	106.50 (C)
6 inch meter	200.00 (C)
8 inch meter	315.00 (C)
10 inch meter	453.00 (C)
12 inch service connection	675.00 (C)
16 inch service connection	980.00 (C)

Outside City:

1 inch meter	14.00 (C)
2 inch meter	40.00 (C)
3 inch meter	80.00 (C)
4 inch meter	133.00 (C)
6 inch meter	250.00 (C)
8 inch meter	393.00 (C)
10 inch meter	566.00 (C)
12 inch service connection	843.00 (C)
16 inch service connection	1,225.00 (C)

Fire Hydrant Meters:

Deposit	2,000.00 (C)
Non-refundable service charge per meter	90.00 (C)
Tampering/damage	Actual cost (C)
Failure to report reading (per month)	140.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

ELECTRIC RATES
(COST)

Residential Rates			
Customer Charge	\$	16.98	per month
Energy Charge:			
1 st 1,000 kWh	\$	0.065240	per kWh
All kWh above 1,000	\$	0.087400	per kWh
Fuel Cost Recovery Factor:			
1 st 1,000 kWh	\$	0.018350	per kWh
All kWh above 1,000	\$	0.028350	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

Lighting Service (LS-1)			
Fixture and Maintenance Charge (includes energy charge and fuel cost recovery)			Depends upon fixture type
Customer charge (per line of billing):			
Metered accounts	\$	3.49	per month
Non metered accounts	\$	1.22	per month
Energy & demand charge	\$	0.023490	per kWh
Fuel cost recovery factor	\$	0.072730	per kWh
Franchise Fee	\$	0.060000	
Gross Receipts Tax	\$	0.025641	
Electric Utility Tax	\$	0.100000	
Subsequent Re-establishment of service	\$	10.00	

GENERAL SERVICE ELECTRIC RATES

Non-Demand (GS-1)			
Rates will also apply to Temporary Service (TS-1)			
Customer Charges:			
Non Metered Accounts	\$	7.11	per month
Metered Accounts:			
Secondary Delivery Voltage	\$	17.55	per month
Primary Delivery Voltage	\$	221.86	per month
Energy Charge	\$	0.072680	per kWh
Fuel Cost Recovery Factor	\$	0.02281	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only, first \$5,000)		7.4500%	
EL State Sales Tax (commercial only, over \$5,000)		6.9500%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

ELECTRIC RATES (CONTINUED)

Non-Demand (100% Load Factor Usage (GS-2)			
(For customers with fixed wattage loads operating continuously throughout the billing period)			
Customer Charges:			
Non Metered Accounts	\$	7.45	per month
Metered Accounts	\$	18.38	per month
Energy Charge	\$	0.037360	per kWh
Fuel Cost Recovery Factor	\$	0.022810	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only, first \$5,000)		7.4500%	
EL State Sales Tax (commercial only, over \$5,000)		6.9500%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

Demand (GSD-1)			
Rates will also apply to Temporary Service (TS)			
Applicable for any customer other than residential with a measurable annual kWh consumption of 24,000 kWh or greater per year			
Customer Charges:			
Secondary Delivery Voltage	\$	18.28	per month
Primary Delivery Voltage	\$	231.26	per month
Demand Charge	\$	5.05	per kWh
Energy Charge	\$	0.042160	per kWh
Fuel Cost Recovery Factor	\$	0.022810	per kWh
Delivery Voltage Credit: when a customer takes delivery at primary voltage, the demand charge will be subject to this credit	\$	0.350000	Per kWh
Metering Voltage Adjustment: When a customer takes delivery at primary voltage, the energy charge, demand charge and delivery voltage credit will be subject to this adjustment		1.0000%	
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only, first \$5,000)		7.4500%	
EL State Sales Tax (commercial only, over \$5,000)		6.9500%	
Note: only the first \$0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

GENERAL SERVICE ELECTRIC RATES (CONTINUED)

TEMPORARY SERVICE (TS) (Rate from appropriate General Service schedules are applied)		
Applicable to any customer for temporary service such as displays, construction, fairs, exhibits and similar temporary purposes		
Deposit required at the time of initiating service		

Service Charges			
Opening an account at a new service location (permanent connection)	\$	61.00	
Opening an account at a new service location (temporary connection)	\$	104.00	
Utility service application fee	\$	5.00	
Service activation fee (up to 4:30)	\$	29.00	
After hour service fee (after 4:30)	\$	87.00	
Disconnect service for non-payment or rule or reg violation	\$	29.00	
Restore service after non-payment disconnect fee (up to 4:30)	\$	29.00	
Restore service after non-payment disconnect fee (after 4:30)	\$	58.00	
Auto landlord turn on fee	\$	10.00	
Electric meter tampering fee	\$	250.00	
Disconnect of electric service at the pole (non-payment)	\$	260.00	
Demolition of building (per metering location)	\$	260.00	
Deposit for electric service	\$	250.00	Or two months estimated charges, whichever is greater
Prepare trees around power lines for safe private trimming or removal if necessary			Actual cost

RESIDENTIAL UNDERGROUND SERVICE FEE (applies to single family residential projects only)	
Remodels	3,000.00
Under 400 amp service	3,000.00
400 amp and greater	Cost to serve

Deposit required for electric service:
..... \$250 or two months estimated charges, whichever is greater

Use of public facing electric vehicle charging stations:
Per 20 minutes during first three hours of charging, billed at start of period 1.00 (C)
Per hour after first three hours of charging, billed at start of period 10.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

FIRE LINE FEES

Inside City: (buildings with separate plumbing facilities for fire protection):

Fire line size (flat rate per month):

1 inch service connection	5.17 (C)
2 inch service connection	14.45 (C)
3 inch service connection	29.04 (C)
4 inch service connection	45.08 (C)
6 inch service connection	90.77 (C)
8 inch service connection	145.16 (C)
10 inch service connection	208.74 (C)
12 inch service connection	285.05 (C)
16 inch service connection	413.32 (C)

Outside City: (buildings with separate plumbing facilities for fire protection):

Fire line size (flat rate per month):

1 inch service connection	6.51 (C)
2 inch service connection	18.10 (C)
3 inch service connection	36.27 (C)
4 inch service connection	56.34 (C)
6 inch service connection	113.44 (C)
8 inch service connection	181.43 (C)
10 inch service connection	260.93 (C)
12 inch service connection	356.30 (C)
16 inch service connection	516.66 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

CROSS CONNECTION CONTROL PROGRAM FEES

Backflow testing charge (per device inside City).....35.00 (M)

Backflow testing charge (per device outside City)40.00 (M)

Replacement charges:

Inside City:

1 inch PVB 270.00 (C)

1 inch Reduced pressure..... 310.00 (C)

1 ½ inch PVB 1,000.00 (C)

1 ½ inch Reduced pressure..... 615.00 (C)

2 inch PVB 1,015.00 (C)

2 inch Reduced pressure..... 765.00 (C)

Outside City:

1 inch PVB 337.00 (C)

1 inch Reduced pressure..... 387.00 (C)

1 ½ inch PVB 1,250.00 (C)

1 ½ inch Reduced pressure..... 768.00 (C)

2 inch PVB 1,268.00 (C)

2 inch Reduced pressure..... 956.00 (C)

Repair charges:

Repair 3/4" – 1" backflow preventors (includes parts and labor) 60.00 (C)

Repair 1 1/4" – 2" backflow preventors (includes parts and labor) 95.00 (C)

All above fees will be added to the customer's next utility bill after the work is completed and satisfactorily tested.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

UTILITY DEMOLITION DISCONNECT FEES

Utility disconnects for demolition:

Inside City:

Water services (cut and cap behind meter @ property line and installation of hose bib stand):

3/4" - 1"	126.00 (C)
Larger than 1"	actual cost (C)

Fire lines (cut and cap @ property line):

2"	36.00 (C)
4"	133.00 (C)
6"	158.00 (C)
8"	199.00 (C)

Sanitary sewer laterals (cut and cap & install cleanout @ property line):

Up to 6" (per line), 6' deep or less	985.00 (C)
Up to 6" (per line), greater than 6' deep	2,570.00 (C)

Outside City:

Water services (cut and cap behind meter @ property line and installation of hose bib stand):

3/4" - 1"	157.00 (C)
Larger than 1"	actual cost (C)

Fire lines (cut and cap @ property line):

2"	45.00 (C)
4"	166.00 (C)
6"	198.00 (C)
8"	248.00 (C)

Sanitary sewer laterals (cut and cap & install cleanout @ property line):

Up to 6" (per line), 6' deep or less	1,232.00 (C)
Up to 6" (per line), greater than 6' deep	3,213.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

INDUSTRIAL WASTE FEES

Users with wastewater discharge exceeding maximum limits for Total Suspended Solids (TSS), 5-Day Biochemical Oxygen Demand (BOD), and Fats, Oil and Grease (FOG) shall be subject to monthly surcharges for the excess TSS, BOD and FOG as follows:

TSS:

$$\frac{\left[TSS \frac{mg}{L} - 300 \frac{mg}{L}\right]}{300 \frac{mg}{L}} \times \frac{\text{Monthly Flow gallons}}{1,000} \times \frac{\text{Treatment Cost}}{\text{per 1,000 gallons}} = \text{TSS Surcharge}$$

BOD:

$$\frac{\left[BOD \frac{mg}{L} - 300 \frac{mg}{L}\right]}{300 \frac{mg}{L}} \times \frac{\text{Monthly Flow gallons}}{1,000} \times \frac{\text{Treatment Cost}}{\text{per 1,000 gallons}} = \text{BOD Surcharge}$$

FOG:

$$\frac{\left[FOG \frac{mg}{L} - 100 \frac{mg}{L}\right]}{100 \frac{mg}{L}} \times \frac{\text{Monthly Flow gallons}}{1,000} \times \frac{\text{Treatment Cost}}{\text{per 1,000 gallons}} = \text{FOG Surcharge}$$

$$\text{Total Surcharge} = \text{TSS Surcharge} + \text{BOD Surcharge} + \text{FOG Surcharge}$$

Note 1: Treatment Cost = \$3.21 per 1,000 gallons

Note 2: Monthly flow (gallons) is determined by the metered water consumption.

Re-inspection fees40.00 (M)

The IW inspector shall inspect any repairs, replacements or other deficiencies and shall provide written notice of compliance or noncompliance. In the event of continuing noncompliance, re-inspections will be performed.

Hauler registration fee40.00 (M)

Registrations shall be effective for a period of three years. The registration required by the City shall be in addition to any other permits, registrations, or occupational licenses required by federal, state, and local agencies having lawful jurisdiction. The registration is not transferable.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PUBLIC SAFETY FEES

POLICE FEES AND FINES:

Administration Fees:

Copies:

Copies/Reports (per page)	0.15 (S)
Double sided copies	0.20 (S)
Certified copies.....	1.00 (S)
CD for photographs, recordings and videos (per CD).....	1.00 (S)
Local agency checks	10.00 (C)
Crash report	10.00 (S)
Good conduct letter	10.00 (C)
Research for public records requests estimated at thirty minutes or more will require a deposit based on the estimated time to complete the request and the hourly rate of the employee completing the request and computer time. Fees for the first thirty minutes are waived.	

Off-Duty Police Services (four hour minimum):

Regular Off-Duty Rates per Hour:

Police officer (request at least 7 days in advance).....	57.00 (C)
Police officer (request less than 7 days in advance)	82.00 (C)
Details requiring a police supervisor	62.00 (C)
Road construction details	82.00 (C)

Holiday Off-Duty Rates per Hour:

Police officer	82.00 (C)
Details requiring a police supervisor	90.00 (C)
Details for school security	57.00 (C)

City Holidays:

New Year's Day
Martin Luther King, Jr. Day
Memorial Day
Juneteenth
Independence Day
Labor Day
Thanksgiving Day
Friday after Thanksgiving
Christmas Eve
Christmas Day
New Year's Eve

Civil Penalty Fines:

Interference with overtime parking enforcement	50.00 (M)
Tampering with immobilization device	100.00 (M)
Removal of immobilization device by enforcement officer	75.00 (M)
Skateboarding within central business district	10.00 (M)
Micromobility device and motorized scooters violation fee (per device):	
1 st offense.....	25.00 (M)
Successive offenses.....	45.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PUBLIC SAFETY FEES (CONTINUED)

Responding to false alarms:

First response	0.00
Second and third response within 6 months of first response	0.00
Business:	
Fourth response within 6 months of third response	50.00 (M)
All succeeding responses within 6 months of the last response	100.00 (M)
Residential:	
Fourth response within 6 months of third response	25.00 (M)
All succeeding responses within 6 months of the last response	50.00 (M)

Parking Fines: *

Each fine amount includes a \$5.00 surcharge as authorized by Florida State Statute 316.660(4)(a)&(b) and City Code 98.91 to fund the School Crossing Guard programs within the City of Winter Park

Blocking drive or roadway (travel lane/obstructing traffic)	25.00 (M)
Bus zone or taxi stand	25.00 (M)
Disabled only/permit required	255.00 (S)
Double parking	25.00 (M)
Extended over lines	25.00 (M)
Fire lane/hydrant/red curb	110.00 (S)
Loading zone (commercial vehicles only)	25.00 (M)
Other	25.00 (M)
On parkway	25.00 (M)
On sidewalk/crosswalk	25.00 (M)
Over posted time limit	25.00 (M)
Parking prohibited (yellow curb/no sign)	25.00 (M)
Rear or left wheels to curb	25.00 (M)
Successive overtime (each offense)	45.00 (M)
Unauthorized (reserved) space	25.00 (M)
Where signs prohibit	25.00 (M)
Movement of vehicle in Central Business District to circumvent posted parking restrictions	55.00 (M)

* After five days, an additional \$5.00 will be assessed for any of the parking fines listed above.

* After receiving a mailed <i>Notice of Summons</i> for any or the above parking fines, an additional \$15.00 will be assessed.

Traffic signal violations:

Red light camera infraction	158.00 (S)
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CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PUBLIC SAFETY FEES (CONTINUED)

FIRE FEES:

EMS Transport Fee:

Transport:	
BLS.....	720.00 (M)
ALS1.....	925.00 (M)
ALS2.....	1,028.00 (M)

Plus distance transported from incident location to medical facility . 12.00 per mile (M)
HIPAA qualified patient information package (per patient event)..... 50.00 (C)

False Alarm Response fee:

First response and second.....	0.00 (M)
Third response within 6 months of first response.....	250.00 (M)
Fourth response within 6 months of third response	350.00 (M)
All succeeding within 6 months of the last response.....	350.00 (M)
Known alarm is activated by on scene construction workers or alarm company technicians:	
First response.....	250.00 (M)
Second response within 6 months of first response	500.00 (M)
All succeeding within 6 months of the last response	500.00 (M)

Fire/Rescue Service fees:

Hourly Charges for city employees and equipment:	
Command unit/Chief officer, per hour or part thereof.....	125.00 (C)
Engine company, per hour or part thereof.....	225.00 (C)
Ladder company, per hour or part thereof.....	275.00 (C)
Rescue unit, per hour or part thereof	200.00 (C)
Special needs.....	Figured on a cost recovery basis (C)
Hazardous materials cost recovery fees and/or response to intentional, malicious or negligently incidents are based on the cost of manpower, equipment and materials used.	

Fire inspections:	
After hour inspections.....	300.00 (C)
Maintenance reinspection fee:	
First reinspection	No Charge (M)
Second reinspection	75.00 (M)
Third reinspection.....	100.00 (M)
Any subsequent reinspections	150.00 (M)

Inspector Training fee, per project (\$1,000 minimum project value)25.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PUBLIC SAFETY FEES (CONTINUED)

Licensing Fees:

Health Department inspections	40.00 (M)
HRS inspections.....	40.00 (M)
Occupational License inspections	40.00 (M)

Permits By Use: (annual registration fee)

Ammunition, explosives and blasting agents	40.00 (M)
Burn permits (bonfires).....	40.00 (M)
Cryogenic fluids.....	40.00 (M)
Dry cleaning plants.....	40.00 (M)
Fire lane permits	40.00 (M)
Fireworks.....	40.00 (M)
Flammable/combustible liquids	40.00 (M)
High piled combustible stock.....	40.00 (M)
Hazardous chemicals.....	40.00 (M)
LP gas	40.00 (M)
Lumber storage	40.00 (M)
Places of assembly	40.00 (M)
Repair garages.....	40.00 (M)
Tents and air supported structures	40.00 (M)

Plans Review Fees:

Construction plans review - new and existing:	
\$1,000 value or less (no inspector training fee).	25.00 (M)
\$1,001 value or over.....	55.00 plus 0.05% of total work (M)
Revised plans.....	25.00 (unless more than 50% of original plan, then full fee applies) (M)
Construction inspections	25.00 or 1/2% of valuation (whichever is greater) (M)
After hour inspections.....	200.00 (M)
Construction reinspection fees:	
First reinspection	40.00 (M)
Second reinspection.....	50.00 (M)
Additional reinspection	100.00 (M)

Special Detail Services:

Personnel requested or required to be detailed for	
Special events (minimum of 3 hours)	60.00 per hour/per employee (C)
Special events (supervisor, if necessary).....	70.00 per hour/per supervisor (C)
Events requested less than ten days in advance:	
Special events (minimum of 3 hours)	80.00 per hour/per employee (C)
Special events (supervisor, if necessary).....	90.00 per hour/per supervisor (C)
Events scheduled on city recognized holidays require a fee of an additional \$10.00/hour, with a four hour minimum.	

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PUBLIC SAFETY FEES (CONTINUED)

Public Education Services:

Fire station birthday party program:	
Basic program	175.00 (C)
Plus \$5.00 per person up to a maximum of 20 attendees	
First aid class (per student)	45.00 (C)
CPR classes (per student)	50.00 (C)
Offsite training fee (per student)	20.00 (C)
Combination first aid and CPR class (per student)	75.00 (C)
Babysitter training class (per student)	55.00 (C)
Babysitter training class with CPR certification (per student)	90.00 (C)
Basic medical training class (per student)	100.00 (C)
Intermediate medical training class (per student)	150.00 (C)
Logistical staff for Fire Training Facility	150.00 (C)
Advanced medical training class (per student)	250.00 (C)
Fire training course (classroom only, per student)	500.00 (C)
Advanced fire training (includes cost of materials, per student)	700.00 (C)
Daily rental of Fire Training Facility (not to exceed 12 hours)	1,000.00 (C)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARKS AND RECREATION FEES

Adult Sports Team Fees:

Flag Football and Softball	500.00 (M)
Men's Basketball League Team Fee.....	450.00 (M)
Co-ed Kickball	400.00 (M)

Field Rental Rates: 50% of field rental fees allocated to field maintenance fund.

Unscheduled or Late Reservation Rates (less than two full business days) Add \$15.00 per hour.

Non-Profit Organizations and Winter Park Residents will receive 20% off listed rates.

Cady Way, Martin Luther King, Jr. and Ward Park Baseball, Softball and Multipurpose fields A-1, A-2, C and Showalter East Multipurpose Field 2:

Before 5:00 p.m., per hour	45.00 (C)
After 5:00 p.m., per hour	65.00 (C)
Saturday and Sunday	65.00 (M)
Field prep (lines), per field each time (standard lining multipurpose field)	65.00 (C)
Field prep (lines), per field each time (multi lining multipurpose field).....	115.00 (C)
Field prep (lines), late reservations per multipurpose field Standard lines....	120.00(C)
(less than two full business days' notice)	
Field prep (lines), for late reservations per multipurpose field Multi lines.....	160.00 (C)
(less than two full business days' notice)	
Field prep (lines), per field each time (standard lining Baseball/Softball).....	35.00 (C)
Field prep (lines), per field each time (specialty lining Baseball/Softball).....	60.00 (C)
Field prep (lines), for late reservations per Baseball Softball field	60.00 (C)
 All day (8:00 am to 9:00 pm)	 500.00 (C)
All day (8:00 am to 9:00 pm) Weekend.....	750.00 (M)

Winter Park Youth League Fee: (specific guidelines apply)

Martin Luther King, Jr., Showalter East ,2 and Ward A1, A2, C,.....	45.00 (C)
Baseball, Softball Fields	

Ward Park Field B Rental:

Before 5:00 p.m., per hour	55.00 (C)
After 5:00 p.m., per hour	80.00 (C)
Saturday and Sunday	80.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARKS AND RECREATION FEES (continued)

Ward Park Field B (continued):

Field prep (lines), per field each time (standard lining)	65.00 (C)
Field prep (lines), per field each time (multi lining).....	115.00 (C)
Field prep (lines), for late reservations per field Standard lining	120.00 (C)
(less than two full business days)	
Field prep (lines), for late reservations per field multi lining	165.00 (C)
 All day (8:00 am to 9:00 pm)	600.00 (C)
All day (8:00 am to 9:00 pm) Weekend	1000.00 (M)

Winter Park Youth League Fee Field B:

Field B	55.00 (C)
 Field 7 Batting Cages (2 cages per hour)	
Cages 1 & 2.....	7.00 (M)
Cages 3 & 4.....	7.00 (M)

Showalter Stadium and East 1 Turf Field:

25% of Stadium rental fees allocated to field maintenance account. (Track, Fields, or Stadium)

Track Only (less than 400 people, 2 hour minimum, includes starting blocks)

Deposit	100.00 (M)
Before 5:00 p.m., per hour	40.00 (M)
After 5:00 p.m., per hour	65.00 (M)
Saturday/Sunday	65.00 (M)
Full Day 8:00 a.m. to 5:00 p.m.	300.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.....	300.00 (M)
Full Day Weekend 8:00 a.m. to 5:00 p.m.	475.00 (M)

Field Only (less than 400 people, 2 hour minimum,)

Deposit	500.00 (M)
Before 5:00 p.m., per hour	60.00 (M)
After 5:00 p.m., per hour	85.00 (M)
Saturday/Sunday.....	85.00 (M)
Full Day 8:00 a.m. to 5:00 p.m.	450.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.....	400.00 (M)
Full Day Weekend 8:00 a.m. to 5:00 p.m.	600.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARKS AND RECREATION FEES (continued)

Stadium (includes scoreboard, track, equipment package, Ward C and Showalter East Fields. Video display scoreboard not included)	
Deposit	1000.00 (M)
Before 5:00 p.m., per hour	190.00 (M)
After 5:00 p.m., per hour	295.00 (M)
Saturday/Sunday	295.00 (M)
Full Day 8:00 a.m. to 5:00 p.m.	1,625.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.....	1400.00 (M)
Full Day Weekend 8:00 a.m. to 5:00 p.m.	2,500.00 (M)

Concession Stand (2 hour minimum)	
Deposit	500.00 (M)
Hourly	55.00 (M)
Full Day 8:00 a.m. to 5:00 p.m.	400.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.....	250.00 (M)

Equipment (includes pole vault pads and standards, high jump pads and standards, steeplechase, One discus cage, nine starting blocks, one shotput circle Long Jump and 130 hurdles,)	
Deposit	100.00 (M)
Individual Equipment	50.00 (M)
Package	200.00 (M)
*equipment fees allocated to a replacement account	

Showalter Track Membership October 1 through September 30 Prorated	
Monthly Resident.....	20.00 (M)
Monthly Youth Resident (Under 18)	10.00 (M)
Monthly Non-Resident.....	30.00 (M)
Monthly Youth Non-Resident (Under 18))	15.00 (M)
Annual Resident	150.00 (M)
Annual Non-Resident	250.00 (M)
Annual Resident Child 5-14 (must be accompanied by parent)	50.00 (M)
Annual Resident Youth (15-18)	75.00 (M)
Annual Non-Resident Youth (15-18)	100.00 (M)

Trainer/Instructor: Less than 15 students, October 1 through September 30 Prorated	
Monthly.....	50.00 (M)
Yearly	500.00 (M)
*Open Space Business Permit Required	

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARKS AND RECREATION FEES (continued)

Winter Park Community Center Recreation ID Membership Card:

Resident, Military or 1 st Responder	FREE (M)
Non-resident.....	20.00 (M)

Youth After School Program:

Resident (monthly).....	50.00 (M)
Non-resident (monthly).....	90.00 (M)
Registration fee	25.00 (M)
Fee for students qualifying for free/reduced lunch, (monthly), (City residents only)	30.00 (M)

Middle School After School Program:

Middle School After School Program (per semester): Semester 1 Aug-Dec, Semester 2 Jan-May
additional fee may apply for field trips

Resident, Registration Fee	50.00 (M)
Non-Resident Registration	110.00 (M)

Teen Summer Camp Program (completed grades 5 – 7, per week):

Resident	60.00 (M)
Each Additional Resident Child in same family	40.00 (M)
Resident Free/reduced lunch, per child	35.00 (M)
Non-resident	90.00 (M)
Additional non-resident child	70.00 (M)
Registration fee	25.00 (M)

Youth Summer Camp Program (completed grades K – 4, per week):

Resident:	
1 st child in family	90.00 (M)
Each additional child in family	60.00 (M)
Non-resident.....	120.00 (M)
Non-Resident Additional Child	85.00 (M)
Resident Free/Reduced lunch.....	30.00 (M)
Registration Fee	25.00 (M)

School's Out Program (single day camp during school year holidays):

Resident, per day	20.00 (M)
Non-resident, per day.....	30.00 (M)
After School Participant.....	15.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARKS AND RECREATION FEES (continued)

Holiday Camps:

Half Session – 2-3 Days

Resident	50.00 (M)
Non-resident.....	80.00 (M)
After School Participant.....	30.00 (M)

Full Session – 4-5 Days

Resident	70.00 (M)
Non-resident,	100.00 (M)
After School Participant,	30.00 (M)

Kid Night Out:

Resident registration fee	10.00 (M)
Non-resident registration fee.....	15.00 (M)

Late fee for all programs:

Late pickup ,1 st 15 minutes	5.00 (M)
Each additional 15 minutes.....	5.00 (M)

General Program Guidelines:

Youth/Teen Program Fees (based on minimum enrollment)..... Direct Cost

Adult Programs (based on minimum enrollment)..... Direct Costs plus 15%

Community Center & Cady Way Pool:

Daily (Resident, Military or 1 st Responder).....	3.00 (M)
Daily (non-resident)	6.00 (M)
Ten visit punch pass (resident).....	20.00 (M)
Ten visit punch pass (non-resident).....	50.00 (M)
Pool rental:	
Less than thirty guests (hourly, 2 hour minimum).....	150.00 (M)
Additional hourly fee per fifteen guests over initial thirty guests	25.00 (M)
Deposit	150.00 (M)
Pool Party – 2 hours, maximum of 40 guests, normal operational hours	150.00 (M)

Individual and Family Passes valid for 6 months (October-March or April-September)

Individual Pool Pass – (Resident, Military or 1 st Responder)	70.00 (M)
Individual Pool Pass – (non-resident).....	110.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARKS AND RECREATION FEES (continued)

Community Center & Cady Way Pool (continued):

Family Pool Pass – (residents, up to 5 family members per pass).....	190.00 (M)
Family Pool Pass – (non-residents, up to 5 family members per pass).....	300.00 (M)
Family Pool Pass – (CRA residents, up to 5 family members per pass).....	110.00 (M)
Cady Way & Community Center Reserved Camp/groupSwim.....	5.00 (M)
Lap Swim Pass 4 Seasons: summer – June to August, fall – September to November, Winter – December to February and Spring – March to May	
Lap Swim Pass – (Resident, Military or 1st Responder).....	40.00 (M)
Lap Swim Pass – (non-resident).....	60.00 (M)
Lap Swim Pass – (CRA resident).....	30.00 (M)

Swim Lessons

Resident Group lessons.....	40.00(M)
Non-Resident Group lessons.....	60.00(M)
Private Lessons:	
1 lesson	35.00 (M)
5 lessons.....	150.00M)
10 Lessons.....	250.00M)
Semi Private Lessons (up to 2 people)	
1 lesson.....	45.00 (M)
5 lessons.....	175.00M)
10 Lessons.....	325.00M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARKS AND RECREATION FEES (continued)

Fitness/Weight Room:

Annual Pass: *prorated fee

Resident, Military or 1st Responder 110.00 (M)

Non-resident..... 200.00 (M)

CRA area resident..... 80.00 (M)

Monthly Pass: *prorated fee

Resident, Military or 1st Responder 18.00 (M)

Non-resident..... 30.00 (M)

CRA area resident..... 12.00 (M)

Daily pass, all users 5.00 (M)

Youth Annual Pass (ages 12-17, ages 12--13 will be required to attend training)

Resident 30.00 (M)

Non-resident..... 55.00 (M)

Corporate rate:

Fitness/Weight Room

(includes 7 vouchers, \$70 each per year for each additional
voucher over 10, provides access to lap swim, open gym, and
open basketball) 375.00 (M)

Senior Program

Resident, Military or 1st Responder Free with Membership ID

Non-Resident Annually (Unlimited Wellness Class Pass, must have Rec ID)...\$25.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

CEMETERY FEES

Veterans receive 30% discount on purchase of space at Palm and Pineywood.

Palm Cemetery (in designated Veteran Section):

Single space - resident.....	5,800.00 (M)
Single space – qualified non-resident	6,300.00 (M)
Cremation space - resident	900.00 (M)
Cremation space – qualified non-resident.....	950.00 (M)
Baby space	150.00 (M)
Qualified non-resident baby space.....	170.00 (M)
Interment of cremains:	
Weekdays.....	375.00 (M)
Saturdays	475.00 (M)
Tent for cremains interment:	
Weekdays.....	1,050.00 (M)
Saturdays	1,250.00(M)
Opening and closing charges:	
Weekdays.....	1,375.00 (M)
Weekdays, for graveside services beginning after 3:30 pm).....	1,475.00 (M)
Saturdays	1,675.00 (M)
Infant burial.....	800.00 (M)
Disinterment of vault (weekdays only, rules apply)	1,375.00 (M)
Mausoleum space (limited number of spaces).....	84,000.00 (M)
Extra Tent for graveside service	150.00 (M)
Extra set of chairs	50.00 (M)

Pineywood Cemetery: * (per city purchase agreement)

Single space - resident.....	2,900.00 (M)
Single space – qualified non-resident	3,475.00 (M)
Baby space	150.00 (M)
Qualified non-resident baby space.....	170.00 (M)
Cremation space - resident	675.00 (M)
Cremation space – qualified non-resident.....	725.00 (M)
Interment of cremains:	
Weekdays.....	375.00 (M)
Saturdays	475.00 (M)
Tent for cremains interment:	
Weekdays.....	1,050.00 (M)
Saturdays	1,250.00 (M)
Opening and closing charges:	
Weekdays.....	1,375.00 (M)
Weekdays, for graveside services beginning after 3:30 pm).....	1,475.00 (M)
Saturdays	1,675.00 (M)
Infant burial.....	800.00 (M)
Disinterment of vault (weekdays only, rules apply)	1,375.00 (M)
Extra Tent for graveside service	150.00 (M)
Extra set of chairs	50.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

CEMETERY FEES (CONTINUED)

Palm and Pineywood Columbariums:

Single or Double space:

Resident2,625.00 (M)

Qualified non-resident3,250.00 (M)

Interment (Saturday)350.00 (M)

Tent for columbarium interment 1,050.00 (M)

Veteran Section: (Restrictions apply)

Single space – resident Palm Cemetery4,000.00 (M)

Single space – qualified non-resident Palm Cemetery 4,500.00 (M)

Single space – resident Pineywood Cemetery2,000.00 (M)

Single space – qualified non-resident Pineywood Cemetery 2,500.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

GOLF COURSE FEES (all include sales tax)

Green Fees (Residents/Non-residents) 9 Hole Course:

Resident Monday-Thursday	17.00 (M)
Non-Resident Monday - Thursday	24.00 (M)
Resident Friday – Sunday, Holidays	
22.00 (M)	
Non-Resident Friday – Sunday, Holidays	29.00 (M)
Youth 12 and Under	7.00 (M)

Green Fees:

Replay rate for all players	12.00 (M)
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Annual Play Pass:

Single resident,	1,350.00 (M)
Single non-resident	2,150.00 (M)
Summer Junior Pass	200.00 (M)

Cart Rental:

Electric Cart 9-Hole – Single (includes sales tax) Senior 65+	10.00 (M)
Electric Cart 9-Hole – Single (includes sales tax)	12.00 (M)
Pull cart (includes sales tax)	5.00 (M)
Club Rental (includes tax)	12.00 (M)

Tournament Fees (includes tax):

30% discount off tournament fee for verified non-profits	
Weekday Night scramble (36 person minimum)	1,300.00 (M)
Each additional golfer above 36	42.00 (M)
Weekend Night scramble (36 person minimum)	2,650.00 (M)
Each additional golfer above 36	42.00 (M)
Weekday Private scramble (36 person minimum)	2,150.00 (M)
Each additional golfer above 36	30.00 (M)
Weekend Private scramble (36 person minimum)	3,600.00 (M)
Each additional golfer above 36	30.00 (M)

Marketing and seasonal discounts may be offered at the discretion of the City Manager or designee.

Playing lessons, per person:

6 holes, approximately 1 hour	125.00 (M)
9 holes, approximately 1.5 hours	200.00 (M)

Course Rental

Full Course Rental – Daily 7am to Dusk Events - Free to Public	7,200.00 (M)
Full Course Rental – Daily 7am to Dusk – Paid Admission Events	15,000.00 (M)
Admission/Income percentage subject to negotiation.	

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

GOLF COURSE FEES (continued, all include sales tax)

Putting Course Rental

Full Day – Free to Public or Private	1,200.00 (M)
Half Day – Free to Public or Private	600.00 (M)
Full Day – Paid Admission Events	2,400.00 (M)
Half Day – Paid Admission Events	1,200.00 (M)

Winter Park Pines:

Green Fees (Residents/Non-residents) 18 Hole Course with cart May 1- September 30:

Resident Monday-Thursday	39.00 (M)
Non Resident Monday - Thursday	45.00 (M)
Resident Friday – Sunday, Holidays	49.00 (M)
Non Resident Friday – Sunday, Holidays	55.00 (M)
9 Holes + Twilight (after 3 pm):	
Resident.....	29.00 (M)
Non Resident.....	33.00 (M)

Green Fees (Residents/Non-residents) 18 Hole Course with cart October 1 - April 30:

Resident Monday-Thursday	49.00 (M)
Non Resident Monday - Thursday	55.00 (M)
Resident Friday – Sunday, Holidays	55.00 (M)
Non Resident Friday – Sunday, Holidays	60.00 (M)

Annual Play Pass:

Single Full Membership Resident (includes residents of WP Pines HOA)	1,200.00 (M)
Single Full Membership Non-resident (family members must reside at same address).....	1,650.00 (M)
Add Adult Family Member Resident.....	600.00 (M)
Add Adult Family Member Non-Resident.....	900.00 (M)
Add Youth Family Member Resident.....	400.00 (M)
Add Youth Family Member Non-Resident.....	600.00 (M)
Add on to WP9 Resident Play Pass.....	650.00 (M)

Driving Range:

Large bucket of range balls (50)	9.00 (M)
Small bucket of range balls (25).....	5.00 (M)
(15% discount, card value=\$160.00.....	136.00 (M)

Cart Fees:

18 Holes.....	18.00 (M)
9 Holes.....	12.00 (M)
Pull cart (includes sales tax)	5.00 (M)
Club rental (includes sales tax).....	12.00 (M)

Marketing or seasonal discounts may be offered at the discretion of the City Manager or designee

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

TENNIS FEES

Tennis Court Memberships:

Annual Membership

All Courts

Resident	400.00 (M)
Non-Resident	600.00 (M)
Senior Resident.....	350.00 (M)
Senior Non-Resident.....	500.00 (M)
Youth Resident (13 -20 years old)	250.00 (M)
Child Resident 12 and under.....	150.00 (M)

Additional Family Member (Family members must reside at the same address)

Resident	225.00 (M)
Non-Resident	300.00 (M)
Senior Resident	175.00 (M)
Senior Non-Resident.....	250.00 (M)
Youth Resident (13-20 years old)	150.00 (M)
Child Resident (12 and under)	75.00 (M)

Non Member Fees:

Residents

All courts (includes tax)	8.00 (M)
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Non-Residents

All court (includes tax)	10.00 (M)
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Punch Pass (10 visits):

Resident	65.00 (M)
Non-Resident.....	85.00 (M)

Punch Pass (22 visits):

Resident	140.00 (M)
Non-Resident.....	180.00 (M)

League Rate:

Full Year League Fee (per team).....	150.00 (M)
Half Year League Fee (per team)	75.00 (M)

League Fee +(\$23.00 * # of lines * # of home meets)/(% of members on roster) (M)
(at least 50% of the team must be annual team league pass holders)

League Team Annual Play Pass, per Person	350.00 (M)
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CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

TENNIS FEES (continued)

Annual Pass Ball rental machine, hourly.....	10.00 (M)
Ball rental machine, hourly.....	20.00 (M)
Annual ball machine membership, per person (twenty memberships available).....	200.00 (M)
Annual ball machine membership, family (twenty memberships available).....	250.00 (M)
Special Events	
Member.....	0 – 20.00 (M)
Non Member.....	6.00 – 30.00 (M)

Marketing and seasonal discounts may be offered at the discretion of the City Manager or designee.

Tennis Instructors must be contracted through City of Winter Park and/or Winter Park Tennis Center contracted tennis instruction provider.

No tournaments may be longer than five days, holidays are time and one half rates. The price includes six folding tables and twenty five chairs and a pop up tent.

Winter Park Tennis Center Program Fees: Fees will be approved upon completion of contract.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

RECREATION FACILITY RENTAL FEES (CONTINUED)

COMMUNITY CENTER:

(20% discount off regular fee for Resident, Military or 1st Responder or 30% discount off regular fee for verified non-profits, 15% additional discount for continuous groups.

CRA district resident discount off regular fee25%

Rates:

Small room, Cedar or Cypress or Senior room, hourly	80.00 (M)
Large room, Oak or Elm, hourly	110.00 (M)
Ballroom; Cedar, Cypress, Oak, and Elm combined, hourly	350.00 (M)
Rooms Oak, Elm, and Kitchen combined, hourly	275.00 (M)
4:00 pm to midnight, Friday, Saturday, Sunday	1,425.00 (M)
Ballroom and Kitchen combined, hourly	400.00 (M)
4:00 pm to midnight, Friday, Saturday, Sunday	1,850.00 (M)
Ballroom, Kitchen 4:00 pm to midnight with 2-hour amph	2,000.00 (M)
Kitchen, hourly	75.00 (M)
Early start fee (events requiring building access before 7:00 am)	100.00 (C)

Amphitheater (outdoor stage):

Two hours	175.00 (M)
Six hours	500.00 (M)

Gymnasium:

Half of gym, hourly	60.00 (M)
Entire gym, hourly	140.00 (M)

Deposit:

Large/Small meeting room/amphitheater/kitchen	150.00 (M)
Half Ballroom Cedar/Cypress or Oak/Elm combined	300.00 (M)
Full Ballroom Cedar, Cypress, Oak, Elm combined	500.00 (M)
Unscheduled time premium over regular rate, hourly	30.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

RECREATION FACILITY RENTAL FEES (CONTINUED)

WINTER PARK EVENTS CENTER: (20% discount off regular fee for Resident, Military or 1st Responder or 30% discount off regular fee for verified non-profits)

Entire Building (full building rental required on Friday and Saturday): (includes Grand Ballroom, Rooftop Terrace, Rooftop Meeting Room, and Pre-function Lobby)

Any 8-hour block between 10am-11pm, extra hours can be added not to exceed 10am or 11pm

Friday	5,050.00 (M)
Saturday	5,500.00 (M)
Sunday	4,425.00 (M)
Monday to Thursday (9:00 am to 5:00 pm, per hour)	3,300.00 (M)
Additional Setup Time, Per Hour	315.00 (M)
Deposit	750.00 (M)

Grand Ballroom:

Sunday to Thursday (8:00am to 10:00 pm, per hour 2-hour minimum). 475.00 (M)

2nd Floor dressing room add-on (flat rate for the entire length of rental) 300.00 (M)

Rooftop Terrace:

Sunday to Thursday (includes Rooftop Terrace and Meeting Room):

Minimum charge for three hours.....1,800.00 (M)

Additional charge for each hour above three.....275.00 (M)

Sunday to Thursday ((Terrace only)

Minimum charge for three hours.....1,650.00 (M)

Additional charge for each hour above three.....225.00 (M)

Rooftop Meeting Room (Sunday to Thursday, 8:00 am to 10:00 pm,
per hour).....

275.00 (M)

Tiedtke Amphitheater:

Sunday to Thursday (available as an add-on to another indoor rental) .550.00 (M)

Friday and Saturday (available as an add-on to entire building rental)1,275.00 (M)

Selected Belvedere areas:

Sunday to Thursday (available as an add-on to another indoor rental) .550.00 (M)

Friday and Saturday (available as an add-on to entire building rental)1,050.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

RECREATION FACILITY RENTAL FEES (CONTINUED)

COUNTRY CLUB (20% discount off regular fee for Resident, Military or 1st Responder or 30% discount off regular fee for verified non-profits, 15% additional discount for continuous groups.)

(Friday and Saturday- Full Building)

Hourly	250.00 (M)
4 p.m. to 12 midnight.....	1,500.00 (M)
Deposit	300.00 (M)

Hourly: (Sunday through Thursday)

Dining Room (hourly)	150.00 (M)
Club lounge (hourly)	125.00 (M)
Full building (hourly)	225.00 (M)
Deposit	300.00 (M)

FARMER'S MARKET:

Saturday Market:

12' x 10' space Outside without electricity (per month)	120.00 (M)
Additional ½ space 6 feet (per month)	65.00 (M)
12' x 10' space outside with electricity (per monthly).....	150.00 (M)
12' x 10' space Pop-Up vendor w/o electricity per setup	
Restrictions apply, once a month and no more than 6 times a year....	45.00(M)
10% discount for 6 months paid in advance. 15% discount for entire year paid in	

advance.

Farmer's Market Building Rental: (20% discount off regular fee for Resident, Military or 1st Responder or 30% discount off regular fee for verified non-profits, 15% additional discount for continuous groups.):

Hourly: (Sunday through Thursday)	315.00 (M)
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Entire Building

5:00 p.m. to midnight, Fri. and Sat	2,500.00 (M)
Parking Lot - in addition to building time rental.....	500.00 (M)
Deposit	500.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

RECREATION FACILITY RENTAL FEES (CONTINUED)

Winter Park Welcome Center:

Winter Park Community Foundation Room

(includes catering kitchen, restrooms and outdoor patio):

Weekday for 1 – 4 hours, per hour	70.00 (M)
Weekday for over 4 hours, per hour	60.00 (M)
Series of 4 or more rentals for 1 - 4 hours, per hour	60.00 (M)
Series of 4 or more rentals for over 4 hours, per hour	50.00 (M)
Weekend (all day)	500.00 (M)

Note: rental rates can be reduced by 50% for one half of room

Entire First Floor (includes Galloway Foundation gallery, Welcome gallery and Winter Park Health Foundation Community Room):

Weekday (until 6:00 pm)	not available
Weekday (after 6:00 pm), per hour	90.00 (M)
Weekend (all day)	750.00 (M)
Fire marshal, required to be on site for events hosting over 90 people, per hour	25.00 (M)

Winter Park Welcome Center (continued):

Additional one-time fees:

Cleaning (for events over 4 hours)	30.00 (M)
Staffing (weekdays before 9:00 am and/or after 5:00 pm), per hour	20.00 (M)
Staffing (weekends), per hour	25.00 (M)

Gallery display use deposit	100.00 (M)
Gallery display use cancellation fee (if cancellation is made less than thirty days in advance)	25.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARK FEES

DEPOSITS FOR GROUP EVENTS ARE EQUAL TO EVENT FEE

Azalea Lane Playground (20% Resident, Military or 1st Responder discount):

Small Pavilion:

Full day80.00 (M)

Half day45.00 (M)

Central Park:

Small events (less than 400 people)

North Park or South Park900.00 (M)

North and South Park1,400.00 (M)

Large events (400 – 2,000 people)2,300.00 (M)

Significant events 2,001 + people3,800.00 (M)

Set up days for event preparation75% of Small Event Fee (M)

Rose Garden wedding250.00 (M)

20% Resident, Military or 1st Responder discount

Deposit200.00 (M)

Central Park West Meadows:

(fee is doubled for functions charging admission):

Small events (less than 400 people)850.00 (M)

Large events (400 – 2,000 people)1,900.00 (M)

Significant events 2,001 + people3,100.00 (M)

Set up days for event preparation75% of Small Event Fee (M)

Mead Garden:

Group Events:

Small events (less than 400 people)850.00 (M)

Large events (400 – 2,000 people)1,900.00 (M)

Significant events 2,001 + people3,500.00 (M)

Set up days for event preparation75% of Small Event Fee (M)

Amphitheater (20% resident Military or 1st Responder discount)

Weekdays (three hours)450.00 (M)

Weekends (three hours)595.00 (M)

Deposit300.00 (M)

Large Pavilion (20% resident Military or 1st Responder discount)

Full day150.00

Half day (open to noon or 2 pm to close)90.00 (M)

Alice's Pond

North Side (Capacity 50/3 hr rental)425.00 (M)

South Side (Capacity 150/3 hr rental)500.00 (M)

Deposit200.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARK FEES (continued)

Mead Garden (continued):

Camellia Garden:	
Capacity 50/ 3 hr rental).....	\$425.00 (M)
Deposit	\$300.00 (M)

The Grove – includes stage, lawn and Pole Barn Capacity 1,000:	
Less than 400 people (8 hr rental)	1,500.00 (M)
400-1,000 people(8 hr rental).....	2,100.00 (M)
Deposit	\$700.00 (M)
Set Up Day	75% of small event fee

Legacy Garden:	
Up to – 100 people.....	\$750.00 (M)
101 – 150 people	1,100.00 (M)
Deposit	\$300.00 (M)

Pole Barn:	
Capacity 30 (3 hr rental).....	325.00 (M)
Deposit	\$100.00 (M)

Azalea Lodge Reception Hall and Meeting Center:

October – May:

Mon – Thu, before 4:00 pm (per hour, 3 hr min)	135.00 (M)
Mon – Thu, after 4:00 pm (per hour, 3 hr min)	175.00 (M)
Fri and Sat (8 hour rentals)	2,400.00 (M)
Sunday (8 hour rentals).....	1,950.00 (M)

June – September:

Mon – Thu, before 4:00 pm (per hour, 3 hr min)	135.00 (M)
Mon – Thu, after 4:00 pm (per hour, 3 hr min)	150.00 (M)
Fri and Sat (8 hour rentals)	2,000.00 (M)
Sunday(8 hour rentals).....	1,500.00 (M)
Deposit	500.00 (M)

Tables and chairs setup included. Side room and patio included. Hourly rentals require a three hour minimum.

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARK FEES (continued)

DEPOSITS FOR GROUP EVENTS ARE EQUAL TO EVENT FEE

Lake Baldwin Park:

Group Events:

Small events (less than 400 people)	850.00 (M)
Large events (400 – 2,000 people)	1,825.00 (M)
Significant events 2,001 + people	3,000.00 (M)

Set up days for event preparation 75% of Small Event Fee (M)

Martin Luther King, Jr., Park:

Group Events:

Small events (less than 400 people)	850.00 (M)
Large events (400 – 2,000 people)	1,825.00 (M)
Significant events 2,001 + people	3,000.00 (M)

Set up days for event preparation 75% of Small Event Fee (M)

East Lawn Area (less than 200 people, hourly before dark) 50.00 (M)

Community Playground pavilion (20% Resident, Military or 1st Responder discount):

Full day.....	100.00 (M)
Half day (open from noon or 2 pm to close)	60.00 (M)

Ward Park:

Large Pavilion (20% Resident, Military or 1st Responder discount):

Full day.....	125.00 (M)
Half day (open to noon or 2 pm to close)	90.00 (M)

Howell Branch Preserve:

Pavilion (20% Resident, Military or 1st Responder discount):

Full day.....	125.00 (M)
Half day (open to noon or 2 pm to close)	75.00 (M)

Cady Way Park:

Group Events:

Small events (less than 400 people)	850.00 (M)
Large events (400 – 2,000 people)	1,825.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARK FEES (continued)

Shady Park:

Group Events:

Small events (less than 400 people)	850.00 (M)
Large events (400 – 2,000 people)	1,825.00 (M)
Set up days for event preparation	75% of Small Event Fee (M)
Large Pavilion (20% Resident Military or 1 st Responder discount):	
Full day	125.00 (M)
Half day (open to noon or 2:00 pm to close)	90.00 (M)

Phelps Park:

Pavilion Rental (20% Resident, Military or 1 st Responder discount)	
Full day	125.00 (M)
Half day (open to noon or 2:00 pm to close)	75.00 (M)
Small Pavilion (20% Resident, Military or 1 st Responder discount)	
Full day	60.00 (M)
Half day (open to noon or 2:00 pm to close)	35.00 (M)

Kraft Azalea Garden:

Exedra area wedding	500.00 (M)
20% Resident, Military or 1 st Responder discount	
Exedra area wedding deposit	150.00 (M)

Violation of dog ordinance (issued by City Code Enforcement):

1 st offense	50.00 (M)
2 nd offense	100.00 (M)

Open Space Business Permit: Programs and Services offered on Park's property are limited to 50 attendees or less. Over 50 attendees will require a small event rental fee and application.

