



City Commission Regular Meeting

Agenda

August 12, 2026 @ 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

assistance & appeals

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

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

please note

Times are projected and subject to change.

- 1. Meeting Called to Order**
- 2. Invocation - Pastor Isaac Trevino, First Baptist Church of Winter Park**
- 3. Pledge of Allegiance**
- 4. Community Partner Presentation**
 - a. Michael Poole - TDT Citizen Advisory Task Force Update 10 minutes
 - b. Heather Alexander, Winter Park Playhouse 10 minutes
- 5. Approval of Agenda**
- 6. Mayor's Report**
 - a. Winter Park Crew Proclamation 5 Minutes
- 7. Citizen Budget Comments**
- 8. City Manager's Report**
- 9. City Attorney's Report**
- 10. Non-Action Items**
 - a. Red Light Camera Survey 10 minutes
- 11. Public Comments | 5 p.m. or soon thereafter**

(If the meeting ends earlier than 5 p.m., public comments will be at the end of the meeting. Three minutes are allowed for each speaker.)
- 12. Consent Agenda**
 - a. Approve the minutes of the regular meeting, July 22, 2026. 1 minute
 - b. Approve the minutes of the work session, July 23, 2026. 1 minute
 - c. Approve the following piggyback contracts: 1 minute
 1. Danus Utilities, Inc. - Amendment 1 - City of Clermont #2023-071 - Sanitary Sewer Manhole, Vault and Lift Station Rehabilitation; For rehabilitation services on an as-needed basis to support the operation and maintenance of the City's wastewater infrastructure. Contract Term: Through August 7, 2027; Not to Exceed: \$515,000
 2. RCM Utilities, Inc. - Amendment 1 - City of Clermont #2023-072 - Sanitary Sewer Manhole, Vault and Lift Station Rehabilitation; For

rehabilitation services on an as-needed basis to support the operation and maintenance of the City's wastewater infrastructure. Contract Term: Through August 21, 2027; Not to Exceed: \$400,000

- d. Approve the following contracts: 1 minute
1. IFB14-24 - Amendment 2 - Yang, Inc. - Electrician Services; For services on an as-needed basis to support Citywide electrical maintenance and repair. Contract Term: Through August 4, 2027; Not to Exceed: \$175,000
 2. IFB22-22 - Amendment 4 - LaFleur Nurseries & Garden Center, LLC - Landscape and Tree Installation; To support the enhancement and maintenance of the City's parks, facilities, streetscapes, and public spaces. Contract Term: Through August 29, 2027; Not to Exceed: \$500,000
 3. IFB14-25 - Allcrete, Inc. - Concrete Repair Services; Requesting additional funds to support continued repairs to the City's sidewalks, curbs, gutters, and other concrete infrastructure. Contract Term: Through December 15, 2026; Not to Exceed: \$300,000
 4. RFQ20-24 - Amendment 2 - Vision Urban LLC - Urban Design Advisor; For professional consulting services to support city staff with active and potential future projects. Each task order will be brought to City Commission for approval, with the funding source listed. Contract Term: Through September 18, 2027
- e. Approval to waive Procurement Process 1 minute
1. Southern Development & Construction, Inc. - West Welbourne Avenue Road Improvements Project; Not to Exceed: \$152,000

13. Action Items Requiring Discussion

- a. Orlando Utilities Commission Power Supply Contract Extension 15 minutes
- b. Public Private Partnership for Parking Garage Development 15 minutes

14. Public Hearings: Quasi-Judicial Matters

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

- a. Ordinance 3369-26 - Partial Vacation of Holt Ave- FBC South Project (2nd reading) 5 minutes

15. Public Hearings: Non Quasi-Judicial Matters

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

16. City Commission Reports

- | | |
|--|------------|
| a. Request for discussion at future meeting of Resolution 2281-24 and Winter Park Sustainability Action Plan | 10 minutes |
|--|------------|

17. Summary of Meeting Actions**18. Adjournment**



City Commission

agenda item 6.a

item type

Mayor's Report

meeting date

August 12, 2026

prepared by

Stephanie Silva, Communications Manager

approved by

Randy Knight, City Manager

subject

Winter Park Crew Proclamation

motion | recommendation**background**

Proclamation celebrating Winter Park Crew's accomplishments this season and their 65th year of operation.

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

None



City Commission

agenda item 10.a

item type

Non-Action Items

meeting date

August 12, 2026

prepared by

Kathleen Reed, Administrative Coordinator III

approved by

Randy Knight, City Manager

subject

Red Light Camera Survey

motion | recommendation**background**

Police Chief Tim Volkerson will present this report as required by Florida State Statute 316.0083(4)(a)2.

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

1. Winter Park RLC Survey Responses 08-10-26

Red Light Camera Survey for Fiscal Year 2025-2026

Welcome to the Florida Department of Motor Vehicles and Highway Safety's (FLHSMV) annual survey on the use and operation of traffic infraction detectors, commonly known as Red Light Cameras, for the 2025-2026 Fiscal Year.

Per section 316.0083(4)(c), Florida Statutes, FLHSMV is directed to compile an annual comprehensive summary report on use of red light cameras throughout the state. The primary objective of the survey is to collect essential information from Florida counties, municipalities, and other jurisdictions that operate red light cameras. Be aware that your survey responses will be included in the final report, but your contact information will **not** be published.

We value your input, as it will greatly contribute to the report's accuracy and completeness. The survey is expected to take approximately 15 to 20 minutes to complete, if you've collected all the necessary information prior to logging on to begin. Please be advised that the deadline for submitting your survey responses this year is **Thursday, October 1, 2026**.

Thank you for taking the time to participate in this survey and for helping us gather the required information. If you experience any issues or have questions regarding the survey, please contact [Rhonda MacKinnon at \(850\) 617-2690 or by email at RhondaMacKinnon@flhsmv.gov](#).

Q1. Please enter your contact information:

Name:	Travis J Lundquist
Agency:	City of Winter Park
Email Address:	tlundquist@cityofwinterpark.org
Phone Number:	407-643-1652
Phone Extension, if applicable:	

Q2. Please select the jurisdiction (city or county) you represent:

Winter Park

▼

Q3. Did your jurisdiction **operate red light cameras** within the reporting period of **July 1, 2025 through June 30, 2026**?

☒ Yes

☐ No

Q4. As required by section 316.0083(4)(a)2., have you **already presented your Red Light Camera data / report as a single agenda item** at a meeting of Winter Park's governing body **for the Red Light Camera program reporting period of July 1, 2025 through June 30, 2026?**

- ☐ Yes
- ☒ No

Q5. On **what date did you present, or will you present, your Red Light Camera data / report** to Winter Park's governing body? Please enter your answer in format mm/dd/yyyy. If you do not have a date yet, please leave the field blank. You may provide the date at a later time.

08/12/2026

Q6. What department oversees the red light camera program in Winter Park?
Example: Police Department, Sheriff's Office, Code Enforcement, Traffic Unit, etc.

Winter Park Police Department

Q7. Did Winter Park **discontinue its red light camera program** during the reporting period, **July 1, 2025 through June 30, 2026?**

- ☐ Yes
- ☒ No

Q8. Please enter the date that Winter Park discontinued its program. Please enter your answer in format mm/dd/yyyy.

This question was not displayed to the respondent.

Q9. What **red light camera vendor(s)** does Winter Park use? Please select any you may have used during the reporting period, **July 1, 2025, through June 30, 2026.**

- ☐ American Traffic Solutions (ATS)
- ☐ Redflex
- ☐ Conduent
- ☐ Sensys Gatso
- ☒ Novoa Global
- ☐ Verra Mobility
- ☐ Redspeed
- ☐ Other, please specify:

Q10. **As of July 1, 2025**, how many **red light cameras** were operational in Winter Park?

8

Q11. **As of June 30, 2026**, how many **red light cameras** were operational in Winter Park?

8

Q12. **As of July 1, 2025**, at how many **intersections** were red light cameras operational in Winter Park?

6

Q13. **As of June 30, 2026**, at how many **intersections** were red light cameras operational in Winter Park?

6

Q14. Please provide the following information regarding **Notices of Violation** issued for red light camera violations in Winter Park during the reporting period of **July 1, 2025, through June 30, 2026**.

Total Notices of Violation Issued	25,073
Notices of Violation Paid	18,443
Notices of Violation Contested, but Pending Final Outcome	8
Notices of Violation Contested and Dismissed	0
Notices of Violation Contested and Upheld	2
Notices of Violation that Resulted in Uniform Traffic Citations Being Issued	4090
Notice of Violation Pending Issuance as Uniform Traffic Citations	1239

Q15. As required by section 316.0083(4)(a)2.b., please provide the total amount of **red light camera revenue from paid violations** that was collected by Winter Park between **July 1, 2025, through June 30, 2026**. Please enter your answer in dollars and cents (ex: \$158,000.00).

\$3,067,743.80

Q16. How much **red light camera revenue was remitted to the Department of Revenue** between **July 1, 2025, through June 30, 2026**, as required by section 316.0083(1)(b)3.b., Florida Statutes? Please enter your answer in dollars and cents (ex: \$83,000.00)

\$1,610,117.00

Q17. How much **red light camera revenue was retained by Winter Park** between **July 1, 2025, through June 30, 2026**, as authorized by section 316.0083(1)(b)3.b., Florida Statutes? Please enter your answer in dollars and cents (ex: \$75,000.00)

\$1,457,626.80

Q18. How many **registration holds** did Winter Park request as a result of red light camera violations during the reporting period of **July 1, 2025, through June 30, 2026**? If you do not know, please leave this field blank.

38

Q19. How does Winter Park **submit traffic crash data** to the Florida Department of Highway Safety and Motor Vehicles?

- ☒ All Electronically
- ☐ All Paper
- ☐ Both

Q20. Have **court cases** impacted Winter Park's **red light camera program**?

- ☐ Yes
- ☒ No

Q21. Please explain how court cases have impacted Winter Park's red light camera program.

This question was not displayed to the respondent.

