



City Commission Regular Meeting

Agenda

October 17, 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 - Pastor Doug Hankins, First Baptist Winter Park**
- 3. Pledge of Allegiance**
- 4. Approval of Agenda**
- 5. Mayor's Report**
- 6. City Manager's Report**
- 7. City Attorney's Report**
- 8. Non-Action Items**

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

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

10. Consent Agenda

- | | |
|---|----------|
| a. Approve the minutes of the regular meeting, September 25, 2024. | 1 minute |
| b. Approve the following piggyback contracts: | 1 minute |
| <ol style="list-style-type: none"> 1. Core & Main LP - City of Boynton Beach Contract #WH22-048 - Pipe Fittings and Accessories; for goods on an as-needed basis during the term of the agreement through October 4, 2025; Amount: \$2,000,000 2. SSD International, Inc. - State of Florida Contract #46000000-21-STC - Defense Products - Renewal; for services during the term of the agreement through September 30, 2027; Amount: \$50,000 3. Lawmen's & Shooters' Supply, Inc. - State of Florida Contract #46000000-21-STC - Defense Products - Renewal; for services during the term of the agreement through September 30, 2027; Amount: \$50,000 4. Hydra Services, Inc. - City of Palm Coast Contract #ITB-UT-24-41 - Supply, Maintenance, and Repair Services for Sulzer/ABS Submersible Pumps and Related Equipment; for services on an as-needed basis during the term of the agreement through May 21, 2027; Amount: \$450,000 | |
| c. Approve the following contracts: | 1 minute |

1. RFP22-23 - High Performance Sports Management, Inc. - Tennis Programming & Instructional Services - Renewal; for services during the term of the agreement through October 10, 2025; Amount: \$400,000
2. FY25-2 - New York Life - Life, AD&D and Disability Insurance - Renewal; for services during the term of the agreement through October 1, 2025; Amount: \$1,250,000
3. FY25-3 - MetLife - Group PPO Dental Benefits - Renewal; for services during the term of the agreement through October 1, 2025; Amount: \$450,000
4. IFB23-22 - Allcrete, Inc. - Continuing Concrete Services - Renewal; for services on an as-needed basis during the term of the agreement through October 6, 2025; Amount: \$545,000
5. RFP13-20 - Credit Bureau Systems, Inc. - EMS Billing Services - Renewal; for services during the term of the agreement through October 19, 2025; Amount: \$125,000
6. RFP15-19 - HDD of Florida - Underground Conduit/Pipe Installation Services; for services provided during the term of the agreement through October 1, 2024; Amount: \$200,000
7. FY19-10 - Advanced Compatible Solutions, Inc. - Fire Alarm System & Monitoring - Renewal; for services during the term of the agreement through October 1, 2025; Amount: \$125,000

11. Action Items Requiring Discussion

- | | |
|--|------------|
| a. Approval of CRA Interlocal Agreements: Tri-Party Agreement with Winter Park, Orlando, and Orange County and Delegation of Authority Extension between Winter Park and Orange County | 15 minutes |
|--|------------|

12. Public Hearings: Quasi-Judicial Matters

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

13. Public Hearings: Non Quasi-Judicial Matters

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

- | | |
|--|-----------|
| a. Ordinance 3315-24 - 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. (2nd Reading) | 5 minutes |
| b. Ordinance 3316-24 - 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. (2nd Reading) | 5 minutes |

- | | | |
|------|--|-----------|
| c. | Ordinances necessary to implement the City of Winter Park Comprehensive Plan, Goals, Objectives and Policies Document, dated February 14, 2024. <ul style="list-style-type: none">• Ordinance 3317-24 - Amending Chapter 58 "Land Development Code" Article III, "Zoning" And Article VI, "Subdivision and Lot Consolidation Regulations" to adopt new regulations and development standards. (2nd Reading)• Ordinance 3318-24 - Amending Chapter 102 "Utilities" of the Code of Ordinances to establish annexation requirements for the provision of city sanitary sewer service. (2nd Reading)• Ordinance 3319-24 - Amending Chapter 2 "Administration", Article VIII, "Affordable and Workforce Housing" of the Code of Ordinances to amend provisions regarding the housing linkage fee. (2nd Reading) | 5 minutes |
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| d. | Ordinance 3320-24 - 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. (2nd Reading) | 5 minutes |
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| e. | Ordinance 3321-24 - Amending Chapter 62, "Offenses and Miscellaneous Provisions" of the Code of Ordinances by creating Section 62-80 "Trespass Warnings on Public Property." (2nd Reading) | 5 minutes |
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| f. | Ordinance 3322-24 - 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. (2nd Reading) | 5 minutes |

14. City Commission Reports

15. Summary of Meeting Actions

16. Adjournment

**item type**

Consent Agenda

meeting date

October 17, 2024

prepared by**approved by**

Randy Knight, City Manager

subject

Approve the minutes of the regular meeting, September 25, 2024.

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

1. Minutes 09-25-24 Draft



City Commission Regular Meeting Minutes

September 25, 2024 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Craig Russell and Kris Cruzada; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

Absent

Commissioner Weaver

1. Meeting Called to Order

Mayor DeCiccio called the meeting to order at 3:32 p.m.

2. Invocation - Dr. Harold Dorrell Briscoe, Dean of Religious and Spiritual Life, Rollins College

3. Pledge of Allegiance

4. Approval of Agenda

Motion made by Commissioner Sullivan to approve the agenda; seconded by Commissioner Cruzada. The motion carried unanimously by a 4-0 vote.

Commissioner Weaver was absent. Agenda items were taken out of order to adjust for the public hearings required to be heard after 5:00 p.m.

5. Mayor's Report

a. Proclamation for National Drive Electric Week

Mayor DeCiccio presented a proclamation for National Drive Electric Week to the staff of Department of Natural Resources and Sustainability.

6. City Manager's Report

Mr. Knight reported on the preparations for Hurricane Helene and that City Hall and administrative offices will be closed on Thursday with reduced hours for parks facilities.

7. City Attorney's Report

8. Non-Action Items

a. Vulnerability Assessment Presentation

Director of Natural Resources and Sustainability Gloria Eby introduced Dr. Leesa Souto, Principal Scientist of Applied Ecology, who gave a presentation on the city's vulnerability

assessment which identifies the city's critical assets and concerns and will be used to seek grants.

9. Public Comments | Heard after recess at 5:00 p.m.

Christopher Henin, 950 Palmer Avenue, expressed his concern about the city's response to a complaint he filed about the noise from the air conditioning equipment on his neighbor's property. He spoke about the decibel level and asked that a violation be issued with a date that the city will act on the violation.

Jerome Henin, 950 Palmer Avenue, spoke about lack of enforcement of ongoing noise violations. He objected to the placement of a private transformer near the sidewalk.

Mr. Knight reported that staff has been and is continuing to work with the Henin's, the adjacent property owner and the city attorney. The sidewalk was moved to place the city's transformer in a location to improve the line of sight when exiting the property. There is a difference of opinion on code regulations and that the noise ordinance allows subjective interpretation since the code does not identify decibel levels. The adjacent property owner is also working on a plan to address the noise.

Mark Lemieux, 2457 Sherbrooke Road, spoke about flooding on Sherbrooke, and asked that this area be included in the study as well as the ditch between Winter Park High School (WPHS) and Cady Way Trail.

Kevin Terry, 2434 Sherbrooke Road, echoed Mr. Lemieux's comments and his request to include this area in the basin study. Mr. Ramdatt spoke about the combined efforts of area agencies to address these issues and said the basin studies will show what is projected for this area.

Gigi Papa, 1440 Hibiscus Avenue, spoke about the history and community services provided by the Winter Park Benefit Shop and asked the city to allow them to remain.

Margaret Moorefield, 350 Carolina Avenue, supported the Winter Park Benefit Shop.

Joe DiSanti, 1299 Harding Street, expressed concern about events at Kraft Azalea Gardens that disrupt the quiet of their neighborhood and parking on residential streets. He asked that the number of events be reduced and for additional police presence due to nighttime activity at the park. He also expressed concern about the increasing homeless population. Staff will address Kraft Azalea Garden matters.

10. Consent Agenda

- a. Approve the minutes of the regular meeting, September 11, 2024
- b. Approve the minutes of the work session, September 12, 2024
- c. Approve the following piggyback contracts:
 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. 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.
- f. Approve HIDTA Grant Pass-through Funding for FY 2025 in the amount of \$107,201.
 1. HIDTA Purchase Orders
- g. Approve the following purchase:
 1. ABM Industries Group, LLC - Janitorial Services & Equipment; Amount: \$550,000

Motion made by Commissioner Sullivan to approve the Consent Agenda, seconded by Commissioner Cruzada. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

11. Action Items Requiring Discussion

- a. Blue Dolphins Swim Club Agreement for Construction of Competition Pool

Director of Parks and Recreation Jason Seeley presented the Blue Dolphins Swim Club (BDSC) proposal and scope for construction of a competition pool at Cady Way Park, improvements to existing facilities and addition of beach volleyball courts.

Joe Auer, BDSC, thanked the city for their consideration. There were no public comments.

Motion made by Mayor DeCiccio to approve the agreement, seconded by Commissioner Russell. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

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

Mr. Ramdatt provided the background on improvements to S.R. 426. The medians would be constructed by FDOT and under a proposed agreement, medians would be maintained by the city. Brick inlaid medians are recommended and supported by Fix 426 stakeholders. There were no public comments.

Motion made by Commissioner Sullivan to approve the project with brick inlaid medians and future maintenance agreement related to FDOT's upcoming S.R. 426 project between Park Avenue and Lakemont Avenue,

seconded by Commissioner Cruzada. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

12. Millage Rate and Budget Public Hearing | Heard after Public Comments

- a. 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. (2nd reading)
- b. 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 (2nd reading)

Attorney Ardaman read the millage ordinance by title. Mayor DeCiccio said the millage rate needed for FY 2025 to generate the same property tax revenue in 2024 is 3.8526. The proposed budget requires a millage rate of 4.0923 mills, the same as in the last 16 years. The increase in property tax levy is due to increases in the assessed value of properties. In addition, a 0.2207 mill voted debt service is levied to cover bonds issued in 2017 and 2020 approved by the voters in March 2016. A simultaneous public hearing was held. Attorney Ardaman read the budget ordinance by title.

Motion made by Commissioner Sullivan to adopt Ordinance 3313-24. seconded by Commissioner Russell.

Motion made by Commissioner Russell to adopt Ordinance 3314-24. seconded by Commissioner Sullivan.

Lawanda Thompson, 664 W. Lyman, spoke about the loss of funding for community organizations in Winter Park and requested funding for her her non-profit organization.

Commissioner Russell asked for options to consider Ms. Thompson's request. Director of OMB Peter Moore said the commission can designate support at any time. He noted that a policy is planned to address funding requests. After discussion, Commissioner Sullivan agreed to work with staff to establish guidelines.

Upon a roll call vote on the motion to adopt Ordinance 3313-24, Commissioners Sullivan, Russell and Cruzada and Mayor DeCiccio voted yes. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

Upon a roll call vote on the motion to adopt Ordinance 3314-24, Commissioners Sullivan, Russell and Cruzada and Mayor DeCiccio voted yes. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

13. Public Hearings: Quasi-Judicial Matters

- 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).

Senior Planner John Harbilas presented this conditional use request. The Planning and Zoning Board recommended approval. There were no public comments.

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

14. Public Hearings: Non Quasi-Judicial Matters

- a. Fee Schedule to be Effective October 1, 2024

Director of Finance Wes Hamil noted the changes due to increased costs. There were no public comments.

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

- 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)

Attorney Ardaman read the ordinance by title. Director of Planning and Zoning Allison McGillis reviewed the proposed regulations. There were no public comments.

Motion made by Commissioner Russell to approve the ordinance, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan,

Russell and Cruzada and Mayor DeCiccio voted yes. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

- 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)

Attorney Ardaman read the ordinance by title. Mrs. McGillis reviewed the proposed changes. There were no public comments.

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

- d. Request of the City of Winter Park for: (Held after Item 12)
- 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.

Attorney Ardaman read the ordinances by title. Mrs. McGillis reviewed the proposed changes. Mr. Ardaman recommended changing the name from vesting agreement to vesting determination, so each property will not have to enter into a separate agreement. There were no public comments.

Motion made by Mayor DeCiccio to approve the ordinance amending Chapter 58e, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell and Cruzada and Mayor DeCiccio voted yes. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

Motion made by Mayor DeCiccio to approve the ordinance amending Chapter 102, seconded by Commissioner Russell. Upon a roll call vote, Commissioners

Sullivan, Russell and Cruzada and Mayor DeCiccio voted yes. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

Motion made by Mayor DeCiccio to approve the ordinance amending Chapter 2, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell and Cruzada and Mayor DeCiccio voted yes. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

Motion made by Mayor DeCiccio to approve the vesting of rights, changing the document to "vesting determination" with appropriate changes within the document, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell and Cruzada and Mayor DeCiccio voted yes. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

- 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 observance of tree and landscape regulation, replacement, mitigation, maintenance, and best pruning and planting practices. (1st Reading)

Attorney Ardaman read the ordinance by title. Park Services Manager Josh Nye gave a presentation on the proposed changes. There were no public comments.

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

- 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)

Attorney Ardaman read the ordinance by title. Police Chief Tim Volkerson explained the procedures for enforcement, appeal and use of a magistrate. There were no public comments.

Motion made by Commissioner Cruzada to approve the ordinance, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell and Cruzada and Mayor DeCiccio vote yes. The motion carried unanimously by a 4-0 vote. Commissioner Weaver was absent.

- 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)

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

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

A recess was held from 4:50 to 5:00 p.m.

15. City Commission Reports

Commissioner Russell –

- Offered his assistance and asked to be kept informed of the Henin matter and on the flooding at Sherbrooke as it relates to WPHS.
- Announced that National Night Out is October 1st from 6 to 8 p.m. at the Public Safety Building

Commissioner Cruzada –

- Commended staff for helping residents fill sandbags in preparation for the storm.

Mayor DeCiccio –

- Suggested eliminating the Tree Preservation Board and transferring its responsibilities of the Code Compliance Board. Consensus was to draft an ordinance.
- Spoke about previous discussions on developing guidelines for providing organizational support. Commissioner Sullivan agreed to work with staff on guidelines for commission approval.
- Asked to be included in communications regarding Henin and stormwater matters.

16. Summary of Meeting Actions

- Report on Hurricane Helene preparations.
- presented proclamation for National Drive Electric Week.
- Received Vulnerability Assessment Report.
- Approved the Consent Agenda.
- Approved the Blue Dolphin Swim Club agreement.
- Approved agreement for 426 medians and maintenance.
- Adopted the millage rate and budget ordinances.
- Approved Conditional Use Request for expansion of BMW dealership.
- Adopted the Fee Schedule.
- Approved ordinance to allow restaurants, et al., in O-1 zoning.
- Approved ordinance amending parking regulations.
- Approved four ordinances to implement the 2024 Comp Plan.
- Approved ordinance regarding tree preservation, protection and landscape regulations.
- Approved ordinance relating to trespass warnings.
- Approved ordinance providing additional standards in public parks.
- Staff to draft an ordinance transferring responsibilities from the Tree Preservation Board to the Code Compliance Board.

- Create a work group with Commissioner Sullivan and staff to develop guidelines for allocating funding for non-profits.
- Staff to keep the commission informed on Henin and stormwater matters.

17. Adjournment

The meeting was adjourned at 6:38 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis



City Commission

agenda item 10.b

item type

Consent Agenda

meeting date

October 17, 2024

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

Approve the following piggyback contracts:

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

None

**item type**

Consent Agenda

meeting date

October 17, 2024

prepared by

Rebecca Watt, Procurement Agent

approved by

Randy Knight, City Manager

subject

1. Core & Main LP - City of Boynton Beach Contract #WH22-048 - Pipe Fittings and Accessories; for goods on an as-needed basis during the term of the agreement through October 4, 2025; Amount: \$2,000,000
2. SSD International, Inc. - State of Florida Contract #46000000-21-STC - Defense Products - Renewal; for services during the term of the agreement through September 30, 2027; Amount: \$50,000
3. Lawmen's & Shooters' Supply, Inc. - State of Florida Contract #46000000-21-STC - Defense Products - Renewal; for services during the term of the agreement through September 30, 2027; Amount: \$50,000
4. Hydra Services, Inc. - City of Palm Coast Contract #ITB-UT-24-41 - Supply, Maintenance, and Repair Services for Sulzer/ABS Submersible Pumps and Related Equipment; for services on an as-needed basis during the term of the agreement through May 21, 2027; Amount: \$450,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. The Originating Agency (City of Boynton Beach) issued a formal solicitation to award this contract in FY22.
2. The Originating Agency (State of Florida) issued a formal solicitation to award this contract in FY21.
3. The Originating Agency (State of Florida) issued a formal solicitation to award this contract in FY21.
4. The Originating Agency (City of Palm Coast) issued a formal solicitation to award this contract in FY24.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budgets:

1. Water & Wastewater Fund
2. Police Fund
3. Police Fund
4. Water & Wastewater Fund

attachments

None



City Commission

agenda item 10.c

item type

Consent Agenda

meeting date

October 17, 2024

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

Approve the following contracts:

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

None

**item type**

Consent Agenda

meeting date

October 17, 2024

prepared by

Rebecca Watt, Procurement Agent

approved by

Randy Knight, City Manager

subject

1. RFP22-23 - High Performance Sports Management, Inc. - Tennis Programming & Instructional Services - Renewal; for services during the term of the agreement through October 10, 2025; Amount: \$400,000
2. FY25-2 - New York Life - Life, AD&D and Disability Insurance - Renewal; for services during the term of the agreement through October 1, 2025; Amount: \$1,250,000
3. FY25-3 - MetLife - Group PPO Dental Benefits - Renewal; for services during the term of the agreement through October 1, 2025; Amount: \$450,000
4. IFB23-22 - Allcrete, Inc. - Continuing Concrete Services - Renewal; for services on an as-needed basis during the term of the agreement through October 6, 2025; Amount: \$545,000
5. RFP13-20 - Credit Bureau Systems, Inc. - EMS Billing Services - Renewal; for services during the term of the agreement through October 19, 2025; Amount: \$125,000
6. RFP15-19 - HDD of Florida - Underground Conduit/Pipe Installation Services; for services provided during the term of the agreement through October 1, 2024; Amount: \$200,000
7. FY19-10 - Advanced Compatible Solutions, Inc. - Fire Alarm System & Monitoring - Renewal; for services during the term of the agreement through October 1, 2025; Amount: \$125,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. A formal solicitation was issued in FY22 and has been renewed in accordance with the original executed agreement.
2. The City's Insurance Agreements are perpetual, and the funding has been approved in the FY25 budget.
3. The City's Insurance Agreements are perpetual, and the funding has been approved in

the FY25 budget.

4. A formal solicitation was issued in FY22 and has been renewed in accordance with the original executed agreement.
5. A formal solicitation was issued in FY20 and has been renewed in accordance with the original executed agreement.
6. A formal solicitation was issued in FY19.
7. This formal agreement was executed in FY19 and auto-renews on an annual basis.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budgets:

1. Parks & Recreation Fund
2. Employee Insurance Fund
3. Employee Insurance Fund
4. General Fund, Stormwater Fund
5. General Fund
6. Electric Fund
7. General Fund

attachments

None

**item type**

Action Items Requiring Discussion

meeting date

October 17, 2024

prepared by

Peter Moore, Director of Office of Management and Budget

approved by

Randy Knight, City Manager

subject

Approval of CRA Interlocal Agreements: Tri-Party Agreement with Winter Park, Orlando, and Orange County and Delegation of Authority Extension between Winter Park and Orange County

motion | recommendation

Approve as requested

background

Over the past two years, the Commission directed staff to perform an in-depth analysis of potential Community Redevelopment Area (CRA) boundary modifications, a potential 10-year extension of the operational period of the Community Redevelopment Agency to 2037 and to update the Community Redevelopment Plan.

Along with a consultant, GAI/CSG Consultants Inc., staff worked to provide exhaustive community outreach and meet statute requirements. To this end, it resulted in over 12 public and stakeholder meetings including interviews, a full website to collect questions, concerns, ideas, a community workshop, advisory board, Agency, City Commission, and Orange County meetings.

Statute requirements state any CRA must provide for new language to a CRA plan update, must also issue a new Finding of Necessity (FON) for any new area, and be consistent with the city's comprehensive plan. Governing bodies must also approve ordinances, resolutions, and interlocal agreements to account for any plan update. To date, the City has approved the plan and CRA extension by resolution and ordinance. The interlocal agreement provides consensus for all jurisdictions on delegation of authority, time certain, and any other agreed upon parameters under the powers of F.S. 163. The tri-party interlocal is required as the City is requesting areas of the City of Orlando to be included in the CRA, and more importantly contribute to tax increment. Approval from the City of Orlando is slated for October 7th, 2024. The two-party interlocal with the Orange County provides for the continued existence of the CRA, time extension, existing delegation of authority provisions, and rebate provision. Orange

County has additionally provided guidance on the use of CRA increment funds including 70% of net new increment, beginning in 2027 be allocated to CRA areas II and III. This is predominately the areas west of Denning Drive and largely accounts for the City's already continued efforts to improve 17-92 and West Fairbanks Avenues. In concert with the CRA plan amendment, it does not provide any restrictions on the CRA's ability to provide continued investment for all programming, existing projects, and unanticipated new initiatives contemplated by a future CRA Agency. All prior elements from the '94 and '99 plans remain intact.

The plan itself highlights three focus areas including affordable housing, environmental sustainability, and transportation safety. While these are primary agenda items, they do not comprehensively address all items in the CRA. As a result, the goals and strategies section of the plan (beginning on page 28) augment the focus areas through seven different elements: administration, housing, community development and culture, economic development, public space amenities, public health and safety, and regulatory environment. Under each element is a set of goals, action strategies, projects, and activities. This provides the CRA clear objectives, but also allows for flexibility in the event of unknown circumstances in the future.

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

Lastly, the CRA plan language identifies the existing Future Land Use (FLU) and zoning codes as part of its compliance with the comprehensive plan. As a reminder, a CRA carries no authority to implement zoning entitlements, but can advocate for uses and provide programming and project funding in order to implement them. To that end, the plan is either consistent with the comprehensive plan, or at minimum, provides thoughts for future consideration within it. More specifically, there are several policies in the comprehensive plan that speak explicitly to the development and execution of the city's CRA plan:

OBJECTIVE 1-4.3: Implement the CRA Plan. The City and Orange County shall partner in the execution of the CRA Plan as the Winter Park CRA Agency.

Policy 1-4.3.1: CRA Plan - Coordinate and work with property owners and the development community to implement the intent of the CRA Plan and CRA strategic plan.

Policy 1-4.3.2: CRA Tax Increment Financing - The City's responsibilities shall include serving as the catalyst for stimulating, marketing, and encouraging both public support and private participation. As part of its responsibilities for maintaining and improving the CRA tax increment financing program, the City shall monitor CRA property values. These responsibilities shall include annual review, update, and evaluation of the effectiveness of the tax increment financing program including the timely processing of information by the City and County to ensure that the best interests of the City are carried forth.

Policy 1-L-6: Community Redevelopment Area (CRA) in the West Fairbanks Planning Area - The City shall analyze and evaluate the creation of a Community Redevelopment Area (CRA) for all or portions of this West Fairbanks Planning Area.

Compliance from the Land Planning Agency (LPA) was provided at the March 5, 2024 Planning and Zoning meeting. It was approved unanimously.

Staff is requesting the Commission to approve adoption of the interlocal agreements as presented.

alternatives | other considerations

If not approved, the CRA will cease to exist after 2027, and the city will lose \$57 million in Orange County funding for projects and programs.

fiscal impact

The extension and expansion of the CRA has extensive impacts on the City of Winter Park. A moderate proforma forecast estimates that the ten-year period will generate \$141 million in TIF funding for needed infrastructure and programs. Of that total, the County is expected to contribute \$57 million. This funding is based on property taxes paid by Winter Park residents and businesses that would otherwise be spent outside the city limits. Because of the partnership with Orange County, the CRA allows this significant level of Winter Park funds to stay and be invested within the city. This funding provided by the County will allow the Winter Park CRA to continue to enhance and grow the city's tax base, while beautifying neighborhoods, and upgrading aging infrastructure.

attachments

1. Winter Park CRA Plan Amendment 2024
2. Interlocal Agreement - Winter Park CRA and Orange County 2024 - Final with Exhibits
3. City of Orlando - Orange County - Winter Park CRA Interlocal Agreement Final with Exhibits

WINTER PARK

COMMUNITY REDEVELOPMENT PLAN UPDATE

FEBRUARY 2024 | REVISED SEPTEMBER 2024



CITY OF WINTER PARK

CRA PLAN UPDATE

CITY OF WINTER PARK, FLORIDA

FEBRUARY 2024 | REVISED SEPTEMBER 2024

ACKNOWLEDGMENTS

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



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WINTER PARK COMMUNITY REDEVELOPMENT PLAN UPDATE

EXECUTIVE SUMMARY

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

- Affordable Housing
- Environmental Sustainability
- Transportation & Safety

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



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



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



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

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

In addition, this Redevelopment Plan has identified at least \$144,154,456 in potential programming and potential capital improvement costs through 2037. This Redevelopment Plan also estimates that the expanded CRA will generate between \$173,498,200 and \$200,978,700 in Tax Increment Revenue from 2024 through 2037, which may be used for these projects or other projects and programming that address the Plan's Redevelopment Focus Areas and the Plan Elements and Action Strategies.

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



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INTRODUCTION & BACKGROUND

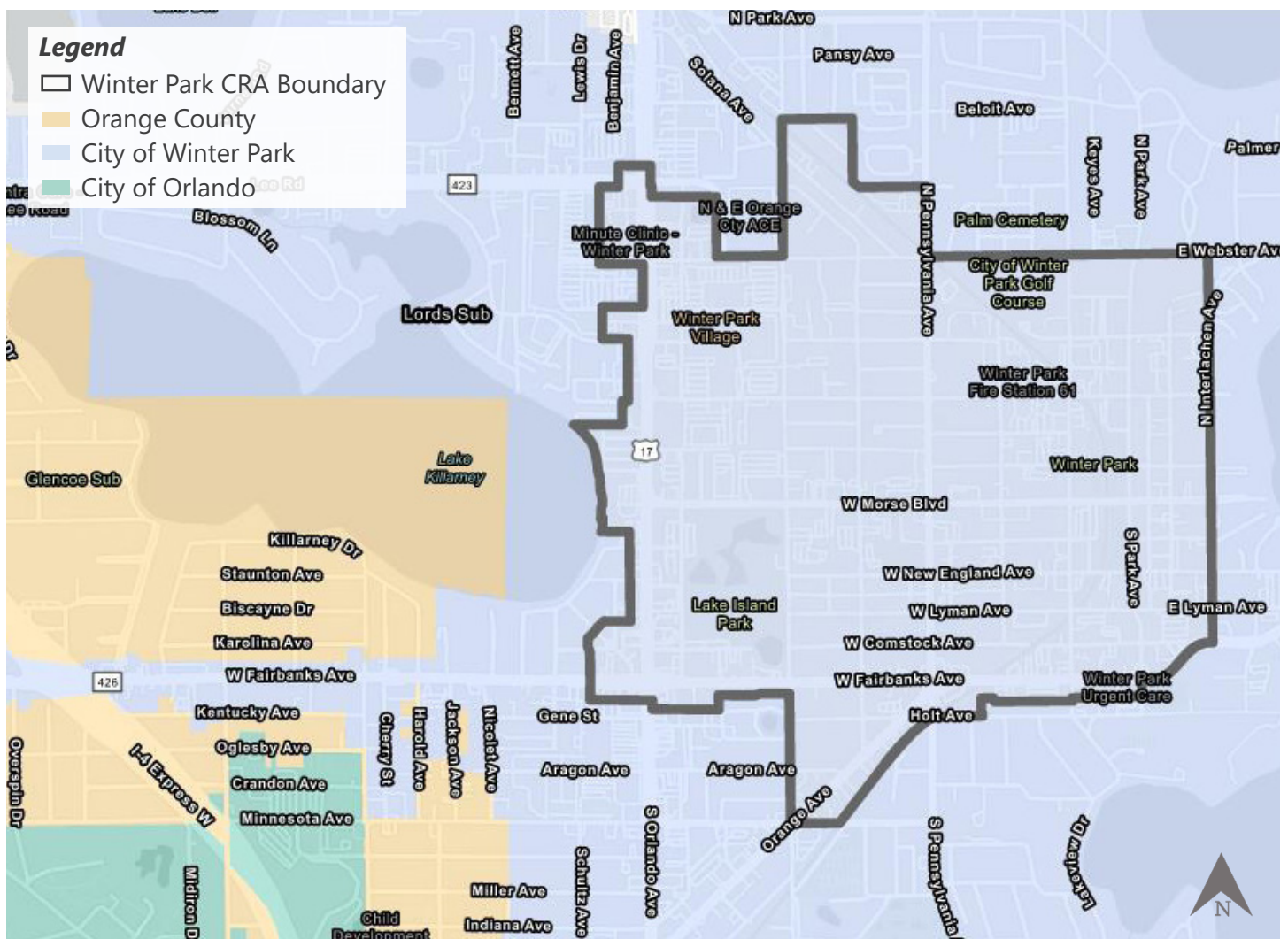
SECTION 1.1 DEFINING THE AREA

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

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

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

Figure 1. Existing Winter Park CRA Boundary





SECTION 1.2

WINTER PARK CRA HISTORY

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

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

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

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

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

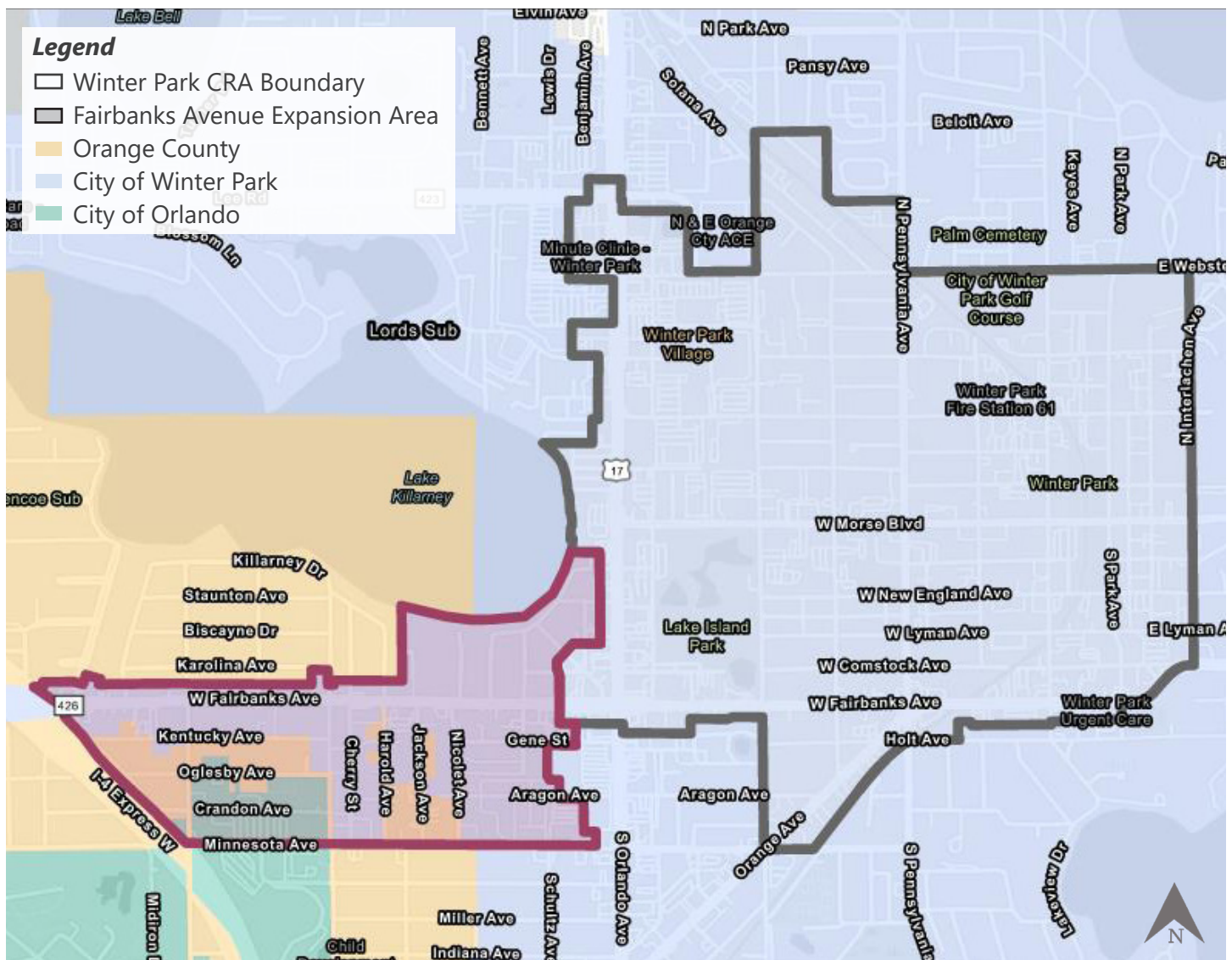
SECTION 1.3 PROPOSED CRA EXPANSION AREA

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

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

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

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



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

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

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

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

SECTION 1.4 **COMMUNITY REDEVELOPMENT ACT**

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

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

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

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

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

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

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

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

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

SECTION 1.5 FINDING OF NECESSITY – CONDITIONS OF SLUM AND BLIGHT

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

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

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

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

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

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

Table 1. Slum and Blight Matrix, Expansion Area

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

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

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

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

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

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



SECTION 1.6

PRELIMINARY REDEVELOPMENT STRATEGIES

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

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



Encourage Affordable Housing Development

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



Support Small Business/Entrepreneurs

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



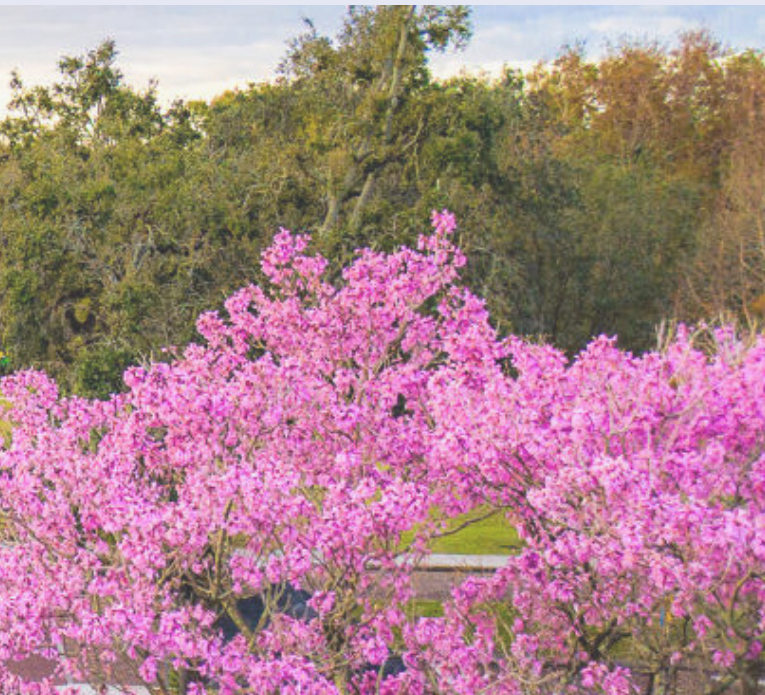
Infrastructure Improvements

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



Multi-Modal Transportation Enhancements

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



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EXISTING CONDITIONS

SECTION 2.1

EXISTING CONDITIONS MAP SERIES

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

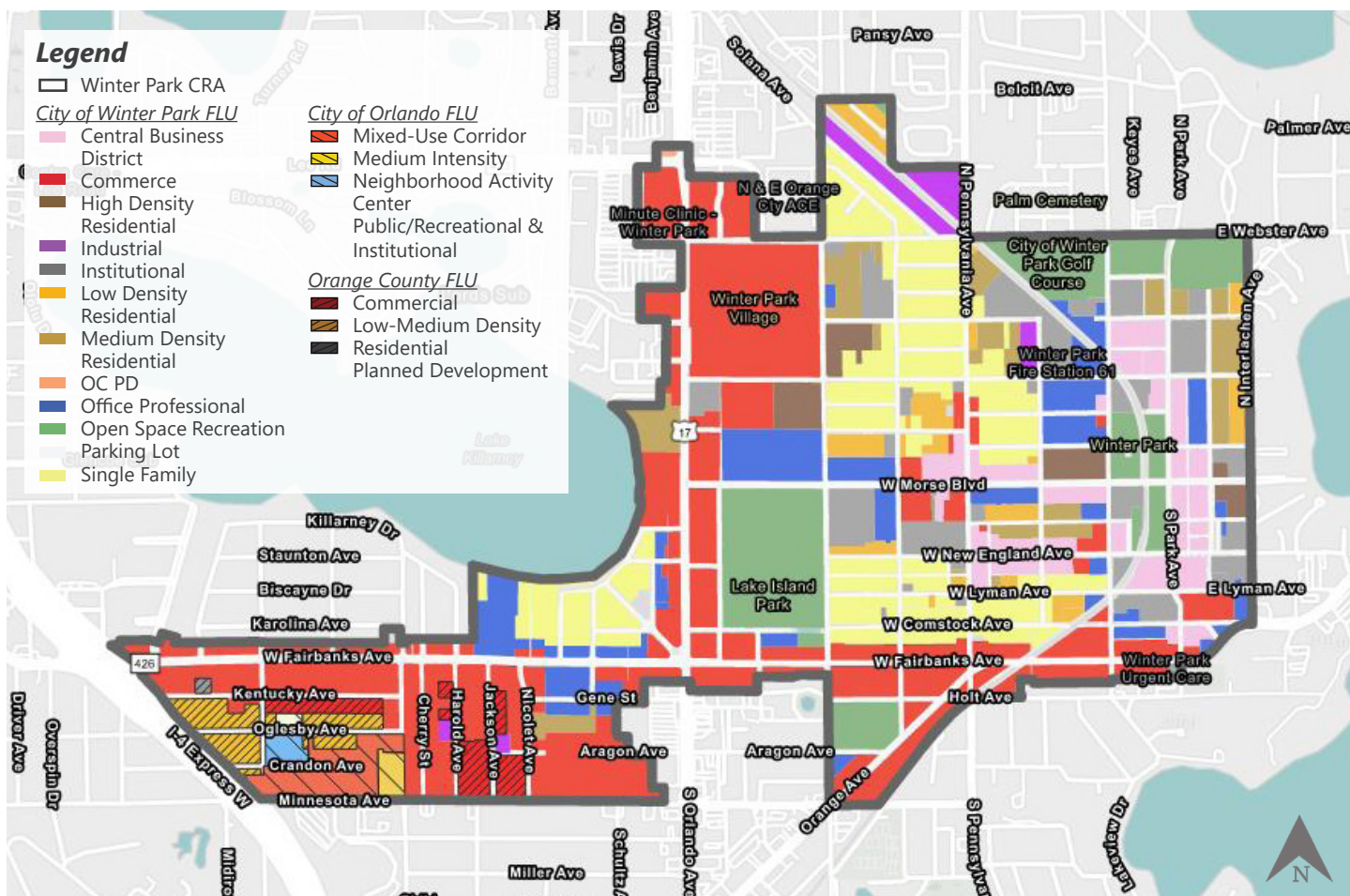
Within the CRA and Expansion Area, the majority of the properties are within the jurisdictional boundaries of the City of Winter Park (566 acres). This acreage includes parcel acreage only, and does not include roadways, utility corridors, and railroad right-of-way acreage reflected in the total 760 acres referenced in the prior section. The remaining properties are located within unincorporated

Orange County (24 acres) or within the jurisdictional boundary of the City of Orlando (16 acres). The City of Winter Park has active Joint-Planning-Agreements ("JPA") with the City of Orlando and Orange County regarding coordinating the review of applications for development within these areas.

