



City Commission Regular Meeting

Agenda

April 12, 2023 @ 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/bpm 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**

- a. [Pastor Troy East, New Hope Missionary Baptist Church](#) 1 minute

Pledge of Allegiance**3. Approval of Agenda****4. Selection of Vice-Mayor****5. Mayor Report**

- a. [Proclamation for Earth Month](#) 5 minutes

6. City Manager Report

- a. [City Manager's Report](#) 5 minutes

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

(If the meeting ends earlier than 5:00 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, March 22, 2023.](#) 1 minute
- b. [Approve the minutes of the work session, March 23, 2023](#) 1 minute
- c. [Approve the following formal solicitations:](#) 1 minute
1. Lewis Outdoor Solutions LLC - IFB11-23 - Landscape Maintenance for City of Winter Park Facilities; Amount: \$239,399.00
 2. Baxter & Woodman, Inc. - RFQ6-23 - Professional Stormwater Management Engineering Services
 3. Geosyntec Consultants, Inc. - RFQ6-23 - Professional Stormwater Management Engineering Services
 4. Singhofen and Associates, Inc. - RFQ6-23 - Professional Stormwater Management Engineering Services
 5. NV5, Inc. - RFQ7-23 - Professional Geotechnical and

- Environmental Consulting Services
- 6. Pond and Company - RFQ7-23 - Professional Geotechnical and Environmental Consulting Services
- 7. Terracon Consultants, Inc. - RFQ7-23 - Professional Geotechnical and Environmental Consulting Services
- 8. Andrew Luy - RFP12-23 - MLK Park Call for Artist Rebid; Amount not to exceed: \$450,000.00
- 9. US Digital Designs by Honeywell International, Inc. - RFP9-23 - Fire Station Alerting System
- d. [Acceptance of three Conservation Easements from the Morse/Genius Foundations.](#) 1 minute
- e. [Approve the following piggyback contract:](#) 1 minute
 - 1. Florida PPE Services - Volusia County Contract #ROA 22-B-119AK - Cleaning, Inspection and Repair of PPE; For services on an as-needed basis during the term of the Agreement through January 24, 2026; Amount: \$175,000.00.
 - 2. Amazon.com Services LLC - Omnia Partners Contract #MA3457 - Online Marketplace; For commodities on an as-needed basis during the term of the Agreement through May 5, 2025; Amount: \$350,000.00.
- f. [Approve ARPA Funding Allocations - Dinky Dock Improvements](#) 2 minutes
- g. [Open an account with Cogent](#) 5 minutes
- h. [Approve the following contract:](#) 1 minute
 - 1. Monument Warehouse, LLC - RFP19-21 - Pinewood Cemetery Columbarium Amendment 1; Amount: \$119,880

11. Action Items Requiring Discussion

- a. [Public Art Funding Source](#) 10 minutes
- b. [Discussion on possible relocation of the Winter Park Playhouse to Seven Oaks Park](#) 20 minutes
- c. [Fuel Adjustment Policy Draft - Wes Hamil](#) 10 minutes

12. Public Hearings: Quasi-Judicial Matters

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

- a. [Request by Winter Park National Bank to re-establish and extend the Conditional Use approval for a three-story building with one drive-in teller at 345 Carolina Avenue. \(2nd hearing\)](#) 10 minutes
- b. [Request of Hill/Gray Seven LLC for Conditional Use Approval to develop a 3,331 square-foot bank with drive-thru, and a 11,000](#) 25 min

square-foot office building for the property located at 900 & 950 N. Orlando Avenue, zoned C-3.

13. Public Hearings: Non-Quasi Judicial Matters

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

- a. Request of the City of Winter Park for: An Ordinance to extend the expiration of conditional use and variance approvals. **TABLED FROM MARCH 22, 2023. (1st reading)** 10 minutes

14. City Commission Reports

15. Summary of Meeting Actions

16. Adjournment



City Commission

agenda item

item type Invocation	meeting date April 12, 2023
prepared by Kim Breland	approved by
board approval	
strategic objective	

subject

Pastor Troy East, New Hope Missionary Baptist Church

motion / recommendation

background

alternatives / other considerations

fiscal impact



City Commission

agenda item

item type Mayor Report	meeting date April 12, 2023
prepared by Craig O'Neil	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Proclamation for Earth Month

motion / recommendation

background

alternatives / other considerations

fiscal impact



City Commission **agenda item**

item type City Manager Report	meeting date April 12, 2023
prepared by Jennifer Guittard	approved by Peter Moore, Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

City Manager's Report

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

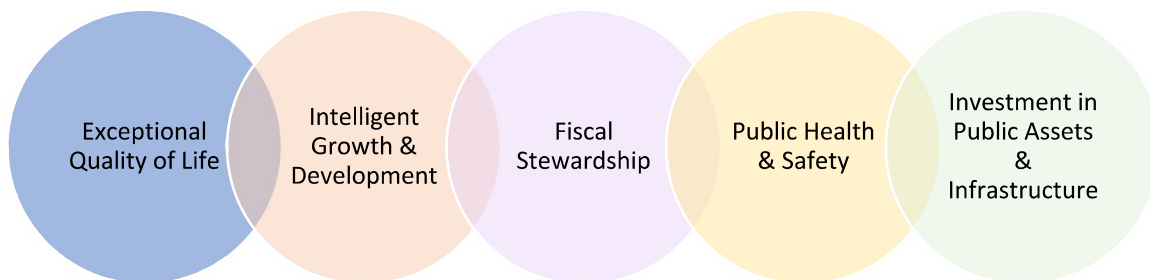
[City Managers Report 4.12.23.pdf](#)



90-Day Report

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

City of Winter Park Strategic Objectives



Upcoming Commission Items

Title 1: Intelligent Growth & Development

Item	Description	Item Department	Item Date
Sustainability Action Plan	Based off of the feasibility study work session with Quanta, consider target scenarios to be incorporated. As is, TBD is used as a placeholder.	Natural Resources & Sustainability	May

Title 2: Fiscal Stewardship

Item	Description	Item Department	Item Date
Adoption of Tentative Millage Rate	Adoption of the Tentative Millage rate that will become part of TRIM notice for the 2023 property tax year on July 26th.	Administration	July
Budget Presentation	Presentation of the Fiscal Year 2023-2024 Budget to the City Commission on July 12th.	Administration	July

Upcoming Advisory Board Meetings

This report provides a summary of upcoming board meetings currently scheduled on the calendar for the next month.

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

April Board Meetings

Advisory Board	Meeting Date	Meeting Time
Civil Service Board	4/4/23	4 p.m.
Planning & Zoning Board	4/4/23	6 p.m.
Lake Killarney Board	4/5/23	10 a.m.
Code Compliance Board	4/6/23	3 p.m.
Winter Pines Golf Course Advisory Board	4/10/23	8 a.m.
Economic Development Advisory Board	4/11/23	8:15 a.m.
Lakes & Waterways Board	4/11/23	Noon
Historic Preservation Board	4/12/23	9 a.m.
Public Art Advisory Board	4/17/23	Noon
Transportation Advisory Board	4/17/23	4 p.m.
Board of Adjustments	4/18/23	5 p.m.
Parks & Recreation Advisory Board	4/19/23	5:30 p.m.
Utilities Advisory Board	4/25/23	Noon
Tree Preservation Board	4/25/23	5 p.m.
Community Redevelopment Advisory Board	4/27/23	5:30 p.m.

Upcoming Work Sessions

This report provides a summary of upcoming work sessions currently scheduled on the calendar for the next three months.

Work Sessions	Meeting Date	Meeting Time
City Commission Work Session	4/13/23	1 p.m.
Planning and Zoning Board Work Session	4/25/23	Noon
City Commission Work Session	4/27/23	1 p.m.

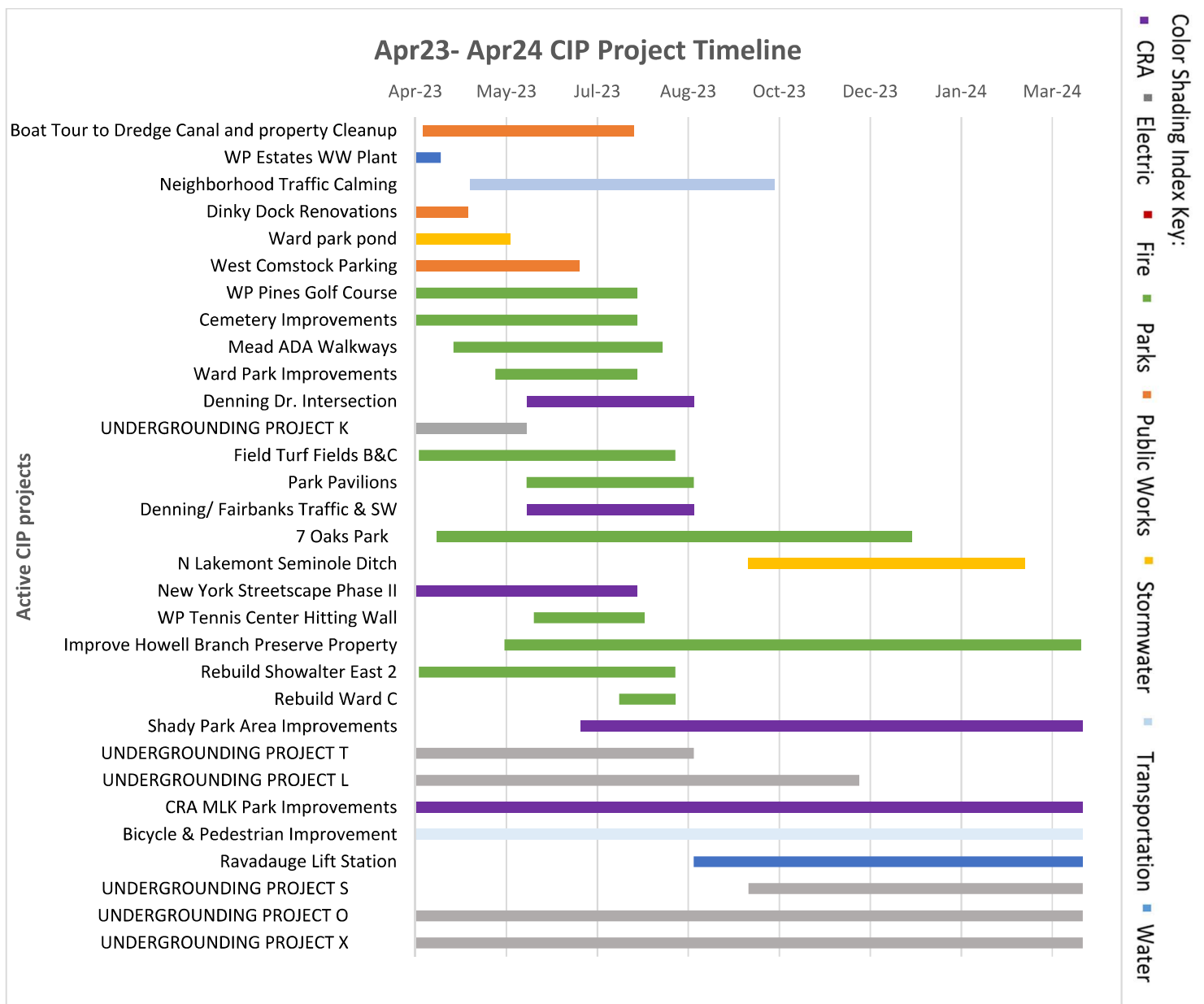
As of 4/12/23



This report is updated monthly to monitor capital projects occurring throughout the city and to provide information about recently completed projects. The project status options have been adjusted to (Planning, Active, Pending). To define; all projects in design, research, or review are in the Planning status. All projects with purchases, construction, and implementation are in the Active status. The remaining projects have a Pending status that have stopped the planning or active work of a project such as pending review and approval, additional funding, and scheduling.

Count by Status

Project Status	Planning Status	Active Status	Pending Status
Count Total 54	22	20	12



Title 1: Planning Status

Project	Project Update	Strategic Objective	Division
1792 Streetscape Imp.	MOU amendment approved at CRA meeting 1/27/20. Design review underway by FDOT and staff including lighting and landscaping. FDOT in process of due diligence and potential ROW acquisition. FDOT and Metroplan currently evaluating projects based on new pricing for materials and labor.	Intelligent Growth & Development	CRA
Bicycle & Pedestrian Improvement	Various pavement marking improvements throughout the City are being evaluated. New RRFBs to be installed on Lakemont Ave near the hospital. RRFB for Mizell Ave by the hospital and Denning Dr south of Webster Ave have been installed. Additional projects are being planned.	Exceptional Quality of Life	Transportation
Bollards Downtown	Bollards purchased and secured in warehouse. Installation at Lyman and Canton are pending scheduling in house availability.	Exceptional Quality of Life	CRA
CRA MLK Park Improvements	Artist selection for the memorial corner is completed and contract heading for Commission approval. Community Playground concept was presented to both CRA and PRAB via a joint work session on March 15th with both groups supportive of design. The design is planned to now go for formal approval at each boards' respective meetings on 4/19 and 4/20.	Exceptional Quality of Life	CRA
Denning Dr. Intersection	Extension to railroad north of Webster approved by CRA Agency on August 24 with a value of 500k. Design concept at 90%. Staff is reaching out to OCPS as a courtesy. Working through internal review with anticipated construction date of summer 2023.	Investment in Public Assets & Infrastructure	CRA
Denning/ Fairbanks Traffic & SW	Design schematics complete for transportation improvements, and sent for comment by FDOT including a separate southbound right turn lane to ease traffic congestion. Plans in coordination with FDOT and city consultant Kimley-Horn for permitting with solicitation and bid forthcoming. Anticipated construction is Summer 2023.	Investment in Public Assets & Infrastructure	CRA
Downtown Enhancements	Assessing needs of downtown area.	Exceptional Quality of Life	CRA
Electric Substation upgrades	We continue to work with OUC on substation inspection and maintenance. Several breakers have been identified at	Investment in Public Assets	Electric

Project	Project Update	Strategic Objective	Division
	the Canton Ave substation needing to be changed out. Researching pricing and timeline for breaker replacement.	& Infrastructure	
FDOT 17-92 UT Line Relocate	Draft design complete. Department is evaluating direction of project for next phase.	Investment in Public Assets & Infrastructure	Water & Sewer
Fire Safety Equipment	The alerting system RFP is under final review for approval.	Public Health & Safety	Fire
Improve Howell Branch Preserve Property	Dix Hite provided 60% construction plans in Mid-March and pre app meeting was held with SJWMD. D/H is making adjustments to routing of trail in non grant parcel and construction/design of at grade trails to satisfy SJWMD feedback from pre-app.	Investment in Public Assets & Infrastructure	Parks
Kennedy Rd Wide Force Mn	OC Roadway project split into 2 phases. City force main within Phase 2 which is scheduled to begin July 2026.	Investment in Public Assets & Infrastructure	Water & Sewer
Lift Station R&R	Rehabilitating Lift Station #26 (New York) complete. Waiting for quote for the rehabilitation of Lift Station #35 (Laurel Springs).	Intelligent Growth & Development	Water & Sewer
N Lakemont Seminole Ditch	Final design, permitting, and bid package will be generated for an anticipated start of construction in fall of 2023.	Investment in Public Assets & Infrastructure	Stormwater
Park Pavilions	Ward Park pavilion replacement being planned for Summer 2023.	Investment in Public Assets & Infrastructure	Parks
Parks Swoope Facility BLD	Property swap complete. City working with architect firm for facility design.	Exceptional Quality of Life	Parks
Ravadauge Lift Station	Final design in progress. Design anticipated to be complete by August 2023 for construction thereafter.	Investment in Public Assets & Infrastructure	Water & Sewer
Richard Crotty Pkw	Roadway project pushed back by Orange County to begin construction Spring 2025. Water and wastewater utilities design 95% complete.	Investment in Public Assets & Infrastructure	Water & Sewer
Shady Park Area Improvements	Artist meeting held with Hannibal Square on 3/9 to present concept. Planning to have a follow-up meeting to settle final details around 4/10 so that final concept with community approval to CRA and PRAB for action at their April meetings (4/19 and 4/20). Timeline for fabrication, installation of the art piece, and remaining amenity	Exceptional Quality of Life	CRA

Project	Project Update	Strategic Objective	Division
	enhancements currently estimated at 12-14 months from July 2023.		
UT Lines 434 Road Widening	Design is 90% complete. FDOT has delayed roadway project bid until July 2026.	Investment in Public Assets & Infrastructure	Water & Sewer
Ward Park Improvements	Working on ADA walkways and final draft plans for concession stand.	Exceptional Quality of Life	Parks
Water Treatment Plants R&R	Reviewing water treatment plant conditions for future rehabilitations next fiscal year.	Investment in Public Assets & Infrastructure	Water & Sewer

Title 2: Active Status

Project	Project Update	Strategic Objective	Division
7 Oaks Park	Design approved and permitting and bidding construction is underway. Construction fencing and graphic panels are up. Ground breaking event scheduled for 4/13 and Construction Management contract coming to commission at 4/26 meeting.	Investment in Public Assets & Infrastructure	Parks
Dredge Canal	Received permit exemption for canal dredging on June 8, 2022. New contract for dredging work is approved. Scheduling the work for April 2023.	Investment in Public Assets & Infrastructure	Public Works
Cemetery Improvements	Structures are fabricated and should be delivered and ready for installation. Contract for related hardscape sent to commission for approval at 4/12 meeting. Site preparations and landscape/greenscreen install is underway.	Investment in Public Assets & Infrastructure	Parks
Dinky Dock Renovations	Concept approved by PRAB. Work is underway being performed internally by our Public Works department.	Exceptional Quality of Life	Public Works
Electric Meter Replacement	New meters are being integrated and exchanged with old meters.	Investment in Public Assets & Infrastructure	Electric
Electric Undergrounding Project	Miles of Undergrounding performed Project J: 2.72 miles 45% complete Project L: 9.57 miles 68.5% complete Project R: 4.31 miles 37.8% complete Residential Service Conversions (RSC) Fiscal YTD: 178 TOTAL so far for FY 2023: 0.85 miles	Investment in Public Assets & Infrastructure	Electric

Project	Project Update	Strategic Objective	Division
Facility Capital Improvements	Evaluating HVAC replacement for Emergency Operations. Building 10 painting has begun and expected to be complete in the next 2 weeks. Magnolia Plant roof replacement scheduled to begin in 3 weeks.	Investment in Public Assets & Infrastructure	Public Works
Improve Mead Garden	Work is being scheduled for this Spring 2023 to update the walkways in phase 1 main ADA trail loop. Mead board has determined pavilion replacement. Pavilion has been selected and ordered with tentative installation date July 2023. Demo of old structure and installation of new slab will occur prior with timing dependent on confirmed installation date.	Exceptional Quality of Life	Parks
IT Infrastructure Upgrade	Funding being utilized for modernization of IT infrastructure.	Fiscal Stewardship	IT
Meter Data Management Upgrade	Harris Smartworks continues to coordinate with Water/Wastewater, Finance and IT Departments for software development. Upgrade to new RNI version complete.	Investment in Public Assets & Infrastructure	Water & Sewer
Neighborhood Traffic Calming	City staff will be installing traffic calming devices at the following locations because the speeds collected along these sections of road were determined to be excessive and creates an unsafe environment for vulnerable users. 1. Winter Park Rd between Glenridge Way & Corrine Dr. 2. New York Avenue between Park Ave and Webster Ave. 3. Garden Dr between Orchid Ave & Denning Dr.	Investment in Public Assets & Infrastructure	Transportation
New York Streetscape	Phase I construction complete. Coordination on Phase II (New York Avenue to Morse Blvd intersections) streetscape and ADA enhancements underway. New York and Comstock intersection complete. Morse intersection under construction. Remaining intersection is Welbourne.	Intelligent Growth & Development	CRA
Post Office Acquisition	Awaiting response from Post Office regarding their opinion of the two Commission approved potential sites.	Investment in Public Assets & Infrastructure	CRA
Signalization Upgrade	New controllers have been purchased and delivered. The four intersections that are being tested will be converted to the new controllers that are consistent with FDOT's controllers. City staff is currently working with FDOT to evaluate traffic	Investment in Public Assets & Infrastructure	Transportation

Project	Project Update	Strategic Objective	Division
	signal timings along the state roads to see if the timings can be optimized. Also, City staff is working on Fire Department preemption system. Phase 1 preemption installation has started and is under review.		
Stormwater Rehab	Pipe lining on Whitehall Drive and Whitesell Drive is complete. Storm pipe cleaning is complete at the Winter park Pines Golf course. Storm pipe replacement completed at the north end of Laurel Road and near 236 Rippling Ln.	Investment in Public Assets & Infrastructure	Stormwater
Upgrade Water Mains	Upgrading water mains. Currently working on Kingwood subdivision.	Investment in Public Assets & Infrastructure	Water & Sewer
Ward park pond	Ward Park ponds construction is complete. Estimated completion of the necessary piping is May 2023.	Investment in Public Assets & Infrastructure	Stormwater
Winter Park Sports Complex	Field Turf moved to Showalter East – Conversion to sports turf began the week of 4/3 with projected completion by August 2023.	Investment in Public Assets & Infrastructure	Parks
WP Estates WW Plant	Standby generator is installed and operational. Completing startup and troubleshooting activities.	Investment in Public Assets & Infrastructure	Water & Sewer
WP Pines Golf Course	ADA restroom and plumbing improvements are scheduled for Summer 2023. Canopy replacement that will provide additional covered seating is underway with expected completion date week of 4/24.	Investment in Public Assets & Infrastructure	Parks

Title 3: Pending Status

Project	Project Update	Strategic Objective	Division
Cady Way Pool Improvements	Contract has been awarded to vendor and work scheduled for Sept 2023	Exceptional Quality of Life	Parks
CRA Small Projects	Canton & Garfield pedestrian connection project is now on hold due to unforeseen added cost. Process moving forward is to evaluate in conjunction with other improvement opportunities. Staff is reviving internal conversations on how to support pedestrian traffic to this new downtown stage civic amenity.	Intelligent Growth & Development	CRA

Project	Project Update	Strategic Objective	Division
Decorative Lights and Trees in CRA	140 total decorative lights have been installed. Coordination with Electric Utility on assessment of light replacements/additions as needed.	Intelligent Growth & Development	CRA
East OC Service Improvement	Pending in house availability to planning redirection of flow to East plant.	Investment in Public Assets & Infrastructure	Water & Sewer
Lake Bell Weir Improvements	Pending monitoring assessment.	Investment in Public Assets & Infrastructure	Stormwater
Nicolete Ave Stormwater Replacement	A scope for modeling is being developed for the most effective stormwater treatment pond design. SJRWMD permit exemption is being requested.	Investment in Public Assets & Infrastructure	Stormwater
Sewer Main Extensions	Extension of sewer mains to support new development or redevelopment.	Investment in Public Assets & Infrastructure	Water & Sewer
Showalter Field Cap.	Pending future funding for field improvements.	Exceptional Quality of Life	Parks
St. Andrews Trail	Design completed for which the City has been reimbursed by the FDOT. Due to the 250% increase in construction materials, this project has been delayed to FY2026-FY2027 per Metroplan Orlando.	Investment in Public Assets & Infrastructure	Transportation
Temple Dr SW Imp	Future improvements pending funding in the 5yr capital plan.	Investment in Public Assets & Infrastructure	Stormwater
Tennis Center Upgrades	Pickleball net has been ordered with expected delivery on or before June 2023. Staff is working with instruction contractor on options for hitting wall. Well will be replaced after Mead well with expected completion before August 2023.	Investment in Public Assets & Infrastructure	Parks
West Comstock Parking	West Comstock parking and an extension to the Library parking lot concept drawings are complete. Both are pending permitting by the SJRWMD.	Investment in Public Assets & Infrastructure	Public Works

Recently Completed Projects

Public Works Department

The Transportation team has completed the installation of RRFBs at Mizell Ave by the hospital and Denning Dr south of Webster Ave as part of Exceptional Quality of Life strategic objective.



Parks Department

The Parks and Recreation Department has completed the Meadows Park at Margaret Square upgrade as part of Exceptional Quality of Life strategic objective.



Water and Sewer Department

The Water and Sewer department completed the rehabilitation of Lift Station #26 (New York) as part of Investment in Public Assets & Infrastructure strategic objective.



City Commission **agenda item**

item type Consent Agenda	meeting date April 12, 2023
prepared by Rene Cranis	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Approve the minutes of the regular meeting, March 22, 2023.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[CC-min-2023-03-22.pdf](#)



City Commission Regular Meeting Minutes

March 22, 2023 at 3:30 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Todd Cruzada, Todd Weaver (arrived at 3:42 p.m.); City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman; City Clerk Rene Cranis.

1) Meeting Called to Order

Mayor Anderson called the meeting to order at 3:34 p.m.

2) Invocation

Pastor Shawn Garvey, First Congregational Church of Winter Park, gave the invocation followed by the Pledge of Allegiance.

3) Oaths of Office

Commissioner Sullivan was issued the ceremonial oath of office by his wife and Commissioner DeCiccio was issued the oath of office by her husband.

4) Approval of Agenda

Mayor Anderson noted that staff has requested that Item 13a be tabled. Agenda was approved by consensus. Commissioner Weaver was not present.

Commissioner Weaver arrived at 3:42 p.m.

5) Mayor Report

Mayor Anderson spoke about the city's renewable energy efforts which will be addressed in the work session on March 23rd.

6) City Manager Report

Mr. Knight advised that the required auditor report will be delayed due to complications with utility conversion program and will be presented in the second meeting in April.

a. FY 2023 Third Quarter Work Session Schedule

Mayor Anderson suggested holding the May 25th work session open for possible future discussion of the electric feasibility study. Approved by consensus.

7) City Attorney Report

8) Non-Action Items

9) Public Comments | 5 p.m. or soon thereafter (taken after Commission Reports)

10) Consent Agenda

- a. Approve the minutes of the regular meeting, March 8, 2023
- b. Approve the minutes of the work session, March 9, 2023
- c. Approve the following piggyback contracts:
 1. ACF Standby Systems, LLC - Sourcewell Contract #092222 - Electrical Energy Power Generation Equipment; For goods on an as-needed basis during the remainder of the current term of the Agreement through November 22, 2026; Amount: \$750,000.
 2. Siteone Landscape Supply, LLC - Orange County Public Schools Contract #ITB2202048 - Ant Bait & Herbicides Products; For goods on an as-needed basis during the term of the Agreement through April 26, 2024; Amount: \$125,000.
- d. Approve the following contract:
 1. Ceres Environmental Services, Inc. - RFP5-18 - Emergency Debris Management Services; Amount: \$75,000 for services on an as needed basis for the remainder of the current term through May 25, 2023.

Motion made by Commissioner Weaver to approve the Consent Agenda; seconded by Commissioner Cruzada. Motion carried unanimously with a 5-0 vote.

11) Action Items Requiring Discussion

- a. Solid Waste Services - Contract extension with Waste Pro

Mayor Anderson noted the options being presented: a three-year extension or seven-year extension with a provision for conversion of trucks to natural gas by January 2024, replacement of existing carts and change in rates.

Commissioner Weaver suggested that there may be a benefit to consider a 4½ year term as a way to hold rates against future inflation and convert one-half of their trucks to natural gas.

Commissioner DeCiccio supported a three-year term which she feels will incentivize Waste Pro to work for conversion of trucks to natural gas and renewal in three years.

Mayor Anderson asked, given the desire for natural gas trucks and to improve conditions on Center Street, if there was sufficient time to solicit bids. Ms. del Valle responded that the contract has a six-month window built in so the city could go to bid, if the commission rejects the three-year extension and have a contract in place by October 1st when the contract would renew. Staff will be bringing forward a proposal for

Center Street modifications after hosting meetings with Park Avenue merchants and the Chamber of Commerce to gain feedback. She feels is not feasible to complete a full proposal for Center Street in six months. Staff is still looking some interim options. Mr. Knight said a three-year extension would allow time for implementation of Center Street improvements.

Ms. del Valle advised that the contract requires a decision by March 30th. If the commission does nothing, the contract automatically renews for three-years; however, she believes the city could continue negotiations under an extension to the next meeting. She added that the city could approve a three-year extension and negotiate terms. Discussion followed on terms and options for improvements to Center Street.

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

b. Naming park at former Progress Point site.

Director of Communications Clarissa Howard outlined the process for naming the Progress Point site, media efforts and results of a survey, leading to the recommendation of Seven Oaks Park.

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

Mrs. Howard advised the groundbreaking event will be on April 13th.

c. City Banner Policy Update

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

Bonnie Jackson, 3009 Temple Trail, spoke about her banner request made on behalf of Winter Park Republic Women Federated which was not addressed by the city. She questioned why her banner celebrating family was ignored and the request to display PRIDE banners was approved in 2021 and 2022. She feels the policy should only allow banners for city events and should define who owns the property.

Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver; and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.

Commissioner DeCiccio cited supreme court case regarding displaying flags and said the policy is modeled after that case and noted it applies only to city-owned property.

12) Public Hearings: Quasi-Judicial Matters

- a. RESOLUTION 2270-23: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1424 CAVENDISH ROAD, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

Attorney Ardaman read the resolution by title.

Planning Technician Aaron Hull presented this request which received a positive recommendation from staff and Planning and Zoning Board.

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

- b. Request by Winter Park National Bank to re-establish and extend the Conditional Use approval for a three-story building with one drive-in teller at 345 Carolina Avenue.

Director of Planning and Zoning Jeff Briggs presented this request, largely due to delays caused by the pandemic.

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

- c. Request of R. B. Equities, Inc.: for Conditional Use approval to allow for the development of four two-story townhouses at 730 Minnesota Avenue, zoned R-3.

Mr. Briggs reviewed the conditional use request and site plan. The plan accomplishes staff's desire to preserve three live oak trees in the middle of the site surrounded by townhouses and received a positive recommendation from Planning and Zoning Board.

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

- d. ORDINANCE 3268-23: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, VACATING AND ABANDONING A 15 FOOT-WIDE PORTION OF THE VIA TUSCANY RIGHT-OF-WAY DEDICATED BY MAITLAND SHORES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "S", PAGE 68, OF THE PUBLIC RECORDS OF ORANGE COUNTY, LYING EAST OF

THE RESIDENTIAL LOT LOCATED AT 2433 VIA TUSCANY, WINTER PARK, FLORIDA, HAVING ORANGE COUNTY TAX PARCEL IDENTIFICATION NUMBER 32-31-30-5478-05-080 AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE. (2nd reading)

Attorney Ardaman read the ordinance by title

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

13) Public Hearings: Non-Quasi-Judicial Matters

- a. Request of the City of Winter Park for: An Ordinance to extend the expiration of conditional use and variance approvals. REQUEST BY STAFF TO TABLE.

Tabled to April 12, 2023.

14) City Commission Reports

Mayor Anderson -

- Reported that Orange County Mayor Demings formed the Tourist Development Tax (TDT) Citizen Task Force to expand the input on alternatives for the TDT and at Mayor Demings request, he appointed Matthew Downs to the Task Force.

Commissioners Sullivan, DeCiccio and Cruzada - no report

Commissioner Weaver -

- Said the Winter Park Playhouse lease of their current location on Orange Avenue ends in 18 months. He suggested using the existing parking lot at Progress Point that would meet Playhouse needs. He reviewed proposed site layout with a building over parking and the many advantages and minimal disadvantages of this conceptual plan.

Winter Park Playhouse Executive Director Heather Alexander supported the plan which would allow them to move forward with a capital campaign and noted that this would be a long-term lease that she feels will complement park. The Playhouse would be responsible for building and maintenance but it would be a city asset.

After brief discussion on the FAR and importance of identifying the Playhouse needs, consensus was that staff meet with Ms. Alexander and bring forward their concept on seating, parking requirements, square footage and place on the April 12th agenda for discussion and then continue discussion in the April 13th work session.

A recess was held from 4:45 to 4:52 p.m.

Mayor Anderson asked Mr. Knight to distribute his comments on tomorrow's work session tomorrow to the rest of the commission.

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

Lawanda Thompson, 664 Lyman Avenue, spoke about the death of Daniel Knight last year at his niece's wedding. She expressed her anger that the city has not been transparent in releasing information about the incident and wants employees terminated for violating policy and the law. She asked that all videos and documents be released to the family.

Katrina Knight, sister of Daniel Knight, spoke about her brother's character, especially as a father. She asked for transparency and release of the FDLE report, medical report, autopsy report, unedited videos (bodycam and venue) and the officer's personnel records.

Janisha Knight-Paul, niece of Daniel Knight and wedding bride, said they have not filed litigation but will do so to get transparency because they feel the family has been ignored. She spoke about the emotional trauma of her family and her wedding guests and expressed hope for resolution and support of the commission to get transparency. Ms. Paul continued on behalf of Daniel Knight's sister, Jennel Smith. She reiterated the family's ongoing emotional trauma and stated that litigation would be filed to obtain transparency.

Patricia Keeby, grandmother of Daniel Knight, was called to speak but was unable. Lawanda Thompson spoke in her place about the city doing the right thing for the family, especially for the sake of his children. She feels this has tarnished the city and the city needs to take action.

Bonnie Jackson, 3009 Temple Trail, said she feels there is a lack of greenspace in Winter Park and is glad to see Progress Point become a park. She spoke against the city helping select non-profits and spending money for the benefit of one entity over another. She opposed the construction of buildings in the park.

Michael Anthony, 704 Kiwi Circle, spoke about the symbolism of PRIDE and the importance of acceptance of members of the LGBTQ community. He thanked community members who have supported PRIDE.

Julie Von Weller, 641 Williams Drive, said she feels there is a lack of community engagement and encouraged the city to improve community engagement.

Mayor Anderson said this has been a tragic event and hearts are with the people involved and impacted by this incident.

15) Summary of Meeting Actions

- Approved 3rd quarter work session schedule, holding May 25th for possible electric feasibility discussion.
- Approved the Consent Agenda.
- Approved a three-year extension of solid waste contract.
- Renamed Progress Point site to Seven Oaks Park.
- Approved the banner policy.
- Approved resolution designating 1424 Cavendish Road to Register of Historic Places.
- Extended conditional use approval for 345 Carolina Avenue.
- Approved conditional use for 730 Minnesota Avenue.
- Adopted ordinance vacating portion of 2433 Via Tuscany.
- Schedule discussion of Winter Park Playhouse on April 12th agenda and the April 13th work session.

16) Adjournment

Mayor Anderson adjourned the meeting at 5:24 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission **agenda item**

item type Consent Agenda	meeting date April 12, 2023
prepared by Rene Cranis	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Approve the minutes of the work session, March 23, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[CC-min-2023-03-23ws.pdf](#)



City Commission Work Session Minutes

March 23, 2023 at 1:00 p.m.

City Hall, Commission Chamber:
401 S. Park Avenue | Winter Park, Florida

Present

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

Also Present

Executive Advisor Michael Mount and Principal Advisor Diana Prkacin, Quanta Technology.

1) Call to Order

Mayor Anderson called the meeting to order at 1:01 p.m.

2) Discussion Item(s)

a. Renewable Energy Study Update

Principal Advisor Diana Prkacin gave a presentation on the results of the renewable energy study.

Purpose: next steps for the Clean Energy Plan – Ms. Prkacin explained that the team listened to input from city staff, Keep Winter Park Beautiful and Sustainable Board (KWPB&S) and the Utility Advisory Board (UAB) to understand what mix of energy, time frame and costs would be included in the Clean Energy Plan.

Definition Overview – key terms were discussed and differences between net-zero carbon, zero carbon, and carbon energy were defined.

Scenarios - three base targets were defined in the study scope: 100% renewable by 2050, 100% net-zero carbon by 2050 and 80% renewable by 2035. Ms. Prkacin reviewed different scenarios for 100% renewable by 2050. Only high and expected forecasts were included in the study, along with variations of what natural gas fuel pricing would be, expectations for growth of distributed solar and storage, adaptation of electric vehicles, and renewable energy credits (REC) offset pricing.

Assumptions and Forecasts – Ms. Prkacin spoke about supply sources for current state load generation (residential, commercial and streetlight), components used to develop annual energy needs based on 10-year plans from other utilities, expected low and high forecasts for residential distributed solar, distributed solar on rooftops, vacant land owned by the city and forecasts of EV charging loads for residential and local business customers.

In reference to generation assumptions, Ms. Prkacin explained that solar and green hydrogen, coupled with battery storage, are the best fit for the city. She spoke about the maturity and viability of these technologies and the potential for the city to have partial ownership of each.

Commissioner Sullivan asked for clarification between green hydrogen and battery storage. Ms. Prkacin explained that green hydrogen and battery storage are comparable in some ways, and gave examples of those similarities. Commissioner Weaver asked about geothermal uses and Mr. Mount explained that on a utility scale, there are no viable geothermal resources that would allow for large generators to be built. He added that currently there are new technologies for geothermal energy that have been contracted, or are in testing phases, that may be viable for Florida in the future.

Forecast Generation – the team looked at individual categories of single-family homes, multi-family dwellings, commercial buildings and city assets, to determine if the buildings can be energy neutral. They spoke about timelines and forecasts for target load reduction for each based on EV, solar, and battery storage.

Method – the team planned objectives and assumptions based on feedback, initial load distributed energy sources, and EV forecasts to develop the city's integrated resource planning. Ms. Prkacin spoke about the probabilistic integrated resource planning tool (pIRP) that was used to devise future generation portfolios, and uncertainty analysis. Portfolios were identified and evaluated by defining scenarios the described future conditions such as various high, medium and low adaptation rates for EV, PV, and gas pricing. Baseline assumptions and least cost expansion plans were identified for each scenario, and the best performing portfolios (typically the lowest cost with highest reliability) were selected from those results.

In response to questions on battery capacity for homes from day to overnight, Mr. Mount explained the two ways batteries are rated: peak and energy capacity. He explained that only if a battery has sufficient energy capacity, is it able to give a home energy all night long.

Results – Mr. Mount spoke about the 15 scenarios in the study based on the three base targets. He highlighted expectations and percentages that were used to determine different potential outcomes, and identified three likely scenarios based on those results.

Mayor Anderson noted that he asked to see net zero carbon in the study because he equated it to the OUC definition. He explained that in OUC's case, going from 94% to 100% carbon free was a 26% premium of additional installed capacity, as they continue to use 5% natural gas and 1% nuclear. He said discussion needs to be held on whether 100% for 2050 is the right target for the city. He feels that options 1A or 3A are best fit for the city and spoke on how OUC achieved net zero carbon. Discussion followed on the differences between OUC and Winter Park, as well as potential to reach 100% renewable energy.

Scenario 1A: 100% renewable by 2050 – Mr. Mount reviewed the scenario and highlighted key elements and assumptions including cost of debt generation, weighted cost of capital, load forecast. He presented a graph indicating how the city meets capacity requirements on a year by year basis. He spoke about issues related to energy capacity for solar, batteries and other technologies such as green hydrogen to achieve 100% renewable by 2050. In-depth discussion was held on the following topics: green hydrogen technology, solar production, capacity and energy requirements, virtual power plants, and cost impacts.

After discussion, Mr. Mount continued to review elements of Scenario 1A such as annualized cost of energy, levelized cost of energy, and various other elements.

Scenario 3A- Mr. Mount noted that in this timeline the city would reach 80% renewable by 2035 followed by 100% renewable by 2050, however, after 2035 the assumption is the same. He reviewed key elements such as annual total capacity additions by technology, levelized cost of energy, Present Value Revenue Requirements (PVRR) results and a summary of financial results for PVRR and levelized cost of energy.

Roadmap/Next Steps - recommendations focused on four areas within the roadmap such as financial, studies, technology and purchases. These were identified by the following timelines: short term (next 3 mo.), mid-term (next 18 mo.) and long term (next 48 mo.). Mr. Mount reviewed the primary focus, timeframe, suggested actions, and projects for each target area. (See attached presentation for reference).

Mayor Anderson referenced pg. 42 of the power point presentation on energy sources, which outlines what happens over a 24-hour cycle and where power comes from in a 24-hour day. He noted that it may be beneficial to refine this information to show residents where their power is coming from. Mr. Mount explained how the model for this data was analyzed.

In response to questions regarding time of use (TOUs), Mr. Knight explained that currently the city doesn't benefit from a TOU meter, because the city is not a generator. He explained that the only way this would benefit the city, would be to convince residents into not running electricity for the one hour in the month that the peak for that month is calculated. Discussion followed on TOU peak loads, fuel costs elements and impacts.

Commissioner Sullivan addressed comments on the study that were circulated by Mayor Anderson. Some of the topics reviewed included: energy efficiency opportunities, battery and solar cost reduction efficiency curve, battery plus PV numbers, distributed batteries as part of the city's power plan, assumptions, escalation of prices at 3% and how it relates to inflation, rise in cost per megawatt hour in 2035, and city ownership in power generation and storage of battery assets.

After reviewing Mayor Anderson's comments, Commissioner Sullivan noted that the city has been looking at renewable energy for the past two and a half years, and urged the city to hire staff with the appropriate skills/knowledge to move this effort forward. Discussion

followed about hiring a consultant in lieu of a full-time employee, and Commissioner Sullivan suggested using a consultant initially, before moving forward with a full-time employee.

Mayor Anderson added that UAB Chair, Michael Poole, suggested developing a business plan for this effort and do a direct hire as suggested by Commissioner Sullivan. Commissioner Sullivan concurred and discussion followed on special assessments, the PACE program, and grant opportunities to fund the position. Ms. Eby noted that the city is not part of the initial cusp of Inflation Reduction Act block grants received by the state due to population size. She said additional grants are anticipated that the city may be able to benefit from.

Commissioner Sullivan said he has three requests, amending the Sustainability action plan with the results of this study and address the plan as a “targeted program” for the city, not an aspirational plan as in the resolution and resolve to work for renewable energy for the city including staffing.