Monthly:

Twenty attendees or less	50.00 (M)
Over twenty attendees	125.00 (M)

Open Space Business Permit- Dinky Dock: (Paddle and Water Activity vendors)

***Limited Available (Please See Dicky Dock Policy and Procedures)**

Monthly Fee	250.00 (M)
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Open Space Park Concessionaire Permit:

Category A: Prepackaged food/beverage, no cooking.	
Per sales day per sales station	30.00 (M)
Per week (three day limit) per sales station	65.00 (M)
Per month (12 day limit) per sales station	175.00 (M)
Category B: Prepared Food as defined by Florida DBFR.	
Per sales day per sales station	60.00 (M)
Per week (three sales day limit) per sales station	140.00 (M)
Per month (12 sales day limit) per sales station	350.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

PARK FEES (continued)

Open Space Park Photography Business Permit:

Daily Fee.....	25.00 (M)
Weekly Fee.....	60.00 (M)
Annual Fee.....	500.00 (M)

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2024

SPECIAL EVENT AND MISCELLANEOUS FEES

MISCELLANEOUS CHARGES: Rental equipment fees allocated to equipment replacement account.

Special Use permit fee	25.00 (M)
Holiday Rate.....	Double hourly Regular Rate (M)
.....	Rental Rates (M)
Facility rental building late payment fee	5% of balance due (M)
Special event application fee	50.00 (M)
Parks Alcohol Usage Request Application Fee (non-refundable)	50.00 (M)
LCD projector and screen	50.00 (M)
Wireless microphone	50.00 (M)
Pipe and Drape	50.00 (M)
Portable stage	100.00 (M)
Staffing (per hour)	35.00 (M)
Crowd control fencing (per 200 feet)	150.00 (M)
Special event trailer with tables and chairs	300.00 (M)
Equipment Rental - Per Event:	
Banquet tables (each, off site events only)	5.00 (M)
Folding chairs (each).....	2.00 (M)
Podium (each)	20.00 (M)
Portable public address system	75.00 (M)
Set-Up/Breakdown.....	50.00 (C)
Operator (hourly).....	30.00 (C)
Risers 3' x 8' (each).....	40.00 (M)
Table skirts (each).....	15.00 (M)
Tent 20' x 40'	600.00 (M)
Tent 10' x 10'	75.00 (M)
Tent 10' x 10' Fire Rated 701	100.00 (M)
Portable Scoreboard per day	50.00 (M)

Cancellation Fees:

Pavilions and Fields (no deposit is required):

Cancellation with less than 7 days notice	No refund (M)
Cancellation with 8-90 days notice	Retain 25% of rental fee (M)
Cancellation with over 90 days notice	\$20 processing fee (M)

Buildings*, amphitheater, park rentals (deposit is required):

Cancellation with less than 30 days notice.....	Retain 100% of rental fee (M)
Cancellation with 30-60 days notice	Retain deposit (M)
Cancellation with 60-90 days notice	Retain 50% of deposit (M)
Cancellation with over 90 days notice	\$20 processing fee (M)

A double deposit is required for all functions charging admission and serving alcohol

A double deposit is required for all functions for minors charging admission

**item type**

Public Hearings: Non Quasi-Judicial Matters

meeting date

September 25, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Randy Knight, City Manager

subject

Request of the City of Winter Park for an Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-72 Office (O-1) District to revise the criteria for conditional uses for restaurants, cafes, coffee shops and other food establishments. (1st Reading)

motion | recommendation

P&Z recommendation is for approval of the Ordinance as presented.

background

In early 2021, the city adopted an Ordinance permitting restaurants, cafes, coffee shops, and similar food establishments within office zoning districts (O-1) via the Conditional Use process, provided certain criteria were met. The purpose of this Ordinance was to enable a select number of properties, such as the multi-story office buildings at 1560 Orange Avenue (HUB building) and 1201 South Orlando Avenue (Commerce National Bank building), to utilize their underused ground floors for dining establishments. This was thought to be feasible due to the ample surplus parking available, as the office spaces are typically vacant during evening hours.

However, since then, the owner of 1560 Orange Avenue has met with staff on a potential application for a Conditional Use permit for a restaurant on the building's ground floor but found the existing criteria to prevent them from moving forward. If the conditions of the Conditional Use are not met, the application cannot be approved. During the July 10th Commission meeting, the Commission instructed staff to revise the Conditional Use criteria for restaurants in the O-1 district to better align with the original intent of the Ordinance.

Business Impact Estimate: The following Business Impact Estimate was prepared in accordance with section 166.041(4), F.S. This Estimate may be revised following its initial posting.

1. Summary of ordinance and statement of public purpose to be served: This Ordinance will update the Office (O-1) Zoning Code to revise the Conditional Use criteria for restaurants in the O-1 district to better align with the original intent of the Ordinance.

2. Estimated direct impact of this Ordinance on private, for-profit businesses in the City of Winter Park, if any:

- **Estimate of direct compliance costs that businesses may reasonably incur:** None.
- **Identification of any new charge or fee on businesses subject to this Ordinance which businesses will be financially responsible (if applicable):** None.
- **Estimate of City of Winter Park's regulatory costs associated with this Ordinance, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:** None.

3. Good faith estimate of the number of businesses likely to be impacted by this Ordinance: None.

4. Additional Information (optional): N/A.

alternatives | other considerations

fiscal impact

attachments

1. ORD for O-1 Changes for Restaurant CU

ORDINANCE XXXX-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" SECTION 58-72 OFFICE (O-1) DISTRICT TO REVISE THE CRITERIA FOR CONDITIONAL USES FOR RESTAURANTS, CAFES, COFFEE SHOPS AND OTHER FOOD ESTABLISHMENTS, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park (the "City") recognizes that certain types of food and beverage establishments can be compatible within multi-story office buildings as an ancillary activity to the predominate character and use of the building for offices and such mixed use requires special consideration and clarification of the intent of the Zoning Code; and

WHEREAS, the City recognizes that the Planning and Zoning Board and/or the City Commission desires that certain criteria and factors be necessary in order to promote such mixed use in office zoned areas as important for the character and environment of the City; and

WHEREAS, the City recognizes that the Planning and Zoning Board and/or the City Commission recognizes that the location and such other criteria are a part of the consideration for the approval of conditional uses but agrees that those types of conditional use applications may be heard; and

WHEREAS, in accordance with section 163.3174, Florida Statutes, and section 58-372 of the City Code of Ordinances, the City's local planning agency, which is the designated planning and zoning board, has reviewed and made recommendations as to the amendments set forth herein; and

WHEREAS, this Ordinance is being adopted in the best interests of the health, safety and welfare of the citizens of Winter Park.

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

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-72 "Office (O-1)" is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-72. Office (O-1) district.

- (d) *Conditional uses.* The following uses may be permitted after review by the planning and zoning board and approval by the city commission in accordance with the provisions of this article. See section 58-90, conditional uses.

(8) Restaurants (as defined in the definitions section of the LDC), cafes, coffee shops and other food and beverage establishments (but not including bars, taverns and lounges), provided the following criteria are met. The distances defined below shall be measured in a straight line from point to point (i.e. corner of a residential unit to corner of closest parking space):

- a. Limited to adaptive reuse of existing O-1 properties with existing parking in excess of Code requirements.
- b. Such establishment may only be located on the ground floor within buildings of a minimum of three stories in height and having greater than 20,000 square feet of building. Such establishment may not occupy more than 25 percent of the floor area of the entire office building.
- c. Proposed restaurants must include a compliant commercial kitchen.
- d. The doors or any outdoor (covered or open) area that serves customers and the associated parking shall be located at least 300 feet from any ~~single-family~~ residential use. Waivers to this requirement may be granted if that these areas provide an adequate buffer to the residential use within 300 feet to mitigate noise concerns and ensure compliance with the city's noise ordinance. The buffer may be a combination of walls and/or landscaping and determined on a case-by-case basis.
- e. A parking plan shall be submitted, which shows how parking will be accommodated on the site, including hours of operation.
- f. No outdoor speakers, music, projection screens, or televisions shall be allowed.
- g. Drive-thru or pickup windows shall not be allowed.
- h. Delivery areas shall not be located within 300 feet of any ~~single-family~~ residential properties. Waivers to this requirement may be granted if that these areas provide an adequate visual and sound buffer to the residential use within 300 feet to mitigate noise concerns and ensure compliance with the city's noise ordinance. The buffer may be a combination of walls and/or landscaping and determined on a case-by-case basis.
- i. Dumpsters shall not be located within 300 feet of any ~~single-family~~ residential use and shall be screened, using materials to match the building. Waivers to this requirement may be granted if that these

areas provide an adequate visual and sound buffer to the residential use within 300 feet to mitigate noise concerns and ensure compliance with the city's noise ordinance. The buffer may be a combination of walls and/or landscaping and determined on a case-by-case basis.

- j. Any restaurant signage shall be approved as part of the conditional use.

SECTION 2. CODIFICATION. Section 1 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

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

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

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

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

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis

**item type**

Public Hearings: Non Quasi-Judicial Matters

meeting date

September 25, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Randy Knight, City Manager

subject

Request of the City of Winter Park for an Ordinance Amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-86 "Off-Street Parking and Loading Regulations" so as to modify the multi-family residential, retail, office and restaurant parking regulations within the city. (1st Reading)

motion | recommendation

P&Z recommendation is to approve the Ordinance as presented.

background

The Chamber of Commerce in September 2023 invited Henry Grabar, author of the book, "Paved Paradise" to Winter Park to speak on the topic of parking. His viewpoint is parking codes almost always over-park, discourage shared parking and use far too much valuable land for the purpose of parking spaces, stormwater retention and landscaping versus the more profitable use of that land for added economic building space. His viewpoint is that cities should greatly reduce parking requirements or abandon parking codes entirely and let the private sector decide how much, if any, parking to provide.

In response, the City Commission held a work session on November 9th to discuss this topic and concurred with several staff proposals to update the Zoning Code to reflect current best practices with the following changes:

1. Unify the parking code requirement for non-medical office and retail city-wide to one space per 333 sf (3 per 1,000 sf) versus the current one space per 250 sf (4 per 1,000 sf). The City has already changed to one space for 333 sf (3 per 1,000) for the Central Business District, the Hannibal Square Neighborhood Commercial District and the Orange Avenue Overlay. This is a 25% decrease in parking required for retail or non-medical office.
2. Reduce the parking needed for large office buildings which have the largest parking surpluses. Together with the Code change above, this Code change would further reduce the parking requirements to one space for each 400 sf for any building area over 15,000 sf. For example, a 30,000 sf office building now needs 120 parking spaces.

With the two changes together (1 per 333 for the first 15,000 sf and 1 per 400 sf for next 15,000 sf), the parking required is 83 spaces. This is a 30% reduction in required parking.

3. In multi-family residential projects of three or more units, 1.25 spaces for a one-bedroom unit, 2 spaces for a two-bedroom unit, and 2.5 spaces for a three-bedroom unit. This is the same parking requirement as now exists in the Orange Avenue Overlay. For townhouse and condo projects with larger units, the City would maintain the current 2.5 per dwelling unit if larger than 2,000 sq. ft. in size.
4. Impose a maximum parking provision of no more than 200% of the code requirement.
5. Add clarifying language that the City may deny the use of shared parking if the City reasonably determines that the shared parking is not feasible.

Rationale for the Proposals

Office floor plans have evolved over the years with larger offices, fewer open-air cubicles and more amenity space. Additionally, the nature of most office businesses has changed so that fewer clients need to visit with the use of email and electronic communication. It also is prudent to have a unified city-wide parking rate for office and retail versus different geographic parking rates, thus the proposal for 1 per 333 sf city-wide.

The most obvious over-parked situations tend to be the larger non-medical office buildings. For whatever the reason, larger offices, more elevator core, more restrooms, more hallways, etc. those large office buildings are the most obvious scenarios of over-parking. The City tried to address this with a different standard for parking over 20,000 sq. ft. of building. (1 per 250 for the first 20,000 sf then 1 per 333 sf for above). That has been helpful but not sufficient. The new proposal the is the 1 per 333 sf for the first 15,000 sf of building and then 1 per 400 sf above. It represents a 30% reduction in required parking.

Similarly, many jurisdictions require less parking for smaller apartment/condo units. The City discussed this in-depth during the adoption of the Orange Avenue Overlay. This ordinance would make those standards city-wide which are 1.25 spaces for a one-bedroom unit, 2 spaces for a two-bedroom unit, and 2.5 spaces for a three-bedroom unit, provided the units are all less than 2,000 sf in size. For those large units the current 2.5 space requirement would be maintained. Having a uniform parking rate for multi-family city-wide is referred to having two different standards as now exists.

Business Impact Estimate: The following Business Impact Estimate was prepared in accordance with section 166.041(4), F.S. This Estimate may be revised following its initial posting.

1. Summary of ordinance and statement of public purpose to be served: This Ordinance will update the Zoning Code to reflect current best practices for parking requirements with the following changes:

- Unify the parking code requirement for non-medical office and retail city-wide to one space per 333 sf (3 per 1,000 sf) versus the current one space per 250 sf (4 per 1,000

sf). The City has already changed to one space for 333 sf (3 per 1,000) for the Central Business District, the Hannibal Square Neighborhood Commercial District and the Orange Avenue Overlay. This is a 25% decrease in parking required for retail or non-medical office.

- Reduce the parking needed for large office buildings which have the largest parking surpluses. Together with the Code change above, this Code change would further reduce the parking requirements to one space for each 400 sf for any building area over 15,000 sf. For example, a 30,000 sf office building now needs 120 parking spaces. With the two changes together (1 per 333 for the first 15,000 sf and 1 per 400 sf for next 15,000 sf), the parking required is 83 spaces. This is a 30% reduction in required parking.
- In multi-family residential projects of three or more units, 1.25 spaces for a one-bedroom unit, 2 spaces for a two-bedroom unit, and 2.5 spaces for a three-bedroom unit. This is the same parking requirement as now exists in the Orange Avenue Overlay. For townhouse and condo projects with larger units, the City would maintain the current 2.5 per dwelling unit if larger than 2,000 sq. ft. in size.
- Impose a maximum parking provision of no more than 200% of the code requirement.

2. Estimated direct impact of this Ordinance on private, for-profit businesses in the City of Winter Park, if any:

- **Estimate of direct compliance costs that businesses may reasonably incur:** None.
- **Identification of any new charge or fee on businesses subject to this Ordinance which businesses will be financially responsible (if applicable):** None.
- **Estimate of City of Winter Park's regulatory costs associated with this Ordinance, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:** None.

3. Good faith estimate of the number of businesses likely to be impacted by this Ordinance: All businesses that are office/retail uses (non-medical) and multi-family developments will have a lower parking requirement.

4. Additional Information (optional): N/A.

[alternatives | other considerations](#)

[fiscal impact](#)

[attachments](#)

1. Ord._Parking Code Modernization - 2024

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA
AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE",
ARTICLE III, "ZONING REGULATIONS" SUBSECTION 58-
86 "OFF-STREET PARKING AND LOADING REGULATIONS"
SO AS TO MODIFY THE MULTI-FAMILY RESIDENTIAL,
RETAIL, OFFICE AND RESTAURANT PARKING
REGULATIONS WITHIN THE CITY PROVIDING FOR
CONFLICTS, CODIFICATION, SEVERABILITY, AND AN
EFFECTIVE DATE.**

WHEREAS, the Florida Legislature has adopted Chapter 163, Florida Statutes which requires all local communities to adopt amendments to their Land Development Codes to implement the growth and development policies of Comprehensive Plans adopted pursuant to Chapter 163, Florida Statutes and Florida Administrative Rules in order to provide appropriate policy guidance for growth and development: and

WHEREAS, the Winter Park City Commission adopted a new Comprehensive Plan on February 14, 2024 via Ordinance 3291-24; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Zoning Regulations portion of the Land Development Code having held an advertised public hearing on September 3, 2024, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed amendments to the Zoning Regulations portion of the Land Development Code and held advertised public hearings on September 25, 2024 and on October 9, 2024; and

WHEREAS, the portions of Chapter 58, Land Development Code, Article III, Zoning Regulations that are to be amended and modified as described in each section and amended to read as shown herein where words with single underlined type shall constitute additions to the original text and ~~strike through~~ shall constitute deletions to the original text.

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

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-86 "Off-street Parking and Loading Regulations", Subsection (b) (9), (18), (21) and (22) in the "Zoning" Article of the Land Development Code to read as follows:

(b) *Specific requirements for various uses and buildings.* Listed below are the minimum parking spaces required for various buildings and uses. When the computation results in a requirement for a fractional space, a fraction of one-half or less shall be disregarded. When the fraction exceeds one-half, one additional off-street parking space will be required. In no case shall a parking lot be constructed or converted that provides more than two hundred (200%) of the minimum required parking spaces. A variance shall be required for any parking lot providing over two hundred (200%) of the minimum required parking spaces. Parking spaces, other than handicapped spaces, shall be nine (9) feet wide by eighteen (18) feet deep. Variances to reduce the size of parking spaces are prohibited. The Central Business District, as specified in this section, shall be the geographic area depicted in the CBD Map D-2 within the Definitions section of this Code; the New England Avenue portion of the Hannibal Square Neighborhood Commercial District shall be the same as detailed in the Hannibal Square District exclusion area and the Orange Avenue Corridor shall include any property with frontage directly on Orange Avenue from Fairbanks Avenue to Orlando Avenue.

~~(9) *General business and retail commercial:* Within the Central Business District, the New England Avenue portion of the Hannibal Square Neighborhood Commercial District and along the Orange Avenue Corridor, One parking space for each 333 square feet of gross floor space and within the other areas of the City, one parking space for each 250 square feet of gross floor space in the building.~~

~~(18) *Office, professional or public buildings:* Within the Central Business District, the New England Avenue portion of the Hannibal Square Neighborhood Commercial District and along the Orange Avenue Corridor, One parking space for each 333 square feet of gross floor space and within the other areas of the City, one parking space for each 250 square feet of gross floor space in the building up to the first 20,000 square feet of floor area, and one space for each 333 400 square feet of floor space in the building for floor area more than 20,000 15,000 square feet in size.~~

~~(21) *Residential dwellings.* Two spaces per dwelling unit for any residential project of two units or less. In multi-family residential projects of three or more units, 1.25 spaces for a one-bedroom unit or studio, 2 spaces for a two-bedroom unit, and 2.5 spaces for a three-bedroom unit or 2.5 two and one-half spaces per dwelling unit larger than 2,000 sq. ft. in size. for any residential project of than three units or more. The planning and zoning boardcommission may recommend and the city commission may approve variances to these provisions where conditions warrant, when part of conditional use reviews.~~

~~(22) *Restaurants, food service establishments, nightclubs, taverns or lounges:* One parking space for each 50 square feet of floor space for patron use on the premises or one space for every three seats, whichever is greater. However, within the Central Business District, along the Orange Avenue Corridor and within the New England Avenue portion of the Hannibal Square Neighborhood Commercial District, the minimum requirement shall be one space for every four seats. Establishments with 12 seats or less shall be classified as retail.~~

SECTION 2. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-86 "Off-street Parking and Loading Regulations", Subsection (3) (h) in the "Zoning" Article of the Land Development Code to read as follows:

(3) Design, construction and operation of parking lots and parking garages.

h. *Mixed uses and shared parking.* In the case of mixed uses and shared parking, the total requirements for off-street parking and loading spaces shall be the sum of the requirements of the various uses computed separately as specified in the off-street parking regulations and off-street loading and unloading regulations of this article. The off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking and/or off-street loading space for any other use unless specifically provided for based upon the entire time period of usage and need as supported by the Urban Land Institute's Methodology for Shared Parking Exclusion report, as may be amended. The City may deny the use of shared parking if the City reasonably determines that the shared parking is not feasible. In any multi-family building or mixed use building or project, that includes residential units, constructed after September 1, 21017, at least one of the required parking spaces provided for each residential unit shall be dedicated and reserved for each particular residential unit and shall be provided to each residential unit at no additional cost as part of a monthly or other lease term other than as included in the base lease rate applicable to all other similar units and shall not be an additional cost for purchase over the agreed upon purchase price of the residential unit.

SECTION 3. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 4. CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance, Sections 1 and 2 shall become and be made a part of the Code of Ordinances of the City of Winter Park, Florida, and not Sections 3-7;

SECTION 5. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

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

Sheila DeCiccio, Mayor

ATTEST:

City Clerk



item type

Public Hearings: Non Quasi-Judicial Matters

meeting date

September 25, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Randy Knight, City Manager

subject

This public hearing must be heard after 5:00 p.m.

Request of the City of Winter Park for:

- An Ordinance Amending Chapter 58 "Land Development Code" Article III, "Zoning" And Article VI, "Subdivision and Lot Consolidation Regulations" to adopt new regulations and development standards, necessary to implement the City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies Document, dated February 14, 2024. (1st Reading)
- An Ordinance Amending Chapter 102 "Utilities" of the Code of Ordinances to establish annexation requirements for the provision of city sanitary sewer service as necessary to implement the City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies Document, dated February 14, 2024. (1st Reading)
- An Ordinance Amending Chapter 2 "Administration", Article VIII, "Affordable and Workforce Housing" of the Code of Ordinances to amend provisions regarding the housing linkage fee as necessary to implement The City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies document, dated February 14, 2024. (1st Reading)
- An Agreement to provide for vesting of rights for properties zoned R-4, under the 2017 Comprehensive Plan.

motion | recommendation

P&Z recommendation is to approve the Ordinances as presented.

background

The City updated the Comprehensive Plan on February 14, 2024. Per Chapter 163, Florida Statutes, the City has one year thereafter to update the Land Development Code and other Ordinances of the City in compliance with those policies. With respect to the updates required in the Zoning Regulation portion of the Land Development Code, the following changes are being made:

1. Codifies site design requirements for separation of townhouse units in R-3 zoning.

2. Reduces the density and floor area ratio in the R-4 district, due to the Live Local Act.
3. Implements floor area ratio and impervious coverage maximums in the PURD zoning and updates to reflect current staff review process and updates P&Z 'Board' versus 'Commission' and 'Zoning' versus 'Building' Official terminology.
4. Rebrands the C-2 zoning district as a Central Business District (CBD) zoning to be consistent with the updates in the Comprehensive Plan for CBD future land use.
5. Adds new requirements and clarification for when Conditional Use requests and FLU/rezonings require a Transportation Impact Analysis.
6. Adds clarifying language to PURD for how to determine setbacks/FAR/etc.
7. Adds tattoo establishments to permitted uses in I-1 to comply with recent case law involving freedom of speech.
8. Adds language regarding requirements for cross-access and sidewalks for commercial properties.
9. Implements recommendations from EDAB from the MJB Consulting study on retail strategies in the CBD.
10. Implements the continuation of the city's affordable and workforce housing linkage fee and provides for a future 'fee-in-lieu' allowance if an inclusionary housing ordinance is adopted.
11. Codifies the requirement for a voluntary annexation or a consent to annexation agreement recorded in the public records in order to be provided sanitary sewer service from the city system.
12. Codifies the prohibition on subdivisions of estates and further codifies the allowances for variances if the preservation and designation of historic homes is accomplished.
13. Codifies the method of determining conformance to the standards for variances for lot splits on non-lakefront properties as matching the median lot sizes within 300 feet on the street section proposed for the lot split.