FUTURE LAND USE

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

Figure 3. Existing CRA and Expansion Area Future Land Uses





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

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

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

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

Sources: City of Winter Park; GAI Consultants.

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

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

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

Sources: City of Winter Park; GAI Consultants.

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

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

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

Sources: City of Winter Park; GAI Consultants.

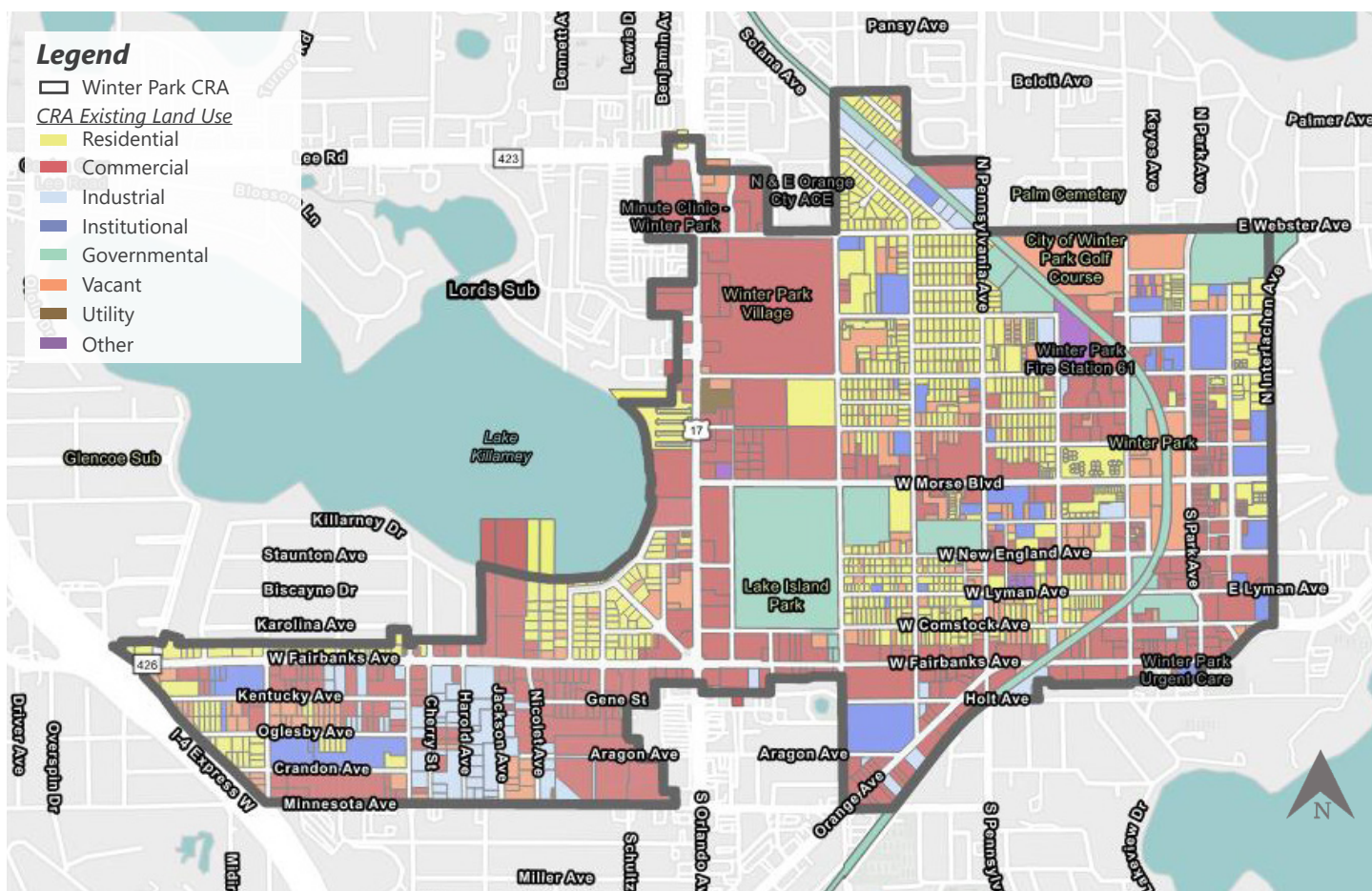
EXISTING USES

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

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

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

Figure 4. Existing CRA and Expansion Area Existing Land Uses



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

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

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

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

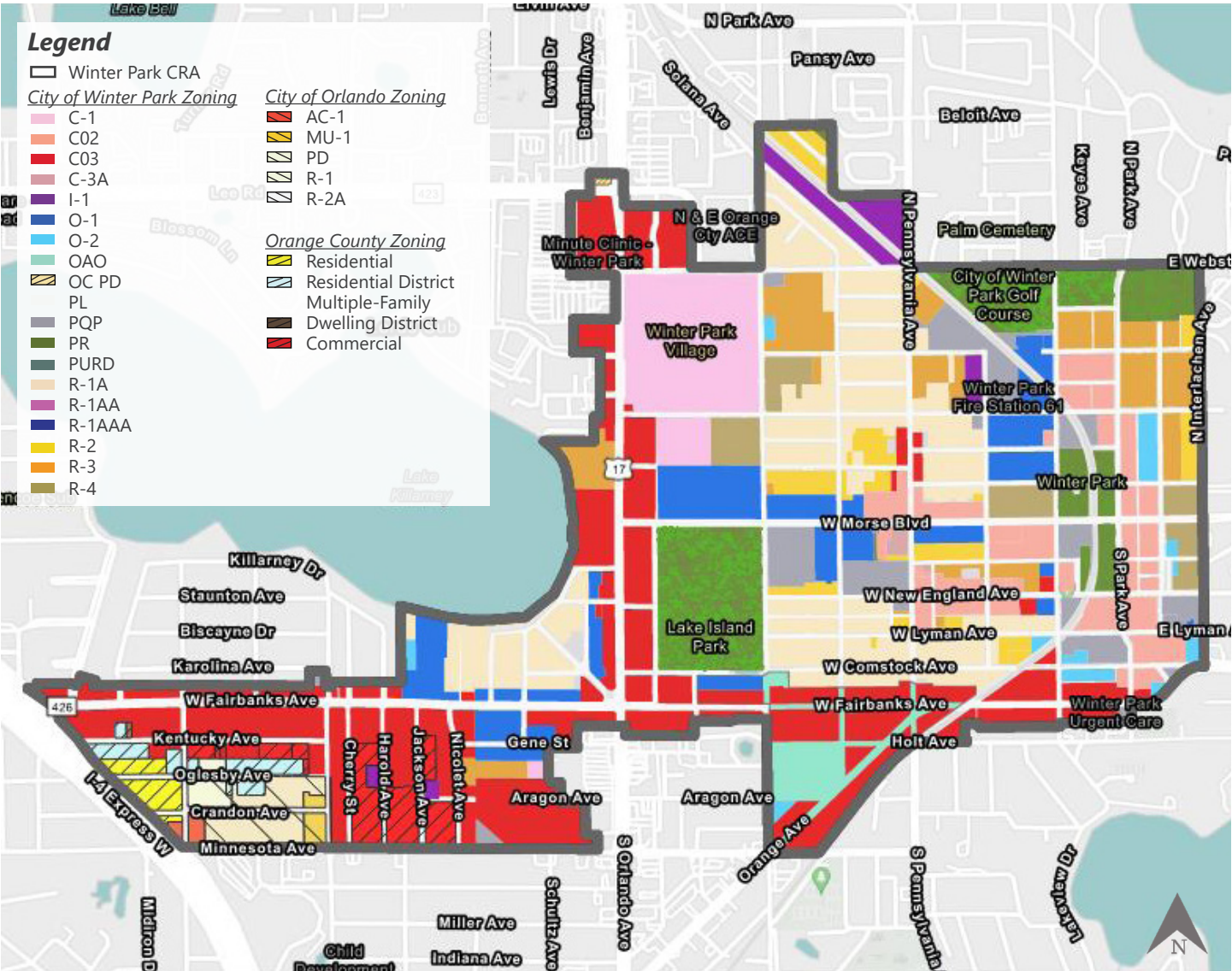
Sources: Orange County Property Appraiser, Property Use Codes; GAI Consultants.

ZONING

Zoning designations are classifications of property that describes the permitted uses, and development standards applicable to the property, in accordance with policies with policies of the City’s

Comprehensive Plan, and the requirements of the City’s Land Development Regulations. **Figure 5 - Existing CRA and Expansion Area Zoning** illustrates the different zoning classifications within the CRA.

Figure 5. Existing CRA and Expansion Area Zoning



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

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

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

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

Sources: City of Winter Park; GAI Consultants.

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

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

Sources: City of Winter Park; GAI Consultants.

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

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

Sources: City of Winter Park; GAI Consultants.



CITY-OWNED PARCELS

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

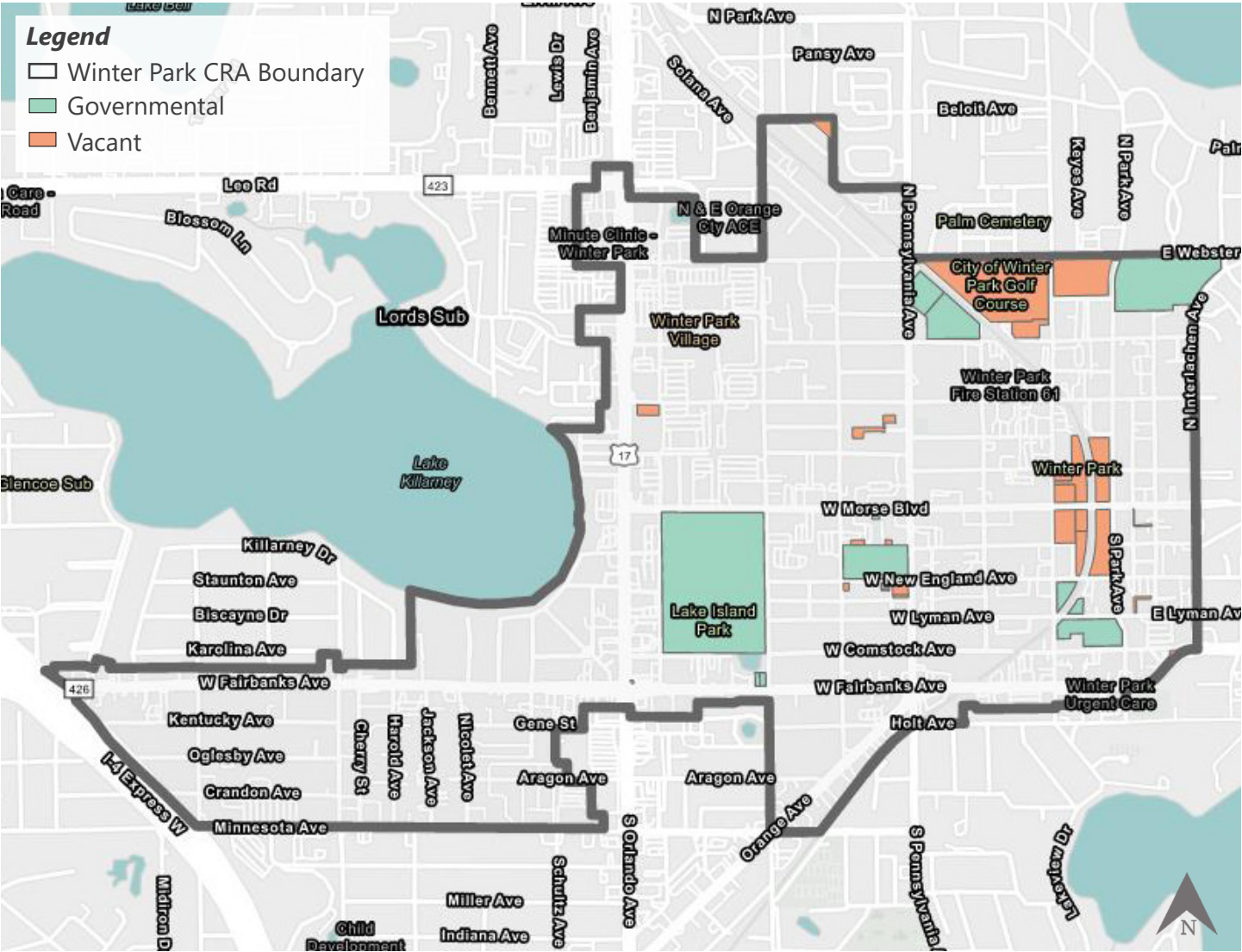
Figure 6 – City of Winter Park Owned Parcels illustrates the general location of the City-Owned parcels within the existing CRA and Expansion Area.

Table 9. City of Winter Park Owned Parcels

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

Sources: Orange County Property Appraiser; GAI Consultants.

Figure 6. City of Winter Park Owned Parcels



VACANT PARCELS

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

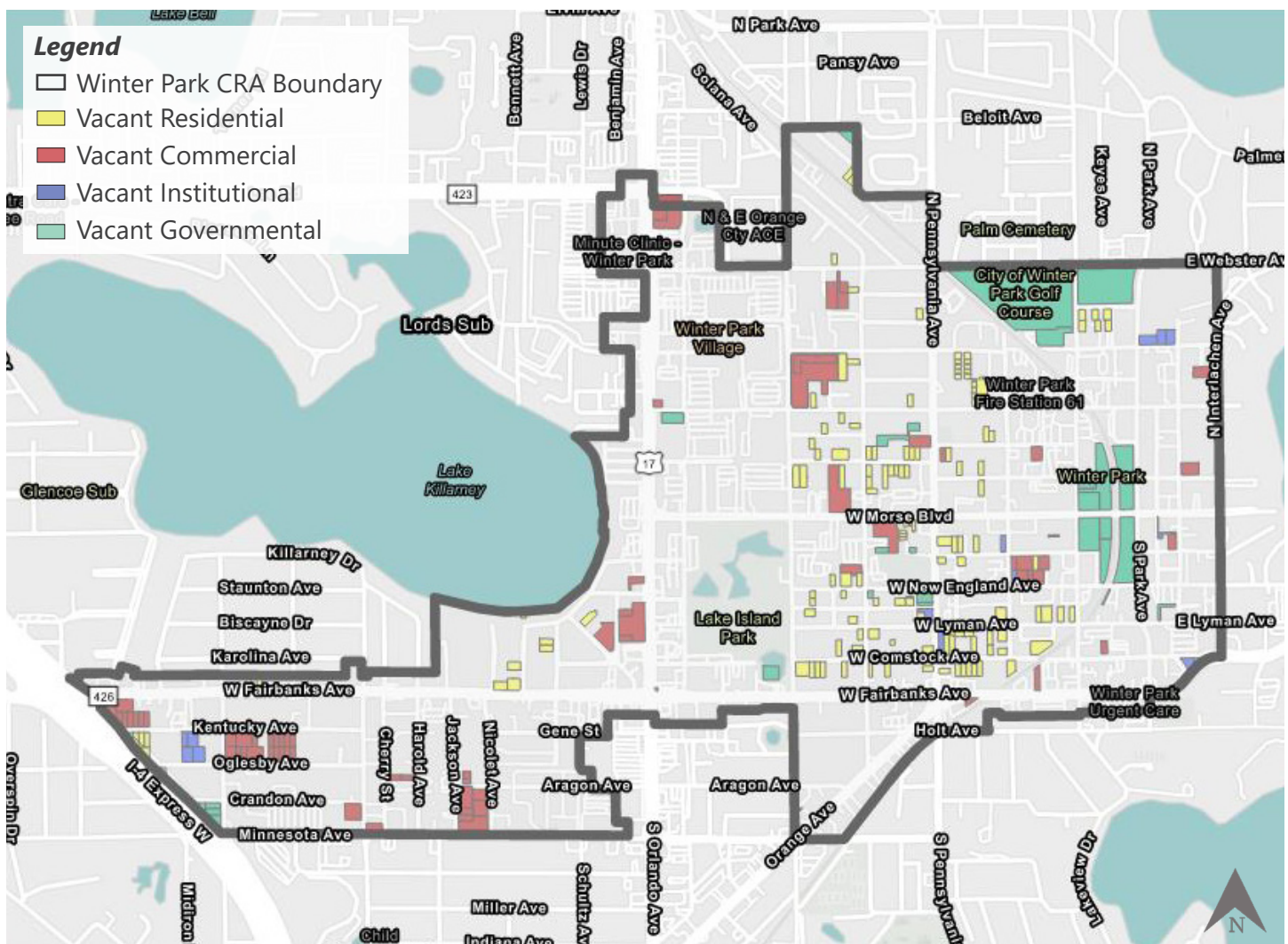
Figure 7 – Existing CRA and Expansion Area Vacant Parcels below illustrates the general location of the vacant parcels within the CRA.

Table 10. CRA Vacant Parcels

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

Sources: Orange County Property Appraiser; GAI Consultants.

Figure 7. Existing CRA and Expansion Area Vacant Parcels



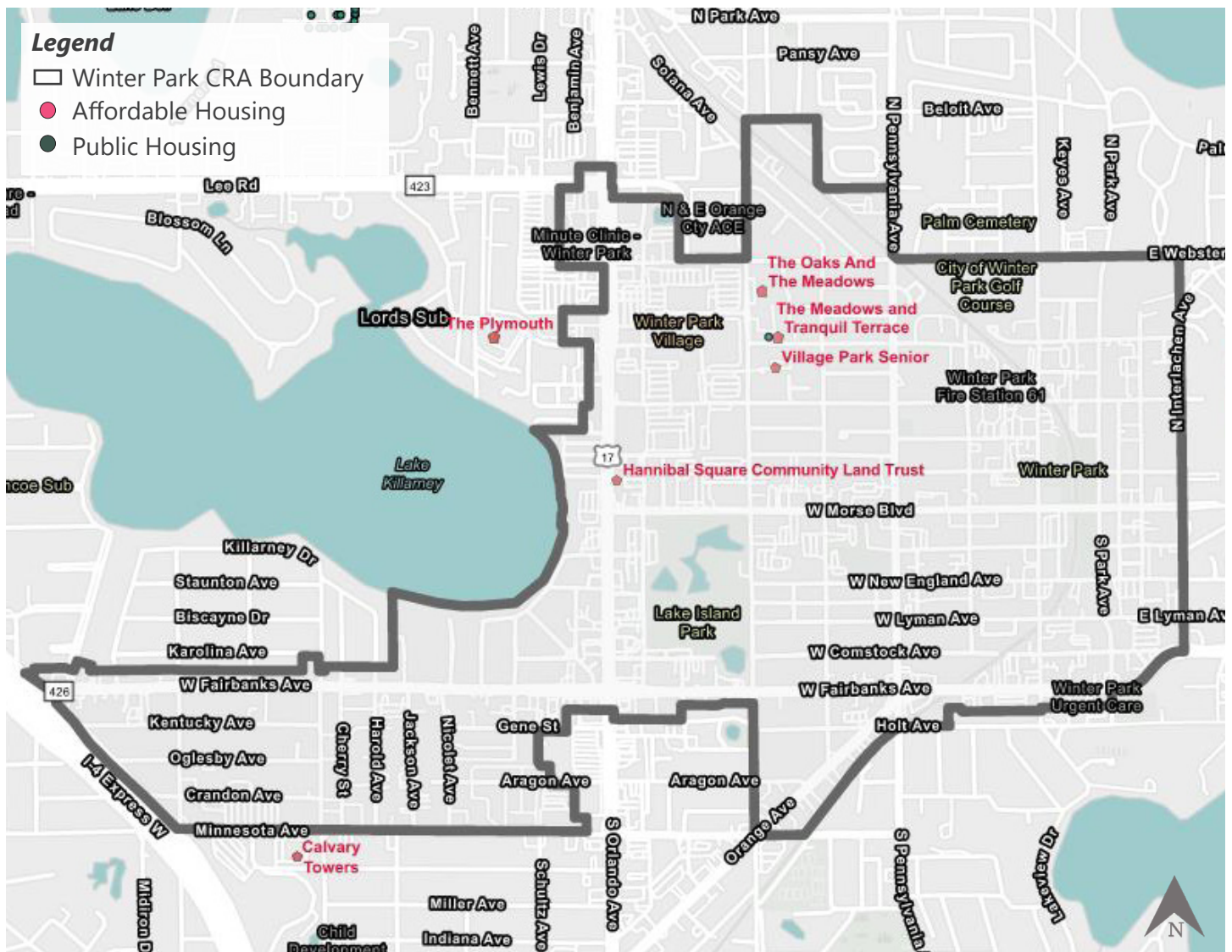
PUBLIC HOUSING AND AFFORDABLE HOUSING

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

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

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

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



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OBJECTIVES & INITIATIVES

SECTION 3.1 PUBLIC ENGAGEMENT

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

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

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

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



Affordable Housing



***Infrastructure Improvements
(localized flooding, sanitary sewer connections)***



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



Small-Business Support and Development



SECTION 3.2 REDEVELOPMENT FOCUS AREAS

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

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

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

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

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



Administration



Housing



Community Development & Culture



Economic Development



Public Space Amenities



Public Health & Safety



Regulatory Environment

HOUSING AFFORDABILITY – MAINTAIN AND IMPROVE ACCESSIBILITY TO HOUSING

The Agency has focused on the rehabilitation of existing homes and the development of new homes within its boundaries for over 20 years. The Agency has spent over \$3.9M to improve the affordable housing stock in the CRA, including the addition of 187 new or rehabilitated homes, according to the 2021 CRA Social Investment Highlight. However, this does not include the value of lands donated by the Agency to advance affordable housing initiatives. This land is estimated to be worth several million dollars. The maintenance and improvement of

existing housing stock and the development of new housing products will maintain the high-quality of life for which the City has become known, and will increase the availability, varied price-points, and diversity of housing products available.

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

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

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

- Coordination with Orange County to facilitate implementation of the Orange County Housing for All Initiative.
- Evaluation of City owned and vacant properties throughout the CRA to identify compatible locations for additional residential and affordable housing development.
- Evaluate potential purchase (by Agency) of houses for sale in compatible locations for potential acquisition and addition to affordable housing stock within the CRA.
- Creation and distribution of a database of the potential residential sites to affordable housing developers and associated agencies.
- Actively coordinating the different agencies and groups that currently provide affordable

housing services (construction, resident services, facility management) to improve availability and delivery of services.

- Continue to implement and identify additional resources for the Agency's home improvement and home ownership programs in existing neighborhoods within the CRA.
- Evaluate opportunities to fully utilize the terms of the Live Local Act to develop additional affordable housing within the CRA.
- Expanded outreach to philanthropic organizations (local, national, international) to assist the funding of additional affordable housing within the CRA.
- Utilization of the powers afforded to the City under F.S. Chapter 163.370 and applicable Interlocal Agreements.
- Evaluation and potential utilization of public-private-partnerships to facilitate development of additional affordable housing stock in the CRA.

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



ENVIRONMENTAL SUSTAINABILITY – MAINTAIN AND IMPROVE THE PHYSICAL ENVIRONMENT

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

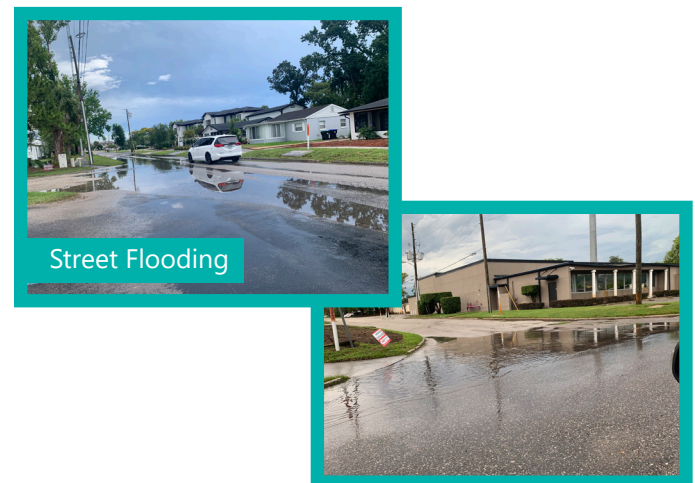
Within the CRA numerous houses and developments utilize septic tanks. Septic tank run-off and older leaking septic systems can expel waste into the water table and lake system degrading water quality and creating a potential public health hazard. Sanitary sewer lines have been installed in most areas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

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

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

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

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



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

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

projects that have enhanced the affected areas and improved the safety features and amenities available to residents and visitors.

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

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

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



SECTION 3.3 REDEVELOPMENT GOALS AND ACTION STRATEGIES

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

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

The following Plan Elements, Goals and their associated Action Strategies are intended to complement and not preclude any of the activities

associated with the Redevelopment Focus Areas. As a result, the Elements of this Redevelopment Plan update include the following categories:

-  **Administration**
-  **Housing**
-  **Community Development & Culture**
-  **Economic Development**
-  **Public Space Amenities**
-  **Public Health & Safety**
-  **Regulatory Environment**



Administration

GOAL 1

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

Action Strategies

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

Projects/Activities

- Post (Maintain) current digital map of the CRA boundary online.

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

GOAL 2

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

Action Strategies

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

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

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

Projects/Activities

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

GOAL 3

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

Action Strategies

1. The Agency should coordinate with local business associations, merchant groups, Chambers of Commerce and other organizations to facilitate regularly scheduled community briefing and "listening" sessions to provide project updates and identify potential programming needs and opportunities.
2. The Agency may utilize public-private partnerships, inter-agency and interlocal agreements where applicable, in accordance with Florida Statutes, to facilitate the implementation of the Winter Park Community Redevelopment Plan.
3. The Agency may contract with professional firms or organizations to implement specific Goals, Policies, Projects/Activities in accordance with Florida Statute requirements, relevant

determinations from the Florida Attorney General's Office, and the adopted purchasing protocols of the City of Winter Park.

Projects/Activities

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

GOAL 4

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

Action Strategies

1. The Agency should prepare a GIS inventory of vacant, publicly-owned, and other properties within the CRA for evaluation and consideration of acquisition to facilitate the implementation of the Plan.
2. The Agency may utilize aggregation of parcels and properties within the CRA to facilitate the implementation of the Plan.
3. The Agency may utilize public private partnerships, inter-agency and interlocal agreements, where applicable, in accordance with Florida Statutes, to enable the acquisition of sites and facilities needed to implement the Plan.
4. The Agency may contract with professional firms or organizations to enable the acquisition of sites and facilities, in accordance with Florida Statutes, and the adopted purchasing protocols of the City of Winter Park to implement specific Goals, Action Strategies, and Projects/Activities contained in the Plan.

Projects/Activities

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



Housing

GOAL 5

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

Action Strategies

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

Projects/Activities

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

GOAL 6

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

Action Strategies

5. The Agency should work with City Staff to develop regulatory incentives (i.e., inclusionary zoning regulations, accessory dwelling regulations, residential density bonuses, etc.)

in the Winter Park Code of Ordinances/Land Development regulations that encourages the inclusion of affordable dwelling units in market rate housing projects.

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

GOAL 7

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

Action Strategies

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

GOAL 8

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

Action Strategies

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



Hannibal Square Community Land Trust Property



Community Development & Culture

GOAL 9

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

Action Strategies

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

GOAL 10

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

Action Strategies

1. The Agency should continue to support the Business Support programming (i.e., Business

Façade Matching Grant Program, Business Sign Replacement Program, and the Merchant Employee Parking Program).

2. The Agency should evaluate additional business support programming that may complement the existing Business Support programs and potentially address heretofore unidentified business needs within the CRA.
3. The Agency may periodically host luncheons with Winter Park business owners and merchants to discuss the challenges and opportunities facing businesses in the CRA.
4. The Agency should support 'shop local' campaigns on social media to support small businesses within the CRA.

GOAL 11

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

Action Strategies

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



Economic Development

GOAL 12

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

Action Strategies

1. The Agency should evaluate additional regulatory and financial incentives for potential implementation that encourages private

sector investment and business development within the CRA. Regulatory incentive examples may include but are not limited to reduced/eliminated parking requirements, increased residential density for development of affordable housing, reduced open space requirements and increased building height limitations where appropriate; financial incentives may include but are not limited

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

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

GOAL 13

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

Action Strategies

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

start-up businesses during periods of national or state declared emergencies, pandemics or other natural disasters to assist residents, companies and business located within the CRA.

GOAL 14

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

Action Strategies

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

GOAL 15

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

Action Strategies

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

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

GOAL 16

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

Action Strategies

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

GOAL 17

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

Action Strategies

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

of public parking facilities, including parking structures, in the CRA to accommodate special events, outdoor activities and to advance the redevelopment strategies of the CRA.