Commissioner Weaver asked about concessions for the city to put a solar generation plant on a property in Orange County. Discussion followed on the development of brown fields and solar farms, classification and build costs. Further discussion was held on parameters for developing the business plan for this effort, the undergrounding project and related revenue assumptions and expenses. Mayor Anderson asked the consultants to develop a 30-year forecast business model. Mr. Mount suggested meeting with staff to identify other relevant elements in order to determine more accurate estimates for the model. Discussion continued on identifying which scenario (1A and 3A) and benchmarks is best for the city, recommendations and feedback from the Sustainability and UAB boards.

Mr. Mount addressed Mayor Anderson’s comments on the study and said most comments will be addressed within the scope of work and budget, and will result in changes and revisions to the study. He identified elements that are not in the scope and said once revisions are done a report will be given to Ms. Eby on status of each comment.

3) Adjournment

The meeting adjourned 3:23 pm

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis, MMC



**QUANTA
TECHNOLOGY**
A QUANTA SERVICES COMPANY

MARCH 23, 2023

City of Winter Park Final Report Presentation

QUANTA

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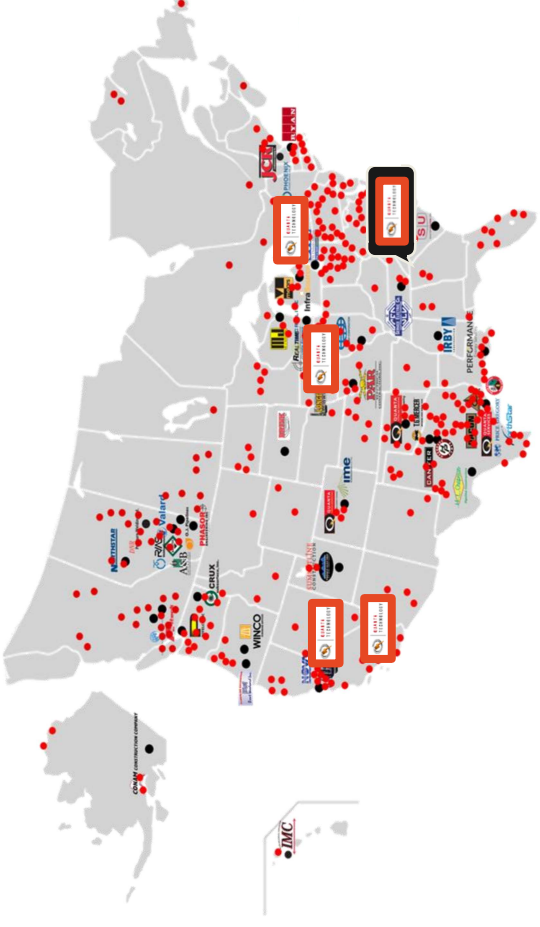
Michael
EXECUTIVE
Subject Matter
mmount@quanta-technology.com
203-400-2338

Quanta Technology Overview

We are an independent technology, consulting, and testing company serving a wide range of utility customers.

- Headquartered in Raleigh, NC, and part of Quanta Services (Fortune 300).
- Supporting offices in IL, CA, and Canada.

- Nearly 300 consultants and industry experts
- Expertise in electric power and energy in gas and water systems, and solutions.
- Serving numerous IOUs, and municipalities and distribution, protection, distribution and renewables, grid resiliency.



We offer a full spectrum of services in the follo

• Grid modernization and business strategy	• Transmission and distribution
• Advanced metering infrastructure	• Asset operations
• Smart water and gas solutions	• Protection and control
• Non-revenue water	• Transportation electrification
• Leak detection, pressure monitoring	• Renewables integration
	• Energy storage
	• Grid resiliency

Agenda



01.

Purpose

02.

Definition overview

03.

Scenarios

04.

Current state

05.

Assumptions and for

06.

Method:

07.

Results

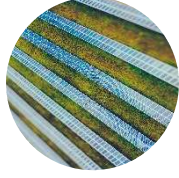
08.

Roadmap

Purpose: Next Steps for a Clean Energy Plan



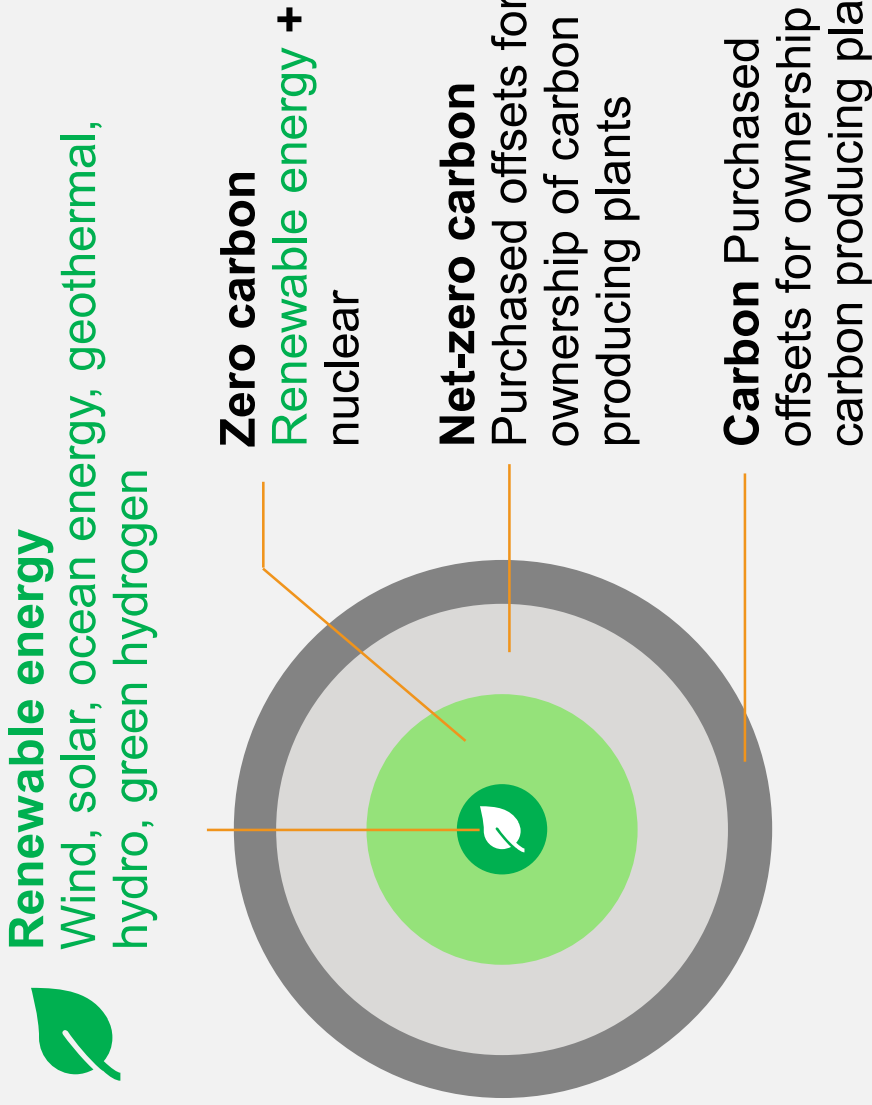
Which mix of energy? What timeframe? What cost?



To support clean energy in the City of Winter Park.



Definition Overview



Outline of Three Base Targets Defined in Study Scope

Scenario Element	Targets		
	100% Renewable Scenario 1	Net-Zero Carbon Scenario 2	80% Renewable Scenario 3
2050 renewable target	100%		
2050 net-zero carbon target		100%	
2035 renewable electric target			80%

Electric consumption forecasts do include charging requirements for forecasted EV adoption but do not include building electrification (e.g., changing space and water heating from gas to electric appliances).

Three Base Targets – Each Expanded with Multiple Scenarios

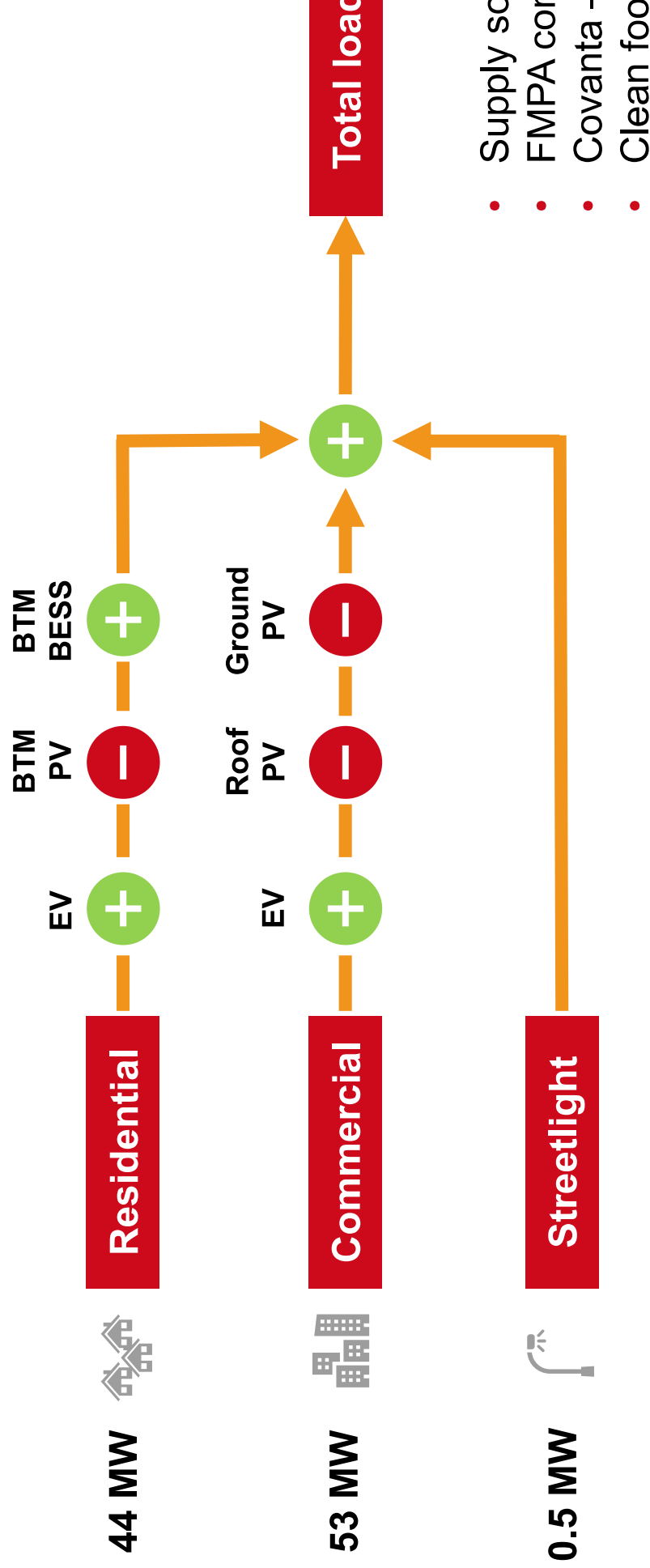
Scenario Count	1	2	3	4	5	6	7	8	9	10	11	12	1
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Scenarios

Scenario Element	100% Renewable by 2050						Net-Zero Carbon by 2050						80% Renewable by 2050
	1A	1B	1C	1D	1E	1F	2A	2B	2C	2D	2E	3A	
2050 renewable target	100%	100%	100%	100%	100%	100%	-			-	-	100%	100%
2050 net-zero carbon target							100%	100%	100%	100%	100%		
2035 renewable energy target												80%	80%
Load forecast	Expected	High	Expected	Expected	Expected	Expected	Expected	High	Expected	Expected	Expected	Expected	Expected
Natural gas fuel price forecast	Expected	Expected	Expected	Expected	High	Low	Expected	Expected	Expected	High`	Low	Expected	Expected
Distributed solar + storage	Expected	High	Low	Expected	Expected	Expected	Expected	High	Low	Expected	Expected	Expected	Expected
Electric-vehicle growth	Expected	High	Low	Expected	Expected	Expected	Expected	High	Low	Expected	Expected	Expected	Expected
REC pricing	N/A	N/A	N/A	N/A	N/A	N/A	Expected	Low	High	Expected	Expected	N/A	N/A
Developer cost of capital for generation	8.00%	8.00%	8.00%		8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
CWP cost of debt for generation				3.50%									3.50%

Most likely scenarios

Current State – Load and Generation



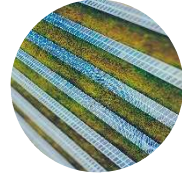
MW is peak load in 2021; energy consumption was 421 GWh

- Supply sc
- FMIPA cor
- Covanta -
- Clean foo

Forecasts and Assumptions



Assumptions: Generation



Energy source	Wind	Solar	Ocean	Geothermal	Biofuels	Green hydrogen
Mature technology	☒	☒	R&D	☒	☒	Likely 2035
Viable for location	☒	☒			Limited	☒
Resident owned		☒				
CWP owned		☒				☒
CWP Purchase Potential	☒	☒	☒			☒

Solar and green hydrogen are the best fit for City of Winter Park, coupled with battery

* Not considered generation

Forecast: Generation



City of Winter Park



Single family homes

- Energy neutral
- Timeline based on conservative EV adoption rates



Multi-family dwellings

- Consumer
- Rooftop solar to support EV
- Energy neutral difficult to achieve



Commercial buildings

- Consumer
- Energy neutral difficult to achieve
- Rooftop solar + parking lot solar to support EV



Governmental buildings

- Consumer
- Energy neutral difficult to achieve on some buildings may be possible for others
- Timeline based on roof replacement

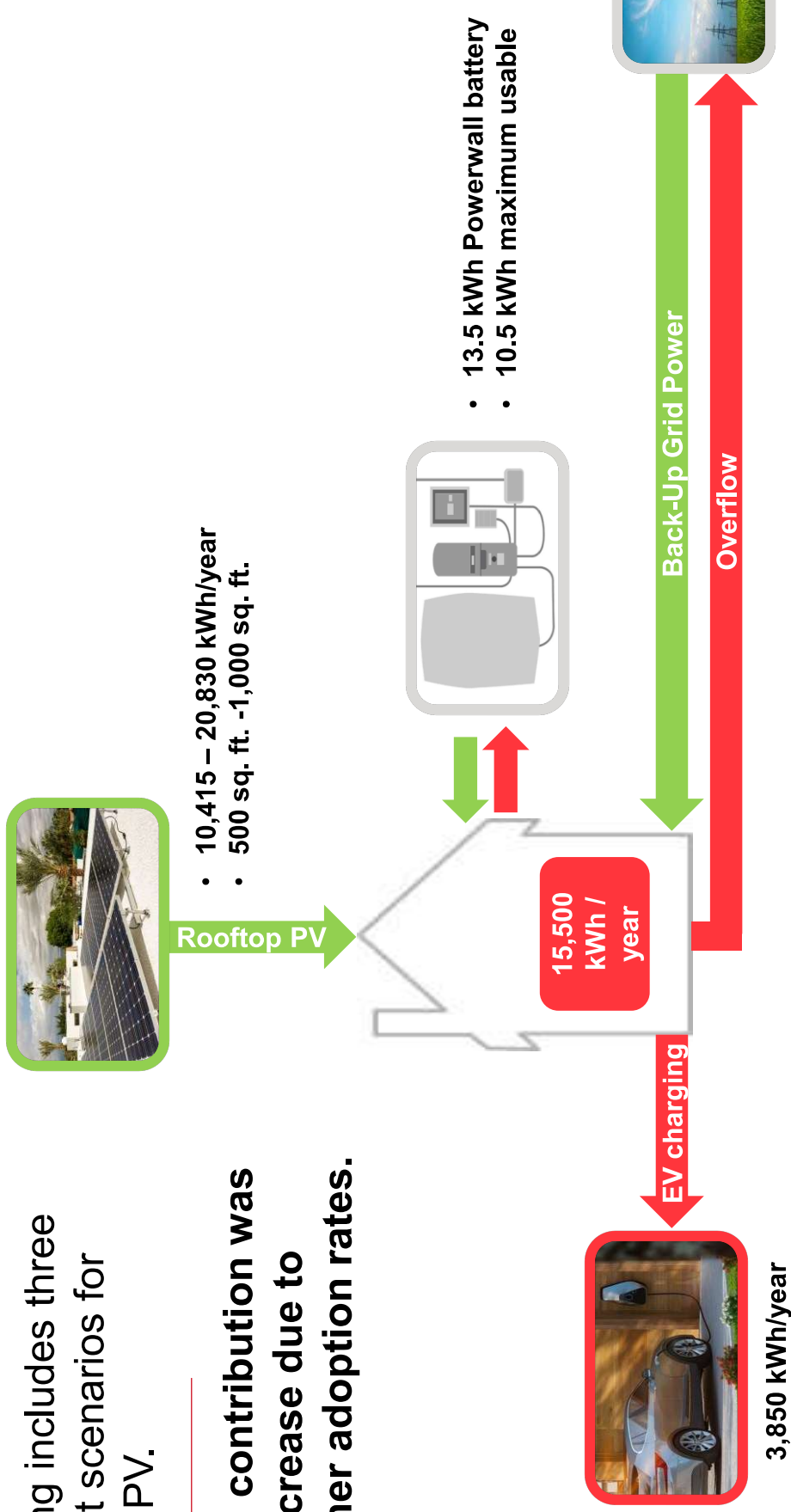
Single Family Home Forecasts: Target Reduced Load

Generation

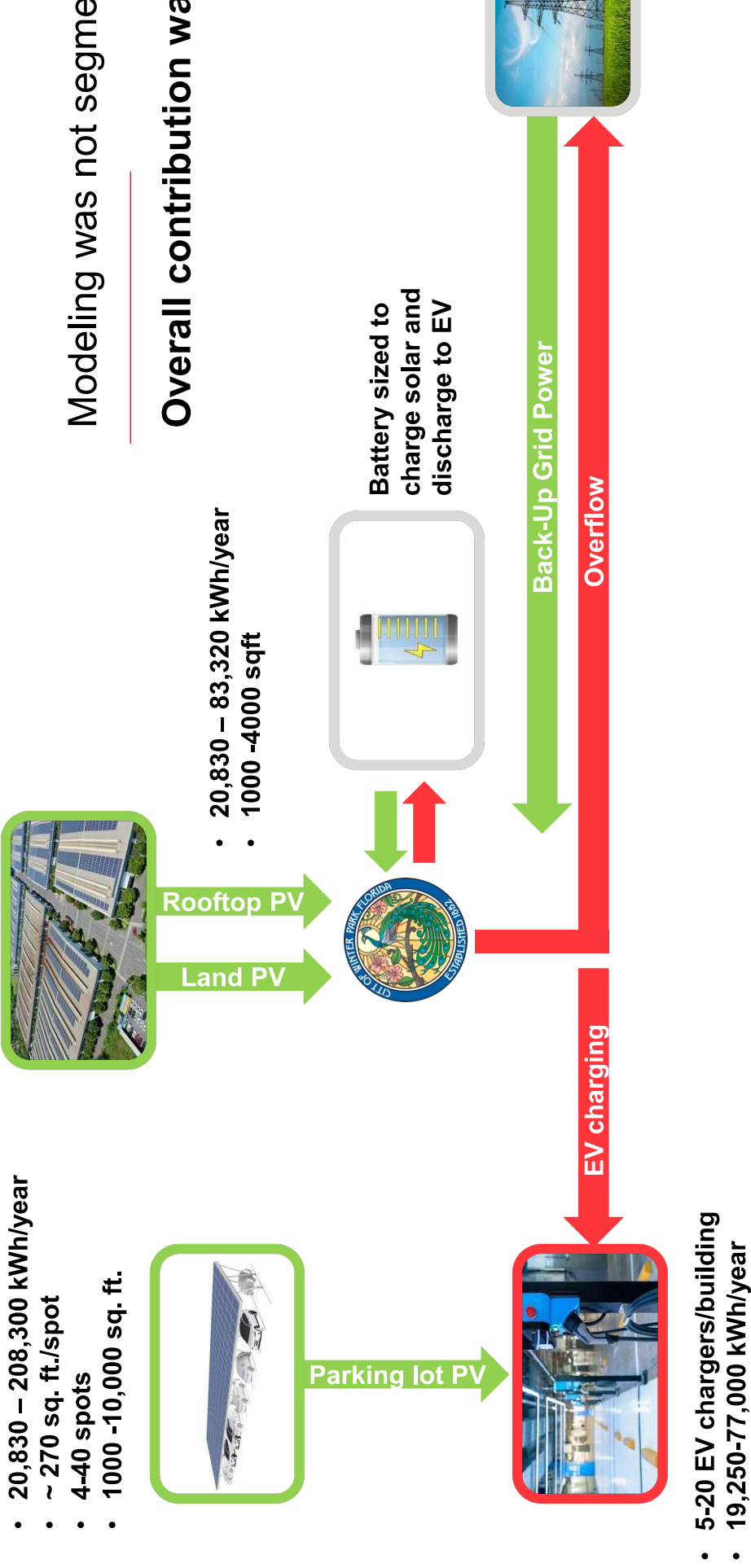
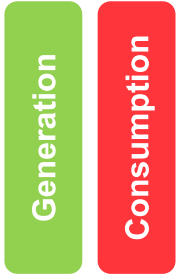
Consumption

Modeling includes three different scenarios for rooftop PV.

Overall contribution was load increase due to customer adoption rates.



City of Winter Park Assets: Target Load Reduction



Forecast: Resident and Commuter EV-LDV Charging



- EVs are forecasted to charge a maximum of 95% of regional vehicles.
- Customers purchasing electric vehicles will likely obtain Powerwall or similar charging storage, and likely rooftop solar.
- Forecast was developed based on average in the TYSP that includes:

• IOUs:

- Munis:    

Maximum Distributed Energy: You Are Still Buying Power



City of Winter Park ass



Single family homes

- Energy Neutral**
- Energy neutral
 - All SFH's powered by solar
 - Rooftop solar maximized



Multi-family dwellings

- Consumer**
- Rooftop Solar to support EV
 - Reduced Energy



Commercial buildings

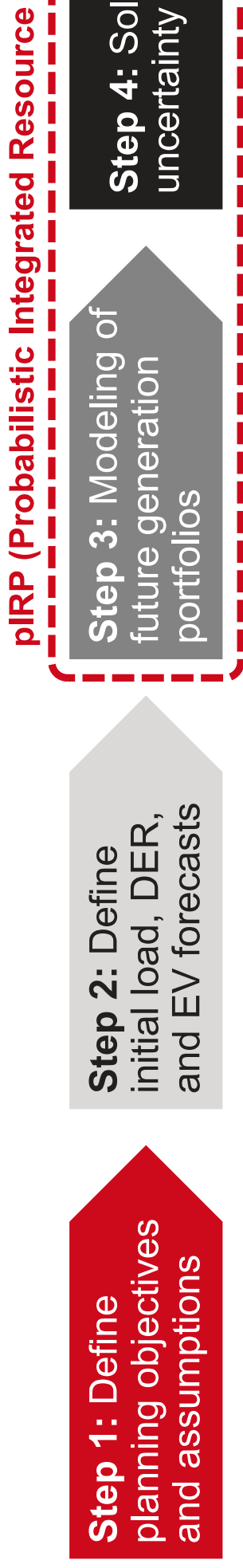
- Consumer**
- Conservation
 - Rooftop solar maximized
 - Carport solar



Governmental buildings

- Energy Neutral**
- Conservation
 - Rooftop solar maximized
 - Carport Solar

Method: Key Steps in the Development of CWP IRP



Method: How Portfolios are Identified and Evaluated



- 1 Define scenarios so they describe a range of plausible future conditions.
- 2 Identify baseline assumptions for each scenario.
- 3 Run least cost-expansion plan for each scenario.
- 4 Develop a list of possible portfolios based on results.
- 5 Adjust portfolios as needed.
- 6 Select the best performing portfolio, and identify no-regret, or limited regret strategies across the future scenarios.

The Following Slides Primarily Focus on the Three Most Likely Scenarios

Scenario Count	1	2	3	4	5	6	7	8	9	10	11	12	1
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Scenarios

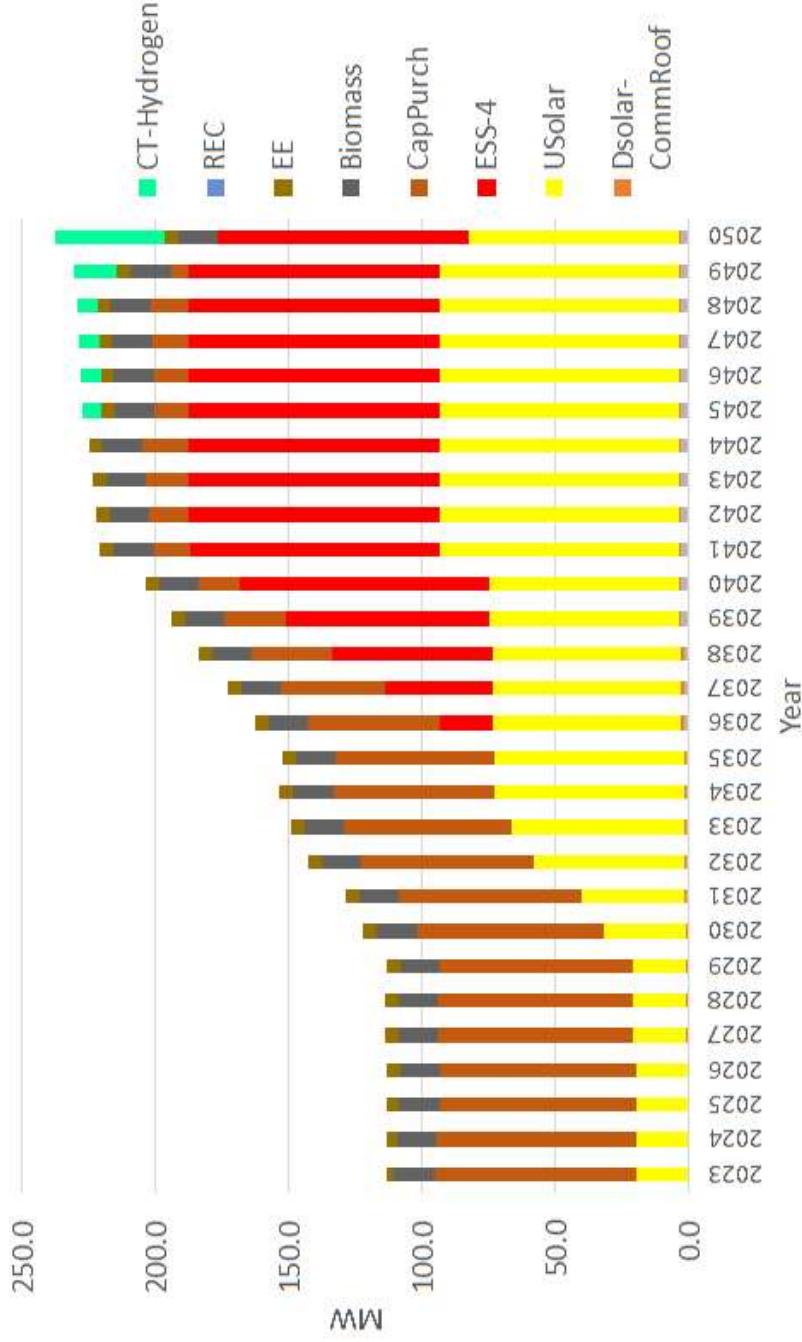
Scenario Element	100% Renewable by 2050						Net-Zero Carbon by 2050						80% Renewable
	1A	1B	1C	1D	1E	1F	2A	2B	2C	2D	2E	3A	3
2050 renewable target	100%	100%	100%	100%	100%	100%	-	-	-	-	-	100%	100%
2050 net-zero carbon target							100%	100%	100%	100%	100%		
2035 renewable energy target												80%	80%
Load forecast	Expected	High	Expected	Expected	Expected	Expected	Expected	High	Expected	Expected	Expected	Expected	Expected
Natural gas fuel price forecast	Expected	Expected	Expected	Expected	High	Low	Expected	Expected	Expected	High	Low	Expected	Expected
Distributed solar + storage	Expected	High	Low	Expected	Expected	Expected	Expected	High	Low	Expected	Expected	Expected	Expected
Electric-vehicle growth	Expected	High	Low	Expected	Expected	Expected	Expected	High	Low	Expected	Expected	Expected	Expected
REC pricing	N/A	N/A	N/A	N/A	N/A	N/A	Expected	Low	High	Expected	Expected	N/A	N
Developer cost of capital for generation	8.00%	8.00%	8.00%		8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	
CWP cost of debt for generation				3.50%									3.5

Most likely scenarios

Scenario 1A: 100% Renewable by 2050

Scenario Element	Value	
2050 renewable target	100%	
2050 net-zero carbon target		
2035 renewable energy target		
Load forecast	Expected	 Expected load forecast per year based on
Natural gas fuel price forecast	Expected	
Distributed solar + storage	Expected	
Electric-vehicle growth	Expected	
REC pricing	N/A	
Developer cost of capital for generation	8.00%	
CWP cost of debt for generation		

Scenario 1A: 100% Renewable by 2050 Annual Total Capacity Additions by Technology



- Generation additions include substantial solar, and batteries and some biomass.
- Combustion Turbine (CT) fueled with Green Hydrogen is added in last five years.

Definitions



Revenue requirement

Required utility revenue needed to pay for all capital, operational and maintenance costs



Present value of revenue requirement

The annual revenue requirement after it has been discounted to a common based year

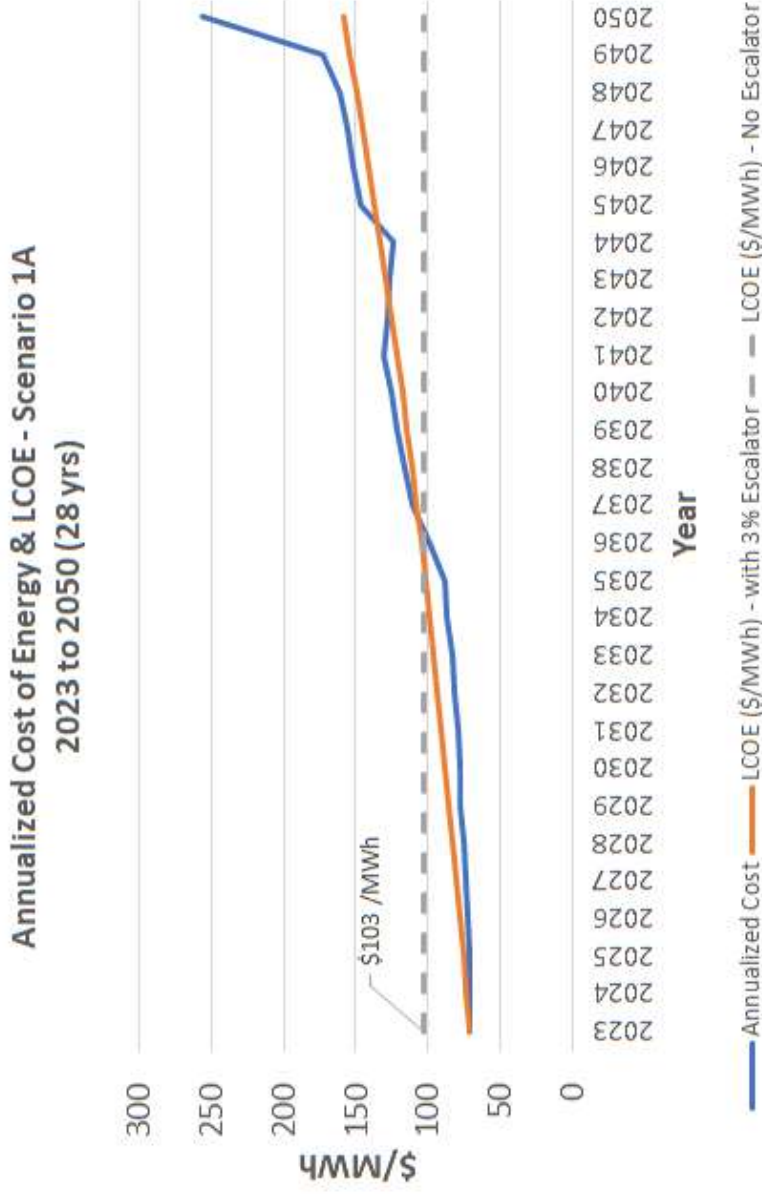


Levelize cost of energy

The present value stream of annual energy costs divided by the stream of annual consumer

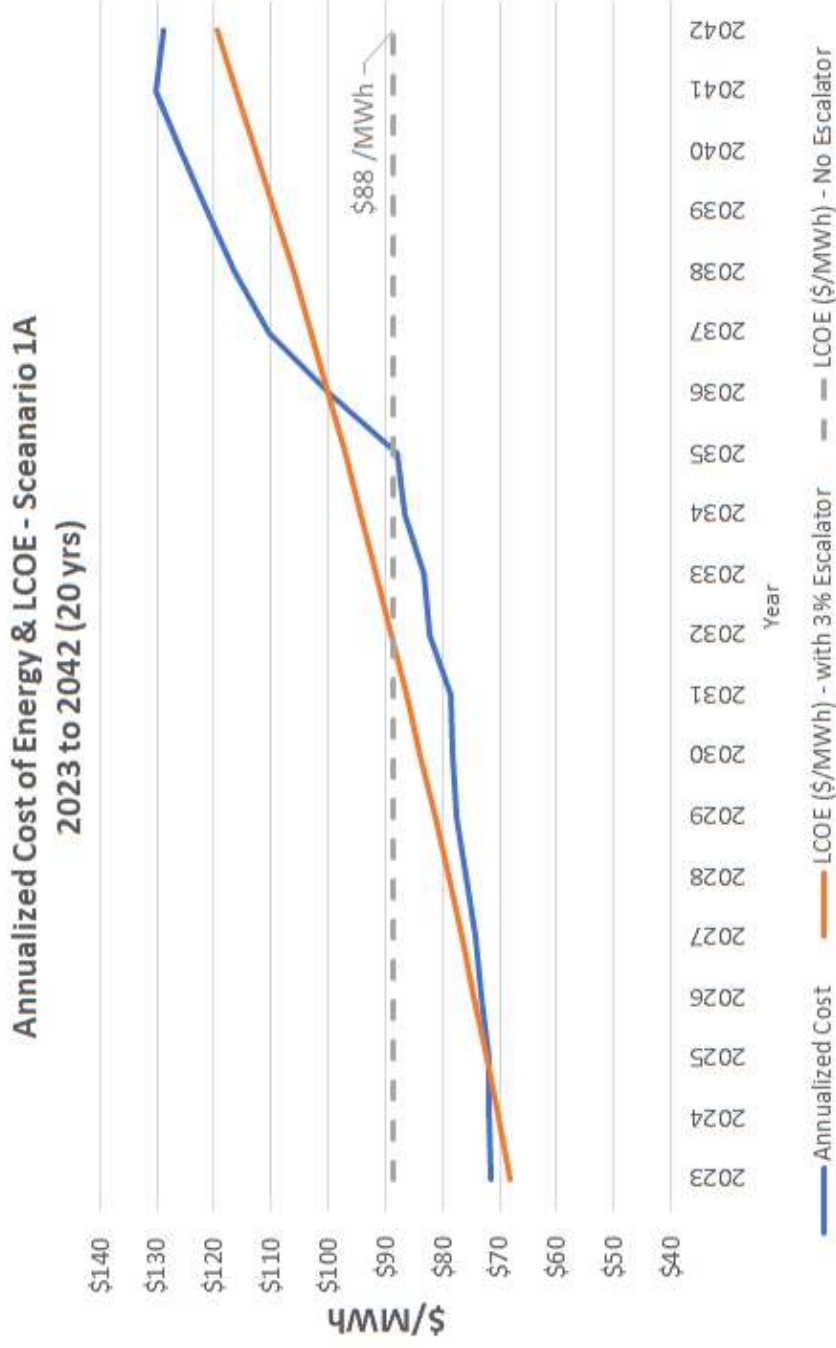
Scenario 1A: 100% Renewable by 2050 Annualized Cost of Energy and LCOE

- Graph shows three versions of the same costs:
1. The actual annual cost
 2. The levelized cost of the dashed gray line.
 3. The LCOE assuming escalation in the orange



The green hydrogen CT added in the last six years increase in annual cost of renewable contribution of hydrogen CT addition is

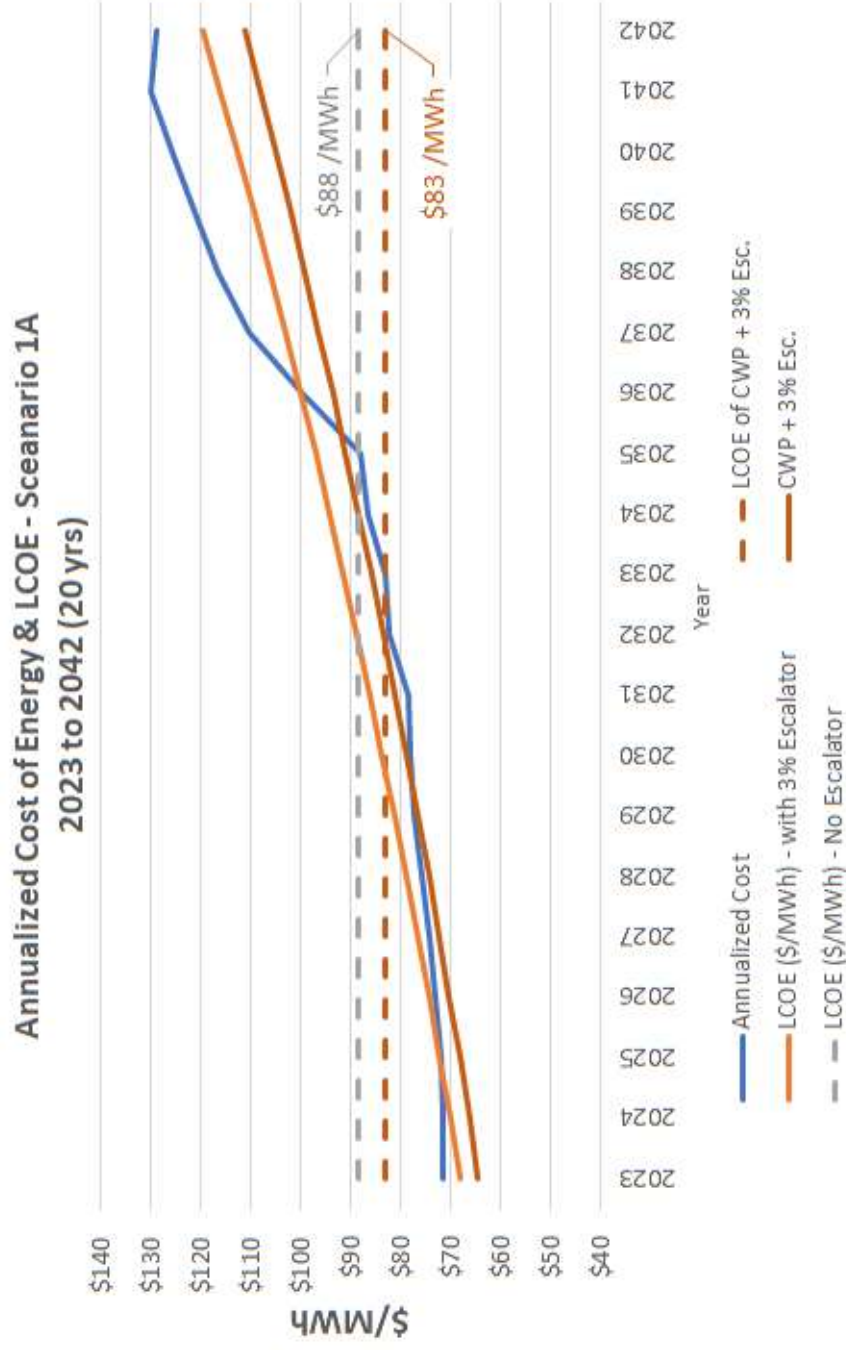
Scenario 1A: 100% Renewable by 2050 Using Only the First 20 Years of Results to 2042



By removing the years when the hydrogen CT is a remaining actual LCOE costs are significantly reduced

By the last year in the chart, 2042, the contribution reached

Scenario 1A: 100% Renewable by 2050 With Projected CWP Current Costs and First 20 Years of Results



For the first 20 years of scenario 1A are only \$5/MWh or 0.5¢ above the projected CWP's current fossil portfolio.