In order to preserve building entitlements of current R-4 property owners, there is also a companion Vesting Agreement for R-4 property owners.

All of these code changes are already in force and effect with the adoption of the new Comprehensive Plan. This ordinance puts these items in the Land Development Code (Zoning Regulations) where they are more easily located by property owners and developers.

Business Impact Estimate: The following Business Impact Estimate was prepared in accordance with section 166.041(4), F.S. This Estimate may be revised following its initial posting.

1. Summary of ordinances and statement of public purpose to be served: The City updated the Comprehensive Plan on February 14, 2024. Per Chapter 163, Florida Statutes, the City has one year thereafter to update the Land Development Code and other Ordinances of the City in compliance with those policies. These Ordinances bring the Land Development Code and other Ordinances into compliance with the Comprehensive Plan.

2. Estimated direct impact of these Ordinances on private, for-profit businesses in the City of Winter Park, if any:

- **Estimate of direct compliance costs that businesses may reasonably incur:** None.
- **Identification of any new charge or fee on businesses subject to this Ordinance which businesses will be financially responsible (if applicable):** None.
- **Estimate of City of Winter Park's regulatory costs associated with these Ordinances, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:** None.

3. Good faith estimate of the number of businesses likely to be impacted by these Ordinances: None.

4. Additional Information (optional): N/A.

alternatives | other considerations

fiscal impact

attachments

1. Land Dev. Code - Zoning Ordinance_Comp Plan Implementation
2. Land Dev. Code - Comp. Plan Imp. Sewer and Water 2024
3. Land Dev. Code - Comp. Plan Imp. Housing 2024
4. LDC - Comp. Plan Imp. R-4 Vesting Agreement

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND ARTICLE VI, "SUBDIVISION AND LOT CONSOLIDATION REGULATIONS" SO AS TO ADOPT NEW REGULATIONS AND DEVELOPMENT STANDARDS, NECESSARY TO IMPLEMENT THE CITY OF WINTER PARK, COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT, DATED FEBRUARY 14, 2024; PROVIDING FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has adopted Chapter 163, Florida Statutes which requires all local communities to adopt amendments to their Land Development Codes to implement the growth and development policies of Comprehensive Plans adopted pursuant to Chapter 163, Florida Statutes and Florida Administrative Rules in order to provide appropriate policy guidance for growth and development; and

WHEREAS, the Winter Park City Commission adopted a new Comprehensive Plan on February 14, 2024 via Ordinance 3291-24; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Zoning Regulations portion of the Land Development Code having held an advertised public hearing on September 3, 2024, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed amendments to the Zoning Regulations portion of the Land Development Code and held advertised public hearings on September 25, 2024 and on October 9, 2024 and advertised notice of such public hearings via quarter page advertisements in the Orlando Sentinel pursuant the requirements of Chapter 166, Florida Statutes; and

WHEREAS, the portions of Chapter 58, Land Development Code, Article III, Zoning Regulations and Article IV Subdivision and Lot Consolidation Regulations, that are to be amended and modified as described in each section and amended to read as shown herein where words with single underlined type shall constitute additions to the original text and ~~strike through~~ shall constitute deletions to the original text.

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

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified to implement the amendments to the City of Winter Park Comprehensive Plans Goals, Objectives, and Policies Document, dated February 14, 2024:

Sec. 58-67. Medium density multiple-family residential (R-3) district.

(e) *Development standards.*

- (10) Townhouse development, meaning a residential unit where floors one and two or floors one, two and three are interconnected living spaces, shall be limited to no more than five units in a building before a mandatory break or separation between buildings shall be required of at least twenty (20) feet in width.

Sec. 58-68. Multifamily (high density R-4) district.

(d) *Minimum building site.*

- (3) ~~The minimum ground area required per dwelling unit shall be 1,750 square feet and the maximum density shall be 25-seventeen (17) units per acre.~~

(e) *Development standards.*

- (2) The maximum floor area ratio shall be ~~200~~one hundred ten percent (110%). The floor area ratio shall include the floor area of any attached or detached above-grade private parking garage. The maximum floor area ratios outlined above are not an entitlement and are not achievable in all situations. Many factors may limit the achievable floor area ratio, including limitations imposed by the maximum height map, concurrency management/level of service standards, physical limitations imposed by property dimensions and natural features as well as compliance with applicable Code requirements such as, but not limited to, parking and internal circulation, setbacks, landscaping requirements, impervious lot coverage, design standards and on-site and off-site improvements and design amenities required to achieve land use compatibility. Land located across a street and/or separated from the building site shall not be included in the floor area ratio calculations.

Sec. 58-69. Planned unit residential development (PURD) district.

(a) *Purpose and intent.*

- (1) The planned unit residential development (PURD) district is established to encourage the development of large tracts of land as planned residential areas which provide a more varied and interesting urban pattern and are capable of incorporating new demands in the housing market and changes in design and technology in the building industry. This district is to be utilized

when deemed in the best interests of the city to allow more flexibility and variation in lot dimensions and residential styling by aggregating yard areas into meaningful common open space.

(c) *Development requirements and standards for approval.*

- (6) Depending upon the building type, the structures within the building lots shall meet the setbacks, impervious coverage, building heights and floor area ratio of the applicable single-family residential (R-1A/R-1AA) standards or low density residential (R-2) regulations. The applicant for PURD may request variances to the minimum lot widths and lot sizes in order to aggregate that land into meaningful common open space and also variances for the setback requirements given smaller lot sizes. However, the applicant may not request any variance to exceed the maximum impervious lot coverage, building height or floor area ratio on the building lots above the applicable single-family or low-density regulations. There shall be no minimum setbacks, no minimum percentage of lot coverage and no minimum lot widths unless otherwise stated in this section. However, the location of proposed structures shall be shown on the development plan and the development of the PURD shall be subject to the minimum lot size, setback lines, lot coverage or floor area, specified in the approved plan. The proposed location arrangement of structures shall not be detrimental to existing or proposed adjacent dwellings or to the development existing character of the neighborhood.

- (12) After the completion of a planned unit residential development, the use of the land and the construction, modification or alteration of any buildings or structures within the area covered by the plan shall be regulated by the approved development plan ~~which shall be retained in the office of the building and zoning department of the city.~~
- (13) No changes may be made in the approved development plan except as provided below:
- a. Minor extensions, alterations or modifications of existing buildings or structures may be permitted after review and approval by the building zoning official provided they are substantially consistent with the purposes and intent of the development plan.
 - b. Substantial change in permitted uses, location of buildings or other specifications of the development plan may be permitted, but only after public hearing and approval by the city commission upon receipt of the recommendation of the planning and zoning ~~commission~~board.
- (d) *Review and approval procedure.* An application for a PURD shall be considered administratively as a petition for rezoning and will be subject to those procedures established in this article. Because of the nature of this district, additional

procedures and requirements must be required; these are outlined in the following paragraphs. The application and additional supportive data shall be submitted to the building-zoning official.

(2) *Preliminary concept plan.*

- b. An application for approval of the planned unit residential development (PURD) shall be reviewed by the planning and zoning commission-board and the city commission in public hearings with final approval being given by the city commission. In the review the following points will be considered:
 1. Adherence to the city's comprehensive planning policies;
 2. The proper relation between the proposed development and the surrounding uses, and the effect of the plan upon the city's comprehensive plan;
 3. The adequacy of existing and proposed streets, utilities, and other public services to serve the development;
 4. The character, design and appropriateness of the proposed land uses and their adequacy to encourage desirable living conditions, to provide separation and screening between uses where desirable to preserve the natural amenities of the land; and
 5. The adequacy of open space areas and recreation facilities within the PURD. If a PURD district is approved, the building-zoning official shall change the zoning map to designate the appropriate PURD district and the date of approval. Planned unit residential developments shall also be subject to approval by the city commission receiving upon the recommendation of the planning and zoning commission-board of a comprehensive development plan (which shall substantially comply with the approved concept plan) prior to issuance of permits or authorization of development.
- (3) *Comprehensive development plan.* The application shall be supported by a development plan and a written summary of intent, and shall show the relation between the proposed development and the surrounding area, both existing and proposed. The following information shall also be presented for review:

- j. If a proposed development creates special problems or involves unusual circumstances or if the planning and zoning commission-board desires additional information to more adequately evaluate the proposal, such data may be required. Examples include an off-street parking and loading plan, an economic feasibility report or market analysis, a traffic study and circulation plan for the area or any other information needed.

- (5) *Staff review.* After all required information has been received, the administrative staff of the city will have 30 days to review it. During this time, the staff may require the applicant to provide additional information which it deems necessary to adequately consider the comprehensive development plan.
- (6) *Public hearings.* After this review period, the planning and zoning ~~commission~~board and city commission will hold public hearings. The administrative staff will present its recommendations to the commissions at these hearings. Approval of the comprehensive development plan will be contingent upon its conformance to the approved preliminary concept plan.
- (7) *Subdivision plan.* The applicant may file a preliminary subdivision plan with the development plan in order that tentative approval of the subdivision may be granted by the planning and zoning ~~commission~~board. In no case, however, shall subdivision approval precede approval of the development plan. The ~~building-zoning~~ official shall issue building permits for structures in the area covered by the approved comprehensive development plan if they are in substantial conformity with the approved preliminary concept plan, the development schedule, and with all other applicable regulations. If the developer questions the ~~building-zoning~~ official, the matter will be resolved by the planning and zoning ~~commission~~board.
- (8) *Revision of comprehensive development plan.* Any major or substantial changes in the approved comprehensive development plan which affects the intent and character of the development, the land use pattern and density, the location or dimensions of streets or structures, or similar substantial changes shall be reviewed and approved by the city commission subsequent to the receipt of the recommendation of the planning and zoning ~~commission~~board. A request for a revision of the comprehensive development plan shall be supported by a written statement of why the revisions are necessary or desirable. The planning and zoning commission or city commission may require any additional supportive data they deem necessary.

Sec. 58-71. General provisions for residential zoning districts.

- (h) *Accessory buildings, structures, air-conditioning equipment and other accessory uses in residential zones.*

- (2) An accessory building may be attached to a principal structure by a one-story open-sided roofed breezeway with a maximum width of eight feet connected perpendicular to the principal structure without meeting the setback requirements of the principal building and complying with the setbacks of the accessory building; however, all other zoning requirements must be met, such as impervious coverage, building coverage or floor area ratio, where applicable.

(12) *Play structures.* Play structures, tree forts and similar play structures used by children that incorporate an elevated-floor-level-type of raised or elevated platform for walking or playing upon which has a maximum height of sixteen feet~~height equal to or greater than six feet~~ above natural existing grade and a total footprint of 400 square feet or less shall maintain a side and rear setback of at least 105 feet. If attached accessories are incorporated, ~~including such as~~ swings, slides and similar play items used by children, that are not six feet in height, ~~or over those play structures~~accessory items may be permitted a side and rear setback of five feet. Play structures include playground-type equipment, swings, slides, forts and similar structures used by children. All other provisions of accessory building regulations shall also apply.

(m) *Residential driveways; parking spaces; motor courts, sidewalks, etc.* Any residential sidewalk, driveway, parking space or other vehicle circulation area, whether of a paved surface such as asphalt, concrete or brick, or of an unpaved surface such as gravel, mulch or dirt, shall be setback at least two feet from the side or rear property lines, except where a common drive is permitted between adjoining properties or a nonconforming drive exists and does not create any drainage problem for an adjacent property.

(1) In all single-family residential districts, a driveway must be a minimum of nine feet wide, unless otherwise required by the City Engineer.

(2) On lots that are 60 feet wide or less, a one-foot setback may be utilized as the driveway setback along a side lot line. The drive and parking surfaces must be designed to prohibit the diversion of drainage from vehicle driveways, parking or circulation areas onto adjacent properties.

~~Sec. 58-75. Commercial (C-2) district~~Central Business District (CBD).

(a) *Purpose and intent.*

(1) ~~This commercial zoning district is limited to the commercial portion of~~includes the geographic downtown area known as the central business district and the similar ~~commercial~~ area of the city within the Hannibal Square Neighborhood Commercial District (HSNCD) of the city's community redevelopment area (CRA). This zoning district is not categorized as commercial or mixed-use because of the unique provisions contained in the land development code such as vertical zoning and the existence of much of this district also being within a National Register Historic District. As detailed in the comprehensive plan, ~~commercial (C-2)~~CBD district zoning is not permitted on any property except if it is within the central business district ~~"potential C-2 zoning"~~ area depicted in the CBD Map (D-2) in the definitions section, generally described as west of Knowles Avenue, south of Swoope Avenue, north of Comstock Avenue and east of and including the New York Avenue Corridor, or it is on properties abutting Morse Blvd between Capen

and Virginia Avenues, abutting the south side of Morse Boulevard between Virginia and New York Avenues, abutting New England Avenue between Pennsylvania and New York Avenues, abutting Pennsylvania Avenue between Garfield and Lyman Avenues, or abutting Hannibal Square, East. No applications for ~~C-2CBD~~ zoning shall be accepted for any property outside these designated areas. Moreover, even properties within these designated areas shall have no vested right to ~~C-2CBD~~ zoning. This district has different requirements than other ~~commercial areas~~ zoning designations, especially pertaining to setbacks, parking requirements, height limitations and permitted land uses, including a prohibition on drive-in businesses. This district is established to encourage the continuation of the present unique Park Avenue business district of the city and to provide for its use within certain other defined geographical areas as specified in the comprehensive plan.

- (2) The regulations outlined in this district encourage the continuation of the present aesthetically pleasing central business district, provide areas for the concentration of compatible land uses, and provide for appropriate ~~commercial~~ retail, office, restaurant and residential uses which will strengthen the city's economic base.
 - (3) For purposes of this section, the Park Avenue Corridor is that area which encompasses those properties having frontage on Park Avenue or on adjacent roads within 140 feet of Park Avenue.
- (b) *Permitted uses.* All permitted uses shall be conducted so as to emphasize the pedestrian orientation of the district. Thus, drive-in-type businesses or uses which have a drive-in component as part of their operation shall not be permitted. All uses permitted shall be conducted exclusively within a building except those uses permitted which are customarily conducted in the open such as off-street parking and outdoor patio seating for dining. Storage shall be limited to accessory storage of commodities sold at retail on the premises and storage shall be within a completely enclosed building. Bars, taverns, cocktail lounges, and fast food restaurants are prohibited in this zoning district. In addition, no single tenant building larger than 65,000 square feet is permitted regardless if portions of such single tenant business, such as a grocery store, may have a sublease for an interior coffee shop, bank, etc.

- (3) Banks, savings and loans, financial institutions, nonprofit organizations, travel agencies, photographic studios, interior design studios, barber shops, beauty/nail salons, spas, state-licensed massage therapists, cosmetic and skin care treatment businesses, governmental, educational, medical, real estate and other offices but only when such uses are located above the ground floor within the Park Avenue Corridor or located on any floor outside the Park Avenue Corridor. This shall be referred to as the Park Avenue corridor vertical zoning restrictions.

-
- (6) ~~Fine dining restaurants, as well as ice cream, tea, coffee, cheese, pastry and bakery stores with retail sales and consumption of food and beverage products on premises~~specialty food and beverage establishments, except that only those restaurants satisfying the criteria set forth below shall be permitted uses in the Park Avenue Corridor.

- b. ~~Non-fine~~Fast casual dining restaurants. Certain other restaurants (other than fast food restaurants, which are a prohibited use) shall qualify for a permitted use in the Park Avenue Corridor, provided that they satisfy the following criteria and do not exceed the percentages set forth in this section:

1. Upon a patron's request, on-site food and beverage service shall be provided via table service by servers;
2. Appropriate visible signage is provided to notify patrons of the availability of table service;
3. The menu consists of a variety of food options including pre-entree items (soups, salads, appetizers, etc.) entrees, sides and desserts;
4. Non-disposable dinnerware (utensils, plates, etc.) shall be provided;
5. Food items are predominately freshly prepared on site rather than just the warming, microwaving or final preparation of pre-packaged items; and
6. All tables are bussed by restaurant staff.

The number of ~~non-fine dining~~fast casual restaurants shall not exceed 20 percent of the available first floor storefronts of either side of any city block in the Park Avenue Corridor, ~~nor 15 percent of the total number of businesses in the Park Avenue Corridor. If a restaurant currently operating within the Park Avenue Corridor as of the enactment of this ordinance [from which this section derived] ceases business operations, any applicant proposing a restaurant use in that location must satisfy the criteria for a permitted use restaurant (fine dining; non-fine dining, meeting the criteria of subsections 58-75(b)(6)b.1—6.; or coffee shop, bakery and dessert restaurant). Provided that the restaurant use has not been discontinued for a period greater than three months, as provided in subsection 58-64(d)(6) of this Code, a non-fine dining restaurant will be permitted in the location of an existing restaurant, regardless of the percentage limitations on non-fine-dining restaurants.~~

- c. ~~Coffee shops, bakery and dessert~~Specialty food and beverage establishments. Certain restaurants that do not provide full service of food and beverages, but rather limit their offerings to particular food and beverages reflecting the core business of the restaurant and a limited number of ancillary non-core items, are permitted uses. These

~~restaurants including, but are not limited to, ice cream, frozen yogurt, Italian ice, smoothie, cookie, tea, coffee, wine, cheese, pastry and bakery stores shall qualify as a permitted use in the Park Avenue Corridor. The restaurants of this category must also provide retail sales and consumption of the named core food or beverage products on premises. Such restaurants shall include, as part of their application for the business tax receipt, a menu identifying the core offerings of the business and a limited number of ancillary non-core items. The restaurants of this category shall not change their core offerings, nor significantly expand their ancillary, non-core offerings, without submitting an application to the City for another business tax receipt.~~

~~(7) Churches, nonprofit organizations' halls/lodges and schools less than 5,000 square feet in size. (See parking requirements for limitations).~~

- (c) *Conditional uses.* The following uses may be permitted as conditional uses following review by the planning and zoning board and approval by the city commission in accordance with the provisions of this C-2CBD district section only. See section 58-90, conditional uses.

~~(2) Churches, nonprofit organizations' halls/lodges, and schools 5,000 square feet or larger in size. (See parking requirements for limitations).~~

~~(23) Buildings with a third floor and up to 40 feet in height provided that such conditional use approvals require two public hearing approvals by the city commission;~~

~~(34) Retail stores in excess of 6,000 square feet per floor;~~

~~(5) Reserved.~~

~~(46) Buildings over 10,000 square feet or any addition over 500 square feet to an existing building over 10,000 square feet or additions over 500 square feet to existing buildings that result in a building over 10,000 square feet in size.~~

~~(d) *Accessory uses permitted.* Accessory uses shall be permissible for businesses containing more than one type of permitted use. The business tax receipt shall pertain to the principal use. Accessory uses shall not exceed forty percent (40%) of the leasable square footage and may not exceed twelve customer seats.~~

~~(1) For example, a 1,000 square foot bookstore may be permitted to operate a 400 square foot coffee shop for on- or off-site consumption with eight customer seats.~~

~~(ed) *Minimum building lot size.* There shall be no minimum lot size in this district.~~

~~(fe) *Development standards.*~~

(7) Residential density.

- a. The maximum residential density shall not exceed 17 units per acre.

(gf) *Nonconforming uses.*

(hg) *Park Avenue Corridor Vertical zoning restrictions special circumstances.*

(ih) *Restaurants.* The following standards and criteria shall apply:

- (1) The city has established that outside of the Park Avenue Corridor all existing and proposed restaurants are conditional uses in this zoning district, except fine dining restaurants, and ~~ice cream, tea, coffee, cheese, pastry and bakery stores~~ specialty food or beverage establishments, with retail sales and consumption on premises. For those restaurants that are conditional uses, renovations, changes in decor, floor plan, menu or operating hours up to midnight are not deemed to be significant changes which require amendment of the conditional use permit. Changes which result in the addition of building area, seating or operating hours beyond midnight are deemed to be significant changes which require amendment/approval of a conditional use.
- (2) In order for these restaurant ~~C-2CBD~~ zoning regulations to be effectively applied, this article contains strict definitions of fine dining restaurants, ~~non-fine~~ fast casual dining restaurants, and ~~coffee shops, bakery and dessert restaurants~~ specialty food or beverage establishments, which are either permitted uses or require conditional use approval, and cocktail lounges, taverns, and bars, as well as fast food restaurants, which are prohibited uses. Generally, if there is consumption of either food or alcoholic beverages on the premises, then the conditional use requirement applies with the exceptions of the permitted uses shown in subsection (b)(6) above. If the business is solely for food or alcoholic beverage sale for consumption off the premises, then conditional use approval is not required. With food stores or convenience stores where the primary business is the retail sale of food and beverages for consumption off premises, or when prepared sandwiches or other food is clearly incidental to the principal retail activity, then limited consumption on premises (up to ten seats) inside the premises is permitted without conditional use approval. Otherwise, if a restaurant does not fit under one of the permitted uses in subsection (b)(6) above, then conditional use approval is required.

(ji) *Standards and criteria for conditional uses.*

- (1) *General.* These standards are in addition to the standards set forth in section 58-90. Each application for a conditional use shall be accompanied by a site plan, drawn to scale, showing the location and area of the building with respect to the adjacent building including all driveways, sidewalks and off-street parking spaces. The site plan submittal shall also include floor plan(s) depicting the area intended to be devoted to customer use, employee use,

and storage needs. Upon approval of any application, said site and floor plan and accompanying data plus any conditions imposed by the city commission shall become part of the conditional use permit. It may be amended only by the city commission after receipt of a recommendation from the planning and zoning ~~commission~~board. A conditional use permit may be issued after a hearing based on the following criteria:

- a. The proposed use is in keeping with the character of the central business district or CRA area as a distinctive retail and restaurant district of individual specialty stores and fine dining restaurants;
- b. The proposed use will not negatively affect the aesthetic character of the area nor create or significantly increase vehicle and pedestrian conflicts;
- c. The proposed use will not cause traffic congestion due to vehicles obstructing the public streets while waiting to use any facility, or in any manner obstruct traffic;
- d. The proposed use provides a degree of private off-street parking that is in keeping with its peak and normal demand for parking.

(~~k~~j) *Hannibal Square Neighborhood ~~Commercial~~ Business District.*

(~~l~~k) *Central business district area facade review.*

- (1) In addition to the other requirements and regulations of the ~~C-2~~CBD zoning district, and prior to the issuance of a building permit for the construction, renovation or remodeling of any building exterior facade, an approval by the planning department for the building facade construction, renovation or remodeling is required.

- (4) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning ~~commission~~board for review as outlined below.
- (5) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning ~~commission~~board for their consideration.
- (6) Decisions by the planning department and/or the planning and zoning ~~commission~~board shall be made based on the conformance of plans and application materials to design guidelines and criteria adopted by the city commission.

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- (7) The decision of the planning and zoning ~~commission board~~ shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning ~~commission board~~ shall be a recommendation with the final decision made by the city commission.

(m) *Morse Boulevard design guidelines.*

- (2) In addition to the other requirements and regulations of the ~~C-2CBD~~ zoning district and prior to the issuance of a building permit for the construction, renovation or remodeling of any building or building exterior facade fronting on a street within the Morse Boulevard designated area, an applicant is required to obtain approval of the plans by the planning department.

- (5) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning ~~commission board~~ for review as outlined below.
- (6) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning ~~commission board~~ for their consideration.
- (7) Decisions by the planning department and/or the planning and zoning ~~commission board~~ shall be made based on the conformance of plans and application materials to the Morse Boulevard design guidelines and criteria adopted by the city commission.
- (8) The decision of the planning and zoning ~~commission board~~ shall be the final decision of the city except, where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning ~~commission board~~ shall be a recommendation with the final decision made by the city commission.

Sec. 58-78. Limited industrial and warehouse (I-1) district.

(b) *Permitted uses.* All uses of land located within this district must not be obnoxious by reason of sound, fumes, repulsive odors and the like whether the same constitutes an actual nuisance or not, and the uses shall not, in any way, detract from the desirability of the city as a residential community. Permitted uses include:

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- (9) Tattoo and permanent makeup establishments and Adult entertainment establishments if otherwise complying with the applicable Winter Park or Orange County adult entertainment code;

Sec. 58-80. Parking lot (PL) district.