GOAL 18

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

Action Strategies

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

GOAL 19

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

Action Strategies

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



Park Avenue, Winter Park, FL



Public Space Amenities

GOAL 20

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

Action Strategies

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



Regulatory Environment

GOAL 21

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

Action Strategies

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



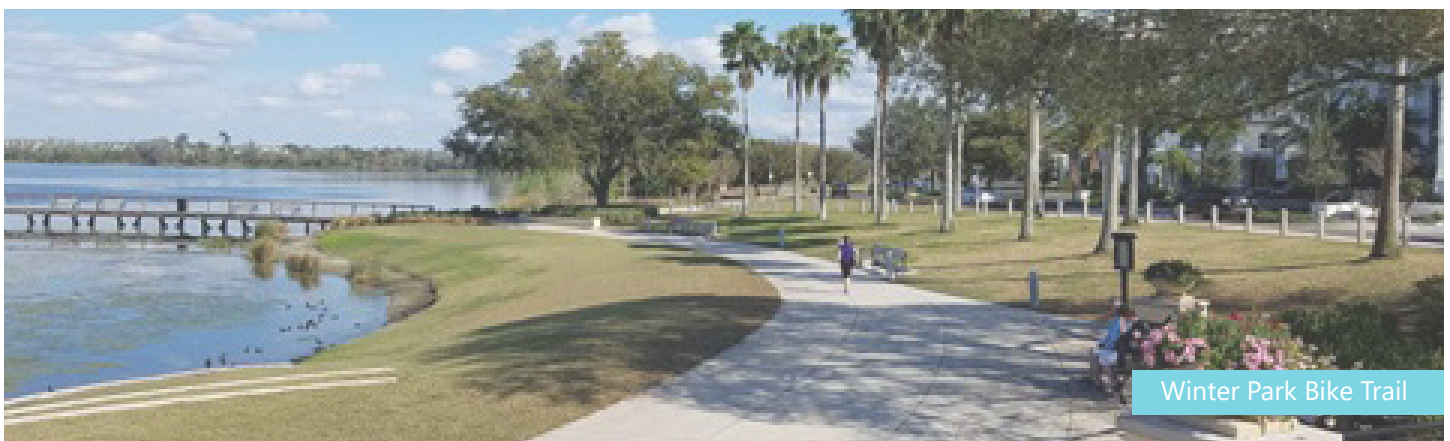
Public Health and Safety

GOAL 21

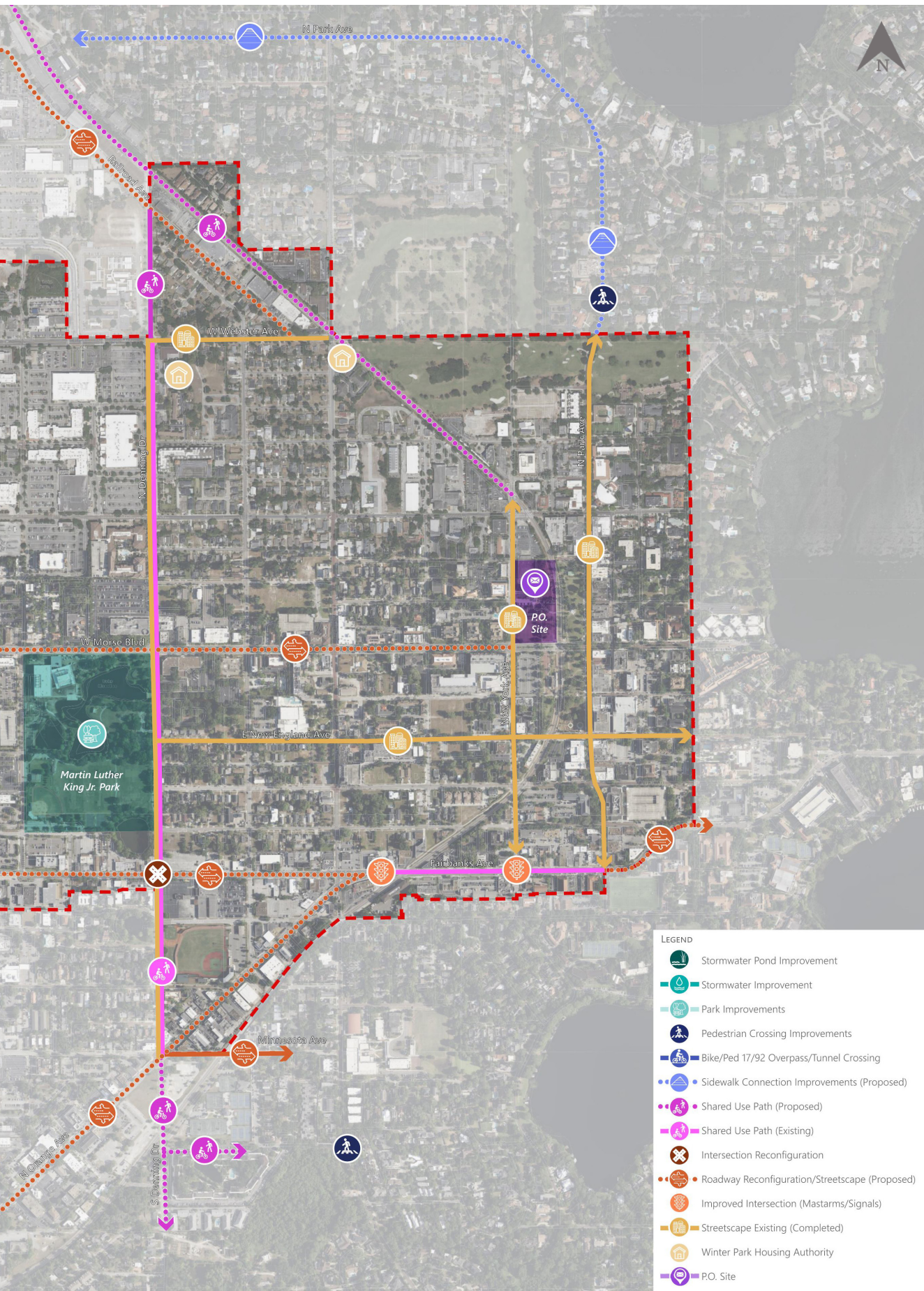
The Agency should advocate for the health and safety of the CRA residents, business owners/operators and visitors.

Action Strategies

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



Winter Park Bike Trail



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FINANCIAL ANALYSIS

SECTION 4.1

TAX INCREMENT FINANCING OVERVIEW

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

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

As referenced in *Section 1*, the Winter Park CRA ("CRA I") was established in 1994 with a base year taxable value of \$194,097,285. In 1999, the Winter Park CRA was expanded ("CRA II"), the Expansion Area has a base year taxable value of \$69,094,520. The Winter Park CRA (CRA I and CRA II) had a total taxable value of nearly \$1.43 billion in 2023, with approximately \$8,185,000 realized as TIF revenues to the Redevelopment Trust Fund. Over the past 10-year period from 2014 to 2023, CRA I and CRA II combined collected approximately \$47,372,200 in TIF revenues.

In 2024, the initial year of projections, the Winter Park CRA (CRA I and CRA II) is estimated to have a total taxable value of nearly \$1.51 billion which equates to about \$8,664,000 realized as TIF revenues. With the addition of the Expansion Area, the total taxable value of the Winter Park CRA could increase

by \$264,710,100, resulting in TIF revenues increasing by \$132,900. From 2024 through the current sunset date in 2027, the existing Winter Park CRA (CRA I and CRA II) with the addition of the Expansion Area is projected to generate approximately \$38,284,200 in TIF revenues.

The existing Winter Park CRA (CRA I and CRA II) with the addition of the Expansion Area is projected to experience a compound annual growth rate ("CAGR") of 4.3% in total taxable value through the *full planning* period, 2024 to 2037; and collect between an estimated \$173,498,200 and \$200,978,700 in TIF revenue during this same period. This rate of annual growth is consistent with what the CRA has historically been realizing in TIF revenue growth since its adoption.

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

SECTION 4.2

MAJOR ASSUMPTIONS

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

In the course of estimating TIF revenues, data provided by the Florida Department of Revenue ("FDOR"), Orange County Property Appraiser, and City of Winter Park was considered. The projections reflect levels of tax increment that could be achieved based on expected development and redevelopment which may occur within the existing Winter Park CRA (CRA I and CRA II), as well as the Expansion Area throughout the projection period.



Aerial View of Winter Park

The following major assumptions were utilized within the projections:

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

projection period, whereas the low and high projection scenarios present a range of possible outcomes.

- The projections recognize the TIF rebate, as described below, that are returned to the County each year as indicated in the interlocal agreement between the City and the County:
"The City hereby agrees to rebate back to Orange County each year the following portions of the amount deposited by Orange County in the Community Redevelopment Trust Fund established by the City, pursuant to Section 163.387, Florida Statutes, for the particular year:
Thirty percent (30%) of the amount in excess of \$2,000,000.00 but less than or equal to \$3,000,000.00 plus (b) Fifty percent (50%) of the amount in excess of \$3,000,000.00"
- The TIF rebate described above is allocated to the cumulative County contribution from the existing Winter Park CRA (CRA I and CRA II) as well as the Expansion Area.

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

Table 11. Components of Change

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

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

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

SECTION 4.3 INVESTMENT AND REDEVELOPMENT OPPORTUNITY INDEX

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

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

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

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

SECTION 4.4 REVIEW OF MILLAGE RATES

The millage rates within both the County and City have remained consistent over the last 10-years, as illustrated in the table on the following page (see **Table 12 – Review of Millage Rates**). In an effort to remain conservative, the tax increment projections apply the 2023 final property millage rates for

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

Table 12. Review of Millage Rates

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

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

SECTION 4.5 TAX INCREMENT PROJECTIONS

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

- The *moderate* scenario assumes a continuation of historical inflationary growth plus development of vacant land and redevelopment of existing improved properties. Any general disruption of economic activity is considered short-lived and has a minimal impact on the region or the commercial and residential development sector in general.

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

The projection model predicts that the taxable value for current improved land, existing vacant land, and new development within the existing Winter Park CRA (CRA I and CRA II) and Expansion Area will generate a combined tax increment between \$38,030,900 and \$38,972,600 through the current Agency's sunset date, 2027.

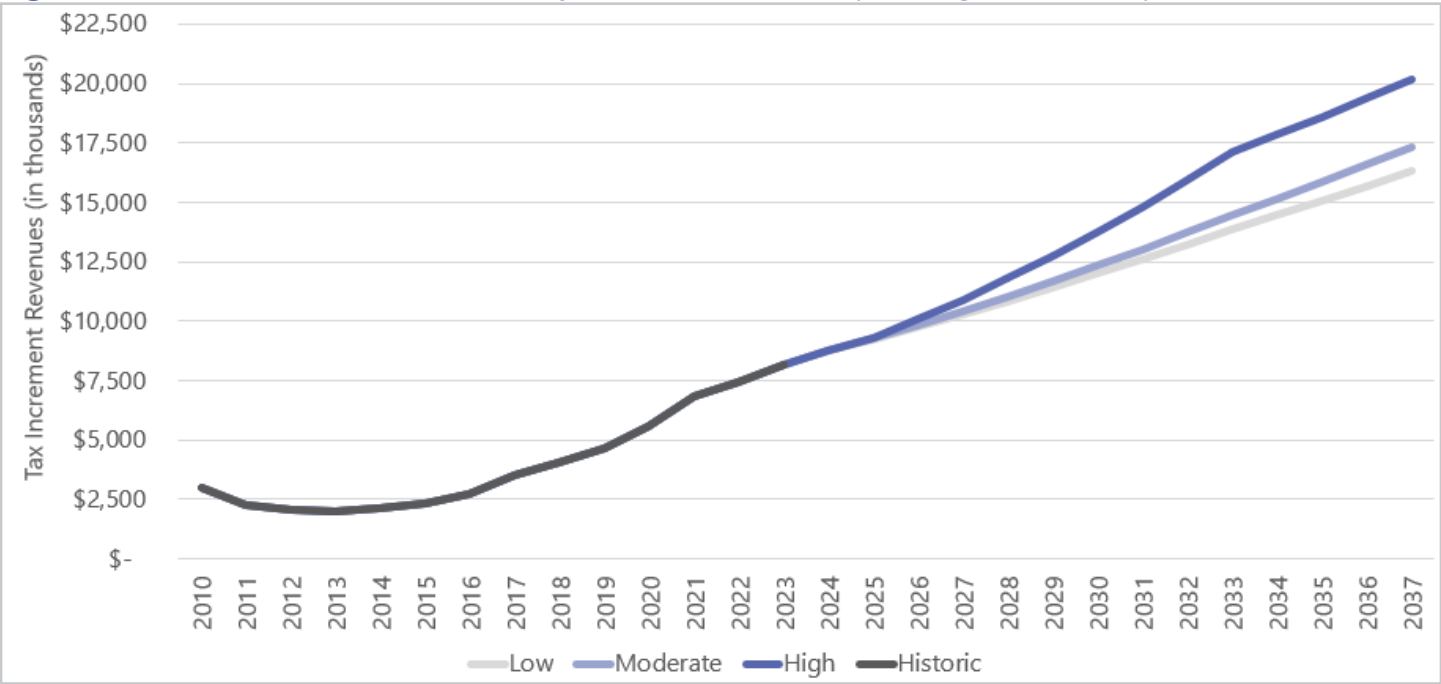
In addition, the combined existing Winter Park CRA (CRA I and CRA II) and Expansion Area have the potential to generate, in total, as much as \$135,467,300 to \$162,006,100 in additional receipts throughout the 10-year projection period, 2028 to 2037, experiencing an annualized average increment roughly between \$13,546,700 and \$16,200,600.



Over the full projection period, 2028 through 2037, the projection model reflects CAGRs in TIF revenues between 4.2% and 5.5% for the combined existing Winter Park CRA (CRA I and CRA II) and the Expansion Area. These rates of growth are comparable to the TIF revenue growth rates previously achieved within the existing Winter Park CRA (CRA I and CRA II) since 2001.

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

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



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

Detailed table(s) illustrating the H-M-L projection scenarios for total taxable value, total tax increment, the County and City's contribution to the Trust Fund, and the total TIF revenues for the existing

Winter Park CRA (CRA I and CRA II), as well as the potential Expansion Area through the full planning period, 2024 to 2037 can be located in **Appendix D – Detailed Tax Increment Tables**).

SECTION 4.6
**CAPITAL PROJECTS AND
PROGRAMMING WORKSHEET**

The proposed Capital Projects and Programming Worksheet presents potential projects, programming, their anticipated cost estimates, and potential general timeframes for implementation in accordance with Section 163.362, Florida Statutes (see **Table 13 – Capital Projects and Programming Worksheet**). This information is to be used when preparing the Agency's Annual Budget and Work Program.

As per the terms of the Interlocal Agreement with Orange County, 70% of the *new* tax increment generated beyond 2027, shall be allocated to projects located within CRA II and CRA III.

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

Table 13. Capital Projects and Programming Worksheet

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

COMMUNITY IMPACT STATEMENT

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COMMUNITY IMPACT STATEMENT

SECTION 5.1

COMMUNITY IMPACT STATEMENT

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

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

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

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

RELOCATION

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

RESIDENTIAL DEVELOPMENT

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

AFFORDABLE HOUSING

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

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

ENVIRONMENTAL QUALITY

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

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



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

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

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

TRANSPORTATION

This Redevelopment Plan update proposes streetscape improvements, pedestrian improvements and improved bicyclist amenities throughout the CRA. These projects will maintain or improve downtown traffic circulation and parking

as well as the flow of regional through traffic while enhancing the pedestrian character of the district. Future streetscaping projects will emphasize the provision of enhanced pedestrian facilities and bicycle facilities. While regional traffic capacity is maintained, the pedestrian environment will be enhanced, and bicycle facilities expanded. Neighborhood revitalization incorporating new local employment is expected to provide some relief to traffic congestion in the community by fostering the development of traditional neighborhood characteristics.

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

POLICE AND FIRE

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

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

SCHOOL POPULATION

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

EMPLOYMENT

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

SECTION 5.2

COMMUNITY REDEVELOPMENT PLAN REQUIREMENTS

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

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

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

- a. *Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.*
- b. *Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.*
- c. *Provide for the development of affordable housing in the area or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.*

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

- i. *Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.*
- ii. *Show by diagram and in general terms:*
 - a. *The approximate amount of open space to be provided and the street layout.*
 - b. *Limitations on the type, size, height, number, and proposed use of buildings.*
 - c. *The approximate number of dwelling units.*
 - d. *Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.*
- iii. *If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.*
- iv. *Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.*

- v. *Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.*
- vi. *Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.*
- vii. *Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.*
- viii. *Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.*
- ix. *Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.*
- x. *Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.*

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

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

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

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

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

SECTION 5.3 COMMUNITY REDEVELOPMENT PLAN APPROVAL

In accordance with Chapter 163.360, Florida Statutes, the Agency shall submit any Redevelopment Plan it recommends for approval together with its written recommendations, to the local planning agency and then to the Winter Park City Commission. The Agency Governing Board (City Commission) shall

hold a public hearing on the Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the Redevelopment area covered by the Plan, and outline the general scope of the Redevelopment Plan under consideration.

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

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

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

SECTION 5.4 DURATION OF THE PLAN

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

SECTION 5.5 AMENDMENT OF THE PLAN

The Plan may be modified, changed, or amended at any time by the Winter Park City Commission upon the recommendation of the Agency, provided that if modified, changed, or amended after the lease or sale of property by the Agency, the modification may

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

SECTION 5.6 SAFEGUARDS AND RETENTION OF CONTROL

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

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

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

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

The CAFR and third-party audit of the Agency shall be provided to the City of Winter Park and the City

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

SECTION 5.7 SEVERABILITY

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



Winter Park City Hall

APPENDIX

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APPENDIX A

FINDING OF NECESSITY FOR CRA

EXPANSION

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APPENDIX B

LEGAL DESCRIPTIONS

ORIGINAL COMMUNITY REDEVELOPMENT AREA 1994 LEGAL DESCRIPTION

AREA LIMITS: COMMENCING AT CENTER LINE OF BELOIT AVENUE AND CENTER LINE OF DENNING DRIVE; THENCE SOUTHERLY TO CENTER LINE OF MINNESOTA AVENUE; THENCE EASTERLY TO CENTER LINE OF SEABOARD COAST LINE RAILROAD; THENCE NORTH EASTERLY ALONG CENTER LINE OF SEABOARD COAST LINE RAILROAD TO CENTER LINE OF HOLT AVENUE; THENCE EASTERLY ,TO 25' SOUTH OF THE EAST LOT LINE OF LOT 16, BLOCK 89 OF TOWN OF WINTER PARK; MISC 3-220; A-67 TO 72; B-86-88; THENCE NORTHERLY ALONG SAID LOT 107'; THENCE EASTERLY 1001 ACROSS LOT 15, BLOCK 89, TOWN OF WINTER PARK TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 89 TOWN OF WINTER PARK; THENCE EASTERLY ALONG THE SOUTH LOT LINES OF LOT 14 THRU LOT 3, BLOCK 89 OF TOWN OF WINTER PARK TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 89 OF TOWN OF WINTER PARK; THENCE EASTERLY TO THE CENTER LINE OF NEW YORK AVENUE; THENCE NORTHERLY ALONG THE CENTER LINE OF NEW YORK AVENUE 35' TO A POINT 25' WEST OF LOT 305 UNPLATTED, THENCE 125' EAST ACROSS LOT 35 UNPLATTED TO A POINT 7' SOUTH. OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 88 OF TOWN OF. WINTER PARK; MISC 3-220; A67 TO 72, B-86 TO 88; THENCE EASTERLY,525' ALONG CENTER LINE OF ALLEY WAY SOUTH OF LOTS 10 THRU LOT 1 TO THE CENTER LINE OF PARK AVENUE SOUTH; THENCE NORTHERLY ALONG CENTER LINE OF PARK AVENUE SOUTH TO CENTER LINE OF FAIRBANKS AVENUE; THENCE NORTHEASTERLY ALONG CENTER LINE OF FAIRBANKS AVENUE TO THE CENTER LINE OF INTERLACHEN AVENUE; THENCE NORTHERLY ALONG CENTER LINE OF INTERLACHEN AVENUE TO THE CENTER LINE OF WEBSTER AVENUE; THENCE WESTERLY ALONG CENTER LINE OF WEBSTER AVENUE TO THE CENTER LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE NORTHWESTERLY TO THE CENTER LINE OF THE SEABOARD COASTLINE RAILROAD TO THE CENTER LINE OF PENNSYLVANIA AVENUE; THENCE NORTHERLY ALONG CENTER LINE OF PENNSYLVANIA AVENUE TO A POINT 25' EAST OF THE SOUTHEAST CORNER OF LOT 2 OF WINTER PARK OASIS PLAT BOOK Z-135: THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 2 THRU LOT B OF WINTER PARK OASIS TO A POINT 94.07' WEST OF THE SOUTHEAST CORNER OF LOT 8 OF WINTER PARK OASIS; THENCE NORTHWESTERLY 77.07' ALONG THE SOUTHWEST LIKNE OF LOT 8 AND LOT 7 OF WINTER PARK OASIS TO THE CENTER LINE OF CAPEN AVENUE; THENCE NORTHERLY ALONG CENTER LINE OF CAPEN AVENUE TO THE CENTER LINE OF BELOIT AVENUE; THENCE WESTERLY TO THE POINT OF BEGINNING.

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

COMMUNITY REDEVELOPMENT 1999 EXPANSION AREA LEGAL DESCRIPTION

AREA LIMITS: A 173.57 ACRE TRACT OF LAND IN WINTER PARK, FLORIDA. THE TRACT IS LOCATED IN SECTION 1 AND 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA AND DESCRIBED METES AND BOUNDS AS FOLLOWS. BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1 A POINT NEAR THE CENTER LINE OF DENNING DRIVE, LOCATED AND DESCRIBED IN THE PLAT OF LAKE ISLAND ESTATES, PLAT BOOK M, PAGE 95 OF THE OFFICIAL RECORDS OF ORANGE COUNTY FLORIDA: THENCE; SOUTH 01 DEG.-10'-36" EAST, 1,430.70 FEET WITH THE EAST LINE OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST TO ITS POINT OF INTERSECTION WITH THE EXTENDED CENTER LINE IN AN ALLEY BETWEEN BLOCKS A AND B OF THE FAIRBANKS PARK SUBDIVISION AS RECORDED IN PLAT BOOK D, PAGE 36 FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE: NORTH 90 DEG.-00'-00" WEST, 266.37 FEET, 7 FOOT FROM AND PARALLEL TO THE SOUTH LINE OF BLOCK A TO AN ANGEL POINT IN THE CENTER LINE OF SAID ALLEY FOR AN ANGEL POINT IN THIS DESCRIPTION. THENCE; SOUTH 76 DEG.-08'-13" WEST 62.82 FEET, 7 FOOT FROM AND PARALLEL TO THE NORTH LINE OF BLADE B TO AN ANGLE POINT IN THE CENTER LINE OF SAID ALLEY FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 89 DEG.-00'-00" WEST, 333.29 FEET, 7 FOOT FROM AND PARALLEL TO THE SOUTH LINE OF BLOCK A TO A POINT IN THE EAST LINE OF A 0.491 ACRE TRACT AND THE WEST LINE OF THE 50 FOOT WARD AVENUE RIGHT-OF-WAY FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 00 DEG.-43'-49" EAST, 141.15 FEET WITH THE WEST RIGHT-OF-WAY LINE OF WARD AVENUE TO THE NORTHEASTERLY CORNER

CONTINUE OF COMMUNITY REDEVELOPMENT 1999 EXPANSION AREA LEGAL DESCRIPTION

OF LOT 12, BLOCK A OF THE OAK CREST SUBDIVISION AS RECORDED IN THE OFFICIAL RECORDS IN PLAT BOOK L, PAGE 42 OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 90 DEG.-00'-00" WEST, 636.70 FEET WITH THE NORTH LINE OF OAK CREST SUBDIVISION, BLOCK A TO THE NORTHWEST CORNER OF LOT 1, BLOCK A A POINT ON THE EAST RIGHT-OF-WAY LINE OF ORLANDO AVENUE (US 17-92) FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 01 DEG.-01'-00" WEST, 59.22 FEET WITH THE EAST RIGHT-OF-WAY LINE OF ORLANDO AVENUE (US 17-92) TO ITS INTERSECTION WITH THE EXTENDED SOUTH LINE OF LOT 25 OF THE BEVERLY PARK SUBDIVISION AS RECORDED IN PLAT BOOK K, PAGE 45 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 90 DEG.-00'-00" WEST, 565.69 FEET WITH THE SOUTH LINES OF LOTS 25 THROUGH 16 TO THE NORTHEAST CORNER FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-00'-00" EAST, 150.00 FEET, WITH THE EAST LINE OF LOT 15 TO ITS NORTHEAST CORNER FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 02 DEG.-54'-29" EAST, 41.50 FEET, CROSSING FAIRBANKS AVENUE, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 3 OF THE KILLARNEY ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK L, PAGE 9 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-00'-00" EAST, 250.00 FEET WITH THE EAST LINES OF LOTS 7 AND 15, BLOCK 3 TO THE NORTHWEST CORNER OF LOT 16 AND THE SOUTH RIGHT-OF-WAY LINE OF DALLAS AVENUE FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 21 DEG.-07'-30" WEST, 53.60 FEET CROSSING DALLAS AVENUE (50' RIGHT-OF-WAY) TO THE SOUTHWESTERLY CORNER OF LOT 8, BLOCK 4 OF KILLARNEY ESTATES, FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 01 DEG.-26'-17" EAST, 75.00 FEET, WITH EAST LINE OF LOT 7, BLOCK 4, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 4, FOR AN ANGLE POINT OF THIS DESCRIPTION. THENCE; NORTH 43 DEG.-53'-59" EAST, 72.00 WITH THE WEST LINE OF LOT 8, BLOCK 4 TO THE NORTHEAST CORNER OF LOT 10, BLOCK 4 FOR AN ANGLE POINT IN THIS DESCRIPTION ON THE WEST RIGHT-OF-WAY LINE OF BROADVIEW AVENUE. THENCE; NORTH 43 DEG.-41'-48" EAST, 50.00 FEET, CROSSING BROADVIEW TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5 OF THE KILLARNEY ESTATES SUBDIVISION FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 43 DEG.-46'-48" EAST, 77.76 FEET, WITH THE SOUTHEAST LINE OF LOT 2, BLOCK 5, KILLARNEY ESTATES SUBDIVISION OF THE SOUTHWEST CORNER OF LOT 14, BLOCK 5, AND AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 88 DEG.-36'-33" EAST, 71.58 FEET, WITH THE SOUTH LINE OF LOT 14 TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5 A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 84 DEG.-03'-52" EAST, 50.16 FEET, CROSSING GROVE AVENUE TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 6, KILLARNEY ESTATES FOR AN ANGLE POINT IN THIS DESCRIPTION AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF GROVER AVENUE. THENCE; NORTH 90 DEG.-00'-00" EAST, 124.10 FEET, WITH THE NORTH LINE OF LOT 7, BLOCK 6 TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 6 FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 01 DEG.-27'-56" WEST, 842.17 FEET WITH THE WEST LINE OF LOTS 19 THROUGH 24, BLOCK 6, LOTS 10 THROUGH 13, BLOCK 7 AND LOTS 4 AND 5, BLOCK 8 TO THE NORTHEAST CORNER OF LOT 3, BLOCK 8 A POINT ON THE BLOCK D OF THE L.A. CHASE'S ADDITION OF WINTER PARK AS RECORDED IN PLAT BOOK A, PAGE 73 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 88 DEG.-55'-23" WEST, 259.67 FEET, WITH THE COMMON LINES OF KILLARNEY ESTATES AND L.A. CHASE ADDITION TO THE EDGE OF LAKE KILLARNEY FOR AN ANGLE POINT OF THIS DESCRIPTION. THENCE; NORTHWESTERLY WITH THE MEANDERS OF EDGE OF THE LAKE APPROXIMATELY 1,100 FEET (NORTH 09 DEG.-43'-06" WEST, 1,071.15) TO A POINT ON THE SOUTH LINE OF LOT 6, BLOCK 6 BEING 55.32 FEET WEST OF ITS SOUTHEAST CORNER FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 90 DEG.-00'-00" EAST, 355.32 FEET, WITH THE NORTH LINE OF LOT 8, BLOCK C TO THE SOUTHWEST CORNER OF LOT 2, BLOCK C OF THE L.A. CHASE'S SUBDIVISION FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-33'-00" WEST, 221.01 FEET, WITH THE WEST LINES OF LOTS 1 AND 2, BLOCK C, TO THE NORTHEAST CORNER OF LOT 3, BLOCK C AND

CONTINUE OF COMMUNITY REDEVELOPMENT 1999 EXPANSION AREA LEGAL DESCRIPTION

A POINT ON THE SOUTH LINE OF THE ABANDONED CANTON AVENUE RIGHT-OF-WAY FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 90 DEG.-00'-00" EAST, 75.01 FEET WITH THE NORTH LINE OF LOT 2 AND THE SOUTH LINE OF THE ABANDONED CANTON RIGHT-OF-WAY TO ITS INTERSECTION WITH THE EXTENDED WEST LINE OF LOT 3, BLOCK D OF THE KILLARNEY SHORES SUBDIVISION AS RECORDED IN PLAT BOOK Q, PAGE 135 FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 0 DEG.-29'-13" WEST, 584.08 FEET WITH THE :EAST LINE OF LOT 1, BLOCK D AND THE :EAST LINE OF LOTS 1 AND 16, BLOCK B AND THE WEST LINES OF BLOCKS C AND A TO THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE (FORMERLY GAY ROAD) FOR A POINT IN THE SOUTH LINE OF THE 1.3 ACRE TRACT AND AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 90 DEG.-00'-00" WEST, 252.24 FEET, WITH THE NORTH LINE OF EXECUTIVE DRIVE TO THE WEST LINE OF MARION DRIVE AND ITS INTERSECTION WITH THE RIGHT-OF-WAY LINE FOR AN ANGLE POINT OF THIS DESCRIPTION. THENCE; NORTH 0 DEG.-00'-00" :EAST, 299.86 FEET WITH THE WEST LINE OF MARION DRIVE TO AN ANGLE POINT OF THIS DESCRIPTION. THENCE; SOUTH 90 DEG.-00'-00" :EAST 364.72 FEET WITH NORTH LINE ON A 0.661 ACRE TRACT TO THE WEST RIGHT-OF-WAY LINE OF ORLANDO AVENUE (US 17-92) FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-38'-52" WEST, 398.36 FEET WITH THE WEST RIGHT-OF-WAY OF ORLANDO AVENUE (US 17-92) TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WEBSTER AVENUE AS DESCRIBED ON ORANGE COUNTY BOOK 1881, PAGE 570 FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 89 DEG.-32'-19" WEST, 408.00 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF WEBSTER AVENUE TO THE SOUTHWEST COMER OF THE ROAD RIGHT-OF-WAY DESCRIBED IN ORANGE COUNTY BOOK 1881, PAGE 570 FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-37'-41" WEST, 768.86 FEET WITH THE WEST LINE OF WEBSTER AVENUE RIGHT-OF-WAY TO THE SOUTH RIGHT-OF-WAY LINE OF LEE ROAD (SR 423) FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 89 DEG.-03'-19" EAST, 165.85 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF LEE ROAD (SR 423) TO ITS INTERSECTION WITH THE EXTENDED EAST RIGHT-OF-WAY LINE OF BENJAMIN AVENUE AS RECORDED IN PLAT BOOK M, PAGE 97 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-56'-41" WEST 202.20 FEET CROSSING LEE ROAD AND TO THE NORTHWEST CORNER OF LOT 1, BLOCK A OF THE HOME ACRES SUBDIVISION AS RECORDED IN PLAT BOOK M, PAGE 97 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT WITHIN DESCRIPTION. THENCE; NORTH 89 DEG.-34'-39" EAST, 302.98 FEET, WITH THE NORTH LINES OF LOTS 1 THROUGH 9, BLOCK A TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF ORLANDO AVENUE (US 17-92) AND A POINT IN THE WEST LIEN OF BLOCK 1, OF THE HAUILAH PARK SUBDIVISION AS RECORDED IN PLAT BOOK 0, PAGE 144 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 00 DEG.-24'-15" EAST, 339.23 FEET, ALONG THE EAST RIGHT-OF-WAY OF ORLANDO AVENUE (US 17-92) TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, AT THE NORTH RIGHT-OF-WAY LINE OF QUACKER AVENUE FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 88 DEG.-47'-18" EAST, 637.76 FEET, TO AN ANGLE IN LOT 7, 45 FOOT SOUTH OF THE NORTH LINE AND 138.16 FEET WEST OF ITS NORTHEAST CORNER OF SAID LOT 7 AS RECORDED IN PLAT BOOK A, PAGE 61, HOLDEN BROTHERS ADDITION TO WINTER PARK IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, FOR AN ANGLE POINT OF THIS DESCRIPTION. THENCE; SOUTH 00 DEG.-33'-10" EAST, 588.46 FEET, PASSING THE SOUTH LINE OF LOT 19, BLOCK BAT 510.46 FEET, TO THE NORTH RIGHT-OF-WAY OF WEBSTER AVENUE FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 89 DEG.-50'-31" EAST, 621.57 FEET, WITH THE NORTH RIGHT-OF-WAY LINE OF WEBSTER AVENUE TO ITS INTERSECTION WITH THE EAST LINE OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 SOUTH FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 01 DEG.-43'-18" EAST, 2,581.03 FEET, WITH THE SECTION LINE TO THE POINT OF BEGINNING AND CONTAINING 173.57 ACRES OF LAND.