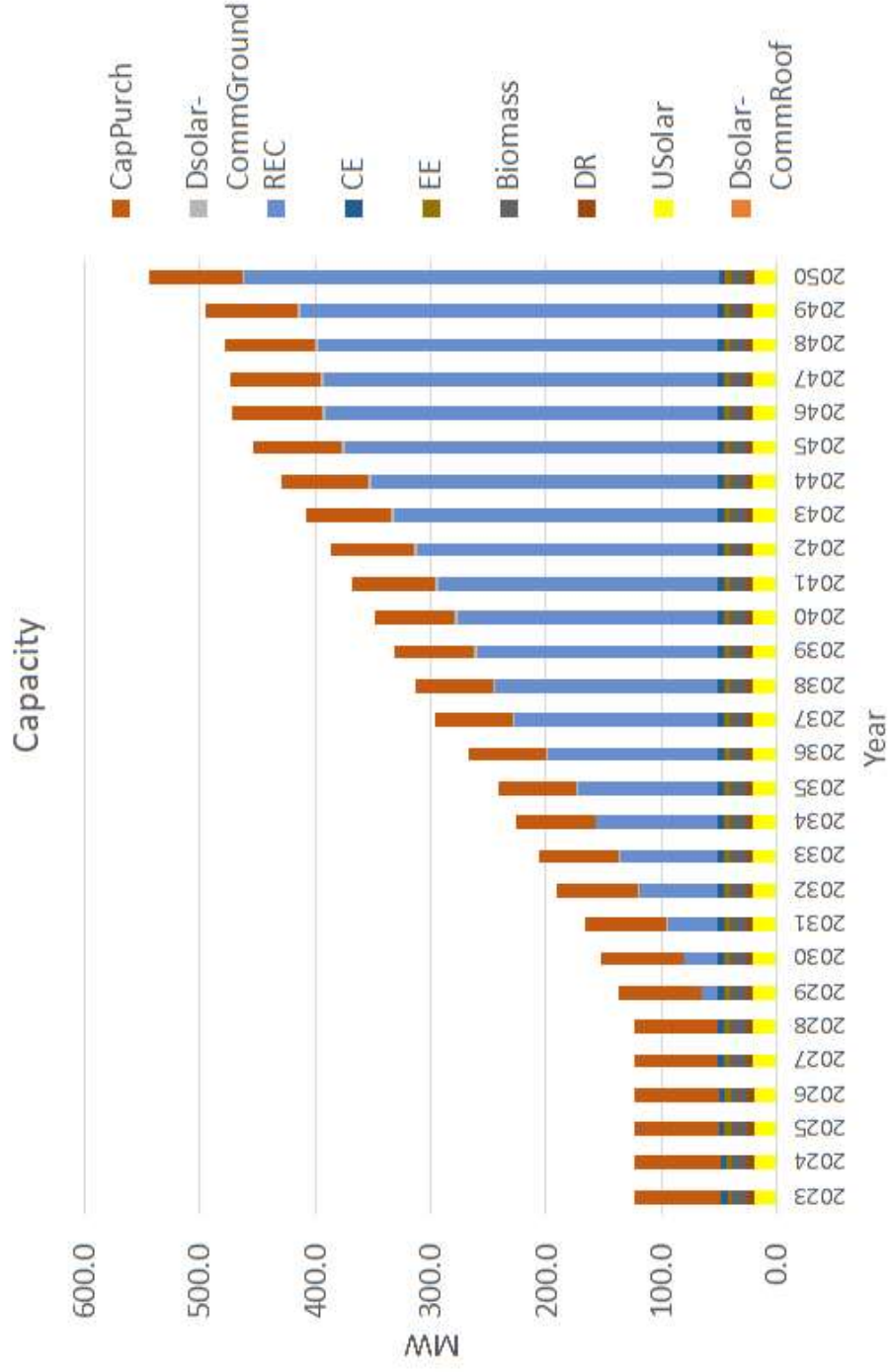
By the last year in the 2042, the renewable reaches 71%.

Conservative because Technology expects C costs will likely escalate than 3% annually.

Scenario 2A: 100% Net Zero by 2050

Scenario Element	Value
2050 renewable target	
2050 net-zero carbon target	100%
2035 renewable energy target	
Load forecast	Expected
Natural gas fuel price forecast	Expected
Distributed solar + storage	Expected
Electric-vehicle growth	Expected
REC pricing	N/A
Developer cost of capital for generation	8.00%
CWP cost of debt for generation	

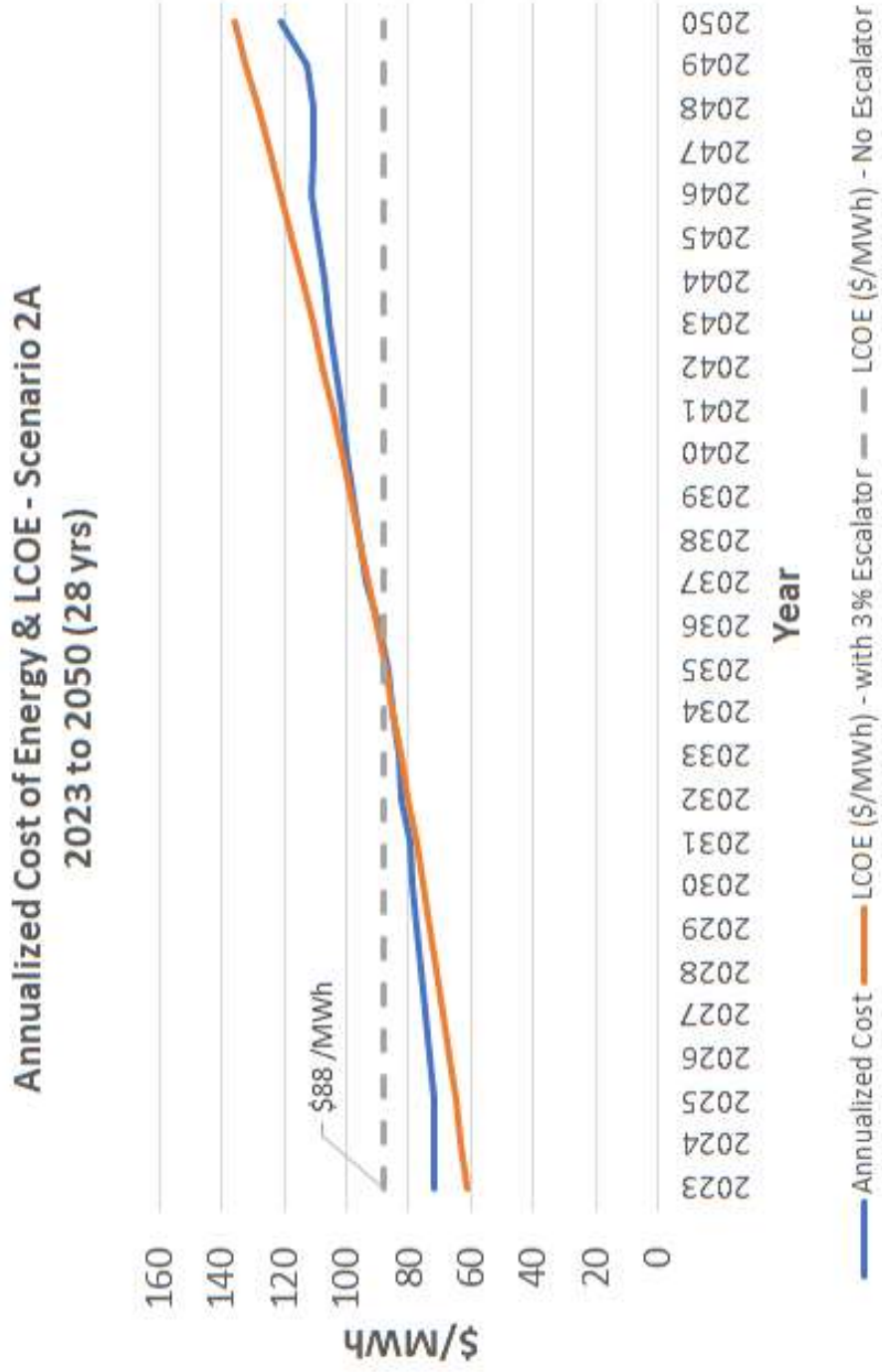
Scenario 2A: Net Zero Carbon by 2050 Annual Total Capacity Additions by Technology



Generation technology selected by the model for the net zero scenario is carbon producing

However, renewable credits are used to offset the use of fossil fuels.

Scenario 2A: Net Zero Carbon Annualized Cost of Energy and LCOE



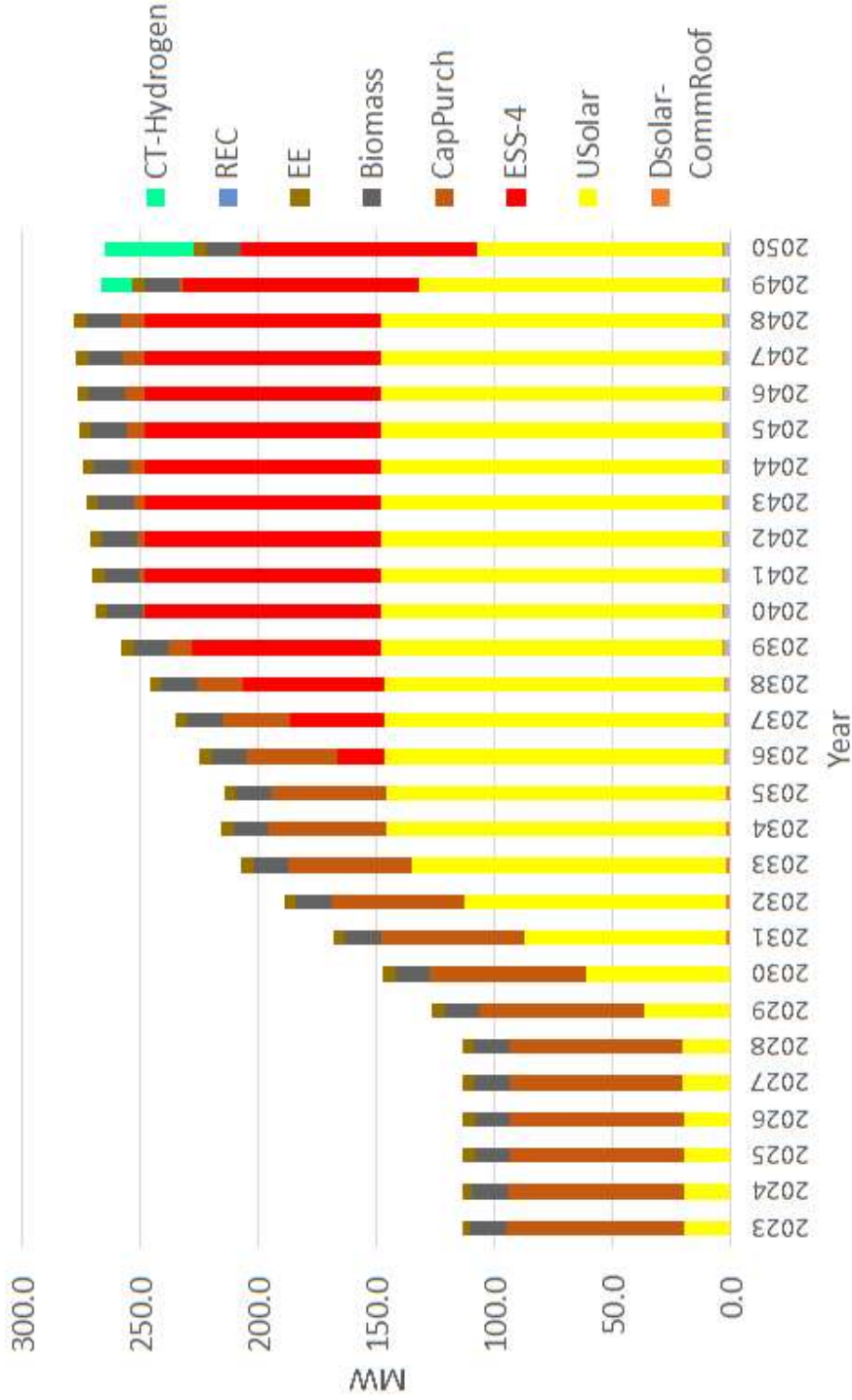
The \$88/MWh LCOE target is met by this 28-year, net-zero analysis are much the \$146/MWh for the analysis of Scenario 2A.

The purchase of in renewable energy continued purchases energy through 2050.

Scenario 3A: 100% Renewables by 2035 then 100% by 2050

Scenario Element	Value
2050 renewable target	100%
2050 net-zero carbon target	
2035 renewable energy target	80%
Load forecast	Expected
Natural gas fuel price forecast	Expected
Distributed solar + storage	Expected
Electric-vehicle growth	Expected
REC pricing	N/A
Developer cost of capital for generation	8.00%
CWP cost of debt for generation	

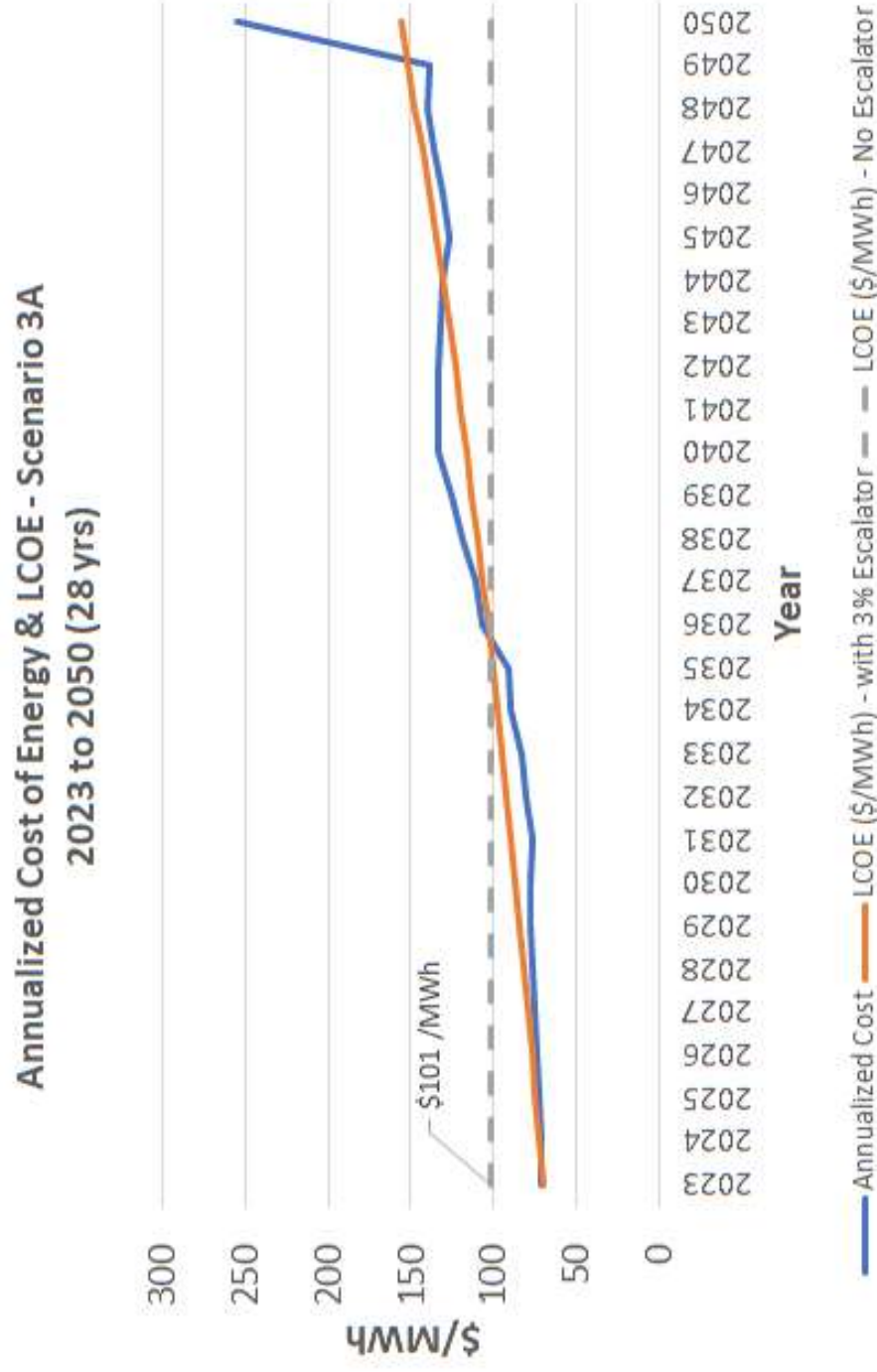
Scenario 3A: 80% Renewables by 2035 Annual Total Capacity Additions by Technology



Generation technology selected by the model for the 80% renewable scenario are identical to those for the scenario 1/2.

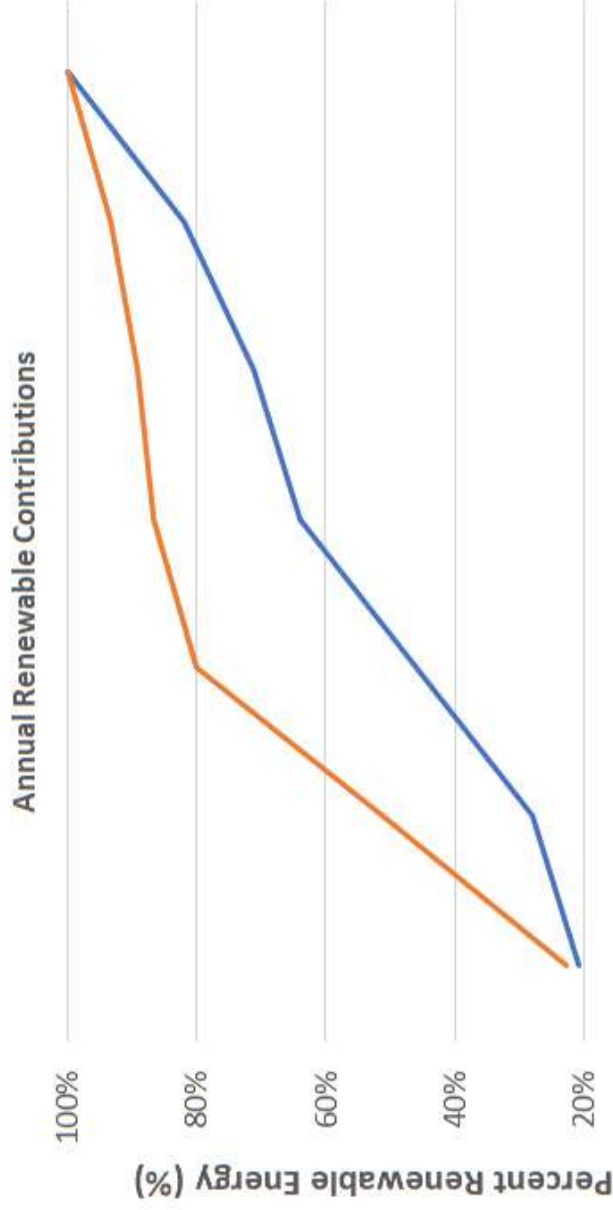
However, renewable batteries are just more rapid pace green hydrogen is pushed out to the years.

Scenario 3A: 80% Renewables Annualized Cost of Energy and L



As with scenario 1, hydrogen CT is a moved out to the years, lowering the below Scenario 1

Renewable Supply: 100% Longer Timeline vs. 80% Shorter Timeline



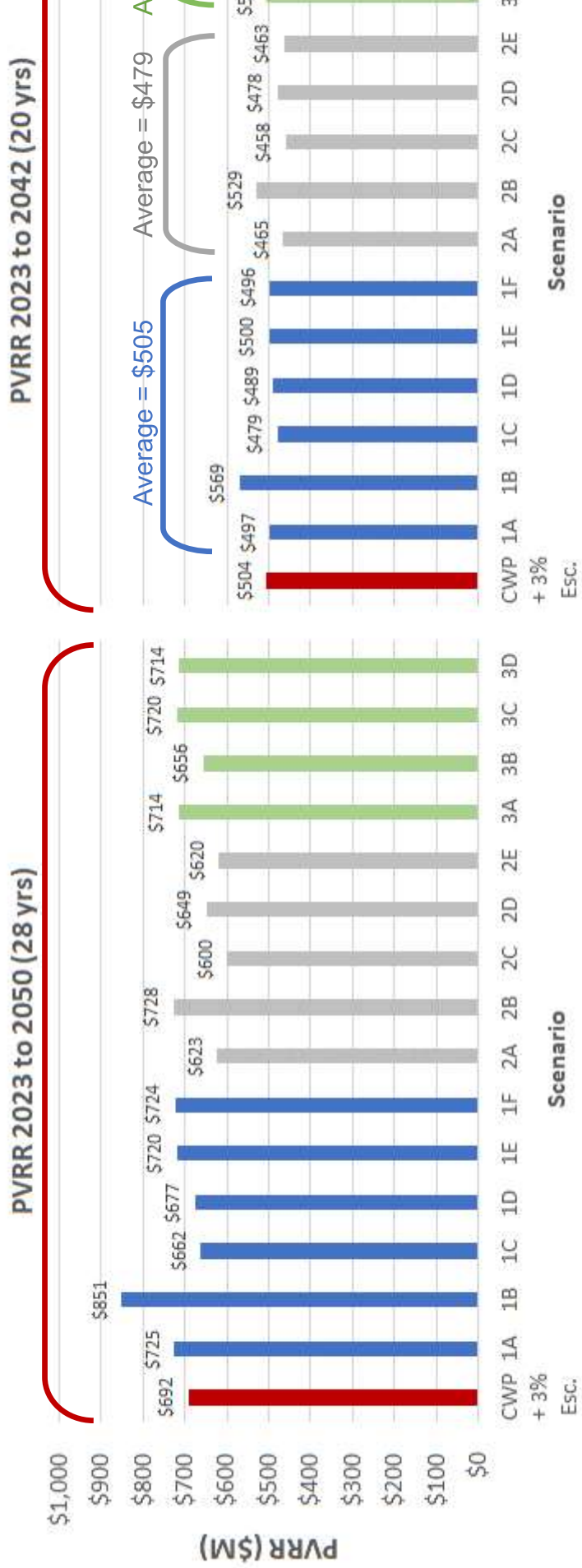
80% target by aggressive and and batteries purchased in e achieve goals

Target 1A - 100% Renewable by 2050
80% renewable

	2025	2030	2035	2040	2042	2045	2050
Scenario 1A - 100% Renewable by 2050	21%	28%	46%	64%	71%	82%	100%
Scenario 3A - 80% Renewable by 2035	23%	51%	80%	87%	89%	93%	100%

PVRR Results for All 15 Scenarios Indicate that Targets are Feasible

- Results for first 20 years of all scenarios are very close to the projected CWP costs.
- Results for 28 years show more variation due to technologies added in the later years of the scenarios.

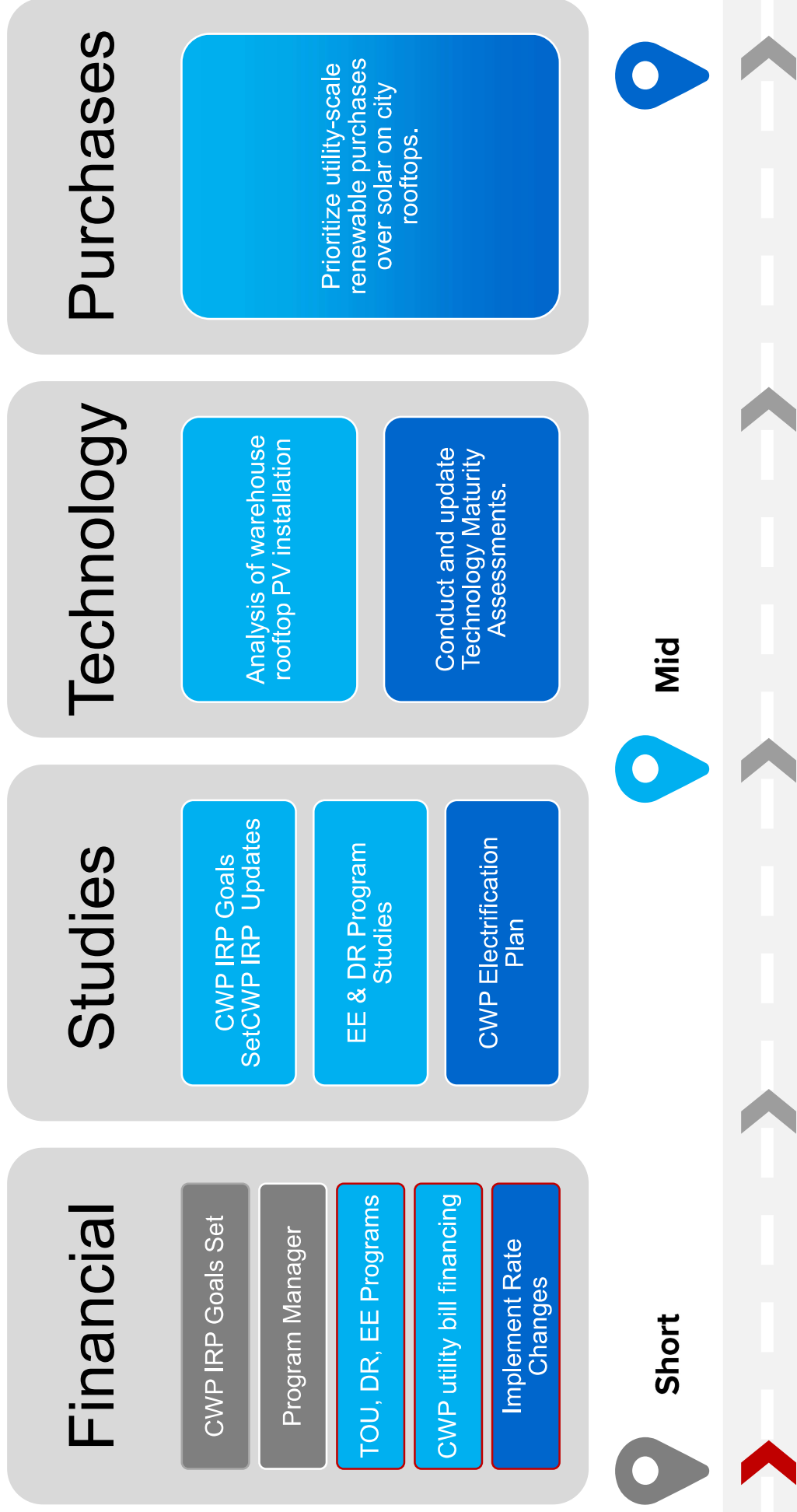


Summary of Financial Results - PVRR and LCOE



Scenario	1A	2A	3A
PV of revenue requirements (\$M)			
• Based on 20 years of costs to 2042	\$497	\$465	\$505
• Based on 28 years of costs to 2050	\$725	\$623	\$714
Levelized cost of energy (\$/MWh), no escalation			
• Based on 20 years of costs to 2042	\$88	\$83	\$90
• Based on 28 years of costs to 2050	\$103	\$88	\$101

Roadmap Next Steps



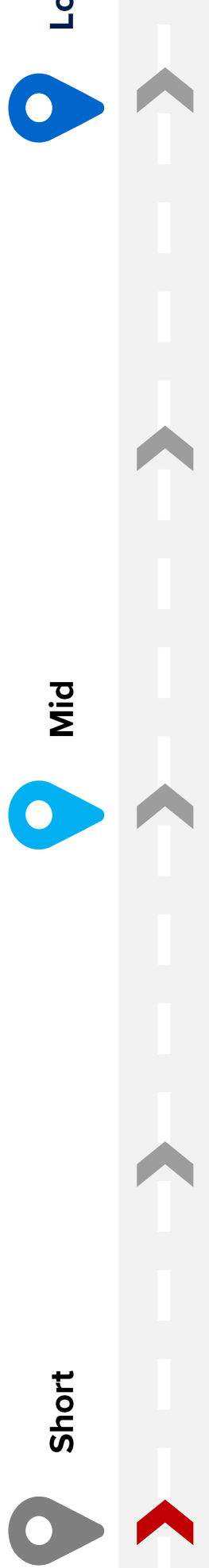
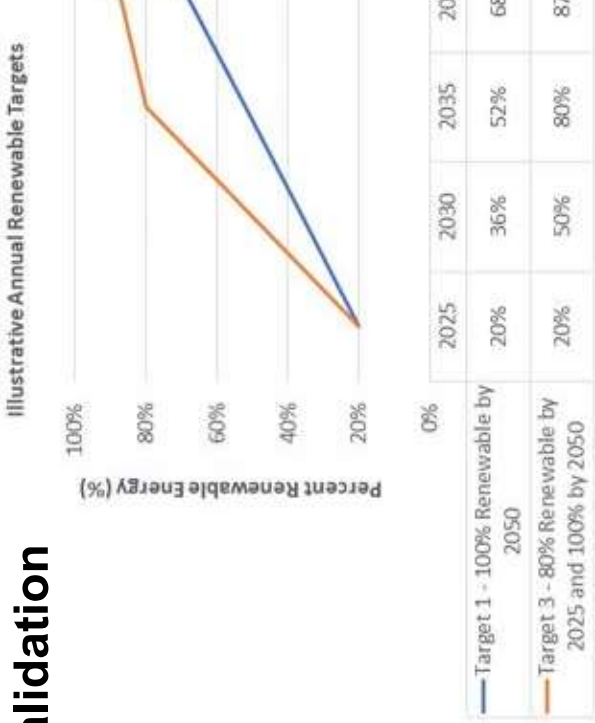
Roadmap (Short-term)

Primary focus: Alignment, definition, goal setting/validation
Timeframe: May 2023 – July 2023

- Actions

- Define clear target for CWP's clean energy supply.
 - Start CWP IRP program.
- Projects

- Establish multiple interim targets for renewable contributions before 2050
 - A program manager will likely be needed to coordinate all aspects of reaching the goal



Roadmap (Mid-term)

Primary focus: Customer DR/energy efficiency, solar expansion with storage
Timeframe: August 2023 – February 2025

Actions		Projects		
 Short	• Develop TOU, DR and EE programs	• Complete load research study for input to TOU programs	 Mid	
	• Prioritize more utility-scale renewable purchases over solar on city rooftops.	• Complete a study of all CWP assets for solar incorporation and prioritization		 Long
	• Explore CWP utility bill financing.	• Complete a CWP-specific EV adoption study		
	• Update resource plan with using new data	• Explore City financing for customer rooftop solar		
		• Complete a revised IRP with a technology maturity assessment once EE and DR program research are complete		
				
				
				

Roadmap (Long-term)

Primary focus: Implementation of Programs (EE, TOU)

Timeframe: March 2025 – April 2027

Actions		Projects		
 Short	• Create plan for CWP vehicle electrification	 Mid	• Complete a study and plan for the electrification of owned vehicles.	
	• Implement EE, DR, TOU and NEM changes		• Implement a robust set of EE and DR program	
	• Update IRP and technology maturity assessments.		• Create and implement TOU rates.	
			• Change the NEM rate credited to customers.	
		 Long	• Commit to revising and updating the CWP IRP every 5 years and update technology maturity assessments	

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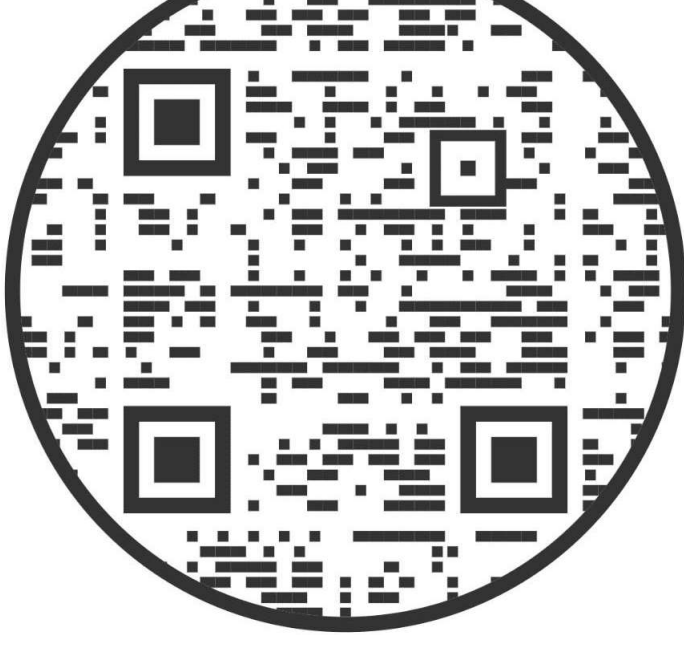
info@quanta-technology.com



linkedin.com/company/quanta-technology/

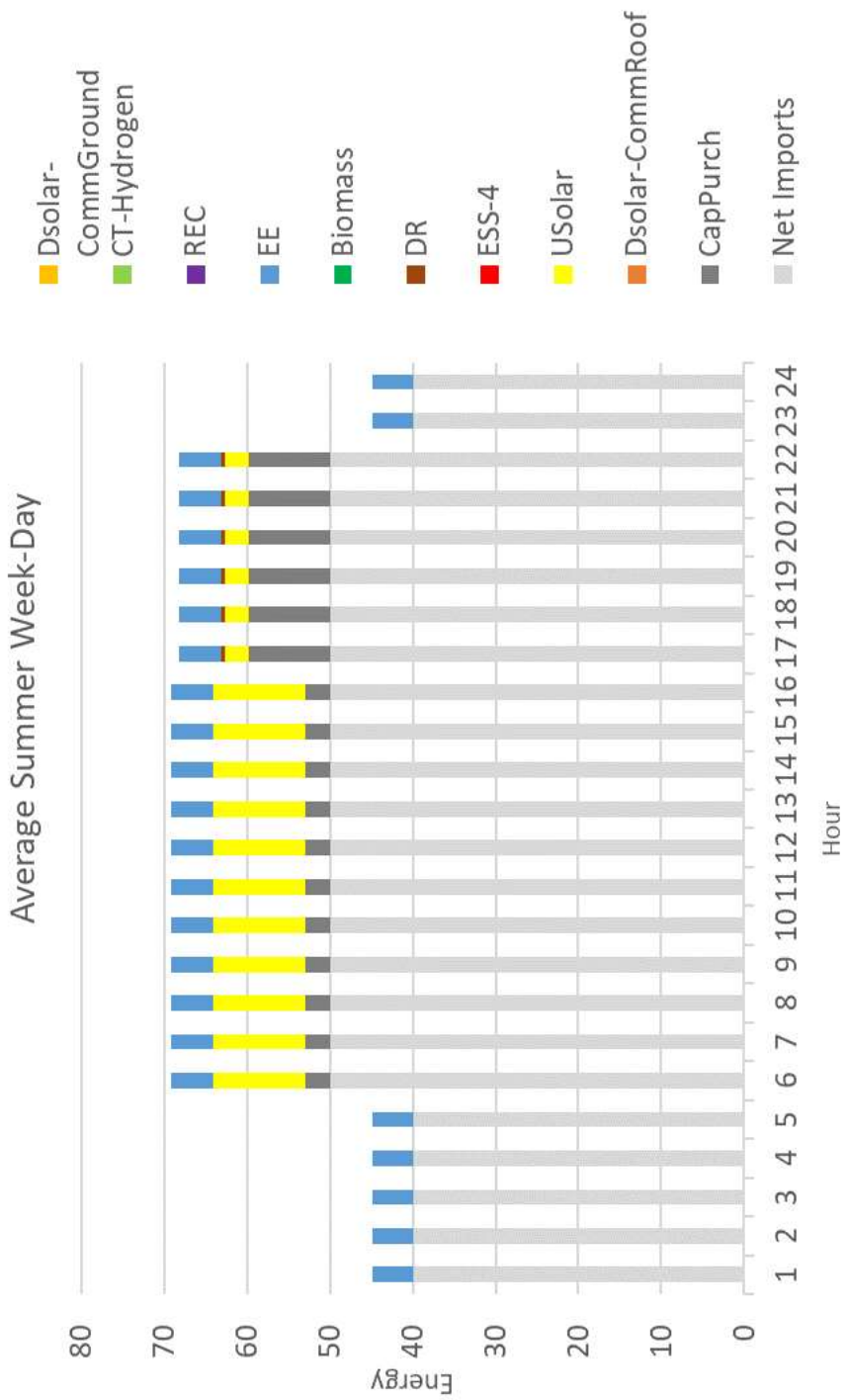


twitter.com/quantatech



Energy Sources

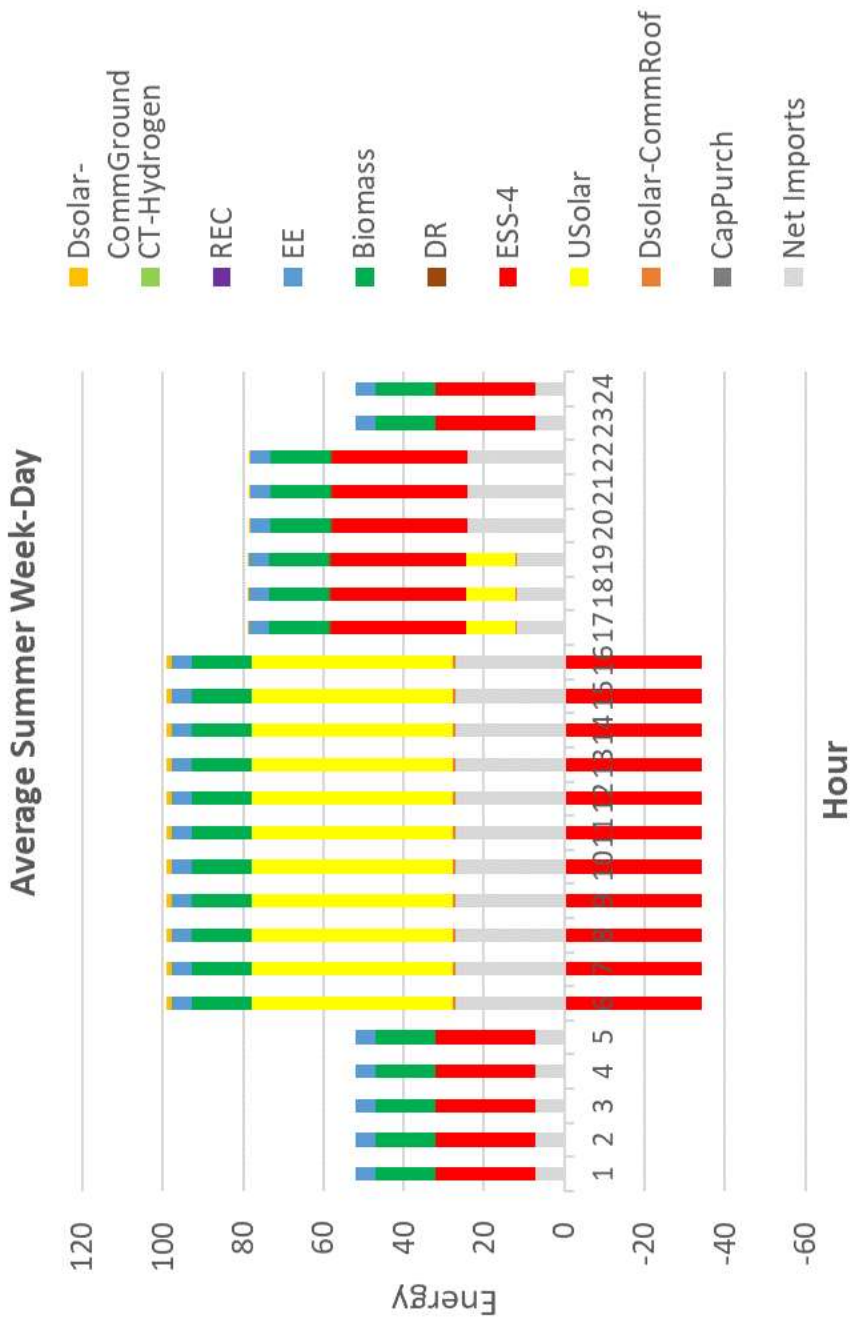
Average Weekday Example – Scenario 1A, Year 2025



Supply is d
imported fo

Energy Sources

Average Weekday Example – Scenario 1A, Year 2042



Supply is a
fossil impor
generation

Daytime en
charge batt
then discha
evening ho

Renewable Energy Study- Phil Comments rev 3-22-23

1. Seems to be a good report overall and can be a reference point to the next steps. As a reference point, it would seem that we should “adopt” either Scenario 1A or 3A, get comfortable with the data presented, and then use those charts as to select the appropriate targets. The difference between 1A and 3A seems to be how fast to get to 80% renewable.
2. I will note that the OUC definition of Net Zero Carbon in their preferred energy mix does NOT use Renewable Energy Credits BUT it does note that the benefit of Electric Vehicles offsets the carbon produced. Scenario 2 doesn’t seem very useful as it relies on Renewable Energy Credits. I had hoped for a measure comparable to OUC so we could draw comparisons.
3. I have a few questions on the fundamental underlying assumptions:
 - a. Does the report assume hurricane events? Page 10 “...intermittent weather-dependent resources ...are not modeled” vs. page 13 “Reliance against renewable drought can be specified...”
 - b. Does the assumed energy efficiency include the conversion of resistance heating to heat pumps? Is the 4% growing to 10% (by 2030) overall Energy Efficiency reasonable? Just a note that the energy efficient revenue drop will need to be modeled.
 - c. Is there a battery and solar cost reduction/efficiency curve implied? Can we see that?
 - d. Table 4, page 26 regarding tech costs:
 - i. Utility Scale PV PLUS Battery at \$1,801 - \$1,824 /kw capex
 - ii. Utility Scale Battery ONLY is at \$789- \$3,063 /Kw capex
 - iii. Utility Scale PV ONLY is at \$ 1,105- \$1,120.
 - iv. Battery PLUS PV number seems low
 - v. Is there a problem/reason?
 - vi. What are the Fuel Costs and LCOE for Natural Gas? Is that relevant?
 - e. Can we show a cumulative penetration of residential and commercial installations of solar, batteries, and EVs?
 - f. Can we have a high level overview of our long term purchase commitments for our All-Demand (correct term?), Solar and Biomass
 - g. It appears that we are including biomass in our renewable mix even though it emits carbon. Is that a “Dispatchable Energy Source” that we can rely on at night?
 - h. Is there any assumption that the Distributed Batteries are part of our power system?
4. Getting a good working knowledge of the Scenarios is really important. As an example, if we hone into Scenario 1A and specifically to Figure 20 which covers 2023-2042, the following clarifications would be helpful:

- a. I believe the \$/MWh are in 2021 dollars for the entire table per the note at the bottom of page 39. Is that correct?
 - b. Does that mean that the energy cost increases over time must include the 3% escalator AND inflation? In other words, if inflation is 3%, then the compounded growth rate of energy costs would be 6%.
 - i. In the 3-21-23 Board work session, it was clarified that inflation is assumed to be 2%. Is that flowing thru the projections and then present valued back by the 3.5% City Cost of Capital?
 - ii. In the 3-21-23 Board work session, it was clarified that the “CWP + 3% escalation” on Figure 21 implies that the market prices from our suppliers will “escalate” at 3% because of the fuel mix changes the suppliers are pursuing. Does that mean that, in addition to inflation, suppliers such as OUC or FMPPA will also be escalating their rates as they move to renewable energy?
 - c. Need to add a definition of “ESS-4.” I am pretty sure that is Energy Storage (e.g. Batteries) but could use some clarity. Same for “BESS.”
 - d. The dramatic rise in costs per MWh happens in 2035 at the same time a significant amount of ESS-4 become part of the power mix.
 - e. I believe Figure 17 implies that Scenario 1A (the blue line) achieves approx. 72% Renewables by 2042. Is that correct?
 - f. Trying to interpret the levelized cost concept. I think that means that our average cost per MWh from 2023 to 2042 (eg 20 years) will go up from around \$73 to \$88 before inflation, all in 2021 dollars. Is that right?
 - g. Comparing Scenario 1A (Figure 20) vs. 3A (Figure 8), 2023-2042:
 - i. Looks like 1A achieves around 72% Renewable by 2042 (Figure 17) and 80% by 2045 (per section 6..3) vs 3A achieves 80% by 2035. The cost delta per the Levelized Cost increase from \$88 to \$90. Is that correct? Seems like a very low cost to accelerate 80% from 2045 to 2035.
5. We are assuming that we buy our power from others and the Net Present Value of Revenue Requirements represents that costs that we will pay for the power. I think that is a reasonable way to evaluate the policy commitment. However, are there instances where Winter Park should have an Ownership in the power generating (solar) or storage (batteries) assets?
 6. Interestingly, the report seems to make the case that we should set policy based on a 2042 window. Am I correct in reading that the technology costs for Combustion Turbine Hydrogen by 2045-2050, a primary “dispatchable energy source” (as opposed to variable renewable energy source), is still forecasted as very expensive? And that including that energy source to displace fossil would alone increase the levelized cost of Energy from \$88/MKWh (figure 20) to \$103/MKWh 9 (Figure 19)?