(de) *Cross access easements.*

- (1) ~~It is~~If deemed to be in the public interest, ~~that~~ private parking lots, under certain conditions, may be required by design and function to have inter-connectivity with other adjacent properties so that vehicles and traffic may have alternate means of access to side streets or away from residential streets thereby promoting traffic safety ~~and energy efficiency.~~

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

- (ff) ~~Reserved~~Sidewalks. On lots where no sidewalk exists or lots where existing sidewalks are substandard, the City shall require sidewalk installation subject to building permit and City Engineer review.

- (ii) Cross access across parking lots. If deemed to be in the public interest, private parking lots, under certain conditions, may be required by design and function to have inter-connectivity with other adjacent properties so that vehicles and traffic may have alternate means of access to side streets or away from residential streets thereby promoting traffic safety.

Sec. 58-86. Off-street parking and loading regulations.

- (c) *General provisions for off-street parking.* The off-street parking, loading and unloading requirements shall apply to all new structures or buildings or any existing buildings that may be altered or added to after the effective date of this article, except as otherwise provided in this article. The terms "existing spaces" or "existing parking facilities" used in this section shall mean all parking spaces servicing a particular building or use regardless of whether such spaces are located on the same property as the building or use or on another lot or property.

- (2) *Minimum distance and setbacks*

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- b. *Single-family, duplex, cottage dwelling, garage apartment and similar uses.* Parking spaces established to meet the minimum requirements of this section shall not be located within the first 20 feet of any required front yard or required street side yard for the zoning district in which the parking spaces are located. Additionally, motorized vehicles shall not be parked on the grass, lawn, landscaped or unlandscaped areas (excluding approved driveway surfaces) along any street frontage and visible from the street. Parking must be provided within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick or similar approved material delineating such parking space and must comply with the allowable impervious area for the property.

Sec. 58-89. Zoning changes and amendments, public notice requirements and procedures for zoning amendments and conditional uses.

- (a) *Applications for zoning changes and amendments.* The regulations, restrictions, and district boundaries set out in this article may from time to time be amended, supplemented, changed or repealed. The procedure shall be as follows:

(4) Any request requiring zoning changes or amendments shall require a Transportation Impact Assessment (TIA) per the requirements provided under Section 58-90(k)(1).

(45) To the extent any article III zoning code text amendment is intended to prevail over or supersede any article III zoning code or other code provision, the provisions to be superseded must be stated with particularity. Without specific reference to the provisions to be superseded, there is no basis under the text amendment for property owners, applicants, or others to avoid compliance therewith as well as any other code provisions applicable to the matter under consideration. This provision does not prohibit the inclusion or application of non-codified conflicts clauses in ordinances adopting article III zoning code text amendments and other code amendments.

Sec. 58-90. Conditional uses.

- (k) *Additional standards and submittal requirements for conditional use requests.* In addition to the general standards for conditional uses, certain conditional uses require other, more specific information and a determination that criteria and standards are achieved. These are as follows:

(1) *Drive-in business Transportation Impact Study Assessment.*

- a. *Purpose.* ~~The city, as an existing urbanized area, does not lend itself to the establishment of new transportation corridors or to the expansion of existing streets. As a result, the city must strive to maintain the most effective and efficient movement of traffic on the existing road network. Since the drive-in components of any business can projects requiring conditional uses or zoning changes may increase traffic congestion, create safety hazards and adversely impact adjacent neighborhoods or existing streets when they are improperly designed or located, the city has determined that in order to protect the safety and convenience of its citizens, drive-in components of any business shall be~~ application for qualifying conditional uses under this section to be disapproved or zoning changes or amendments under Section 58-89 are required to provide a Transportation Impact Assessment (TIA), approved or approved with conditions. In addition to the site plan and building plan submittals previously outlined, all applications for drive-ins shall contain the following information if required by the city planning staff This requirement ensures the city is able to:

1. Applicants shall submit a traffic data and impact analysis, including the average daily traffic on adjacent streets and the peak-hour(s) traffic on adjacent streets. This data shall also include daily and peak-hour traffic generation to and from the site, as well as the distribution of trips to the various entrances and exits. The peak-hour analysis shall be for the peak hour(s) of the business as well as the peak hours of the adjacent roadways. This data shall also include an analysis of internal traffic flow, including the nature and adequacy of stacking areas for average and peak periods. Relevant accident history data shall also be considered. Identify in advance any potential adverse impacts to the existing transportation system, such that appropriate mitigation strategies can be developed.
2. Applicants shall submit projections of the number of customers and the location of other similar businesses within this area of the city. Assist in the early identification of issues related to traffic operations, including but not limited to driveway/access locations, traffic signals, and other elements of transportation facilities.
3. Support long term planning solutions that foster responsible growth of transportation infrastructure consistent with the city's

Comprehensive Plan, Transportation Master Plan, and vision for the community.

- b. In order for the city to undertake its own analysis of these applications, all the above data shall be submitted no less than 30 days prior to the planning and zoning commission meeting date. This shall allow sufficient time to conduct traffic counts, turning movement studies, and to determine the adequacy of data submitted, as well as to question conclusions and findings by requesting supplementary information to back up previous submissions. The preparation of a TIA shall be necessary at the time an application is submitted for any project that generates vehicular trips. The amount of traffic generated by a proposed project shall be calculated using the methodology and guidelines of the latest edition of the Institute of Transportation Engineers (ITE), Trip Generation manual. A TIA is required for projects including, but not limited to, updates to previously approved developments, Comprehensive Plan amendments, conditional use requests, as well as zoning changes and amendments.
- c. It is the intention of the city to permit drive-in businesses only when they impose no substantial adverse traffic impacts on adjacent streets and are consistent with existing character of the area. It is not the intention to permit drive-ins for a parcel which is not suited by location or configuration for such use. Thus, no permit shall be issued unless the city commission shall first determine that
The level of detail required in the TIA document is dependent on the number of net new peak hour vehicular trips (with adjustments for internal capture and pass-by trips if applicable) produced by the project. As such there are four (4) levels of studies based upon net new vehicular weekday AM peak hour, weekday PM peak hour or weekend hour trips:
 - 1. It is generally necessary or appropriate for the general welfare and public interest; *Level 1: 0-25 Net New Peak Hour Trips.* When a project's traffic impact to a roadway facility within the city's jurisdiction can clearly be determined without a TIA, a TIA may not be necessary. If an applicant believes that their project(s) meets this criterion (e.g. a project which may generate negligible trips), the applicant must submit a Request for Exemption Letter per the requirements of subsection d. below. The city may accept the Request for Exemption Letter in lieu of a TIA at its discretion.
 - 2. That the proposed use is consistent with the character of the surrounding neighborhood and that the property values are reasonably safeguarded
Level 2: 26-100 Net New Peak Hour Trips. A project that generates twenty-six (26) or more weekday AM peak hour, weekday PM peak hour or weekend net new peak hour trips will require the preparation of a TIA. A Request of Exemption Letter may be submitted if an applicant believes the project is more in keeping with a Level 1 type project. However, approval of this letter, as with a Level 1 project, is strictly at the discretion of the city. In

addition, as an option, applicants can submit a Methodology Letter prior to the submittal of the TIA per the requirements of subsection e.;

- ~~3. That the size of the property is enough to accommodate the use during peak periods without substantial adverse effect on adjacent streets;~~Level 3: 101+ Net New Peak Hour Trips. A project that generates over one-hundred (100) trips or more weekday AM peak hour, weekday PM peak hour or weekend net new peak hour trips may require the preparation of a more detailed TIA than would be required of Level 2 projects. The requirement for additional detail is at the discretion of the city and will be negotiated as part of the methodology review process involving the Methodology Letter prior to the submittal of the TIA.
- ~~4. That no significant deterioration of traffic flow and/or turning movements will result on adjacent streets from this use;~~Level 4: any project which increases traffic by more than ten percent (10%) on any adjacent collector or local street at any time of day, including but not limited to peak hour, non-peak hour, and special events, shall require at minimum the preparation of a Level 2 TIA as outlined in subsection 2 above. The city may require the preparation of a Level 3 TIA as outlined in subsection 3 above at its discretion.
- ~~5. That no undue traffic safety or traffic hazards will be created.~~

d. Request for Exemption Letter. At a minimum, the Request for Exemption Letter shall provide the following information:

1. Purpose (also include grounds for exemption)
2. Project Description
3. Site Location/Site Plan
4. Area of Influence/Study Area
5. Trip Generation (based on latest version of the ITE Trip Generation manual)
6. Trip Distribution

e. Methodology Letter. A Methodology Letter is required prior to the submittal of a Level 2 or Level 3 TIA in order to:

1. Identify if the project will require a Level 2 or Level 3 TIA.
2. Identify any critical issues such as, but not limited to, trip generation, trip distribution, the extent of the study, the Area of Influence, the horizon years, specific time periods to be analyzed, and data sources.
3. Ensure that all relevant issues are adequately addressed in the TIA and that no extraneous elements are included in the study.

At a minimum, the Methodology Letter shall provide the following information:

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1. Purpose
 2. Project Description
 3. Site Location/Site Plan
 4. Area of Influence/Study Area
 5. Planned and Programmed Improvements
 6. Trip Generation (based on the latest version of ITE Trip Generation Manual)
 7. Trip Distribution
 8. Trip Assignment
 9. Future Traffic Volumes
- f. Report Format. In order to provide consistency and facilitate review of the TIA, the following outline shall be followed to the extent possible:
- Table of Contents
 - List of Figures
 - List of Tables
 - 1. Introduction
 - 2. Existing Roadway and Traffic Conditions
 - 3. Future Roadway Conditions
 - 4. Future Traffic Conditions
 - 5. Transportation Assessment
 - 6. Mitigation Strategies
 - 7. Summary/Conclusions
 - 8. Appendix
 - A. Traffic Count Data
 - Average Daily 24-Hour Traffic Volumes (as necessary)
 - Peak Hour Turning Movement Volumes (AM/PM/Mid-day as necessary)
 - B. Capacity Analysis Summary Sheets
 - Existing Conditions
 - Future Conditions (per phase if required)
 - Future Mitigated Condition (per phase if required)

Sec. 58-94. Appeals from interpretations and enforcement decisions of the building and zoning official.

- (a) A property owner may request a written decision from the building and zoning official setting forth the interpretation rendered in the application or enforcement of the Code to that property owner's property in the event that (1) the property owner is unsure of his/her/its rights under this article and wants an interpretation of this article as applied to that property owner's property; or (2) property owner desires to challenge an interpretation, application or enforcement of this article as applied to that property owner's property. The property owner's request for a written decision under this section should explain the circumstances and the applicable Code provisions at issue in sufficient detail to give the building and zoning official adequate information to issue a written decision. Upon the receipt of a sufficient request for a written decision on the interpretation, application or enforcement of this article, the building and zoning official must issue a written decision within ten days and send the same to the requesting property owner and to the owners of the properties adjacent to the requesting property owner's property. This section does not apply to final decisions on or the issuance of development orders or building permits.
- (b) A written decision issued by the building and zoning official under this section may be appealed by the property owner that sought the written decision or by any person aggrieved by the written decision by filing a written notice of appeal with the building and zoning official within fifteen days from the rendition of the written decision. The written notice of appeal must state the grounds of the appeal and articulate in detail why the building and zoning official's written decision (or a portion thereof) is incorrect. The appeal will be transmitted to the planning and zoning board for a hearing. The planning and zoning board shall hear the appeal at their regular meeting that is scheduled in the period between 20 days and 45 days after the filing of the appeal providing sufficient time for notice of such hearing to be distributed in the same manner as for variances to this article. Such notice shall reflect that the decision of the planning and zoning board is subject to appeal by the city commission. The appellant shall pay to the city a fee prescribed by the city commission to cover the administrative costs of such an appeal. At the hearing the aggrieved person and parties in interest may appear in person or by agent or attorney. The building and zoning official may be represented by the city attorney or by such city official as he may designate.
- (c) Review of the decision of the planning and zoning board may be taken in the manner described below to the city commission.
- (d) On written application by the person aggrieved, the building and zoning official, the city manager or any member of the city commission, the city commission shall schedule a public hearing to review in such manner as the city commission may choose the decision of the planning and zoning board on such an appeal.

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- (e) Such application shall be filed in writing with the ~~building and zoning~~ official within 15 days of the rendition of the planning and zoning board's decision on the original appeal. Notice of the hearing shall be mailed to the person aggrieved and to all owners of property within 200 feet of the property affected.
 - (f) At the conclusion of the public hearing, the city commission may affirm the decision of the planning and zoning board or override that decision and either reinstate the original decision of the ~~building and zoning~~ official or substitute its own decision for that of both the planning and zoning board and the ~~building and zoning~~ official.
 - (g) An appeal to the planning and zoning board and an application for review before the city commission shall stay all proceedings in furtherance of the decision appealed from or from which review is sought, unless the ~~building and zoning~~ official certifies to the city manager after the notice of appeal or application for review is filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property.

Sec. 58-95. Definitions.

Fine dining restaurant means any establishment which is devoted to the retailing and on-premises consumption of meals and food where more than 50 percent of the gross revenue is derived from food sales versus alcoholic beverages. Additionally, fine dining restaurants shall meet all of the following criteria:

- (1) A host or hostess must be regularly present to greet and arrange for seating of patrons;
- (2) Food and beverage service (other than bar service) is provided via table service by servers;
- (3) Dinnerware (utensils, plates, etc.) shall be non-disposable;
- (4) Ordering, food service and payment is done at the table; and
- (5) The menu shall consist of fine dining cuisine with a range of appetizers, entrees and desserts along with appropriate selections of beverages.

Establishments which include a drive-thru or where ordering or payment is done at a counter/cashier and then the food and/or beverage is brought to the table or customer by restaurant staff shall not be considered fine dining restaurants. Payment at a counter/cashier may be allowed only and exclusively to accommodate take-out orders. Take-out orders shall not exceed ~~ten-forty~~ percent (40%) of the gross food revenue.

~~*Ice cream and coffee shops*~~*Specialty food or beverage establishments* means any establishment primarily devoted to the sale of ice cream, frozen yogurt, Italian ice, cookies, pastries, coffee, teas and other similar food or beverages.

Non-fineFast casual dining restaurants means any restaurant that satisfies all of the following criteria:

- (1) Upon a patron's request, on-site food and beverage service shall be provided via table service by servers;
- (2) Appropriate visible signage is provided to notify patrons of the availability of table service;
- (3) The menu consists of a variety of food options including pre-entree items (soups, salads, appetizers, etc.) entrees, sides and desserts;
- (4) Non-disposable dinnerware (utensils, plates, etc.) shall be provided;
- (5) Food items are predominately freshly prepared on site rather than just the warming, microwaving or final preparation of pre-packaged items; and
- (6) All tables are bussed by restaurant staff.

SECTION 2. That Chapter 58 "Land Development Code", Article IV "Subdivision and Lot Consolidation Regulations" of the Code of Ordinances is hereby amended and modified to implement the amendments to the City of Winter Park Comprehensive Plans Goals, Objectives, and Policies Document, dated February 14, 2024:

Sec. 58-377. Conformance to the comprehensive plan.

- (b) In existing developed areas and neighborhoods, all proposed lots shall conform to the immediate existing area of neighborhood density and layout on the same street frontage or as deemed to be the same street within 300 feet. The proposed lot sizes, widths, depths, shape, access arrangement, buildable areas and orientation shall conform to the neighborhood standards and existing conditions. This provision is specifically intended to allow the denial or revision by the city of proposed lot splits, lot consolidations, plats, replats or subdivisions when those are not in conformance with the existing neighborhood density or standards, even if the proposed lots meet the minimum technical requirements of the zoning regulations.
- (c) In determining the existing area or neighborhood density and standards, for the consideration of lot splits, plats, replats or subdivision of other than estate lots or lakefront lots, the planning and zoning ~~commission board~~ and city commission shall consider the frontage and square foot area of ~~home sites and vacant properties with comparable zoning within an area of 500-foot radius from the proposed subdivisions~~ surrounding properties with the same zoning classification within 300 feet of the subject property and in the same block as the subject property.

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- (e) Pursuant to the policies of the comprehensive plan, in the consideration of lot splits, lot consolidations, plats, replats or subdivisions of single-family estate properties, it shall be recognized that, historically, Winter Park is a distinct residential community in part because of the existence of large estate lots. These existing estate lots, many with historical or architectural significance, provide a character that in turn creates value throughout the surrounding neighborhoods and the community. Thus, preservation of the estate lots maintains the attractive character of Winter Park that helps to set it apart from other cities in Florida. The existence of large estate lots dispersed throughout Winter Park adds great attractiveness, appeal and value to residents and potential buyers as contrasted with newer more uniform homogenous subdivisions. In order to protect these features and values and preserve neighborhood character, the city shall ~~strongly discourage~~prohibit any subdivisions or lot splits of estate lots within areas designated single-family residential except as provided under the Comprehensive Plan.
- (f) Pursuant to the policies of the comprehensive plan, in the consideration of lot splits, plats, replats or subdivisions of lakefront estate lots, it is the city's policy to maintain the diversity of sizes of lakefront properties and lakefront estate lots and to ~~strongly discourage~~prohibit the subdivision or split of such properties except as provided under the Comprehensive Plan. The city shall preserve low densities along the city's lakefront property, including larger lakefront estate lots in order to perpetuate the unique character of Winter Park that sets it apart from other cities throughout Florida.

SECTION 3. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 4. CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance to include Sections 1 through Section 8 shall become codified and be made a part of the Zoning Article of Chapter 58 of the Code of Ordinances of the City of Winter Park, Florida;

SECTION 5. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

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

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 102 "UTILITIES" OF THE CODE OF ORDINANCES OF THE CITY OF WINTER PARK SO AS TO ESTABLISH ANNEXATION REQUIREMENTS FOR THE PROVISION OF CITY SANITARY SEWER SERVICE AS NECESSARY TO IMPLEMENT THE CITY OF WINTER PARK, COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT, DATED FEBRUARY 14, 2024; PROVIDING FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has adopted Chapter 163, Florida Statutes which requires all local communities to adopt amendments to their Land Development Codes to implement the growth and development policies of Comprehensive Plans adopted pursuant to Chapter 163, Florida Statutes and Florida Administrative Rules in order to provide appropriate policy guidance for growth and development: and

WHEREAS, the Winter Park City Commission adopted a new Comprehensive Plan on February 14, 2024 via Ordinance 3291-24; and

WHEREAS, the Winter Park City Commission has reviewed the proposed amendments to the Code of Ordinances and held advertised public hearings on September 25, 2024 and on October 9, 2024 and advertised notice of such public hearings in the Orlando Sentinel pursuant the requirements of Chapter 166, Florida Statutes; and

WHEREAS, the portions of Chapter 102 "Utilities" of the Code of Ordinances, that are to be amended and modified as described in each section and amended to read as shown herein where words with single underlined type shall constitute additions to the original text and ~~strike through~~ shall constitute deletions to the original text.

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

SECTION 1. That Chapter 102 "Utilities", Article IV "Sewers and Sewage Disposal" of the Code of Ordinances is hereby amended and modified by adding a new 102-101 "Annexation prerequisite for provision of sewer" to read as follows:

Sec. 102-101. – Annexation prerequisite for provision of sewer.

- (a) Annexation or consent to annexation required. The provision of sanitary sewer service to property outside the city limits of the City of Winter Park in unincorporated Orange County shall require annexation

into the City of Winter Park or a consent to annexation provided to the City. If such property is contiguous to the City of Winter Park or within an enclave of unincorporated land, then a voluntary annexation petition shall be filed with the City that permits a subsequent annexation of such property. If such property is not contiguous and does not meet the requirements for annexation per state statutes then a consent to future annexation agreement must be executed by the property owner, to be recorded in the Public Records of Orange County that provides consent to annexation allowing the City of Winter Park to proceed with annexation at a future time when conditions permit satisfaction with state statutes. Such agreement shall run with title to the land to provide notice to future owners of the commitment to annexation and the consent provided. Based upon the circumstances, if the City has no interest in annexation of the property involved, or if the property is within the city limits of another municipality, then neither consent to annexation shall be required.

SECTION 2. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Winter Park, Florida;

SECTION 4. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

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

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 2 “ADMINISTRATION”, ARTICLE VIII, “AFFORDABLE AND WORKFORCE HOUSING” OF THE CODE OF ORDINANCES OF THE CITY OF WINTER PARK SO AS TO AMEND PROVISIONS REGARDING THE HOUSING LINKAGE FEE AS NECESSARY TO IMPLEMENT THE CITY OF WINTER PARK, COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT, DATED FEBRUARY 14, 2024; PROVIDING FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has adopted Chapter 163, Florida Statutes which requires all local communities to adopt amendments to their Land Development Codes to implement the growth and development policies of Comprehensive Plans adopted pursuant to Chapter 163, Florida Statutes and Florida Administrative Rules in order to provide appropriate policy guidance for growth and development: and

WHEREAS, the Winter Park City Commission adopted a new Comprehensive Plan on February 14, 2024 via Ordinance 3291-24; and

WHEREAS, the Winter Park City Commission has reviewed the proposed amendments to the Code of Ordinances and held advertised public hearings on September 25, 2024 and on October 9, 2024 and advertised notice of such public hearings in the Orlando Sentinel pursuant the requirements of Chapter 166, Florida Statutes; and

WHEREAS, the portions of Chapter 2 “Administration”, Article VIII, “Affordable and Workforce Housing” of the Code of Ordinances of The City of Winter Park, that are to be amended and modified as described in each section and amended to read as shown herein where words with single underlined type shall constitute additions to the original text and ~~strike-through~~ shall constitute deletions to the original text.

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

SECTION 1. That Chapter 2 “Administration”, Article VIII “Affordable and Workforce Housing” of the Code of Ordinances is hereby amended and modified by revising subsection 2-202 Affordable and workforce housing fee established” to read as follows:

Sec. 2-202. - Affordable and workforce housing linkage fee established.

(a) In order to implement affordable and workforce housing programs as may be established or financially supported by the city commission, an affordable and

workforce housing linkage fee is hereby established to be paid at the time of issuance of building permits. The city commission shall adopt such fees at the time of approval of the city fee schedule and may designate the allocation of such fees to the Affordable Housing Trust Fund.

(b) The affordable housing linkage fee shall be assessed for all new construction on vacant lots, for all new net building additions and such fees shall apply to the renovation or redevelopment of existing buildings and interior building space when the building permit value exceeds 50 percent of the value of the building on the most recent Orange County property tax roll at the time of construction.

(c) In accordance with Policy 3.2.0.5 of the Comprehensive Plan, the above referenced affordable and workforce housing linkage fee may only be reduced or eliminated based upon amendment to this section.

(d) In the event of adoption of an inclusionary housing ordinance, there may be established, a fee-in-lieu as an opt-out for property owners and their related builders, developers.

SECTION 2. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Winter Park, Florida;

SECTION 4. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

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

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk

Return to:
City of Winter Park
City Manager
401 Park Avenue South
Winter Park, Florida 32789

VESTING AGREEMENT (R-4 Zoning)

THIS VESTING AGREEMENT (the “Amended Agreement”) is made and entered into this ____ day of _____, 2024, by and between the **City of Winter Park, Florida**, a political subdivision of the State of Florida (the “City”), 401 Park Avenue South, Winter Park, Florida 32789 and all **R-4 Property Owners**, (“Owners”) of record on February 14, 2024, as identified below.