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

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

COMMUNITY REDEVELOPMENT 2024 EXPANSION AREA LEGAL DESCRIPTION

AREA LIMITS: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF LOT 5, BLOCK 8, RESURVEY OF KILLARNEY ESTATES, AS RECORDED IN PLAT BOOK 9, PAGE 67, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA WITH THE EXISTING WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 (ORLANDO AVENUE); THENCE RUN SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BEACHVIEW AVENUE; THENCE CONTINUE SOUTH CROSSING BEACHVIEW AVENUE TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID BEACHVIEW AVENUE WITH THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92; THENCE CONTINUE SOUTH ALONG AFOREMENTIONED WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 TO THE NORTH RIGHT OF WAY LINE OF FAIRVIEW AVENUE; THENCE CONTINUE SOUTH CROSSING FAIRVIEW AVENUE TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 WITH THE SOUTH RIGHT OF WAY LINE OF SAID FAIRVIEW AVENUE; THENCE CONTINUE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 TO ITS INTERSECTION WITH THE NORTH LINE OF LOT 17, BLOCK 6, AFORESAID RESURVEY OF KILLARNEY ESTATES; THENCE RUN WEST ALONG SAID NORTH LINE OF LOT 17 TO THE SOUTHEAST CORNER OF LOT 7, SAID BLOCK 6; THENCE RUN NORTH ALONG THE EAST LINE OF SAID LOT 7 TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 7 AND A WESTERLY PROJECTION THEREOF CROSSING GROVE AVENUE TO THE WEST LINE OF GROVE AVENUE; THENCE RUN NORTH ALONG SAID WEST LINE OF GROVE AVENUE TO THE NORTH LINE OF LOT 15, BLOCK 5, AFORMENTIONED RESURVEY OF KILLARNEY ESTATES; THENCE RUN WEST ALONG SAID NORTH LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE RUN SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 15 TO THE EASTERLYMOST POINT OF LOT 3, SAID BLOCK 5, ALSO BEING THE NORTHERLYMOST CORNER OF LOT 2, SAID BLOCK 5; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND A SOUTHWESTERLY PROJECTION THEREOF CROSSING BROADVIEW AVENUE TO THE NORTHEASTERLY LINE OF BLOCK 4, AFOREMENTIONED RESURVEY OF KILLARNEY ESTATES; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF BLOCK 4 TO THE NORTHERLYMOST POINT ON LOT 8, SAID BLOCK 4; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF LOT 7, AFORESAID BLOCK 4, THENCE RUN SOUTH ALONG THE WEST LINE OF AFORESAID LOT 8 TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE RUN SOUTHEASTERLY CROSSING DALLAS AVENUE TO THE NORTHEAST CORNER OF LOT 15, BLOCK 3, AFORESAID RESURVEY OF KILLARNEY ESTATES; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 15 AND CONTINUING SOUTH ALONG THE EAST LINE OF LOT 7, SAID BLOCK 3 TO THE NORTH RIGHT OF WAY LINE OF FAIRBANKS AVENUE (STATE ROAD 426); THENCE RUN SOUTHWESTERLY, CROSSING SAID FAIRBANKS AVENUE, TO THE NORTHWEST CORNER OF LOT 15, BEVERLY PARK, KILLARNEY ESTATES ANNEX, AS RECORDED IN PLAT BOOK "K", PAGE 45, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 15 AND CONTINUE SOUTH ALONG THE WEST LINE OF LOT 40, AFORESAID BEVERLY PARK, KILLARNEY ESTATES ANNEX, TO THE NORTH RIGHT OF WAY LINE OF GENE STREET; THENCE CONTINUE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID GENE STREET; THENCE RUN WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF GENE STREET TO THE NORTHWEST CORNER OF ORANGE COUNTY, FLORIDA, TAX PARCEL NUMBER 12-22-29-0000-00-019 (HOLLIEANNA SHOPPING CENTER); THENCE RUN SOUTHERLY AND EASTERLY ALONG SAID PARCEL LINES TO THE NORTHWEST CORNER OF ORANGE COUNTY, FLORIDA, TAX PARCEL NUMBER 12-22-29-0000-00-018 (OAKLEY SHOPPING CENTER); THENCE RUN SOUTHERLY AND EASTERLY ALONG SAID PARCEL LINES TO THE NORTHEAST CORNER OF ORANGE COUNTY, FLORIDA, TAX PARCEL NUMBER 12-22-29-0000-00-013 (MAITLAND AUTO COLLISION CENTER); THENCE RUN SOUTHERLY AND EASTERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTH RIGHT OF WAY LINE OF MINNESOTA AVENUE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE (AND EXTENTIONS THEREOF WHEN CROSSING RIGHTS OF WAY) TO THE EAST RIGHT OF WAY LINE OF INTERSTATE FOUR; THENCE RUN NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE OF INTERSTATE FOUR (AND EXTENTIONS THEREOF WHEN CROSSING RIGHTS OF WAY) TO THE WEST CORNER OF THE TRIANGULAR REMAINDER OF LOT 9, BLOCK "A", SCHOOL TERRACE, AS RECORDED IN PLAT BOOK "R", PAGE 66; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRIANGULAR REMAINDER OF LOT 9 TO THE WEST LINE OF LOT 5, BLOCK "B", GLENCOE SUBDIVISION, AS RECORDED IN PLAT BOOK "L", PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE RUN EAST ALONG SAID NORTH LINE OF LOT 5

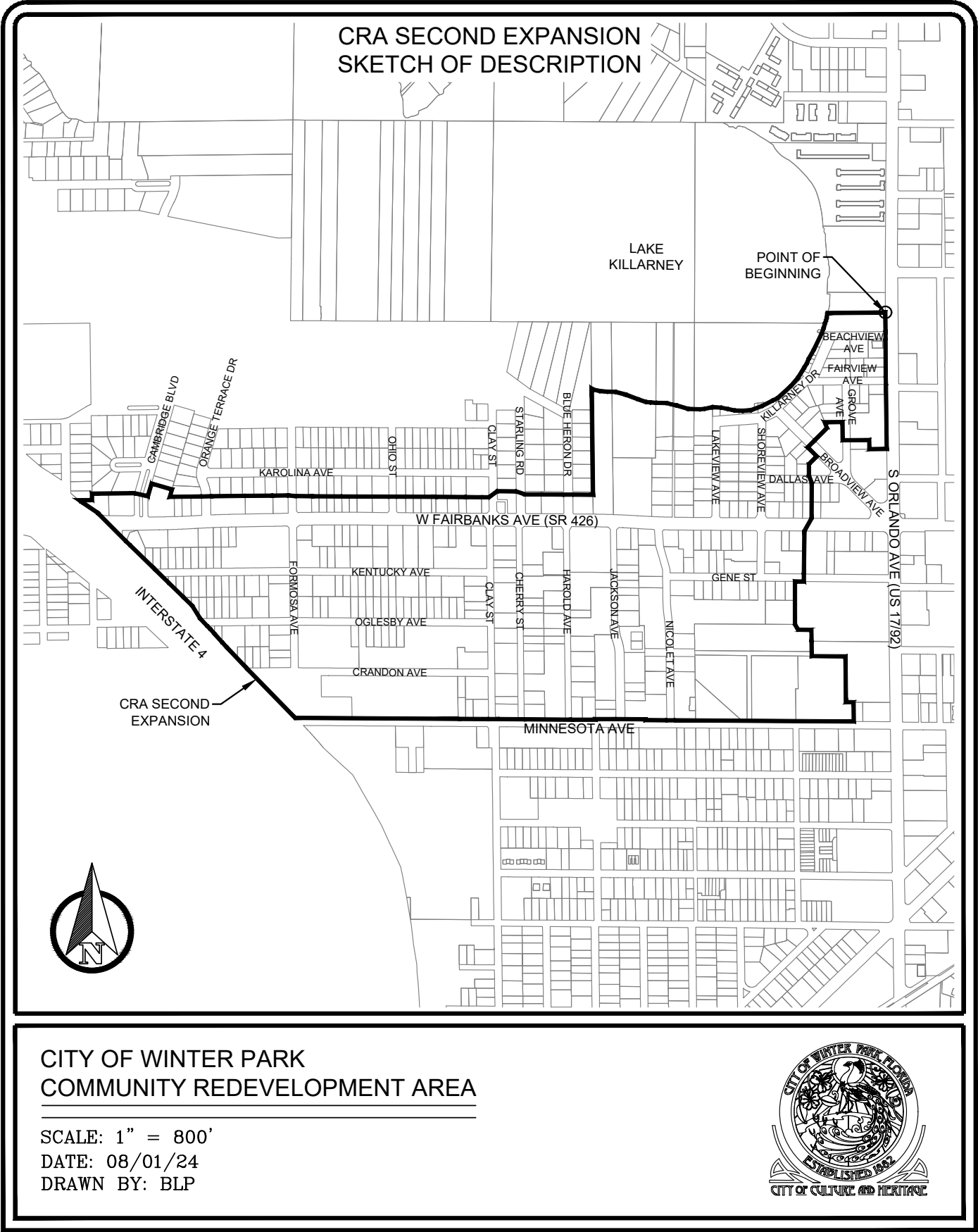
CONTINUE OF COMMUNITY REDEVELOPMENT 2024 EXPANSION AREA LEGAL DESCRIPTION

AND THE NORTH LINE OF LOTS 4, 3, 2 AND 1, SAID BLOCK "B", GLENCOE SUBDIVISION, TO THE WEST RIGHT OF WAY LINE OF CAMBRIDGE BOULEVARD; THENCE EASTERLY, CROSSING SAID CAMBRIDGE BOULEVARD, TO THE SOUTHWEST CORNER OF LOT 3, AFORESAID GLENCOE SUBDIVISION; THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID CAMBRIDGE BOULEVARD TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE RUN SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH LINE OF ELIAZBETH HOLDORF'S SUBDIVISION, AS RECORDED IN PLAT BOOK "Q", PAGE 66, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG SAID NORTH LINE, CROSSING ORANGE TERRACE DRIVE, TO THE WEST RIGHT OF WAY LINE OF FORMOSA AVENUE; THENCE CONTINUE EAST CROSSING FORMOSA AVENUE TO THE NORTHWEST CORNER OF LOT 13, BLOCK "E", KAROLINA ON KILLARNEY, AS RECORDED IN PLAT BOOK "M", PAGE 105, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 13 AND THE NORTH LINE OF LOTS 14 THROUGH 24, SAID BLOCK "E" KAROLINA ON KILLARNEY TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE RUN EASTERLY, CROSSING OHIO STREET, TO THE NORTHWEST CORNER OF LOT 13, BLOCK "D", SAID KAROLINA ON KILLARNEY; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 13 AND THE NORTH LINE OF LOTS 14 THROUGH 23, SAID BLOCK "D" TO THE WEST RIGHT OF WAY LINE OF CLAY STREET; THENCE RUN NORTHEASTERLY, CROSSING CLAY STREET, TO THE SOUTHWEST CORNER OF LOT 4, BLOCK "A", FLAMINGO SHORES, AS RECORDED IN PLAT BOOK "M", PAGE 105, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE RUN SOUTHEASTERLY, CROSSING STARLING ROAD, TO THE NORTHWEST CORNER OF LOT 1, BLOCK "B", SAID FLAMINGO SHORES; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1 AND LOTS 2 THROUGH 8, SAID BLOCK "B" TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE RUN SOUTHEASTERLY, CROSSING BLUE HERON DRIVE, TO THE NORTHWEST CORNER OF LOT 1, BLOCK "C", SAID FLAMINGO SHORES; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1 AND LOTS 2 THROUGH 4, SAID BLOCK "C" TO THE EAST LINE OF SAID BLOCK "C"; THENCE RUN NORTH ALONG SAID EAST LINE OF BLOCK "C" TO THE WATERS EDGE OF LAKE KILLARNEY; THENCE EASTERLY AND NORTHERLY ALONG SAID EDGE OF WATER TO THE POINT OF BEGINNING.

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

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

SKETCH DESCRIPTION OF
COMMUNITY REDEVELOPMENT 2024 EXPANSION AREA



APPENDIX C

PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT

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

WEBSITE

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

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

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

STAKEHOLDER INTERVIEW

The Winter Park CRA Plan update team facilitated two-days of stakeholder interviews with twenty-six (26) various representatives of the Winter Park

CRA community. Stakeholders represented the local business community, various service agencies, residents, affordable housing providers and property owners within the CRA. As the stakeholder interviews progressed, they began to identify recurring themes, concerns and common issues regarding the Winter Park CRA. These initial recurring themes included:

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

COMMUNITY WORKSHOP

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

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

CITY OF WINTER PARK
CRA PLAN UPDATE

WE WANT YOUR INPUT!

JOIN US!
To learn about the City's Community Redevelopment Plan Update and tell us about your community priorities.

COMMUNITY WORKSHOP

Monday, August 7, 5:30 pm - 7:00 pm
Winter Park Community Center
721 West New England Avenue

FOR MORE INFORMATION CONTACT
Kyle Dudgeon, CRA Manager
kdudgeon@cityofwinterpark.org

COMMUNITY WORKSHOP ACTIVITIES

PRIORITY MAPS

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

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

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

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



QUESTIONNAIRE

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

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

OPEN DISCUSSION/Q&A

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

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

PRIORITY MAP – EXISTING CRA BOUNDARY

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

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

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

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

PRIORITY MAP – FAIRBANKS AVENUE (PROPOSED CRA EXPANSION AREA)

The Fairbanks Avenue area saw a wide distribution of prioritization. Multi-modal transportation improvements (9 dots), including traffic calming were generally popular priorities. Write-ins for

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

PRIORITY MAP – LEE ROAD (PROPOSED CRA EXPANSION AREA)

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

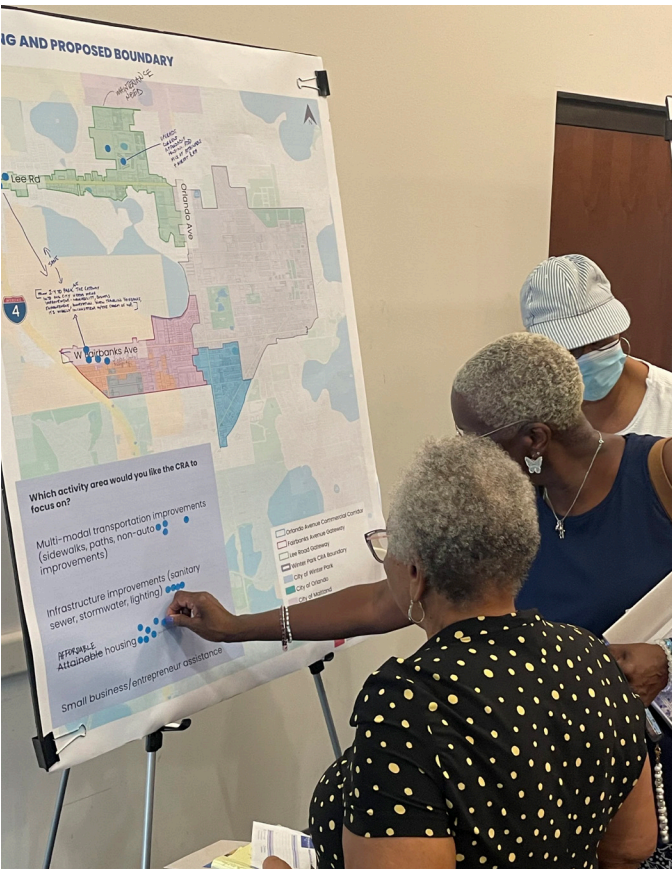
The top priorities identified were affordable housing (8 dots) and infrastructure improvements (4 dots). These priorities encompassed all the recommendations for this area. **The Lee Road Corridor area was not added to the CRA area.**



PRIORITY MAP – COMBINED EXISTING AND EXPANDED CRA AREA

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

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



QUESTIONNAIRE

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

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

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

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

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

PUBLIC ENGAGEMENT SUMMARY

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

APPENDIX D

DETAILED TAX INCREMENT TABLES

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

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,508,399,800	\$263,191,805	\$1,245,208,000	\$3,823,000	\$4,841,000	\$8,664,000	\$1,423,000
2025	\$1,591,191,300	263,191,805	\$1,327,999,500	\$3,997,400	\$5,162,800	\$9,160,200	\$1,597,400
2026	\$1,712,324,500	263,191,805	\$1,449,132,700	\$4,252,600	\$5,633,800	\$9,886,400	\$1,852,600
2027	\$1,841,020,400	263,191,805	\$1,577,828,600	\$4,523,700	\$6,134,100	\$10,657,800	\$2,123,700
Agency's Sunset Date (2027) sub-total			\$5,600,168,800	\$16,596,700	\$21,771,700	\$38,368,400	\$6,996,700
2028	\$1,977,647,600	263,191,805	\$1,714,455,800	\$4,811,500	\$6,665,200	\$11,476,700	\$2,411,500
2029	\$2,122,593,100	263,191,805	\$1,859,401,300	\$5,116,800	\$7,228,800	\$12,345,600	\$2,716,800
2030	\$2,276,263,300	263,191,805	\$2,013,071,500	\$5,440,500	\$7,826,200	\$13,266,700	\$3,040,500
2031	\$2,439,085,100	263,191,805	\$2,175,893,300	\$5,783,500	\$8,459,200	\$14,242,700	\$3,383,500
2032	\$2,611,506,500	263,191,805	\$2,348,314,700	\$6,146,700	\$9,129,500	\$15,276,200	\$3,746,700
2033	\$2,793,998,000	263,191,805	\$2,530,806,200	\$6,531,100	\$9,838,900	\$16,370,000	\$4,131,100
2034	\$2,904,928,900	263,191,805	\$2,641,737,100	\$6,764,800	\$10,270,200	\$17,035,000	\$4,364,800
2035	\$3,019,186,300	263,191,805	\$2,755,994,500	\$7,005,500	\$10,714,500	\$17,720,000	\$4,605,500
2036	\$3,136,892,500	263,191,805	\$2,873,700,700	\$7,253,400	\$11,172,000	\$18,425,400	\$4,853,400
2037	\$3,258,174,800	263,191,805	\$2,994,983,000	\$7,508,900	\$11,643,600	\$19,152,500	\$5,108,900
10-Year Total⁽⁴⁾			\$23,908,358,100	\$62,362,700	\$92,948,100	\$155,310,800	\$38,362,700

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

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,508,399,800	\$263,191,805	\$1,245,208,000	\$3,823,000	\$4,841,000	\$8,664,000	\$1,423,000
2025	\$1,591,191,300	\$263,191,805	\$1,327,999,500	\$3,997,400	\$5,162,800	\$9,160,200	\$1,597,400
2026	\$1,676,979,800	\$263,191,805	\$1,413,788,000	\$4,178,100	\$5,496,400	\$9,674,500	\$1,778,100
2027	\$1,765,885,700	\$263,191,805	\$1,502,693,900	\$4,365,400	\$5,842,000	\$10,207,400	\$1,965,400
Agency's Sunset Date (2027) sub-total			\$5,489,689,400	\$16,363,900	\$21,342,200	\$37,706,100	\$6,763,900
2028	\$1,858,034,400	\$263,191,805	\$1,594,842,600	\$4,559,500	\$6,200,200	\$10,759,700	\$2,159,500
2029	\$1,953,556,600	\$263,191,805	\$1,690,364,800	\$4,760,700	\$6,571,600	\$11,332,300	\$2,360,700
2030	\$2,052,588,700	\$263,191,805	\$1,789,396,900	\$4,969,300	\$6,956,600	\$11,925,900	\$2,569,300
2031	\$2,155,272,900	\$263,191,805	\$1,892,081,100	\$5,185,600	\$7,355,800	\$12,541,400	\$2,785,600
2032	\$2,261,757,500	\$263,191,805	\$1,998,565,700	\$5,409,900	\$7,769,800	\$13,179,700	\$3,009,900
2033	\$2,372,197,000	\$263,191,805	\$2,109,005,200	\$5,642,600	\$8,199,100	\$13,841,700	\$3,242,600
2034	\$2,475,701,900	\$263,191,805	\$2,212,510,100	\$5,860,600	\$8,601,500	\$14,462,100	\$3,460,600
2035	\$2,582,993,900	\$263,191,805	\$2,319,802,100	\$6,086,600	\$9,018,700	\$15,105,300	\$3,686,600
2036	\$2,694,225,900	\$263,191,805	\$2,431,034,100	\$6,320,900	\$9,451,100	\$15,772,000	\$3,920,900
2037	\$2,809,557,600	\$263,191,805	\$2,546,365,800	\$6,563,900	\$9,899,500	\$16,463,400	\$4,163,900
10-Year Total⁽⁴⁾			\$ 20,583,968,400	\$55,359,600	\$80,023,900	\$135,383,500	\$31,359,600

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

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

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,508,399,800	\$263,191,805	\$1,245,208,000	\$3,823,000	\$4,841,000	\$8,664,000	\$1,423,000
2025	\$1,584,551,300	263,191,805	\$1,321,359,500	\$3,983,400	\$5,137,000	\$9,120,400	\$1,583,400
2026	\$1,662,877,300	263,191,805	\$1,399,685,500	\$4,148,400	\$5,441,600	\$9,590,000	\$1,748,400
2027	\$1,743,457,800	263,191,805	\$1,480,266,000	\$4,318,200	\$5,754,800	\$10,073,000	\$1,918,200
Agency's Sunset Date (2027) sub-total			\$5,446,519,000	\$16,273,000	\$21,174,400	\$37,447,400	\$6,673,000
2028	\$1,826,376,000	263,191,805	\$1,563,184,200	\$4,492,800	\$6,077,100	\$10,569,900	\$2,092,800
2029	\$1,911,718,000	263,191,805	\$1,648,526,200	\$4,672,600	\$6,408,900	\$11,081,500	\$2,272,600
2030	\$1,999,573,400	263,191,805	\$1,736,381,600	\$4,857,700	\$6,750,500	\$11,608,200	\$2,457,700
2031	\$2,090,035,200	263,191,805	\$1,826,843,400	\$5,048,200	\$7,102,200	\$12,150,400	\$2,648,200
2032	\$2,183,200,000	263,191,805	\$1,920,008,200	\$5,244,500	\$7,464,400	\$12,708,900	\$2,844,500
2033	\$2,279,167,900	263,191,805	\$2,015,976,100	\$5,446,600	\$7,837,400	\$13,284,000	\$3,046,600
2034	\$2,367,532,600	263,191,805	\$2,104,340,800	\$5,632,800	\$8,181,000	\$13,813,800	\$3,232,800
2035	\$2,458,547,100	263,191,805	\$2,195,355,300	\$5,824,500	\$8,534,900	\$14,359,400	\$3,424,500
2036	\$2,552,309,000	263,191,805	\$2,289,117,200	\$6,022,000	\$8,899,400	\$14,921,400	\$3,622,000
2037	\$2,648,919,300	263,191,805	\$2,385,727,500	\$6,225,500	\$9,275,000	\$15,500,500	\$3,825,500
10-Year Total⁽⁴⁾			\$19,685,460,500	\$53,467,200	\$76,530,800	\$129,998,000	\$29,467,200

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

Table D4. Summary of TIF Revenue Projections, Existing Winter Park CRA & Expansion Area, High Scenario

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,773,109,900	\$510,584,433	\$1,262,525,500	\$3,859,500	\$4,900,900	\$8,760,400	\$1,459,500
2025	\$1,857,867,300	\$510,584,433	\$1,347,282,900	\$4,038,000	\$5,229,600	\$9,267,600	\$1,638,000
2026	\$1,989,844,600	\$510,584,433	\$1,479,260,200	\$4,316,000	\$5,738,000	\$10,054,000	\$1,916,000
2027	\$2,130,232,600	\$510,584,433	\$1,619,648,200	\$4,611,800	\$6,278,800	\$10,890,600	\$2,211,800
Agency's Sunset Date (2027) sub-total			\$5,708,716,800	\$16,825,300	\$22,147,300	\$38,972,600	\$7,225,300
2028	\$2,280,702,600	\$510,584,433	\$1,770,118,200	\$4,926,100	\$6,853,500	\$11,779,600	\$2,526,100
2029	\$2,439,428,500	\$510,584,433	\$1,928,844,100	\$5,259,800	\$7,463,700	\$12,723,500	\$2,859,800
2030	\$2,607,854,000	\$510,584,433	\$2,097,269,600	\$5,614,000	\$8,111,200	\$13,725,200	\$3,214,000
2031	\$2,786,449,300	\$510,584,433	\$2,275,864,900	\$5,989,600	\$8,797,700	\$14,787,300	\$3,589,600
2032	\$2,975,707,800	\$510,584,433	\$2,465,123,400	\$6,387,600	\$9,525,300	\$15,912,900	\$3,987,600
2033	\$3,172,737,600	\$510,584,433	\$2,662,153,200	\$6,809,200	\$10,295,700	\$17,104,900	\$4,409,200
2034	\$3,295,914,600	\$510,584,433	\$2,785,330,200	\$7,068,800	\$10,769,600	\$17,838,400	\$4,668,800
2035	\$3,422,692,000	\$510,584,433	\$2,912,107,600	\$7,336,000	\$11,257,300	\$18,593,300	\$4,936,000
2036	\$3,553,200,900	\$510,584,433	\$3,042,616,500	\$7,611,000	\$11,759,400	\$19,370,400	\$5,211,000
2037	\$3,687,578,800	\$510,584,433	\$3,176,994,400	\$7,894,200	\$12,276,500	\$20,170,700	\$5,494,200
10-Year Total⁽⁴⁾			\$25,116,422,100	\$64,896,300	\$97,109,900	\$162,006,200	\$40,896,300

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of \$194,097,285 and a 1999 base year of \$69,094,520 for the Existing Winter Park CRA, and a 2023 base year of \$247,392,628 for the Expansion Area. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City, assumes all parcels located within an incorporated place will contribute at or below the City's millage rate. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

Table D5. Summary of TIF Revenue Projections, Existing Winter Park CRA & Expansion Area, *Moderate Scenario*

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,773,109,900	\$510,584,433	\$1,262,525,500	\$3,859,500	\$4,900,900	\$8,760,400	\$1,459,500
2025	\$1,857,867,300	\$510,584,433	\$1,347,282,900	\$4,038,000	\$5,229,600	\$9,267,600	\$1,638,000
2026	\$1,953,765,100	\$510,584,433	\$1,443,180,700	\$4,240,000	\$5,598,100	\$9,838,100	\$1,840,000
2027	\$2,053,106,500	\$510,584,433	\$1,542,522,100	\$4,449,300	\$5,979,800	\$10,429,100	\$2,049,300
Agency's Sunset Date (2027) sub-total			\$5,595,511,200	\$16,586,800	\$21,708,400	\$38,295,200	\$6,986,800
2028	\$2,156,029,200	\$510,584,433	\$1,645,444,800	\$4,666,100	\$6,375,300	\$11,041,400	\$2,266,100
2029	\$2,262,676,100	\$510,584,433	\$1,752,091,700	\$4,890,800	\$6,785,200	\$11,676,000	\$2,490,800
2030	\$2,373,197,000	\$510,584,433	\$1,862,612,600	\$5,123,600	\$7,209,900	\$12,333,500	\$2,723,600
2031	\$2,487,747,700	\$510,584,433	\$1,977,163,300	\$5,364,900	\$7,650,200	\$13,015,100	\$2,964,900
2032	\$2,606,490,700	\$510,584,433	\$2,095,906,300	\$5,615,000	\$8,106,600	\$13,721,600	\$3,215,000
2033	\$2,729,595,500	\$510,584,433	\$2,219,011,100	\$5,874,300	\$8,579,800	\$14,454,100	\$3,474,300
2034	\$2,843,961,100	\$510,584,433	\$2,333,376,700	\$6,115,200	\$9,019,700	\$15,134,900	\$3,715,200
2035	\$2,962,451,800	\$510,584,433	\$2,451,867,400	\$6,364,800	\$9,475,600	\$15,840,400	\$3,964,800
2036	\$3,085,232,500	\$510,584,433	\$2,574,648,100	\$6,623,500	\$9,948,000	\$16,571,500	\$4,223,500
2037	\$3,212,475,800	\$510,584,433	\$2,701,891,400	\$6,891,500	\$10,437,600	\$17,329,100	\$4,491,500
10-Year Total⁽⁴⁾			\$21,614,013,400	\$57,529,700	\$83,587,900	\$141,117,600	\$33,529,700

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of \$194,097,285 and a 1999 base year of \$69,094,520 for the Existing Winter Park CRA, and a 2023 base year of \$247,392,628 for the Expansion Area. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City, assumes all parcels located within an incorporated place will contribute at or below the City's millage rate. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

Table D6. Summary of TIF Revenue Projections, Existing Winter Park CRA & Expansion Area, *Low Scenario*

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,773,109,900	\$510,584,433	\$1,262,525,500	\$3,859,500	\$4,900,900	\$8,760,400	\$1,459,500
2025	\$1,851,130,900	\$510,584,433	\$1,340,546,500	\$4,023,800	\$5,203,400	\$9,227,200	\$1,623,800
2026	\$1,939,369,400	\$510,584,433	\$1,428,785,000	\$4,209,700	\$5,542,200	\$9,751,900	\$1,809,700
2027	\$2,030,084,200	\$510,584,433	\$1,519,499,800	\$4,400,800	\$5,890,600	\$10,291,400	\$2,000,800
Agency's Sunset Date (2027) sub-total			\$5,551,356,800	\$16,493,800	\$21,537,100	\$38,030,900	\$6,893,800
2028	\$2,123,118,300	\$510,584,433	\$1,612,533,900	\$4,597,300	\$6,248,800	\$10,846,100	\$2,197,300
2029	\$2,219,008,700	\$510,584,433	\$1,708,424,300	\$4,799,400	\$6,617,200	\$11,416,600	\$2,399,400
2030	\$2,317,657,300	\$510,584,433	\$1,807,072,900	\$5,007,300	\$6,996,300	\$12,003,600	\$2,607,300
2031	\$2,419,165,700	\$510,584,433	\$1,908,581,300	\$5,221,300	\$7,386,400	\$12,607,700	\$2,821,300
2032	\$2,523,639,500	\$510,584,433	\$2,013,055,100	\$5,441,500	\$7,788,000	\$13,229,500	\$3,041,500
2033	\$2,631,188,200	\$510,584,433	\$2,120,603,800	\$5,668,100	\$8,201,300	\$13,869,400	\$3,268,100
2034	\$2,729,307,900	\$510,584,433	\$2,218,723,500	\$5,874,900	\$8,578,800	\$14,453,700	\$3,474,900
2035	\$2,830,295,400	\$510,584,433	\$2,319,711,000	\$6,087,700	\$8,967,300	\$15,055,000	\$3,687,700
2036	\$2,934,255,700	\$510,584,433	\$2,423,671,300	\$6,306,800	\$9,367,300	\$15,674,100	\$3,906,800
2037	\$3,041,297,500	\$510,584,433	\$2,530,713,100	\$6,532,400	\$9,779,100	\$16,311,500	\$4,132,400
10-Year Total⁽⁴⁾			\$20,663,090,200	\$55,536,700	\$79,930,500	\$135,467,200	\$31,536,700

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of \$194,097,285 and a 1999 base year of \$69,094,520 for the Existing Winter Park CRA, and a 2023 base year of \$247,392,628 for the Expansion Area. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City, assumes all parcels located within an incorporated place will contribute at or below the City's millage rate. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

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AMENDED AND RESTATED INTERLOCAL AGREEMENT AMONG
ORANGE COUNTY, FLORIDA,
THE CITY OF WINTER PARK, FLORIDA
and
THE WINTER PARK COMMUNITY REDEVELOPMENT AGENCY
(Winter Park Community Redevelopment Agency)

This **AMENDED AND RESTATED INTERLOCAL AGREEMENT** (“Agreement”) is entered into this ____ day of _____, 2024, by and among **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida (“Orange County”), the **CITY OF WINTER PARK, FLORIDA**, a municipal corporation existing under the laws of the State of Florida (“City”), and the **WINTER PARK COMMUNITY REDEVELOPMENT AGENCY**, a public entity authorized and existing under Chapter 163, Part III of the Florida Statutes (the “CRA”) (collectively the “Parties”).

RECITALS

WHEREAS, on or about August 13, 1991, the City adopted Resolution 1528, creating the CRA; and

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

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

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

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

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

WHEREAS, on or about September 27, 1994, the City and County executed that certain Interlocal Development Agreement between Orange County, Florida, and the City of Winter Park, Florida, (Winter Park Community Redevelopment Agency) providing for certain matters with respect to the operations of the CRA (the “1994 Interlocal Agreement”); and

WHEREAS, in order to implement the changes in Plan-1999, on or about March 2, 1999, the City and County executed that certain Interlocal Development Agreement between Orange County, Florida, and the City of Winter Park, Florida, (Winter Park Community Redevelopment Agency) providing for certain matters with respect to the operations of the CRA (the “1999 Interlocal Agreement” and together with the 1994 Interlocal Agreement, the “Interlocal Agreement”); and

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

WHEREAS, the City and the CRA have approved an amendment to Plan-1999 which extends the CRA Plan for ten (10) years beyond the current expiration of January 1, 2027, to December 31, 2037, and approved the expansion of the CRA’s boundaries to add an additional redevelopment area (including the West Fairbanks Avenue corridor) referred to as “CRA Area III” (collectively, “Plan-2024”) (CRA Area III is depicted in **Exhibit “1”**, attached hereto and incorporated herein by reference), and the effectiveness of such amendment is contingent upon County approval; and

WHEREAS, the City has requested an amendment of the Interlocal Agreement to permit the ten (10) year extension of Plan-2024 and the expansion of the CRA to include CRA Area III and the inclusion of an allocation requirement related to the expenditure of Tax Increment Revenues (“TIF”) within CRA Area II and CRA Area III over the ten-year extension period; and

WHEREAS, the City and County now desire to include the CRA as a signatory to this Agreement and to amend and restate the Interlocal Agreement; and

WHEREAS, the City, County, and CRA now desire to enter into this Agreement to memorialize the terms of the CRA extension, boundary expansion, and allocation of TIF revenues.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties hereby agree as follows:

AGREEMENT

1. **Recitals.** The above recitals are true and correct and are incorporated as material provisions into this Agreement.
2. **Effective Date.** This Agreement shall be effective as of the date last executed by the Parties and approved by their respective governing boards, whichever occurs latest.
3. **Prior Agreements Superseded.** The 1994 Interlocal Agreement and the 1999 Interlocal Agreement are hereby superseded in their entirety by this Agreement.
4. **Rebate.** The City hereby agrees to rebate back to Orange County each year the following portions of the amount deposited by Orange County in the Community Redevelopment Trust Fund established by the City, pursuant to Section 163.387, Florida Statutes, for the particular year:
 - A. Thirty percent (**30%**) of the amount in excess of \$2,000,000.00 but less than or equal to \$3,000,000.00, plus
 - B. Fifty percent (**50%**) of the amount in excess of \$3,000,000.00.
5. **Funding.** Orange County shall, by January 1, of each year pay to the City's Community Redevelopment Trust Fund, for so long as the Community Redevelopment Agency implements or is preparing for, or is in the process of implementing the Community Redevelopment Plan, but in no event later than January 1, 2037, the tax increment as calculated pursuant to §163.387(1), Florida Statutes, and, in the event the amount of the deposit for that year is in excess of \$2,000,000.00, then the City shall rebate to Orange County the amount required by Paragraph 4 above, within thirty (30) days thereafter. Orange County shall have no obligation to make increment payments into the Trust Fund in any year until Winter Park has provided evidence of its own payment into the Trust Fund for such year.
6. **Reporting.** Each year, the City shall provide the County a detailed budget and financial report for the CRA as well as a report on the status of any capital improvements included within the CRA.

7. **Amendment to Include CRA Area III.** All references to the CRA Area, including but not limited to the rebate provision, are hereby updated to include CRA Area III. For the purposes of calculating rebates under this Agreement, CRA Area III shall be considered additive to the Tax Increment Revenue generated by the existing CRA areas, and any TIF revenues from CRA Area III shall be combined with those from CRA Area I and CRA Area II (CRA Area I and CRA Area II are depicted in the attached **Exhibit “2”**) for rebate calculation purposes. No separate calculation for CRA Area III is required.
8. **CRA II/III Allocation and Spending Requirement.** An amount equal to 70% of the total Tax Increment Revenue received by the CRA and deposited into the CRA Trust Fund, net of rebates, from January 1, 2027, to December 31, 2037, shall be designated as the “**CRA II/III Allocation.**” This amount is the total that the CRA must expend to accomplish the goals, objectives, and projects of the CRA Plan within CRA Area II and CRA Area III by December 31, 2037, unless otherwise approved by the County. After the Effective Date of this Agreement, any CRA expenditures within or for CRA Area II and CRA Area III shall be credited toward the CRA II/III Allocation. For purposes of determining the tax increment revenues to be deposited into the CRA Community Redevelopment Trust Fund from CRA III, the most recent assessment roll used in connection with the taxation of the property pursuant to Section 163.387(1)(b) Florida Statutes shall mean the final tax assessment roll used for calendar year 2024 used to fund the fiscal year 2024-2025 budget.
9. **Severability.** If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect.
10. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Any and all actions necessary to enforce this Agreement shall be brought in Orange County, Florida. No remedy conferred herein upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereunder existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.
11. **Counterpart Signatures.** This Agreement may be executed in separate counterparts, all of which taken together shall be deemed to constitute one and the same instrument.

12. No Third-Party Beneficiaries. This Agreement is for the sole benefit of the Parties hereto. Nothing in this Agreement, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

13. Liability. Nothing contained herein shall impose any liability upon County for any acts of the City or the CRA.

[The remainder of this page is intentionally left blank.

Signatures follow on the next pages.]

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature.