Q22. Please **rate** the following **factors by importance** when selecting which **intersections to install red light cameras** in Winter Park.

	Very Important	Somewhat Important	Not Important	N/A
Traffic Citation Data	☒	☐	☐	☐
Citizen Complaints	☐	☒	☐	☐
Law Enforcement Officer Observations	☒	☐	☐	☐
Traffic Volume	☒	☐	☐	☐
Pedestrian Safety	☒	☐	☐	☐
Traffic Crash Data	☒	☐	☐	☐
Other	☐	☐	☐	☒

Q23. Please **describe the other factors used** when selecting which **intersections to install red light cameras** in Winter Park.

This question was not displayed to the respondent.

Q24. Were any **existing red light cameras relocated** within Winter Park during the reporting period of **July 1, 2025, through June 30, 2026**?

- ☐ Yes
- ☒ No

Q25. How many cameras were relocated?

This question was not displayed to the respondent.

Q26. Why were the cameras relocated?

This question was not displayed to the respondent.

Q27. What **factors** are used to determine the **success or failure of each camera location** within Winter Park? Please select all that apply.

- ☒ Number of crashes
- ☒ Pedestrian safety
- ☐ Revenue
- ☐ Other, please specify

Q28. Who **reviews** the camera images **before Notices of Violation are issued** within Winter Park? Please select all that apply.

- ☒ Law Enforcement Officer
- ☒ Non-sworn Government Employee
- ☐ Non-sworn Contractor Employee (Vendor)

☐ Other, please specify

Q29. Who **reviews contested Notices of Violation** within Winter Park? Please select all that apply.

☒ Law Enforcement Officer

☒ Non-sworn Government Employee

☐ Non-sworn Contractor Employee (Vendor)

☐ Other, please specify

Q30. Who **issues Uniform Traffic Citations** in Winter Park if **Notices of Violation are unpaid and uncontested**? Please select all that apply.

☒ Law Enforcement Officer

☒ Non-sworn Government Employee

☐ Non-sworn Contractor Employee (Vendor)

☐ Other, please specify

Q31. Does Winter Park **issue Notices of Violation** (based on red light camera detection) for **improper right turns on a red signal**?

☒ Yes

☐ No

Q32. Please provide the following information regarding **Notices of Violation** issued for **improper right turns on a red signal** in Winter Park during the reporting period of **July 1, 2025, through June 30, 2026**.

Total Notices of Violation Issued	17,300
Notices of Violation Paid	12,629
Notices of Violation Contested, but Pending Final Outcome	4
Notices of Violation Contested and Dismissed	0
Notices of Violation Contested and Upheld	0
Notices of Violation that Resulted in Uniform Traffic Citations Being Issued	3166
Notice of Violation Pending Issuance as Uniform Traffic Citations	948

Q33. Section 316.0083(1)(a), Florida Statutes, provides that, "A notice of violation and a traffic citation may not be issued for failure to stop at a red light if the driver is making a right-hand turn in a **careful and prudent manner** at an intersection where right-hand turns are permissible."

Please provide the **definition used by Winter Park when determining if a violation should be issued.**

You can make a right hand turn in a "careful and prudent manner" after coming to a complete stop pursuant to the directives of Florida Statutes

Q34. What **action(s)** has Winter Park taken **to improve safety measures** as a result of your red light camera program? If Winter Park has not taken an action which is listed, please select N/A.

	At intersections with red light cameras	At intersections without red light cameras	N/A
Education and Outreach	☐	☐	☒
Engineering, Roadway/Geometric	☐	☐	☒
Engineering, Signalization/Operations	☐	☐	☒
Increased other type of signage	☐	☐	☒
Increased red light camera-specific signage	☐	☐	☒
Lighting	☐	☐	☒
Re-striping	☐	☐	☒
Other	☐	☐	☒

Q35. Please describe any **other action(s)** that Winter Park has taken **to improve safety measures** as a result of your red light camera program.

This question was not displayed to the respondent.

Q36. Has **red light camera footage** been used to **investigate other crimes or cases** not related to red light violations within Winter Park?

☒ Yes

☐ No

Q37. Please describe the **other situations in which red light cameras** have been used within Winter Park. Select all that apply.

☒ Crash Investigations

☒ Criminal Investigations

☐ Missing Persons

☐ Other, please specify:

Q38. Has Winter Park **conducted an independent red light camera analysis**?

☐ Yes

☒ No

Q39. Is Winter Park **continuing its red light camera program** in this fiscal reporting year, **July 1, 2026, through June 30, 2027**?

☒ Yes

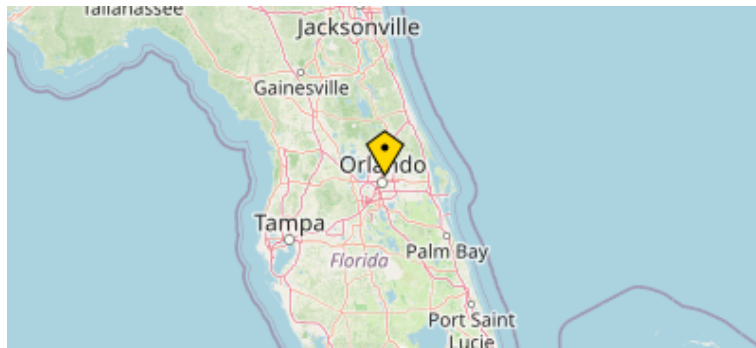
☐ No

Q40. Please provide any additional **specifications or clarifications for any of your responses** to this survey.

Location Data

Location: ([28.5981](#), [-81.3515](#))

Source: GeoIP Estimation





City Commission

agenda item 12.a

item type

Consent Agenda

meeting date

August 12, 2026

prepared by

Kim Breland, City Clerk

approved by

Randy Knight, City Manager

subject

Approve the minutes of the regular meeting, July 22, 2026.

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

1. CC-min-2026-07-22 DRAFT



City Commission Regular Meeting Minutes

July 22, 2026 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Marty Sullivan, Craig Russell, Kris Cruzada, and Warren Lindsey; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman, and City Clerk Kim Breland.

1. Meeting Called to Order

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

2. Invocation - Peter Moore, Director of the Office of Management and Budget

3. Pledge of Allegiance

4. Approval of Agenda

Motion made by Commissioner Cruzada to approve the Agenda; seconded by Commissioner Russell. The motion carried unanimously by a 5-0 vote.

5. Mayor's Report

6. Citizen Budget Comments

7. City Manager's Report

a. FY 27 Budget Presentations

Director of Water and Wastewater, Jason Riegler, presented the proposed budget for FY 2027. He reviewed the department's primary functions, mission statement, service area, organizational chart, significant achievements, expenditure summary, Key Performance Indicators (KPIs), and goals for 2027. Concerns were addressed regarding contaminants, aging infrastructure associated with ozone equipment, and the replacement of meters and private lift stations.

Director of Electric Utility Jamie England reviewed the service area, mission & program statement, the involvement in the community, undergrounding project area updates, organizational chart, level of service, numerous awards and recognitions, KPI's, local residential bill comparison, 2026 accomplishments, summary of spending, 2027 goals, He provided responses to inquiries regarding substation replacement, low rates of other utilities, outage comparisons with utilities not undergrounded, customer outage notifications, the increase in overall utility usage, and the presence of empty utility poles.

b. Update on SR 426 (Aloma Avenue) Project and Schedule

Director of Public Works Charles Ramdatt reported that construction activities on SR 426 Aloma are scheduled to commence on August 3, extending from Park Avenue eastward to Lakemont. Lane closures within 600 feet of intersections will be limited to the hours between 8:30 p.m. and 6:30 am, with property access maintained throughout the duration of the project. For inquiries, the public is advised to contact the Department of Transportation via the website CFLRoads.com/project/451282-2, email Ryan.Yglesias@dot.state.fl.us, or call 407-278-2713. The city will continue to provide ongoing advocacy and updates concerning the project.

8. City Attorney's Report

The status of micromobility in Orange County indicates there is currently no draft ordinance. Consideration of such an ordinance is scheduled after September 29. Following submission of a copy of their ordinance, deemed applicable countywide, including within municipalities lacking their own regulations, it will be presented to the Commission for review and approval.

The city's draft micromobility ordinance is nearing completion; with input from the Transportation Advisory Board (TAB), a community education campaign and school outreach initiatives are planned for the fall.

Villa Tuscany fines - No follow-up offer has been received. Mr. Ardaman recommends that the city abstain from initiating foreclosure proceedings at this time.

Cole Lawsuit - All relevant documentation has been submitted, and the city is awaiting a ruling.

The dispute over the Library Events Center continues to be managed through ongoing collaboration with the contractor and architect to address the identified defects.

9. Non-Action Items Public Comments | 5 p.m. or soon thereafter

Aarav Gupta and Asad Sadicov, seniors at Trinity Preparatory School in Winter Park and co-founders of HavenLink, provided awareness of the difficult path from children needing adoptive parents to people wanting to adopt.

Mayor DeCiccio directed presenters to Communications Director Clarissa Howard for proclamation, social post, and library event coordination.

11. Consent Agenda

- a. Approve the minutes of the regular meeting, July 8, 2026.
- b. Approve the minutes of the work session, July 9, 2026
- c. Approve the following piggyback contracts:
 1. CDW Government, LLC - Sourcewell #121923-CDW - Technology Products and Services; Cisco Enterprise License Agreement. Contract Term: Through July 23, 2031; Not to Exceed: \$507,905
 2. R2 Unified Technologies, LLC - NASPO #43220000-NASPO-19-ACS - Data Communication Products and Services; Local Area Network Hardware and

Licensing Switch. Contract Term: Through July 23, 2031; Not to Exceed: \$237,718.38

d. Approve the following contracts:

1. Aetna - Medical Insurance Stop Loss and Administration Fees; To provide stop-loss coverage and administration services for the City's employee health plan. Contract Term: Through September 30, 2027; Not to Exceed: \$1,840,000
2. RFQ6-23 - Geosyntec Consultants, Inc. - Professional Stormwater Management Engineering Services; Task Order for the Canton Avenue Water Quality and Drainage Improvement Project. Amount: \$292,878.62
3. RFQ6-23 - Geosyntec Consultants, Inc. - Professional Stormwater Management Engineering Services; Task Order for the Shoreview Avenue Water Quality Improvement Project. Amount: \$161,077.37 Revisions to the Community Benefit Agreement for the Holler properties at Denning/Fairbanks

Motion made by Commissioner Lindsey to approve the Consent Agenda; seconded by Commissioner Russell. The motion carried unanimously by a 5-0 vote.