WITNESSETH:

WHEREAS, the City of Winter Park adopted a revised Comprehensive Plan on February 14, 2024 which implements the termination and elimination of any Comprehensive future land use designation compatible with R-4 zoning; and

WHEREAS, the City of Winter Park had previously in 2017 repealed the R-4 Zoning District from the Zoning Regulations within Chapter 58 Land Development Code; and

WHEREAS, in order not to negatively affect the property rights of the small number of properties that were zoned R-4 and had a compatible future land use designation, this Vesting Agreement is intended to preserve and memorialize those property rights; and

NOW, THEREFORE, for and in consideration of the terms and conditions of this Agreement and for other good and valuable consideration, the City provides to the Owners vesting of previous entitlements as follows:

1. Subject Properties: The Owners of the following real properties shall be the sole beneficiaries of this Vesting Agreement:

401 E. Fairbanks Avenue	05-22-30-9400-64-162
421 E. Fairbanks Avenue	05-22-30-9400-64-161
338 E. Lyman Avenue	05-22-30-9400-64-020
388 E. Lyman Avenue	05-22-30-9400-64-011
418 E. Lyman Avenue	07-22-30-4988-00-011
300 E. New England Avenue	05-22-30-9400-60-120

300 E. New England Avenue	05-22-30-9400-60-010
315 E. New England Avenue	07-22-30-8769-00-001
300 S. Interlachen Avenue	07-22-30-7371-00-001
225 S. Interlachen Avenue	05-22-30-9400-38-010
200 S. Interlachen Avenue	07-22-30-8877-00-001
100 S. Interlachen Avenue	06-22-30-1417-00-001
147 S. Interlachen Avenue	06-22-30-3845-00-001
125 S. Interlachen Avenue	06-22-30-8150-00-001
101 S. Interlachen Avenue	06-22-30-4230-00-010/030/040
125 N. Interlachen Avenue	05-22-30-9400-27-010
301 E. Morse Blvd.	06-22-30-6868-00-001
210 E. Morse Blvd.	07-22-30-8776-00-120
940 W. Canton Avenue	01-22-30-3604-01-000
700 N. Denning Drive	06-22-30-2042-00-001
1111 S. Lakemont Avenue	08-22-30-0000-00-012
1776 Mayflower Court	04-22-30-0000-00-122
200/250/250/300 Carolina Avenue	05-22-30-6654-00-001

2. Vesting Provisions: In conformance with this Agreement, those properties with a High-Density future land use designation and an R-4 zoning district designation prior to January 1, 2017 that permitted multi-family residential use as was in existence prior to January 1, 2017 are permitted to develop and redevelop based upon those previously established use and development standards in the R-4 zoning district. This provision is also to the benefit of all condominium owners within the aforementioned parcels.

3. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

4. This Agreement may only be amended or terminated by a written agreement executed by all parties hereto or by their successors in interests.

5. This Agreement and the terms and conditions hereof shall be binding upon and inure to the benefit of the aforementioned Owners and their respective successors in interests,

and the terms and conditions shall be binding upon and inure to the benefit of the Subject Property, and shall run with title to the same.

6. This Agreement may be recorded by the City, at the City's expense, among the Public Records of Orange County, Florida. Notwithstanding the foregoing, the same shall not constitute any lien or encumbrance on title to the Owners Property and shall instead constitute record notice of government regulations which may regulate the use and enjoyment of the Owners Property. The City shall, upon written request by any of the Owners, shall provide written confirmation of the status of this Agreement and performance or non-performance of obligations hereunder as may be reasonably requested by the Owners or any lender with respect to the Owners Property.

7. If any provisions of this Amended Agreement are held to be illegal or invalid, the other provisions of this Agreement shall remain in full force and effect.

8. Term. This Agreement has a term of fifty (50) years.

9. Specific Performance. Strict compliance shall be required with each and every provision of this Agreement. The parties agree that failure to perform the obligations provided by this Agreement shall result in irreparable damage and that specific performance of these obligations may be obtained by a suit in equity.

10. Development Permits. Nothing herein shall limit the City's authority to grant or deny any development permit application or request subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relive Owners or the City of the necessity of complying with the law governing said permitting requirements, condition, term or restriction.

IN WITNESS WHEREOF, the party hereto have caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

CITY OF WINTER PARK, FLORIDA, a political subdivision of the State of Florida

By: _____
Name: Sheila DeCiccio, Mayor

ATTEST:

By: _____
Renee Cranis, City Clerk

Date: _____

**item type**

Public Hearings: Non Quasi-Judicial Matters

meeting date

September 25, 2024

prepared by

Josh Nye, Parks Services Manager

approved by**subject**

Request of the City of Winter Park for an Ordinance of the City of Winter Park, Florida amending Article V, Divisions 6 and 8 of Chapter 58 of the Land Development Code concerning tree preservation and protection and landscape regulations; providing Urban Forestry, Tree, and Landscape regulations, requirements, permit and mitigation procedures, and setting forth related fees and penalties; clarifying and amending the authority of the Urban Forestry Division and other city departments; providing supplemental compliance methods ensuring observance of tree and landscape regulation, replacement, mitigation, maintenance, and best pruning and planting practices. (1st Reading)

motion | recommendation

Approve the ordinance.

background

At the Commission's direction, staff reviewed the Tree Preservation Ordinance. This is a repeal and replacement of the existing code. Below are the major changes approved by the Tree Preservation Board and Planning and Zoning Board.

Landmark trees— live oaks and bald cypress measuring 30" diameter-at-breast-height (DBH) and above require triple the replanting/financial compensation requirements of other protected trees.

- **58-282** – Protected tree species now require a removal permit beginning at 6-inches DBH as opposed to the previous standard of 9-inches (DBH).
- **58-284(a)** – Updated exempt trees list.
- **58-284(e)** – New language pertaining to Florida Statutes 163.045 which allows residential property owners to remove a tree without a permit. Written by City Attorney in consultation with staff. Clarifies requirements for compliance with both the statute and City ordinance.
- **58-285(d)(4)** – The City Commission now has the final say on appeals to denial of tree removal permit applications. Language permitting the appellant to remove the tree after a 60-day waiting period following the City Commission's upholding of the denial is

struck from the code.

- **58-286(c)(10)** – Replacement trees planted on non-residential and multifamily residential property no longer count towards meeting minimum landscape requirements.
- **58-286(d)** – Clarification on how to calculate financial compensation when mitigation requirements are not met by planting.
- **58-287** – Updated recommended species list.
- **58-292(b)** – Tree barricade requirements strengthened.

alternatives | other considerations

fiscal impact

Business Impact Estimate: The following Business Impact Estimate was prepared in accordance with section 166.041(4), F.S. This Estimate may be revised following its initial posting.

1. Summary of ordinance and statement of public purpose to be served: This Ordinance relates to updates to the land development code concerning tree preservation and protection and landscape regulations; providing urban forestry, tree, and landscape regulations, requirements, permit and mitigation procedures, and setting forth related fees and penalties; clarifying and amending the authority of the urban forestry division and other city departments; providing supplemental compliance methods ensuring observance of tree and landscape regulation, replacement, mitigation, maintenance, and best pruning and planting practices.

2. Estimated direct impact of this Ordinance on private, for-profit businesses in the City of Winter Park, if any:

- **Estimate of direct compliance costs that businesses may reasonably incur:** None, the Ordinance impacts future tree removal permits.
- **Identification of any new charge or fee on businesses subject to this Ordinance which businesses will be financially responsible (if applicable):** None, unless they apply for a future tree removal permit.
- **Estimate of City of Winter Park's regulatory costs associated with this Ordinance, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:** None, unless a tree removal permit is submitted.

3. Good faith estimate of the number of businesses likely to be impacted by this Ordinance: None, unless they apply for a future tree removal permit.

4. Additional Information (optional): N/A.

attachments

1. tree ordinance - FINAL DRAFT
2. ordinance revision presentation - FINAL

ORDINANCE

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA
AMENDING ARTICLE V, DIVISIONS 6 AND 8 OF CHAPTER 58 OF
THE LAND DEVELOPMENT CODE CONCERNING TREE
PRESERVATION AND PROTECTION AND LANDSCAPE
REGULATIONS; PROVIDING URBAN FORESTRY, TREE, AND
LANDSCAPE REGULATIONS, REQUIREMENTS, PERMIT AND
MITIGATION PROCEDURES, AND SETTING FORTH RELATED FEES
AND PENALTIES; CLARIFYING AND AMENDING THE AUTHORITY
OF THE URBAN FORESTRY DIVISION AND OTHER CITY
DEPARTMENTS; PROVIDING SUPPLEMENTAL COMPLIANCE
METHODS ENSURING OBSERVANCE OF TREE AND LANDSCAPE
REGULATION, REPLACEMENT, MITIGATION, MAINTENANCE,
AND BEST PRUNING AND PLANTING PRACTICES; PROVIDING
FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the City Commission of the City of Winter Park (the "City") recognizes the importance of preserving and growing the tree canopy within the City and that the City contains many species of native and non-native trees and vegetation of significant size and quality that contribute in a positive way to the environment and City aesthetics; and

WHEREAS, the City recognizes that properly maintained trees and landscaping increase property values, filter air pollutants, maintain the natural ecology, temper the effects of extreme temperatures and climate change, reduce stormwater runoff, mediate erosion of topsoil, and otherwise help create and maintain the distinct identity and visual character of the City; and

WHEREAS, the City finds that the current process to appeal the denial of a tree removal permit application does not allow for consideration of the professional judgement of the City's International Society of Arboriculture (ISA) Certified Arborists, or the decision to uphold such judgement by the Tree Preservation Board and the City Commission

WHEREAS, the City has deemed it necessary to clarify existing regulations and to revise the City's tree preservation regulations and procedures as well as the City's landscaping regulations and procedures, relating to planting, pruning, removal, and replacement of trees as well as ensuring proper care and treatment of private and City trees comprising the City's urban tree canopy and flora;

WHEREAS, the City deems these revisions as necessary to promote community health, safety, and welfare; and

WHEREAS, the City determines that recurring violations of landscaping and tree protection regulations and requirements necessitates that the City explore alternative and cumulative options to lawfully enforce the City's policies set forth herein and to maintain the City's nationally-recognized urban forest; and

WHEREAS, the City desires to strengthen, clarify, and streamline its appellate review processes and procedures regarding tree permit decisions, determinations of violations, and fines assessed relating to tree preservation within the City; and

WHEREAS, in accordance with section 163.3174, Florida Statutes, and section 58-3 of the City Code of Ordinances, the City's local planning agency, which is the designated planning and zoning board, has reviewed and made recommendations as to the amendments set forth herein;

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

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

SECTION II: That Article V, Division 6 of Chapter 58 of the Land Development Code of the City Winter Park regarding Tree Preservation and Protection is hereby repealed and replaced as shown below:

DIVISION 6. - TREE PRESERVATION AND PROTECTION

Sec. 58-281. - Purpose and intent.

The City of Winter Park recognizes the environmental and community resiliency benefits and contributions urban trees provide to our ecosystem, air and water quality, energy conservation, temperature moderation, economic development, aesthetic value, public health and livability. It is the intent of this division to establish policies, regulations, and standards necessary to ensure that the city will continue to realize the benefits provided by its urban forest throughout the city, on public and private lands, and within rights-of-way.

The tree preservation and protection policies are intended to achieve the following objectives:

- (a) Establish and nurture a sustainable urban forest through fostering biodiversity, productivity, regenerative capacity, vitality and the interconnection of our public parks, multi-use trails, and natural systems.
- (b) Reverse canopy loss through the preservation of existing trees and planting of diverse tree species appropriate to the various site conditions found throughout the city.
- (c) Maintain our recognition as a Tree City USA community through adherence to standards set forth by the National Arbor Day Foundation.

Sec. 58-282. - Definitions.

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

Caliper shall mean a nursery standard measurement of a tree's trunk diameter as measured at a predetermined point of measurement. Trunk caliper for trees up to four inches shall be measured six inches above the soil line. Trees greater than four inches in caliper shall be measured twelve inches above the soil line. Caliper measurements shall be used when measuring replacement trees.

Canopy coverage shall mean the coverage of a tree, by its limbs and leaves, of the ground below. This area may include trees offsite on adjacent properties or public rights-of-way where limbs and portions of a tree's canopy overhang onto the subject property.

Canopy tree shall mean a tree that typically reaches a height of over thirty feet.

Clear trunk shall mean the measurement from the top of the root ball to the lowest branch.

Dead tree shall mean a tree with no living cambium, foliage, or buds.

DBH (Diameter at breast height) shall mean a standard measurement of a tree trunk diameter as measured at a predetermined point of measurement. Trunks of existing trees shall be measured at four and one-half feet above the soil line. For multi-trunked trees the DBH shall mean the cumulative diameter of the two largest stems measured at four and one-half feet above the soil line. Measurements ranging between whole numbers shall be rounded up to from half an inch and above.

Drip-line shall mean a vertical line from the horizontal extremity of the canopy of a tree to the ground. For trees with canopies set off-center, the drip-line is projected based on the average diameter of the existing drip-line using the center of the tree trunk as its point of origin.

Improper pruning shall include but not be limited to poor pruning techniques such as flush cutting, stub cutting, topping, heading, thinning, lion's-tailing, and over-lifting.

Landmark tree shall mean any live oak or bald cypress in fair to excellent condition measuring thirty inches DBH or greater.

Major damage shall mean improper pruning, root damage, mechanical damage, poisoning, or any other irreparable harm inflicted upon a tree as determined by a City arborist will result in significantly a reduced lifespan or death.

Major root shall mean any root that is one-fifth or larger than the size of a tree's trunk measured at DBH.

Multifamily residential shall refer to multifamily development under Sec. 58-66 through Sec. 58-69.

Non-residential shall refer to development under Sec. 58-72 through Sec. 58-83.

Protected tree shall mean any tree measuring at least six inches DBH, any replacement tree or any tree of any size, on City property.

Pruning shall mean removing or reducing tree branches and/or limbs. Pruning shall be done according to current standards established by the most recent editions of the International Society of Arboriculture (ISA) Best Management Practices – Pruning, and the American National Standards Institute (ANSI) A300 Part 1 – Pruning.

Removal of a tree shall mean either actually removing a tree from the ground in which it grew, transplanting a tree, or effectively removing a tree through inflicting major damage.

Replacement tree shall mean any tree planted as a condition of approval of a tree removal permit or as may be required to meet the conditions of this division.

Residential shall refer to single-family and duplex development R-1-zoned land use codes under within the Land Development Code (sSec. 58-65), Sec. 58-66 and Sec. 58-69.

Root pruning shall mean the process of cutting roots prior to mechanical excavation near a tree.

Root zone shall mean the area starting from a tree's trunk to equal to a minimum distance of two and one-half times a tree's drip-line.

Size shall mean as determined by a tree's DBH or caliper as defined in this section as defined in this section.

Stop work order shall mean a written notice requiring all work to cease, stating the reasons for stoppage. Stop work orders shall be given to the property owner, their agent, the person doing the work, or posted on the property where tree work is occurring or trees are being damaged.

Top main root shall mean the uppermost major root emerging from the base of a tree's trunk, transitioning from the trunk into the root system.

Tree protection area shall mean an area surrounding a tree encompassed by a tree's drip-line or projected drip-line.

Tree protection barrier shall mean a suitable structure as installed as close as possible to the perimeter of the tree drip line prior to construction, land clearing, or demolition (sec. 58-292).

Trunk root flare shall mean the swelling at the base of a tree trunk that increases the trunk diameter.

Unacceptable risk shall mean a tree which poses a risk of moderate or higher where removal is the only means of practically mitigating its risk below moderate, as determined by tree risk assessment procedures outlined in the most recent edition of

the International Society of Arboriculture's (ISA) Best Management Practices – Tree Risk Assessment.

Understory tree shall mean a tree that typically does not reach a height above thirty feet.

Sec. 58-283. - Establishing duties and authority.

- (a) The Parks and Recreation Department is delegated the following authority:
- (1) To jointly work with the Building & Permitting Services Department in administering the provisions of this division including, but not limited to, technical and advisory support.
 - (2) To grant or deny, in whole or in part, tree removal permits.
 - (3) To oversee the implementation of the Tree Preservation Ordinance through the administration and operation of the Urban Forestry Division.
 - (4) To waive or modify all or some of the requirements of this division in the case of a hurricane, tornado, severe rainstorm, or other emergency.
 - (5) To regulate and supervise pruning or removal of trees in the public rights-of-ways and on City property.
 - (6) To issue a stop work order at a site if unauthorized tree work is occurring or if trees are being damaged through construction or other potentially harmful activity.
 - (7) To require immediate removal of any tree that poses an unacceptable risk to public property or persons on public property.
 - (8) To oversee the City's Utility Vegetation Management Program in coordination with the Electric Utility Department.
- (b) The Building & Permitting Services Department is delegated the following authority:
- (1) To require that a tree removal permit be obtained with building, demolition, site development, foundation work, and other construction activity permits, where removal of a protected tree is requested.
 - (2) To place conditions on the issuance of construction, demolition, or other land development permits when recommended as a condition of a tree removal permit.
 - (3) To grant a building setback encroachment up to a maximum distance of ten feet into a required setback area in order to preserve a protected tree. The City shall require a letter of approval from the affected abutting property owner(s) as a condition of approving the setback encroachment.

- (c) The Planning & Zoning Board is delegated the following authority:
- (1) To make formal recommendations to the City Commission on any proposed changes to the Land Development Code, which includes the Tree Preservation Ordinance.
 - (2) Any protected trees approved for removal or protection by the Planning & Zoning Board or City Commission shall not subsequently need approval from the City or the Tree Preservation Board, except for the administrative processing of a permit to verify approval by the respective board or commission. Prior to granting any tree removal request on appeal or otherwise, if the Tree Preservation Board rendered any decision with regard to tree removal or protection on a property that later comes before the Planning & Zoning Board or City Commission, then that decision and related information of that decision shall be transmitted in writing to the respective board or commission.
- (d) The Tree Preservation Board shall be delegated the following authority:
- (1) To hear appeals of the denial, in whole or in part, of a tree removal permit application or any of the conditions attached to the approval of a tree removal permit as outlined in this division prior to any protected tree removal. The Tree Preservation Board may affirm, reverse, or modify the decision of the Director of Parks & Recreation or their designee to deny an application or to strike conditions of the permit.
 - (2) To hear appeals of an order by the City requiring the removal of a tree or parts of a tree on private property deemed to pose an unacceptable risk to public property or persons on public property.
 - (3) To make formal recommendations to the Planning & Zoning Board on any proposed changes to the Tree Preservation Ordinance.
 - (4) To periodically conduct educational programs and/or publish educational material as to the importance of trees to the City and the requirements of this division.

Sec. 58-284. - Tree removal permits.

- (a) Exempt trees. Unless on City property or near shorelines and waterways (referenced in sec. 114-6), no permit shall be required to remove the following types of trees:
- any tree found on the most recent edition of the [Florida Invasive Species Council's List of Invasive Plant Species](#);
- cherry laurels;
- palms;

fruit trees;

any tree with a DBH less than six inches, not including replacement trees;

protected trees that have fallen due to acts of nature such as storms, fire, or natural decay.

- (b) Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the City of a tree removal permit approving the act(s), or as otherwise authorized by the City, as further described in this division.
- (c) Each application for a tree removal permit shall be reviewed and a decision rendered on approval or denial (in whole or in part) on the basis of tree assessment standards set forth in the most recent edition of the International Society of Arboriculture Best Management Practices – Tree Risk Assessment and ANSI A300 Standards for Tree Risk Assessment, including any amendments thereto. Additional considerations may include but are not limited to:

 - (1) The health of the tree(s).
 - (2) Canopy coverage and available planting space on the lot.
 - (3) Active damage to structures or hardscapes which the City determines cannot be mitigated through lesser measures such as limb or root pruning.
 - (4) Whether structures were designed to minimize the removal of trees.
 - (5) The denial of the permit would create an unreasonable hardship on the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties. A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.
 - (6) The applicant has demonstrated to the satisfaction of the City that there are no reasonable alternatives to preserving the tree(s).
- (d) Unless otherwise permitted by the relevant federal and/or state authorities, no permit shall be granted for the removal of any tree that contains active nests of migratory birds, bird species listed as species of special concern, rare, threatened, or endangered by the Florida Fish and Wildlife Commission, or which are a breeding area for a colony of birds.
- (e) If a person or entity is removing a tree on an occupied residential property without a permit on the basis that such tree poses an unacceptable risk to persons or property, the property owner and person or entity removing such

tree must have in their respective possession at the time of removal supporting documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect finding that such tree poses an unacceptable risk to persons or property ("Tree Risk Assessment Documentation"). The Tree Risk Assessment Document must have the credentials, name, address, telephone number, and certification signature of the professional that issued the Tree Risk Assessment Documentation and must conform to tree risk assessment procedures as outlined in the International Society of Arboriculture's (ISA) Best Management Practices – Tree Risk Assessment. A copy of the Tree Risk Assessment Documentation must be kept onsite where and when the tree is being removed and displayed in a place clearly visible from the public right-of-way. Upon request, the owner of the property from which the tree is being removed, or person or entity performing the removal of the tree must present the Tree Risk Assessment Documentation to any City officer, employee, or contractor requesting to review such documentation. Within ten days after the commencement of the removal of the tree, the property owner shall cause the delivery of the Tree Risk Assessment Documentation to the City's Urban Forestry Division. Failure to comply with this subsection or any part thereof constitutes a violation of this code, for which the property owner and any agent, contractor, consultant, or other entity causing or advocating for such removal of such tree may be held jointly and severally liable.

Commented [JN1]: This is a form of requiring notice, which is prohibited by state statutes.

Commented [JN2]: Consulting arborists in Florida are advised by the Florida ISA not to provide documentation. They are advised that only property owners should provide documentation at their discretion. While the statute itself does not distinguish in that respect, I added property owner in the event a contractor does not want to provide documentation.

Commented [JN3]: This is an unnecessary rule.

Sec. 58-285. - Tree removal permit procedure.

- (a) When no construction or demolition is involved. Applications for tree removal permits shall include:
- (1) Remittance of a tree removal permit fee of an amount established by the City Commission in the Fee Schedule; and
 - (2) An accurate site plan drawn (hand-drawn site plan may be acceptable) to scale depicting which protected trees are proposed for removal, with the locations, common and/or botanical names, and sizes.
 - (3) A photograph of the protected trees proposed for removal.
 - (4) Trees requested for removal shall be marked with flagging and noted accordingly on the site plan. Paint shall not be used for marking protected trees.
 - (5) Application forms may also require information regarding reasons for tree removal and other specifics as determined by the City.
 - (6) Trees requested for removal with trunks that originate from two or more adjacent properties shall require the written consent of all property owners.

(b) When construction or demolition involving other permitting is involved.

(1) In addition to the requirements of subsection 58-285(a), applications relating to or arising out of new building construction, renovation, demolition, or site work permits, or requiring construction permits shall include an accurate site plan drawn to scale indicating the square footage of the site and the square footage of the proposed building area(s). The site plan shall depict any proposed grade changes and a plan view of actual trees on site including:

- a. The property lines and footprint of existing structures.
- b. The existing and proposed grades.
- c. Proposed additions to existing buildings, proposed new buildings, structures, and other impervious surfaces, such as but not limited to sidewalks, pool decks, patios, fences, walls, driveways, parking areas, stormwater retention areas, overhead and underground utilities, and other physical improvements.

(2) Incomplete or incorrect applications that require additional site visits by City staff shall require an additional fee equal to the original permit fee for each subsequent visit.

(c) Removal voids appeal process.

(1) Removal of any protected tree requested on a tree removal permit application is regarded as the applicant's acceptance of the conditions for removal as stated on the application, and voids any appeal.

(2) Except as allowed under subsections 58-283(a)(4) and 58-284(e), removal of a protected tree without a permit shall make void any appeal as provided in this division.

(d) Appeals.

(1) Upon denial of an application, or conditions placed on the approval of a tree removal permit, the grounds for such action shall be given to the applicant in writing. An applicant may appeal the tree removal denial decision or specific conditions placed on the tree removal approval to the Tree Preservation Board provided that such appeal is filed with the Urban Forestry Division within ten (10) days of the applicant's receipt of the decision or approval conditions being appealed. The appeal must be in writing, state the grounds of the appeal, and articulate in detail why the written decision (or a portion thereof) is incorrect. An applicant appealing a decision must pay to the city a fee prescribed by the City Commission to cover the administrative costs of an appeal taken under this subsection (d).

(2) Following the Urban Forestry Division's receipt of a written appeal of a denial of a tree removal permit or the conditions placed on the approval

of a tree removal permit, the Tree Preservation Board shall consider the appeal as a de novo quasi-judicial hearing within 45 calendar days or as soon as possible thereafter and make a final decision. The Tree Preservation Board will hear such an appeal pursuant to its authority under Section 2-68. The applicant appealing the decision has the burden to prove that the tree removal denial decision or specific conditions placed on the tree removal is incorrect or exceeds the authority given under the city code. The Tree Preservation Board's decision on the appeal must be supported by competent, substantial evidence in the record at the appeal hearing. A written rendition of the decision of the Tree Preservation Board will be sent to the applicant within ten (10) days of the appeal hearing.