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Jerry L. Demings

Orange County Mayor

Date: _____

ATTEST: Phil Diamond, CPA, Orange County Comptroller
As Clerk of the Board of County Commissioners

By: _____

Deputy Clerk

CITY OF WINTER PARK, FLORIDA

By: _____

Mayor, City of Winter Park

Date: _____

Attest: _____

City Clerk, City of Winter Park

**WINTER PARK COMMUNITY
REDEVELOPMENT AGENCY**

By: _____

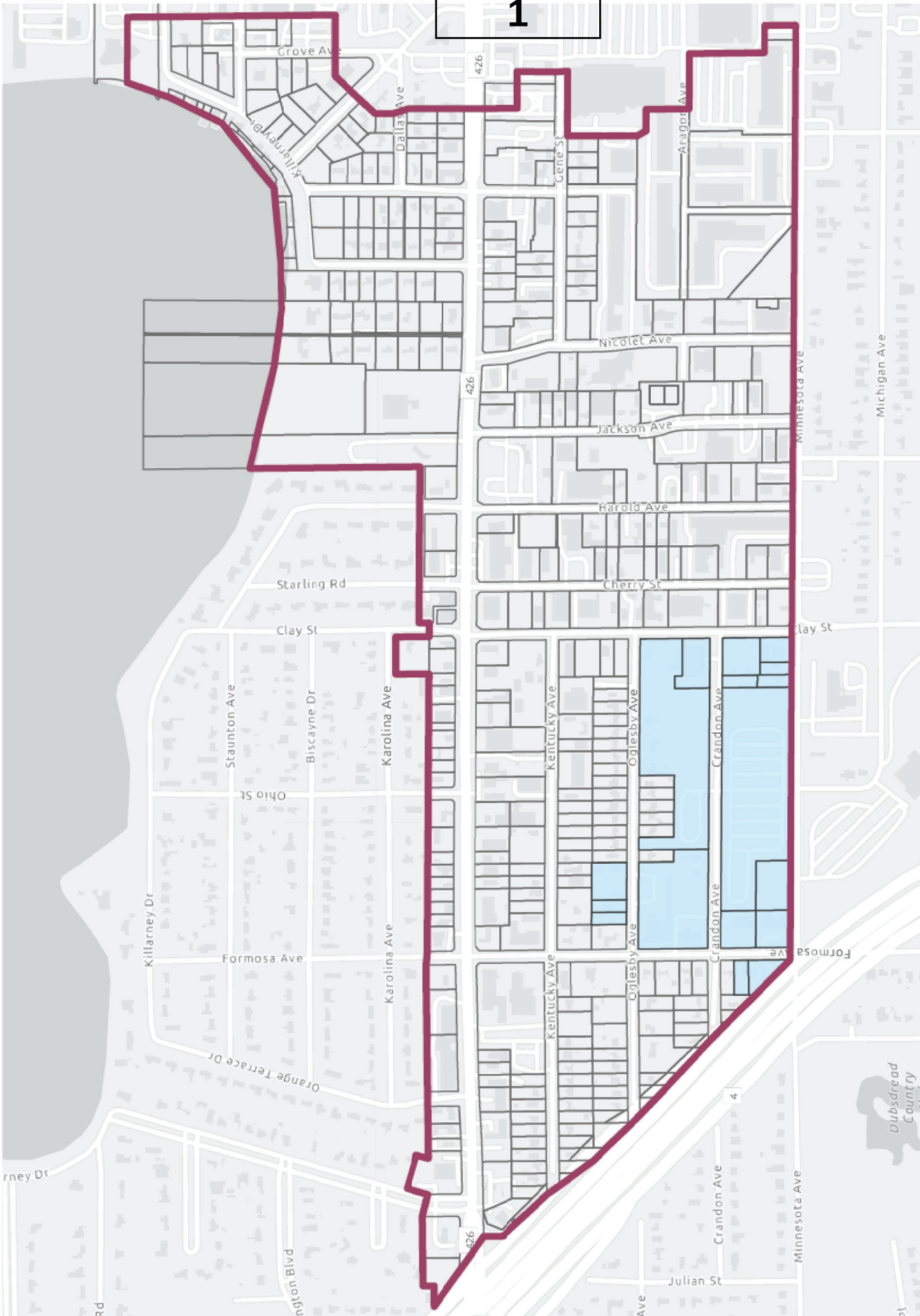
Name: _____

Date: _____

Attest: _____

EXHIBIT

1



A



Date: 07.16.2024

Winter Park CRA

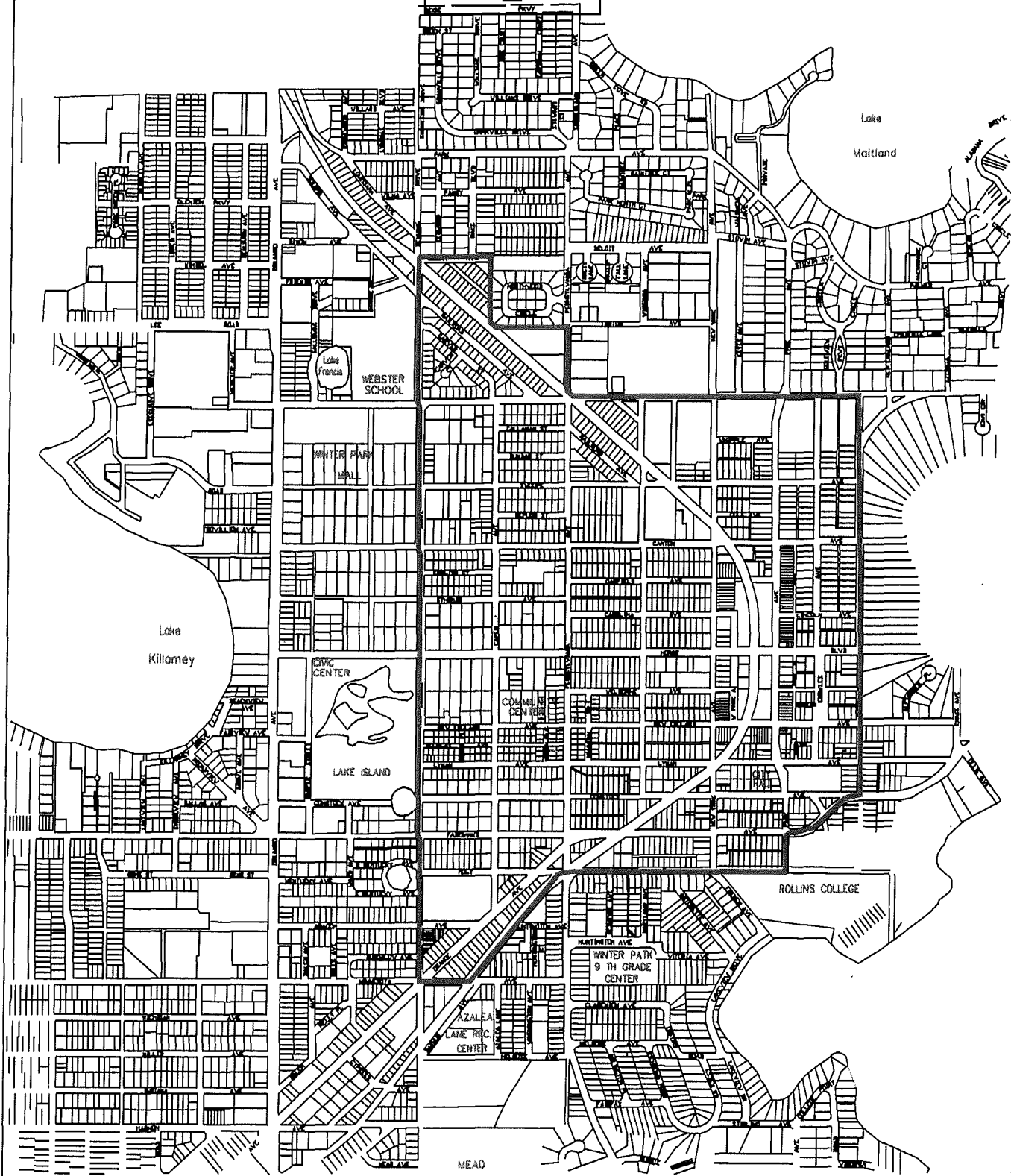
Fairbanks Expansion Area - City of Orlando Jurisdiction

**COMMUNITY
SOLUTIONS
GROUP**



EXHIBIT

2



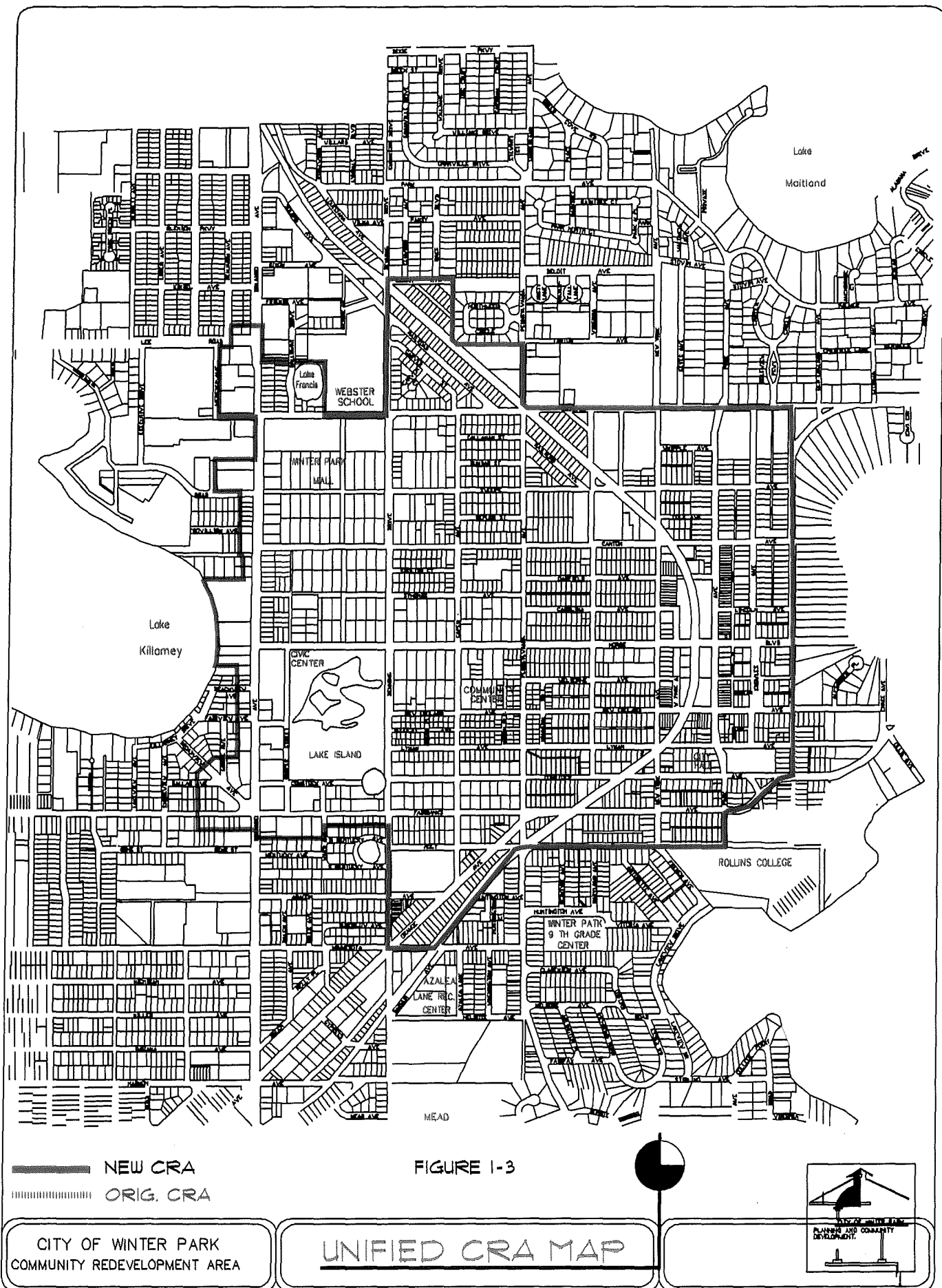
ORIG. CRA

FIGURE 1-1

CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT AREA

ORIGINAL CRA MAP





**INTERLOCAL AGREEMENT BETWEEN
THE CITY OF ORLANDO, FLORIDA,
THE CITY OF WINTER PARK, FLORIDA,
ORANGE COUNTY, FLORIDA
and
THE WINTER PARK COMMUNITY REDEVELOPMENT AGENCY**

(Winter Park Community Redevelopment Agency)

This **INTERLOCAL AGREEMENT** (“Agreement”) is entered into this ____ day of _____, 2024 (“Effective Date”), by and among **THE CITY OF ORLANDO, FLORIDA**, a municipal corporation existing under the laws of the State of Florida (“Orlando”), the **CITY OF WINTER PARK, FLORIDA**, a municipal corporation existing under the laws of the State of Florida (“Winter Park”), **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida (“Orange County”) and the **WINTER PARK COMMUNITY REDEVELOPMENT AGENCY**, a public entity authorized and existing under Chapter 163, Part III of the Florida Statutes (the “CRA”) (collectively, the “Parties”).

RECITALS

WHEREAS, on or about August 13, 1991, Winter Park adopted Resolution 1528, creating the Winter Park Community Redevelopment Agency (“CRA”); and

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

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

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

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

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

WHEREAS, Winter Park and County have previously entered into certain Interlocal Development Agreements between Orange County, Florida, and Winter Park, Florida, providing for certain matters with respect to the operations of the CRA (collectively, the “County / Winter Park Interlocal Agreement”); and

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

WHEREAS, Winter Park and the CRA have approved an amendment to Plan-1999 which extends the CRA Plan for ten (10) years beyond the current expiration of January 1, 2027, to December 31, 2037, and approved the expansion of the CRA’s boundaries to add an additional redevelopment area (including the West Fairbanks Avenue corridor) referred to as “CRA Area III” and the effectiveness of such amendment is contingent upon County approval; and

WHEREAS, on March 13, 2024, the CRA adopted a Resolution (Resolution Number 18-24) making a legislative finding, based on data and analysis contained in a study prepared for Winter Park, that a certain area of Winter Park identified in the study contains conditions of blight as defined in Section 163.340, Florida Statutes, and that rehabilitation, conservation, or redevelopment or a combination thereof in such area is necessary and in the interest of the public health, safety, morals or welfare of the residents of Winter Park (the “Finding of Necessity”); and

WHEREAS, Winter Park has determined that certain properties within the jurisdictional boundaries of Orlando that are located within the Finding of Necessity Study Area (Fairbanks Avenue CRA Expansion Area) would benefit from community redevelopment addressing infrastructure improvements and affordable housing development; and

WHEREAS, that portion within the jurisdictional boundaries of Orlando consists of seventeen (17) parcels comprising approximately sixteen (16) acres (“Orlando Parcels”), as shown on the geographic depiction attached hereto and incorporated herein as **Exhibit “1,”** and are located within the blighted areas identified and defined in the legal description of such geographic area attached hereto and incorporated herein as **Exhibit “2”** (“Fairbanks Avenue CRA Expansion Area”); and

WHEREAS, on March 27, 2024, the Winter Park City Commission adopted an Ordinance (Ordinance Number 3294-24) making a legislative finding, based on data and analysis contained in a study prepared for Winter Park, that certain areas of Winter Park, Orlando, and Orange County identified in the study, contain conditions of blight as defined in Section 163.340, Florida Statutes,

and that rehabilitation, conservation, or redevelopment or a combination thereof in such area, and update and adoption of the Updated Winter Park Community Redevelopment Plan is necessary and in the interest of the public health, safety, morals or welfare of the residents of Winter Park; and

WHEREAS, subject to certain limitations and conditions set forth herein, the Orlando City Council is willing to accept the Finding of Necessity and the 2024 Community Redevelopment Plan Update adopted by Winter Park, attached hereto and incorporated herein as **Exhibit “3”**; and

WHEREAS, to the extent permitted by law, it is also the intent of Winter Park, Orlando, and Orange County that, for purposes of determining the tax increment revenues to be deposited into the CRA Community Redevelopment Trust Fund (“Trust Fund”), the most recent assessment roll used in connection with the taxation of the property pursuant to Section 163.387(1)(b) Florida Statutes shall mean the final tax assessment roll used for calendar year 2024 used to fund the fiscal year 2024-2025 budget; and

WHEREAS, Orange County joins and consents to this Agreement to facilitate the community redevelopment within the Fairbanks Avenue CRA Expansion Area and contribute to the success of the CRA as provided in this Agreement; provided, however, that the terms of the County / Winter Park Interlocal Agreement shall control as between Orange County and Winter Park.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties hereby agree as follows:

AGREEMENT

1. Community Redevelopment Plan. Orlando agrees and acknowledges the CRA Plan, as amended in 2024 by Plan-2024 (the “Plan”), as appropriate for the Fairbanks Avenue CRA Expansion Area. The Plan shall be used to guide the redevelopment policies and affected areas within the CRA Redevelopment Area, including the Fairbanks Avenue CRA Expansion Area within Orlando’s jurisdictional boundaries.

2. Financing. Orlando shall participate in the funding of the CRA through an annual contribution to the Trust Fund of revenue generated from the incremental tax value increase for the Orlando Parcels located within the Fairbanks Avenue CRA Expansion Area of the overall CRA Redevelopment Area in accordance with Section 163.387(1)(a), Florida Statutes, as may be amended. Orlando shall have no obligation to make increment payments into the Trust Fund in

any year until Winter Park has provided evidence of its own payment into the Trust Fund for such year. Winter Park and the CRA agree that the value of all increment payments contributed by Orlando shall be used for capital improvements within the Fairbanks Avenue CRA Expansion Area, including costs for the planning and design thereof.

3. Reporting. Each year, Winter Park shall provide Orlando a detailed budget and financial report for the CRA. Further, each year, Winter Park shall provide Orlando a report on the status of any capital improvements included within the Fairbanks Avenue CRA Expansion area.

4. Rebate. Winter Park shall rebate back to Orlando each year, as consideration for Orlando's willingness to enable and authorize the redevelopment activities within the Fairbanks Avenue CRA expansion area described herein, the following portion of the amount deposited by Orlando in the Trust Fund pursuant to Section 163.387, Florida Statutes:

- Thirty percent (30%) of the amount Orlando deposits into the Trust Fund in excess of \$2,000,000.00 but less than or equal to \$3,000,000.00 plus
- Fifty percent (50%) of the amount Orlando deposits into the Trust Fund in excess of \$3,000,000.00.

5. Liability. Nothing contained herein shall impose any liability upon Orlando or Orange County for any acts of Winter Park or the CRA.

6. Sunset Provision. Unless Orlando and Orange County expressly approves otherwise, this Agreement and any amendments or supplements hereto shall expire and terminate upon the date the CRA expires in accordance with Section 163.3755, Florida Statutes.

7. Entire Agreement. Except as otherwise set forth herein, this Agreement constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior negotiations, discussions, or agreements.

8. County / Winter Park Interlocal Agreement. For purposes of collaboration and notice, Orange County has joined and consented to this Agreement; however, as it relates to the obligations between Winter Park, the CRA, and Orange County, the provisions of the County / Winter Park Interlocal Agreement shall control.

9. Severability. If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect.

10. Governing Law. This Agreement shall be governed by and construed in accordance

with the laws of the State of Florida. Any and all actions necessary to enforce this Agreement shall be brought in Orange County, Florida. No remedy conferred herein upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereunder existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

11. Counterpart Signatures. This Agreement may be executed in separate counterparts, all of which taken together shall be deemed to constitute one and the same instrument.

12. Effective Date. This Agreement shall be effective upon the last execution by the Parties.

13. Amendments. This Agreement may only be amended or modified by a written agreement signed by all Parties. Any such amendment must be executed with the same formality as this Agreement.

14. Notice. All notices, requests, demands, and other communications required or permitted to be given under this Agreement must be in writing and delivered by hand, by registered or certified mail (postage prepaid), by recognized courier service, or by email (with confirmation of receipt) to the addresses set forth below:

WINTER PARK:

City of Winter Park, Florida

Attn: City Manager

401 South Park Avenue

Winter Park, Florida 32789

ORLANDO:

City of Orlando, Florida

Attn: Chief Administrative Officer

400 S Orange Ave

Orlando, FL 32801

ORANGE COUNTY:

Orange County, Florida
Attn: Manager, Neighborhood Services
450 East South Street
Orlando, FL 32801

CRA:

Winter Park Community Redevelopment Agency
Attn: City Manager
401 South Park Avenue
Winter Park, Florida 32789

15. No Third-Party Beneficiaries. This Agreement is for the sole benefit of the Parties hereto. Nothing in this Agreement, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

**[The remainder of this page is intentionally left blank.
Signatures appear on the following pages.]**

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the respective dates under each signature.

CITY OF ORLANDO, FLORIDA

By: Orlando City Council

By: _____

Buddy Dyer

City of Orlando Mayor

Date: _____

ATTEST:

By: _____

Stephanie Herdocia, CMC, Orlando City Clerk

CITY OF WINTER PARK, FLORIDA

By: Winter Park City Commission

By: _____

Sheila DeCiccio

City of Winter Park Mayor

Date: _____

ATTEST: Rene Cranis, Winter Park City Clerk

By: _____

Rene Cranis

**WINTER PARK COMMUNITY
REDEVELOPMENT AGENCY**

By: _____

Name: _____

Date: _____

Attest: _____

JOINDER AND CONSENT:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Jerry L. Demings

Orange County Mayor

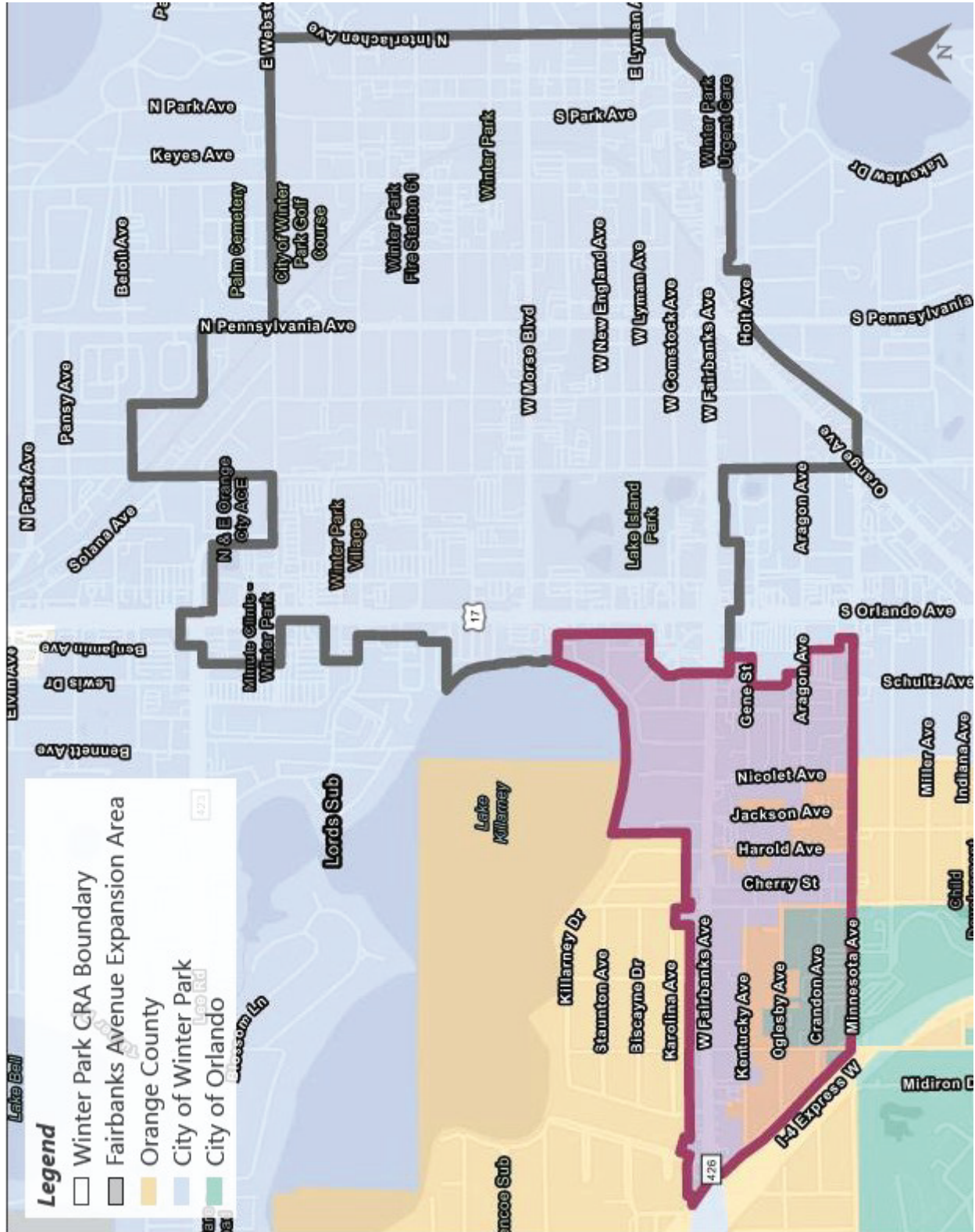
Date: _____

ATTEST: Phil Diamond, CPA, Orange County Comptroller

As Clerk of the Board of County Commissioners

By: _____

Deputy Clerk



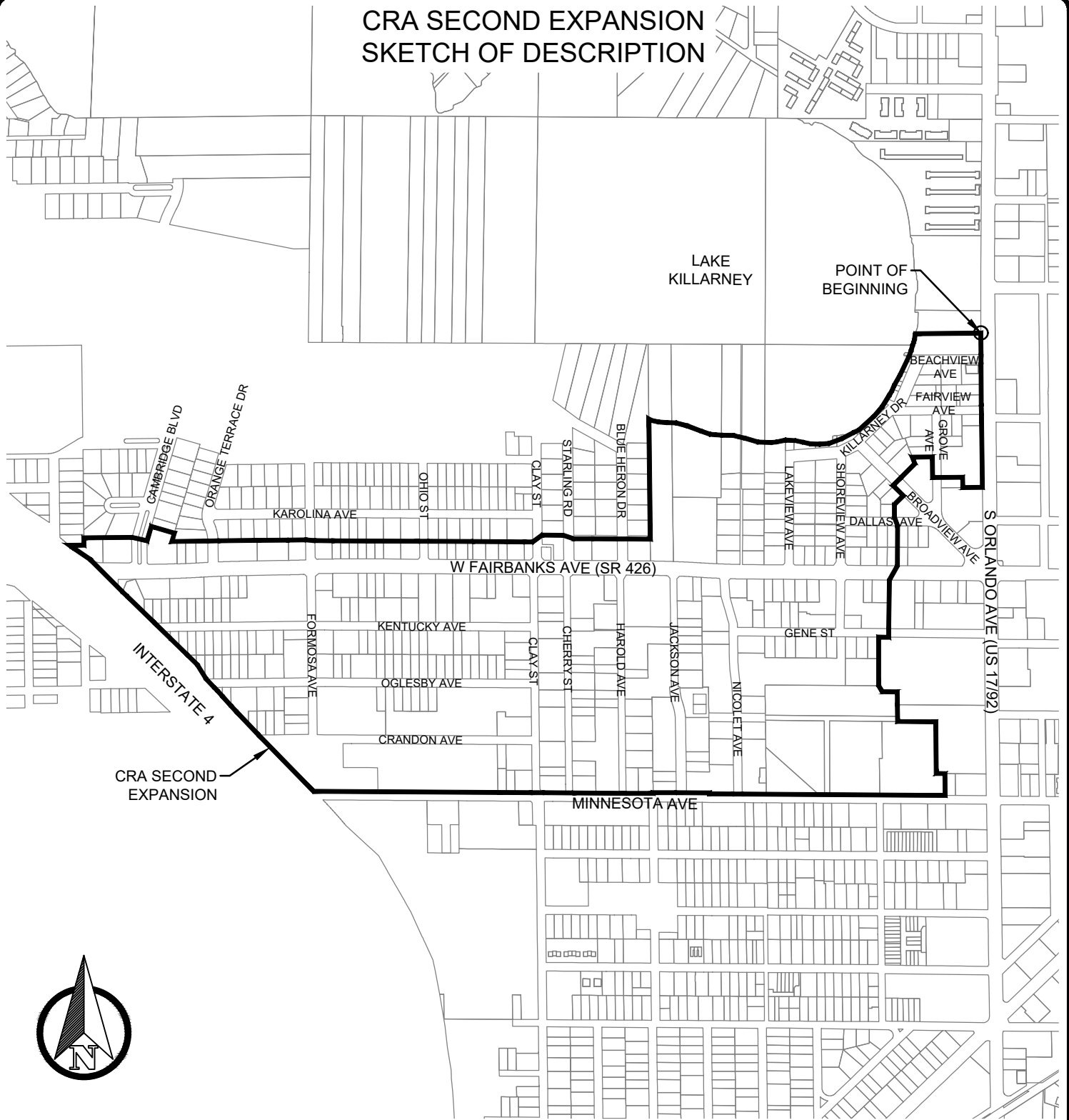


CRA BOUNDARY SECOND EXPANSION DESCRIPTION AUGUST 2024

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF LOT 5, BLOCK 8, RESURVEY OF KILLARNEY ESTATES, AS RECORDED IN PLAT BOOK 9, PAGE 67, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA WITH THE EXISTING WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 (ORLANDO AVENUE); THENCE RUN SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BEACHVIEW AVENUE; THENCE CONTINUE SOUTH CROSSING BEACHVIEW AVENUE TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID BEACHVIEW AVENUE WITH THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92; THENCE CONTINUE SOUTH ALONG AFOREMENTIONED WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 TO THE NORTH RIGHT OF WAY LINE OF FAIRVIEW AVENUE; THENCE CONTINUE SOUTH CROSSING FAIRVIEW AVENUE TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 WITH THE SOUTH RIGHT OF WAY LINE OF SAID FAIRVIEW AVENUE; THENCE CONTINUE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 TO ITS INTERSECTION WITH THE NORTH LINE OF LOT 17, BLOCK 6, AFORESAID RESURVEY OF KILLARNEY ESTATES; THENCE RUN WEST ALONG SAID NORTH LINE OF LOT 17 TO THE SOUTHEAST CORNER OF LOT 7, SAID BLOCK 6; THENCE RUN NORTH ALONG THE EAST LINE OF SAID LOT 7 TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 7 AND A WESTERLY PROJECTION THEREOF CROSSING GROVE AVENUE TO THE WEST LINE OF GROVE AVENUE; THENCE RUN NORTH ALONG SAID WEST LINE OF GROVE AVENUE TO THE NORTH LINE OF LOT 15, BLOCK 5, AFORMENTIONED RESURVEY OF KILLARNEY ESTATES; THENCE RUN WEST ALONG SAID NORTH LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE RUN SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 15 TO THE EASTERLYMOST POINT OF LOT 3, SAID BLOCK 5, ALSO BEING THE NORTHERLYMOST CORNER OF LOT 2, SAID BLOCK 5; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND A SOUTHWESTERLY PROJECTION THEREOF CROSSING BROADVIEW AVENUE TO THE NORTHEASTERLY LINE OF BLOCK 4, AFOREMENTIONED RESURVEY OF KILLARNEY ESTATES; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF BLOCK 4 TO THE NORTHERLYMOST POINT ON LOT 8, SAID BLOCK 4; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF LOT 7, AFORESAID BLOCK 4, THENCE RUN SOUTH ALONG THE WEST LINE OF AFORESAID LOT 8 TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE RUN SOUTHEASTERLY CROSSING DALLAS AVENUE TO THE NORTHEAST CORNER OF LOT 15, BLOCK 3, AFORESAID RESURVEY OF KILLARNEY ESTATES; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 15 AND CONTINUING SOUTH ALONG THE EAST LINE OF LOT 7, SAID BLOCK 3 TO THE NORTH RIGHT OF WAY LINE OF FAIRBANKS AVENUE (STATE ROAD 426); THENCE RUN SOUTHWESTERLY, CROSSING SAID FAIRBANKS AVENUE, TO THE NORTHWEST CORNER OF LOT 15, BEVERLY PARK, KILLARNEY ESTATES ANNEX, AS RECORDED IN PLAT BOOK "K", PAGE 45, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 15 AND CONTINUE SOUTH ALONG THE WEST LINE OF LOT 40, AFORESAID BEVERLY PARK, KILLARNEY ESTATES ANNEX, TO THE NORTH RIGHT OF WAY LINE OF GENE STREET; THENCE CONTINUE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID GENE STREET; THENCE RUN WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF GENE STREET TO THE NORTHWEST CORNER OF ORANGE COUNTY, FLORIDA, TAX PARCEL NUMBER 12-22-29-0000-00-019 (HOLLIEANNA SHOPPING CENTER); THENCE RUN SOUTHERLY AND EASTERLY ALONG SAID PARCEL LINES TO THE NORTHWEST CORNER OF ORANGE COUNTY, FLORIDA, TAX PARCEL NUMBER 12-22-29-0000-00-018 (OAKLEY SHOPPING CENTER); THENCE RUN SOUTHERLY AND EASTERLY ALONG SAID PARCEL LINES TO THE NORTHEAST CORNER OF ORANGE COUNTY, FLORIDA, TAX PARCEL NUMBER 12-22-29-0000-00-013 (MAITLAND AUTO COLLISION CENTER); THENCE RUN SOUTHERLY AND EASTERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTH RIGHT OF WAY LINE OF MINNESOTA AVENUE; THENCE RUN WESTERLY ALONG SAID NORTH

RIGHT OF WAY LINE (AND EXTENTIONS THEREOF WHEN CROSSING RIGHTS OF WAY) TO THE EAST RIGHT OF WAY LINE OF INTERSTATE FOUR; THENCE RUN NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE OF INTERSTATE FOUR (AND EXTENTIONS THEREOF WHEN CROSSING RIGHTS OF WAY) TO THE WEST CORNER OF THE TRIANGULAR REMAINDER OF LOT 9, BLOCK "A", SCHOOL TERRACE, AS RECORDED IN PLAT BOOK "R", PAGE 66; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRIANGULAR REMAINDER OF LOT 9 TO THE WEST LINE OF LOT 5, BLOCK "B", GLENCOE SUBDIVISION, AS RECORDED IN PLAT BOOK "L", PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE RUN EAST ALONG SAID NORTH LINE OF LOT 5 AND THE NORTH LINE OF LOTS 4, 3, 2 AND 1, SAID BLOCK "B", GLENCOE SUBDIVISION, TO THE WEST RIGHT OF WAY LINE OF CAMBRIDGE BOULEVARD; THENCE EASTERLY, CROSSING SAID CAMBRIDGE BOULEVARD, TO THE SOUTHWEST CORNER OF LOT 3, AFORESAID GLENCOE SUBDIVISION; THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID CAMBRIDGE BOULEVARD TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE RUN SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH LINE OF ELIAZBETH HOLDORF'S SUBDIVISION, AS RECORDED IN PLAT BOOK "Q", PAGE 66, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG SAID NORTH LINE, CROSSING ORANGE TERRACE DRIVE, TO THE WEST RIGHT OF WAY LINE OF FORMOSA AVENUE; THENCE CONTINUE EAST CROSSING FORMOSA AVENUE TO THE NORTHWEST CORNER OF LOT 13, BLOCK "E", KAROLINA ON KILLARNEY, AS RECORDED IN PLAT BOOK "M", PAGE 105, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 13 AND THE NORTH LINE OF LOTS 14 THROUGH 24, SAID BLOCK "E" KAROLINA ON KILLARNEY TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE RUN EASTERLY, CROSSING OHIO STREET, TO THE NORTHWEST CORNER OF LOT 13, BLOCK "D", SAID KAROLINA ON KILLARNEY; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 13 AND THE NORTH LINE OF LOTS 14 THROUGH 23, SAID BLOCK "D" TO THE WEST RIGHT OF WAY LINE OF CLAY STREET; THENCE RUN NORTHEASTERLY, CROSSING CLAY STREET, TO THE SOUTHWEST CORNER OF LOT 4, BLOCK "A", FLAMINGO SHORES, AS RECORDED IN PLAT BOOK "M", PAGE 105, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE RUN SOUTHEASTERLY, CROSSING STARLING ROAD, TO THE NORTHWEST CORNER OF LOT 1, BLOCK "B", SAID FLAMINGO SHORES; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1 AND LOTS 2 THROUGH 8, SAID BLOCK "B" TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE RUN SOUTHEASTERLY, CROSSING BLUE HERON DRIVE, TO THE NORTHWEST CORNER OF LOT 1, BLOCK "C", SAID FLAMINGO SHORES; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1 AND LOTS 2 THROUGH 4, SAID BLOCK "C" TO THE EAST LINE OF SAID BLOCK "C"; THENCE RUN NORTH ALONG SAID EAST LINE OF BLOCK "C" TO THE WATERS EDGE OF LAKE KILLARNEY; THENCE EASTERLY AND NORTHERLY ALONG SAID EDGE OF WATER TO THE POINT OF BEGINNING.