7. Regarding next steps, I would suggest additional items:
 - a. Create a high level Business proforma for 2023 to 2045 (when Scenario 1 achieves 80% Renewable).
 - i. We have a good indicator of costs coming from the Quanta Report.
 - ii. Need to see the Revenue and free cash flow available to support the costs. Especially the free cash flow:
 1. After the Undergrounding Project is complete
 2. After the existing Bonds are paid off.
 - iii. The business proforma would synch to the energy efficiency targets with respect to revenue reduction.
 - iv. Show the numbers including annual inflation assumptions
 - v. Distinctly shows fixed costs related to grid connection and All Demand reserves/sources.
 - vi. Allow several “what-if” rate structures.
 - b. Outline a framework of evaluating Ownership of the assets vs long term purchase contracts. Specifically noting the comment on page 53 regarding rooftop vs utility scale solar/renewable
 - c. Create Layman friendly slides
 - i. Pg 41,42 of slide deck shows 24 hour sources and uses for a summer day. Will want to clarify the key code and also illustrate as a pie chart.
 - ii. On those slides, what is difference between “CapPurch” and “Net Imports”?
 - iii. Include cost curves and absorption curves for assumptions on:
 1. Utility and Residential Solar
 2. Utility Scale and Residential Batteries
 3. EV vs Internal Combustion Engine/Hybrids
 - iv. Home Efficiency and Energy Audit pieces



City Commission **agenda item**

item type Consent Agenda	meeting date April 12, 2023
prepared by Rebecca Watt	approved by Jennifer Maier, Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship.	

subject

Approve the following formal solicitations:

item list

1. Lewis Outdoor Solutions LLC - IFB11-23 - Landscape Maintenance for City of Winter Park Facilities; Amount: \$239,399.00
2. Baxter & Woodman, Inc. - RFQ6-23 - Professional Stormwater Management Engineering Services
3. Geosyntec Consultants, Inc. - RFQ6-23 - Professional Stormwater Management Engineering Services
4. Singhofen and Associates, Inc. - RFQ6-23 - Professional Stormwater Management Engineering Services
5. NV5, Inc. - RFQ7-23 - Professional Geotechnical and Environmental Consulting Services
6. Pond and Company - RFQ7-23 - Professional Geotechnical and Environmental Consulting Services
7. Terracon Consultants, Inc. - RFQ7-23 - Professional Geotechnical and Environmental Consulting Services
8. Andrew Luy - RFP12-23 - MLK Park Call for Artist Rebid; Amount not to exceed: \$450,000.00
9. US Digital Designs by Honeywell International, Inc. - RFP9-23 - Fire Station Alerting System

motion / recommendation

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

background

1: A formal solicitation was issued on February 10, 2023, responses were due on March 16, 2023, and we received eight (8) submittals. Staff recommends the award to this vendor based on best value offered to the City.

2-4: A formal solicitation was issued on February 3, 2023, responses were due on March 7, 2023, and we received seven (7) submittals. Staff shortlisted and received presentations from four (4) firms and is recommending the top three (3) ranked firms for award. The Lake Killarney Advisory Board was briefed on staff's recommendation at April 5, 2023, meeting and is on the Lake & Waterways Advisory Board agenda for the April 11, 2023, meeting.

5-7: A formal solicitation was issued on February 3, 2023, responses were due on March 9, 2023, and we received eight (8) submittals. Staff shortlisted and received presentations from six (6) firms and is recommending the top three (3) ranked firms for award. The Lake Killarney Advisory Board was briefed on staff's recommendation at the April 5, 2023, meeting and is on the Lake & Waterways Advisory Board agenda for the April 11, 2023, meeting.

8: A formal solicitation was issued on February 16, 2023, responses were due on February 24, 2023, and we received two (2) submittals. The Selection Committee, comprised of one representative from the CRA Advisory Board, Public Art Advisory Board, and Parks & Recreation Advisory Board, shortlisted and received presentations from both artists and is recommending the top-ranked artist for award. Staff supports this award recommendation.

9: A formal solicitation was issued on February 13, 2023, responses were due on March 17, 2023, and we received two (2) submittals. Staff shortlisted and received a presentation from the top-ranked firm and is recommending to award and authorize Procurement to enter into negotiations.

alternatives / other considerations

N/A

fiscal impact

Total expenditure included in approved budgets.



City Commission **agenda item**

item type Consent Agenda	meeting date April 12, 2023
prepared by Jeffrey Briggs	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Acceptance of three Conservation Easements from the Morse/Genius Foundations.

motion / recommendation

Approval.

background

The Morse/Genius Foundations are offering to the City, a ten year extension on the Conservation Easements that exist for the 42 acres of the Genius Preserve at Windsong and for Morse Park, which is the undeveloped property on Interlachen Avenue and Lake Osceola across from Osceola Lodge. There have been Conservation Easements in place for these properties for the past 20 years and this would be another 10 year extension. The purpose of Conservation Easements is to dedicate the development rights on such properties to the City for that 10 year period in order to lower the property taxes so that the tax burden does not force premature development. Both entities gain from the acceptance of the Conservation Easement.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Maps of Conservation Easements.pdf](#)

ATTACHMENTS:

[2023 Extension of Conservation Easement - Genius Drive.pdf](#)

ATTACHMENTS:

[2023 Extension of Conservation Easement-Lot 9 Windsong.pdf](#)

ATTACHMENTS:

OCA Web Map

Florida Turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
	Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital



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This map is for reference only and is not a survey.

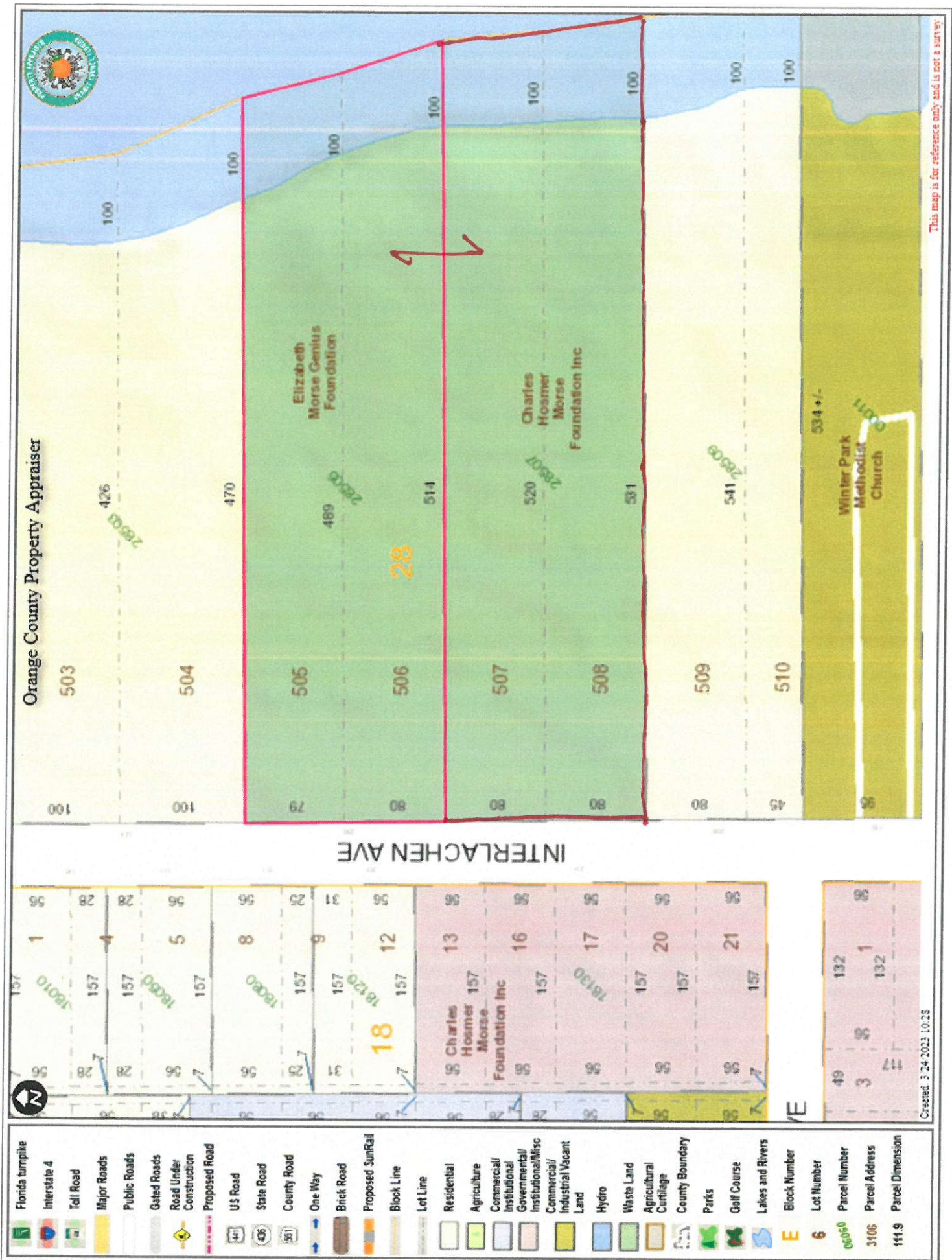
OCA Web Map

Florida Turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital	



Created: 3/24/2023 10:27

This map is for reference only and is not a survey.



THIS DOCUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Jere F. Daniels, Jr., Esq.
Winderweedle, Haines, Ward & Woodman, P.A.
P.O. Box 880
Winter Park, Florida 32790-0880
Email: jdaniels@whww.com

Parcel ID # 08-22-30-0000-00-001

AMENDMENT TO AND EXTENSION OF CONSERVATION EASEMENT

THIS AMENDMENT TO AND EXTENSION OF CONSERVATION EASEMENT (“Extension”), is entered into effective as of February 1, 2020, by and between the **ELIZABETH MORSE GENIUS FOUNDATION, INC.**, a Delaware not for profit corporation (hereinafter referred to as the “Grantor”) and the **CITY OF WINTER PARK**, a Florida municipal corporation (hereinafter referred to as the “Grantee”).

RECITALS:

- A. By a Conservation Easement (“Conservation Easement”) dated December 15, 1999, recorded December 27, 1999, in Official Records Book 5908, Page 4036, Public Records of Orange County, Florida, Grantor did grant to the Grantee a Conservation Easement encumbering certain property more particularly described therein.
- B. The Conservation Easement had an original Term commencing December 15, 1999 and ending February 1, 2010 (“Term”).
- C. The Conservation Easement was extended through February 1, 2020, pursuant to an Extension of Conservation Easement dated November 4, 2009, and recorded January 5, 2010, in official records Book 9982, Page 9472, Public Records of Orange County, Florida.
- D. The Grantor has notified the Grantee of its intention and desire to amend the Conservation Easement and extend the Term of the Conservation Easement for an additional ten (10) years.

NOW, THEREFORE, in consideration of the agreements contained in the Conservation Easement and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the parties agree:

- 1. The foregoing recitals are true and correct and incorporated herein.
- 2. The Grantor, by execution of this Extension, hereby agrees to amend the Conservation Easement to extend the Term of the Conservation Easement for a period of ten (10) years commencing February 1, 2020 and ending February 1, 2030.

3. Other than as herein amended, the Conservation Easement remains as originally executed and all of the obligations of the Grantor are hereby reaffirmed.

IN WITNESS WHEREOF, the Grantor has duly executed this Extension to become effective as of day and year first above written.

**Signed, Sealed and Delivered
In the Presence of:**

GRANTOR:

**ELIZABETH MORSE GENIUS
FOUNDATION, INC., a Delaware not for
profit corporation**

Print Name: _____

By: _____
Randolph J. Rush, President

Print Name: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of: (please select one)
☐ physical presence or ☐ online notarization, this _____ day of _____, 2023,
by RANDOLPH J. RUSH, as PRESIDENT of the ELIZABETH MORSE GENIUS
FOUNDATION, INC., a Delaware not for profit corporation, on behalf of the corporation. He:
(please check one)

☐ is personally known to me;
☐ has produced a Florida driver's license as identification; or
☐ has produced _____ as identification.

Notary Public
My Commission Expires:

ACKNOWLEDGED AND ACCEPTED BY GRANTEE

GRANTEE:

**CITY OF WINTER PARK,
a Florida municipal corporation**

Print Name: _____

By: _____
Phillip M. Anderson, Mayor

Print Name: _____

ATTEST:

Rene S. Cranis, City Clerk

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of: (please select one)
☐ physical presence or ☐ online notarization, this _____ day of _____, 2023,
by PHILLIP M. ANDERSON, as Mayor of the CITY OF WINTER PARK, a Florida municipal
corporation, on behalf of said municipal corporation, who is: (please check one)

☐ is personally known to me;

☐ has produced a Florida driver's license as identification; or

☐ has produced _____ as identification.

Notary Public
My Commission Expires:

THIS DOCUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
James E. Cheek, III
Winderweeple, Haines, Ward & Woodman, P.A.
P.O. Box 880
Winter Park, Florida 32790-0880
Email: jdaniels@whww.com

Parcel ID # 08-22-30-9367-00-090

AMENDMENT TO AND EXTENSION OF CONSERVATION EASEMENT

THIS AMENDMENT TO AND EXTENSION OF CONSERVATION EASEMENT (“Extension”), is entered into effective as of February 1, 2022, by and between the **ELIZABETH MORSE GENIUS FOUNDATION, INC.**, a Delaware not for profit corporation (hereinafter referred to as the “Grantor”) and the **CITY OF WINTER PARK**, a Florida municipal corporation (hereinafter referred to as the “Grantee”).

RECITALS:

- A. By a Conservation Easement (“Conservation Easement”) dated December 26, 2001, recorded December 28, 2001, in Official Records Book 6422, Page 7100, Public Records of Orange County, Florida, Grantor did grant to the Grantee a Conservation Easement encumbering certain property more particularly described therein.
- B. The Conservation Easement had an original term commencing December 26, 2001 and ending February 1, 2012 (“Term”).
- C. The Conservation Easement was extended through February 1, 2022, pursuant to an Extension of Conservation Easement dated November 4, 2009, and recorded January 5, 2010, in official records Book 9982, Page 9419, Public Records of Orange County, Florida.
- D. The Grantor has notified the Grantee of its intention and desire to amend the Conservation Easement and extend the Term of the Conservation Easement for an additional ten (10) years.

NOW, THEREFORE, in consideration of the agreements contained in the Conservation Easement and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the parties agree:

- 1. The foregoing recitals are true and correct and incorporated herein.
- 2. The Grantor, by execution of this Extension, hereby agrees to amend the Conservation Easement to extend the Term of the Conservation Easement for a period of ten (10) years commencing February 1, 2022 and ending February 1, 2032.
- 3. Other than as herein amended, the Conservation Easement remains as originally executed and all of the obligations of the Grantor are hereby reaffirmed.

IN WITNESS WHEREOF, the Grantor has duly executed this Extension to become effective as of day and year first above written.

**Signed, Sealed and Delivered
In the Presence of:**

GRANTOR:

**ELIZABETH MORSE GENIUS
FOUNDATION, INC., a Delaware not for
profit corporation**

Print Name: _____

By: _____
Randolph J. Rush, President

Print Name: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of: (please select one)
☐ physical presence or ☐ online notarization, this _____ day of _____, 2023,
by RANDOLPH J. RUSH, as PRESIDENT of the ELIZABETH MORSE GENIUS
FOUNDATION, INC., a Delaware not for profit corporation, on behalf of the corporation. He:
(please check one)

☐ is personally known to me;
☐ has produced a Florida driver's license as identification; or
☐ has produced _____ as identification.

Notary Public
My Commission Expires:

ACKNOWLEDGED AND ACCEPTED BY GRANTEE

GRANTEE:

**CITY OF WINTER PARK,
a Florida municipal corporation**

Print Name: _____

By: _____
Phillip M. Anderson, Mayor

Print Name: _____

ATTEST:

Rene S. Cranis, City Clerk

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of: (please select one)
☐ physical presence or ☐ online notarization, this _____ day of _____, 2023,
by PHILLIP M. ANDERSON, as Mayor of the CITY OF WINTER PARK, a Florida municipal
corporation, on behalf of said municipal corporation, who is: (please check one)

☐ is personally known to me;

☐ has produced a Florida driver's license as identification; or

☐ has produced _____ as identification.

Notary Public
My Commission Expires:

**THIS DOCUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**
Jere F. Daniels, Jr.
Winderweedle, Haines, Ward & Woodman, P.A.
P.O. Box 880
Winter Park, Florida 32790-0880
Email: jdaniels@whww.com

Parcel ID # 05-22-30-9400-28-505

EXTENSION OF CONSERVATION EASEMENT

THIS EXTENSION OF CONSERVATION EASEMENT (“Extension”), is entered into effective as of February 1, 2022, by and between the **ELIZABETH MORSE GENIUS FOUNDATION, INC.**, a Delaware not for profit corporation (hereinafter referred to as “Genius”), the **CHARLES HOSMER MORSE FOUNDATION, INC.**, a Florida not for profit corporation (hereinafter referred to as “Morse”), (Genius and Morse may hereinafter be collectively or separately referred to as the “Grantors” or “Grantor”), and the **CITY OF WINTER PARK**, a Florida municipal corporation (hereinafter referred to as the “Grantee”).

RECITALS:

- A. By a Conservation Easement (“Conservation Easement”) dated December 26, 2001, recorded December 28, 2001, in Official Records Book 6422, Page 7107, Public Records of Orange County, Florida, Morse did grant to the Grantee a Conservation Easement encumbering certain property more particularly described therein (the “Property”).
- B. The Conservation Easement had an original term commencing December 26, 2001 and ending February 1, 2012 (“Term”).
- C. A portion of the Property was conveyed by Morse to Genius by that certain Special Warranty Deed dated December 9, 2008 and recorded December 30, 2008 in Official Records Book 9808, Page 5546, Public Records of Orange County, Florida.
- D. The Conservation Easement was extended by Grantors through February 1, 2022, pursuant to an Extension of Conservation Easement dated July 25, 2011, and recorded August 29, 2011, in official records Book 10260, Page 4641, Public Records of Orange County, Florida.
- E. The Grantors have notified the Grantee of their intention and desire to extend the Term of the Conservation Easement for an additional ten (10) years.

NOW, THEREFORE, in consideration of the agreements contained in the Conservation Easement and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the parties agree:

1. The foregoing recitals are true and correct and incorporated herein.

2. The Grantors, by execution of this Extension, hereby agree to amend the Conservation Easement to extend the Term of the Conservation Easement for a period of ten (10) years commencing February 1, 2022 and ending February 1, 2032.
3. Other than as herein amended, the Conservation Easement remains as originally executed and all of the obligations of the Grantors are hereby reaffirmed.

IN WITNESS WHEREOF, the Grantors have duly executed this Extension to become effective as of day and year first above written.

**Signed, Sealed and Delivered
In the Presence of:**

GRANTOR / GENIUS:

**ELIZABETH MORSE GENIUS
FOUNDATION, INC., a Delaware not for
profit corporation**

Print Name: _____

By: _____
Randolph J. Rush, President

Print Name: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of: (please select one)
☐ physical presence or ☐ online notarization, this _____ day of _____, 2023,
by RANDOLPH J. RUSH, as PRESIDENT of the ELIZABETH MORSE GENIUS
FOUNDATION, INC., a Delaware not for profit corporation, on behalf of the corporation. He:
(please check one)

☐ is personally known to me;
☐ has produced a Florida driver's license as identification; or
☐ has produced _____ as identification.

Notary Public
My Commission Expires:

GRANTOR / MORSE:

**CHARLES HOSMER MORSE
FOUNDATION, INC., a Florida not for
profit corporation**

Print Name: _____

By: _____
Harold A. Ward, III, President

Print Name: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of: (please select one)
☐ physical presence or ☐ online notarization, this _____ day of _____, 2023,
by HAROLD A. WARD, III, as PRESIDENT of the CHARLES HOSMER MORSE
FOUNDATION, INC., a Florida not for profit corporation, on behalf of the corporation. He:
(please check one)

☐ is personally known to me;

☐ has produced a Florida driver's license as identification; or

☐ has produced _____ as identification.

Notary Public
My Commission Expires:

ACKNOWLEDGED AND ACCEPTED BY GRANTEE

GRANTEE:

**CITY OF WINTER PARK,
a Florida municipal corporation**

Print Name: _____

By: _____
Phillip M. Anderson, Mayor

Print Name: _____

ATTEST:

Rene S. Cranis, City Clerk

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of: (please select one)
☐ physical presence or ☐ online notarization, this _____ day of _____, 2023,
by PHILLIP M. ANDERSON, as Mayor of the CITY OF WINTER PARK, a Florida municipal
corporation, on behalf of said municipal corporation, who is: (please check one)

☐ is personally known to me;
☐ has produced a Florida driver's license as identification; or
☐ has produced _____ as identification.

Notary Public
My Commission Expires:



City Commission **agenda item**

item type Consent Agenda	meeting date April 12, 2023
prepared by Rebecca Watt	approved by Jennifer Maier, Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship	

subject

Approve the following piggyback contract:

item list

1. Florida PPE Services - Volusia County Contract #ROA 22-B-119AK - Cleaning, Inspection and Repair of PPE; For services on an as-needed basis during the term of the Agreement through January 24, 2026; Amount: \$175,000.00.
2. Amazon.com Services LLC - Omnia Partners Contract #MA3457 - Online Marketplace; For commodities on an as-needed basis during the term of the Agreement through May 5, 2025; Amount: \$350,000.00.

motion / recommendation

Commission approve item as presented and authorize the Mayor to execute the Agreement.

background

1. The originating agency conducted a formal solicitation process to award this contract.
2. The Cooperative Purchasing Program in partnership with State of Utah issued a formal solicitation to award this contract.

alternatives / other considerations

N/A

fiscal impact

Total expenditures included in approved budget.



City Commission **agenda item**

item type Consent Agenda	meeting date April 12, 2023
prepared by Peter Moore	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship Investment in Public Assets & Infrastructure	

subject

Approve ARPA Funding Allocations - Dinky Dock Improvements

motion / recommendation

Approval of the ARPA funding as presented in the attached approval matrix.

background

Staff is requesting that the following ARPA project approval, previously set aside by the City Commission, be formally approved so that the project may proceed. The attachment highlights the specific project being requested as well as an update as to what has been previously approved.

Treasury Department guidance on the proper and encouraged use of ARPA funding is quite broad and allowed for any general government operation and services if the spending falls under the revenue loss threshold. Staff has already reported to the Treasury that all grant funding received has fallen under the revenue loss threshold and can be considered spent towards general city services. While it is no longer necessary to justify any spending of these funds in accordance with ARPA guidelines, staff will continue to do so for continuity with past practice as well as added protection if an audit of the use of funding or government reporting requirements ever change in the future.

The City Commission allocated \$154k to make improvements to Dinky Dock. These will include a redo of the parking area to expand parking spaces for vehicles and trailers as well as improvements to the boardwalk area. This will increase parking capacity of standard and trailer spaces by about 50%, to 33 standard and 12 trailer. This project will largely be done in-house, and aspects are already underway, however funding will be needed for materials. (Site Plan attached, please note that two spaces by the restroom shown on the site plan will not be implemented as to keep a large oak tree.)

The attached Matrix highlights the requested approval.

alternatives / other considerations

The Commission can decide to not approve, change, or modify the staff request to proceed.

fiscal impact

The city received approximately \$15.4 million in ARPA funds. To-date, almost all of the funding has been allocated to projects or spent. The attached sheet details allocated and approved ARPA spending.

ATTACHMENTS:

[American Recovery Act Allocation- Dinky Dock.pdf](#)

ATTACHMENTS:

[SITE-PLAN-3-B_REV-Model.pdf](#)

Projects Afforded by Revenue Replacement from ARPA

Last revised 3/8/2023 Commission Meeting

Potential Use of Funds	Revised Allocation	\$ Amount Approved	\$ Remaining Allocation	Approval Date
General Projects/Uses				
Offset loss of revenue in 2022	\$ 1,300,000	\$ 1,300,000	\$ -	Approved 9/22/21
Offset loss of revenue in 2023	\$ 500,000	\$ 500,000	\$ -	Approved 9/28/22
City Employee Retention Bonus in 2023	\$ 535,000	\$ 535,000	\$ -	Approved 9/28/22
Historic Preservation	\$ 100,000	\$ 100,000	\$ -	Approved 6/8/2022
Traffic and Road Improvement Study and Design	\$ 750,000	\$ 750,000	\$ -	Approved 9/22/21
Neighborhood Traffic Calming	\$ 250,000	\$ 250,000	\$ -	Approved 1/12/22
Large Scale Street Bricking Repair and Replacement	\$ 500,000	\$ 500,000	\$ -	Approved 11/10/21
Old Library Building AC	\$ 72,000	\$ 72,000	\$ -	Approved 5/11/22 (\$62,856)
				Approved 5/11/22 (\$211,110) Reallocated \$228k to Ozark 10/26/22
Progress Point Park	\$ 3,400,000	\$ 3,400,000	\$ -	Approved 7/27/22
Progress to Mead Connector	\$ 500,000	\$ -	\$ 500,000	
Ozark Property Purchase	\$ -	\$ -	\$ -	Approved 10/26/22 remaining funding to come from Parks Acquisition (\$1.8 mil) and outside support (\$3 mil). Request to reallocate to stormwater projects and fire training facility approved 3/8/23
Other Emergency Infrastructure Projects		\$ -	\$ -	Requested to reallocate from Ozark project line, moved to NRCS projects match
Lake Speir Emergency Repair	\$ 300,000	\$ 300,000	\$ -	Requested to reallocate from Ozark project line. Approved 3/8/23

Potential Use of Funds	Revised Allocation	\$ Amount Approved	\$ Remaining Allocation	Approval Date
City Wide Stormwater Master Plan	\$ 300,000	\$ 300,000	\$ -	Requested to reallocate from Ozark project line. Approved 3/8/23
Howell Branch Preserve Access Trail	\$ 250,000	\$ 250,000	\$ -	Approved 10/26/22 remaining funding for \$330k total cost from Parks General CIP (\$80k).
Meadows Park at Margaret Square	\$ 101,750	\$ 101,750	\$ -	Approved \$101,750 on 12/8/21
Stormwater Capital Improvements	\$ 150,000	\$ 150,000	\$ -	Approved 9/22/21
Cybersecurity Enhancements	\$ 500,000	\$ 500,000	\$ -	Approved \$250k 10/27/21 Approved \$250k 5/11/22
Fire Training Facility	\$ 940,000	\$ 940,000	\$ -	Expanded funding approval on 3/8/23
Sustainability Program - vehicles, equipment, charging stations	\$ 370,000	\$ 370,000	\$ -	Approved \$40k for Parks Electric Equipment 12/8/21 Approved \$212k for Electric Vehicles/Charging Stations 1/26/22 Approved \$118k for Electric Vehicles
NRCS Project Funding Match	\$ 400,000	\$ 400,000	\$ -	Approved 3/8/23
Vaccine Incentive Program for City Employees	\$ 75,000	\$ 75,000	\$ -	Approved 7/28/2021
Non-Profits				
Winter Park Library Furnishings and operating support grant	\$ 900,000	\$ 900,000	\$ -	Approved 9/8/21 Ideal Woman's Club Funding of \$25k added 11/10/21
Support for Existing Non-Profit Partners	\$ 300,000	\$ 300,000	\$ -	Library \$300k added 1/26/22
Grant Fund for Supporting Small Non-Profits	\$ 285,000	\$ 285,000	\$ -	\$285,000 approved by City Commission on 09/08/21
Households and Small Businesses				

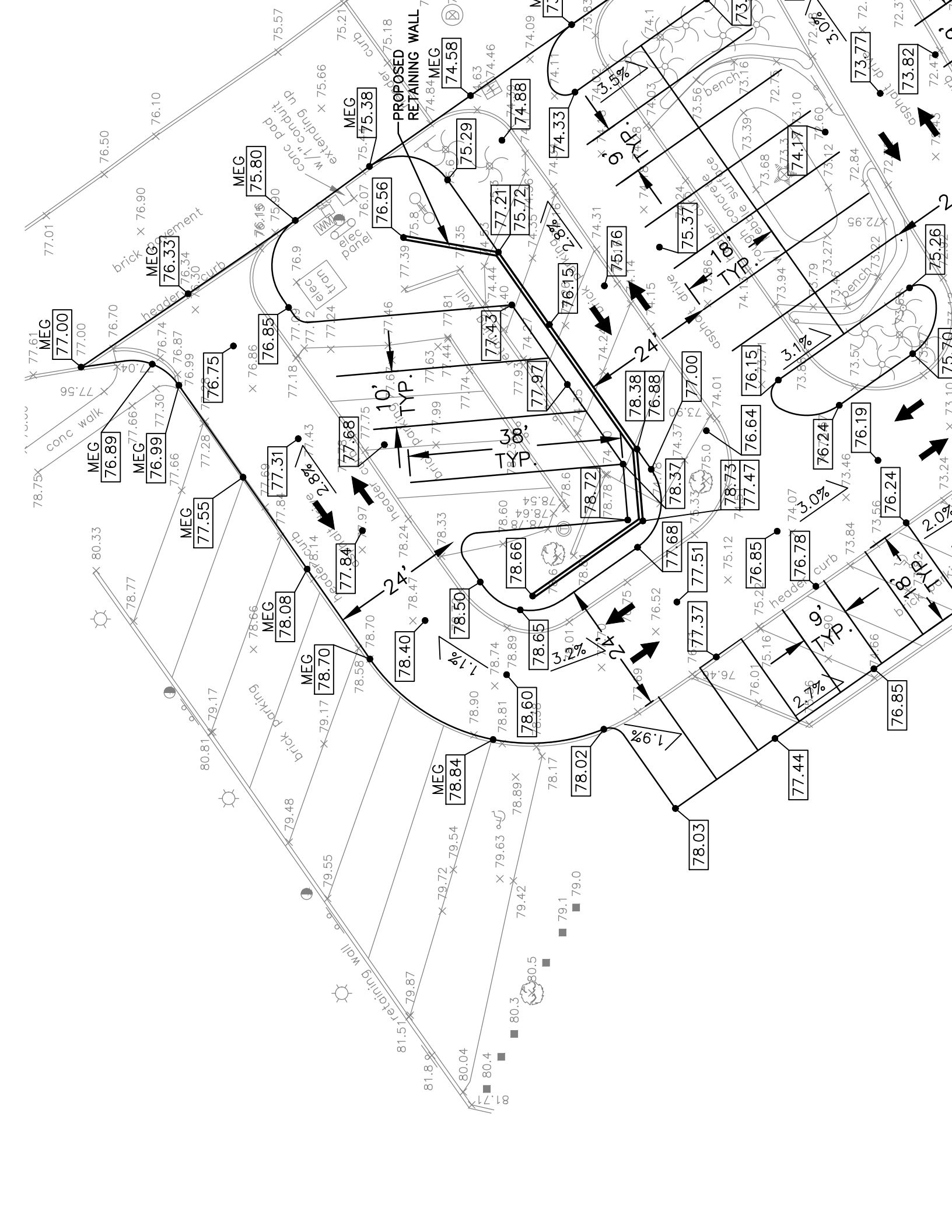
Potential Use of Funds	Revised Allocation	\$ Amount Approved	\$ Remaining Allocation	Approval Date
Utility Payment Assistance Program	\$ -	\$ -	\$ -	Reallocated to Ozark Purchase 10/26/22
Business Façade Program	\$ 100,000	\$ 100,000	\$ -	Approved 1/26/22
Business Recruitment Program	\$ 400,000	\$ 20,000	\$ 380,000	Approved \$20k for Gap Study 1/26/22
Humanitarian Support	\$ -	\$ -	\$ -	Reallocated to Ozark Purchase 10/26/22
Tourism, Travel and Hospitality				
Central Park Stage	\$ 400,000	\$ 400,000	\$ -	Approved 04/13/2022
Boat Tour to Dredge Canal and property cleanup	\$ 100,000	\$ 100,000	\$ -	Approved 11/10/21
Dinky Dock	\$ 154,000	\$ -	\$ 154,000	Pending Approval
Christmas Decorations Downtown	\$ 180,000	\$ 180,000	\$ -	
Broadband				
Connect Facilities with Fiber	\$ -	\$ -	\$ -	Reallocated to Ozark Purchase 10/26/22
Smart City - Broadband - Signalization and Connectivity Improvements	\$ 1,000,000	\$ 75,000	\$ 925,000	Approved \$75k Smart City Master Plan 1/26/22
Public Wi-Fi	\$ 250,000	\$ -	\$ 250,000	

Sum of above projects & uses \$ 15,362,750 \$ 13,153,750 \$ 2,209,000
ARPA Funding Award Received \$ 15,438,814
Remaining to be allocated \$ 76,064

Projects for use of Allocated ARPA Funds

3/28/23

Proposed Project	Department Lead	ARPA Funding Allocated	ARPA Eligibility Based on Treasury Guidance	Project Notes (Timeline/Next Steps)	Funding Approval Requested Now
Dinky Dock	Public Works	\$ 154,000	The City of Winter Park has already complied with all ARPA reporting requirements. City's have broad latitude under ARPA to use funds received in any manner deemed needed by the city as long as funding received falls under the revenue replacement limits. All revenue received by the city falls under this limit.	Complete redesign and resurface of the Dinky Dock parking lot to add parking and trailer spaces. Funding will also be set aside to address additional repairs to the boardwalk as necessary. Much of this project will be handled with in-house crews.	154,000





City Commission **agenda item**

item type Consent Agenda	meeting date April 12, 2023
prepared by Wes Hamil	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Fiscal stewardship	

subject

Open an account with Cogent

motion / recommendation

Authorize City Manager and Finance Director to open an account with Cogent Bank. Authorized signers on the account be the City Manager, Assistant City Manager, Finance Director, and Assistant Finance Director.

background

Cogent Bank has a local presence in Winter Park and is a qualified public depository in Florida. Opening an account with Cogent Bank would provide another option for investing surplus funds of the City at competitive rates.

alternatives / other considerations

Do not open an account with Cogent Bank

fiscal impact

This item has no measurable fiscal impact. It just provides another investment vehicle for the City.



City Commission **agenda item**

item type Consent Agenda	meeting date April 12, 2023
prepared by Michael Hall	approved by Rebecca Watt, Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship	

subject

Approve the following contract:

item list

1. Monument Warehouse, LLC - RFP19-21 - Pineywood Cemetery Columbarium Amendment 1; Amount: \$119,880

motion / recommendation

Commission approve item as presented and authorize the Mayor to execute the Agreement.

background

1. A formal solicitation was issued to award this contract. Contract Amendment to add excavation, earthwork, grading, site preparation for the new columbarium at Pineywood Cemetery.

alternatives / other considerations

N/A

fiscal impact

Total expenditure included in approved budget.



City Commission **agenda item**

item type Action Items Requiring Discussion	meeting date April 12, 2023
prepared by Wes Hamil	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Public Art Funding Source

motion / recommendation

Approve proposed public art funding source policy

background

Staff proposed a recommended funding source for public art to the City's Public Art Advisory Board. The proposed policy is similar to the funding mechanism for the Parks Acquisition Fund established in Policy 6-1.1.5 of the City's Comprehensive Plan at the same 10% of any increase in Unassigned General Fund balance level. Since the Parks policy was established in 2003, it has provided \$1,076,473 in funding for the acquisition of park land.

Below is the proposed policy approved by the Public Art Advisory Board at its March 20, 2023 meeting:

Ten percent of any annual increase in Unassigned General Fund balance as reported in the audited Annual Comprehensive Financial Report will be designated for the commissioning, acquisition, installation, maintenance and promotion of public art. For the purpose of calculating these transfers, any increases in Unassigned General Fund balance will first be offset by any prior year decreases since the last transfers for public art. However, these offsets will only be required to the extent Unassigned General Fund balance is less than 30% of General Fund expenditures and transfers out for operating expenditures reported in other funds.

alternatives / other considerations

Modify or reject public art funding source policy

fiscal impact

10% of any increase in Unassigned General Fund balance



City Commission agenda item

item type Action Items Requiring Discussion	meeting date April 12, 2023
prepared by Allison McGillis	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Discussion on possible relocation of the Winter Park Playhouse to Seven Oaks Park

motion / recommendation

background

Commissioner Weaver gave a presentation (attached) at the last Commission meeting on March 22nd about the possibility of moving the Winter Park Playhouse into a future building within the parking lot area of Seven Oaks Park (former Progress Point site). There was consensus among the Commission to continue the discussion and review whether this was a possibility in terms of compatibility with the Orange Avenue Overlay (OAO) zoning.

Staff met with Heather Alexander, Executive Director of the Winter Park Playhouse to discuss their desires for a new building. She stated that they would need at least 20 feet of ceiling height, but would prefer 25 feet. In terms of building size, they are currently within a 10,000 square foot space which they are maxed out of, and would want 12,000 to 15,000 square feet in a new building. They also have 123 seats currently, and would want 150-175 seats.

The following is a comparison of the Playhouse's desires for a new building to the OAO zoning for Subarea C (Seven Oaks Park):

- Base Floor Area Ratio: 10% or 15,420 square feet (based on total site size of 3.54 acres)
 - This total square footage must be split within multiple buildings. This means that the Playhouse building cannot take up all of the 15,420 square footage permitted for the entire property.
 - The plans for Seven Oaks Park currently includes a separate restroom building - would this remain as part of the plan, or incorporate the restrooms into the

Playhouse building?

- Bonus Floor Area Ratio for parking structures: 65% or 100,231 square feet. This is enough square footage to accommodate the first floor of the Playhouse building as parking and the covered parking outside of the Playhouse footprint with solar panels as shown in Commissioner Weaver's presentation.
- Maximum height: 2 stories or 35 feet for a commercial structure and four levels for a parking garage. This means that the first floor parking height plus the height for the Playhouse must total 35 feet in height or less. There is an option to have additional levels of parking garage surrounding the Playhouse building if the Commission desires to provide additional parking. The first floor areas that will need to have fire truck and/or bus access will need at least 13.5 feet of clearance.
- Setbacks: 0 foot setbacks the requirements for sidewalks and buffer spaces are accommodated in the Seven Oaks Park plans.
- Parking: Seven Oaks Park must contribute to parking needs of small businesses in the area, and there must be parking for the visitors of the park. The Playhouse is required to provide one parking space for every four seats, this equates to 38 to 44 parking spaces.

The Playhouse is working with an architect to provide additional information that will be available at the Commission meeting on April 12th.