12. Action Items Requiring Discussion

a. Budget Discussion & Set Tentative Millage Rate

Peter Moore, Director of the Office of Management and Budget, introduced the tentative millage discussion. The millage rate proposal is to keep the same rate at **4.0923** as it has been for the last 18 years. Under the new law, the rollback rate is the rate that would generate the same revenue as last year, calculated by deducting your millage. This rate can be set by a simple majority. If you wish to maintain your current rate or increase it up to 110% of the rollback rate (a 10% increase), you need a supermajority of four votes. Any increase beyond 110% requires a unanimous vote or a referendum. To illustrate, your maximum increase is now about 0.2, whereas previously it could have been over three.

The law regarding how the rollback rate increases annually was also changed. Previously, it was based on the previous year's revenue, adjusted for new construction and Florida per capita income growth. That provision has now been removed. Essentially, this means there is no longer an inflation factor built into the calculation. As a result, the rollback rate will simply match last year's collection. This makes millage a much more sensitive issue in Winter Park. A supermajority is needed to keep the same tax rate.

Mr. Moore responded to a question regarding a 7% increase in taxable values, noting that if Amendment 3 passes in November, it could lead to an estimated \$5.4 million impact on the general fund. Additionally, there would be a slower growth rate in the future, as it would cap the appreciation of non-homesteaded properties at 5%. While property tax revenue has increased by 7%, this is a slight decline compared to previous years' growth. Despite a strong overall economy, both macro and local conditions are cooling, which is reflected in the flat sales tax revenues over the past three years. Property tax revenue is traditionally the primary support for the general fund and has

been critical to maintaining operations. However, different revenue sources grow at different rates; some decline or remain flat, as anticipated for FY27. Since property taxes have consistently supported us, there is concern about how Proposition 3 may affect future funding.

Staff will deliver budget reduction scenarios (90% exercise results) by the end of the month for August review.

Motion made by Mayor DeCiccio to approve the millage rate at 4.0923 and the general obligation bond at 0.1937; seconded by Commissioner Lindsey. The motion carried unanimously by a 5-0 vote.

b. Proposed billboard swap deal with Clear Channel

Clear Channel's billboard swap has been agreed upon by all parties. This separate deal enables Clear Channel to proceed, representing a crucial first step necessary for subsequent actions. It brings us closer to removing all the billboards. Currently approved as the initial step, it allows for the removal of three billboards—two on Fairbanks and one on Aloma. Meanwhile, Lamar and Outfront deals will continue separately.

Motion made by Commissioner Cruzada to approve the proposed billboard swap deal with Clear Channel; seconded by Commissioner Lindsey. The motion carried unanimously by a 5-0 vote.

13. Public Hearings: Quasi-Judicial Matters

Attorney Ardaman read witness number blank and ordinance of the City of Winter Park, Florida, vacating and abandoning a portion of the Holt Avenue right-of-way, dedicated by the revised map of the Town of Winter Park, according to the plat thereof, as recorded in Plat Book A, pages 67 through 72 of the Public Records of Orange County, more particularly described in Exhibit A, Providing for conflicts, recording, and an effective date. (1st reading)

Mayor DeCiccio explained that the project concerns the turn lane at Fairbanks and Denning. The city requires about 2 more feet at the front, and in return, will trade footage from the back.

Motion made by Commission Russell to approve Holt Avenue ROW vacation; seconded by Commissioner Lindsey. Upon a roll call vote Commissioners Ingram, Russell, Cruzada, Lindsey and Mayor DeCiccio voted yes. Motion carried unanimously with a 5-0 vote.

- a. CU #26-04. Request of Rebecca Wilson, Lowndes-Law, on behalf of WP Station Tower, LLC (property owner), for: Conditional Use approval to establish a 301-seat restaurant and 50-seat café within the existing office building located at 1560 North Orange Avenue, zoned O-1. Director of Planning and Zoning Allison McGillis presented a conditional use request to establish a 301-seat restaurant and a 50-seat cafe within the current office building at 1560 Orange Avenue, zoned O-1. She provided an aerial view, street view, floor plan, parking analysis,

site plan, and details on city-owned park spaces known as Hooper Mini Park. She reviewed the landscape plan, proposed restaurant hours, and the twenty-one conditions, including an acoustical noise study, valet containment, employee conduct rules, park improvements at Hooper Mini Park, replacement of the deteriorated fence, and landscaping.

Rebecca Wilson, on behalf of the owner and applicant, addressed the restaurant's fine dining requirement, noting that there is no outdoor dining near neighbors, and stated that the building was constructed in the 1970s. The client is currently conserving and upgrading the facade and landscaping. The Community Benefit Agreement was also presented.

The following speakers opposed the proposal, citing concerns about increased cut-through traffic, the restaurant's seating capacity, and potential parking issues in the Orwin Manor neighborhood: Kay Carpenter, Charles Hooper, and Atish Shah.

Ms. Wilson noted that the restaurant's size is limited by the existing built space and highlighted its role in neighborhood enhancement.

Commissioner Ingram voiced concerns regarding noise generated by employees departing late. A consensus among the Commissioners was reached, acknowledging that the existing noise from Sunrail, trains, and traffic already contributes significantly to the environment. They concurred that the proposed improvements would further enhance the neighborhood. Additionally, the Commissioners commended the positive relationship maintained with the neighborhood association and the applicant.

Motion made by Commissioner Russell to approve the request as presented with the 21 conditions, condition 21 replacement of dilapidated fence with 6-ft vinyl fence and landscaping; seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Ingram, Russell, Cruzada, Lindsey, and Mayor DeCiccio voted yes. Motion carried unanimously with a 5-0 vote.

14. Public Hearings: Non Quasi-Judicial Matters

15. City Commission Reports

Mayor DeCiccio

- Read a letter from a resident praising WP18 water treatment and maintenance staff for their improvements, and Steve for reconstructing a covering using recycled city materials.

Commissioner Ingram

- Reported that Christy Griegers is retiring from the History Museum
- Thanked Commissioner Lindsey for the book "Perfect Wife," and noted Writer's Block bookstore's spirit night on August 3rd for Dommerich Elementary and Maitland Middle schools, offering 10% back.

Commissioner Russell

- Update on Micromobility Ordinance: OCPS is preparing to vote on banning e-bikes and e-scooters in high schools. The city's draft e-bike/electric dirt bike

ordinance is in progress, and there is a plan to meet with new school principals before the pre-planning phase.

Commissioner Lindsey

- Expressed gratitude to department heads for their efforts on the challenge budget exercise and inquired if the commission would invite Michael Poole as Winter Park's representative on the Orange County Tourist Development Tax Board.

A brief discussion was held regarding paid public parking. Consensus was to move forward with a paid public parking trial (non-residents) at Dinky Dock and Dog Park — will be added to the next meeting agenda.

16. Summary of Meeting Actions

- Water/Wastewater and Electric Departments presented their budget reports.
- Public Works reported communication efforts for the 426 project
- The City Attorney updated on the Orange County Micromobility ordinance, Villa Tuscany code issue, Cole lawsuit, and library/events center punch list.
- Clarissa Howard is assisting with the student public commenter's adoption presentation in getting them connected
- Approved the Consent Agenda
- Adopted the tentative millage rate at 4.0923
- Moving forward with the clear Channel billboard exchange component of the agreement at the next meeting.
- The partial vacation of Holt Avenue for the FBC South project has been approved during the first reading.
- Approved the conditional use to establish a restaurant and cafe within the existing building at 1500 North Orange Avenue.
- Introducing a trial program for public paid parking for non-residents at Dinky Dock and the dog park.
- Michael Poole will be invited to participate in an upcoming meeting scheduled for August in order to provide insights on the vision for the TDT board meetings and strategies for representing Winter Park at these gatherings.

17. Adjournment

The meeting adjourned at 6:51 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Kim Breland



City Commission

agenda item 12.b

item type

Consent Agenda

meeting date

August 12, 2026

prepared by

Kim Breland, City Clerk

approved by

Randy Knight, City Manager

subject

Approve the minutes of the work session, July 23, 2026.

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

1. CC-min-2026-07-23 ws



City Commission Work Session Minutes

July 23, 2026 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Commissioners Elizabeth Ingram, Craig Russell, Kris Cruzada, Warren Lindsey, Mayor Sheila DeCiccio, Assistant City Manager Michelle del Valle, City Clerk Kim Breland.

1. Meeting Called to Order

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

2. Discussion Item (s)

a. W. Fairbanks Incentives Discussion

Assistant Division Director of Economic Development/CRA, Kyle Dudgeon, discussed incentive programs aimed at revitalizing West Fairbanks (CRAIII). Two initiatives were proposed: a Septic-to-Sewer upgrade program for commercial properties within CRAIII, and a Catalyst Development Program that provides fee waivers—covering permits and transportation impact fees—under the Brownfield/Greenfield Economic Enhancement District statute. Staff indicated that the current program cap is \$500,000 per application, with a maximum of \$1 million annually, and indicated this might not be enough for larger projects. Land prices in West Fairbanks range from \$2 - \$3M per acre. A developer focused on workforce housing pointed out that land costs typically account for about 5% of total project expenses, but in Winter Park, this figure can reach 30%.

Four financial scenarios were discussed.