CRA SECOND EXPANSION SKETCH OF DESCRIPTION



CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AREA

SCALE: 1" = 800'
DATE: 08/01/24
DRAWN BY: BLP



EXHIBIT

3

WINTER PARK

**COMMUNITY REDEVELOPMENT
PLAN UPDATE**

FEBRUARY 2024 | REVISED SEPTEMBER 2024



CITY OF WINTER PARK

CRA PLAN UPDATE

CITY OF WINTER PARK, FLORIDA

FEBRUARY 2024 | REVISED SEPTEMBER 2024

ACKNOWLEDGMENTS

Peter Moore | Director, Winter Park Office of Management and Budget

Kyle Dudgeon | Assistant Division Director, Winter Park Economic Development

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

PROJECT TEAM

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WINTER PARK COMMUNITY REDEVELOPMENT PLAN UPDATE

EXECUTIVE SUMMARY

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

- Affordable Housing
- Environmental Sustainability
- Transportation & Safety

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



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



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



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

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

In addition, this Redevelopment Plan has identified at least \$144,154,456 in potential programming and potential capital improvement costs through 2037. This Redevelopment Plan also estimates that the expanded CRA will generate between \$173,498,200 and \$200,978,700 in Tax Increment Revenue from 2024 through 2037, which may be used for these projects or other projects and programming that address the Plan's Redevelopment Focus Areas and the Plan Elements and Action Strategies.

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



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INTRODUCTION & BACKGROUND

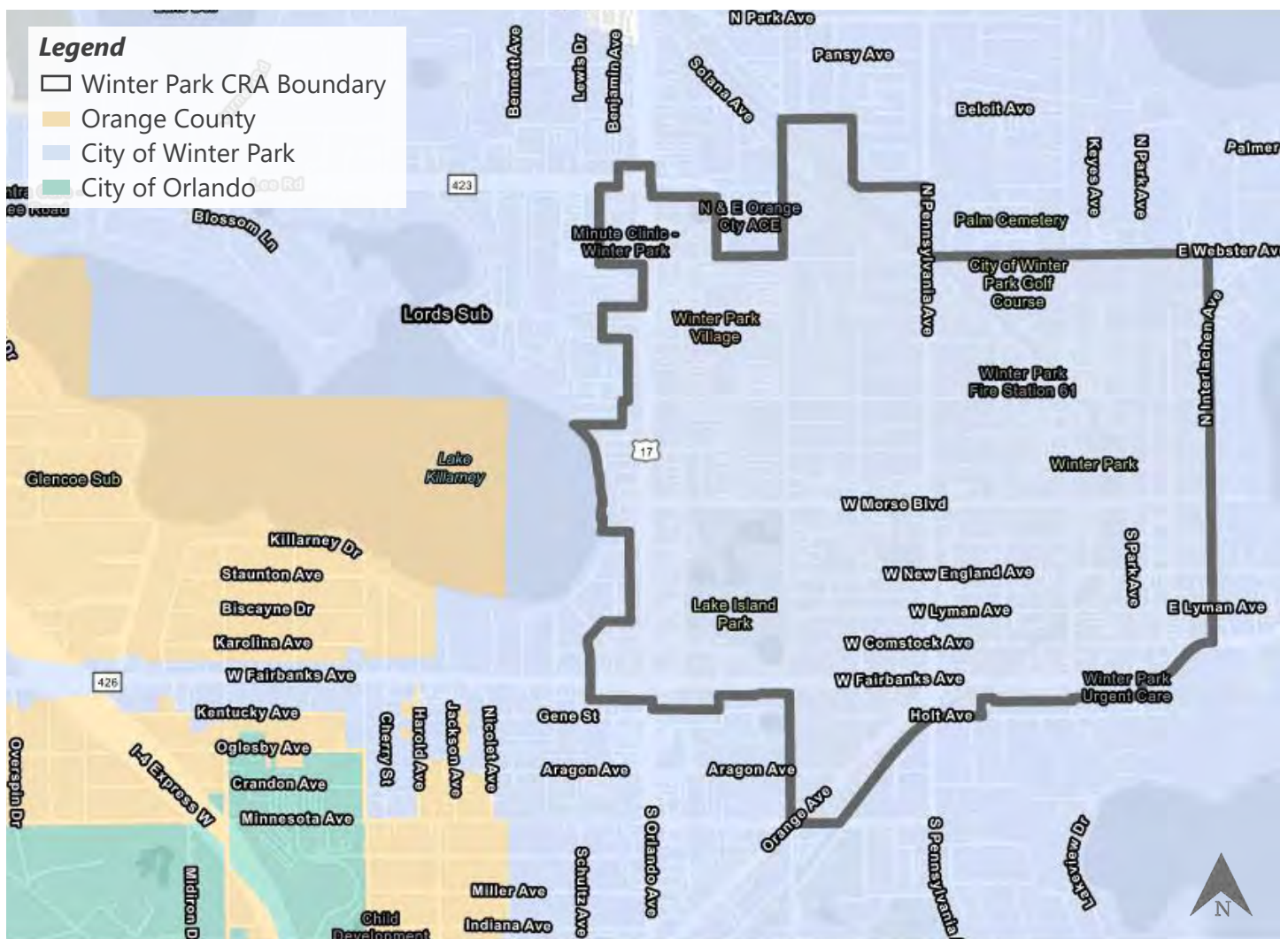
SECTION 1.1 DEFINING THE AREA

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

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

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

Figure 1. Existing Winter Park CRA Boundary





SECTION 1.2 WINTER PARK CRA HISTORY

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

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

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

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

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

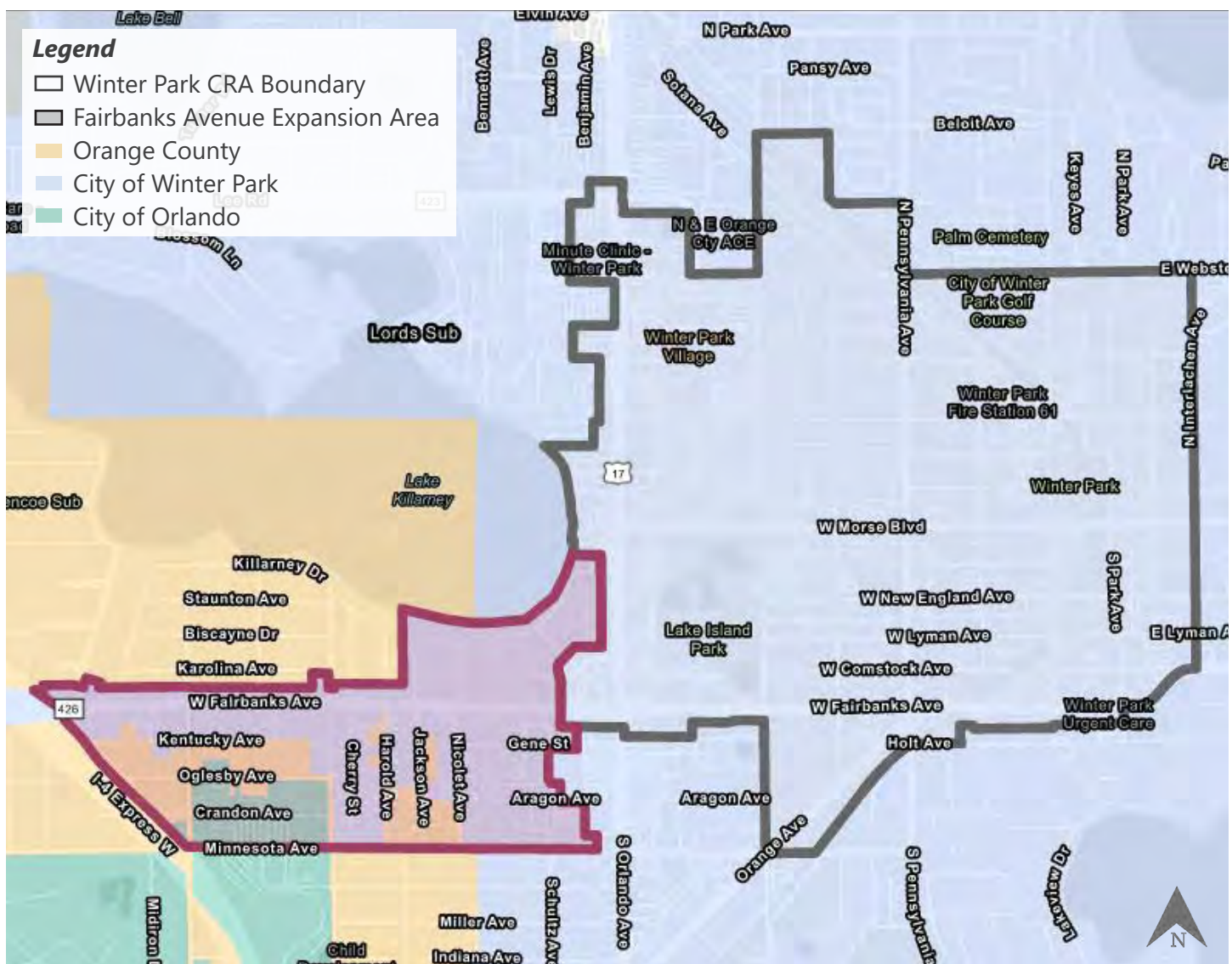
SECTION 1.3 PROPOSED CRA EXPANSION AREA

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

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

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

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



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

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

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

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

SECTION 1.4 **COMMUNITY REDEVELOPMENT ACT**

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

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

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

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

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

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

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

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

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

SECTION 1.5 FINDING OF NECESSITY – CONDITIONS OF SLUM AND BLIGHT

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

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

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

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

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

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

Table 1. Slum and Blight Matrix, Expansion Area

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

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

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

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

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

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



SECTION 1.6

PRELIMINARY REDEVELOPMENT STRATEGIES

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

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



Encourage Affordable Housing Development

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



Support Small Business/Entrepreneurs

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



Infrastructure Improvements

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



Multi-Modal Transportation Enhancements

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



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EXISTING CONDITIONS

SECTION 2.1 EXISTING CONDITIONS MAP SERIES

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

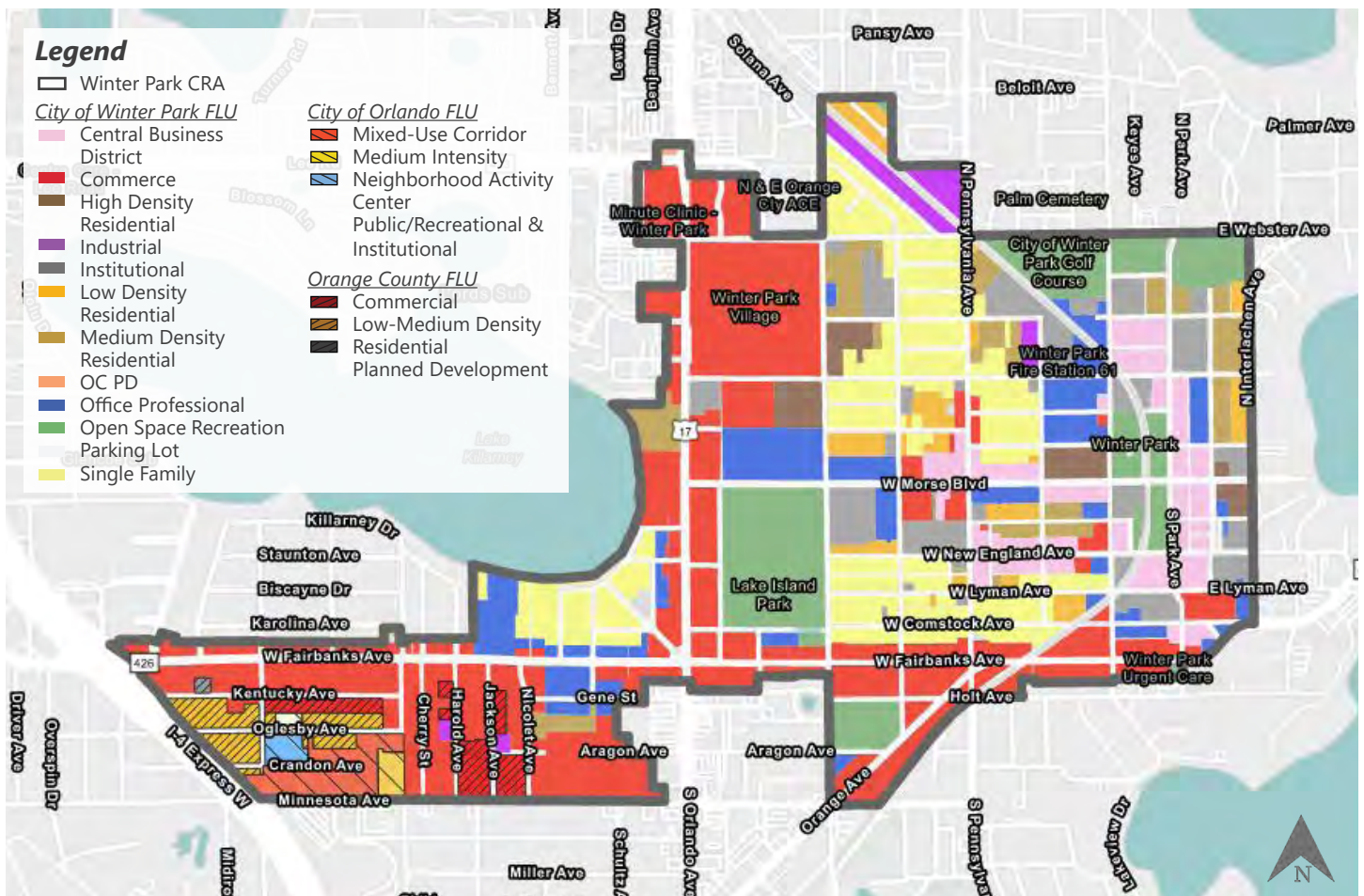
Within the CRA and Expansion Area, the majority of the properties are within the jurisdictional boundaries of the City of Winter Park (566 acres). This acreage includes parcel acreage only, and does not include roadways, utility corridors, and railroad right-of-way acreage reflected in the total 760 acres referenced in the prior section. The remaining properties are located within unincorporated

Orange County (24 acres) or within the jurisdictional boundary of the City of Orlando (16 acres). The City of Winter Park has active Joint-Planning-Agreements ("JPA") with the City of Orlando and Orange County regarding coordinating the review of applications for development within these areas.

FUTURE LAND USE

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

Figure 3. Existing CRA and Expansion Area Future Land Uses





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

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

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

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

Sources: City of Winter Park; GAI Consultants.

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

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

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

Sources: City of Winter Park; GAI Consultants.

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

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

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

Sources: City of Winter Park; GAI Consultants.

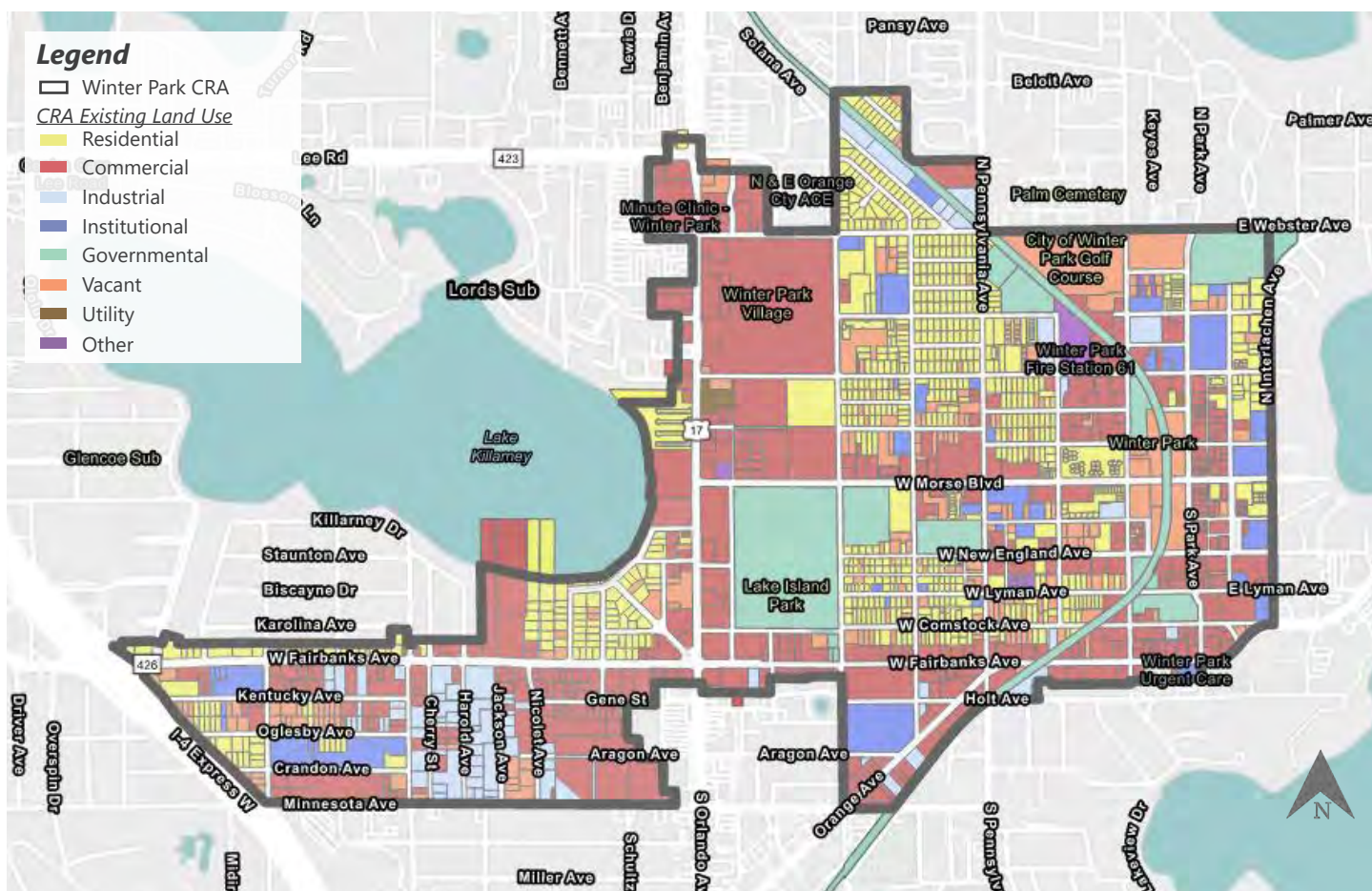
EXISTING USES

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

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

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

Figure 4. Existing CRA and Expansion Area Existing Land Uses



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

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

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

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

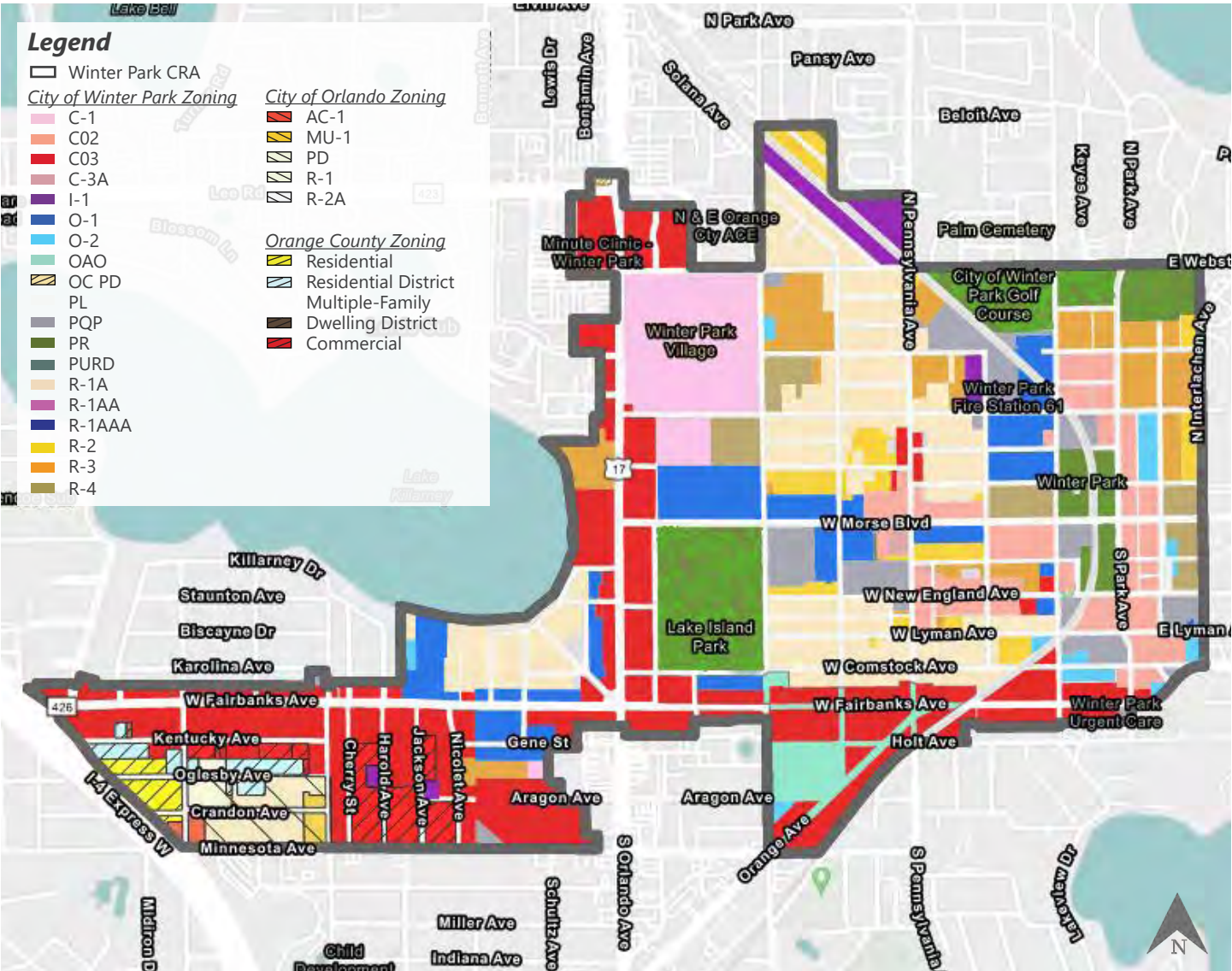
Sources: Orange County Property Appraiser, Property Use Codes; GAI Consultants.

ZONING

Zoning designations are classifications of property that describes the permitted uses, and development standards applicable to the property, in accordance with policies with policies of the City’s

Comprehensive Plan, and the requirements of the City’s Land Development Regulations. **Figure 5 - Existing CRA and Expansion Area Zoning** illustrates the different zoning classifications within the CRA.

Figure 5. Existing CRA and Expansion Area Zoning



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

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

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

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

Sources: City of Winter Park; GAI Consultants.

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

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

Sources: City of Winter Park; GAI Consultants.

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

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

Sources: City of Winter Park; GAI Consultants.



CITY-OWNED PARCELS

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

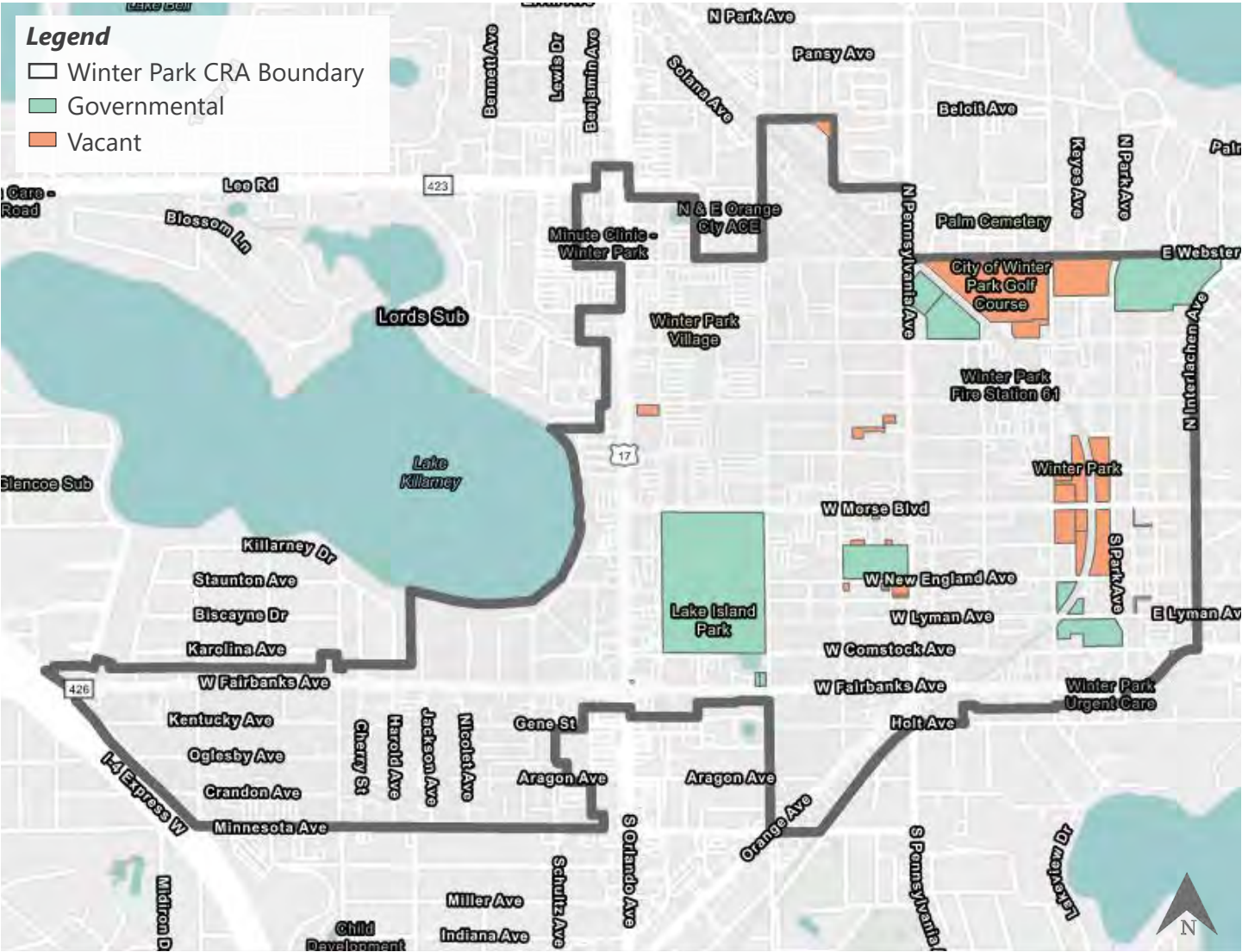
Figure 6 – City of Winter Park Owned Parcels illustrates the general location of the City-Owned parcels within the existing CRA and Expansion Area.

Table 9. City of Winter Park Owned Parcels

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

Sources: Orange County Property Appraiser; GAI Consultants.

Figure 6. City of Winter Park Owned Parcels



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

Table 10. CRA Vacant Parcels

Sources: Orange County Property Appraiser; GAI Consultants.

[illegible]

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

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

[illegible]

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The background of the page is a photograph of a city street, likely in San Francisco, showing a streetcar lane and historic buildings. A solid teal color is overlaid on the entire image, creating a monochromatic effect.

OBJECTIVES & INITIATIVES

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OBJECTIVES & INITIATIVES

SECTION 3.1 PUBLIC ENGAGEMENT

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

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

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

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



Affordable Housing



***Infrastructure Improvements
(localized flooding, sanitary sewer connections)***



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



Small-Business Support and Development

Public Workshop, August 2023



SECTION 3.2 REDEVELOPMENT FOCUS AREAS

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

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

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

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

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



Administration



Housing



Community Development & Culture



Economic Development



Public Space Amenities



Public Health & Safety



Regulatory Environment

HOUSING AFFORDABILITY – MAINTAIN AND IMPROVE ACCESSIBILITY TO HOUSING

The Agency has focused on the rehabilitation of existing homes and the development of new homes within its boundaries for over 20 years. The Agency has spent over \$3.9M to improve the affordable housing stock in the CRA, including the addition of 187 new or rehabilitated homes, according to the 2021 CRA Social Investment Highlight. However, this does not include the value of lands donated by the Agency to advance affordable housing initiatives. This land is estimated to be worth several million dollars. The maintenance and improvement of

existing housing stock and the development of new housing products will maintain the high-quality of life for which the City has become known, and will increase the availability, varied price-points, and diversity of housing products available.

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

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

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

- Coordination with Orange County to facilitate implementation of the Orange County Housing for All Initiative.
- Evaluation of City owned and vacant properties throughout the CRA to identify compatible locations for additional residential and affordable housing development.
- Evaluate potential purchase (by Agency) of houses for sale in compatible locations for potential acquisition and addition to affordable housing stock within the CRA.
- Creation and distribution of a database of the potential residential sites to affordable housing developers and associated agencies.
- Actively coordinating the different agencies and groups that currently provide affordable

housing services (construction, resident services, facility management) to improve availability and delivery of services.

- Continue to implement and identify additional resources for the Agency's home improvement and home ownership programs in existing neighborhoods within the CRA.
- Evaluate opportunities to fully utilize the terms of the Live Local Act to develop additional affordable housing within the CRA.
- Expanded outreach to philanthropic organizations (local, national, international) to assist the funding of additional affordable housing within the CRA.
- Utilization of the powers afforded to the City under F.S. Chapter 163.370 and applicable Interlocal Agreements.
- Evaluation and potential utilization of public-private-partnerships to facilitate development of additional affordable housing stock in the CRA.

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



ENVIRONMENTAL SUSTAINABILITY – MAINTAIN AND IMPROVE THE PHYSICAL ENVIRONMENT

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

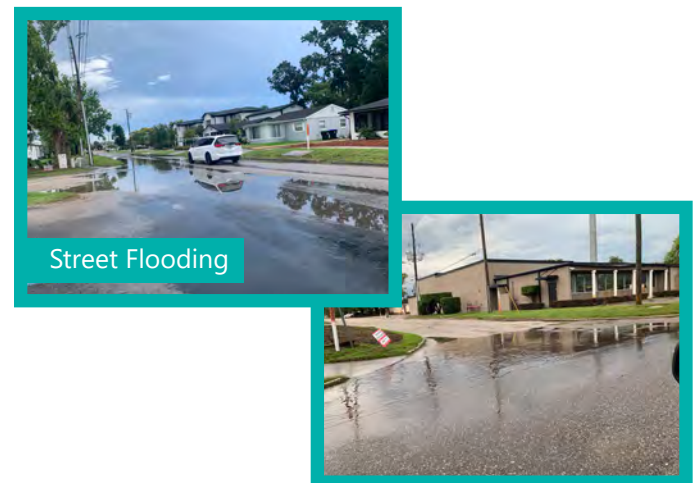
Within the CRA numerous houses and developments utilize septic tanks. Septic tank run-off and older leaking septic systems can expel waste into the water table and lake system degrading water quality and creating a potential public health hazard. Sanitary sewer lines have been installed in most areas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

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

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

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

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



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

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

projects that have enhanced the affected areas and improved the safety features and amenities available to residents and visitors.

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

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

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



SECTION 3.3 REDEVELOPMENT GOALS AND ACTION STRATEGIES

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

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

The following Plan Elements, Goals and their associated Action Strategies are intended to complement and not preclude any of the activities

associated with the Redevelopment Focus Areas. As a result, the Elements of this Redevelopment Plan update include the following categories:

-  **Administration**
-  **Housing**
-  **Community Development & Culture**
-  **Economic Development**
-  **Public Space Amenities**
-  **Public Health & Safety**
-  **Regulatory Environment**



Administration

GOAL 1

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

Action Strategies

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

Projects/Activities

- Post (Maintain) current digital map of the CRA boundary online.

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

GOAL 2

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

Action Strategies

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

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

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

Projects/Activities

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

GOAL 3

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

Action Strategies

1. The Agency should coordinate with local business associations, merchant groups, Chambers of Commerce and other organizations to facilitate regularly scheduled community briefing and "listening" sessions to provide project updates and identify potential programming needs and opportunities.
2. The Agency may utilize public-private partnerships, inter-agency and interlocal agreements where applicable, in accordance with Florida Statutes, to facilitate the implementation of the Winter Park Community Redevelopment Plan.
3. The Agency may contract with professional firms or organizations to implement specific Goals, Policies, Projects/Activities in accordance with Florida Statute requirements, relevant

determinations from the Florida Attorney General's Office, and the adopted purchasing protocols of the City of Winter Park.

Projects/Activities

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

GOAL 4

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

Action Strategies

1. The Agency should prepare a GIS inventory of vacant, publicly-owned, and other properties within the CRA for evaluation and consideration of acquisition to facilitate the implementation of the Plan.
2. The Agency may utilize aggregation of parcels and properties within the CRA to facilitate the implementation of the Plan.
3. The Agency may utilize public private partnerships, inter-agency and interlocal agreements, where applicable, in accordance with Florida Statutes, to enable the acquisition of sites and facilities needed to implement the Plan.
4. The Agency may contract with professional firms or organizations to enable the acquisition of sites and facilities, in accordance with Florida Statutes, and the adopted purchasing protocols of the City of Winter Park to implement specific Goals, Action Strategies, and Projects/Activities contained in the Plan.

Projects/Activities

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



Housing

GOAL 5

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

Action Strategies

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

Projects/Activities

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

GOAL 6

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

Action Strategies

5. The Agency should work with City Staff to develop regulatory incentives (i.e., inclusionary zoning regulations, accessory dwelling regulations, residential density bonuses, etc.)

in the Winter Park Code of Ordinances/Land Development regulations that encourages the inclusion of affordable dwelling units in market rate housing projects.

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

GOAL 7

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

Action Strategies

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

GOAL 8

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

Action Strategies

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





Community Development & Culture

GOAL 9

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

Action Strategies

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

GOAL 10

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

Action Strategies

1. The Agency should continue to support the Business Support programming (i.e., Business

Façade Matching Grant Program, Business Sign Replacement Program, and the Merchant Employee Parking Program).

2. The Agency should evaluate additional business support programming that may complement the existing Business Support programs and potentially address heretofore unidentified business needs within the CRA.
3. The Agency may periodically host luncheons with Winter Park business owners and merchants to discuss the challenges and opportunities facing businesses in the CRA.
4. The Agency should support 'shop local' campaigns on social media to support small businesses within the CRA.

GOAL 11

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

Action Strategies

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



Economic Development

GOAL 12

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

Action Strategies

1. The Agency should evaluate additional regulatory and financial incentives for potential implementation that encourages private

sector investment and business development within the CRA. Regulatory incentive examples may include but are not limited to reduced/eliminated parking requirements, increased residential density for development of affordable housing, reduced open space requirements and increased building height limitations where appropriate; financial incentives may include but are not limited

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

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

GOAL 13

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

Action Strategies

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

start-up businesses during periods of national or state declared emergencies, pandemics or other natural disasters to assist residents, companies and business located within the CRA.