[alternatives / other considerations](#)

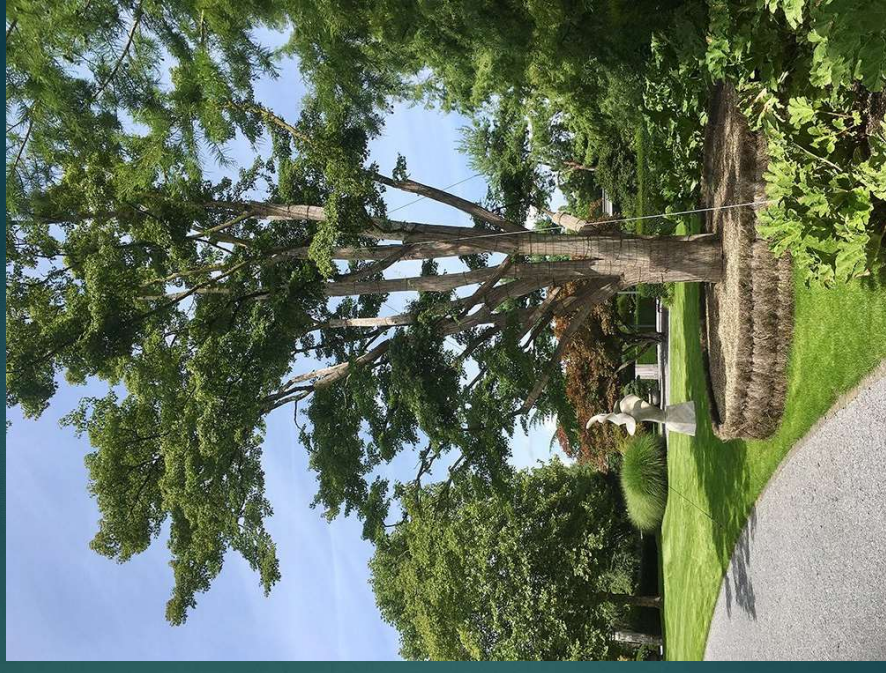
[fiscal impact](#)

ATTACHMENTS:

[Seven Oaks Park w WP Playhouse.pptx](#)

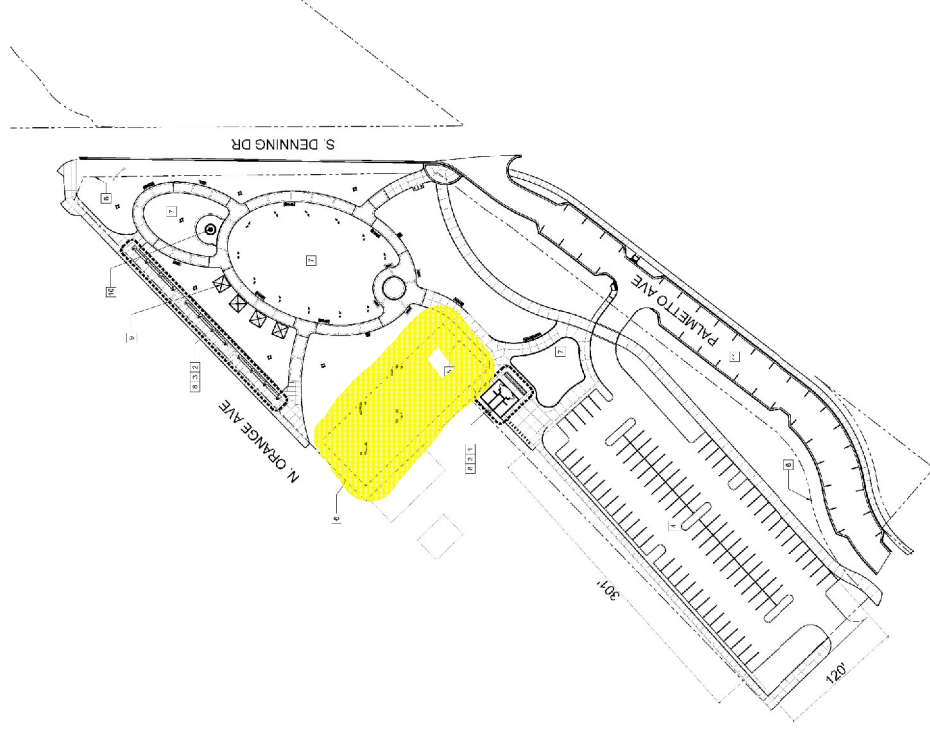
Seven Oaks Park

AN IDEA FOR RELOCATING
THE WINTER PARK PLAYHOUSE



The Current Plan

10,000 sq ft “pad”
In yellow



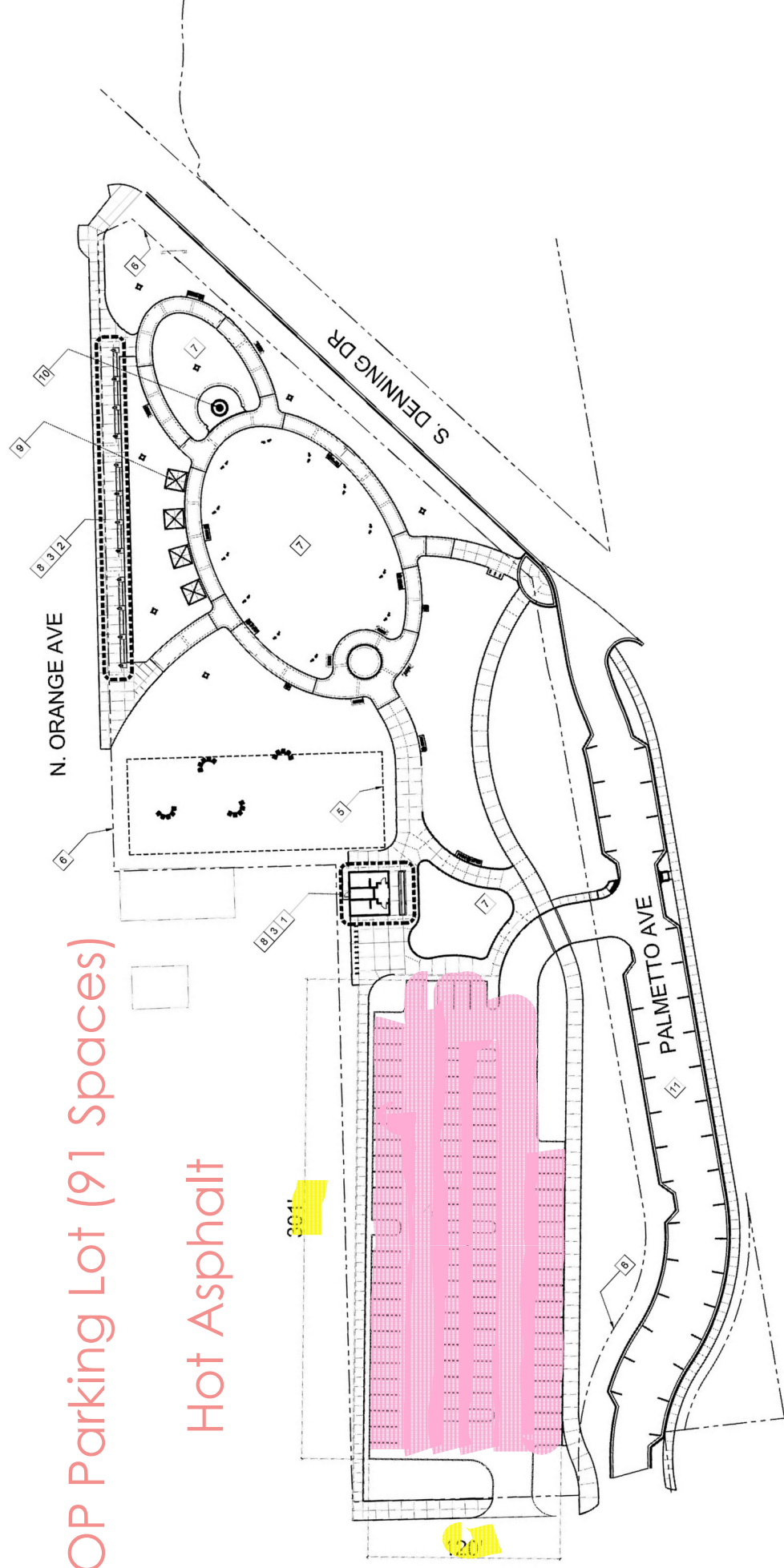


Resident Comments:

- 1) Save the WP Playhouse
- 2) Don't subtract greenspace from the park
- 3) Keep the Playhouse in WP/on Orange Avenue
- 4) Don't give away City real estate
- 5) Parking lots are hot and unattractive

SOP Parking Lot (91 Spaces)

Hot Asphalt

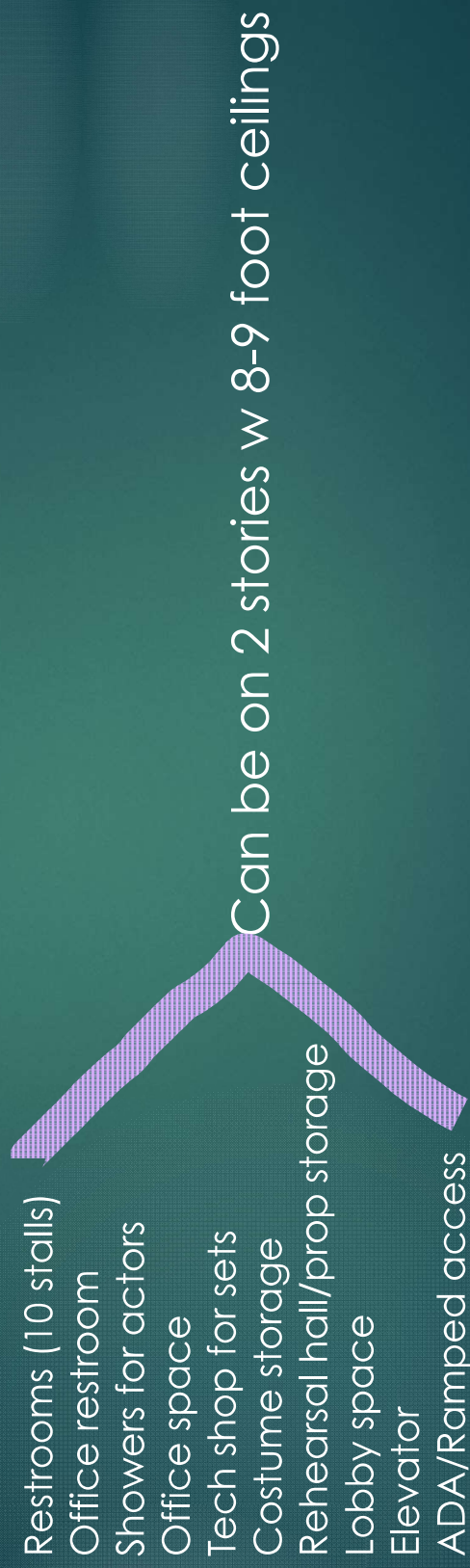


Winter Park Playhouse Building Requirements

10,000 sq ft building (minimum) 12,000 sf preferred

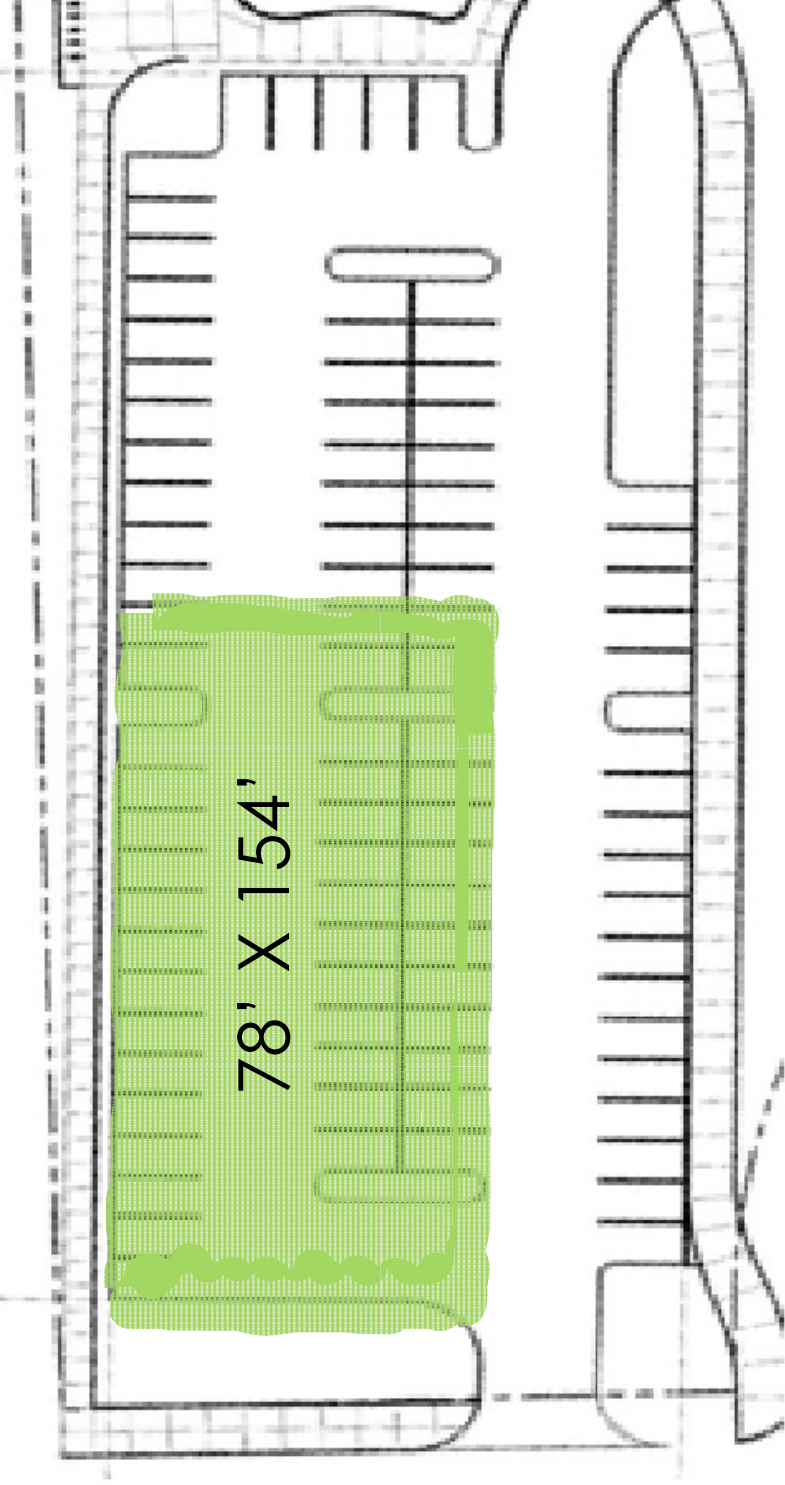
Includes:

Theater/auditorium (ceiling height 18-20 feet)



Need driving height for vans and busses

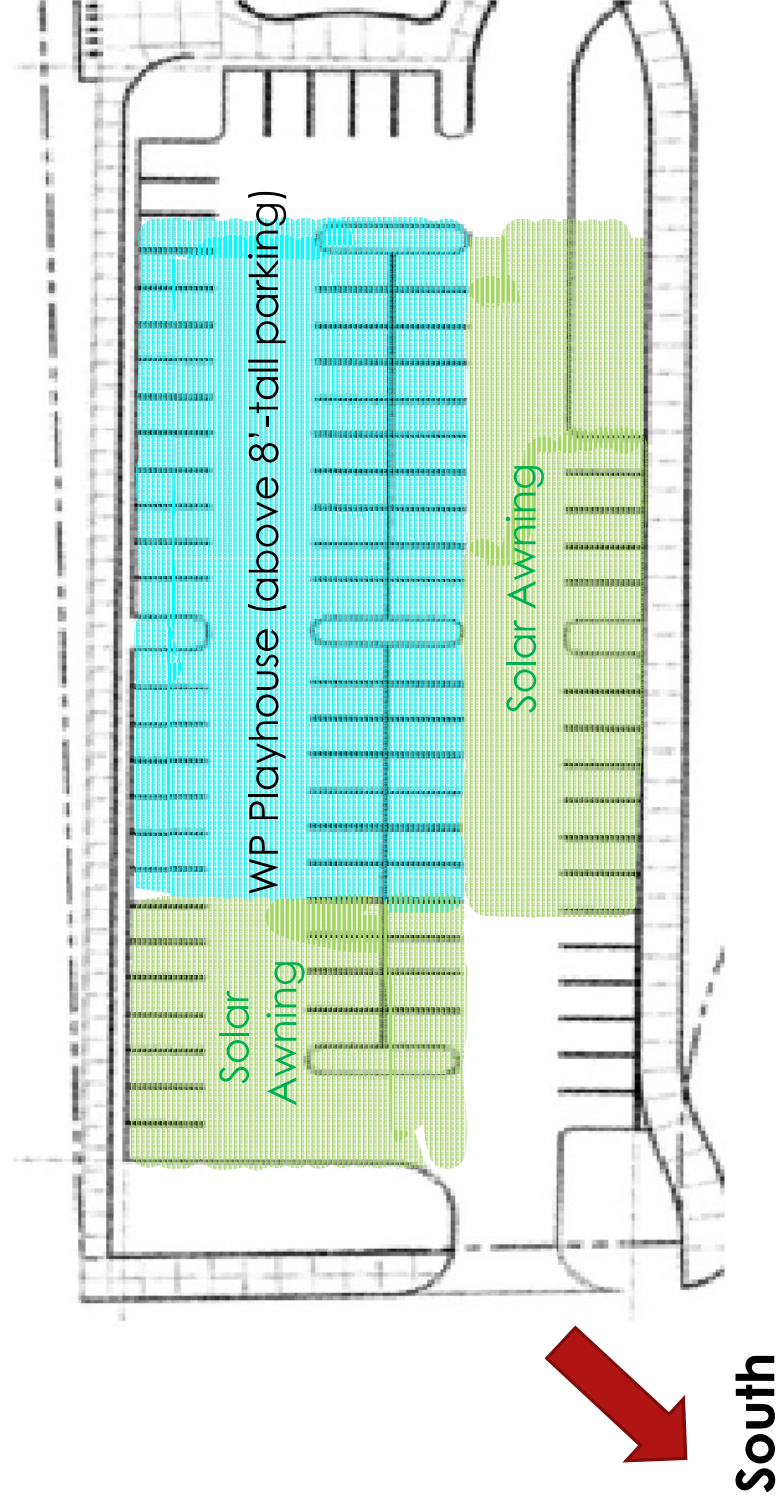
Footprint of a 12,000 sq ft building over a portion of the SOP parking lot



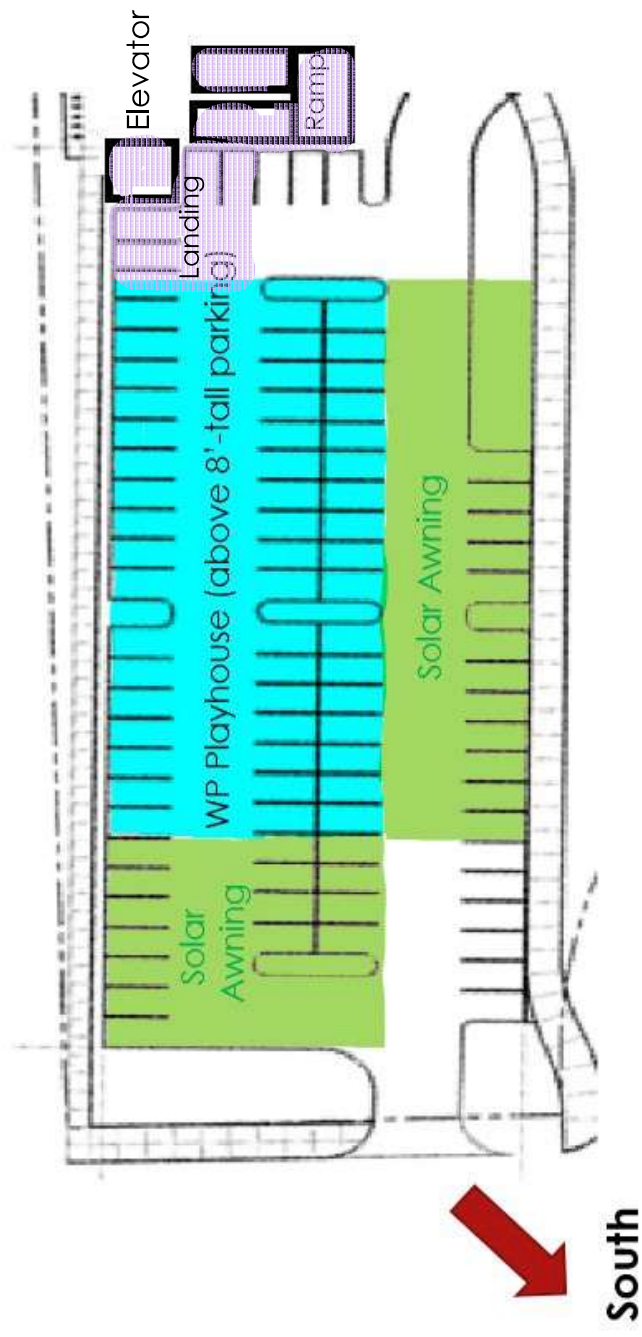
About 1/3 of the area of the SOP lot

11,000 sf Solar Awnings can produce about 220,000 watts –

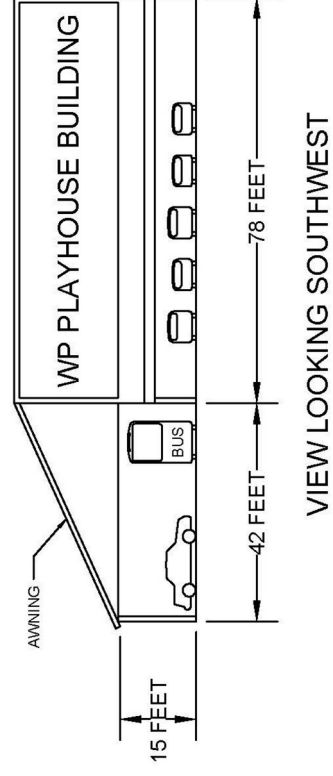
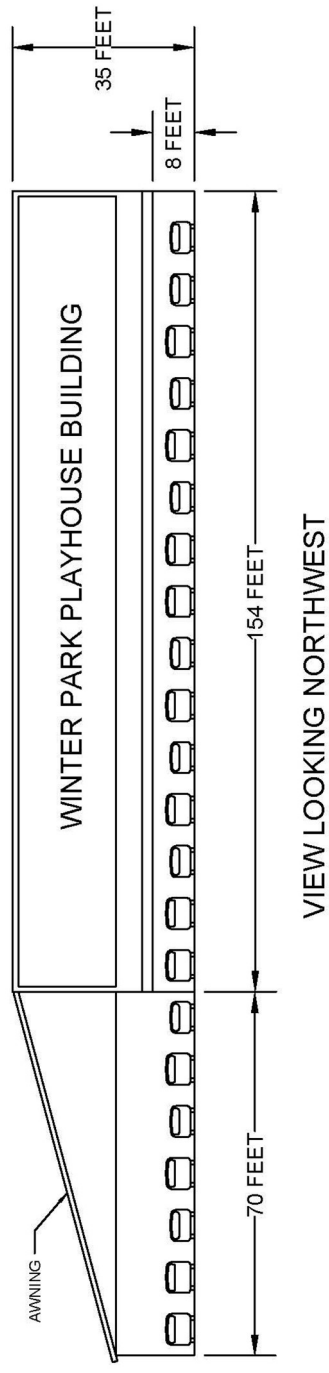
Enough power to support the Playhouse and the Park



Elevator & Staircase location possibility



Building and Parking Lot Elevations





Some Advantages of Concept:

- 1) No greenspace impacted
- 2) No increase in impervious area
- 3) Parking lot can be shaded
- 4) No real estate is “given away”
- 5) WP Playhouse has a new home on Orange Avenue
- 6) No parking space decrease from current plan
- 7) Little to no impact on current park design
- 8) Southeast & southwest faces are ideal for solar PV generation
- 9) Tall busses can drive under canopy and park nearby
- 10) WP Playhouse can pay for the building
- 11) Park plan can be completed before WP Playhouse is ready to build
- 12) The Playhouse will never flood

Cons:

- 1) Future parking garage is no longer an option
- 2) Local parking users will be relocated to Palmetto during WPP construction –or– a temporary lot can be located where 10,000 “pad” is located on park plan



City Commission agenda item

item type Action Items Requiring Discussion	meeting date April 12, 2023
prepared by Wes Hamil	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Financial stewardship	

subject

Fuel Adjustment Policy Draft - Wes Hamil

motion / recommendation

Approve recommended changes to the fuel adjustment policy.

background

The City sets its fuel cost recovery rates to equal the fuel component of its bulk power purchases over time as well as to maintain a fuel cost stabilization fund (cumulative balance of fuel cost recovery revenues minus fuel costs) which will allow the City to smooth the impact to customers of increases and decreases in fuel costs. In 2021 and 2022, the City's fuel costs increased significantly based on the cost of natural gas. Natural gas is the largest component of fuel costs for the power the city purchases. The attached fuel cost tracking chart illustrates the volatility of these costs and how the City increased its rates in response and the impact to the fuel cost stabilization fund balance. As costs were rising in 2022, the fuel cost stabilization fund reached its lowest balance in July 2022 of (\$952,446). A second chart compares the trend of natural gas prices to the City's average fuel cost recovery rate over the same time period.

As of the end of February, the City's fuel cost stabilization fund balance was \$2,677,779 and at the same time, its electric bill for a 1,000 kWh residential customer was \$130.26 in comparison to the State municipal average of \$146.37, Duke Energy cost of \$182.84 and OUC cost of \$147.00. Further, the City reduced its rates effective March 1 for a comparable bill of \$120.88 and will be reducing rates again April 1 to bring the fuel cost stabilization fund balance into compliance with the current fuel adjustment policy. Also, implementation of the electric cost of service study rates effective April 1 will further reduce rates for residential and small commercial customers.

Low rates and a reasonable fuel cost stabilization fund balance put the City in an excellent position to revisit its fuel adjustment policy at a time when significant changes to

fuel rates are not necessary. The proposed policy sets the previous maximum fuel cost stabilization fund balance as its target balance and also provides defined trigger points for increasing and reducing rates as necessary. The proposed policy also defines time frames for returning cumulative excesses to customers through reductions in fuel rates and increasing rates when the fuel cost stabilization fund balance needs to be increased. The attached proposed fuel adjustment policy reflects the edits approved by the Utilities Advisory Board.

alternatives / other considerations

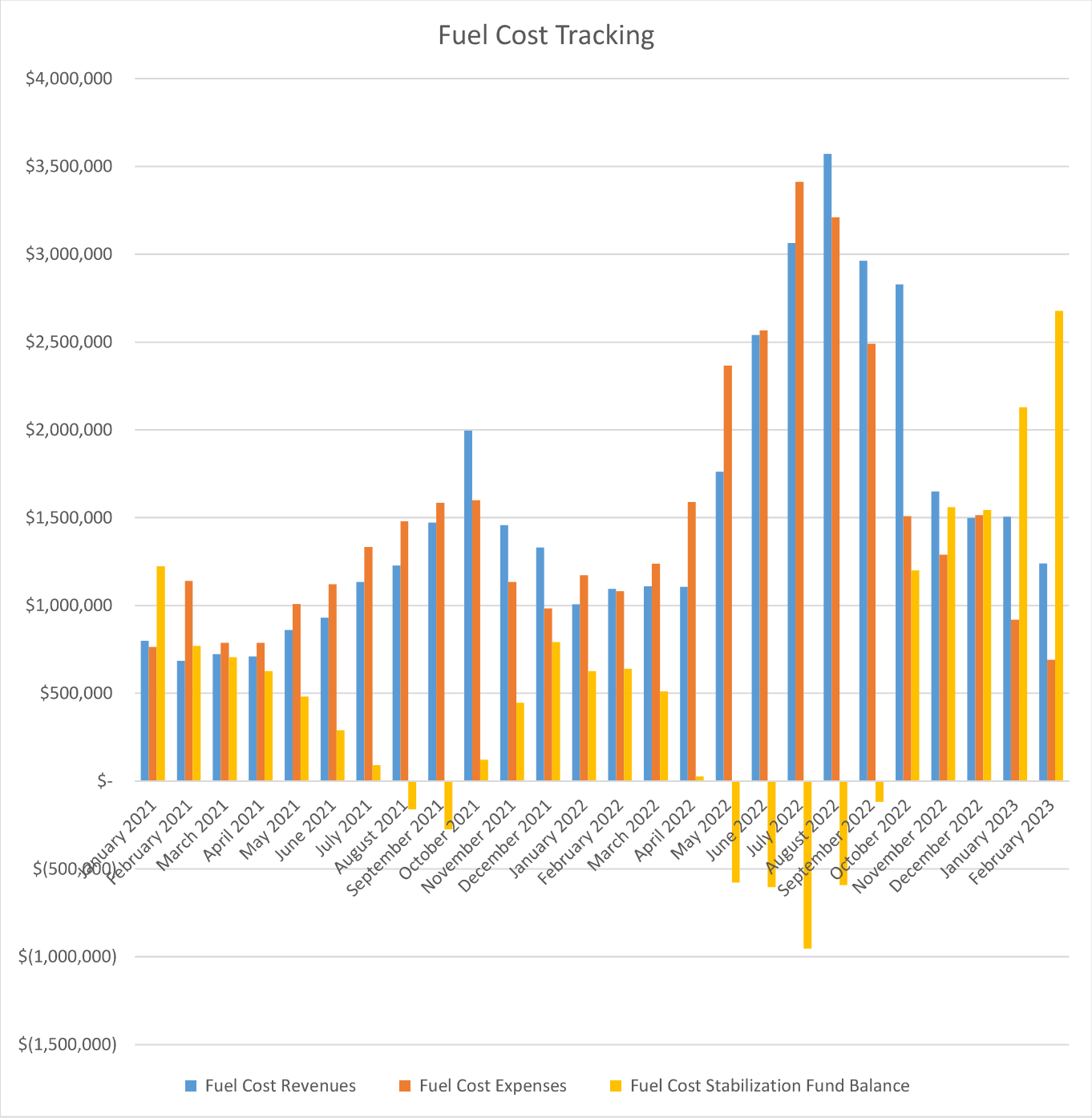
Modify the proposed policy draft or reject any changes to the current policy.

fiscal impact

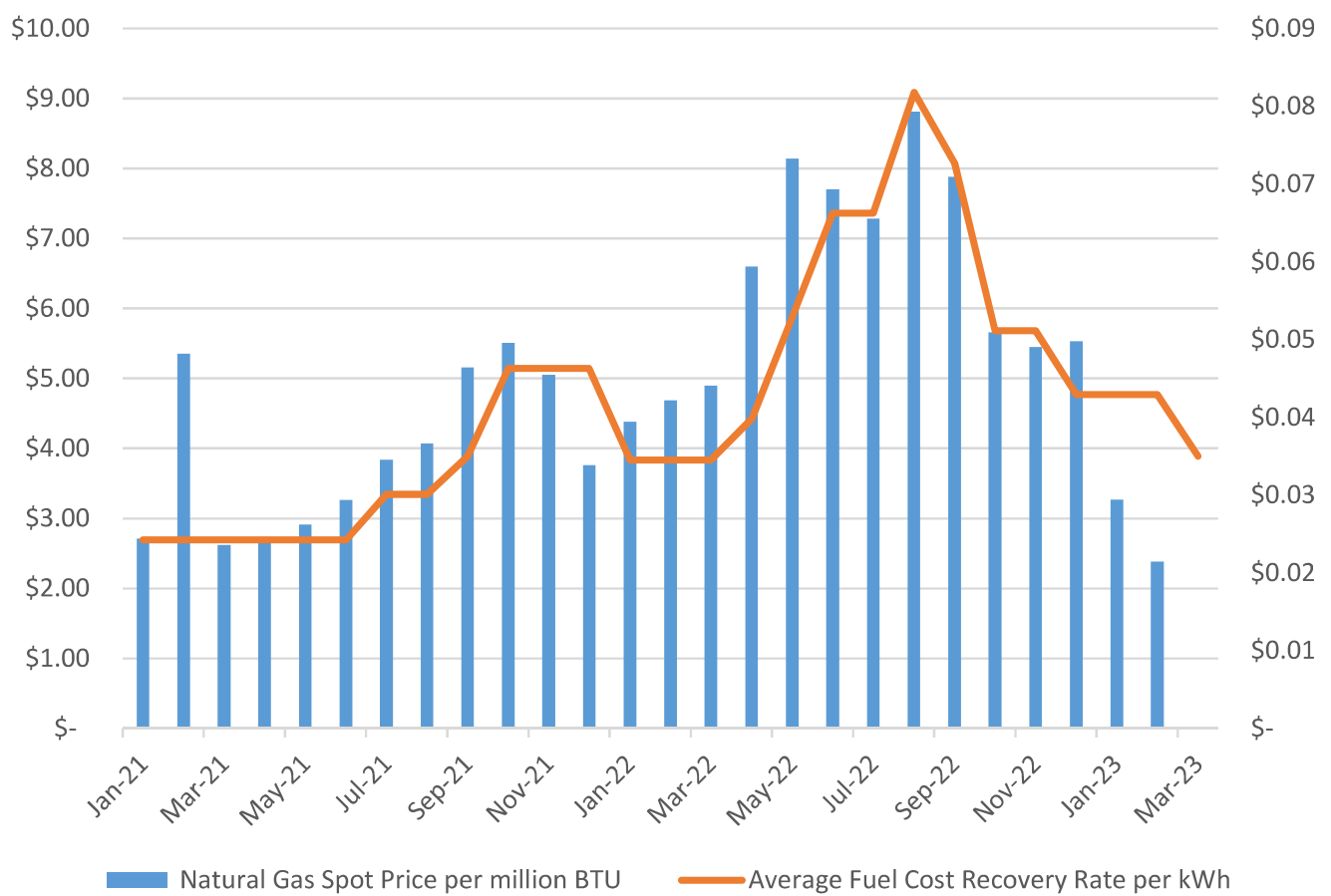
Over time, there will be no fiscal impact of any change to the fuel adjustment policy as the City's core objective will remain to recover the cost of fuel purchases.

ATTACHMENTS:

[Fuel cost item.pdf](#)



Trend Comparison for Henry Hub Natural Gas Spot Price v Winter Park Average Fuel Cost Recovery Rate



Fuel Adjustment Factor.

~~The Fuel Adjustment Factor will be determined periodically by the City. This~~ The Fuel Adjustment factor is designed to recover the cost of fuel that is included in the cost of ~~bulk-wholesale~~ power supply incurred by the City to provide electric service to its customers. ~~The Fuel Adjustment Factor will be determined periodically by the City.~~ Review of ~~the adequacy of the~~ Fuel Adjustment ~~adequacy~~ Factor will occur at least quarterly. ~~Generally, if~~ the fuel Adjustment Factor under-recovers fuel cost, the City will increase the Fuel Adjustment to collect the under-recovery. If the Fuel Adjustment Factor over-recovers fuel cost, the City will decrease the fuel adjustment to credit back to customers the over-recovery. In order to stabilize fluctuations in the fuel adjustment factor, the City Manager may determine to phase in such increases or decreases over time. It is the intention of the City to maintain the fuel cost recovery fund balance between the minimum and maximum trigger points as defined in the table below. Specific changes to the Fuel Adjustment Factor will be made in accordance with the criteria defined in the table below. The table below outlines the parameters used to determine changes to the Fuel Adjustment Factor.

<u>Target Fuel Cost Stabilization Fund Balance</u>	<u>10% of the fiscal year's annual fuel budget rounded up to the next \$100,000 without appropriate adjustments to the fuel adjustment</u>
<u>Minimum Trigger point for an increase in Fuel Adjustment Factor</u>	<u>Preceding month's Fuel Cost Stabilization Fund Balance is less than 75% of the Target Fuel Cost Stabilization Fund Balance</u>
<u>Maximum trigger point for a decrease in Fuel Adjustment Factor</u>	<u>Preceding month's Fuel Cost Stabilization Fund Balance is more than 125% of the Target Fuel Cost Stabilization Fund Balance</u>

If the Fuel Cost Stabilization Fund Balance drops below the Minimum Trigger point the Fuel Adjustment Factor will be set at a rate that would project to replenish the balance to the Target Fuel Cost Stabilization Fund Balance over a nine-month period. This adjustment factor may have to be modified over that nine-month period to reflect actual results if they are substantially different from predicted results.

If the Fuel Cost Stabilization Fund Balance exceeds the Maximum Trigger point the Fuel Adjustment Factor will be set at a rate that would project to reduce the balance to the Target Fuel Cost Stabilization Fund Balance over a six-month period. This adjustment factor may have to be modified over that six-month period to reflect actual results if they are substantially different from predicted results.

~~In no case, however, will cumulative under or over collections be allowed to exceed 10% of the fiscal year's annual fuel budget rounded up to the next \$100,000 without appropriate adjustments to the fuel adjustment.~~



City Commission agenda item

item type Public Hearings: Quasi-Judicial Matters (Public participation and comment on these matters must be in-person.)	meeting date April 12, 2023
prepared by Rene Cranis	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Request by Winter Park National Bank to re-establish and extend the Conditional Use approval for a three-story building with one drive-in teller at 345 Carolina Avenue. (2nd hearing)

motion / recommendation

Staff recommendation is for approval.

background

This is the 2nd of two hearings. Conditional Use requests for three-story buildings in the CBD require two hearings.

On August 28, 2017 the City Commission approved a conditional use to build a three-story, 9,926 sq. ft. office building with one drive-in teller on the property at 345 Carolina Avenue. That project was to remove the existing former SunTrust five-lane drive-in tellers with this new building. Reducing the number of bank drive-in teller lanes and replacing with office space was deemed beneficial for the downtown. There were no variances required and parking on-site is adequate for both buildings. The one teller lane was to be used by Winter Park National Bank, which is a tenant on the first floor of the adjacent office building at 201 N. New York Avenue, owned by the Albertson-Williams partnership.

When Winter Park National Bank decided to buy this office/teller building project (including construction plans) from the Albertson-Williams partnership, they were concerned about the expiration of the conditional use approval. Conditional use approvals expire after two years unless extended by the City Commission. Thus, on November 26, 2018 the Winter Park National Bank was approved by the City Commission to extend the conditional use for an additional three years after the date it would have expired on August 28, 2019 until August 28, 2022.

The Zoning Code anticipating situations just like this one, where a project would neglect to recall when the conditional use expires, allows for both the re-establishment and extension of conditional uses. This is especially true in situations like this where nothing has changed about the project, and nothing has changed in the Land Development Code to affect this project.

At this time, the Winter Park National Bank believes that they are ready to construct this project and has submitted for building permit. However, as the conditional use has expired, they need re-establishment and are requesting another three-year extension from the previous expiration on August 28, 2022 until August 28, 2025.

Conditional uses for three story buildings in the Central Business District require two public hearings. So, when we are done, there will have been six city commission public hearings on this project.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Extend CU Letter for 345 Carolina.pdf](#)

ATTACHMENTS:

[Backup minutes and plans.pdf](#)

ATTACHMENTS:

[345 Carolina Ave._Extend CU display ad.doc](#)

GODBOLD, DOWNING, BILL & RENTZ

A PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

TELEPHONE (407) 647-4418

222 WEST COMSTOCK AVENUE
SUITE 101
WINTER PARK, FLORIDA 32789

FACSIMILE (407) 647-2089

February 13, 2023

VIA EMAIL jbriggs@cityofwinterpark.org

AND U.S. MAIL

Mr. Jeffrey Briggs, Planning & Transportation Director
City of Winter Park
401 Park Avenue, South
Winter Park, Florida 32789

Re: Conditional Use Approval to redevelop the former SunTrust drive in teller location at 345 Carolina Avenue with a new three story office building of 9,926 square feet and including one bank drive through teller (the "Conditional Use")

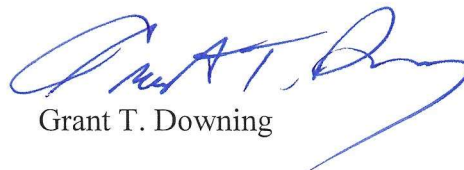
Dear Jeff:

As we discussed, my client, Winter Park National Bank, the owner of the property at 349 Carolina Avenue would like to request an extension of the Conditional Use approval for the former SunTrust drive in teller location at 345 Carolina Avenue through the date which is three (3) years after we receive our requested extension.

We would like to proceed with this extension as soon as possible. Please let me know what, if any, additional items you need in order to process this request and the amount of funds necessary to reimburse the City for advertising and mailing costs. I will have those items and a check delivered to you as soon as possible.

As always, thank you for your assistance.

Sincerely yours,



Grant T. Downing

GTD/klh

cc: Sid Cash (via email)
David Dotherow (via email)

November 26, 2018 minutes

Motion made by Commissioner Sprinkel to adopt the comprehensive plan ordinance; seconded by Commissioner Weldon. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Motion made by Commissioner Sprinkel to adopt the zoning ordinance; seconded by Commissioner Weldon. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

d. Request for an extension of the Conditional Use approval at 345 Carolina Avenue

Planning Manager Jeff Briggs explained the request was made because the project is not ready to begin and are asking for three additional years after the expiration of the current approval of August 2019.

Attorney Grant Downing, representing the applicant Sid Cash who was present, spoke in support of the request.

Motion made by Commissioner Sprinkel to approve the extension, seconded by Commissioner Cooper. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

- e. AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION TO OPEN SPACE AND RECREATION WITH A CONSERVATION OVERLAY FUTURE LAND USE DESIGNATION ON THE 3.12 ACRES OF PROPERTY LOCATED AT 2899 TEMPLE TRAIL, ON THE EAST SIDE OF TEMPLE TRAIL ADJACENT TO HOWELL CREEK, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE First Reading

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ZONING ON THE 3.12 ACRES OF PROPERTY LOCATED AT 2899 TEMPLE TRAIL, ON THE EAST SIDE OF TEMPLE TRAIL ADJACENT TO HOWELL CREEK, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE First Reading

Attorney Ardaman read both ordinances by title. Planning Manager Jeff Briggs explained this one parcel purchased to the wetlands was not zoned parks and

*City Commission Minutes
August 28th CV Approval
Original Approval*

LIMITATION, PLACEMENT, MAINTENANCE, AND REPLACEMENT OF WIRELESS AND OTHER COMMUNICATIONS FACILITIES IN THE CITY'S RIGHTS-OF-WAY, COLLOCATION OF SMALL WIRELESS FACILITIES ON EXISTING UTILITY POLES, PLACEMENT OF NEW UTILITY POLES, INSURANCE AND SURETY BOND REQUIREMENTS, PERMITTING PROCEDURES AND REQUIREMENTS, APPEALS, SAFETY REQUIREMENTS, WAIVERS, REVIEW DEADLINES, DEFINITIONS, REGISTRATION OF COMMUNICATIONS SERVICE PROVIDERS, AND FEES; PROVIDING OBJECTIVE DESIGN STANDARDS; PROVIDING AND INCORPORATING EXHIBITS; PROVIDING FOR CITY COMMISSION AUTHORITY, CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE Second Reading

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Sprinkel to adopt the ordinance; seconded by Mayor Leary. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote (Commissioner Weldon was absent).**

- b. RESOLUTION NO. 2192-17: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING 1167 LAKEVIEW DRIVE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES

Attorney Ardaman read the resolution by title. Brooks Weiss, City Architect, explained the delay with this because of waiting to resolve the purchase of the property.