- Scenarios 1–2 (office/restaurant): Fees are fully covered by the cap, but the city does not recover the waived amount within 10 years.
- Scenario 3 (30K sq ft commercial multi-tenant): Total fees amount to approximately \$600K, with no 10-year payback expected.
- Scenario 4 (large mixed-use): Break-even occurs in about 7 years, and scaling incentives for larger projects do not carry greater proportional risk.

Projections are based on Winter Park's millage rate of 4.0923 with a 5% annual escalation (Amendment 3 cap).

The competitive landscape between Winter Park and Orlando was discussed.

- The Joint Planning Agreement (JPA) between Orlando and Orange County, concerning the "triangle" near Fairbanks and I-4, was suspended following the vote in Orange County; discussions remain in progress.

- A key risk is that if Orlando takes control of the JPA, developers might build dense, unplanned structures at the Winter Park gateway, while still using the 32789 zip code and Winter Park branding.
- Winter Park has matched Orlando in density allowances (up to 8 stories) but still requires developer contributions for streetscapes, sewer, and public amenities, which Orlando does not require.

Mayor DeCiccio highlighted that \$31M in infrastructure is already in place, making the area ready for development, which paradoxically has increased land values and developer acquisition costs.

Challenges with Land Assembly and Development include the following:

- Only two meaningful land assemblages exist: 6 acres in the triangle area and 4.5 acres south near Minnesota; one assemblage was recently broken up and sold in small parcels
- No developer has submitted a viable plan when transportation impact fees are factored in
- CRA tools beyond fee waivers include: streetscape improvements, sewer connection contributions, and per-unit workforce housing payments via CRA funds

Staff will send the commission a map showing actual street names overlaid on the CRA III boundary; include the revised incentive program on the agenda for an upcoming commission meeting and collaborate with city attorneys to draft a formal contractual framework for the scaled incentive program, which will include a per-acre fee waiver structure.

Commission agreed to the following: allow fee waivers to scale with project acreage, beyond the current \$500K-per-application cap; incentives will be evaluated per project, not as a fixed formula and commission retains full discretion; Scenario 4 (mixed-use with residential units, structured parking, retail, office) as the target outcome for CRA III; maintain an exclusion list (adult businesses, automotive, firearm sales, standalone massage parlors) rather than an inclusion list for eligible industries.

b. Cost of Service Update and Net Energy Metering Public Outreach Discussion

Electric Utility Director Jamie England introduced consultant Craig Shepherd from Leidos to provide an educational session on the electric cost of service study and net energy metering (NEM) policy review. The review was intended solely for informational purposes. Winter Park's aspiration is to attain renewable energy status by 2050:

- The total fiscal year 2026 revenue requirement is set at \$56.8 million, with approximately 72% classified as fixed costs.
- Residential customers contribute approximately \$83 per month in fixed charges, irrespective of their energy consumption.

The current NEM policy, implemented since 2014, currently serves approximately 263 solar customers out of a total of roughly 16,000 accounts. These customers receive

credits at the full retail rate, which has resulted in an estimated fixed-cost shortfall of approximately \$150,000 annually.

Power supply agreements are scheduled to expire in 2028, and a provisional model anticipates a 40% increase in capacity costs.

Four policy options were discussed:

1. Maintain full retail credit for solar customers.
2. Credit at wholesale avoided cost.
3. Implement a minimum bill of approximately \$83 per month.
4. Establish a voluntary green energy fund to support diverse energy investments.

The Commissioners expressed preference for Option 1 (full retail credit) to sustain solar incentives. Commissioner Lindsey proposed collecting public feedback through outreach initiatives and surveys.

The prevailing trend both in Florida and nationwide is moving toward crediting based on wholesale avoided costs.

Todd Weaver, a member of the Utilities Advisory Board (UAB), expressed concerns about certain figures. He opposed reducing net metering, pointing out that 31.5 MWh was returned to Duke over 3.5 years with little payback. He advocates for solar to help meet the city's 2050 net-zero goal and noted that an annual shortfall of \$150,000 is an acceptable cost to sustain these incentives. Mayor DeCiccio mentioned that the issue will be reviewed with the UAB, but no final policy has been set, and further review will continue through the UAB and the Keep Winter Park Beautiful & Sustainable board. The planned outcome is that Mr. Craig Shepherd of Leidos will finalize service cost figures based on the FY27 budget and analyze net metering options. Staff and the UAB will organize a public outreach presentation and stakeholder survey on net metering, refining initial slides before public release. With Mr. Shepherd's help, staff will also create and distribute a stakeholder survey on net metering policies. After review by the UAB and KWPBS, staff will present the updated incentive program and net metering options at a future Commission meeting.

3. Adjournment

Mayor Sheila DeCiccio

ATTEST:

City Clerk Kim Breland



City Commission

agenda item 12.c

item type

Consent Agenda

meeting date

August 12, 2026

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

Approve the following piggyback contracts:

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

None



City Commission

agenda item 12.c.1

item type

Consent Agenda

meeting date

August 12, 2026

prepared by

Rebecca Watt, Contract Agent
Jennifer Maier, Procurement Manager

approved by

Randy Knight, City Manager

subject

1. Danus Utilities, Inc. - Amendment 1 - City of Clermont #2023-071 - Sanitary Sewer Manhole, Vault and Lift Station Rehabilitation; For rehabilitation services on an as-needed basis to support the operation and maintenance of the City's wastewater infrastructure. Contract Term: Through August 7, 2027; Not to Exceed: \$515,000
2. RCM Utilities, Inc. - Amendment 1 - City of Clermont #2023-072 - Sanitary Sewer Manhole, Vault and Lift Station Rehabilitation; For rehabilitation services on an as-needed basis to support the operation and maintenance of the City's wastewater infrastructure. Contract Term: Through August 21, 2027; Not to Exceed: \$400,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1-2. The Originating Agency (City of Clermont) competitively solicited, awarded, and renewed this contract in accordance with the original agreement.

alternatives | other considerations**fiscal impact**

1-2. Water Repair & Replacement Fund

attachments

None



City Commission

agenda item 12.d

item type

Consent Agenda

meeting date

August 12, 2026

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

Approve the following contracts:

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

None

**item type**

Consent Agenda

meeting date

August 12, 2026

prepared by

Rebecca Watt, Contract Agent

approved by

Randy Knight, City Manager

subject

1. IFB14-24 - Amendment 2 - Yang, Inc. - Electrician Services; For services on an as-needed basis to support Citywide electrical maintenance and repair. Contract Term: Through August 4, 2027; Not to Exceed: \$175,000
2. IFB22-22 - Amendment 4 - LaFleur Nurseries & Garden Center, LLC - Landscape and Tree Installation; To support the enhancement and maintenance of the City's parks, facilities, streetscapes, and public spaces. Contract Term: Through August 29, 2027; Not to Exceed: \$500,000
3. IFB14-25 - Allcrete, Inc. - Concrete Repair Services; Requesting additional funds to support continued repairs to the City's sidewalks, curbs, gutters, and other concrete infrastructure. Contract Term: Through December 15, 2026; Not to Exceed: \$300,000
4. RFQ20-24 - Amendment 2 - Vision Urban LLC - Urban Design Advisor; For professional consulting services to support city staff with active and potential future projects. Each task order will be brought to City Commission for approval, with the funding source listed. Contract Term: Through September 18, 2027

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. A formal solicitation was issued to award this contract. This is the second of four allowable renewals pursuant to the original contract.
2. A formal solicitation was issued to award this contract. This is the fourth and final allowable renewal pursuant to the original contract.
3. This request for additional funds will support the continued use of the contract by the Public Works Department through the remainder of the contract term and provide the Parks and Recreation Department with funding for upcoming concrete repair projects, including flatwork improvements at MLK Jr. Park.
4. A formal solicitation was issued to award this contract. This is the second of four

allowable renewals pursuant to the original contract.

alternatives | other considerations

fiscal impact

1. General Fund
2. General Fund, Designations Trust Funds
3. General Fund, Community Redevelopment Fund
4. Each task order will be brought to City Commission for approval, with the funding source listed.

attachments

None



City Commission

agenda item 12.e

item type

Consent Agenda

meeting date

August 12, 2026

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

Approval to waive Procurement Process

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

None

**item type**

Consent Agenda

meeting date

August 12, 2026

prepared by

Rebecca Watt, Contract Agent
Jennifer Maier, Procurement Manager

approved by

Randy Knight, City Manager

subject

1. Southern Development & Construction, Inc. - West Welbourne Avenue Road Improvements Project; Not to Exceed: \$152,000

motion | recommendation

Commission approve item as presented and authorize Mayor to execute.

background

1. Pricing for this project was solicited from three (3) other contractors awarded under the Seminole County contract #CC-3563-21/RTB, with Southern Development & Construction, LLC providing the lowest-priced proposal. However, due to the limited timeframe between receipt of the proposals and the originating contract's expiration on August 9, 2026, with no remaining renewal options, the City is unable to award the project under the piggyback agreement before expiration. City staff is requesting approval to waive the procurement process and award the project to Southern Development & Construction, LLC, based on the pricing obtained through this competitive process.

alternatives | other considerations**fiscal impact**

1. Commercial Transportation Impact Fees Fund

attachments

None

**item type**

Action Items Requiring Discussion

meeting date

August 12, 2026

prepared by

Lisa Vedder

approved by

Randy Knight, City Manager

subject

Orlando Utilities Commission Power Supply Contract Extension

motion | recommendation

Approve a 12-month contract extension with OUC, without purchasing additional solar resources from their existing portfolio.

background

Winter Park's Power Supply Contract with the Orlando Utilities Commission expires on December 31, 2026. OUC has provided pricing and portfolio options for 12-month and 18-month renewals. Under our current contract with the Florida Municipal Power Agency (FMPA), FMPA would serve the OUC portion of load should Winter Park allow the OUC agreement to expire.

Currently, OUC provides 13% of our power supply, FMPA 76%, and our two solar projects provide the balance. Based on our current contract with FMPA, prices for delivered energy including transmission costs are expected to increase 13% as of January 1, 2027. Although power supply pricing is trade secret, the options and relative financial impacts of the OUC options over FMPA are as follows.