GOAL 14

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

Action Strategies

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

GOAL 15

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

Action Strategies

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

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

GOAL 16

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

Action Strategies

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

GOAL 17

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

Action Strategies

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

of public parking facilities, including parking structures, in the CRA to accommodate special events, outdoor activities and to advance the redevelopment strategies of the CRA.

GOAL 18

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

Action Strategies

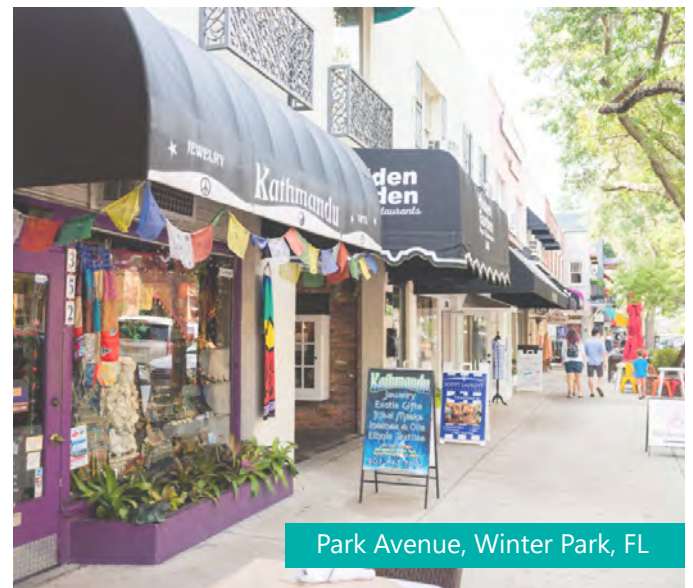
1. The Agency may include stormwater system improvements, as needed, when designing and constructing streetscape improvements, retrofits and other public improvements within the CRA.
2. The Agency should coordinate with the Public Works and Transportation Department and Water & Wastewater Utilities Department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

GOAL 19

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

Action Strategies

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





Public Space Amenities

GOAL 20

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

Action Strategies

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



Regulatory Environment

GOAL 21

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

Action Strategies

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



Public Health and Safety

GOAL 21

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

Action Strategies

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



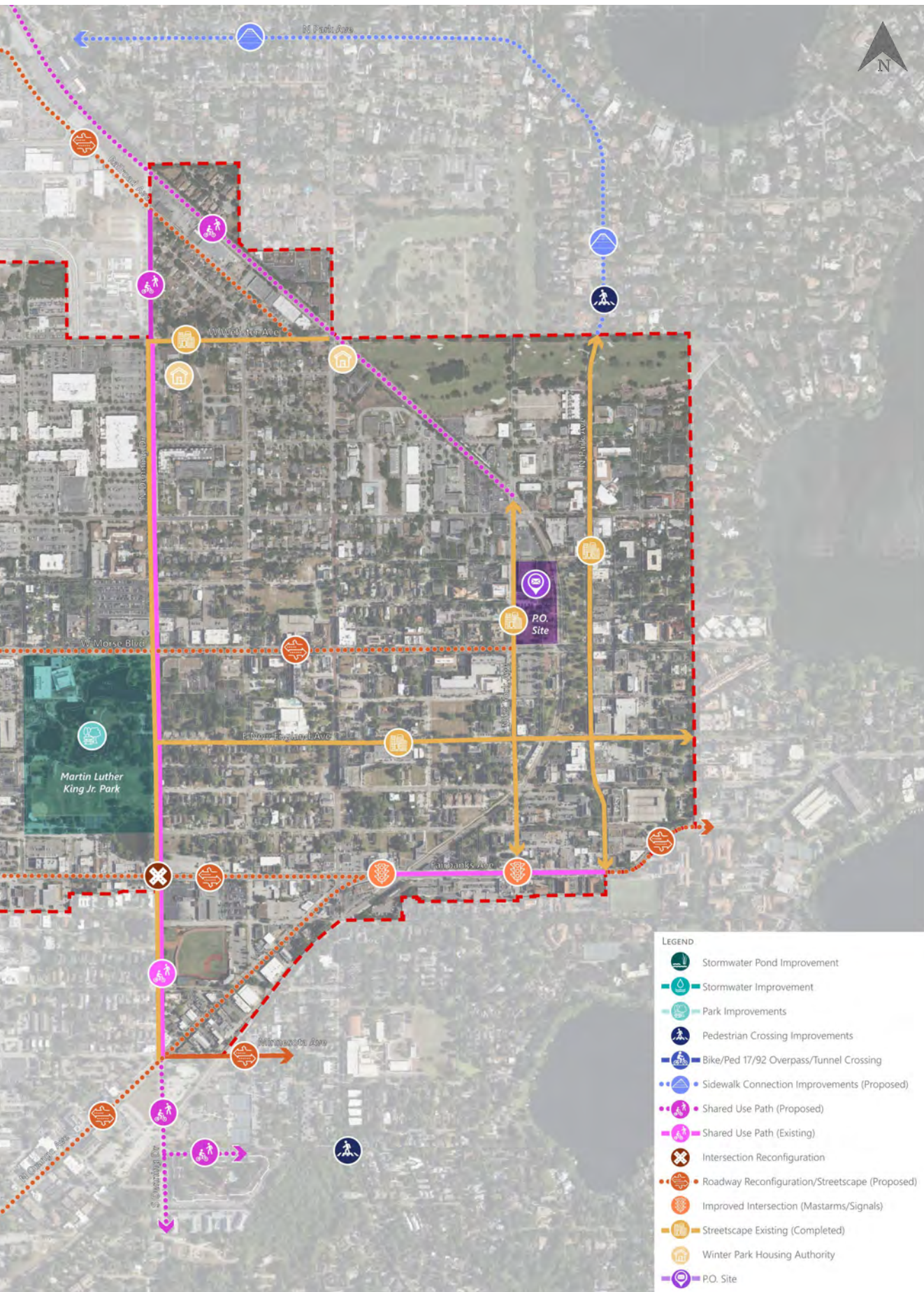
Winter Park Bike Trail

SECTION 3.4 CONCEPTUAL MASTER PLAN

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

Figure 9. Existing CRA and Expansion Area Conceptual Master Plan





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FINANCIAL ANALYSIS

SECTION 4.1

TAX INCREMENT FINANCING OVERVIEW

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

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

As referenced in *Section 1*, the Winter Park CRA ("CRA I") was established in 1994 with a base year taxable value of \$194,097,285. In 1999, the Winter Park CRA was expanded ("CRA II"), the Expansion Area has a base year taxable value of \$69,094,520. The Winter Park CRA (CRA I and CRA II) had a total taxable value of nearly \$1.43 billion in 2023, with approximately \$8,185,000 realized as TIF revenues to the Redevelopment Trust Fund. Over the past 10-year period from 2014 to 2023, CRA I and CRA II combined collected approximately \$47,372,200 in TIF revenues.

In 2024, the initial year of projections, the Winter Park CRA (CRA I and CRA II) is estimated to have a total taxable value of nearly \$1.51 billion which equates to about \$8,664,000 realized as TIF revenues. With the addition of the Expansion Area, the total taxable value of the Winter Park CRA could increase

by \$264,710,100, resulting in TIF revenues increasing by \$132,900. From 2024 through the current sunset date in 2027, the existing Winter Park CRA (CRA I and CRA II) with the addition of the Expansion Area is projected to generate approximately \$38,284,200 in TIF revenues.

The existing Winter Park CRA (CRA I and CRA II) with the addition of the Expansion Area is projected to experience a compound annual growth rate ("CAGR") of 4.3% in total taxable value through the *full planning* period, 2024 to 2037; and collect between an estimated \$173,498,200 and \$200,978,700 in TIF revenue during this same period. This rate of annual growth is consistent with what the CRA has historically been realizing in TIF revenue growth since its adoption.

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

SECTION 4.2

MAJOR ASSUMPTIONS

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

In the course of estimating TIF revenues, data provided by the Florida Department of Revenue ("FDOR"), Orange County Property Appraiser, and City of Winter Park was considered. The projections reflect levels of tax increment that could be achieved based on expected development and redevelopment which may occur within the existing Winter Park CRA (CRA I and CRA II), as well as the Expansion Area throughout the projection period.



Aerial View of Winter Park

The following major assumptions were utilized within the projections:

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

projection period, whereas the low and high projection scenarios present a range of possible outcomes.

- The projections recognize the TIF rebate, as described below, that are returned to the County each year as indicated in the interlocal agreement between the City and the County:
"The City hereby agrees to rebate back to Orange County each year the following portions of the amount deposited by Orange County in the Community Redevelopment Trust Fund established by the City, pursuant to Section 163.387, Florida Statutes, for the particular year:
Thirty percent (30%) of the amount in excess of \$2,000,000.00 but less than or equal to \$3,000,000.00 plus (b) Fifty percent (50%) of the amount in excess of \$3,000,000.00"
- The TIF rebate described above is allocated to the cumulative County contribution from the existing Winter Park CRA (CRA I and CRA II) as well as the Expansion Area.

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

Table 11. Components of Change

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

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

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

SECTION 4.3 INVESTMENT AND REDEVELOPMENT OPPORTUNITY INDEX

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

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

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

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

SECTION 4.4 REVIEW OF MILLAGE RATES

The millage rates within both the County and City have remained consistent over the last 10-years, as illustrated in the table on the following page (see **Table 12 – Review of Millage Rates**). In an effort to remain conservative, the tax increment projections apply the 2023 final property millage rates for

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

Table 12. Review of Millage Rates

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

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

SECTION 4.5 TAX INCREMENT PROJECTIONS

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

- The *moderate* scenario assumes a continuation of historical inflationary growth plus development of vacant land and redevelopment of existing improved properties. Any general disruption of economic activity is considered short-lived and has a minimal impact on the region or the commercial and residential development sector in general.

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

The projection model predicts that the taxable value for current improved land, existing vacant land, and new development within the existing Winter Park CRA (CRA I and CRA II) and Expansion Area will generate a combined tax increment between \$38,030,900 and \$38,972,600 through the current Agency's sunset date, 2027.

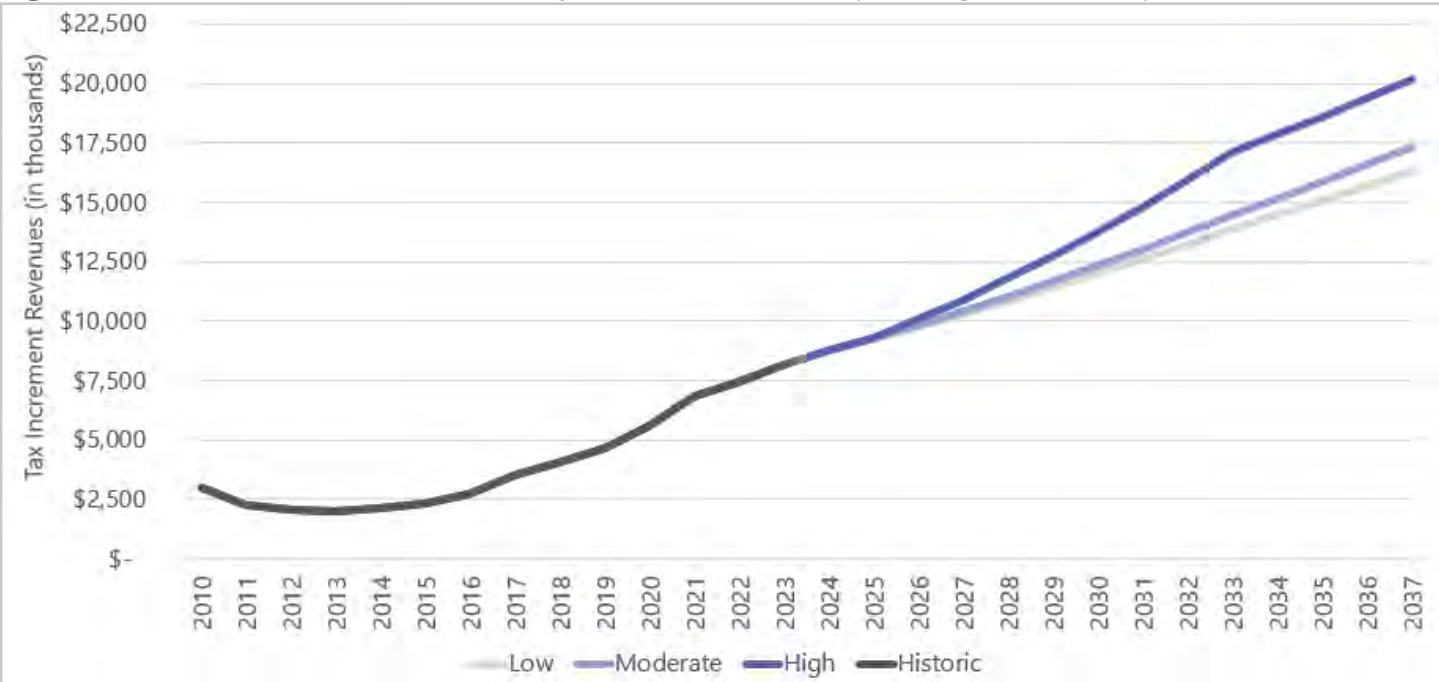
In addition, the combined existing Winter Park CRA (CRA I and CRA II) and Expansion Area have the potential to generate, in total, as much as \$135,467,300 to \$162,006,100 in additional receipts throughout the 10-year projection period, 2028 to 2037, experiencing an annualized average increment roughly between \$13,546,700 and \$16,200,600.



Over the full projection period, 2028 through 2037, the projection model reflects CAGRs in TIF revenues between 4.2% and 5.5% for the combined existing Winter Park CRA (CRA I and CRA II) and the Expansion Area. These rates of growth are comparable to the TIF revenue growth rates previously achieved within the existing Winter Park CRA (CRA I and CRA II) since 2001.

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

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



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

Detailed table(s) illustrating the H-M-L projection scenarios for total taxable value, total tax increment, the County and City's contribution to the Trust Fund, and the total TIF revenues for the existing

Winter Park CRA (CRA I and CRA II), as well as the potential Expansion Area through the full planning period, 2024 to 2037 can be located in **Appendix D – Detailed Tax Increment Tables**).

SECTION 4.6
**CAPITAL PROJECTS AND
PROGRAMMING WORKSHEET**

The proposed Capital Projects and Programming Worksheet presents potential projects, programming, their anticipated cost estimates, and potential general timeframes for implementation in accordance with Section 163.362, Florida Statutes (see **Table 13 – Capital Projects and Programming Worksheet**). This information is to be used when preparing the Agency's Annual Budget and Work Program.

As per the terms of the Interlocal Agreement with Orange County, 70% of the *new* tax increment generated beyond 2027, shall be allocated to projects located within CRA II and CRA III.

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

Table 13. Capital Projects and Programming Worksheet

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

COMMUNITY IMPACT STATEMENT

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COMMUNITY IMPACT STATEMENT

SECTION 5.1

COMMUNITY IMPACT STATEMENT

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

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

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

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

RELOCATION

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

RESIDENTIAL DEVELOPMENT

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

AFFORDABLE HOUSING

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

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

ENVIRONMENTAL QUALITY

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

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



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

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

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

TRANSPORTATION

This Redevelopment Plan update proposes streetscape improvements, pedestrian improvements and improved bicyclist amenities throughout the CRA. These projects will maintain or improve downtown traffic circulation and parking

as well as the flow of regional through traffic while enhancing the pedestrian character of the district. Future streetscaping projects will emphasize the provision of enhanced pedestrian facilities and bicycle facilities. While regional traffic capacity is maintained, the pedestrian environment will be enhanced, and bicycle facilities expanded. Neighborhood revitalization incorporating new local employment is expected to provide some relief to traffic congestion in the community by fostering the development of traditional neighborhood characteristics.

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

POLICE AND FIRE

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

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

SCHOOL POPULATION

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

EMPLOYMENT

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

SECTION 5.2

COMMUNITY REDEVELOPMENT PLAN REQUIREMENTS

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

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

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

- a. *Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.*
- b. *Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.*
- c. *Provide for the development of affordable housing in the area or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.*

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

- i. *Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.*
- ii. *Show by diagram and in general terms:*
 - a. *The approximate amount of open space to be provided and the street layout.*
 - b. *Limitations on the type, size, height, number, and proposed use of buildings.*
 - c. *The approximate number of dwelling units.*
 - d. *Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.*
- iii. *If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.*
- iv. *Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.*

- v. *Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.*
- vi. *Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.*
- vii. *Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.*
- viii. *Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.*
- ix. *Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.*
- x. *Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.*

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

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

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

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

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

SECTION 5.3 COMMUNITY REDEVELOPMENT PLAN APPROVAL

In accordance with Chapter 163.360, Florida Statutes, the Agency shall submit any Redevelopment Plan it recommends for approval together with its written recommendations, to the local planning agency and then to the Winter Park City Commission. The Agency Governing Board (City Commission) shall

hold a public hearing on the Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the Redevelopment area covered by the Plan, and outline the general scope of the Redevelopment Plan under consideration.

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

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

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

SECTION 5.4 DURATION OF THE PLAN

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

SECTION 5.5 AMENDMENT OF THE PLAN

The Plan may be modified, changed, or amended at any time by the Winter Park City Commission upon the recommendation of the Agency, provided that if modified, changed, or amended after the lease or sale of property by the Agency, the modification may

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

SECTION 5.6 SAFEGUARDS AND RETENTION OF CONTROL

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

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

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

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

The CAFR and third-party audit of the Agency shall be provided to the City of Winter Park and the City

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

SECTION 5.7 SEVERABILITY

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



Winter Park City Hall

APPENDIX

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APPENDIX A

FINDING OF NECESSITY FOR CRA

EXPANSION

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APPENDIX B LEGAL DESCRIPTIONS

ORIGINAL COMMUNITY REDEVELOPMENT AREA 1994 LEGAL DESCRIPTION

AREA LIMITS: COMMENCING AT CENTER LINE OF BELOIT AVENUE AND CENTER LINE OF DENNING DRIVE; THENCE SOUTHERLY TO CENTER LINE OF MINNESOTA AVENUE; THENCE EASTERLY TO CENTER LINE OF SEABOARD COAST LINE RAILROAD; THENCE NORTH EASTERLY ALONG CENTER LINE OF SEABOARD COAST LINE RAILROAD TO CENTER LINE OF HOLT AVENUE; THENCE EASTERLY ,TO 25' SOUTH OF THE EAST LOT LINE OF LOT 16, BLOCK 89 OF TOWN OF WINTER PARK; MISC 3-220; A-67 TO 72; B-86-88; THENCE NORTHERLY ALONG SAID LOT 107'; THENCE EASTERLY 1001' ACROSS LOT 15, BLOCK 89, TOWN OF WINTER PARK TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 89 TOWN OF WINTER PARK; THENCE EASTERLY ALONG THE SOUTH LOT LINES OF LOT 14 THRU LOT 3, BLOCK 89 OF TOWN OF WINTER PARK TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 89 OF TOWN OF WINTER PARK; THENCE EASTERLY TO THE CENTER LINE OF NEW YORK AVENUE; THENCE NORTHERLY ALONG THE CENTER LINE OF NEW YORK AVENUE 35' TO A POINT 25' WEST OF LOT 305 UNPLATTED, THENCE 125' EAST ACROSS LOT 35 UNPLATTED TO A POINT 7' SOUTH. OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 88 OF TOWN OF. WINTER PARK; MISC 3-220; A67 TO 72, B-86 TO 88; THENCE EASTERLY,525' ALONG CENTER LINE OF ALLEY WAY SOUTH OF LOTS 10 THRU LOT 1 TO THE CENTER LINE OF PARK AVENUE SOUTH; THENCE NORTHERLY ALONG CENTER LINE OF PARK AVENUE SOUTH TO CENTER LINE OF FAIRBANKS AVENUE; THENCE NORTHEASTERLY ALONG CENTER LINE OF FAIRBANKS AVENUE TO THE CENTER LINE OF INTERLACHEN AVENUE; THENCE NORTHERLY ALONG CENTER LINE OF INTERLACHEN AVENUE TO THE CENTER LINE OF WEBSTER AVENUE; THENCE WESTERLY ALONG CENTER LINE OF WEBSTER AVENUE TO THE CENTER LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE NORTHWESTERLY TO THE CENTER LINE OF THE SEABOARD COASTLINE RAILROAD TO THE CENTER LINE OF PENNSYLVANIA AVENUE; THENCE NORTHERLY ALONG CENTER LINE OF PENNSYLVANIA AVENUE TO A POINT 25' EAST OF THE SOUTHEAST CORNER OF LOT 2 OF WINTER PARK OASIS PLAT BOOK Z-135: THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 2 THRU LOT B OF WINTER PARK OASIS TO A POINT 94.07' WEST OF THE SOUTHEAST CORNER OF LOT 8 OF WINTER PARK OASIS; THENCE NORTHWESTERLY 77.07' ALONG THE SOUTHWEST LIKNE OF LOT 8 AND LOT 7 OF WINTER PARK OASIS TO THE CENTER LINE OF CAPEN AVENUE; THENCE NORTHERLY ALONG CENTER LINE OF CAPEN AVENUE TO THE CENTER LINE OF BELOIT AVENUE; THENCE WESTERLY TO THE POINT OF BEGINNING.

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

COMMUNITY REDEVELOPMENT 1999 EXPANSION AREA LEGAL DESCRIPTION

AREA LIMITS: A 173.57 ACRE TRACT OF LAND IN WINTER PARK, FLORIDA. THE TRACT IS LOCATED IN SECTION 1 AND 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA AND DESCRIBED METES AND BOUNDS AS FOLLOWS. BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1 A POINT NEAR THE CENTER LINE OF DENNING DRIVE, LOCATED AND DESCRIBED IN THE PLAT OF LAKE ISLAND ESTATES, PLAT BOOK M, PAGE 95 OF THE OFFICIAL RECORDS OF ORANGE COUNTY FLORIDA: THENCE; SOUTH 01 DEG.-10'-36" EAST, 1,430.70 FEET WITH THE EAST LINE OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST TO ITS POINT OF INTERSECTION WITH THE EXTENDED CENTER LINE IN AN ALLEY BETWEEN BLOCKS A AND B OF THE FAIRBANKS PARK SUBDIVISION AS RECORDED IN PLAT BOOK D, PAGE 36 FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE: NORTH 90 DEG.-00'-00" WEST, 266.37 FEET, 7 FOOT FROM AND PARALLEL TO THE SOUTH LINE OF BLOCK A TO AN ANGEL POINT IN THE CENTER LINE OF SAID ALLEY FOR AN ANGEL POINT IN THIS DESCRIPTION. THENCE; SOUTH 76 DEG.-08'-13" WEST 62.82 FEET, 7 FOOT FROM AND PARALLEL TO THE NORTH LINE OF BLADE B TO AN ANGLE POINT IN THE CENTER LINE OF SAID ALLEY FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 89 DEG.-00'-00" WEST, 333.29 FEET, 7 FOOT FROM AND PARALLEL TO THE SOUTH LINE OF BLOCK A TO A POINT IN THE EAST LINE OF A 0.491 ACRE TRACT AND THE WEST LINE OF THE 50 FOOT WARD AVENUE RIGHT-OF-WAY FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 00 DEG.-43'-49" EAST, 141.15 FEET WITH THE WEST RIGHT-OF-WAY LINE OF WARD AVENUE TO THE NORTHEASTERLY CORNER

CONTINUE OF COMMUNITY REDEVELOPMENT 1999 EXPANSION AREA LEGAL DESCRIPTION

OF LOT 12, BLOCK A OF THE OAK CREST SUBDIVISION AS RECORDED IN THE OFFICIAL RECORDS IN PLAT BOOK L, PAGE 42 OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 90 DEG.-00'-00" WEST, 636.70 FEET WITH THE NORTH LINE OF OAK CREST SUBDIVISION, BLOCK A TO THE NORTHWEST CORNER OF LOT 1, BLOCK A A POINT ON THE EAST RIGHT-OF-WAY LINE OF ORLANDO AVENUE (US 17-92) FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 01 DEG.-01'-00" WEST, 59.22 FEET WITH THE EAST RIGHT-OF-WAY LINE OF ORLANDO AVENUE (US 17-92) TO ITS INTERSECTION WITH THE EXTENDED SOUTH LINE OF LOT 25 OF THE BEVERLY PARK SUBDIVISION AS RECORDED IN PLAT BOOK K, PAGE 45 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 90 DEG.-00'-00" WEST, 565.69 FEET WITH THE SOUTH LINES OF LOTS 25 THROUGH 16 TO THE NORTHEAST CORNER FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-00'-00" EAST, 150.00 FEET, WITH THE EAST LINE OF LOT 15 TO ITS NORTHEAST CORNER FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 02 DEG.-54'-29" EAST, 41.50 FEET, CROSSING FAIRBANKS AVENUE, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 3 OF THE KILLARNEY ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK L, PAGE 9 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-00'-00" EAST, 250.00 FEET WITH THE EAST LINES OF LOTS 7 AND 15, BLOCK 3 TO THE NORTHWEST CORNER OF LOT 16 AND THE SOUTH RIGHT-OF-WAY LINE OF DALLAS AVENUE FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 21 DEG.-07'-30" WEST, 53.60 FEET CROSSING DALLAS AVENUE (50' RIGHT-OF-WAY) TO THE SOUTHWESTERLY CORNER OF LOT 8, BLOCK 4 OF KILLARNEY ESTATES, FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 01 DEG.-26'-17" EAST, 75.00 FEET, WITH EAST LINE OF LOT 7, BLOCK 4, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 4, FOR AN ANGLE POINT OF THIS DESCRIPTION. THENCE; NORTH 43 DEG.-53'-59" EAST, 72.00 WITH THE WEST LINE OF LOT 8, BLOCK 4 TO THE NORTHEAST CORNER OF LOT 10, BLOCK 4 FOR AN ANGLE POINT IN THIS DESCRIPTION ON THE WEST RIGHT-OF-WAY LINE OF BROADVIEW AVENUE. THENCE; NORTH 43 DEG.-41'-48" EAST, 50.00 FEET, CROSSING BROADVIEW TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5 OF THE KILLARNEY ESTATES SUBDIVISION FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 43 DEG.-46'-48" EAST, 77.76 FEET, WITH THE SOUTHEAST LINE OF LOT 2, BLOCK 5, KILLARNEY ESTATES SUBDIVISION OF THE SOUTHWEST CORNER OF LOT 14, BLOCK 5, AND AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 88 DEG.-36'-33" EAST, 71.58 FEET, WITH THE SOUTH LINE OF LOT 14 TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5 A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 84 DEG.-03'-52" EAST, 50.16 FEET, CROSSING GROVE AVENUE TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 6, KILLARNEY ESTATES FOR AN ANGLE POINT IN THIS DESCRIPTION AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF GROVER AVENUE. THENCE; NORTH 90 DEG.-00'-00" EAST, 124.10 FEET, WITH THE NORTH LINE OF LOT 7, BLOCK 6 TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 6 FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 01 DEG.-27'-56" WEST, 842.17 FEET WITH THE WEST LINE OF LOTS 19 THROUGH 24, BLOCK 6, LOTS 10 THROUGH 13, BLOCK 7 AND LOTS 4 AND 5, BLOCK 8 TO THE NORTHEAST CORNER OF LOT 3, BLOCK 8 A POINT ON THE BLOCK D OF THE L.A. CHASE'S ADDITION OF WINTER PARK AS RECORDED IN PLAT BOOK A, PAGE 73 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 88 DEG.-55'-23" WEST, 259.67 FEET, WITH THE COMMON LINES OF KILLARNEY ESTATES AND L.A. CHASE ADDITION TO THE EDGE OF LAKE KILLARNEY FOR AN ANGLE POINT OF THIS DESCRIPTION. THENCE; NORTHWESTERLY WITH THE MEANDERS OF EDGE OF THE LAKE APPROXIMATELY 1,100 FEET (NORTH 09 DEG.-43'-06" WEST, 1,071.15) TO A POINT ON THE SOUTH LINE OF LOT 6, BLOCK 6 BEING 55.32 FEET WEST OF ITS SOUTHEAST CORNER FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 90 DEG.-00'-00" EAST, 355.32 FEET, WITH THE NORTH LINE OF LOT 8, BLOCK C TO THE SOUTHWEST CORNER OF LOT 2, BLOCK C OF THE L.A. CHASE'S SUBDIVISION FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-33'-00" WEST, 221.01 FEET, WITH THE WEST LINES OF LOTS 1 AND 2, BLOCK C, TO THE NORTHEAST CORNER OF LOT 3, BLOCK C AND

CONTINUE OF COMMUNITY REDEVELOPMENT 1999 EXPANSION AREA LEGAL DESCRIPTION

A POINT ON THE SOUTH LINE OF THE ABANDONED CANTON AVENUE RIGHT-OF-WAY FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 90 DEG.-00'-00" EAST, 75.01 FEET WITH THE NORTH LINE OF LOT 2 AND THE SOUTH LINE OF THE ABANDONED CANTON RIGHT-OF-WAY TO ITS INTERSECTION WITH THE EXTENDED WEST LINE OF LOT 3, BLOCK D OF THE KILLARNEY SHORES SUBDIVISION AS RECORDED IN PLAT BOOK Q, PAGE 135 FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 0 DEG.-29'-13" WEST, 584.08 FEET WITH THE :EAST LINE OF LOT 1, BLOCK D AND THE :EAST LINE OF LOTS 1 AND 16, BLOCK B AND THE WEST LINES OF BLOCKS C AND A TO THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE (FORMERLY GAY ROAD) FOR A POINT IN THE SOUTH LINE OF THE 1.3 ACRE TRACT AND AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 90 DEG.-00'-00" WEST, 252.24 FEET, WITH THE NORTH LINE OF EXECUTIVE DRIVE TO THE WEST LINE OF MARION DRIVE AND ITS INTERSECTION WITH THE RIGHT-OF-WAY LINE FOR AN ANGLE POINT OF THIS DESCRIPTION. THENCE; NORTH 0 DEG.-00'-00" :EAST, 299.86 FEET WITH THE WEST LINE OF MARION DRIVE TO AN ANGLE POINT OF THIS DESCRIPTION. THENCE; SOUTH 90 DEG.-00'-00" :EAST 364.72 FEET WITH NORTH LINE ON A 0.661 ACRE TRACT TO THE WEST RIGHT-OF-WAY LINE OF ORLANDO AVENUE (US 17-92) FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-38'-52" WEST, 398.36 FEET WITH THE WEST RIGHT-OF-WAY OF ORLANDO AVENUE (US 17-92) TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WEBSTER AVENUE AS DESCRIBED ON ORANGE COUNTY BOOK 1881, PAGE 570 FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 89 DEG.-32'-19" WEST, 408.00 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF WEBSTER AVENUE TO THE SOUTHWEST COMER OF THE ROAD RIGHT-OF-WAY DESCRIBED IN ORANGE COUNTY BOOK 1881, PAGE 570 FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-37'-41" WEST, 768.86 FEET WITH THE WEST LINE OF WEBSTER AVENUE RIGHT-OF-WAY TO THE SOUTH RIGHT-OF-WAY LINE OF LEE ROAD (SR 423) FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 89 DEG.-03'-19" EAST, 165.85 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF LEE ROAD (SR 423) TO ITS INTERSECTION WITH THE EXTENDED EAST RIGHT-OF-WAY LINE OF BENJAMIN AVENUE AS RECORDED IN PLAT BOOK M, PAGE 97 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 00 DEG.-56'-41" WEST 202.20 FEET CROSSING LEE ROAD AND TO THE NORTHWEST CORNER OF LOT 1, BLOCK A OF THE HOME ACRES SUBDIVISION AS RECORDED IN PLAT BOOK M, PAGE 97 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT WITHIN DESCRIPTION. THENCE; NORTH 89 DEG.-34'-39" EAST, 302.98 FEET, WITH THE NORTH LINES OF LOTS 1 THROUGH 9, BLOCK A TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF ORLANDO AVENUE (US 17-92) AND A POINT IN THE WEST LIEN OF BLOCK 1, OF THE HAUILAH PARK SUBDIVISION AS RECORDED IN PLAT BOOK 0, PAGE 144 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 00 DEG.-24'-15" EAST, 339.23 FEET, ALONG THE EAST RIGHT-OF-WAY OF ORLANDO AVENUE (US 17-92) TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, AT THE NORTH RIGHT-OF-WAY LINE OF QUACKER AVENUE FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; NORTH 88 DEG.-47'-18" EAST, 637.76 FEET, TO AN ANGLE IN LOT 7, 45 FOOT SOUTH OF THE NORTH LINE AND 138.16 FEET WEST OF ITS NORTHEAST CORNER OF SAID LOT 7 AS RECORDED IN PLAT BOOK A, PAGE 61, HOLDEN BROTHERS ADDITION TO WINTER PARK IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, FOR AN ANGLE POINT OF THIS DESCRIPTION. THENCE; SOUTH 00 DEG.-33'-10" EAST, 588.46 FEET, PASSING THE SOUTH LINE OF LOT 19, BLOCK BAT 510.46 FEET, TO THE NORTH RIGHT-OF-WAY OF WEBSTER AVENUE FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 89 DEG.-50'-31" EAST, 621.57 FEET, WITH THE NORTH RIGHT-OF-WAY LINE OF WEBSTER AVENUE TO ITS INTERSECTION WITH THE EAST LINE OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 SOUTH FOR AN ANGLE POINT IN THIS DESCRIPTION. THENCE; SOUTH 01 DEG.-43'-18" EAST, 2,581.03 FEET, WITH THE SECTION LINE TO THE POINT OF BEGINNING AND CONTAINING 173.57 ACRES OF LAND.