- (3) The applicant may appeal the decision of the Tree Preservation Board to the City Commission if a further written appeal is filed with the City Clerk within ten (10) days of the date of the written rendition of the decision by the Tree Preservation Board. Further, with approval of the City Manager, the Urban Forestry Division may appeal the decision of the Tree Preservation Board to the City Commission by filing a written appeal with the City Clerk within ten (10) days of the date of the written rendition of the decision by the Tree Preservation Board. The City Commission will conduct a quasi-judicial hearing on the appeal at a regularly scheduled meeting to be conducted within forty-five (45) days of the appeal being filed, or at such later meeting as may be agreed to by the applicant and the City Manager. The City Commission may reverse, modify or uphold the decision of the Tree Preservation Board. The City Commission's decision on the appeal constitutes a final decision by the City. If the Commission upholds the denial, the tree(s) may not be removed.
- ~~(1) Upon denial, in whole or in part, of a tree removal permit application, or conditions placed on the approval of a tree removal permit, the grounds for such action shall be given to the applicant in writing. Applicants may appeal the denial decision or specific conditions placed on the approval.~~
- ~~(2) Following the receipt of a written request to appeal a denial of a tree removal permit or a request to appeal conditions placed on the approval of a tree removal permit, the Tree Preservation Board shall consider the appeal within thirty calendar days or as soon as possible thereafter and make a final decision. The final decision of the Tree Preservation Board shall be sent to the applicant by certified and regular mail within ten days.~~
- ~~(3) The applicant may appeal the decision of the Tree Preservation Board to the City Commission within fifteen days of the date of the decision by the Tree Preservation Board. The City Commission may reverse, modify or uphold the decision of the Tree Preservation Board at its next~~

available regularly scheduled meeting or at a later meeting if requested by the applicant or the City.

(4) The City Commission's final decision constitutes the end of the appeal process. If the Commission upholds the denial, the tree(s) may not be removed.

(5) Trees on City property are not eligible for the appeals process.

(e) Time for processing tree removal permit applications.

- (1) Notice of an incomplete or inaccurate application shall be given to the applicant within seven working days of the receipt of the application.
- (2) Each application shall either be approved, approved with conditions, denied, or returned to the applicant, requesting further action on the application within fourteen business days of the receipt of a complete application.

(f) Duration of tree removal permit.

- (1) Unless associated with new building construction, renovation, demolition, site work, or other construction permits, each tree removal permit shall remain in effect for one year from the date of issuance. If the action approved in the permit is not completed within the permit's effective date, then the permit is void and a new tree removal permit must be obtained before any tree removal occurs.
- (2) All conditions for removal, except financial compensation to the City which is required at the time a permit is approved in accordance with subsection 58-286(d)(1), shall be met within 30 days of the tree removal date unless an extension is documented on an approved permit. Extensions of no longer than one year from date of removal may be considered on a case by case basis.
- (3) Tree removal permits associated with new building construction, renovation, demolition, site work, or other construction permits shall remain in effect through the duration of the associated building project. All conditions for removal shall be met before final building inspection.

Sec. 58-286. - Tree removal permit mitigation and financial compensation requirements.

- (a) Requirements for approval of a tree removal permit shall include tree replacement and/or financial compensation.
- (b) Protected trees deemed by the City to be dead by natural causes shall not require mitigation or compensation. At the City's discretion, photographic

evidence may be accepted as proof that a tree is dead. A visual inspection for a tree removal permit application may be required.

- (c) Tree removal mitigation may be made in the form of planting replacement trees on the subject property or other private property within city limits or public property with City approval in accordance with the following criteria:
- (1) Mitigation for the removal of protected trees shall require replacement by approved canopy trees. Removed trees measuring from six to eighteen DBH inches shall require one replacement tree. Trees measuring nineteen DBH inches and above shall require two replacement trees.
 - (2) Landmark trees shall require replacement by six replacement trees.
 - (3) Canopy trees planted as replacement trees shall have a minimum size of three caliper inches.
 - (4) At the City's discretion, understory trees may be approved as replacement trees in appropriate locations at a rate of two understory trees per one canopy tree.
 - (5) Understory trees planted as replacement trees shall have a minimum size of two caliper inches.
 - (6) The caliper of multi-trunk trees shall be determined by the container size or root ball diameter, in accordance with the most recent edition of Florida Grades and Standards for Nursery Plants. If the root ball diameter is smaller than the container size, the root ball diameter shall be determinant.
 - (7) Any tree removal which renders a property non-compliant with the Division 8 - Landscape Regulations, must be replanted on the same property where the tree removal took place.
 - (8) Hedge shrubs, including but not limited to podocarpus, viburnum, ligustrum, and clusia, shall not count towards mitigation requirements.
 - (9) Trees improperly pruned or pruned as topiaries shall not count towards mitigation requirements.
 - (10) Replacement trees shall not count toward meeting the planting requirements of Division 8 -Section 58-336, ~~landscape regulations for non-residential properties.~~
 - (11) All replacement trees shall adhere to the current guidelines established by the most recent edition of Florida Grades and Standards for Nursery Plants and shall be Florida #1 or Florida Fancy grade. Replacement trees shall be installed with their top main root one inch above the surrounding grade.

- (12) Replacement trees shall be maintained and warrantied to survive for a period of one year from installation. Trees not deemed to have satisfactorily survived shall be replaced with new trees of the same or larger caliper size. Replacement trees shall comply with the same maintenance and replacement warranty as the original replacement trees and the new warranty period will restart at the date of replanting.
- (13) Minor deviations regarding the required replacement trees in this section may be determined by the City based on the condition of the trees being removed and other conditions that exist on the subject property. Minor deviations shall include considering any adjustments in the required tree replacement based on existing conditions on the property such as existing tree canopy coverage of the property, topography, space available for planting, or similar criteria.

(d) Financial compensation.

- (1) Caliper inches not planted as replacement trees shall be compensated by payment into the Tree Replacement Trust Fund. Each caliper inch of assigned mitigation shall constitute an equal percentage of the total DBH inches removed (see Example 1). Compensation shall equal the rate per DBH inch set by the City Commission in the Fee Schedule.
- (2) Landmark trees shall require triple the rate of compensation established by the City Commission in the Fee Schedule.
- (3) The City may disperse funds into the Tree Replacement Trust Fund (sec. 58-288).
- (4) A stop work order may be issued for any development or active construction project until all applicable permit compensation conditions are satisfied.
- (5) The certificate of occupancy or certificate of completion shall not be issued for any development until all applicable permit conditions have been satisfied.

Example 1: Removal of a 24-inch DBH laurel oak. Requires replanting mitigation of two 3-inch caliper canopy trees or financial compensation of \$2,640 (24-inches DBH x \$110 per inch). The formula for partial planting and payment is:

Planting of one 3-inch caliper canopy tree equals half of the required financial compensation (12-inches DBH). The remaining financial compensation owed is \$1,320 (12-inches DBH x \$110 per inch).

Sec. 58-287. - Recommended shade and understory species to use as replacement trees.

Understory trees shall not be used as replacement trees except as indicated in section 58-286. Palms and trees on the most recent edition of the [Florida Invasive Species Council's List of Invasive Plant Species](#) shall not be used as replacement trees. The City may approve other species on a case-by-case basis.

CANOPY TREES

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>Acer rubrum</u>	<u>Red maple</u>
<u>Betula nigra</u>	<u>River birch</u> <u>(Duraheat)</u>
<u>Celtis laevigata</u>	<u>Sugarberry</u>
<u>Carya glabra</u>	<u>Pignut hickory</u>
<u>Handroanthus</u> <u>heptaphyllus</u>	<u>Pink trumpet tree</u>
<u>Juniperus virginiana</u>	<u>Southern red cedar</u>
<u>Liriodendron</u> <u>tulipifera</u>	<u>Tulip poplar</u>
<u>Magnolia</u> <u>grandiflora</u>	<u>Southern magnolia</u>
<u>Magnolia virginiana</u>	<u>Sweet bay</u> <u>magnolia</u>
<u>Nyssa sylvatica</u>	<u>Blackgum</u>
<u>Pinus elliotii</u>	<u>Slash pine</u>
<u>Pinus palustris</u>	<u>Longleaf pine</u>
<u>Platanus</u> <u>occidentalis</u>	<u>Sycamore</u>
<u>Quercus austrina</u>	<u>Bluff oak</u>
<u>Quercus germinata</u>	<u>Sand live oak</u>
<u>Quercus virginiana</u>	<u>Live oak</u>
<u>Taxodium distichum</u>	<u>Bald cypress</u>
<u>Ulmus alata</u>	<u>Winged elm</u>
<u>Ulmus parvifolia</u> <u>'Allee'</u>	<u>Allee elm</u>

UNDERSTORY TREES

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>Callistemon citrinus</u>	<u>Bottlebrush</u>
<u>Callistemon viminalis</u>	<u>Weeping bottlebrush</u>
<u>Elaeocarpus decipiens</u>	<u>Japanese blueberry</u>
<u>Eriobotrya japonica</u>	<u>Loquat</u>
<u>Handroanthus</u> <u>chrysotrichus</u>	<u>Golden trumpet tree</u>
<u>Ilex cassine</u>	<u>Dahoon holly</u>
<u>Ilex vomitoria</u>	<u>Yaupon holly</u>
<u>Ilex vomitoria 'Pendula'</u>	<u>Weeping yaupon</u> <u>holly</u>
<u>Ilex x attenuata</u> <u>'Eagleston'</u>	<u>Eagleston holly</u>
<u>Lagerstroemia indica</u>	<u>Crapemyrtle</u>
<u>Magnolia grandiflora</u> <u>'Little Gem'</u>	<u>Little Gem magnolia</u>
<u>Myrcianthes fragrans</u>	<u>Simpson's stopper</u> <u>(tree form)</u>
<u>Prunus angustifolia</u>	<u>Chickasaw plum</u>

Sec. 58-288. - Tree replacement trust fund.

- (a) There is hereby created a Tree Replacement Trust Fund. All funds collected as tree replacement fees shall be administered by the Director of Parks and Recreation or their designee.
- (b) Disbursements from the Tree Replacement Trust Fund shall be made only for the following purposes:
 - (1) Purchasing trees for planting and any associated costs in accordance with the City's tree planting program.
 - (2) Pruning and care of trees planted on City property.
 - (3) Educational and community outreach purposes related to trees.
 - (4) Protection of trees and enforcement of this division.

Sec. 58-289. - Responsibilities for costs, fees, or fines.

- (a) Any property owner, or their agent or representative, including without limitation any contractor, consultant, or other entity who applies for a tree removal permit on behalf of a property owner or, who on behalf of a property owner removes a tree or otherwise violates this division of the code without appropriate permits, City approval, or documentation complying with state statutes is jointly and severally liable with the property owner for resulting costs, fees, or fines. The City may pursue, in its sole discretion, one or more liable parties to recover said costs, fees, or fines.
- (b) Any person or entity who is liable for unpaid costs, fees, or fines under this division is subject to the placement of a stop work order on any project involving said person or entity until all costs, fees, or fines are paid and certified as paid by the City. No person or entity who is liable for unpaid costs, fees, or fines under this division shall be entitled to obtain or perform work under any other permits until all costs, fees, or fines are paid and certified as paid by the City. No person or entity who is liable for unpaid costs, fees, or fines under this division shall be entitled to obtain a certificate of occupancy until all the costs, fees, or fines are paid and certified as paid by the City.
- (c) The City is entitled to and shall determine the real party or parties in interest when an entity is liable for a cost, fee, or fine, and the real party or parties in interest shall be subject to the sanctions in subsection (b), by way of illustration and not limitation, an individual who does business in more than one corporate or business name shall be considered the "real party in interest" for purposes of applying subsection (b) if any of that individual's entities have unpaid costs, fines, or fees under this division and both that

individual and any of the individual's entities may be subjected to the sanctions in subsection (b) until there are no longer any unpaid costs, fees, or fines.

Sec. 58-290. - Penalties for tree removal without required permit or for tree damage.

- (a) Any protected tree removed without a permit or destroyed or having received major damage in violation of this division shall be replaced and/or compensated at double the requirements of section 58-286.
- (b) If no evidence exists on site to calculate the DBH inches of the tree(s) removed, then the tree(s) shall be presumed to be a minimum of a twenty-four DBH inches. It is the property owner's responsibility and burden of proof to prove otherwise.
- (c) For repeat offenders the City has the right to double restoration requirements or fines (or both) for each subsequent infraction, and in the alternative or in addition to revoke or suspend a contractor's license to do business in the city.

Sec. 58-291. - Tree banking.

To encourage voluntary tree replacement plantings, there is hereby created a tree banking program. The Urban Forestry Division may allow the planting of three caliper inches or larger approved canopy trees to compensate for future permitted tree removals. Banked trees are to be planted on the same lot from which future tree removals are anticipated. Each banked tree shall count as one replacement tree irrespective of size at the time a permitted tree is removed. If the banked mitigation is not sufficient to meet the conditions required for tree removals, additional mitigation shall be required until all conditions are satisfied. Trees shall be Florida Grade #1 or better as defined in the most recent edition of Florida Grades and Standards for Nursery Plants. Banked trees shall be thriving and in good condition as determined by the City at the time of inspection, which shall be within fourteen days of tree removals.

Furthermore, it shall be the responsibility of the applicant to maintain and present all necessary documentation required by the City in order to receive credit for any tree replacement as a required condition for tree removals.

Sec. 58-292. - Precautions and standards required during construction and other land development permits.

- (a) Before plans are submitted for permit, the City or designee shall be consulted before any permanent structure or impervious paving is constructed within the tree protection area.

- (1) A tree protection barrier plan shall be provided illustrating how protected trees located on, or adjacent to the subject property will be protected from any adverse effects of proposed construction or grade changes. The plan must include the tree protection barrier that will be installed. Any wall or fence on or near property lines shall be constructed so as to avoid damage to major roots of protected trees.
 - (2) If a major root of any protected tree affected by a grade change extends beyond its drip-line, then additional root protection per section 58-293 may be required.
 - (3) Prior to demolition, grade change and/or construction, tree protection barricades shall be placed and maintained as necessary to prevent damage to protected trees on or adjacent to the subject property.
 - (4) Tree protection barricades shall be placed at or beyond the tree's drip-line whenever possible. At no time shall the tree protection barricades be closer than ten feet from a trunk unless existing or proposed structures are within that range.
- (b) On all construction and demolition sites, tree protection shall be provided by a barrier as shown in Figure 1.
- (1) Barricade posts and two rails shall be made of two-by-four lumber.
 - (2) Posts shall extend into the ground a minimum of eighteen inches.
 - (3) The barricade shall be a minimum of four feet high with posts spaced no more than six feet apart.
 - (4) Use the DBH of the existing tree to be preserved to determine the distance of the tree barricade from the protected tree.
 - (5) Each side of the barricade shall maintain a minimum distance as specified in Table 1, measured from the perimeter of the tree trunk on all sides.
 - (6) Barricade layout may be adjusted as required to accommodate sidewalks, curbs, buildings, and proposed building footprints.
 - (7) Barricade shall remain in place and maintained throughout the construction process.
 - (8) Only hand tools shall be used within the barricade. Trenching, digging, or grading is prohibited.

Figure 1. Tree barricade specifications.

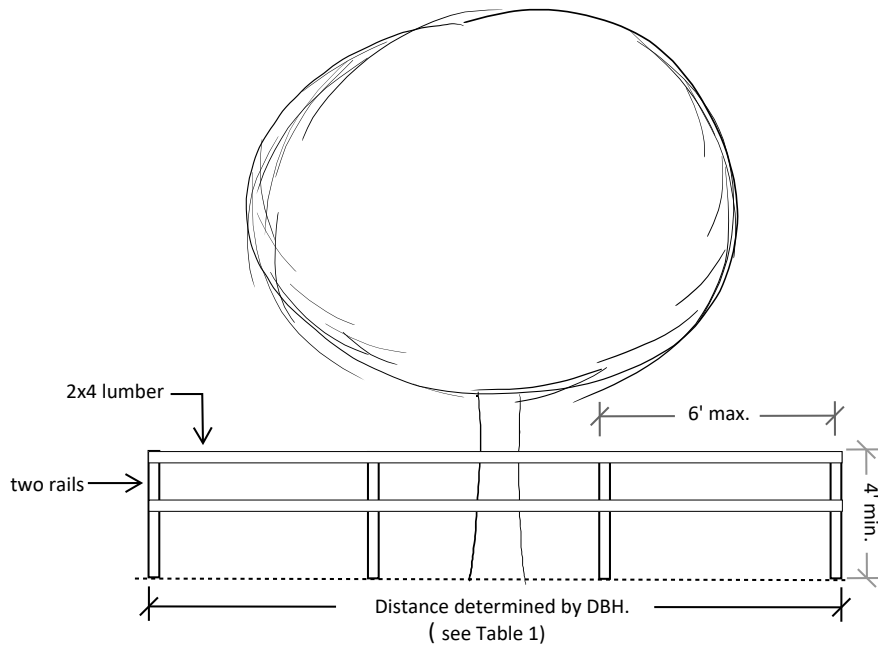


Table 1. Tree barricade distances.

Tree Barricade Distances	
DBH Range	Distance
6"-12"	10'
13"-18"	12'
19"-29"	15'
30"+	20'

- (c) Unless prior approval is granted by the City, the following activities are prohibited within the drip-line of a protected tree or within ten feet of its trunk, whichever is greater:
- (1) Parking or use of vehicles, equipment, or machinery.
 - (2) Storing or dumping any material or liquids.

- (3) Construction, excavation, or trenching.
- (d) Permit/inspection boxes, wires, braces, nails, screws, bolts, chains, ropes, lights, antennas, flags, banners, and other similar materials shall not be attached to a tree in a way that the City determines to be injurious to the tree.
- (e) The precautions required in this section may be modified or waived in writing by the City.

Sec. 58-293. - Precautions required for significant grade changes for protected trees.

- (a) Grade changes involving the removal or addition of more than three inches of soil within a protected tree's drip-line or projected drip-line are prohibited. The removal of any soil is prohibited within the drip-line of pine trees. Before any grade changes involving the removal or addition of up to three inches of soil, the property owner or permittee shall:
 - (1) Leave the area within the drip-line at its original grade with terraces by use of dry stacked retaining walls at the drip-line that are constructed to allow for drainage and aeration;
 - (2) Cut roots cleanly and re-trim them after excavation;
 - (3) Cover exposed root system and keep moist;
 - (4) Irrigate tree to compensate for root loss.
- (b) New or expanded stormwater detention and retention areas shall maintain distance from existing trees sufficient to protect their root systems from significant damage. Where possible, retention shall not encroach on the drip-line of protected trees. Detention and retention areas shall remain a minimum of ten feet from protected trees measuring up to eighteen inches DBH and fifteen feet from trees measuring nineteen inches DBH or greater.

Sec. 58-294. - Precautions required for excavation and paving around protected trees.

- (a) Whenever possible, water, sewer, and other underground utility lines shall be routed around the drip-lines of protected trees.
- (b) If compliance with subsection (a) is impossible, then directional boring for the utility shall be routed under the protected tree's root zone to prevent damage to major roots. Mechanical trenching is prohibited.
- (c) Suitable pervious pavement may be placed within the drip-line of a protected tree as long as the tree is not damaged by grade change, soil compaction, or any other cause. There is to be no disturbance to the trunk root flair.

- (d) All hardscapes installed near existing trees must remain a minimum of ten feet from the trunk perimeter.

Sec. 58-295. – Private trees encroaching on rights-of-way.

It shall be the duty of all property owners to keep trees which encroach on rights-of-way pruned so that the views of motorists and pedestrians are not obstructed at intersections, points of ingress and egress, and/or sidewalks. Where proper pruning is not maintained, the City may, after reasonable notice to the property owner, enter upon that property and perform the necessary work. Upon performing such work, the City will charge the property owner for the actual cost and administrative costs as determined by the schedule of fees established by the City Commission. The City may, without notice, prune any portions of privately-owned trees encroaching on rights-of-way that do not require accessing private property.

Sec. 58-296. - Trees on city property.

- (a) The City of Winter Park shall have control of all trees now or hereafter in any park, City right-of-way, easement, or other public place within the city limits, and shall have the power to plant, care for, maintain, remove, and replace such trees.
- (b) It shall be unlawful to move, remove, or damage any tree of any size on City property except as part of official City business and operations.
- (c) Trees on City property, including exempt species, removed without a permit or destroyed or having received major damage as defined in section 58-282 shall be replaced as per applicable sections of this division.
- (d) Trees planted on rights-of-way shall be pruned by the City for clearance over roads and sidewalks, line-of-sight, around traffic signs and signals, streetlights and other public infrastructure. The City does not perform clearance pruning on portions of right-of-way trees which encroach on private property.
- (e) Property owners may request authorization from the City to perform pruning of right-of-way trees at their own cost provided that:
 - (1) Pruning shall retain the natural form of that tree species.
 - (2) All tree pruning shall be conducted according to the most current International Society of Arboriculture (ISA) standards, and the most current American National Standards Institute (ANSI) A-300 Part 1 that are hereby incorporated by this reference.

Sec. 58-297. - Trees on private property that impact public facilities.

Removal or pruning of a tree on private property that poses an unacceptable risk to public property or persons on public property is the responsibility of the property owner. If the City determines that a tree poses an unacceptable risk, the City will send a written notice outlining the work that must be performed. The required work must be performed within thirty days of receipt of the notice.

Sec. 58-298. Enforcement and authority to enforce this division.

- (a) The City shall provide interpretations, administration, and enforcement of the provisions of this division and shall be synonymous with and referred to as "the City" or "City" for references contained herein. Appeals of decisions and determinations in the enforcement of this division shall follow the procedure as set forth in subsection 58-285(d) or as specifically addressed elsewhere.
- (b) The City shall have the authority to stop work at a site if unauthorized tree work is occurring. Once a stop work order is issued, work shall not commence until the necessary permits have been issued and any applicable fine has been paid.
- (c) Failure to meet permit condition requirements for replacement within thirty days of the removal of the tree(s) shall require compensation, including administrative costs plus accrued interest at the rate of twelve percent per annum specified in F.S. Section 55.03 filed as a lien upon the property and the provisions of Section 102-135 shall apply.
- (d) Violations for this division shall be subject to the following: Code enforcement actions or citations as per Class IV level citation as listed under Article II, Code Enforcement Citation, Section 1-23 Classes of violations and penalties" and/or code enforcement compliance board may impose maximum penalties of \$250.00 per day for first time violations and/or \$500.00 per day for repeat violations. Further, the code compliance board may impose and/or irrevocable fee of a \$5,000.00 fine per violation for a violation of an irreparable or irreversible nature. and In addition to imposing code enforcement fines, the code compliance board may order remedial action to restore the property.
- (e) Failure to remove or prune any tree deemed by the City to pose an unacceptable risk to public property or persons on public property shall constitute a violation of this article. Such violation may result in giving notice to the owner or the agent of the owner an order to correct the violation by removing the entire tree or limb(s). Failure to correct the violation may result in the City taking the necessary action to remove the tree or limb(s) and assess all costs incurred by the City to the owner of the property, plus an administrative fee as established by the City Commission in the Fee Schedule. Where the full amount due the City is not paid by such owner or agent of the owner within thirty days after invoicing the owner for removing the tree or limb(s), such charges shall be declared a lien on the property. In addition,

nothing shall prevent the City from pursuing other legal courses of action to correct the violation, including referring the matter to the Code Compliance Board. Appeals of an order to remove a tree or limb(s) of a tree will be heard by the Tree Preservation Board and must be filed with the City within thirty days of receipt of notice or within thirty days of posting the property with a notice to remove the tree or limb(s). An appeal shall include payment of any required fees, provision of documentation verifying the health of the tree, and any other information which may justify withdrawing the order to remove the tree or limb(s). Appeals of the decision of the Tree Preservation Board on this matter shall be taken to the Code Compliance Board.

Secs. 58-299—58-320. - Reserved.