- OUC with no additional solar for a 12-month extension would result in an additional increased cost of 3% over FMPA, or approximately \$100,000.
- OUC for a 12-month extension with 30% (3.4 MW), 62.5% (7 MW), or 100% (11 MW) solar would result in an increase over FMPA of 8.4% or \$262,000, 3.5% or \$1 M, or 82% or \$2.6 M, respectively.
- OUC for an 18-month extension with 30% (3.4 MW), 62.5% (7 MW), or 100% (11 MW) solar would result in an increase over FMPA of 8.4% or \$300,000, 3.5% or \$1.3 M, or 82% or \$3.5 M, respectively.

In addition to considerations for pricing and renewables content, operational factors play a role in this decision. Currently, OUC serves Winter Park through distribution-level feeders.

Switching to FMPA would necessitate delivering this load through our substations. Such a change would require an Application with Duke and may result in additional costs to perform a study and/or transmission system improvement costs. Winter Park would also have to make alterations on our system to accommodate this change. Furthermore, switching to FMPA would eliminate Winter Park's current delivery point diversification, which may impact operations and reliability. Staying with OUC would avoid these impacts and any associated delays.

Finally, from a renewable power standpoint, any solar provided under the OUC options is already built. No new solar would be added to the supply. By way of background, OUC has approximately 8% solar in its supply portfolio as compared to FMPA's 4%.

Based on these considerations, it is the recommendation of Staff and the Utilities Advisory Board that Winter Park extends the OUC contract for one year with no additional solar.

alternatives | other considerations

Extend the OUC contract under one of the proposed solar options for 12 or 18 months or allow FMPA to serve this load under the current FMPA contract.

fiscal impact

Depending on the Portfolio option selected, from \$0 to \$3.5 Million.

attachments

1. Commission OUC Contract Extension 08122026

OUC Power Supply Contract Extension

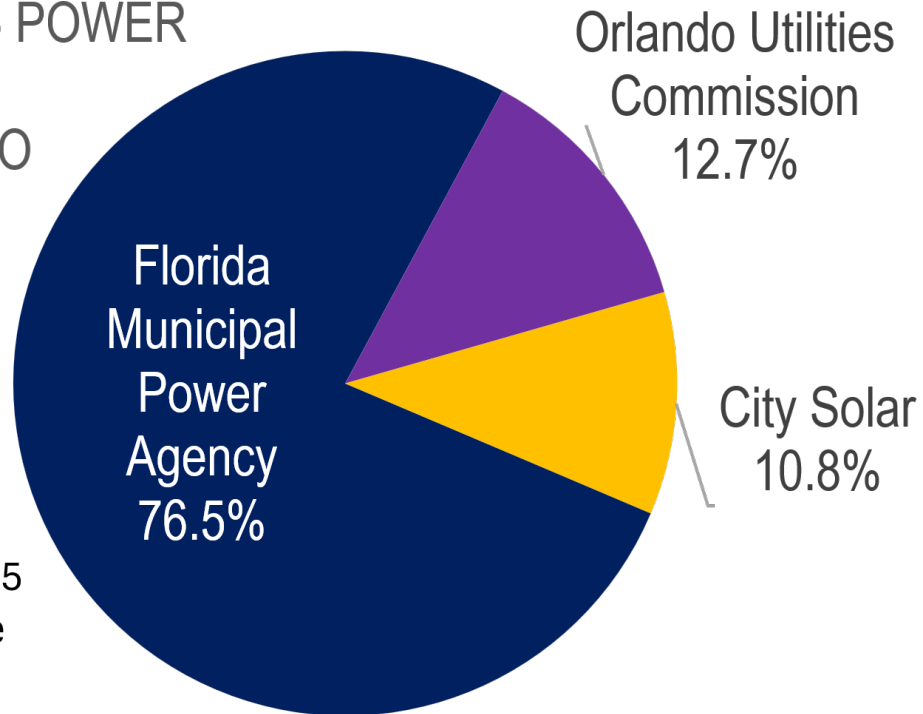
City Commission
August 12, 2026





Background

FYTD 2026 POWER
SUPPLIER
PORTFOLIO



October 2025
through June
2026

- The City's Two Main Power Supply Contracts Expire Over Next 18 Months
 - OUC on December 31, 2026
 - FMPA on December 31, 2027
- Currently Two Options for OUC-Served Load
 - Extend with OUC for 12 or 18 Months Under New Pricing
 - Allow FMPA to Serve Load Under Current Contract
- July 28 UAB Recommendation
- Now Seeking Commission Action



Power Supply History

Progress Energy FL (PEF)
All Requirements
**Jun 2005 to
Dec 2010**

OUC 16 MW
FPL 23 MW
SEC PR
**Jan 2014 to
Dec 2014**

OUC 16 MW
ReWorld 10 MW
FMPA 10 MW
FPL PR
**Jan 2019 to
Dec 2019**

**Jan 2011 to
Dec 2013**
PEF 40 MW
Seminole Electric Coop (SEC)
Partial Requirements (PR)

**Jan 2015 to
Dec 2018**
OUC 16 MW
Gainesville Regional Utilities 10 MW
Covanta (ReWorld) 10 MW
Florida Power & Light (FPL) PR