Motion made by Commissioner Cooper to adopt the resolution; seconded by Commissioner Sprinkel. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote. (Commissioner Weldon was absent).**

- c. Request of the Albertson-Williams Partnership II: Conditional Use Approval to redevelop the former Sun Trust drive-in teller location at 345 Carolina Avenue with a new Three-Story Office Building of 9,926-Square-Feet and including one bank Drive-Thru Teller Lane, Zoned Office (O-1)

City Planner Jeff Briggs explained the location, the building size, complies with the FAR, the parking spaces needed, variances for the height because of the roof slope, other building heights surrounding this building, the elevation, and the positive recommendation from the Planning and Zoning Board.

Motion made by Commissioner Cooper to approve the request with the comments incorporated by the Planning and Zoning Board (that the project be restricted to a non-interior illuminated monument sign and non-interior illuminated wall signage in conformance with the CBD façade design

guidelines); seconded by Commissioner Seidel. No public comments were made.

Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote. (Commissioner Weldon was absent).

- d. Request of the City of Winter Park to Amend the "Comprehensive Plan" Future Land Use Map to change from Institutional to Open Space and Recreation Future Land Use Designation, and to Amend the Official Zoning Map from Public, Quasi-Public (PQP) to Parks and Recreation (PR) District Zoning on the Property Located Between 652 and 700 West Morse Boulevard

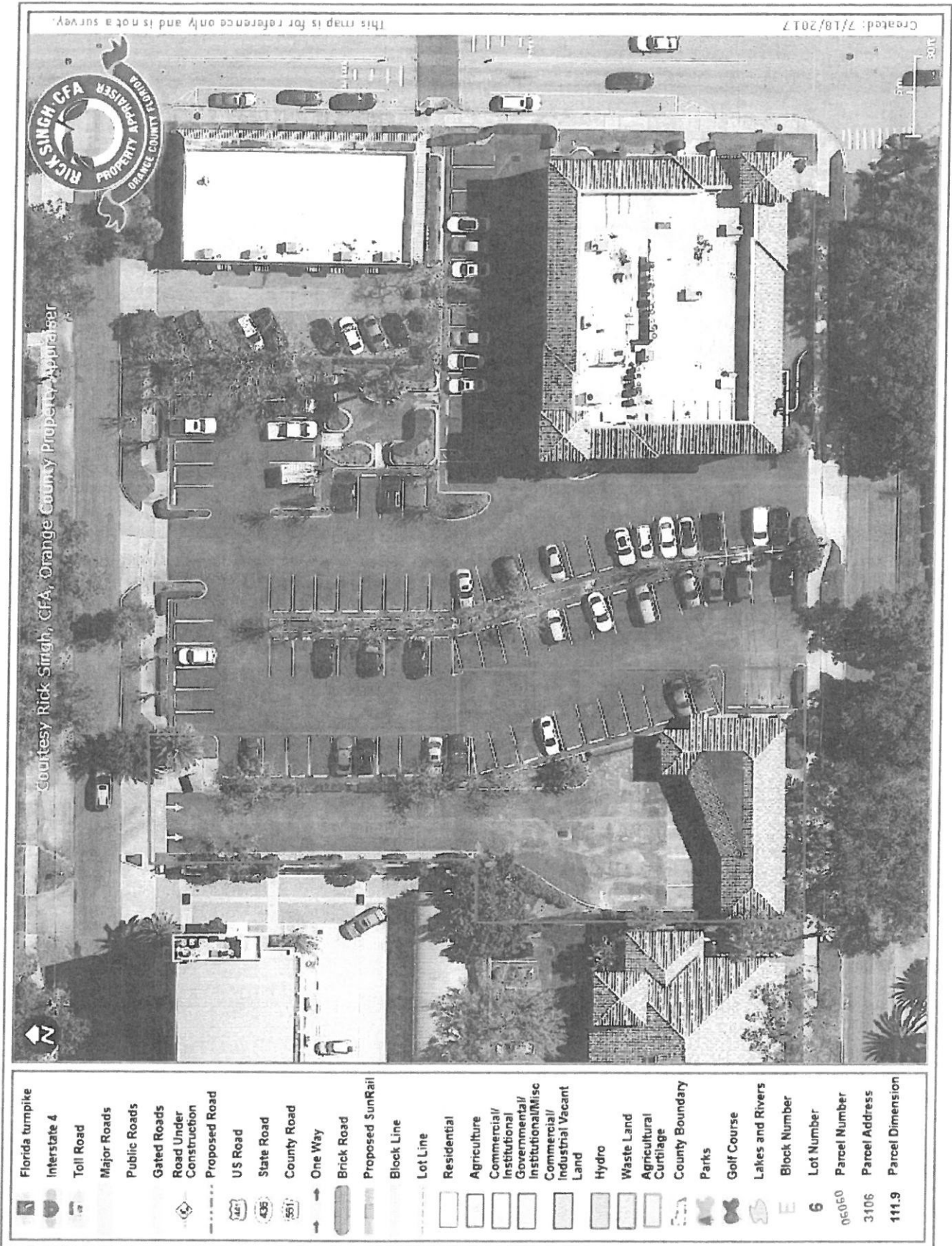
AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF INSTITUTIONAL TO OPEN SPACE AND RECREATION ON THE PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE First Reading

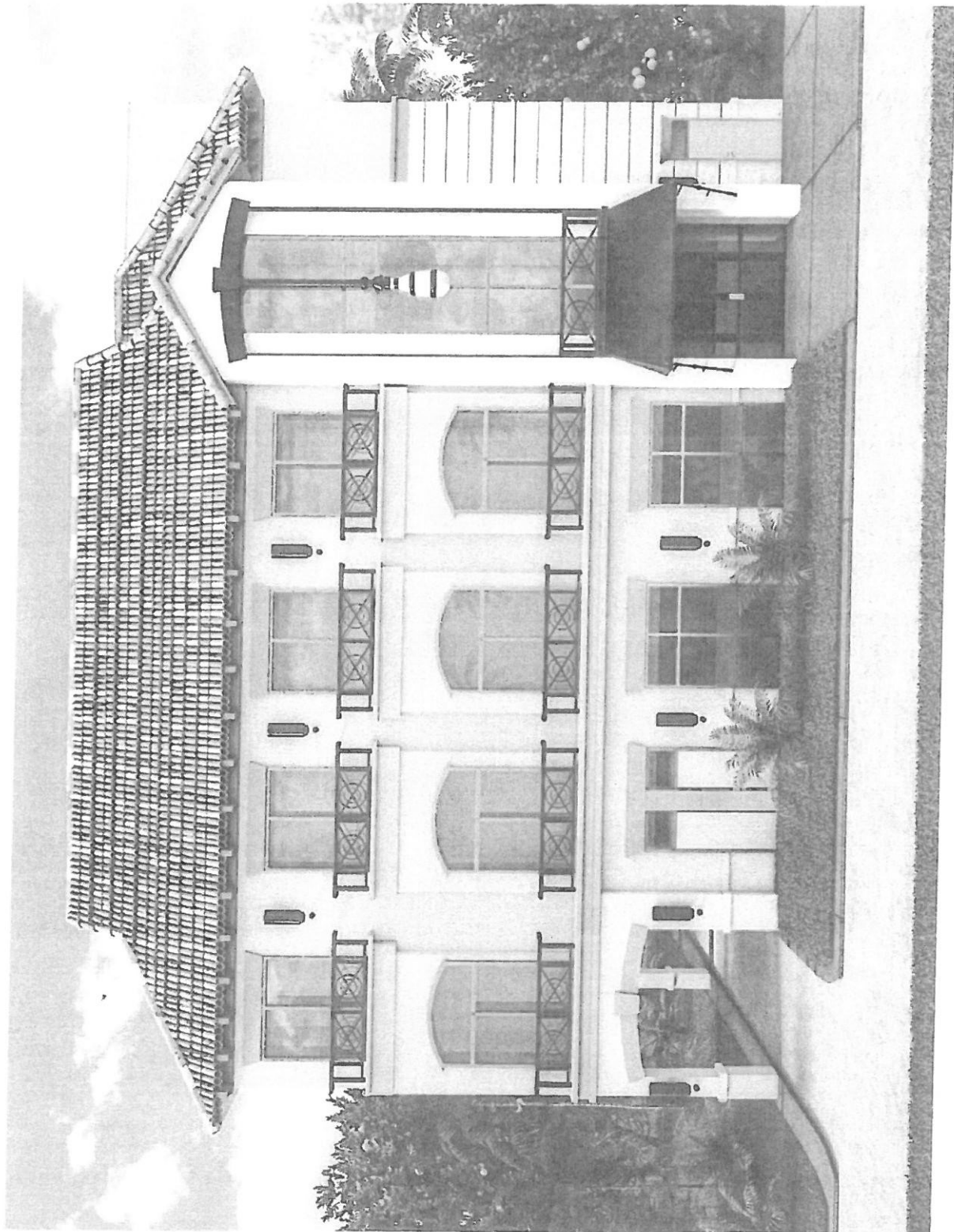
AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ZONING ON THE PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE First Reading

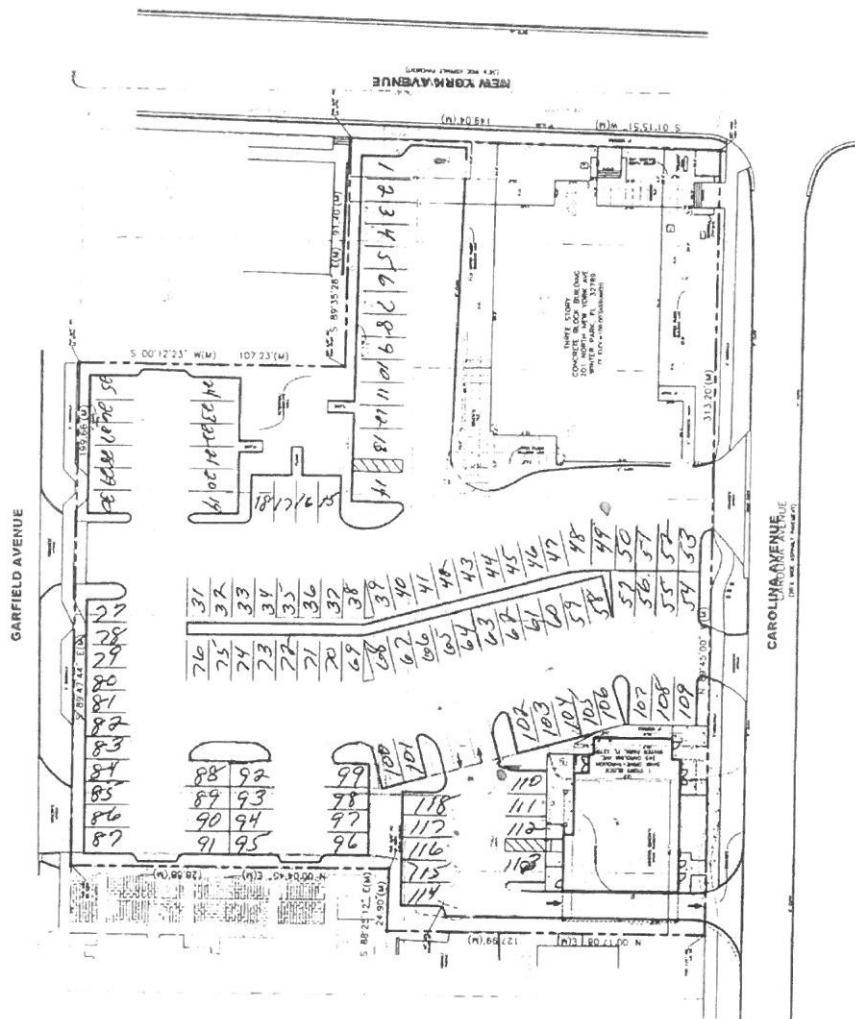
Attorney Ardaman read both ordinances by title. Planning Manager Jeff Briggs explained the intent and the sale conditioned was on this becoming Parks and Recreation zoning. No public comments were made.

Motion made by Commissioner Sprinkel to accept the first ordinance on first reading; seconded by Mayor Leary. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote. (Commissioner Weldon was absent).

Motion made by Commissioner Sprinkel to accept the second ordinance on first reading; seconded by Commissioner Cooper. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Cooper voted yes. The motion carried unanimously with a 4-0 vote. (Commissioner Weldon was absent).









Public Hearing

NOTICE OF REQUEST TO EXTEND AND RE-ESTABLISH A CONDITIONAL USE APPROVAL AT 345 CAROLINA AVENUE

NOTICE IS HEREBY GIVEN BY THE CITY OF WINTER PARK, FLORIDA, that public hearings will be held by the **City Commission on Wednesday, March 22, 2023, at 3:30 p.m.** and on **Wednesday, April 12, 2023 at 3:30 pm** in the Commission Chambers of City Hall at 401 S. Park Ave., Winter Park, Florida, 32789, to consider a request to re-establish and extend the conditional use approval previously granted for 345 Carolina Ave. for a three-story office building with one bank drive-in teller, zoned C-3.

Copies of the proposed development plans are available now for inspection in the Planning Department in City Hall, Monday through Friday, from 8 a.m. to 5 p.m., and beginning Thursday, March 16, 2023, on the city's website at cityofwinterpark.org.



All interested parties are invited to attend and be heard with respect to the adoption of the proposed amendments. Additional information is available in the Planning Department so that citizens may acquaint themselves with each issue and receive answers to any questions they may have prior to the hearing.

Pursuant to the provisions of the Americans with Disabilities Act: any person requiring special accommodation to participate in this meeting, because of disability or physical impairment, should contact the Planning & Community Development Department at 407-599-3453, at least 48 hours in advance of this hearing.

Pursuant to §286.0105 of the Florida Statutes: if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and they need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.



City Commission **agenda item**

item type Public Hearings: Quasi-Judicial Matters (Public participation and comment on these matters must be in-person.)	meeting date April 12, 2023
prepared by John Harbilas	approved by Allison McGillis, Jeffrey Briggs, Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Request of Hill/Gray Seven LLC for Conditional Use Approval to develop a 3,331 square-foot bank with drive-thru, and a 11,000 square-foot office building for the property located at 900 & 950 N. Orlando Avenue, zoned C-3.

motion / recommendation

Staff recommendation is for approval subject to four conditions made by P&Z:

- 1) The west drive aisle be reduced to 16ft in width
- 2) A decorative screen wall be added along the west drive aisle to screen it from the ROW
- 3) An enhanced landscape feature be provided at the NW intersection which is compatible with the SW streetscape of the Whole Foods development
- 4) No more than 50% of a single building material (excluding glass) is to be used on each face of the building façade.

background

Project Description

The Subject Property is a 1.83-acre parcel, located at the southeast corner of the North Orlando Avenue and Lee Road intersection. The proposal includes developing a 3,331 square-foot bank and 11,000 square-foot office building.

This Property was a part of the overall development with the Whole Foods Plaza to the north which approved 255,610 square-feet of total commercial entitlements. The approval included that the Lee Road extension be dedicated to the City, and the entitlements of that land would remain available for future commercial development, with the understanding that it would include enhanced open spaces and preservation of the specimen trees onsite. Today, there are 166,045 square feet of entitlements

remaining that may be utilized for the Subject Property.

The Applicant's initial site plan included a full width drive aisle and parking around the perimeter of the bank building. Following review of the proposal with the City's Technical Advisory Committee, staff made comments about removing the driving and parking areas adjacent to the roadways, in order to bring the buildings closer to the street and allow for larger landscape areas around the perimeter, consistent with the city's vision for this property. Doing so would create a more urban-style development that is compatible with the development patterns established on the other three corners of the intersection. Staff did provide two conceptual site plans to the applicant to help illustrate this request, and those are included in the packet.

Following further discussion with the staff, the Applicant provided a revised site plan, which moves the bank building closer to the intersection corner, but keeps the office building in its original configuration with a 20 foot one way drive aisle down the west side of the parcel. Staff did clarify that a one way drive aisle is only required to be 12 feet in width, and that aisle will not be necessary to satisfy any requirements for fire truck circulation.

This item was reviewed by the Planning & Zoning Board on March 7, 2023. The Board voiced concern over the lack of architectural consistency between the bank and office building, and the need for more materials on the office building to break up the large façade. They also expressed the desire for some hardscape, landscape, or combination of the two, to emphasize the intersection corner at Lee Rd and 17-92, similar to the other three corners of the intersection. There was questioning as to why the bank needed so many parking spaces. The Board recommended approval subject to the four conditions in the staff recommendation.

The overall development proposal is compliant with the minimum setback, impervious, and landscape requirements of the Land Development Code. The large specimen trees along Galloway Drive will be kept and maintained, and the Applicant has coordinated their tree preservation with the City Arborist. The proposed architectural elevations of both buildings were revised following P&Z, as well as a complete landscape plan; both are included in the packet. The applicant did not provide a sign package, but has shown two monument sign locations for each building along both North Orlando Avenue and Galloway Drive.

Parking and Traffic Analysis

The parking requirements for office (including bank/financial services) uses are calculated at one space per 250 square feet of gross floor area. The total proposed development of 14,331 square feet, would require a total of 58 spaces, 14 spaces for the bank, and 44

spaces for the office building. The applicant has provided 31 spaces for the bank, and 45 spaces for the office, 76 total, which is significantly higher than the parking Code requirement. Staff is unsure why the additional spaces are needed for this type of office/bank user.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Trip Gen Memo-020123.pdf](#)

ATTACHMENTS:

[Staff Alternative Site Plans.pdf](#)

ATTACHMENTS:

[17-92 & Lee Road - CU-Application and Legal.pdf](#)

ATTACHMENTS:

[Applicant Site Plan \(w_aerial\).pdf](#)

ATTACHMENTS:

[Staff Alternate Site Plan #1 \(w_aerial\).pdf](#)

ATTACHMENTS:

[Staff Alternate Site Plan #2 \(w_aerial\).pdf](#)

ATTACHMENTS:

[WF Fidelity Renderings.pdf](#)

ATTACHMENTS:

[Rev. 17-92 Lee Road - CUP Exhibit.pdf](#)



TRIP GENERATION ANALYSIS - REVISED

FIDELITY LEE ROAD WINTER PARK, FLORIDA

The following memorandum was prepared in support of conditional use permit application for the Fidelity Lee Road development, located on the southeast quadrant of the intersection of US 17-92 (N Orlando Avenue) and Lee Road in Winter Park, Florida. The development will consist of 3,331 square-foot bank with drive-through and an 11,000 square-foot office building. The project site was previously occupied by a 48,000 square-foot office and 4,200 square-foot retail building which were demolished in 2016/17. **Figure 1** depicts the site location, and the conceptual site plan is illustrated in **Figure 2**. The project is proposed to be served by four (4) access driveways on US 17-92 (N Orlando Avenue), Lee Road, and two access driveways on Galloway Drive.

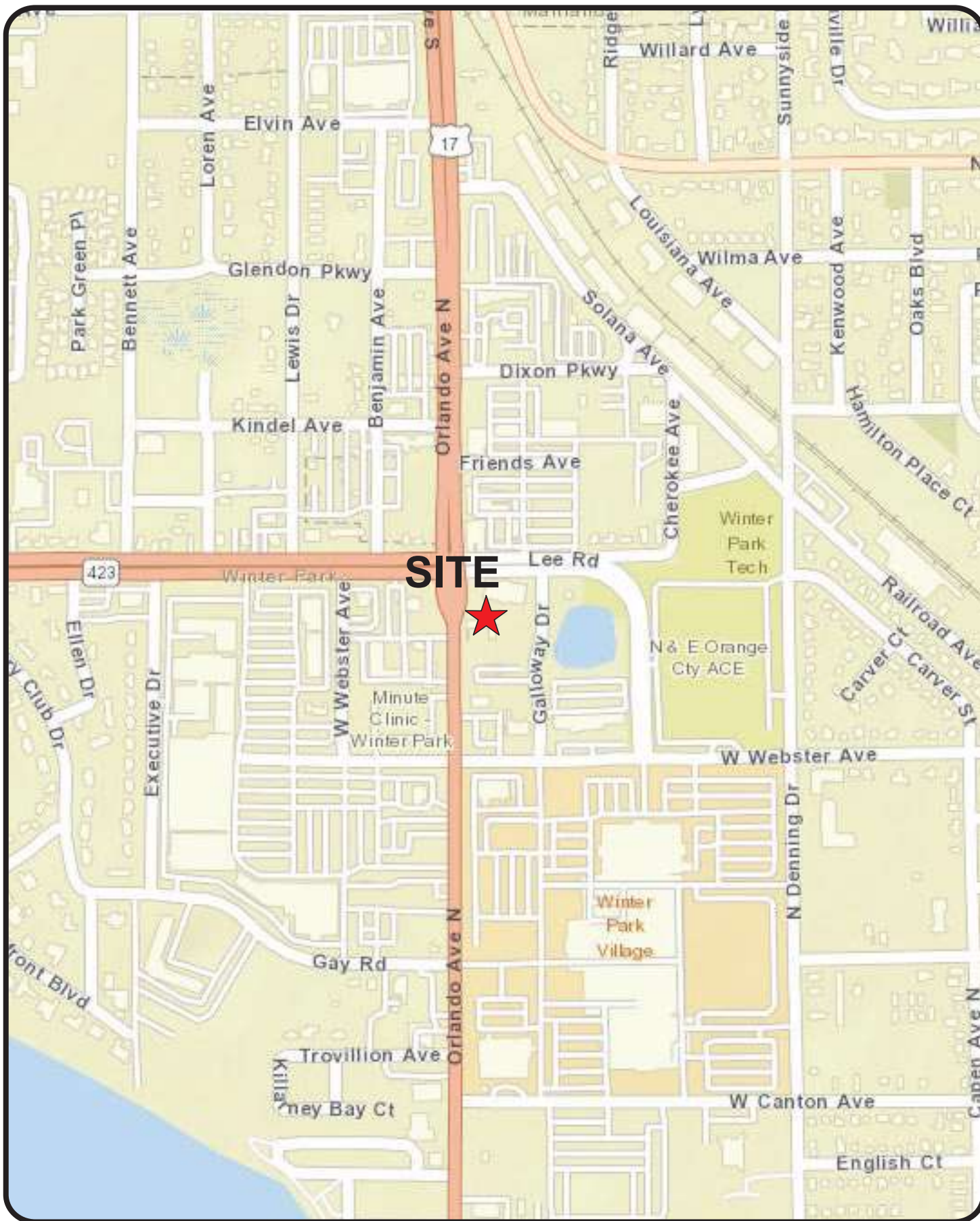
Trip generation for the proposed development and the previously approved uses were calculated using data from the 11th Edition of the *Institute of Transportation Engineers (ITE) Trip Generation Manual*. The results of the trip generation calculations are summarized in **Table 1**, and the ITE trip generation sheets are included in the **Attachment**.

Table 1
Trip Generation Summary

ITE Code	Land Use	Size (KSF)	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
Previous Development (Approved Uses)												
710	General Office	48.00	12.77	613	1.85	78	11	89	1.88	15	75	90
822	Retail	4.20	96.90	407	2.36	6	4	10	6.59	14	14	28
Total Trips				1,020	--	84	15	99	--	29	89	118
Retail Pass-by Trips (40%)				163	--	2	2	4	--	6	6	11
New Net Trips				857	--	82	13	95	--	23	83	107
Proposed Development												
710	General Office	11.00	15.45	170	2.27	22	3	25	2.45	5	22	27
912	Drive-in Bank	3.331	100.35	334	9.95	19	14	33	21.01	35	35	70
Total Trips				504	--	41	17	58	--	40	57	97
Drive-in Bank Pass-by Trips (35%)				117	--	7	5	12	--	12	12	24
New Net Trips				387	--	34	12	46	--	28	45	73
Net Change in Trips				-470	--	-48	-1	-49	--	5	-38	-34

Note:

1. KSF = 1,000 square-feet
2. The ITE equations were used where the R-squared correlation coefficient was greater than 0.75
- 3- Pass-by percentages based on ITE's 2021 Pass-By Tables



Fidelity Lee Road
Project No 5767

Figure 1

Project Location



The proposed redevelopment will result in less total driveway volumes and less new net trips than the approved development that previously occupied the site. There will be 470 less daily new net trips by the proposed redevelopment to utilize US 17-92 and the area roadways. Adjacent roadways to the site are US 17-92 and Lee Road. US 17-92 is a four-lane divided roadway, and Lee Road is a two-lane divided roadway. According to data from the FDOT, US 17-92 carries a daily traffic volume of 34,000 vehicles with a speed limit of 35 mph.

Conclusions

This analysis was conducted to determine the impact of the proposed project in comparison with the approved development on the area roadways. The trip generation of the approved uses and the proposed uses was calculated with the use of data from the *11th Edition of ITE's Trip Generation Manual*. Comparing the results of these calculations revealed that the proposed uses will generate less trips than the approved uses. Consequently, there will be less trips to be added to the area roadways as a result of the proposed changes.

NAME:

Turgut Dervish

DATE:

February 1, 2023

P.E. No.:

20400

SIGNATURE:



ATTACHMENTS

General Office Building (710)

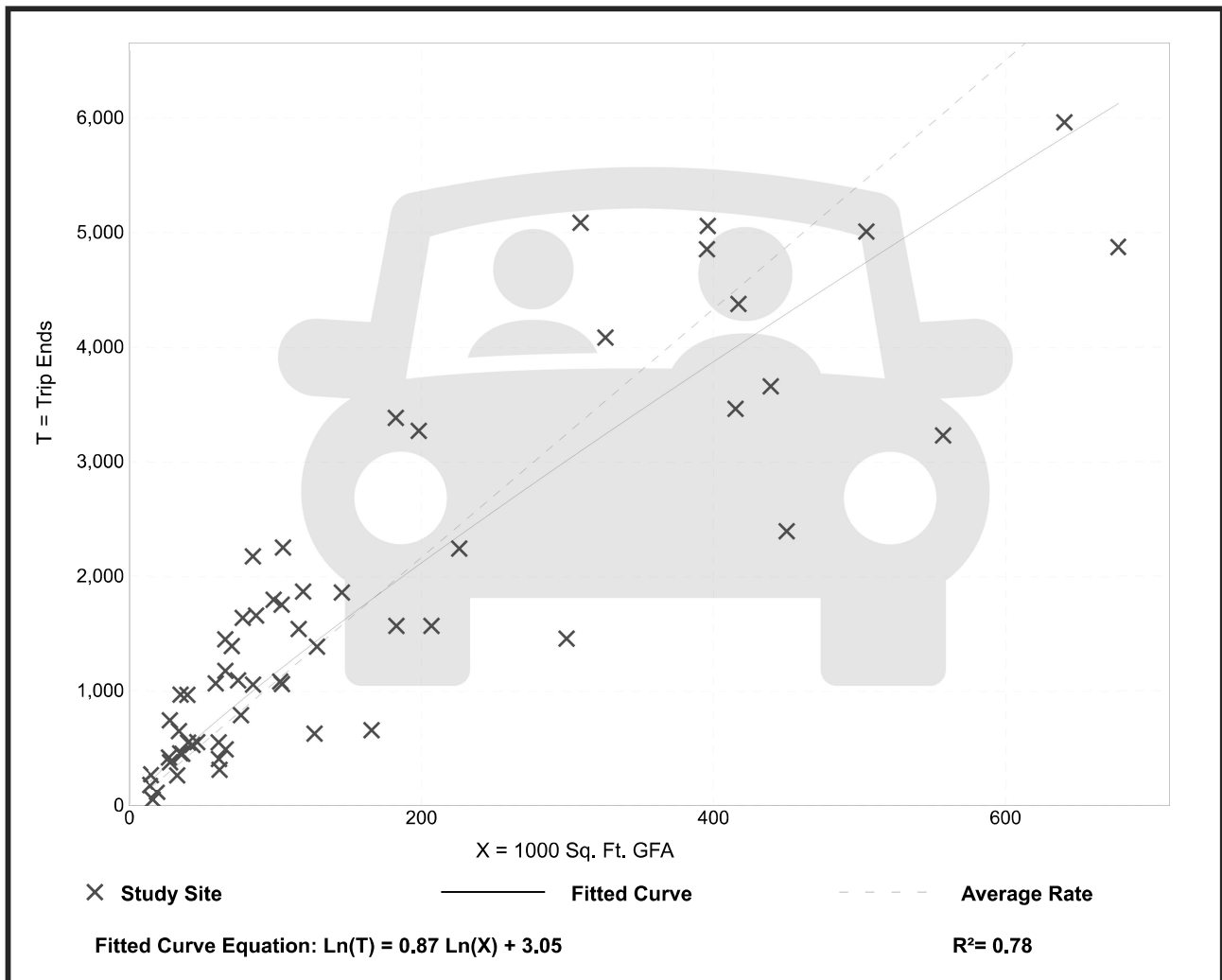
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



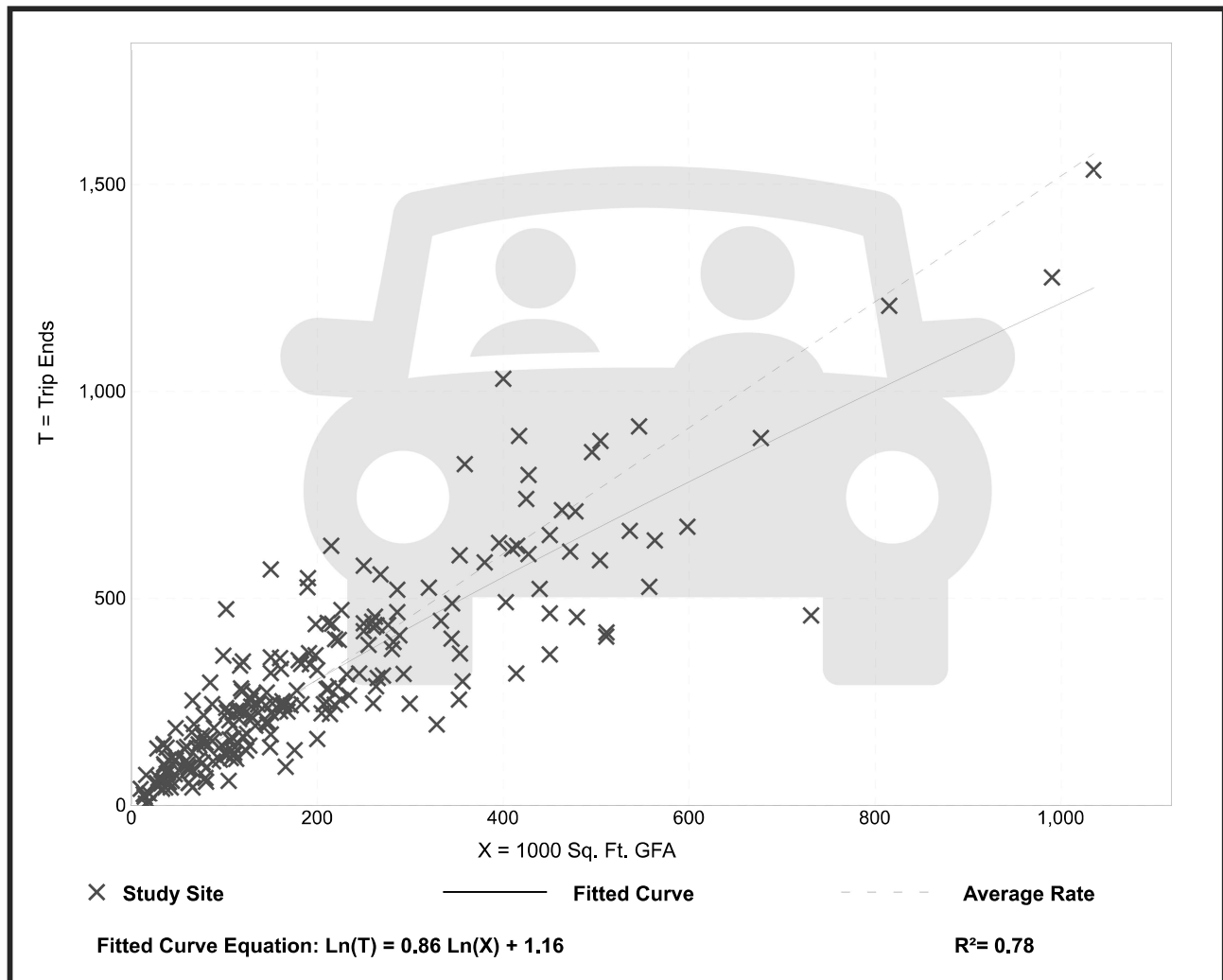
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 221
 Avg. 1000 Sq. Ft. GFA: 201
 Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



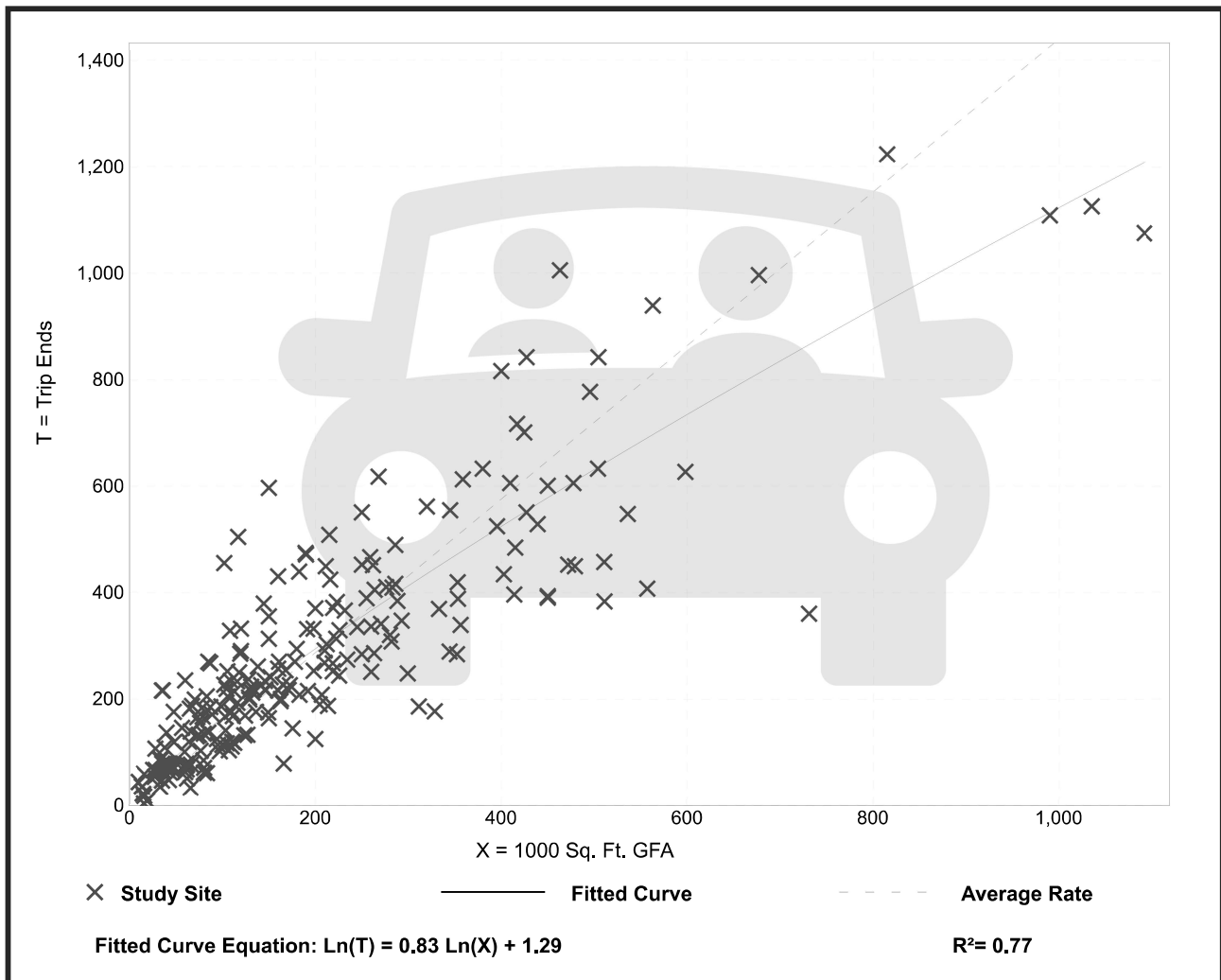
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 232
 Avg. 1000 Sq. Ft. GFA: 199
 Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

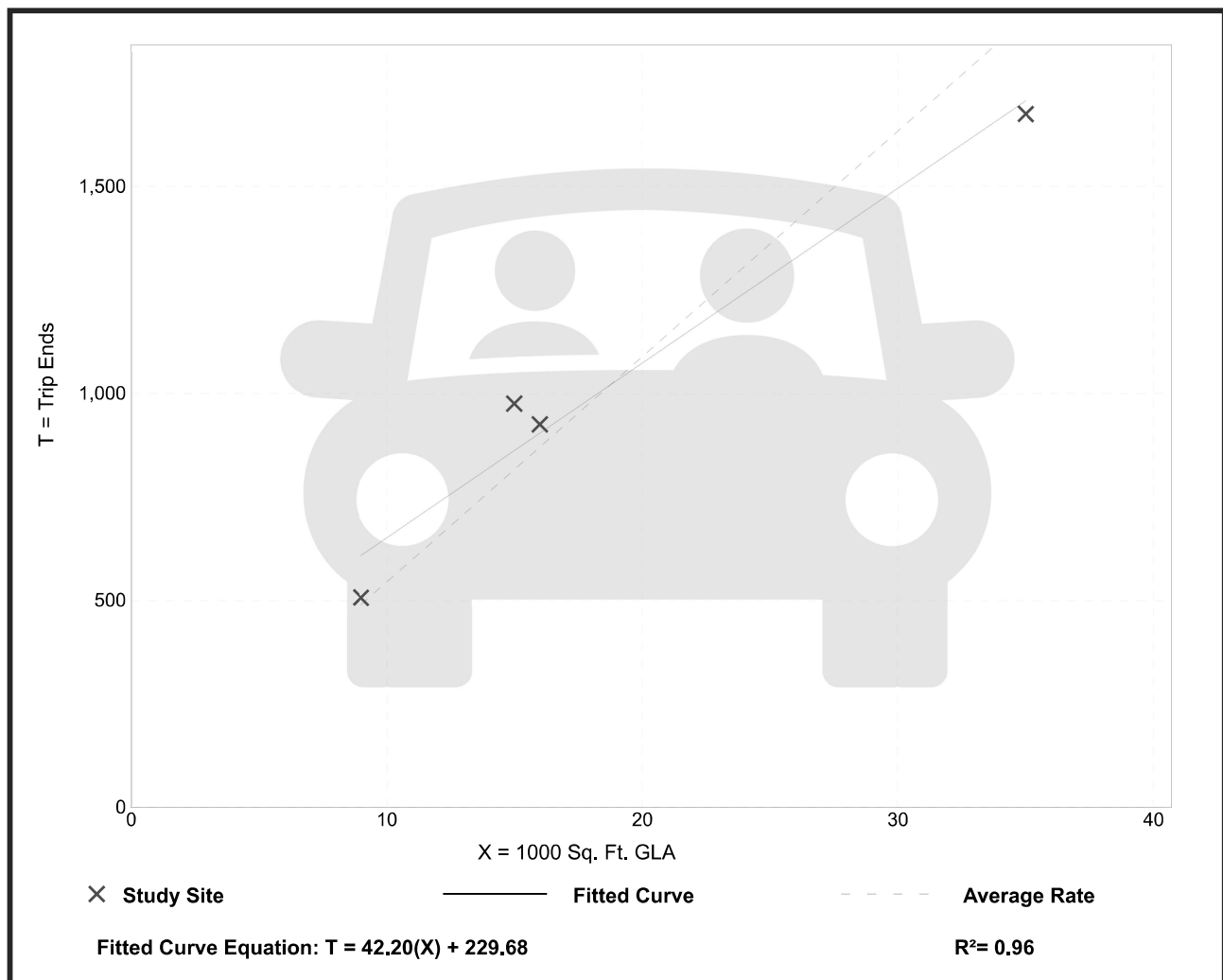
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k) (822)