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

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

COMMUNITY REDEVELOPMENT 2024 EXPANSION AREA LEGAL DESCRIPTION

AREA LIMITS: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF LOT 5, BLOCK 8, RESURVEY OF KILLARNEY ESTATES, AS RECORDED IN PLAT BOOK 9, PAGE 67, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA WITH THE EXISTING WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 (ORLANDO AVENUE); THENCE RUN SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BEACHVIEW AVENUE; THENCE CONTINUE SOUTH CROSSING BEACHVIEW AVENUE TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID BEACHVIEW AVENUE WITH THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92; THENCE CONTINUE SOUTH ALONG AFOREMENTIONED WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 TO THE NORTH RIGHT OF WAY LINE OF FAIRVIEW AVENUE; THENCE CONTINUE SOUTH CROSSING FAIRVIEW AVENUE TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 WITH THE SOUTH RIGHT OF WAY LINE OF SAID FAIRVIEW AVENUE; THENCE CONTINUE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 TO ITS INTERSECTION WITH THE NORTH LINE OF LOT 17, BLOCK 6, AFORESAID RESURVEY OF KILLARNEY ESTATES; THENCE RUN WEST ALONG SAID NORTH LINE OF LOT 17 TO THE SOUTHEAST CORNER OF LOT 7, SAID BLOCK 6; THENCE RUN NORTH ALONG THE EAST LINE OF SAID LOT 7 TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 7 AND A WESTERLY PROJECTION THEREOF CROSSING GROVE AVENUE TO THE WEST LINE OF GROVE AVENUE; THENCE RUN NORTH ALONG SAID WEST LINE OF GROVE AVENUE TO THE NORTH LINE OF LOT 15, BLOCK 5, AFORMENTIONED RESURVEY OF KILLARNEY ESTATES; THENCE RUN WEST ALONG SAID NORTH LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE RUN SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 15 TO THE EASTERLYMOST POINT OF LOT 3, SAID BLOCK 5, ALSO BEING THE NORTHERLYMOST CORNER OF LOT 2, SAID BLOCK 5; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND A SOUTHWESTERLY PROJECTION THEREOF CROSSING BROADVIEW AVENUE TO THE NORTHEASTERLY LINE OF BLOCK 4, AFOREMENTIONED RESURVEY OF KILLARNEY ESTATES; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF BLOCK 4 TO THE NORTHERLYMOST POINT ON LOT 8, SAID BLOCK 4; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF LOT 7, AFORESAID BLOCK 4, THENCE RUN SOUTH ALONG THE WEST LINE OF AFORESAID LOT 8 TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE RUN SOUTHEASTERLY CROSSING DALLAS AVENUE TO THE NORTHEAST CORNER OF LOT 15, BLOCK 3, AFORESAID RESURVEY OF KILLARNEY ESTATES; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 15 AND CONTINUING SOUTH ALONG THE EAST LINE OF LOT 7, SAID BLOCK 3 TO THE NORTH RIGHT OF WAY LINE OF FAIRBANKS AVENUE (STATE ROAD 426); THENCE RUN SOUTHWESTERLY, CROSSING SAID FAIRBANKS AVENUE, TO THE NORTHWEST CORNER OF LOT 15, BEVERLY PARK, KILLARNEY ESTATES ANNEX, AS RECORDED IN PLAT BOOK "K", PAGE 45, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 15 AND CONTINUE SOUTH ALONG THE WEST LINE OF LOT 40, AFORESAID BEVERLY PARK, KILLARNEY ESTATES ANNEX, TO THE NORTH RIGHT OF WAY LINE OF GENE STREET; THENCE CONTINUE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID GENE STREET; THENCE RUN WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF GENE STREET TO THE NORTHWEST CORNER OF ORANGE COUNTY, FLORIDA, TAX PARCEL NUMBER 12-22-29-0000-00-019 (HOLLIEANNA SHOPPING CENTER); THENCE RUN SOUTHERLY AND EASTERLY ALONG SAID PARCEL LINES TO THE NORTHWEST CORNER OF ORANGE COUNTY, FLORIDA, TAX PARCEL NUMBER 12-22-29-0000-00-018 (OAKLEY SHOPPING CENTER); THENCE RUN SOUTHERLY AND EASTERLY ALONG SAID PARCEL LINES TO THE NORTHEAST CORNER OF ORANGE COUNTY, FLORIDA, TAX PARCEL NUMBER 12-22-29-0000-00-013 (MAITLAND AUTO COLLISION CENTER); THENCE RUN SOUTHERLY AND EASTERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTH RIGHT OF WAY LINE OF MINNESOTA AVENUE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE (AND EXTENTIONS THEREOF WHEN CROSSING RIGHTS OF WAY) TO THE EAST RIGHT OF WAY LINE OF INTERSTATE FOUR; THENCE RUN NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE OF INTERSTATE FOUR (AND EXTENTIONS THEREOF WHEN CROSSING RIGHTS OF WAY) TO THE WEST CORNER OF THE TRIANGULAR REMAINDER OF LOT 9, BLOCK "A", SCHOOL TERRACE, AS RECORDED IN PLAT BOOK "R", PAGE 66; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRIANGULAR REMAINDER OF LOT 9 TO THE WEST LINE OF LOT 5, BLOCK "B", GLENCOE SUBDIVISION, AS RECORDED IN PLAT BOOK "L", PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE RUN EAST ALONG SAID NORTH LINE OF LOT 5

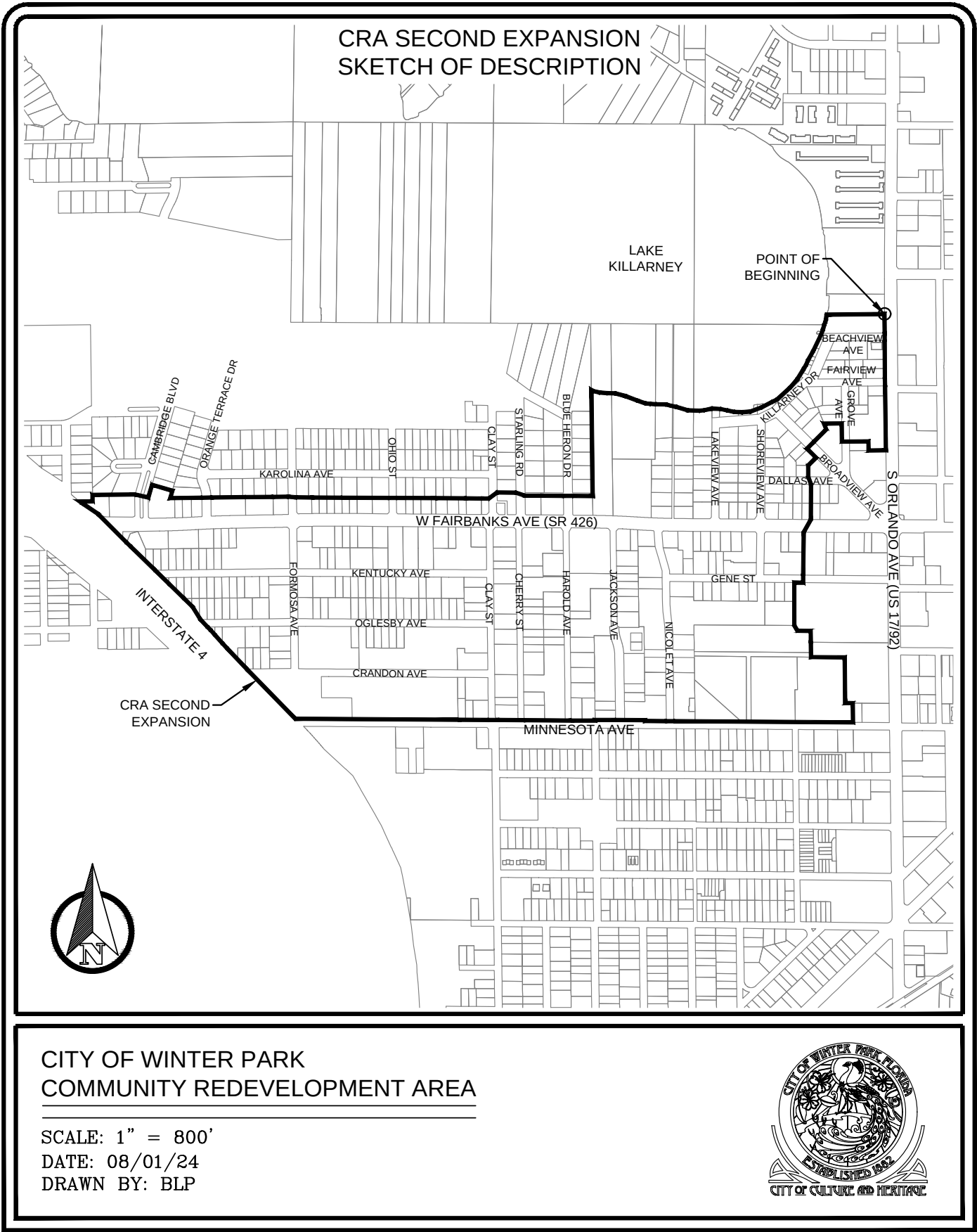
CONTINUE OF COMMUNITY REDEVELOPMENT 2024 EXPANSION AREA LEGAL DESCRIPTION

AND THE NORTH LINE OF LOTS 4, 3, 2 AND 1, SAID BLOCK "B", GLENCOE SUBDIVISION, TO THE WEST RIGHT OF WAY LINE OF CAMBRIDGE BOULEVARD; THENCE EASTERLY, CROSSING SAID CAMBRIDGE BOULEVARD, TO THE SOUTHWEST CORNER OF LOT 3, AFORESAID GLENCOE SUBDIVISION; THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID CAMBRIDGE BOULEVARD TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE RUN SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH LINE OF ELIAZBETH HOLDORF'S SUBDIVISION, AS RECORDED IN PLAT BOOK "Q", PAGE 66, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG SAID NORTH LINE, CROSSING ORANGE TERRACE DRIVE, TO THE WEST RIGHT OF WAY LINE OF FORMOSA AVENUE; THENCE CONTINUE EAST CROSSING FORMOSA AVENUE TO THE NORTHWEST CORNER OF LOT 13, BLOCK "E", KAROLINA ON KILLARNEY, AS RECORDED IN PLAT BOOK "M", PAGE 105, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 13 AND THE NORTH LINE OF LOTS 14 THROUGH 24, SAID BLOCK "E" KAROLINA ON KILLARNEY TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE RUN EASTERLY, CROSSING OHIO STREET, TO THE NORTHWEST CORNER OF LOT 13, BLOCK "D", SAID KAROLINA ON KILLARNEY; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 13 AND THE NORTH LINE OF LOTS 14 THROUGH 23, SAID BLOCK "D" TO THE WEST RIGHT OF WAY LINE OF CLAY STREET; THENCE RUN NORTHEASTERLY, CROSSING CLAY STREET, TO THE SOUTHWEST CORNER OF LOT 4, BLOCK "A", FLAMINGO SHORES, AS RECORDED IN PLAT BOOK "M", PAGE 105, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE RUN SOUTHEASTERLY, CROSSING STARLING ROAD, TO THE NORTHWEST CORNER OF LOT 1, BLOCK "B", SAID FLAMINGO SHORES; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1 AND LOTS 2 THROUGH 8, SAID BLOCK "B" TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE RUN SOUTHEASTERLY, CROSSING BLUE HERON DRIVE, TO THE NORTHWEST CORNER OF LOT 1, BLOCK "C", SAID FLAMINGO SHORES; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1 AND LOTS 2 THROUGH 4, SAID BLOCK "C" TO THE EAST LINE OF SAID BLOCK "C"; THENCE RUN NORTH ALONG SAID EAST LINE OF BLOCK "C" TO THE WATERS EDGE OF LAKE KILLARNEY; THENCE EASTERLY AND NORTHERLY ALONG SAID EDGE OF WATER TO THE POINT OF BEGINNING.

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

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

SKETCH DESCRIPTION OF
COMMUNITY REDEVELOPMENT 2024 EXPANSION AREA



APPENDIX C

PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT

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

WEBSITE

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

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

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

STAKEHOLDER INTERVIEW

The Winter Park CRA Plan update team facilitated two-days of stakeholder interviews with twenty-six (26) various representatives of the Winter Park

CRA community. Stakeholders represented the local business community, various service agencies, residents, affordable housing providers and property owners within the CRA. As the stakeholder interviews progressed, they began to identify recurring themes, concerns and common issues regarding the Winter Park CRA. These initial recurring themes included:

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

COMMUNITY WORKSHOP

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

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



COMMUNITY WORKSHOP ACTIVITIES

PRIORITY MAPS

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

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

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

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



QUESTIONNAIRE

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

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

OPEN DISCUSSION/Q&A

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

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

PRIORITY MAP – EXISTING CRA BOUNDARY

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

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

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

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

PRIORITY MAP – FAIRBANKS AVENUE (PROPOSED CRA EXPANSION AREA)

The Fairbanks Avenue area saw a wide distribution of prioritization. Multi-modal transportation improvements (9 dots), including traffic calming were generally popular priorities. Write-ins for

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

PRIORITY MAP – LEE ROAD (PROPOSED CRA EXPANSION AREA)

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

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



PRIORITY MAP – COMBINED EXISTING AND EXPANDED CRA AREA

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

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



QUESTIONNAIRE

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

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

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

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

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

PUBLIC ENGAGEMENT SUMMARY

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

APPENDIX D

DETAILED TAX INCREMENT TABLES

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

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,508,399,800	\$263,191,805	\$1,245,208,000	\$3,823,000	\$4,841,000	\$8,664,000	\$1,423,000
2025	\$1,591,191,300	263,191,805	\$1,327,999,500	\$3,997,400	\$5,162,800	\$9,160,200	\$1,597,400
2026	\$1,712,324,500	263,191,805	\$1,449,132,700	\$4,252,600	\$5,633,800	\$9,886,400	\$1,852,600
2027	\$1,841,020,400	263,191,805	\$1,577,828,600	\$4,523,700	\$6,134,100	\$10,657,800	\$2,123,700
Agency's Sunset Date (2027) sub-total			\$5,600,168,800	\$16,596,700	\$21,771,700	\$38,368,400	\$6,996,700
2028	\$1,977,647,600	263,191,805	\$1,714,455,800	\$4,811,500	\$6,665,200	\$11,476,700	\$2,411,500
2029	\$2,122,593,100	263,191,805	\$1,859,401,300	\$5,116,800	\$7,228,800	\$12,345,600	\$2,716,800
2030	\$2,276,263,300	263,191,805	\$2,013,071,500	\$5,440,500	\$7,826,200	\$13,266,700	\$3,040,500
2031	\$2,439,085,100	263,191,805	\$2,175,893,300	\$5,783,500	\$8,459,200	\$14,242,700	\$3,383,500
2032	\$2,611,506,500	263,191,805	\$2,348,314,700	\$6,146,700	\$9,129,500	\$15,276,200	\$3,746,700
2033	\$2,793,998,000	263,191,805	\$2,530,806,200	\$6,531,100	\$9,838,900	\$16,370,000	\$4,131,100
2034	\$2,904,928,900	263,191,805	\$2,641,737,100	\$6,764,800	\$10,270,200	\$17,035,000	\$4,364,800
2035	\$3,019,186,300	263,191,805	\$2,755,994,500	\$7,005,500	\$10,714,500	\$17,720,000	\$4,605,500
2036	\$3,136,892,500	263,191,805	\$2,873,700,700	\$7,253,400	\$11,172,000	\$18,425,400	\$4,853,400
2037	\$3,258,174,800	263,191,805	\$2,994,983,000	\$7,508,900	\$11,643,600	\$19,152,500	\$5,108,900
10-Year Total⁽⁴⁾			\$23,908,358,100	\$62,362,700	\$92,948,100	\$155,310,800	\$38,362,700

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

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,508,399,800	\$263,191,805	\$1,245,208,000	\$3,823,000	\$4,841,000	\$8,664,000	\$1,423,000
2025	\$1,591,191,300	\$263,191,805	\$1,327,999,500	\$3,997,400	\$5,162,800	\$9,160,200	\$1,597,400
2026	\$1,676,979,800	\$263,191,805	\$1,413,788,000	\$4,178,100	\$5,496,400	\$9,674,500	\$1,778,100
2027	\$1,765,885,700	\$263,191,805	\$1,502,693,900	\$4,365,400	\$5,842,000	\$10,207,400	\$1,965,400
Agency's Sunset Date (2027) sub-total			\$5,489,689,400	\$16,363,900	\$21,342,200	\$37,706,100	\$6,763,900
2028	\$1,858,034,400	\$263,191,805	\$1,594,842,600	\$4,559,500	\$6,200,200	\$10,759,700	\$2,159,500
2029	\$1,953,556,600	\$263,191,805	\$1,690,364,800	\$4,760,700	\$6,571,600	\$11,332,300	\$2,360,700
2030	\$2,052,588,700	\$263,191,805	\$1,789,396,900	\$4,969,300	\$6,956,600	\$11,925,900	\$2,569,300
2031	\$2,155,272,900	\$263,191,805	\$1,892,081,100	\$5,185,600	\$7,355,800	\$12,541,400	\$2,785,600
2032	\$2,261,757,500	\$263,191,805	\$1,998,565,700	\$5,409,900	\$7,769,800	\$13,179,700	\$3,009,900
2033	\$2,372,197,000	\$263,191,805	\$2,109,005,200	\$5,642,600	\$8,199,100	\$13,841,700	\$3,242,600
2034	\$2,475,701,900	\$263,191,805	\$2,212,510,100	\$5,860,600	\$8,601,500	\$14,462,100	\$3,460,600
2035	\$2,582,993,900	\$263,191,805	\$2,319,802,100	\$6,086,600	\$9,018,700	\$15,105,300	\$3,686,600
2036	\$2,694,225,900	\$263,191,805	\$2,431,034,100	\$6,320,900	\$9,451,100	\$15,772,000	\$3,920,900
2037	\$2,809,557,600	\$263,191,805	\$2,546,365,800	\$6,563,900	\$9,899,500	\$16,463,400	\$4,163,900
10-Year Total⁽⁴⁾			\$ 20,583,968,400	\$55,359,600	\$80,023,900	\$135,383,500	\$31,359,600

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

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

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,508,399,800	\$263,191,805	\$1,245,208,000	\$3,823,000	\$4,841,000	\$8,664,000	\$1,423,000
2025	\$1,584,551,300	263,191,805	\$1,321,359,500	\$3,983,400	\$5,137,000	\$9,120,400	\$1,583,400
2026	\$1,662,877,300	263,191,805	\$1,399,685,500	\$4,148,400	\$5,441,600	\$9,590,000	\$1,748,400
2027	\$1,743,457,800	263,191,805	\$1,480,266,000	\$4,318,200	\$5,754,800	\$10,073,000	\$1,918,200
Agency's Sunset Date (2027) sub-total			\$5,446,519,000	\$16,273,000	\$21,174,400	\$37,447,400	\$6,673,000
2028	\$1,826,376,000	263,191,805	\$1,563,184,200	\$4,492,800	\$6,077,100	\$10,569,900	\$2,092,800
2029	\$1,911,718,000	263,191,805	\$1,648,526,200	\$4,672,600	\$6,408,900	\$11,081,500	\$2,272,600
2030	\$1,999,573,400	263,191,805	\$1,736,381,600	\$4,857,700	\$6,750,500	\$11,608,200	\$2,457,700
2031	\$2,090,035,200	263,191,805	\$1,826,843,400	\$5,048,200	\$7,102,200	\$12,150,400	\$2,648,200
2032	\$2,183,200,000	263,191,805	\$1,920,008,200	\$5,244,500	\$7,464,400	\$12,708,900	\$2,844,500
2033	\$2,279,167,900	263,191,805	\$2,015,976,100	\$5,446,600	\$7,837,400	\$13,284,000	\$3,046,600
2034	\$2,367,532,600	263,191,805	\$2,104,340,800	\$5,632,800	\$8,181,000	\$13,813,800	\$3,232,800
2035	\$2,458,547,100	263,191,805	\$2,195,355,300	\$5,824,500	\$8,534,900	\$14,359,400	\$3,424,500
2036	\$2,552,309,000	263,191,805	\$2,289,117,200	\$6,022,000	\$8,899,400	\$14,921,400	\$3,622,000
2037	\$2,648,919,300	263,191,805	\$2,385,727,500	\$6,225,500	\$9,275,000	\$15,500,500	\$3,825,500
10-Year Total⁽⁴⁾			\$19,685,460,500	\$53,467,200	\$76,530,800	\$129,998,000	\$29,467,200

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

Table D4. Summary of TIF Revenue Projections, Existing Winter Park CRA & Expansion Area, High Scenario

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,773,109,900	\$510,584,433	\$1,262,525,500	\$3,859,500	\$4,900,900	\$8,760,400	\$1,459,500
2025	\$1,857,867,300	\$510,584,433	\$1,347,282,900	\$4,038,000	\$5,229,600	\$9,267,600	\$1,638,000
2026	\$1,989,844,600	\$510,584,433	\$1,479,260,200	\$4,316,000	\$5,738,000	\$10,054,000	\$1,916,000
2027	\$2,130,232,600	\$510,584,433	\$1,619,648,200	\$4,611,800	\$6,278,800	\$10,890,600	\$2,211,800
Agency's Sunset Date (2027) sub-total			\$5,708,716,800	\$16,825,300	\$22,147,300	\$38,972,600	\$7,225,300
2028	\$2,280,702,600	\$510,584,433	\$1,770,118,200	\$4,926,100	\$6,853,500	\$11,779,600	\$2,526,100
2029	\$2,439,428,500	\$510,584,433	\$1,928,844,100	\$5,259,800	\$7,463,700	\$12,723,500	\$2,859,800
2030	\$2,607,854,000	\$510,584,433	\$2,097,269,600	\$5,614,000	\$8,111,200	\$13,725,200	\$3,214,000
2031	\$2,786,449,300	\$510,584,433	\$2,275,864,900	\$5,989,600	\$8,797,700	\$14,787,300	\$3,589,600
2032	\$2,975,707,800	\$510,584,433	\$2,465,123,400	\$6,387,600	\$9,525,300	\$15,912,900	\$3,987,600
2033	\$3,172,737,600	\$510,584,433	\$2,662,153,200	\$6,809,200	\$10,295,700	\$17,104,900	\$4,409,200
2034	\$3,295,914,600	\$510,584,433	\$2,785,330,200	\$7,068,800	\$10,769,600	\$17,838,400	\$4,668,800
2035	\$3,422,692,000	\$510,584,433	\$2,912,107,600	\$7,336,000	\$11,257,300	\$18,593,300	\$4,936,000
2036	\$3,553,200,900	\$510,584,433	\$3,042,616,500	\$7,611,000	\$11,759,400	\$19,370,400	\$5,211,000
2037	\$3,687,578,800	\$510,584,433	\$3,176,994,400	\$7,894,200	\$12,276,500	\$20,170,700	\$5,494,200
10-Year Total⁽⁴⁾			\$25,116,422,100	\$64,896,300	\$97,109,900	\$162,006,200	\$40,896,300

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of \$194,097,285 and a 1999 base year of \$69,094,520 for the Existing Winter Park CRA, and a 2023 base year of \$247,392,628 for the Expansion Area. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City, assumes all parcels located within an incorporated place will contribute at or below the City's millage rate. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

Table D5. Summary of TIF Revenue Projections, Existing Winter Park CRA & Expansion Area, *Moderate Scenario*

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,773,109,900	\$510,584,433	\$1,262,525,500	\$3,859,500	\$4,900,900	\$8,760,400	\$1,459,500
2025	\$1,857,867,300	\$510,584,433	\$1,347,282,900	\$4,038,000	\$5,229,600	\$9,267,600	\$1,638,000
2026	\$1,953,765,100	\$510,584,433	\$1,443,180,700	\$4,240,000	\$5,598,100	\$9,838,100	\$1,840,000
2027	\$2,053,106,500	\$510,584,433	\$1,542,522,100	\$4,449,300	\$5,979,800	\$10,429,100	\$2,049,300
Agency's Sunset Date (2027) sub-total			\$5,595,511,200	\$16,586,800	\$21,708,400	\$38,295,200	\$6,986,800
2028	\$2,156,029,200	\$510,584,433	\$1,645,444,800	\$4,666,100	\$6,375,300	\$11,041,400	\$2,266,100
2029	\$2,262,676,100	\$510,584,433	\$1,752,091,700	\$4,890,800	\$6,785,200	\$11,676,000	\$2,490,800
2030	\$2,373,197,000	\$510,584,433	\$1,862,612,600	\$5,123,600	\$7,209,900	\$12,333,500	\$2,723,600
2031	\$2,487,747,700	\$510,584,433	\$1,977,163,300	\$5,364,900	\$7,650,200	\$13,015,100	\$2,964,900
2032	\$2,606,490,700	\$510,584,433	\$2,095,906,300	\$5,615,000	\$8,106,600	\$13,721,600	\$3,215,000
2033	\$2,729,595,500	\$510,584,433	\$2,219,011,100	\$5,874,300	\$8,579,800	\$14,454,100	\$3,474,300
2034	\$2,843,961,100	\$510,584,433	\$2,333,376,700	\$6,115,200	\$9,019,700	\$15,134,900	\$3,715,200
2035	\$2,962,451,800	\$510,584,433	\$2,451,867,400	\$6,364,800	\$9,475,600	\$15,840,400	\$3,964,800
2036	\$3,085,232,500	\$510,584,433	\$2,574,648,100	\$6,623,500	\$9,948,000	\$16,571,500	\$4,223,500
2037	\$3,212,475,800	\$510,584,433	\$2,701,891,400	\$6,891,500	\$10,437,600	\$17,329,100	\$4,491,500
10-Year Total⁽⁴⁾			\$21,614,013,400	\$57,529,700	\$83,587,900	\$141,117,600	\$33,529,700

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of \$194,097,285 and a 1999 base year of \$69,094,520 for the Existing Winter Park CRA, and a 2023 base year of \$247,392,628 for the Expansion Area. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City, assumes all parcels located within an incorporated place will contribute at or below the City's millage rate. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

Table D6. Summary of TIF Revenue Projections, Existing Winter Park CRA & Expansion Area, *Low Scenario*

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ^(2,3)	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues	Rebate (Returned to the County)
2024	\$1,773,109,900	\$510,584,433	\$1,262,525,500	\$3,859,500	\$4,900,900	\$8,760,400	\$1,459,500
2025	\$1,851,130,900	\$510,584,433	\$1,340,546,500	\$4,023,800	\$5,203,400	\$9,227,200	\$1,623,800
2026	\$1,939,369,400	\$510,584,433	\$1,428,785,000	\$4,209,700	\$5,542,200	\$9,751,900	\$1,809,700
2027	\$2,030,084,200	\$510,584,433	\$1,519,499,800	\$4,400,800	\$5,890,600	\$10,291,400	\$2,000,800
Agency's Sunset Date (2027) sub-total			\$5,551,356,800	\$16,493,800	\$21,537,100	\$38,030,900	\$6,893,800
2028	\$2,123,118,300	\$510,584,433	\$1,612,533,900	\$4,597,300	\$6,248,800	\$10,846,100	\$2,197,300
2029	\$2,219,008,700	\$510,584,433	\$1,708,424,300	\$4,799,400	\$6,617,200	\$11,416,600	\$2,399,400
2030	\$2,317,657,300	\$510,584,433	\$1,807,072,900	\$5,007,300	\$6,996,300	\$12,003,600	\$2,607,300
2031	\$2,419,165,700	\$510,584,433	\$1,908,581,300	\$5,221,300	\$7,386,400	\$12,607,700	\$2,821,300
2032	\$2,523,639,500	\$510,584,433	\$2,013,055,100	\$5,441,500	\$7,788,000	\$13,229,500	\$3,041,500
2033	\$2,631,188,200	\$510,584,433	\$2,120,603,800	\$5,668,100	\$8,201,300	\$13,869,400	\$3,268,100
2034	\$2,729,307,900	\$510,584,433	\$2,218,723,500	\$5,874,900	\$8,578,800	\$14,453,700	\$3,474,900
2035	\$2,830,295,400	\$510,584,433	\$2,319,711,000	\$6,087,700	\$8,967,300	\$15,055,000	\$3,687,700
2036	\$2,934,255,700	\$510,584,433	\$2,423,671,300	\$6,306,800	\$9,367,300	\$15,674,100	\$3,906,800
2037	\$3,041,297,500	\$510,584,433	\$2,530,713,100	\$6,532,400	\$9,779,100	\$16,311,500	\$4,132,400
10-Year Total⁽⁴⁾			\$20,663,090,200	\$55,536,700	\$79,930,500	\$135,467,200	\$31,536,700

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of \$194,097,285 and a 1999 base year of \$69,094,520 for the Existing Winter Park CRA, and a 2023 base year of \$247,392,628 for the Expansion Area. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City, assumes all parcels located within an incorporated place will contribute at or below the City's millage rate. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

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**item type**

Public Hearings: Non Quasi-Judicial Matters

meeting date

October 17, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by**subject**

Ordinance 3315-24 - 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. (2nd 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 3315-24 O-1 Changes for Restaurant CU

ORDINANCE 3315-24

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 9th day of October, 2024.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis

**item type**

Public Hearings: Non Quasi-Judicial Matters

meeting date

October 17, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by**subject**

Ordinance 3316-24 - 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. (2nd 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 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 3316-24 Parking Code Modernization

ORDINANCE 3316-24

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 ~~board~~commission 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 9th day of October, 2024.

Sheila DeCiccio, Mayor

ATTEST:

Rene Cranis, City Clerk

**item type**

Public Hearings: Non Quasi-Judicial Matters

meeting date

October 17, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by**subject**

Ordinances necessary to implement the City of Winter Park Comprehensive Plan, Goals, Objectives and Policies Document, dated February 14, 2024.

- Ordinance 3317-24 - Amending Chapter 58 "Land Development Code" Article III, "Zoning" And Article VI, "Subdivision and Lot Consolidation Regulations" to adopt new regulations and development standards. (2nd Reading)
- Ordinance 3318-24 - Amending Chapter 102 "Utilities" of the Code of Ordinances to establish annexation requirements for the provision of city sanitary sewer service. (2nd Reading)
- Ordinance 3319-24 - Amending Chapter 2 "Administration", Article VIII, "Affordable and Workforce Housing" of the Code of Ordinances to amend provisions regarding the housing linkage fee. (2nd Reading)

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. Ord 3317-24 - Zoning Ordinance_Comp Plan Implementation
2. Ord 3318-24 - Comp. Plan Imp. Sewer and Water 2024
3. Ord 3319-24 - Comp. Plan Imp. Housing 2024

ORDINANCE 3317-24

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 ~~10~~5 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) districtCentral 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.

(kj) *Hannibal Square Neighborhood ~~Commercial~~ Business District.*

(lk) *Central business district area facade review.*

- (1) 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 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.
- (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:

- (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

- 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:

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:

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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.
- (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-fine~~ Fast 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.~~

- (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 9th day of October 2024.

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk

ORDINANCE 3318-24

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 9th day of October, 2024.

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk

ORDINANCE 3319-24

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 9th day of October, 2024.

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk

**item type**

Public Hearings: Non Quasi-Judicial Matters

meeting date

October 17, 2024

prepared by

Josh Nye, Parks Services Manager

approved by**subject**

Ordinance 3320-24 - 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. (2nd Reading)

motion | recommendation

Approve the ordinance.

background

Change from first reading: Section 7, Effective Date, was amended to read: "This Ordinance shall become effective immediately upon its passage and adoption and shall apply to all pending applications and appeals."

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. Ordinance 3320-24
2. ordinance revision presentation - FINAL

ORDINANCE 3320-24

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.

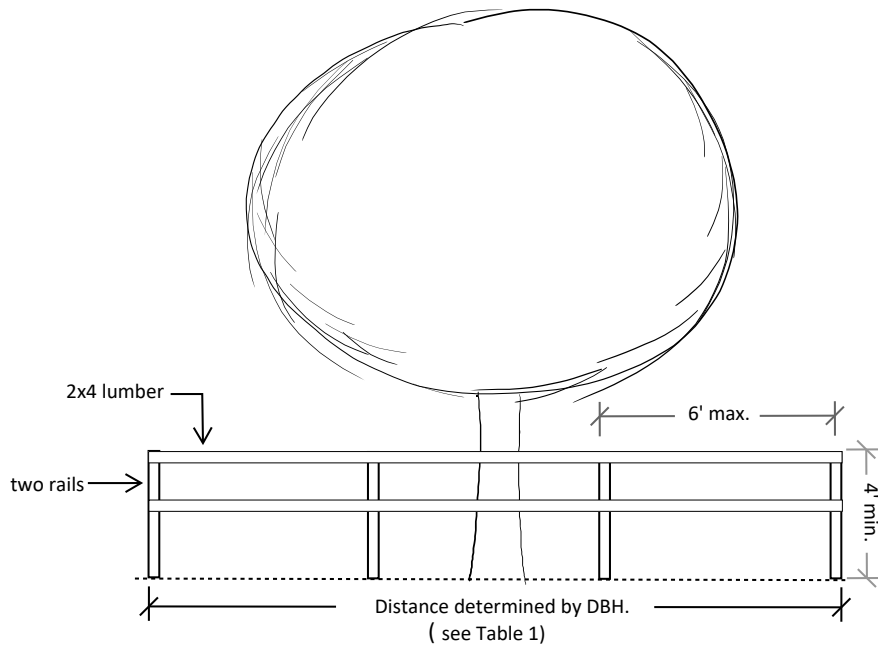


Table 1. Tree barricade distances.

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 and shall apply to all pending applications and appeals.

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

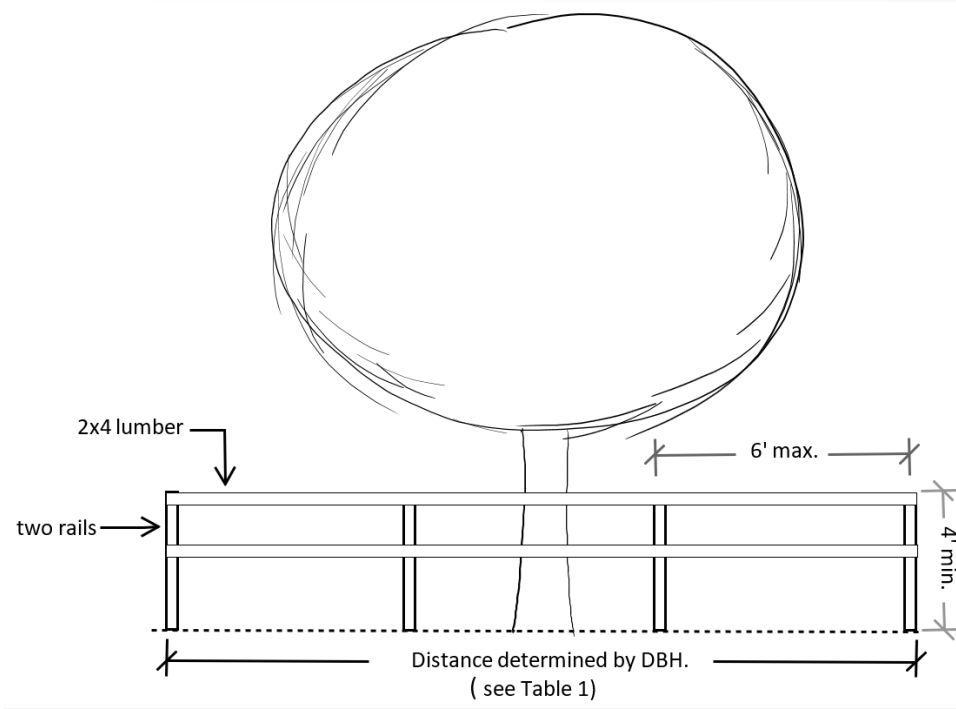


Table 1. Tree barricade distances.

<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 13.e

item type

Public Hearings: Non Quasi-Judicial Matters

meeting date

October 17, 2024

prepared by

Kathleen Reed, Administrative Coordinator III

approved by**subject**

Ordinance 3321-24 - Amending Chapter 62, "Offenses and Miscellaneous Provisions" of the Code of Ordinances by creating Section 62-80 "Trespass Warnings on Public Property." (2nd 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. Ordinance3321-24 - Trespass on Public Land

ORDINANCE 3321-24

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 9th day of October, 2024.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis



City Commission

agenda item 13.f

item type

Public Hearings: Non Quasi-Judicial Matters

meeting date

October 17, 2024

prepared by

Kathleen Reed, Administrative Coordinator III

approved by**subject**

Ordinance 3322-24 - 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. (2nd 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 3322-24 - Standards in Public Parks

ORDINANCE 3322-24

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 9th day of October, 2024.

Mayor Sheila DeCiccio

ATTEST:

City Clerk