Power Supply History

OUC 16 MW
FMPA PR

**Jan 2024 to
Sep 2024**

OUC 16 MW

Rice creek Solar 5 MW

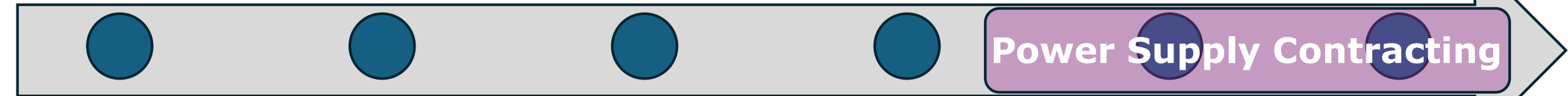
Whistling Duck Solar 18 MW

FMPA PR

**Dec 2025 to
Present**

FMPA
Contract
Expires

**Dec 31,
2027**



**Jan 2020 to
Dec 2023**

OUC 16 MW
ReWorld 10 MW
FMPA 10 MW PR

**Oct 2024 to
Nov 2025**

OUC 16 MW
Rice Creek Solar 5 MW
FMPA PR

**Dec 31,
2026**

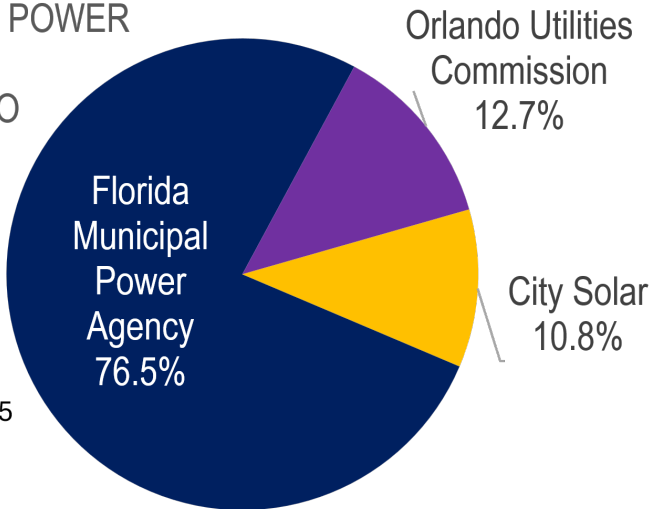
OUC Contract
Expires



Current Supply Mix

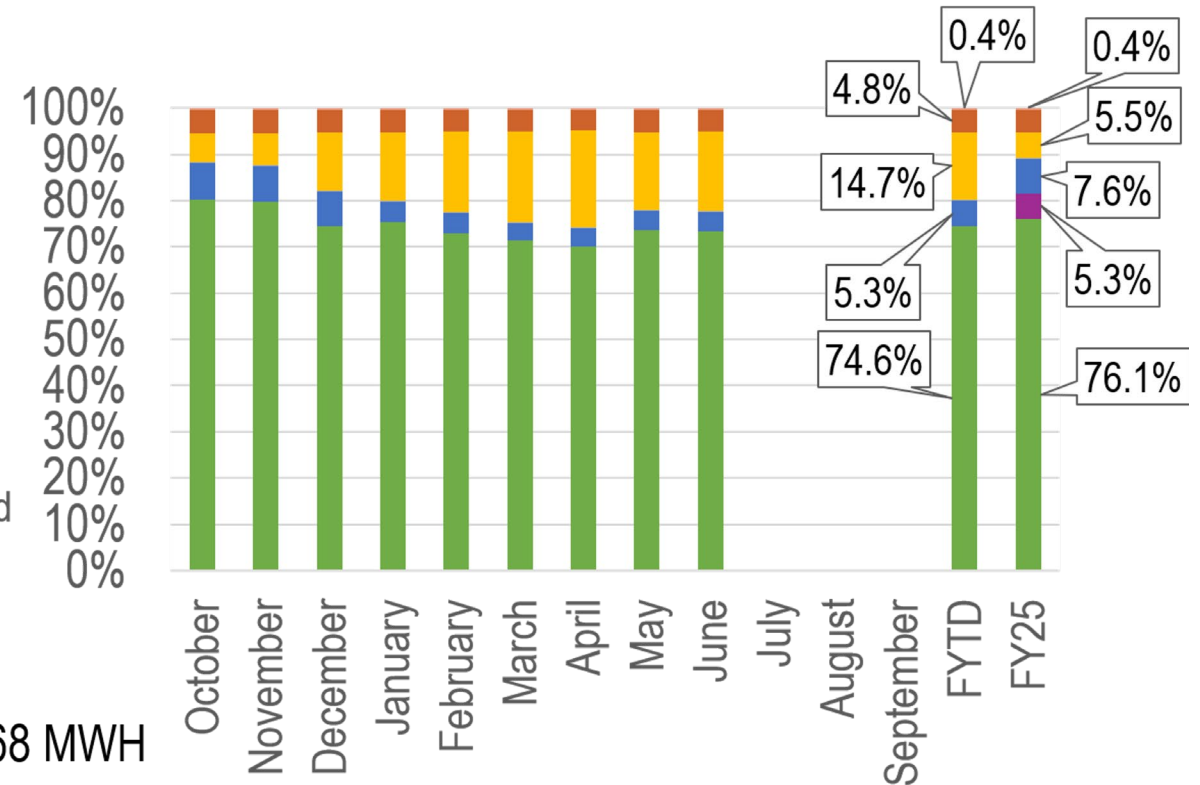
FYTD 2026 POWER SUPPLIER PORTFOLIO

October 2025 through June 2026



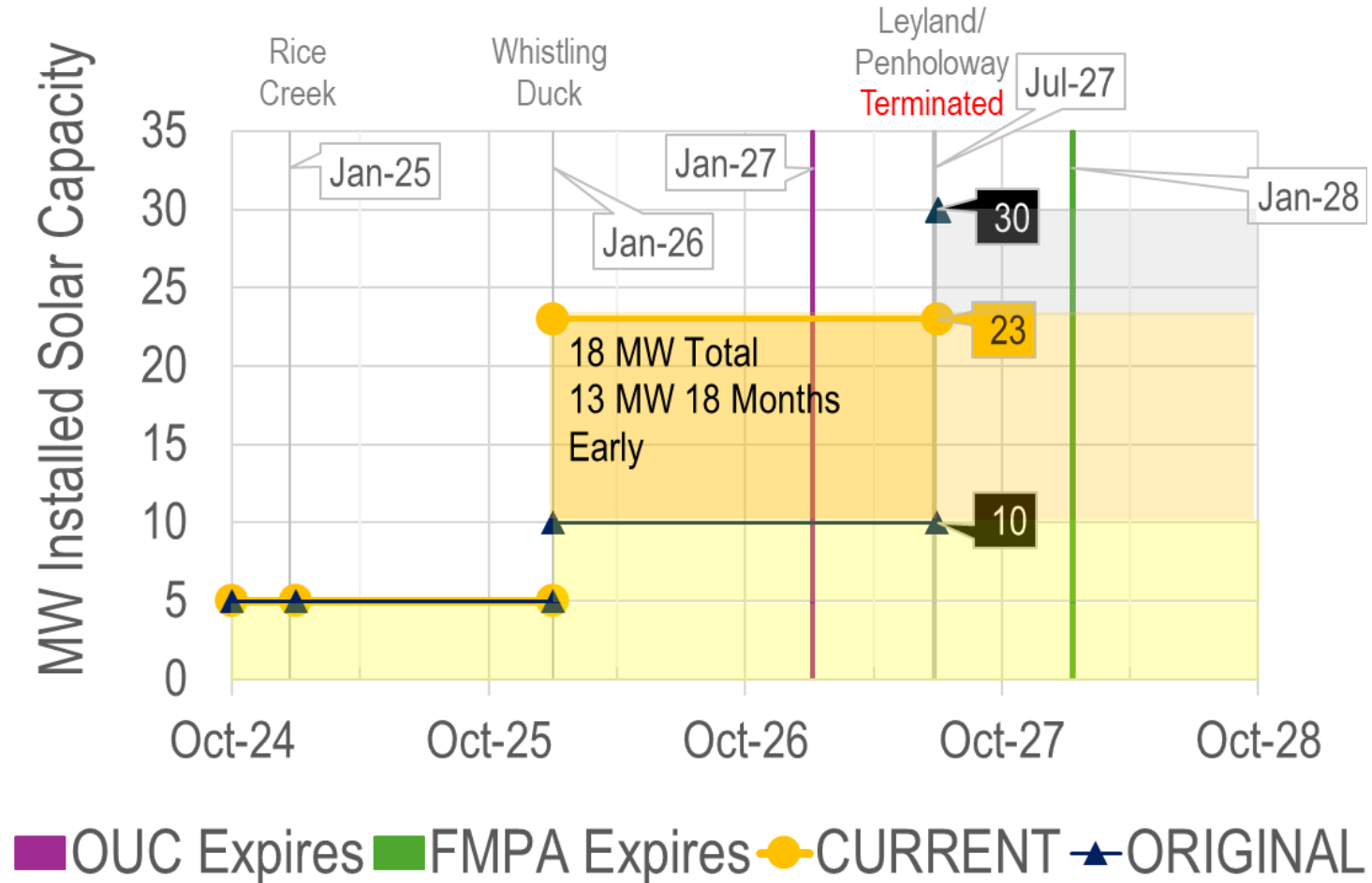
FY 2026 CWP EMISSION PROFILE

TOTAL 322,568 MWH



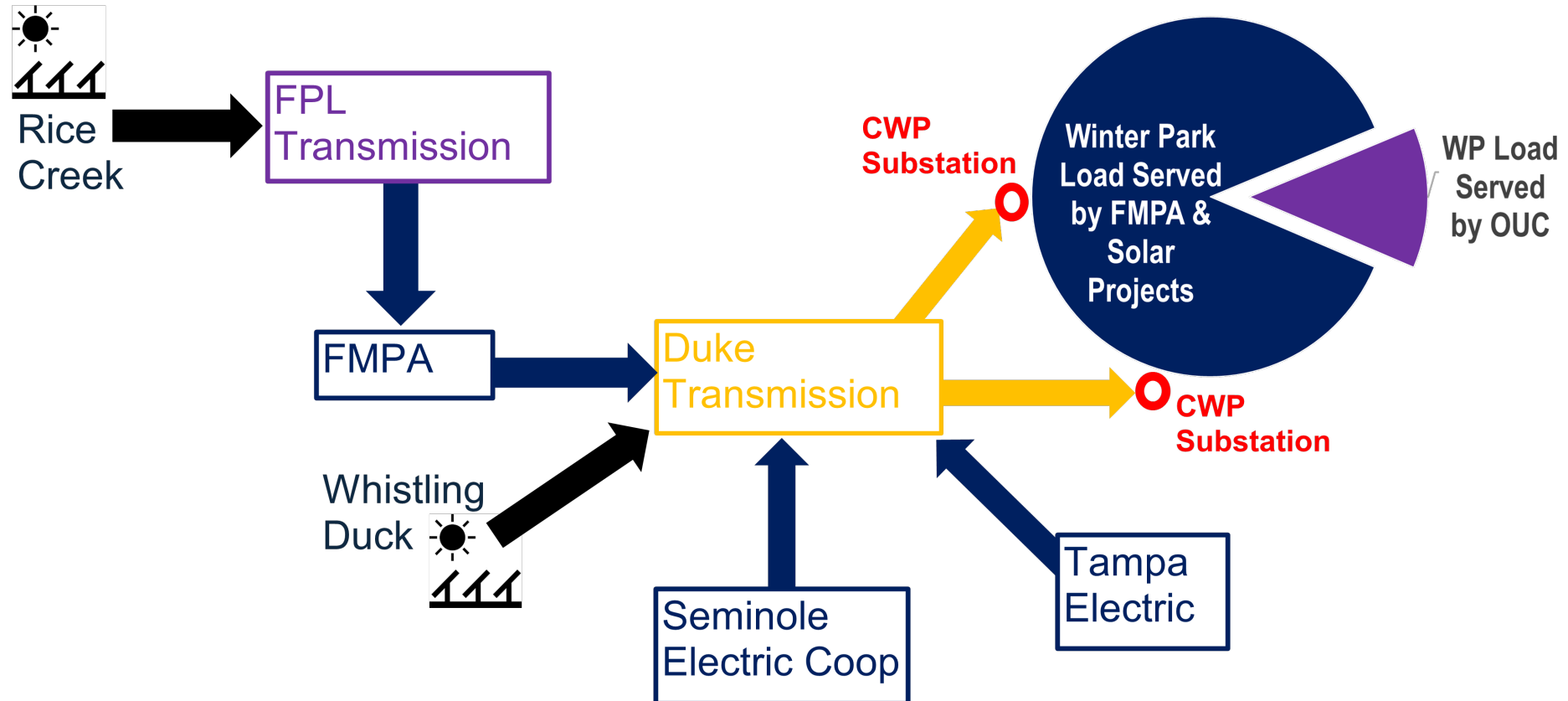


Greenfield Solar



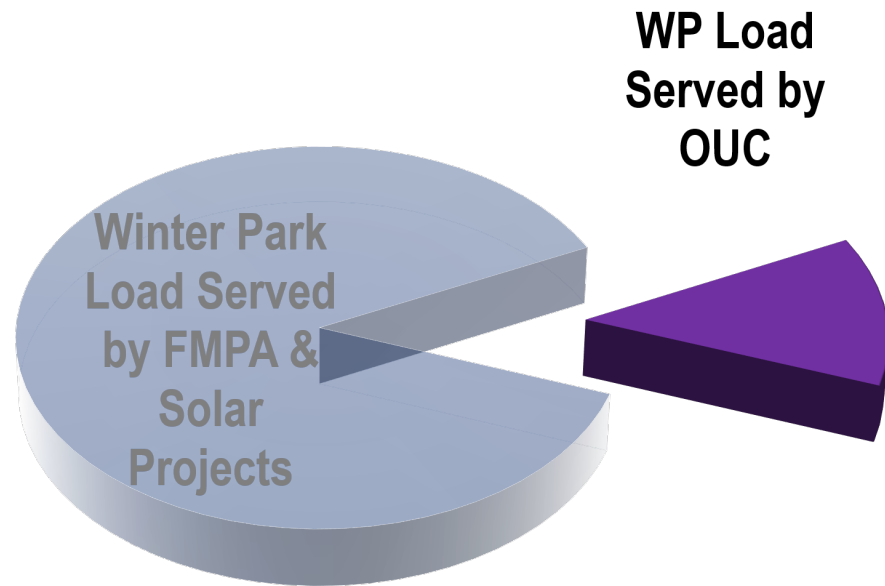


Current Interconnections





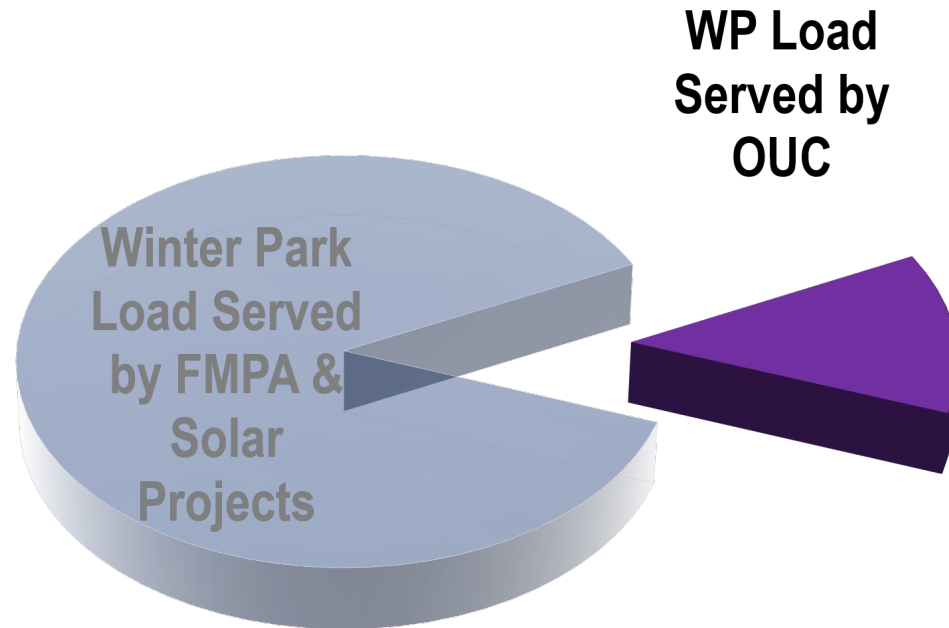
OUC Extension Options



- 12-Month Extension (~11 to 20 MW Capacity) to December 31, 2027
 - No Extra Solar
 - 30% Solar Supply (~3 MW)
 - 62.5% Solar Supply (~7 MW)
 - 100% Solar
- 18-Month Extension (~11 to 20 MW Capacity) to June 30, 2028
 - 30% Solar Supply (~3 MW)
 - 62.5% Solar Supply (~7 MW)
 - 100% Solar



Cost Comparison of Options



	Solar (MW)	Twelve Month Extension		18 Month Extension	
		Over Current 12-Month Average through May 2026	Increase Over FMPA	Increase Over Current 12-Month Average through May 2026	Increase Over FMPA
OUC No Extra Solar		16.06%	3.11%		
OUC w/ 30% Solar	3.4	21.98%	8.36%	22.38%	6.97%
OUC w/ 62.5% Solar	7.1	46.88%	30.48%	47.28%	28.73%
OUC w/ 100% Solar	11.4	104.81%	81.95%	105.21%	79.37%
FMPA		12.56%	0.00%	14.41%	0.00%
Total (MWh)		54,800	54,800	76,400	76,400

Actual Pricing is Trade Secret; Estimates Reflect All-in Cost Including Transmission and Fuel Pricing Differentials.



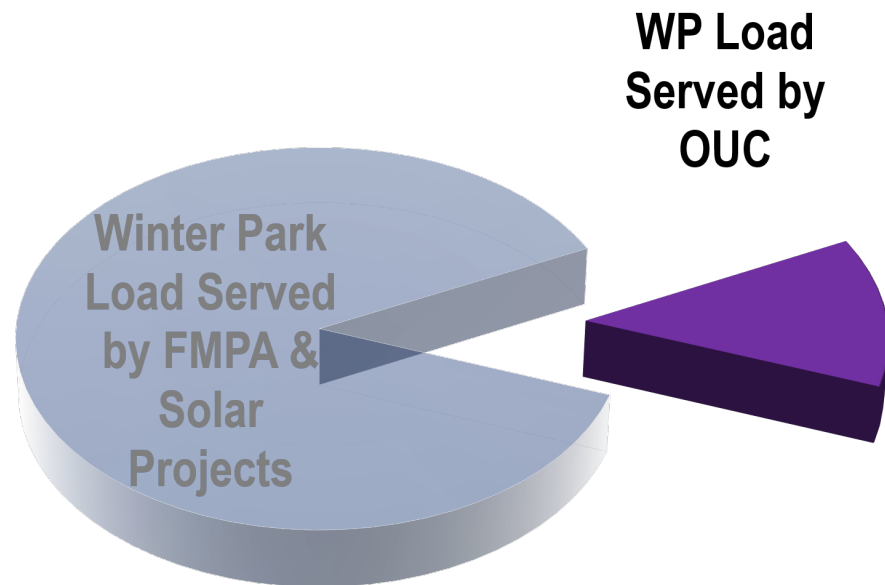
Pros & Cons of Options

OPTION	PROS	CONS
OUC No Extra Solar	- Maintains Diversified Delivery Points & Suppliers Enhancing Reliability - Provides Around Twice the Solar of FMPA - Avoids Potential Transmission Study & Upgrade Costs - Can be Implemented Seemlessly	- More Expensive than FMPA Around \$100,000 for 12 Months
OUC Solar Options	- Maintain Diversified Delivery Points & Suppliers Enhancing Reliability - Provide More Solar than FMPA - Avoid Potential Transmission Study & Upgrade Costs - Can be Implemented Seemlessly	- Does Not Create New Solar Capacity (Uses Slice of OUC Existing Portfolio) - More Expensive than Other Options Between \$250,000 and \$2.6 M More for 12 Months Between \$300,000 and \$3.5 M More for 18 Months
FMPA	- Less Expensive	- Eliminates Diversity of Delivery Points & Suppliers - Provides Less Solar than OUC - May Incur Potential Transmission Study & Upgrade Costs - Implementation will Take Time



Staff & UAB Recommendation

- 12-Month Extension with OUC (~11 to 20 MW Capacity) to December 31, 2027 with No Extra Solar



	Solar (MW)	Twelve Month Extension		18 Month Extension	
		Over Current 12-Month Average through May 2026	Increase Over FMPA	Increase Over Current 12-Month Average through May 2026	Increase Over FMPA
OUC No Extra Solar		16.06%	3.11%		
OUC w/ 30% Solar	3.4	21.98%	8.36%	22.38%	6.97%
OUC w/ 62.5% Solar	7.1	46.88%	30.48%	47.28%	28.73%
OUC w/ 100% Solar	11.4	104.81%	81.95%	105.21%	79.37%
FMPA		12.56%	0.00%	14.41%	0.00%
Total (MWh)		54,800	54,800	76,400	76,400



Commission Directive?