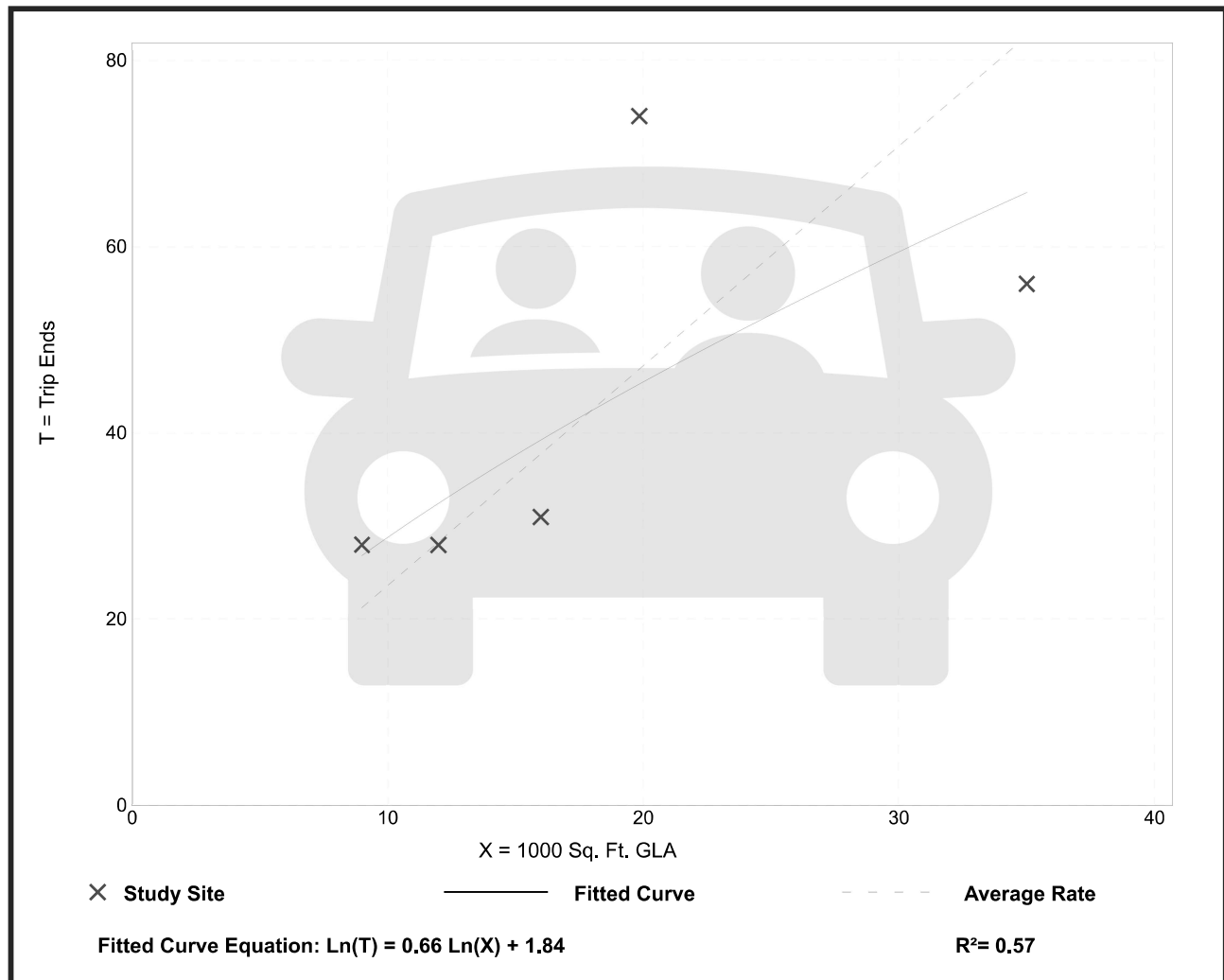
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GLA: 18
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



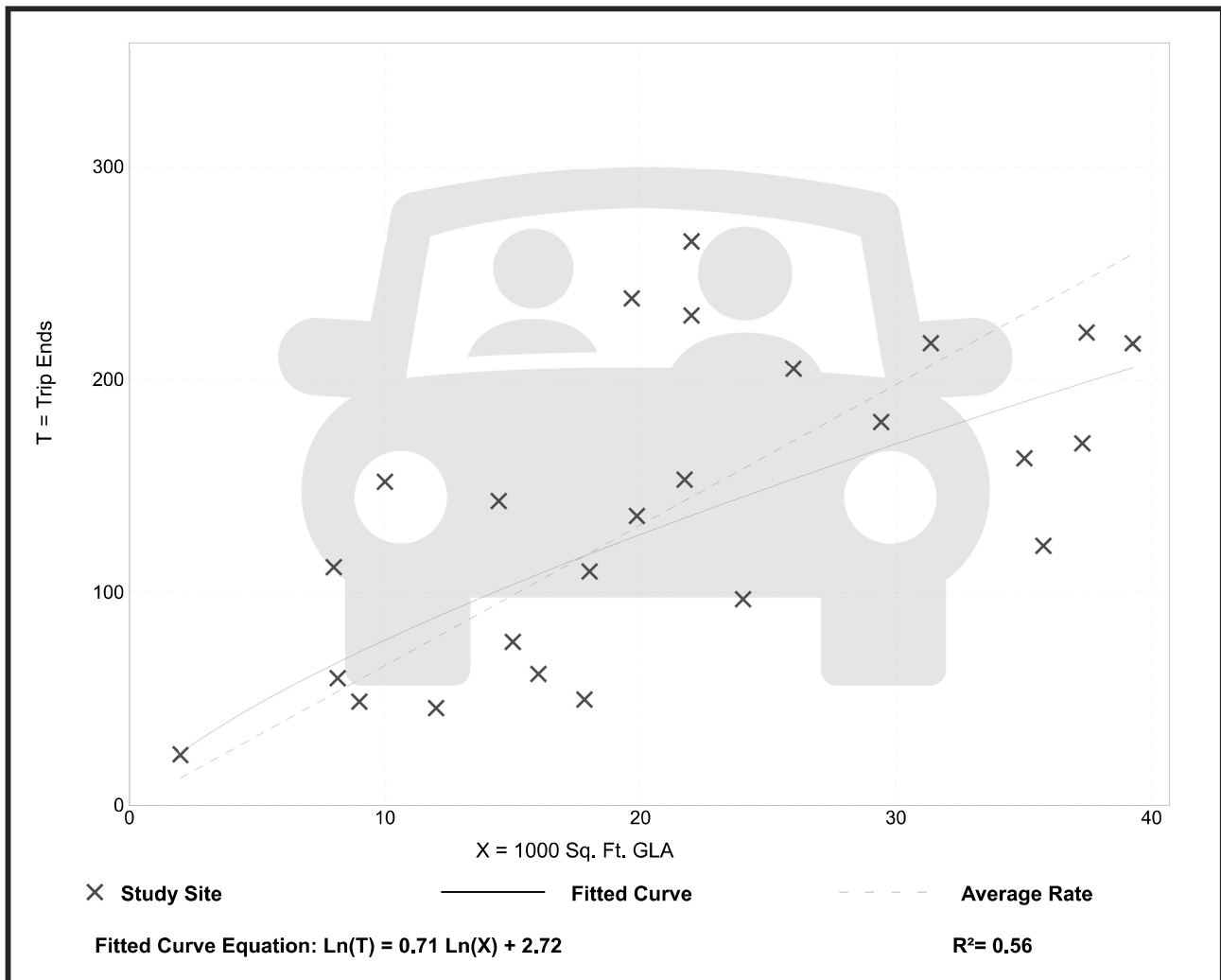
Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. 1000 Sq. Ft. GLA: 21
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Drive-in Bank (912)

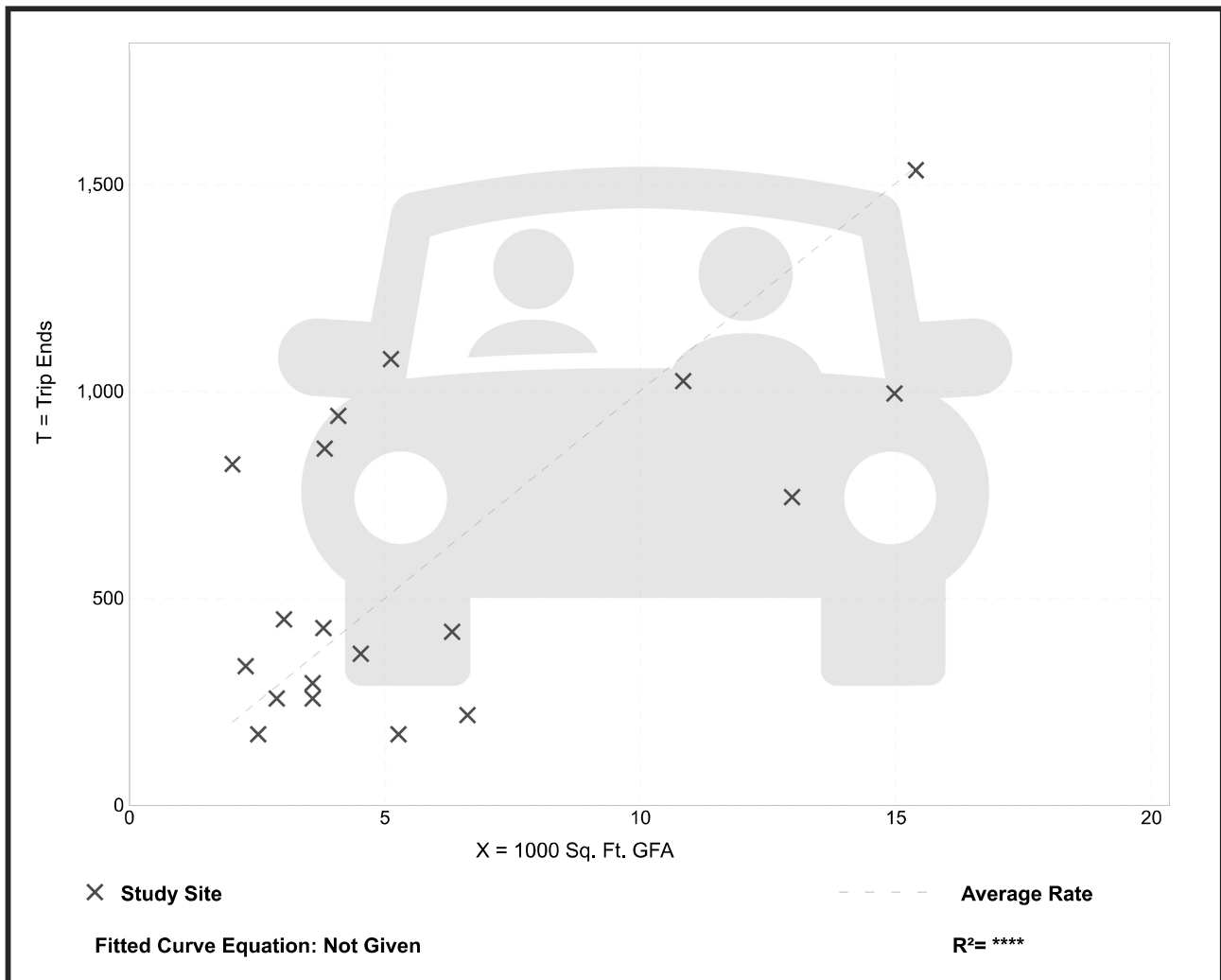
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

Data Plot and Equation



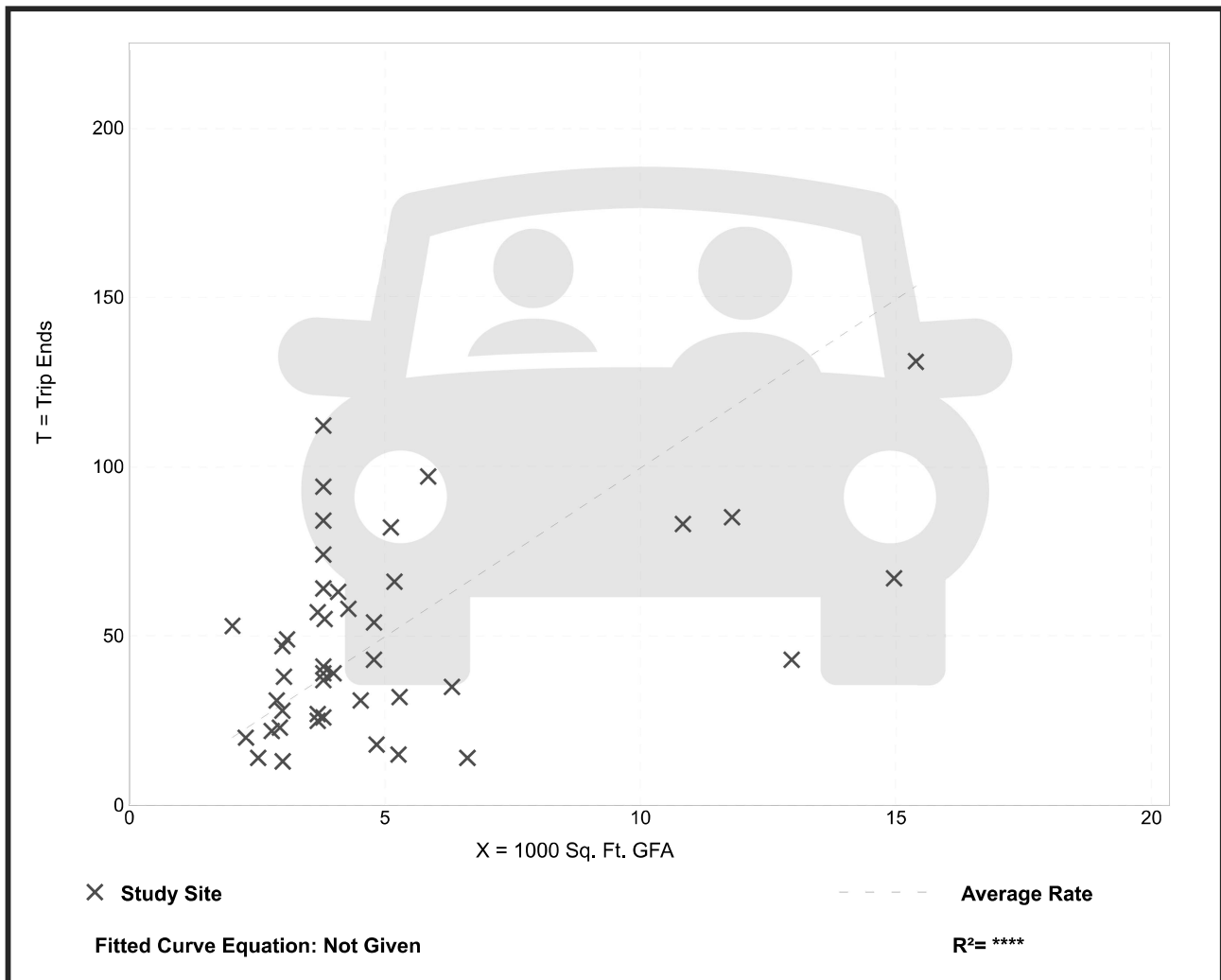
Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 44
 Avg. 1000 Sq. Ft. GFA: 5
 Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.95	2.12 - 29.47	6.00

Data Plot and Equation



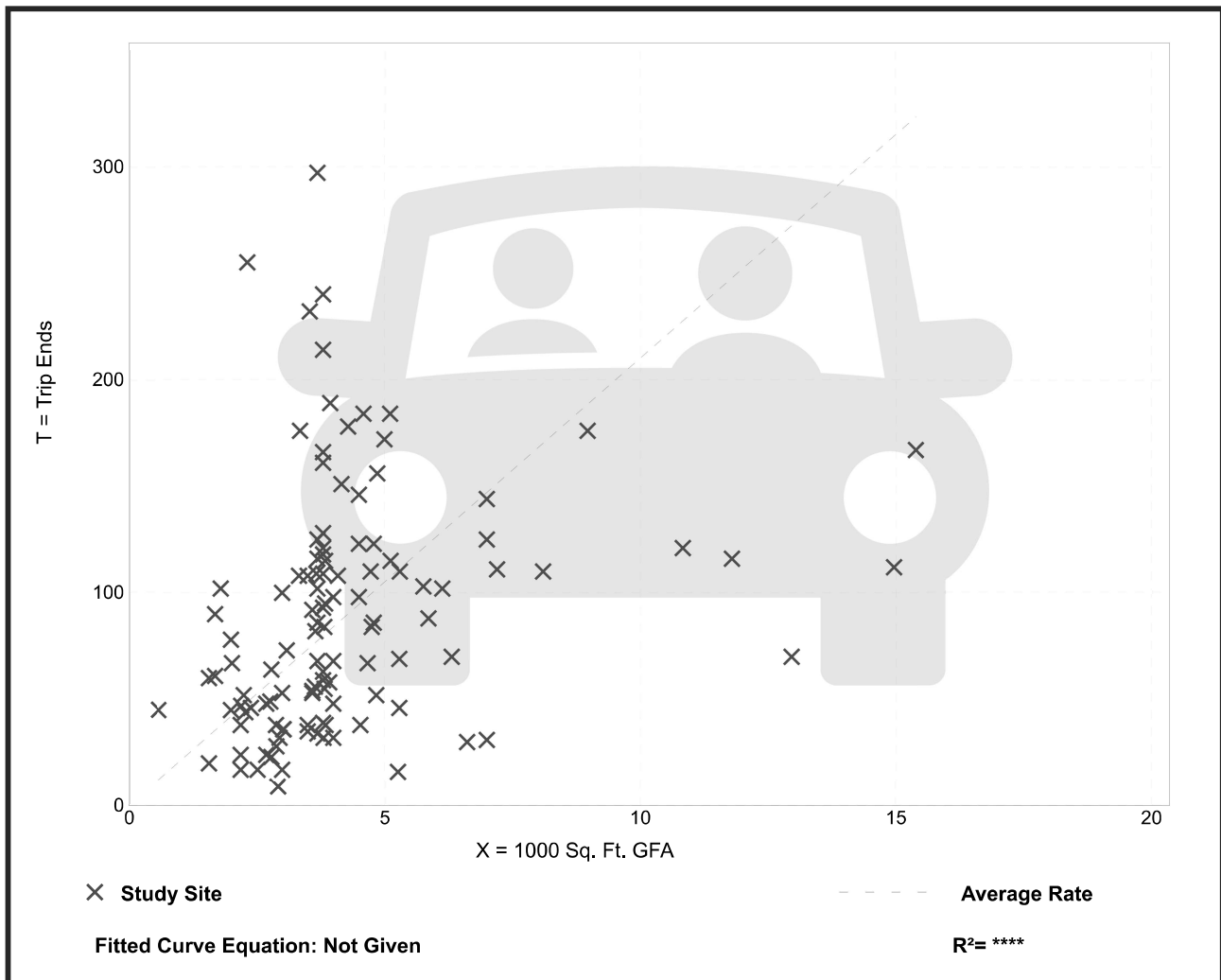
Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 114
 Avg. 1000 Sq. Ft. GFA: 4
 Directional Distribution: 50% entering, 50% exiting

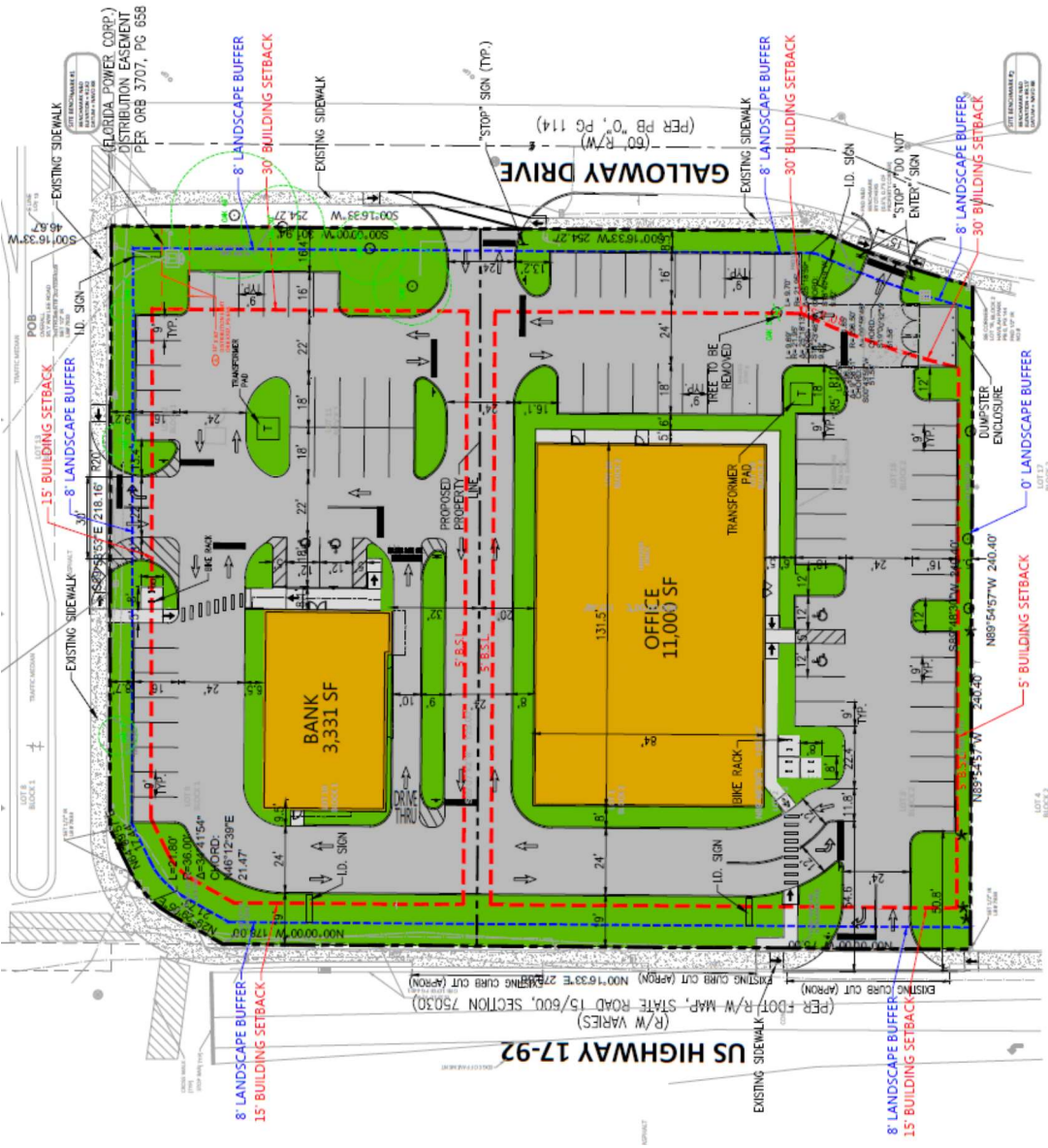
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.01	3.04 - 109.91	15.13

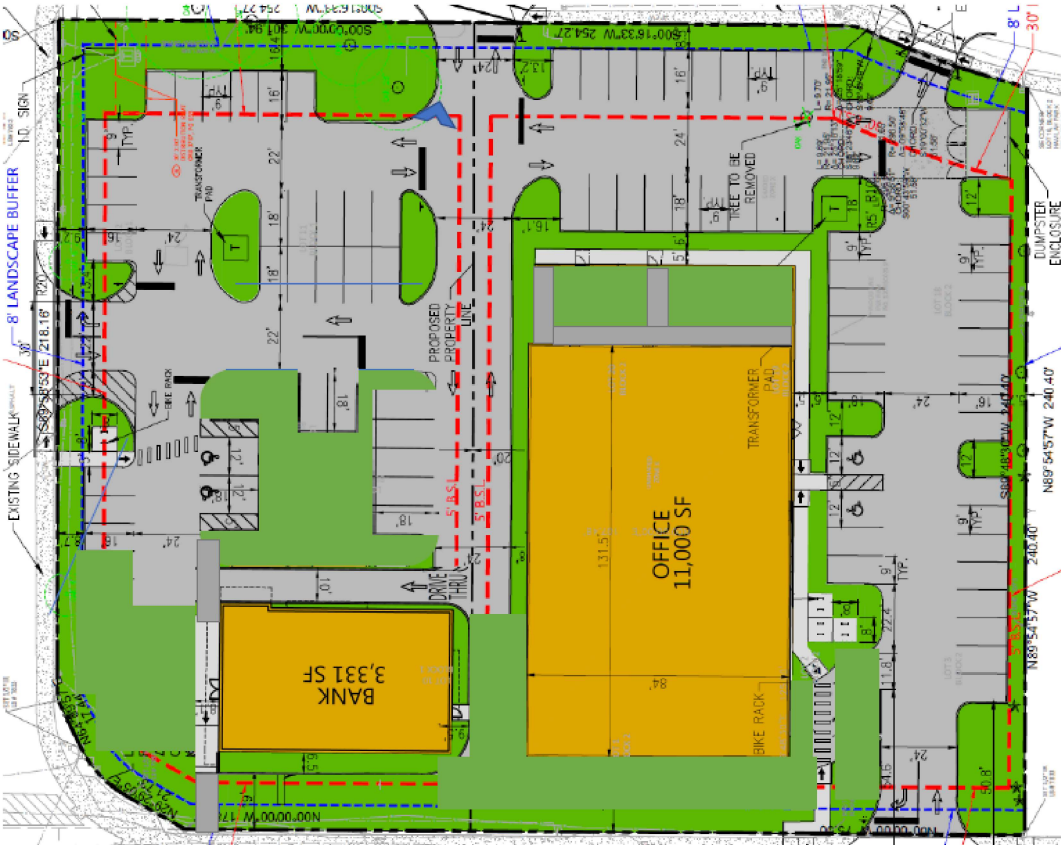
Data Plot and Equation



Applicant's Original Site Plan



Staff Alternate Site Plan #1



Staff Alternate Site Plan #2





**CITY OF WINTER PARK
APPLICATION FOR CONDITIONAL USE**

CU # _____

FEE PAID

ck # _____
amt. \$ _____
date _____

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

I.	<u>APPLICANT</u>	<u>OWNER</u>
Name	Hill / Gray Seven LLC	Hill / Gray Seven LLC
Address	1350 City View Center	1350 City View Center
	Oviedo, FL 32765	Oviedo, FL 32765
Phone	407-365-5775x1	407-265-5775 x1
Email Address:	drew@hillgrayseven.com	Email Address drew@hillgrayseven.com

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

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

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

II. PROPERTY

Street Address: 900 & 950 N. Orlando Avenue, Winter Park, FL 32789

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

PARCEL # 01-22-29-3452-02-010 & 01-22-29-3452-01-080 (same as tax ID number of Orange County property tax records)

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

See attached Legal Description

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

Size of building over 10,000 SF and a drive thru.

IV. CERTIFICATION

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



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

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

SIGNATURE 

DATE 1/27/2023

PARCEL 1:

BEGIN AT THE NORTHEAST CORNER OF LOT 13, BLOCK 1, HAVILAH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 144, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF GALLOWAY DRIVE THE FOLLOWING THREE COURSES AND DISTANCES; S 00 DEGREES 00'00"W A DISTANCE OF 301.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 21.95 FEET, A CHORD BEARING OF S 18 DEGREES 23'46"W A CHORD DISTANCE OF 9.62 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 18'13" A DISTANCE OF 9.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 296.50 FEET, A CHORD BEARING OF S 18 DEGREES 43'59"W, A CHORD DISTANCE OF 51.58 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9 DEGREES 58'51", A DISTANCE OF 51.65 FEET TO THE SOUTHEAST CORNER OF LOT 18, BLOCK 2; THENCE S 89 DEGREES 48'30"W ALONG THE SOUTH LINE OF LOT 18 AND THE SOUTH LINE OF LOT 3, BLOCK 2, A DISTANCE OF 240.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH ORLANDO AVENUE; THENCE N 00 DEGREES 00'00"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET; THENCE N 89 DEGREES 48'30"E A DISTANCE OF 125.00 FEET; THENCE N 00 DEGREES 00'00"E A DISTANCE OF 107.48 FEET; THENCE S 89 DEGREES 07'42"W A DISTANCE OF 125.00 FEET TO A POINT ON AFORESAID EAST RIGHT-OF-WAY LINE; THENCE N 00 DEGREES 00'00"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 178.00 FEET TO A POINT ON THE NORTH LINE OF LOT 8 BLOCK 1; THENCE N 89 DEGREES 37'16"E ALONG SAID NORTH LINE AND THE NORTH LINE OF AFORESAID LOT 13, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION DESCRIBED IN SPECIAL WARRANTY DEED FROM UP FIELDGATE US INVESTMENTS - WINTER PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE CITY OF WINTER PARK, FLORIDA, RECORDED IN INSTRUMENT NUMBER 20210344029, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA,

PARCEL 2:

LOT 1 AND THE NORTH 25 FEET OF LOT 2, BLOCK 2, HAVILAH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 144, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE SOUTH ONE-HALF OF VACATED QUAKER AVENUE LYING NORTH AND ADJACENT TO SAID LOT 1, BLOCK 2, PURSUANT TO ORDINANCE NO. 1399 RECORDED IN O.R. BOOK 3269, PAGE 1263, O.R. BOOK 3286, PAGE 1868 AND O.R. BOOK OF ORANGE 3466, PAGE 552, PUBLIC RECORDS COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY ON WEST.

ALSO DESCRIBED AS:

ALL OF LOTS 11 AND 12 AND A PORTION OF LOTS 8, 9, 10 AND 13, BLOCK 1, AND ALL OF LOTS 18, 19 AND 20 AND A PORTION OF LOTS 1, 2, AND 3, BLOCK 2, HAVILAH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 144, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL OF

VACATED QUAKER AVENUE LYING BETWEEN BLOCKS 1 AND 2, PURSUANT TO ORDINANCE NO. 1399 RECORDED IN OFFICIAL RECORDS BOOK 3269, PAGE 1263, OFFICIAL RECORDS BOOK 3286, PAGE 1868 AND OFFICIAL RECORDS BOOK 3466, PAGE 552, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY ON WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 13, BLOCK 1, HAVILAH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGE 144, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH $00^{\circ}16'33''$ WEST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 47.67 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LEE ROAD AS RECORDED IN INSTRUMENT NUMBER 20210344029, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE WEST RIGHT OF WAY LINE OF GALLOWAY DRIVE THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) SOUTH $00^{\circ}16'33''$ WEST, 254.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 21.95 FEET, A CHORD BEARING OF SOUTH $18^{\circ}40'19''$ WEST, A CHORD LENGTH OF 9.62 FEET; (2) THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $25^{\circ}18'59''$, AN ARC LENGTH OF 9.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 296.50 FEET, A CHORD BEARING OF SOUTH $19^{\circ}00'32''$ WEST, A CHORD LENGTH OF 51.58 FEET; (3) THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}58'48''$, AN ARC LENGTH OF 51.65 FEET TO THE SOUTHEAST CORNER OF LOT 18, BLOCK 2 OF SAID HAVILAH PARK; THENCE NORTH $89^{\circ}54'57''$ WEST ALONG THE SOUTH LINE OF LOTS 18 AND 3 OF SAID BLOCK 2, A DISTANCE OF 240.40 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH ORLANDO AVENUE; THENCE NORTH $00^{\circ}16'33''$ EAST ALONG SAID EAST RIGHT OF WAY LINE, 270.66 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF LEE ROAD; THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES; (1) NORTH $29^{\circ}29'05''$ EAST, 21.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 36.00 FEET, A CHORD BEARING OF NORTH $46^{\circ}49'11''$ EAST, A CHORD LENGTH OF 21.47 FEET; (2) THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $34^{\circ}41'32''$, AN ARC LENGTH OF 21.80 FEET; (3) THENCE NORTH $64^{\circ}09'57''$ EAST, 17.44 FEET; (4) THENCE SOUTH $89^{\circ}58'53''$ EAST, 218.16 FEET TO THE POINT OF BEGINNING.

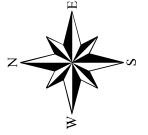


CONDITIONAL USE REQUEST

900/950 North
Orlando Avenue

City of Winter Park
Florida

APPLICANT'S
SITE PLAN



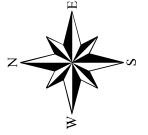


CONDITIONAL USE REQUEST

900/950 North
Orlando Avenue

City of Winter Park
Florida

STAFF'S ALTERNATE
SITE PLAN #1



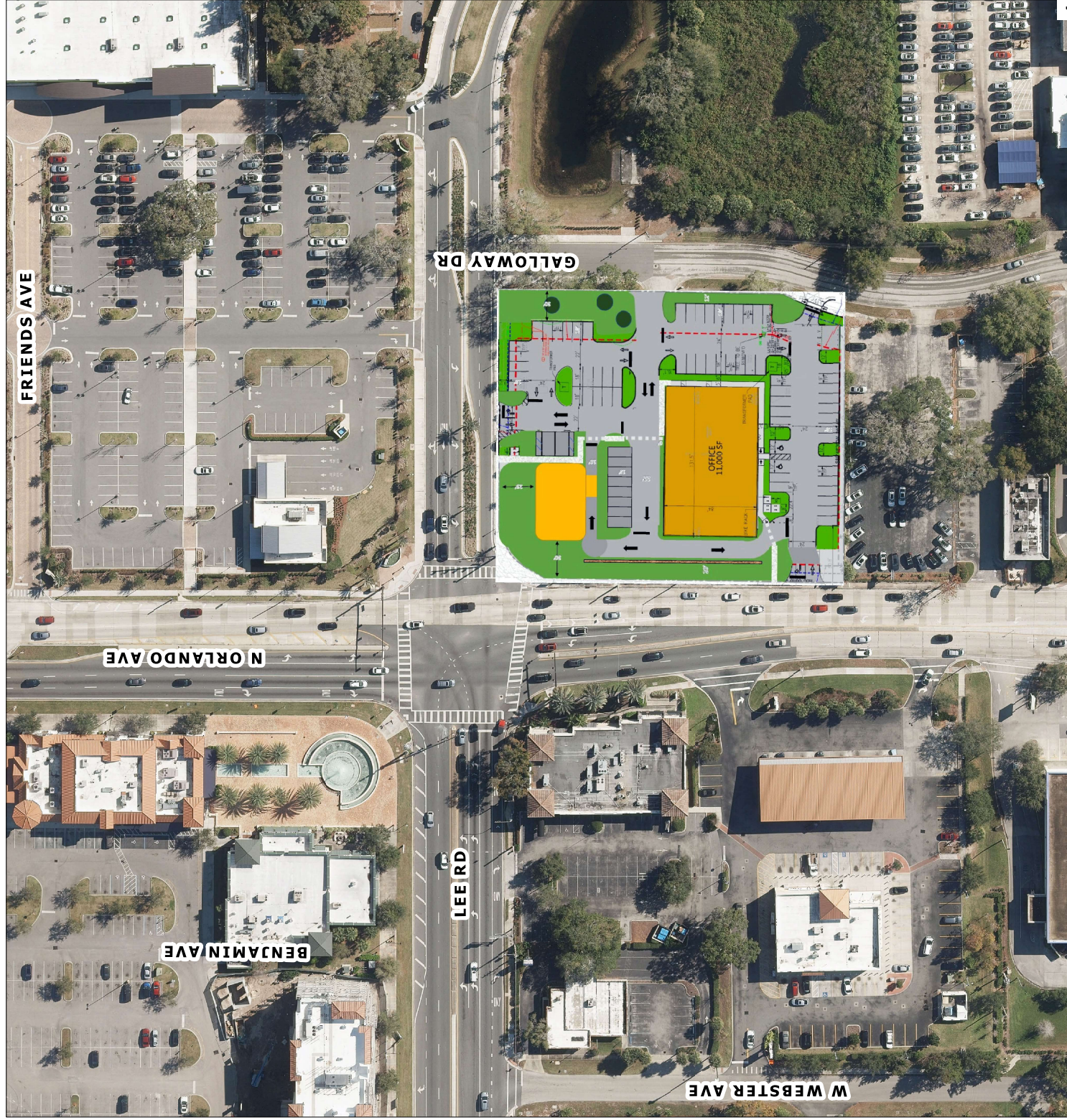
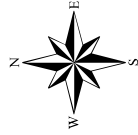


CONDITIONAL USE REQUEST

900/950 North
Orlando Avenue

City of Winter Park
Florida

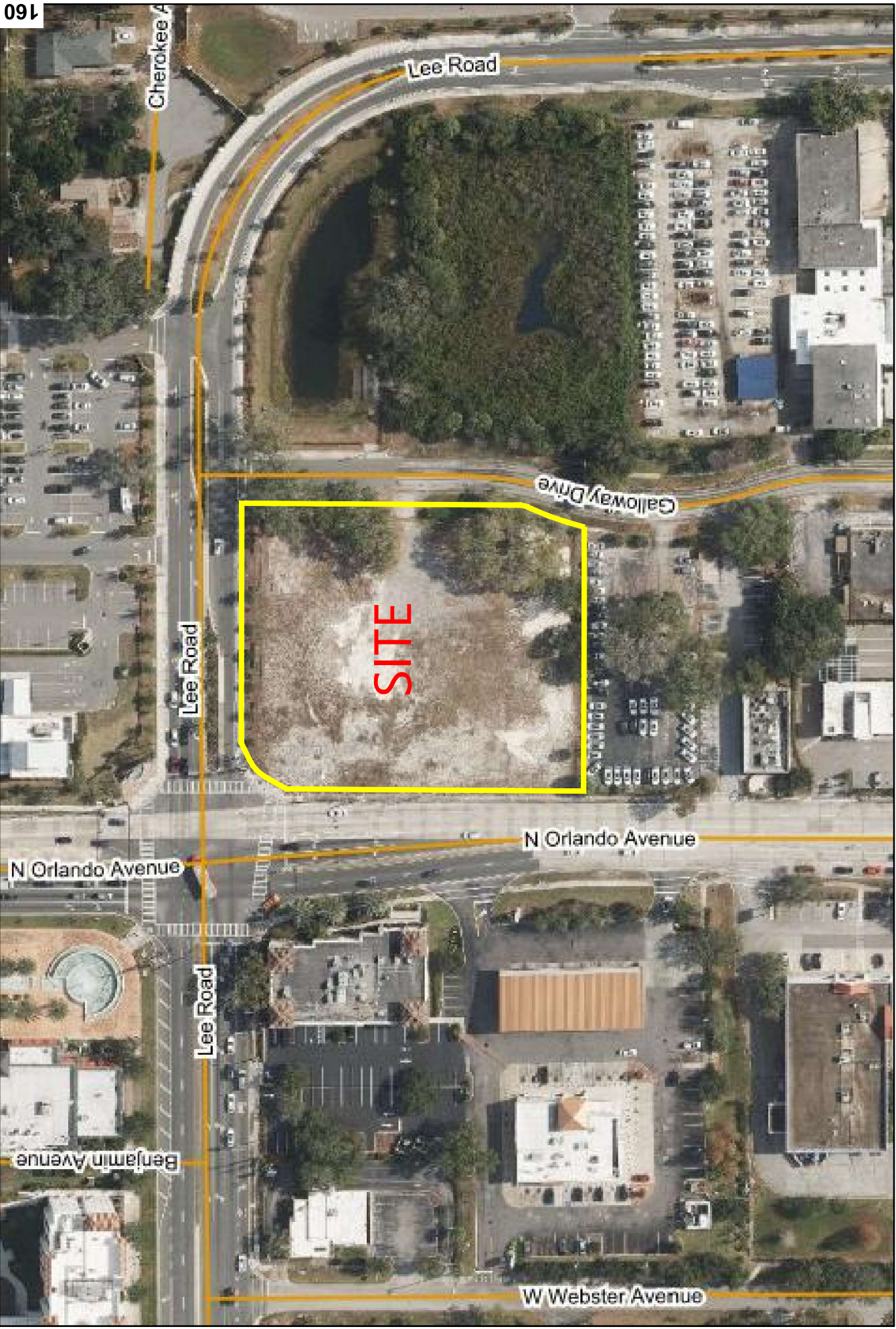
STAFF'S ALTERNATE
SITE PLAN #2







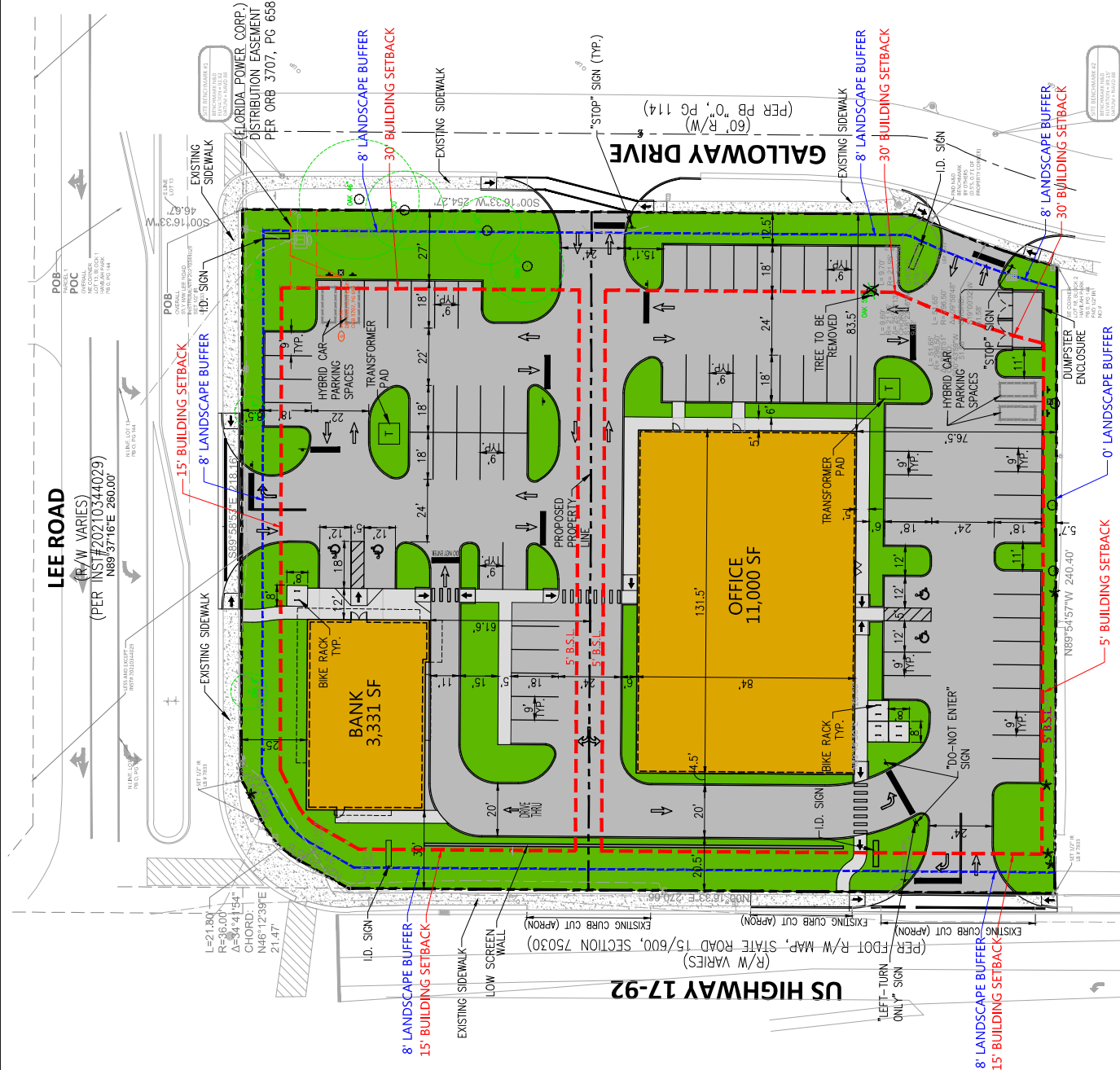




Project Location

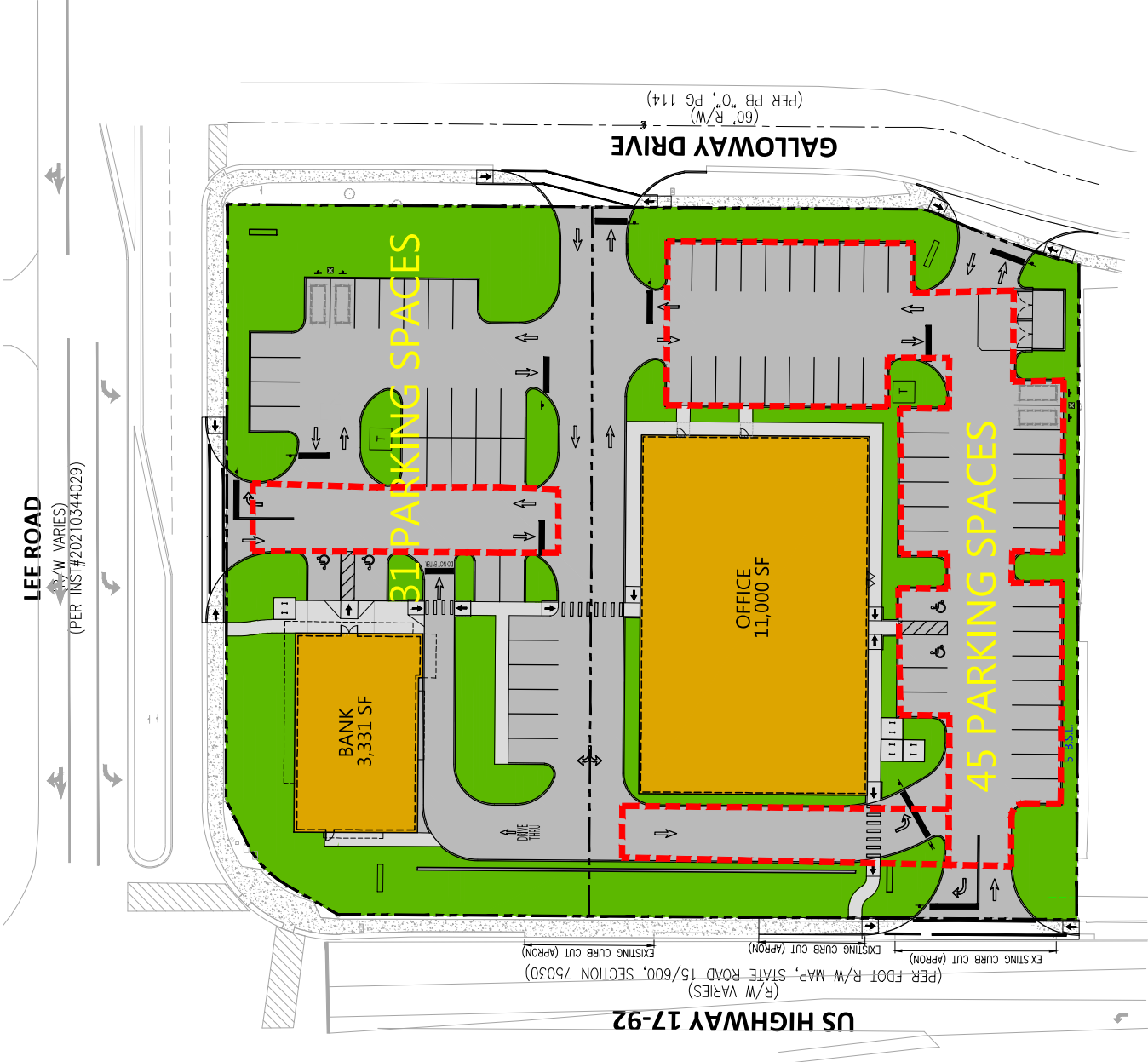
17-92 & Lee Road Winter Park

[illegible]