SECTION III: That Article V, Division 8 of Chapter 58 of the Land Development Code of the City Winter Park regarding Tree Preservation and Protection is hereby amended to read as follows (struckout text indicates deletions; underlined text indicates additions; and non-referenced sections shall remain unchanged):

DIVISION 8. - LANDSCAPE REGULATIONS

Sec. 58-331. - Purpose and intent.

* * *

~~(7) Contributing to the city's reforestation plan~~

(7) Upholding the intentions of the City's Tree Preservation Ordinance and Urban Forest Management Plan.

* * *

Sec. 58-333. – General criteria for all properties.

* * *

~~(4) Mulch: Maintain two to three inches of mulch to help retain soil moisture, prevent erosion and suppress weeds.~~

(4) *Mulch:* Maintain two to three inches of mulch to help retain soil moisture, prevent erosion, and suppress weeds. Dyed mulch is not recommended due to [concerns over source material](#). Cypress mulch and inorganic mulch are prohibited.

* * *

Sec. 58-336. – Non-residential and multifamily properties.

* * *

~~(g) Stormwater retention areas. Stormwater retention areas not screened from view from any public right-of-way by a building or wall shall be screened by a hedge maintained at a four-foot height installed in a landscape area a minimum of four feet in width. In addition, a cypress tree of at least four-inch diameter shall be planted within the stormwater retention area for each 50 linear feet of the stormwater retention area.~~

~~(g) Stormwater detention and retention areas. Stormwater detention and retention areas not screened from view from any public right-of-way by a building or wall shall be screened by a hedge maintained at a four-foot height installed in a landscape area a minimum of four feet in width. In addition, a bald cypress tree of at least four caliper inches shall be planted within the stormwater area for each fifty linear feet of the stormwater area.~~

* * *

Sec. 58-339. – Tree protection and tree removal.

~~The protection and/or removal of existing trees at nine-inch dbh or greater are governed by the city's tree ordinance detailed in division 6, tree removal and protection. Landscape plans prepared for compliance with these regulations shall include the protected trees indicated by type and size and the proposed preservation or removal pursuant to the city's tree ordinance.~~

The protection and/or removal of existing trees at six inches DBH or greater are governed by the City's Tree Preservation Ordinance detailed in Division 6 - Tree Removal and Protection. Landscape plans prepared for compliance with these regulations shall include the locations of the protected trees along with the species and size and the calculations for the proposed preservation or removal pursuant to the City's tree ordinance.

SECTION 4. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 5. CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Winter Park, Florida;

SECTION 6. CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of any conflict.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

Adopted at a regular meeting of the City Commission held at City Hall, Winter Park, Florida on the 9th day of October, 2024.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis

Tree Preservation Ordinance Revision 2024



Presented by Josh Nye, Parks Services Manager
ISA Certified Arborist, Qualified Tree Risk Assessor

Why revise our tree ordinance now?

- Update
 - Last updated in 2012.
- Knowledge gained
 - Staff has learned from experience.
 - The science of arboriculture has advanced.



Why Revise Now?

- Changes in State law
 - F.S. 163.045 passed in 2019; amended in 2022.
 - Impacts CWP's ability to regulate tree removals on residential property.
- Corrections and clarifications
 - Current code needs some cleaning up.

Ordinance Revision Themes



■ Strengthen

- A few key areas of our current ordinance need to be strengthened.
 - The appeals process.
 - Creation of a special class of trees with added protections.
 - Lowering the size at which trees are protected.
 - Increasing mitigation/compensation requirements for commercial projects.
 - Disallowing the use of hedges and topiaries as understory replacement trees.

Ordinance Revision Themes



■ Clarify

- Some portions of the code need clarification.
 - Tree removal permit financial compensation requirements.
 - Replacing and eliminating outdated, non-industry-standard, and incorrect terminology.
 - Improved and more precise requirements for tree protection barricades.

Ordinance Revision Themes



■ Update

- New science and lessons learned.
 - Recommended species list focused on trees with a track record of success in our urban/suburban environment.
 - Exempt species list focused on Florida Invasive Species Council's List of Invasive Plant Species.
 - Prohibition on inorganic (rubber) mulch.
 - Specified minimum distances for new stormwater detention/retention areas installed near protected trees.

Revision Highlights



- Definitions, Sec. 58-282
 - *Landmark tree* shall mean any live oak or bald cypress in fair to excellent condition measuring thirty inches DBH or greater.
 - *Residential* shall refer to single-family and duplex development under Sec. 58-65, Sec. 58-66 and Sec. 58-69.
 - *Unacceptable risk* shall mean a tree which poses a risk of moderate or higher where removal is the only means of practically mitigating its risk below moderate, as determined by tree risk assessment procedures outlined in the most recent edition of the International Society of Arboriculture's (ISA) Best Management Practices – Tree Risk Assessment.

Revision Highlights



- Exempt trees

(a) Exempt trees. Unless on City property or near shorelines and waterways (referenced in sec. 114-6), no permit shall be required to remove the following types of trees:

any tree found on the most recent edition of the [Florida Invasive Species Council's List of Invasive Plant Species](#);

cherry laurels;

palms;

fruit trees;

any tree with a DBH less than six inches, not including replacement trees;

protected trees that have fallen due to acts of nature such as storms, fire, or natural decay.

Revision Highlights



- Florida Statutes protocol, Sec. 58-284 cont'd

- (e) If a person or entity is removing a tree on an occupied residential property without a permit on the basis that such tree poses an unacceptable risk to persons or property, the property owner and person or entity removing such tree must have in their respective possession at the time of removal supporting documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect finding that such tree poses an unacceptable risk to persons or property ("Tree Risk Assessment Documentation"). The Tree Risk Assessment Document must have the credentials, name, address, telephone number, and certification signature of the professional that issued the Tree Risk Assessment Documentation and must conform to tree risk assessment procedures as outlined in the International Society of Arboriculture's (ISA) Best Management Practices – Tree Risk Assessment. Upon request, the owner of the property from which the tree is being removed, or person or entity performing the removal of the tree must present the Tree Risk Assessment Documentation to any City officer, employee, or contractor requesting to review such documentation. Failure to comply with this subsection or any part thereof constitutes a violation of this code, for which the property owner and any agent, contractor, consultant, or other entity causing or advocating for such removal of such tree may be held jointly and severally liable.

Florida Statutes 163.045

Tree pruning, trimming, or removal on residential property.—



1) For purposes of this section, the term:

(a) “Documentation” means an onsite assessment performed in accordance with the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017) by an arborist certified by the International Society of Arboriculture (ISA) or a Florida licensed landscape architect and signed by the certified arborist or licensed landscape architect.

(b) “Residential property” means a single-family, detached building located on a lot that is actively used for single-family residential purposes and that is either a conforming use or a legally recognized nonconforming use in accordance with the local jurisdiction’s applicable land development regulations.

Florida Statutes 163.045
Tree pruning, trimming, or removal on residential property.—



(2) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on a residential property if the property owner possesses documentation from an arborist certified by the ISA or a Florida licensed landscape architect that the tree poses an unacceptable risk to persons or property. A tree poses an unacceptable risk if removal is the only means of practically mitigating its risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017).

(3) A local government may not require a property owner to replant a tree that was pruned, trimmed, or removed in accordance with this section.



Revision Highlights

▪ Appeals, Sec. 58-285

(d) Appeals.

- (1) Upon denial, in whole or in part, of a tree removal permit application, or conditions placed on the approval of a tree removal permit, the grounds for such action shall be given to the applicant in writing. Applicants may appeal the denial decision or specific conditions placed on the approval.
- (2) Following the receipt of a written request to appeal a denial of a tree removal permit or a request to appeal conditions placed on the approval of a tree removal permit, the Tree Preservation Board shall consider the appeal within thirty calendar days or as soon as possible thereafter and make a final decision. The final decision of the Tree Preservation Board shall be sent to the applicant by certified and regular mail within ten days.
- (3) The applicant may appeal the decision of the Tree Preservation Board to the City Commission within fifteen days of the date of the decision by the Tree Preservation Board. The City Commission may reverse, modify or uphold the decision of the Tree Preservation Board at its next available regularly scheduled meeting or at a later meeting if requested by the applicant or the City.
- (4) The City Commission's final decision constitutes the end of the appeal process. If the Commission upholds the denial, the tree(s) may not be removed.
- (5) Trees on City property are not eligible for the appeals process.

Revision Highlights



- Tree removal permit replanting mitigation, Sec. 58-286
 - Dead trees do not require mitigation.
 - Must be confirmed dead by a City arborist.
 - Tree removal permit replacement tree requirements
 - 6"-18" require one replacement tree
 - 19" and above require two replacement trees
 - Landmark trees require six replacement trees
- Hedge shrubs, including but not limited to podocarpus, viburnum, ligustrum, and clusia, shall not count towards mitigation requirements.
- Trees improperly pruned or pruned as hedges or topiaries shall not count towards mitigation requirements.
- Replacement trees shall not count toward meeting the planting requirements of Division 8 - Section 58-336, landscape regulations for non-residential and multi-family properties.

Revision Highlights



- Tree removal financial compensation, Sec. 58-286
 - Caliper inches not planted as replacement trees shall be compensated by payment into the Tree Replacement Trust Fund. Each caliper inch of assigned mitigation shall constitute an equal percentage of the total DBH inches removed (see Example 1). Compensation shall equal the rate per DBH inch set by the City Commission in the Fee Schedule.
 - Landmark trees shall require triple the rate of compensation established by the City Commission in the Fee Schedule.

Partial Replanting and Payment Example



Permitted removal of a 24-inch DBH laurel oak.

- Requires replanting mitigation of two 3-inch caliper canopy trees
OR
- Financial compensation of \$2,640 (24-inches DBH x \$110 per inch)
- Planting of one 3-inch caliper canopy tree equals half of the required financial compensation (12-inches DBH). The remaining financial compensation owed is \$1,320 (12-inches DBH x \$110 per inch).

Revision Highlights



- Precautions for grade changes near trees, Sec. 58-293
 - New or expanded stormwater detention and retention areas shall maintain distance from existing trees sufficient to protect their root systems from significant damage. Where possible, retention shall not encroach on the drip-line of protected trees. Detention and retention areas shall remain a minimum of ten feet from protected trees measuring up to eighteen inches DBH and fifteen feet from trees measuring nineteen inches DBH or greater.



Revision Highlights

■ Improved Tree Barricade Requirements

- (b) On all construction and demolition sites, tree protection shall be provided by a barrier as shown in Figure 1.
- (1) Barricade posts and two rails shall be made of two-by-four lumber.
 - (2) Posts shall extend into the ground a minimum of eighteen inches.
 - (3) The barricade shall be a minimum of four feet high with posts spaced no more than six feet apart.
 - (4) Use the DBH of the existing tree to be preserved to determine the distance of the tree barricade from the protected tree.
 - (5) Each side of the barricade shall maintain a minimum distance as specified in Table 1, measured from the perimeter of the tree trunk on all sides.
 - (6) Barricade layout may be adjusted as required to accommodate sidewalks, curbs, buildings, and proposed building footprints.
 - (7) Barricade shall remain in place and maintained throughout the construction process.
 - (8) Only hand tools shall be used within the barricade. Trenching, digging, or grading is prohibited.



Revision Highlights

- Improved Tree Barricade Requirements

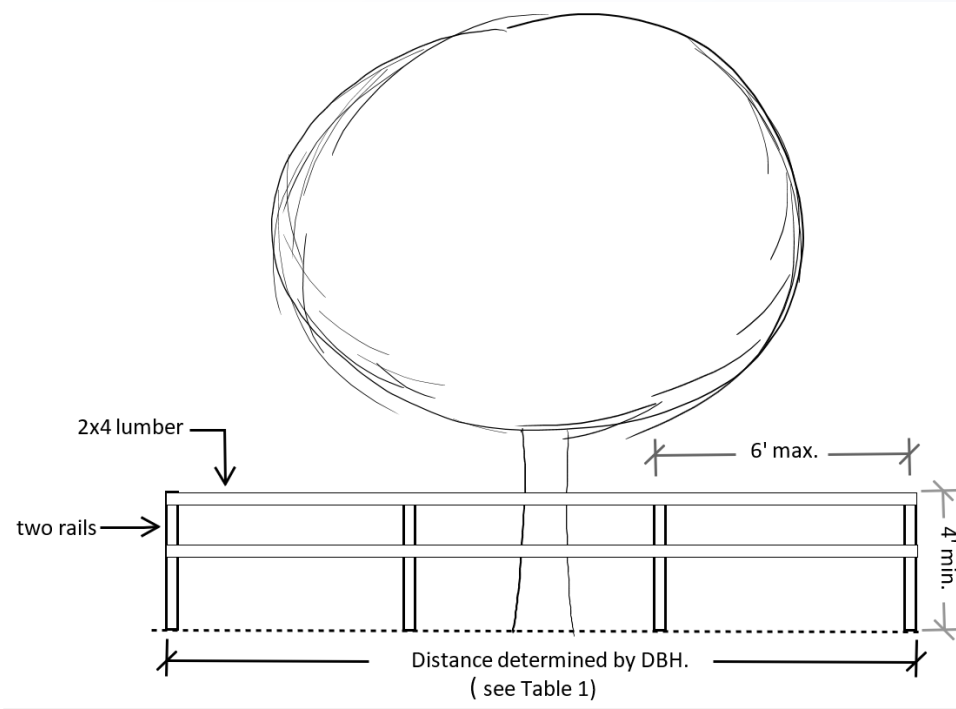


Table 1. Tree barricade distances.

<u>Tree Barricade Distances</u>	
<u>DBH Range</u>	<u>Distance</u>
<u>6"-12"</u>	<u>10'</u>
<u>13"-18"</u>	<u>12'</u>
<u>19"-29"</u>	<u>15'</u>
<u>30"+</u>	<u>20'</u>



City Commission

agenda item 14.f

item type

Public Hearings: Non Quasi-Judicial Matters

meeting date

September 25, 2024

prepared by

Kathleen Reed, Administrative Coordinator III

approved by

Randy Knight, City Manager

subject

An ordinance amending Chapter 62, "Offenses and Miscellaneous Provisions" of the Code of Ordinances by creating Section 62-80 "Trespass Warnings on Public Property." (1st Reading)

motion | recommendation

Approve.

background

This ordinance provides for a method to allow for the issuance of trespass warnings for individuals committing violations of City ordinances, rules or regulations, or State law, followed by the opportunity for a hearing to address the alleged deprivation of any constitutionally protected liberty interest of such individual.

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

1. Ordinance - Trespass on Public Land

ORDINANCE _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WINTER PARK CHAPTER 62 OFFENSES INVOLVING PUBLIC PEACE AND ORDER, BY CREATING SECTION 62-80 TRESPASS WARNINGS ON PUBLIC PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Winter Park may lawfully designate the use of City facilities and public space for activities consistent with their purpose and the City Commission seeks to maintain a safe and orderly environment of City property;

WHEREAS, the City Commission seeks to discourage unlawful, unsafe, destructive, harassing or otherwise prohibited activity on City property that interferes with the designated use of City property;

WHEREAS, the City Commission finds that the presence of individuals who have violated City ordinances, rules or regulations, or State law on public property or on private property for which the City has a public access easement creates a threat to the safety and welfare of the citizens and visitors of the City as well as the City property and facilities and therefore deem this ordinance to promote such public safety, public welfare and protection of property; and

WHEREAS, the City Commission desires to provide for a method to allow for the issuance of trespass warnings for individuals committing violations of City ordinances, rules or regulations, or State law, followed by the opportunity for a hearing to address the alleged deprivation of any constitutionally protected liberty interest of such individual.

NOW THEREFORE, BE IT ORDAINED, by the City Commission of the City of Winter Park, Florida, as follows:

SECTION I: AMENDMENT - Chapter 62, Code of Ordinances, City of Winter Park, is amended by adding Section 62-80, Trespass Warnings on Public Property, as follows:

Sec. 62-80. – Trespass warnings on public property.

- (a) City employees or officials, or their designees, having control over a City facility, building, or outdoor area, including municipal parks, are authorized to issue a trespass warning to any individual who violates any City ordinance, rule, or regulation, or State law or lawful directive of a City employee or official, which violation was committed while on or within a City facility, building, or outdoor area, including municipal parks, for the specific property where the violation occurred.

- (b) When no other City employee or official having control over a City facility, building, or outdoor area, including municipal parks, is present, a Police Officer is authorized to issue a trespass warning to any individual who violates any City ordinance or State law which was committed while on or within a City facility, building, or outdoor area, including municipal parks, for the specific property where the violation occurred. For the first violation, the individual may be issued a trespass warning for a period not to exceed one (1) year.
- (c) For a second or subsequent violation, the individual may be issued a trespass warning for a period not to exceed two (2) years.
- (d) A copy of the trespass warning shall be provided by mail or hand delivery to the individual and to the City employee or official having control over the City park, facility, building, or outdoor area. The written trespass warning shall advise of the right to appeal and the location for filing the appeal.
- (e) This section shall not be construed to limit the authority of any City employee or official to issue a trespass warning to any person for any lawful reason for any City property, including rights-of-way when closed to general vehicular or pedestrian use, when necessary or appropriate in the sole discretion of the City employee or official.
- (f) Appeal of trespass warning. A person to whom a trespass warning is issued under this section shall have the right to appeal as follows:
 - (1) An appeal of the trespass warning must be filed, in writing, within ten (10) days of the issuance of the warning, and shall include the appellant's name, address, and phone number, if any. No fee shall be charged for filing the appeal.
 - (2) The appeal shall be filed at the location specified in the trespass warning.
 - (3) The city shall contract with a special magistrate and/or the contracted Local Hearing Officer to hear all trespass appeals.
 - (4) Within thirty (30) days following the filing of the appeal, the special magistrate or Local Hearing Officer shall schedule a hearing. Notice of the hearing will be provided to the appellant by:
 - a. Posting the notice at City Hall located at, Winter Park, Florida 32789, and
 - b. Mailing a copy of the notice if an address is provided. In the event of non-delivery, the notice posted at City Hall shall suffice.
 - (5) The special magistrate or Local Hearing Officer shall hold the hearing as soon as possible. In no event shall the hearing be held sooner than seven (7) days following the filing of the appeal and no later than sixty (60) days from the filing of the appeal.
 - (6) Copies of documents in the city's control which are intended to be used at

the hearing, and which directly relate to the issuance of the trespass warning to the appellant, shall be made available upon request to the appellant at no cost.

- (7) The appellant and the city shall have the right to attend with an attorney, the right to testify, to call witnesses, to cross-examine witnesses, and to present evidence. Any attorney appearing on behalf of the appellant shall file a notice of appearance with the office of the city attorney at least three (3) days prior to the hearing. The appellant shall have the right to bring a court reporter, at his or her own expense.
- (8) The special magistrate or Local Hearing Officer shall consider the testimony, reports, or other documentary evidence, and any other evidence presented at the hearing. Formal rules of evidence shall not apply, but fundamental due process shall govern the proceedings.
- (9) The city shall bear the burden of proof by clear and convincing evidence that the trespass warning was issued pursuant to the criteria of this section.
- (10) If the appellant fails to attend a scheduled hearing, the special magistrate or Local Hearing Officer shall review the evidence presented and determine if the trespass warning was properly issued pursuant to the criteria of this section.
- (11) Within five (5) days of the hearing, the special magistrate or Local Hearing Officer shall issue a written decision on the appeal which shall be mailed to the appellant at the address provided. If no address is provided, a copy of the decision shall be posted at City Hall.
- (12) The decision of the special magistrate or Local Hearing Officer shall be final and appellant shall be deemed to have exhausted all administrative remedies. Such decision may be subject to judicial review in the manner provided by law by the appellant. The city may not appeal the decision of the special magistrate.
- (13) The trespass warning shall remain in effect during the appeal and review process, including any judicial review.

SECTION II: AUTHORIZING INCLUSION IN CODE. The provisions of this ordinance shall be included and incorporated into the Code of Ordinances of the City of Winter Park, as additions or amendments thereto

SECTION III: SEVERABILITY. Should any word, phrase, sentence, subsection or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection or section so held shall be severed from this ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION IV: CONFLICTING ORDINANCES. All ordinances or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

SECTION V: EFFECTIVE DATE. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission, held at City Hall, Winter Park, Florida, on the _____ day of _____, 2024.

Mayor Sheila DeCiccio
ATTEST:

City Clerk



City Commission

agenda item 14.g

item type

Public Hearings: Non Quasi-Judicial Matters

meeting date

September 25, 2024

prepared by

Kathleen Reed, Administrative Coordinator III

approved by

Randy Knight, City Manager

subject

An ordinance amending Chapter 62, "Offenses and Miscellaneous Provisions," of Article VII "Public Order Offenses" by adding new sections to provide for additional standards in public parks. (1st Reading)

motion | recommendation

Approve the ordinance.

background

This ordinance provides a method for the City to prohibit any person from camping in a public area, except as permitted, in response to Florida State Statute which bars a municipality from allowing unauthorized camping.

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

1. Ordinance- Standards in Public Parks

ORDINANCE _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WINTER PARK BY ADDING NEW SECTIONS TO CHAPTER 62, OFFENSES INVOLVING PUBLIC PEACE AND ORDER, TO PROVIDE FOR ADDITIONAL STANDARDS IN PUBLIC PARKS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021(3), Florida Statutes, provides, in pertinent part, that “[t]he Legislature recognizes that pursuant to the grant of powers set forth in Section 2(b), Art. VIII of the State Constitution, the legislative body of each municipality has the power to enact legislation concerning any subject matter upon which the state legislature may act” except for certain very limited matters; and

WHEREAS, the City Commission of the City of Winter Park, Florida (“City”), has determined that this Ordinance continues to protect the health, safety, and welfare of the City’s citizens.

WHEREAS, the Florida Legislature has passed Section 125.0231, Florida Statutes, prohibiting a municipality from authorizing or allowing any person to camp in public areas except as permitted by statute.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

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

SECTION II. Amendment of City Code. Chapter 62, Code of Ordinances, City of Winter Park, is hereby amended by adding the following (words that are underlined are additions):

Sec. 62-81. - Urinating or Defecating in Public

- (a) It shall be unlawful for any person to urinate or defecate in a public place other than one set aside and designated for that particular purpose.
- (b) Violations of this section shall be punishable as provided in Winter Park Code section 1-7. 43

Sec. 62-82. - Camping Prohibited

- (a) For the purpose of this section, “camp” is defined as sleeping, lodging, or residing overnight or otherwise being in a temporary shelter outdoors; or sleeping outdoors.
- (b) It shall be unlawful for any person to camp or sleep on public property, including, but not limited to, public buildings or its grounds, public sidewalks, streets, alleyways, city property, parks or green spaces, on or under public right of ways, not designated as a campground by a governmental entity.

- (c) Violations of this section shall be punishable as provided in Winter Park Code section 1-7.

Sec. 62-83. – Sitting or Lying on Sidewalks or Bicycle Paths Prohibited

- (a) It is unlawful for any person, after having been notified by a law enforcement officer of the prohibition in this section, to sit or lie down upon a public sidewalk or bicycle path, or upon any blanket, chair, stool, or any other object placed upon a public sidewalk or bicycle path.
- (b) Violations of this section shall be punishable as provided in Winter Park code section 1-7. 11
- (c) It is an affirmative defense to the prohibition in this section if it is shown that:
- (1) Sitting or lying down in violation of subsection 62-83(a) due to a medical emergency;
 - (2) The person is sitting while operating or patronizing an event conducted on or within a public sidewalk or bicycle path pursuant to a City issued permit; or a person participating in or attending a parade, festival, performance, rally, demonstration, meeting or similar event conducted on a public sidewalk pursuant to a street use or other applicable City issued permit;
 - (3) The person sitting on a sidewalk is there only temporarily while awaiting transportation on a particular bus at a bus stop and the person is not obstructing the ability of others to use the sidewalk.

SECTION III. Authorizing Inclusion in Code. The provisions of this ordinance shall be included and incorporated into the Code of Ordinances of the City of Winter Park, as additions or amendments thereto.

SECTION IV. Severability. Should any word, phrase, sentence, subsection or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection or section so held shall be severed from this ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION V. Conflicting Ordinances. All ordinances or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

SECTION VI. Effective Date. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission, held at City Hall, Winter Park, Florida, on the ____ day of _____, 2024.

Mayor Sheila DeCiccio

ATTEST:

City Clerk