- Request Commission Motion on Preferred Option
- No Action by Commission Would Result in FMPP/Duke Option Under Current Contract

	Solar (MW)	Twelve Month Extension		18 Month Extension	
		Over Current 12- Month Average through May 2026	Increase Over FMPP	Increase Over Current 12-Month Average through May 2026	Increase Over FMPP
OUC No Extra Solar	0	16.06%	3.11%		
OUC w/ 30% Solar	3.4	21.98%	8.36%	22.38%	6.97%
OUC w/ 62.5% Solar	7.1	46.88%	30.48%	47.28%	28.73%
OUC w/ 100% Solar	11.4	104.81%	81.95%	105.21%	79.37%
FMPP		12.56%	0.00%	14.41%	0.00%
Total (MWh)		54,800	54,800	76,400	76,400



Questions?

Thank you!

**item type**

Action Items Requiring Discussion

meeting date

August 12, 2026

prepared by

Jennifer Maier, Procurement Manager
Rebecca Watt, Contract Agent

approved by

Randy Knight, City Manager

subject

Public Private Partnership for Parking Garage Development

motion | recommendation

Authorize staff to advance respondents to the next phase and develop a Request for Proposals consistent with the priorities and direction provided by the City Commission.

background

The City issued a formal solicitation to identify qualified respondents interested in developing a public-private partnership with the City for a parking garage. Four (4) responsive and responsible responses were reviewed and evaluated in accordance with the solicitation requirements: Chesterfield, G3 Development, Lamm & Company Partners, and LAZ Parking Limited LLC. Based on the evaluation results, staff recommends advancing the three highest-ranked respondents to the next phase of the process:

- Chesterfield
- G3 Development
- Lamm & Company Partners

The next phase will require the selected respondents to prepare detailed technical, financial, development, and operational proposals. Preparing these proposals will involve considerable time, effort and expense for the respondents. Advancing to the RFP phase does not obligate the City to award a contract or approve a project. However, given the significant time and resources required from the respondents, staff is seeking confirmation that the Commission supports moving the project into the detailed proposal phase before requesting this additional financial investment from the proposers.

alternatives | other considerations

fiscal impact

attachments

1. Chesterfield
2. G3 Development
3. Lamm & Company Partners



City of Winter Park

Procurement

Jennifer Maier, Procurement Manager

401 South Park Avenue, Winter Park, FL 32789

[CHESTERFIELD] RESPONSE DOCUMENT REPORT

RFQ No. RFQ26-20

Public Private Partnership - Parking Garage Development

RESPONSE DEADLINE: July 15, 2026 at 2:00 pm

Report Generated: Wednesday, August 5, 2026

Chesterfield Response

CONTACT INFORMATION

Company:

Chesterfield

Email:

kgardner@chesterfieldllc.com

Contact:

kaycee gardner

Address:

213 West Comstock Ave., Ste. 201
Winter Park, FL 32789

Phone:

N/A

Website:

N/A

Submission Date:

Jul 15, 2026 11:11 AM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Jul 9, 2026 4:11 PM by Will Kluvo

QUESTIONNAIRE

1. Proposal Response

Unless a question requires a file to be uploaded, proposals will not be accepted via pdf, word doc, etc. Respondents shall not state "see attachment" or similar as their response to the questions.

The City reserves the right to disqualify a proposal that is not submitted in the format delineated below.