C-3 ZONING ANALYSIS (THE SITE)

PROPOSED	REQUIRED	BUILDING SETBACKS	PROPOSED	REQUIRED	LANDSCAPE BUFFER
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PARKING SUMMARY	
USE	P/
BANK	1 SPAC
OFFICE	1 SPAC
TOT	
TOT	

PERIMETER LANDSCAPE
WITH SHADE AND
UNDERSTORY TREES

P-3 M-1 P-4

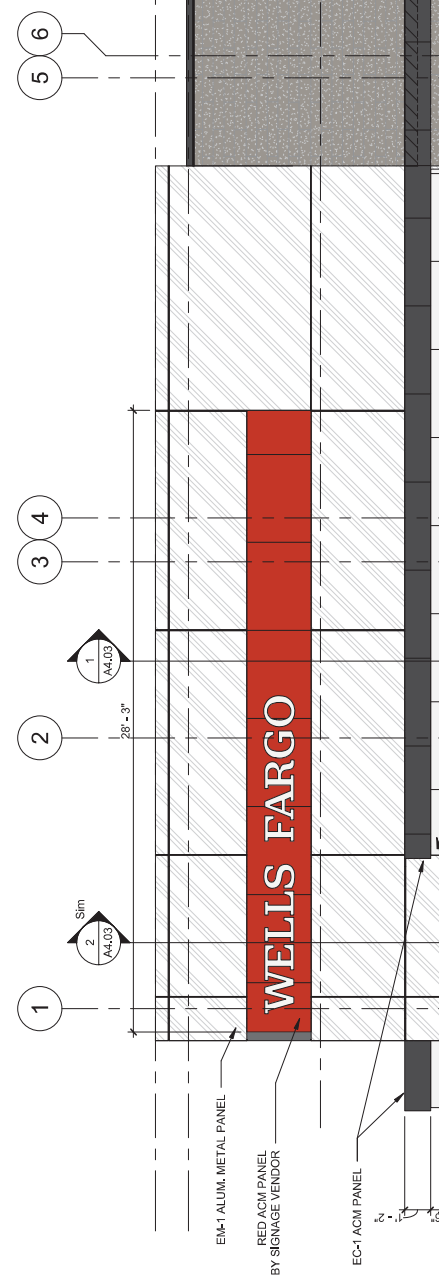
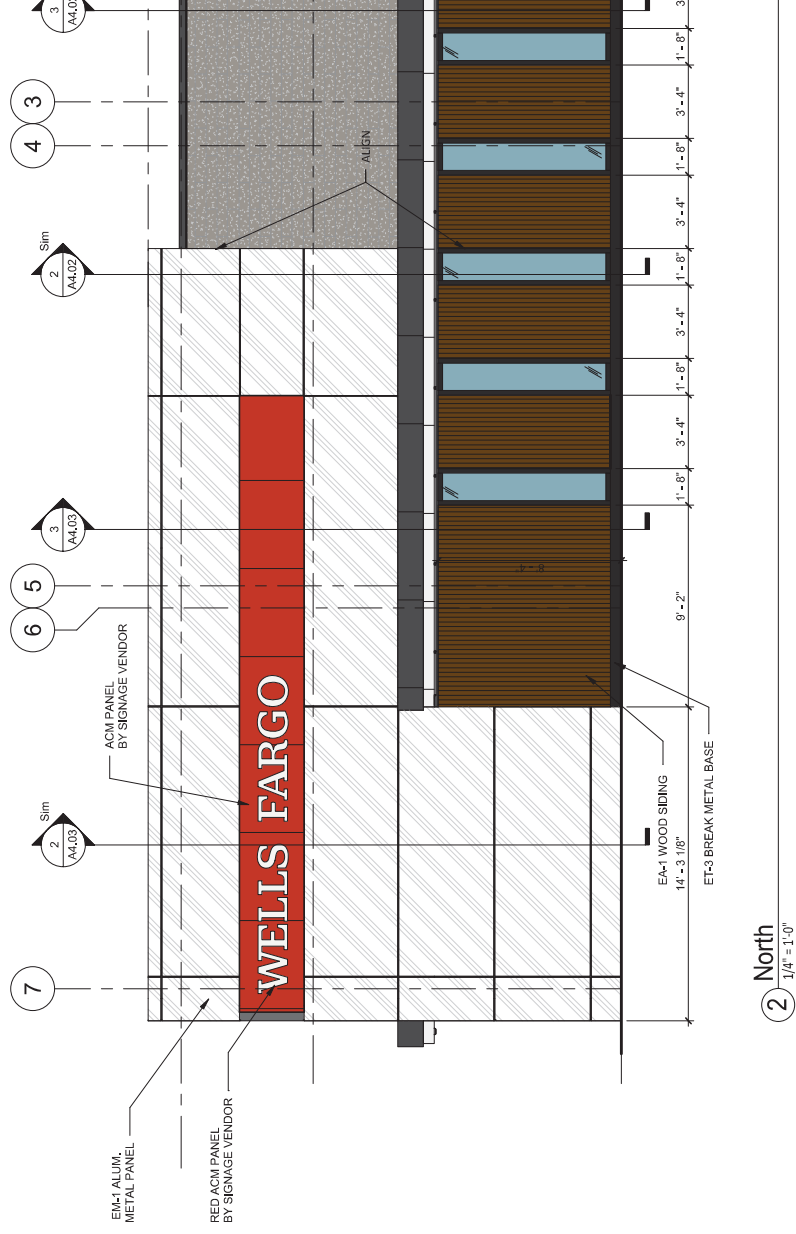
P-3 G-1 S-1 P1



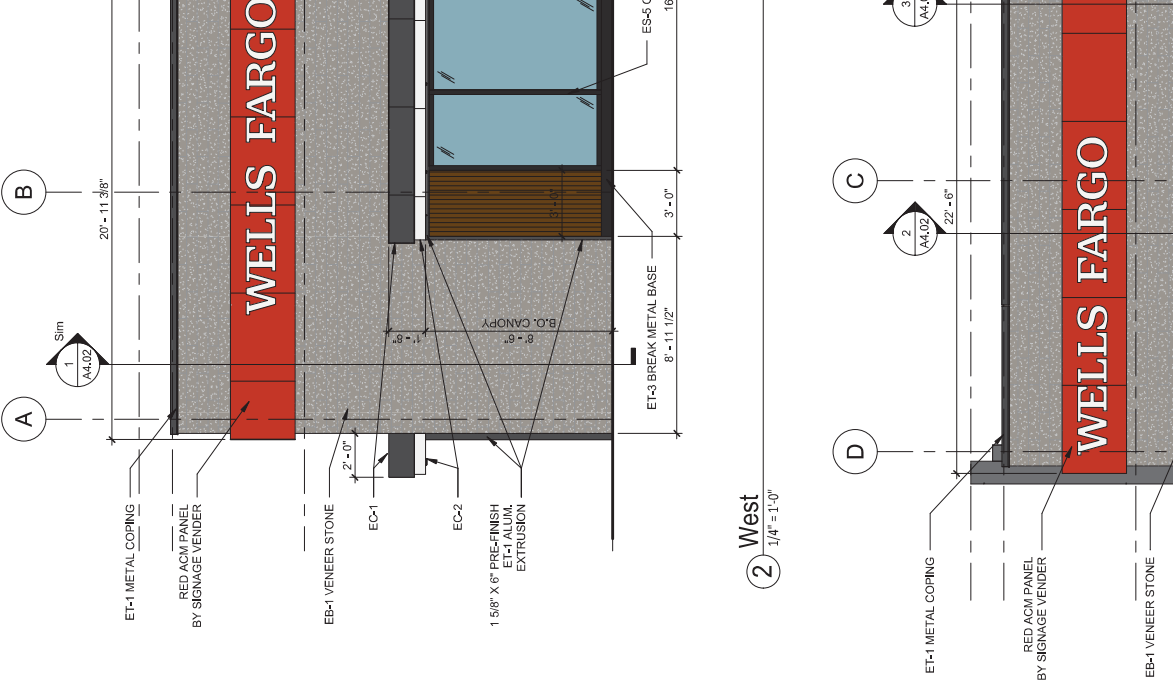


P-3M-

P-3G-1S-1P1



RETAIL NEW BRANCH EXTERIOR FINISH SCHEDULE					
TAG	PRODUCT TYPE	APPLICATION...	APPLICATION...	PRIMARY...	CONTACT INFORMATION
MASSING					
EM-1	ACM	PREFERRED	FOR EXISTING BUILDINGS & LANDLORD PROVIDED SHELLS SIGNAGE VENDOR TO SUPPLY & INSTALL ALPOLIC PANELING	ALPOLIC COLOR: SAW WHITE LOT# 011821	MITSUBISHI CHEMICAL- ALPOLIC DIVISION OCTAVIO DIAZ 281-4541-4258 (EST) OCTAVIO.DIAZ@MCH-IL.COM
BUILDING BODY					
EB-1	MANUFACTURED STONE	PREFERRED	PREFERRED FINISH - BASE BUILDING MATERIAL	ARRISCRAFT FORT VALLEY, GEORGIA SPEC: MIDTOWN SPLIT THIN STONE PATTERN: RANDOM COURSING (2050330) BOND MORTAR: 3/8" RECESSED GROUT MAPEI OR LATITCRETE LIGHT GREY (COLOR FOR APPROVAL)	ARRISCRAFT MICHAEL BEAL 1-726-560-1481 MICHAEL.BEAL@ARRISCRAFT.COM
ACCENT FINISH					
EA-1	ACCENT CLADDING	PREFERRED	PREFERRED FINISH - "WARM" TEXTURE FINISH APPLIED NEW ENTRANCES/WINDOWS	NEUTECHWOOD PROFILE: EUROPEAN SIDING - BELGIUM BOARD MODEL: UH80 COLOR: PERUVIAN TEAK PATTERN: STRAIGHT GRAIN	NEUTECHWOOD AMERICA RICHARD LAM 281-785-0289 (GST) RICHARD@NEUTECHWOOD.COM
CANOPY					
EC-1	ACM	PREFERRED	PREFERRED FINISH FOR FASCIA OF BUILDING CANOPIES AND DRIVE THROUGH CANOPY FASCIA	ALPOLIC COLOR: MZG GREY MICA LOT# 111720	MITSUBISHI CHEMICAL- ALPOLIC DIVISION OCTAVIO DIAZ 281-4541-4258 (EST) OCTAVIO.DIAZ@MCH-IL.COM
EC-2	ACM	PREFERRED	PREFERRED FINISH FOR UNDERSIDE OF BUILDING CANOPIES AND LIMITED USE APPLICATIONS FOR DRIVE THROUGH CANOPY FASCIA FOR TYPE 24 SITES EMPLOYING WHITE ACM MASSING (TAG EM-2)	ALPOLIC COLOR: SAW WHITE LOT# 011821	MITSUBISHI CHEMICAL- ALPOLIC DIVISION OCTAVIO DIAZ 281-4541-4258 (EST) OCTAVIO.DIAZ@MCH-IL.COM
TRIM					
ET-1	BREAK METAL	PREFERRED	PREFERRED FINISH - PARAPET COPING TO BASE BUILDING MATERIAL FINISH	SUPPLIER: PAC-CLAD PETERSEN OR SIMILAR APPROVED COLOR: BLACK ALUMINUM MATTE FINISH	
ET-2	BREAK METAL/ PAINT	PREFERRED	PREFERRED FINISH - ACCENT METAL FRAMES & SOLID EXTERIOR DOORS & FRAMES	SUPPLIER: PAC-CLAD PETERSEN OR SIMILAR APPROVED COLOR: MIDNIGHT BRONZE MATTE FINISH PAINT MATCH TO BE SENT FOR APPROVAL TO WELLS FARGO	
ET-3	BREAK METAL/ PAINT	PREFERRED	PREFERRED FINISH - UNDER STOREFRONT GLAZING & ACCENT	SUPPLIER: PAC-CLAD PETERSEN OR SIMILAR APPROVED COLOR: MUSKET GRAY MATTE FINISH PAINT MATCH TO BE SENT FOR APPROVAL TO WELLS FARGO	
STOREFRONT & GLAZING					
ES-1	STRUCTURAL SILICONE GLAZED CURTAIN WALL SYSTEM	PREFERRED	PREFERRED - FLUSH GLAZED SYSTEM WITH STRUCTURAL SILICONE	KAWNEER PRODUCT: 1600 WALL SYSTEM 2 CURTAIN WALL EXTERIOR FRAME COLOR: BLACK INTERIOR FRAME COLOR: WHITE	KAWNEER KYLE JONES 214-475-3417

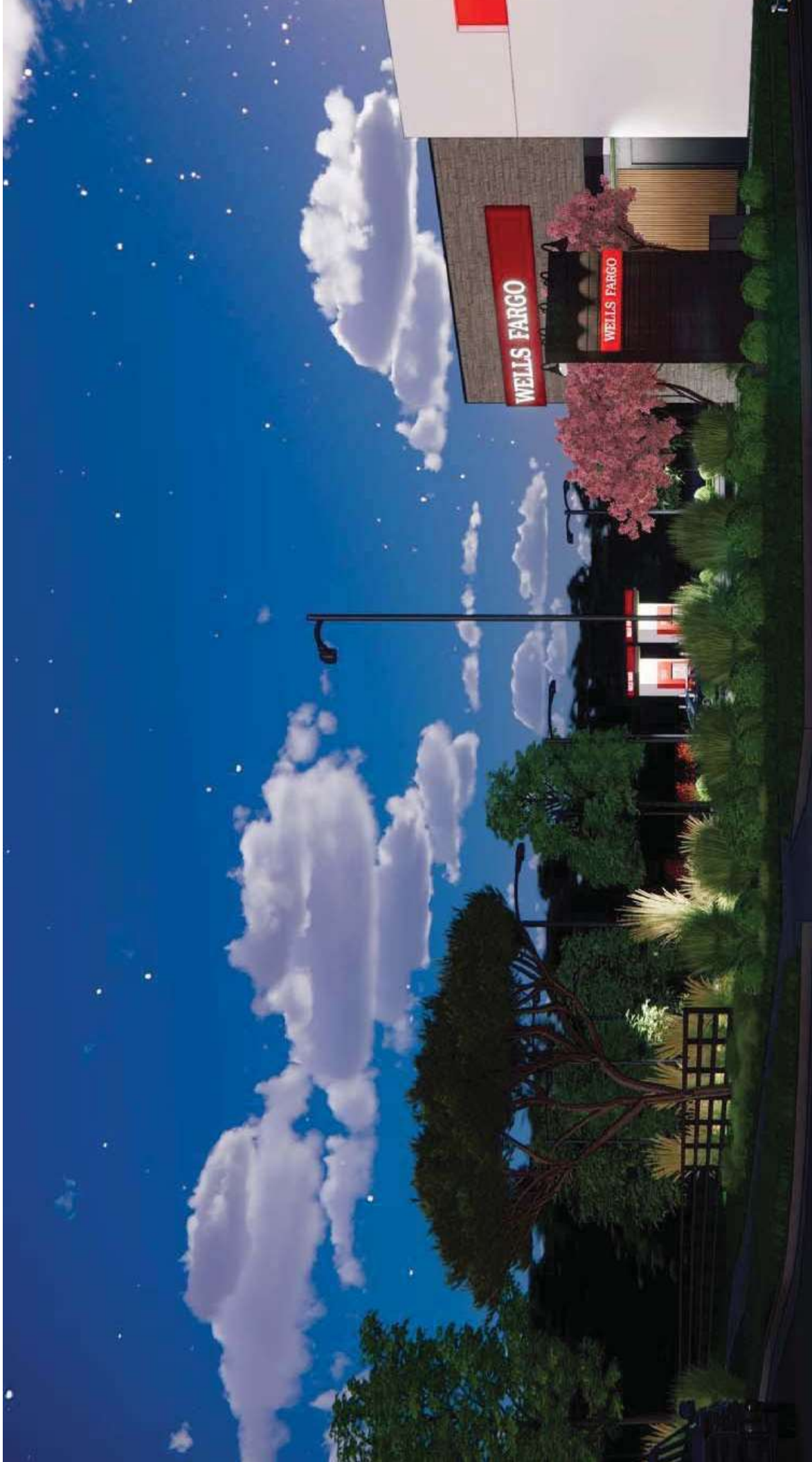




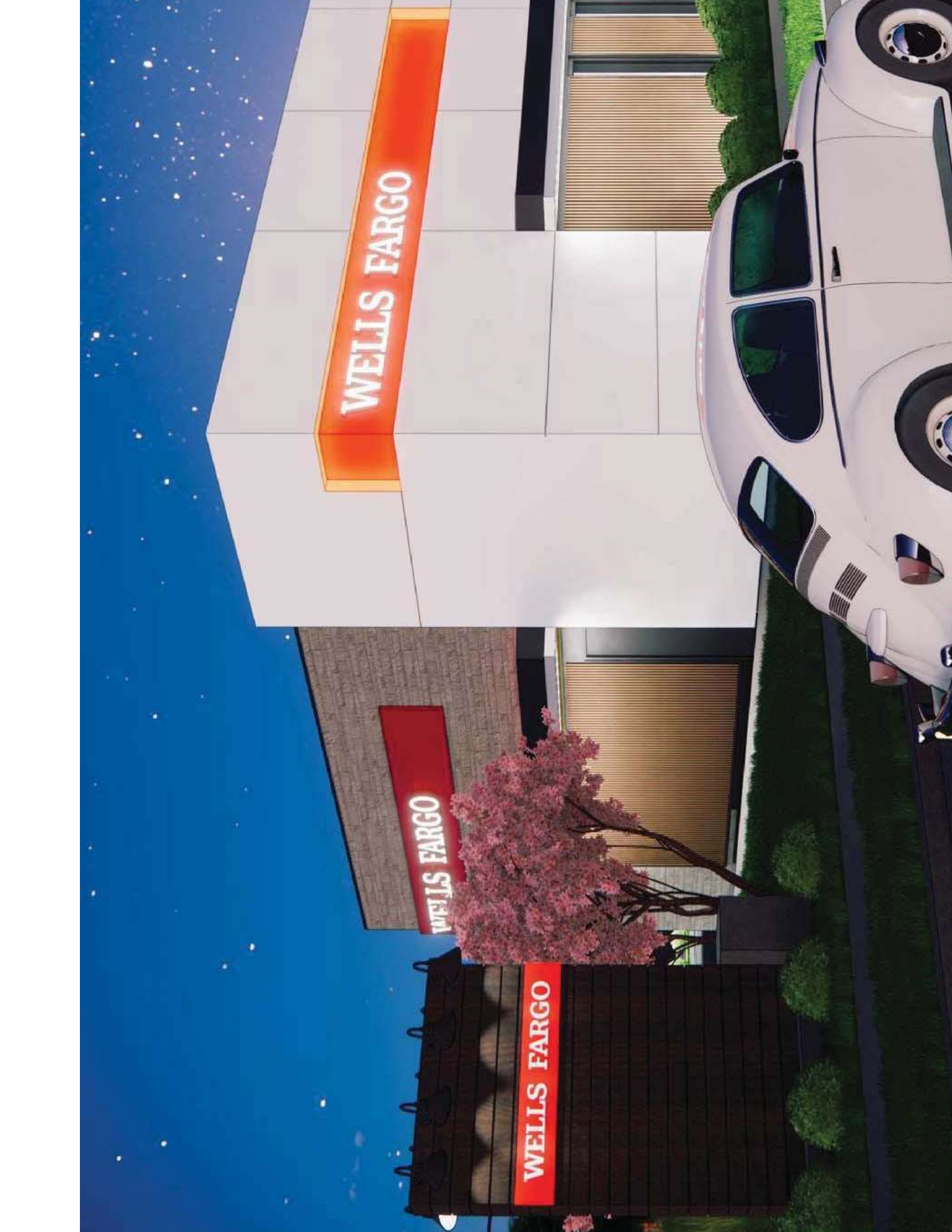












WELLS FARGO

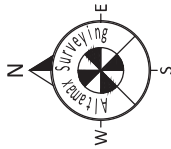
WELLS FARGO

WELLS FARGO





ALTA/NSPS LAND TITLE SURVEY



GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF LEE ROAD, BEING S89°24'35" W ASSUMED
 2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
 3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION BY NV5 AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE FIELD MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
 4. THIS SITE LIES IN ZONES "X UNSHADED" AND "X SHADED" BASED ON FLOOD INSURANCE RATE MAP NO.1209SC0255F, COMMUNITY NO. 120188, CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF 09/25/2009.
 5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
 6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE ORDER NO. 10487950, EFFECTIVE: 05/18/2022, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREON IS HEREIN SET FORTH AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED HEREON.
 7. THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.
 8. THE PROPERTY HAS DIRECT ACCESS TO GALLOWAY DRIVE, A PAVED PUBLIC RIGHT-OF-WAY.
 9. OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.
 10. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.
 11. NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.
 13. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION DSPNC 75044.006, BEING: 93.69 FEET, NAVD 88, PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. THE DATUM SHIFT FROM NAVD TO NGVD IS +1.02 FEET AS CALCULATED USING VERGE FOR GOOGLE EARTH.
 14. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO ASSUMED HORIZONTAL DATUM.
- NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:
- ITEM 10: WITH RESPECT TO ADJOINING PROPERTIES, NO DIVISION OR PARTY WALLS WERE OBSERVED.
- ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- ITEM 18: SURVEYOR HAS NOT BEEN PROVIDED ANY DOCUMENTATION OF PLOTTABLE OFFSITE EASEMENTS.

SCHEDULE B-2 EXCEPTIONS NOTES:

4. Easement by and between James C. Talt and Gladys R. Talt, Grantor, and Florida Power Corporation, Grantee, recorded in Official Records Book 3266, Page 1263, together with Irrevocable Assignment of Easement Rights recorded in Official Records Book 3465, Page 186a, and Official Records Book 3465, Page 352, together with Official Records Book 8045, Page 4770 and Encroachment Agreement recorded in Official Records Book 8395, Page 435, (AS TO PARCEL 1, ON LOTS 9 & 12, NO EVIDENCE OF THE DESCRIBED GUY STUBS, DOWN GUYS AND ANCHORS WAS OBSERVED)
5. Utility Easement as reserved and retained in that certain Ordinance No. 1399 recorded in Official Records Book 3269, Page 1263, Official Records Book 3266, Page 186a, and Official Records Book 3465, Page 352, together with Official Records Book 8045, Page 4770 and Encroachment Agreement recorded in Official Records Book 8395, Page 435, (AS SHOWN HEREON) NOTE: NO BUILDINGS PUJSUANT TO THE ENCROACHMENT AGREEMENT WERE OBSERVED.
6. Distribution Easement by and between Lee Point LTD, Grantor, and Florida Power Corporation, Grantee, recorded in Official Records Book 3707, Page 658, together with Irrevocable Assignment of Easement Rights recorded in Official Records Book 8045, Page 4770. (ON SUBJECT PROPERTY AS SHOWN HEREON)
7. Grant of Easement by and between Lee Point LTD, Grantor, and City of Winter Park, Grantee, recorded in Official Records Book 3831, Page 3266, together with Bill of Sale recorded in Official Records Book 3981, Page 1337. (ON SUBJECT PROPERTY AS SHOWN HEREON)
8. Utility Easement by and between Lee Point LTD, Grantor, and City of Winter Park, Grantee, recorded in Official Records Book 3981, Page 1335. (ON SUBJECT PROPERTY AS SHOWN HEREON)

NOTE: The following item is being shown for informational purposes only:

- A. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 10979, Page 9433. (ON SUBJECT PROPERTY, BLANKET IN NATURE)

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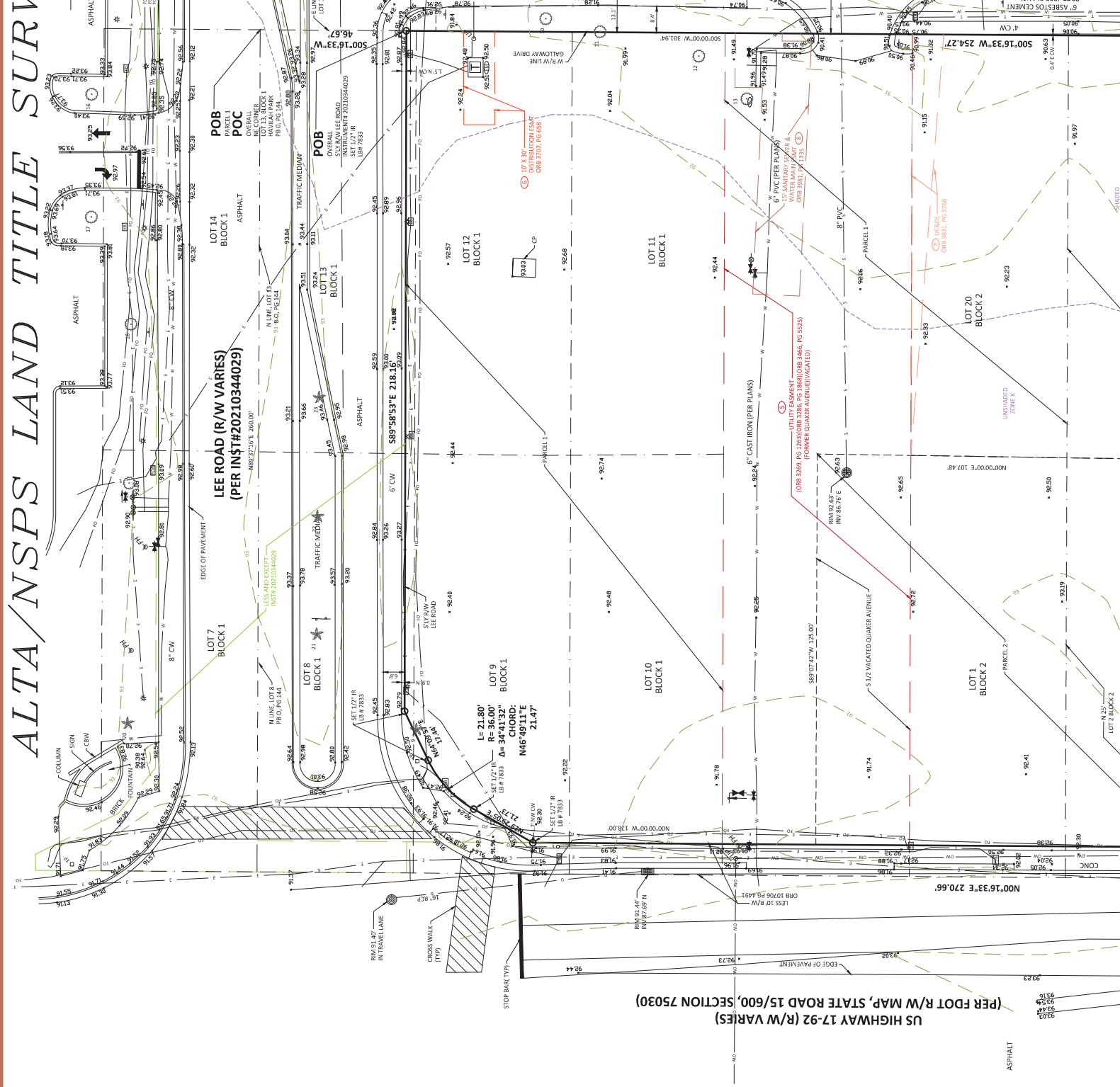
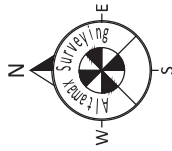
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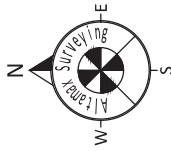
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POINT

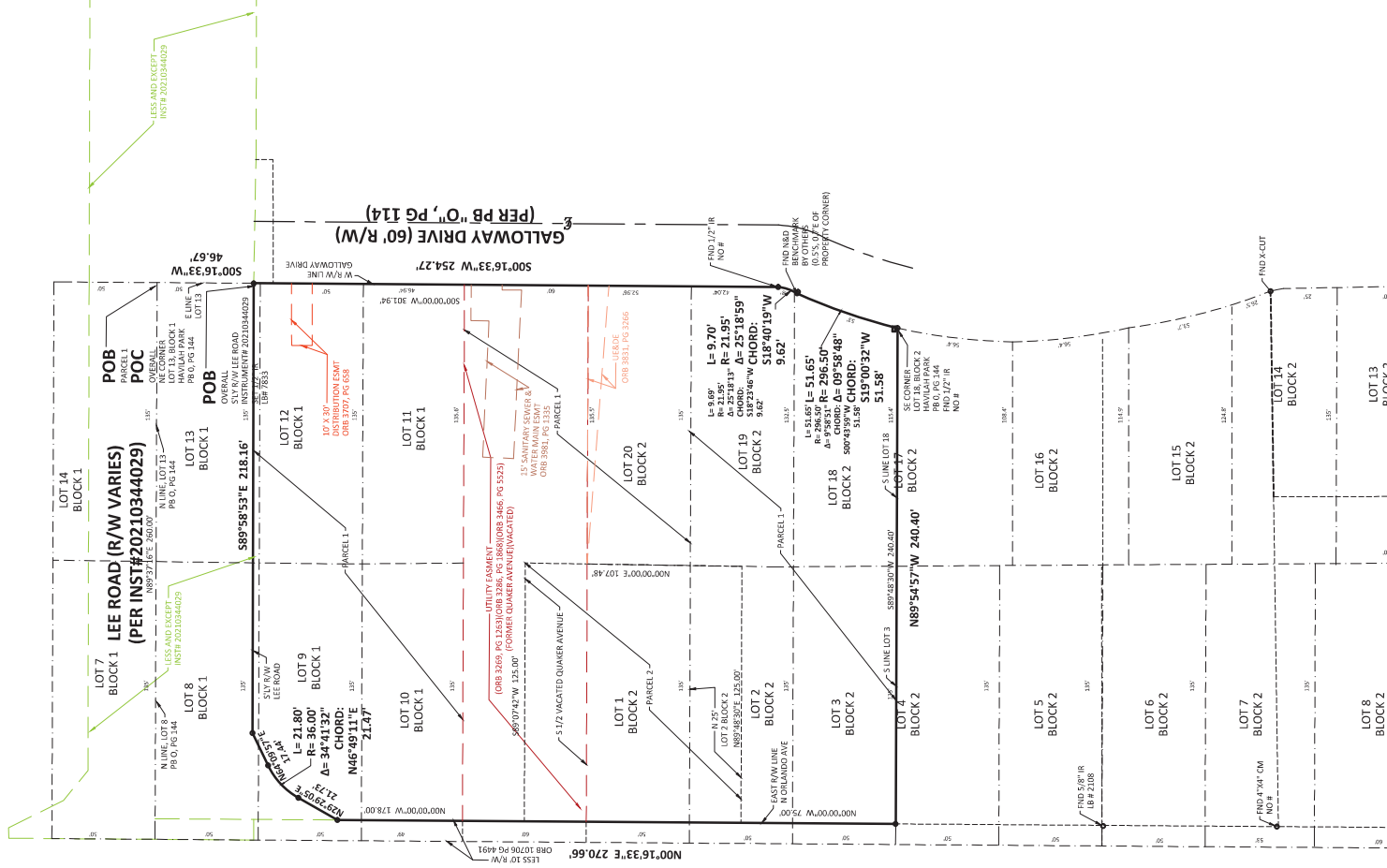
ALTA/NSPS LAND TITLE SURV



ALTA/NSPS LAND TITLE SURVEY



US HIGHWAY 17-92 (R/W VARIES)
(PER FDOT R/W MAP, STATE ROAD 15/600, SECTION 75030)





City Commission agenda item

item type Public Hearings: Non-Quasi Judicial Matters (Public participation and comment on these matters may be virtual or in-person.)	meeting date April 12, 2023
prepared by Jeffrey Briggs	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Request of the City of Winter Park for: An Ordinance to extend the expiration of conditional use and variance approvals. **TABLED FROM MARCH 22, 2023. (1st reading)**

motion / recommendation

background

The Zoning Code now provides that Variances approved by the Board of Adjustments (BOA) expire after one year and Conditional Uses approved by the City Commission expire after two years. This has resulted in many instances in which applications need to be renewed by the BOA or City Commission which involves the time and labor-intensive process of advertising, mailing notices, placard in the yard, public hearing, minutes, etc.

Staff does not recall any instance when the time limit for Variances or Conditional Uses has not been extended. There are no time limits for approvals to expire for lot splits, subdivisions, lakefront approvals by P&Z or boathouse approvals by the respective lake boards.

There are many factors that can cause delays for projects beyond one year for Variances such as architect, engineer or contractor delays. Often it is just personal issues with the applicants. There are many reasons why Conditional Uses are delayed including the architect, engineer plan delays, plus the need to pre-sell or pre-lease space for financing.

Every time the Governor issues an emergency declaration for a hurricane or as with Covid, the deadlines for the expiration of "development orders" are extended also creating confusion as this applies to variance and conditional use approvals. In order to lessen the burden on city staff and on the property owners, the staff is suggesting extending the deadlines for such expirations by one year for each. Again, there has never

been a case where a variance has expired or a conditional use has expired or was requested for extension, that it was not approved.

Additionally, this Ordinance clarifies that there must be consistency between plan documents approved for a Preliminary Conditional Use and those plans submitted for a Final Conditional Use approval. If there is a significant change to such plans, then the applicant would be starting over for a Preliminary Conditional Use approval without benefit of any implied entitlements.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Extend Expirations Ordinance.docx](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING", SECTION 58-90 "CONDITIONAL USES" AND SECTION 58-92 "BOARD OF ADJUSTMENT – POWERS AND DUTIES" TO EXTEND THE EXPIRATION OF CONDITIONAL USE AND VARIANCE APPROVALS FROM TWO YEARS AND ONE YEAR RESPECTIVELY TO THREE YEARS AND TWO YEARS, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park deems it necessary for the general welfare of the City to amend the City of Winter Park Land Development Code as set forth in this Ordinance;

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

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

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

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-90 "Conditional Uses." Subsection (d) (1) and (e) (2) is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-90. – Conditional uses.

(d) *Expiration and re-establishment of conditional uses.*

(1) Conditional uses involving the use of land or buildings for a particular type of business or business activity determined to be a conditional use, such as, but not limited to, motor vehicle sales, live amplified musical entertainment, day care, alcoholic beverage licenses, etc., shall expire either one year from the date of the approval by the city commission if such use or business type has not yet been commenced or such conditional use shall expire 90 days from the time the business ceases to operate from the property or building. This shall apply if the business is closed for 90 consecutive days regardless of whether a business certificate continues to exist. Conditional uses involving approvals for the construction of buildings over 10,000 square feet or for three stories within the central business district geographical area shall expire after ~~one~~ two (2) years from the date of a preliminary approval by the city commission if a final

development plan approval is not granted or such conditional uses shall expire after ~~two~~ three (3) years from the approval by the city commission from the date of the final development plan approval by the city commission unless a complete and sufficient building permit application and construction plans are submitted or construction is underway or as may otherwise be specifically set forth in the conditional use approval or in the accompanying development agreement. Pursuant to such submittal of building permit application and construction plans, construction must commence no later than six (6) months from the date the building permit is issued. For phased projects without timetables specified in the conditional use approval or in the accompanying development agreement, all phases must be under construction within five (5) years from the date construction commences on the first phase.

(e) Conditional use approval process.

(1) For conditional uses approvals involving buildings over 10,000 square feet or for three-story buildings within the central business district geographic area as defined in this code, there is a two-step process established involving a preliminary approval and then a final development plan approval. Preliminary approvals may be recommended by the planning and zoning board and may be approved by the city commission at a single public hearing except for three-story buildings within the central business district and construction within stream floodplains which shall require two public hearing approvals of the preliminary conditional use by the city commission. Otherwise, at the discretion of the applicant, the applicant may apply and request a final development plan approval in one step by both the planning and zoning board and the city commission, if all relevant issues are addressed and complete submissions are approved. A preliminary approval is the first step of a two-step approval process. The second step is the final development plan approval which requires the resubmission of additional plan documents or other relevant materials as may be deemed necessary to the planning and zoning board for recommendation and for action by the city commission. Applicants shall maintain consistency in all plan submissions between the city commission approval of a preliminary conditional use and the request for a subsequent final conditional use approval. Consistency shall be both in the site plan layout and the architectural elevations proposed. If changes occur or are proposed in such plan documents submitted for final conditional use approval, as well as any other significant changes, as defined in this section, shall require that the revised documents be treated as a new preliminary conditional use request and none of the entitlements implied or prior approvals shall be valid. The city commission may, except for three-story buildings within the central business district and for construction within stream floodplains, at its choosing, delegate the subsequent review and final development plan approval authority to the planning and zoning board such as providing for a final development plan approval subject to the planning and zoning board's review and approval of a landscape plan, lighting plan, etc. The initial preliminary approval does not establish a contractual obligation for the city to issue development orders and building permits until the final approval is granted.

SECTION 2. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-90 "Board of Adjustment – Powers and duties." Subsection (e) is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-92 Same – Powers and duties.

(e) Upon the granting of a variance as provided for in the preceding paragraphs, the person receiving such a variance shall exercise the same within a period of ~~one~~ two (2) years from such grant; and all such variances granted and not exercised within ~~one~~ two (2) years shall expire and be no further in force and effect.

SECTION 3. CODIFICATION. Section 1 and 2 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

SECTION 4. 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 5. 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 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this ____ day of _____ 2023.

By: _____
Mayor Phil Anderson

ATTEST:

By: _____
Rene Cranis, City Clerk