DESCRIPTION OF PROJECT*

Provide a description of the project that provides information regarding the company's familiarity and interest in working with governmental entities to provide the services defined in this RFQ. Indicate your company's understanding of the scope of services of this formal solicitation. A person authorized to commit the Respondent's organization to provide the services included in the response must acknowledge the description with Name, Title and Contact Information.

Development Approach

Alignment with City Goals

The proposed development directly supports the City of Winter Park's stated objective of addressing downtown parking demand through a long-term public-private partnership while enhancing the character of the downtown core. The project provides approximately 405 total parking spaces, including approximately 324 parking spaces after satisfying the parking requirements for the proposed 27,071-gross-square-foot Class A++ office component. This exceeds the City's minimum requirement for 145 City Hall spaces and 120 public parking spaces and directly addresses the parking deficiencies identified in the City's 2024 Parking Study, which found a combined shortage of approximately 135 spaces within the Park Avenue corridor. By replacing an existing surface parking lot with a structured parking facility integrated with new office space, the project increases parking capacity, supports downtown

businesses and City operations, and creates a more efficient use of valuable downtown land. The project's architecture, landscaping, and pedestrian-oriented design are also consistent with the City's garage design guidelines and commitment to preserving the unique character and charm of Winter Park.

Community Impact / Long-Term Benefit

The proposed development transforms the surface parking lot into a mixed-use civic asset that will provide lasting benefits to residents, visitors, businesses, and the City for decades to come. In addition to delivering approximately 260 additional public parking spaces in one of the highest-demand areas of downtown, the project introduces approximately 27,071 gross square feet of Class A++ office space, significant landscaped open space, pedestrian gathering areas, and enhanced streetscape improvements that improve walkability and strengthen connections throughout downtown. The project directly addresses the parking shortages identified around the Park Avenue and New England Avenue corridors while supporting City Hall operations, local retailers, restaurants, and community events. By combining structured parking, employment-generating office space, and thoughtfully designed public realm improvements within a single development, the project creates a more efficient use of valuable downtown land, enhances the overall visitor experience, and contributes to the long-term economic vitality, aesthetic quality, and sustainability of downtown Winter Park.

Experience Working with Governmental Entities

Chesterfield has extensive experience partnering with governmental entities on complex public and public-private development projects. The firm has successfully collaborated with federal agencies, port authorities, municipalities, and economic development organizations to deliver projects requiring long-term planning, stakeholder coordination, and public-sector accountability. Notable examples include Chesterfield's longstanding relationship with the Georgia Ports Authority, where the firm was selected from a competitive field of developers to deliver approximately 1.8 million square feet of industrial development across three buildings on Port Parcels 3 and 4. Chesterfield also served as co-developer of the U.S. Department of Veterans Affairs Primary Care Annex in Birmingham, Alabama, a 65,000-square-foot medical clinic and 2,400-space structured parking garage delivered under a 20-year leaseback with the U.S. Department of Veterans Affairs. These projects demonstrate Chesterfield's ability to successfully partner with governmental entities, navigate complex public-sector requirements, and deliver large-scale developments that serve long-term public needs.

Design Concept

When our team began visioning and conceiving this mixed-use Garage and Office Building, we drew from the rich history, art, culture and architecture of our city – Winter Park.

The proposed concept includes approximately 405 total parking spaces, comprised of 145 City Hall employee/operations spaces, 81 spaces serving the office component (27,071 gross square feet at a ratio of 3/1000 square feet), and 179 dedicated public spaces. During non-business hours, the office parking will also be available for public use, resulting in a total of 260 public spaces.

To enhance access and circulation, the design incorporates garage entrances on both Lyman Avenue and Comstock Avenue, with ramps serving Levels 2, 3, and 4. The primary lobby and elevator core are located along Lyman Avenue on the north side for convenient access by both the public and office tenants. An additional elevator is strategically positioned at the northeast corner of the garage to serve City employees, residents, and visitors, providing a direct connection to City Hall via a covered walkway that leads to the ground-floor breezeway.

A key design driver for the project is the principle of designing the structure as a building first, not simply a parking garage. As Frank Lloyd Wright once noted, “Doctors bury their mistakes, architects can only plant ivy and trees and hope it grows fast.” Guided by this philosophy and informed by past successes such as the 250 S Park Avenue building renovation and garage design (completed by proposed Principal Architect John Cunningham at a previous firm), the design seeks to create a timeless, contextually responsive structure that is seamlessly integrated into the surrounding urban fabric.

The building façades feature a painted brick texture along with three distinct projections and setbacks in the architectural elements within the façade composition. At the ground level, openings are designed with water-cut metal screen panels that function both as public art and as a visual screen to obscure parked vehicles in the garage. Upper levels incorporate a combination of storefront elements and metal screen panels, similar in character to 250 S Park Avenue, further obscuring cars within the garage.

The top level includes the office component, along with 8- to 10-foot stepbacks that create outdoor tenant terraces and garden spaces. We have also poetically composed planters along all street facades to integrate the building within the landscape.

Overall, the design seeks to blur the boundaries between the built environment and nature, creating a cohesive, pedestrian-friendly experience while delivering a structure that will serve as a meaningful part of the Winter Park community for generations to come.

Our team looks forward to working closely with the City to further refine this vision through a collaborative design process, ensuring the final project reflects the City’s priorities, stakeholder input, and long-term goals.

Additional information working with the City of Winter Park and government entities has been included in Sections 1.2 and 1.7

OVERVIEW OF FIRM*

Provide an organizational chart detailing the proposed staff for this contract. Provide a list of all continuing contracts, including each agency's contact information.

Purpose-Built for the City of Winter Park

Chesterfield has assembled an integrated team to deliver a thoughtful, high-performing parking and office solution. Each team member was selected for their proven experience, technical expertise, and ability to execute the City's vision.

Headquartered in Winter Park, Chesterfield combines national development experience with a strong local presence. The firm's Chief Executive Officer and Senior Vice President are both Winter Park residents, providing firsthand familiarity with the community and its long-term priorities. Supporting partners, including Stratus (formerly Zyscovich), provide a strong local presence backed by the resources of nationally recognized firms. This balance allows the team to apply proven solutions while remaining responsive to the City's needs.

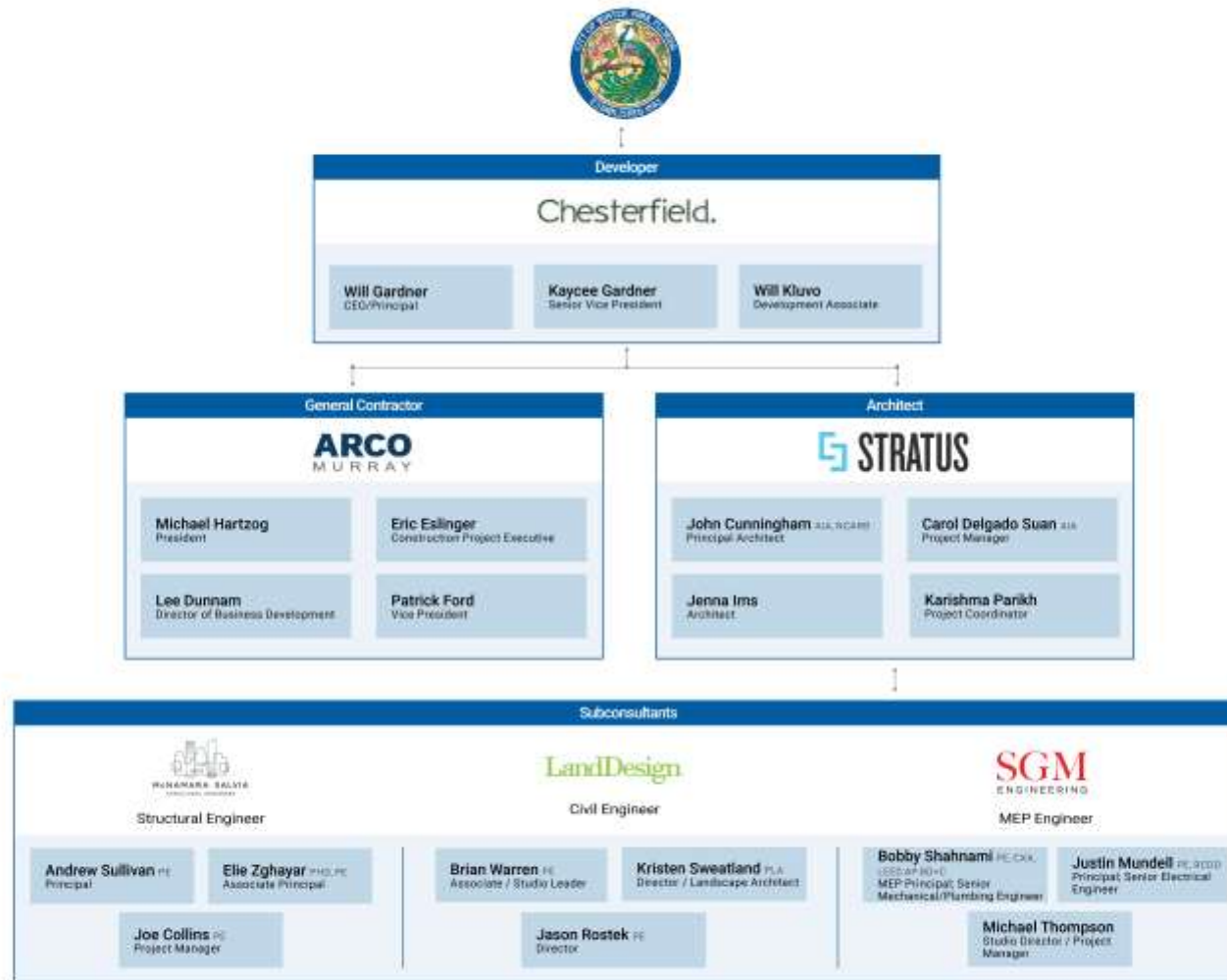
The team brings direct experience working with the City of Winter Park, offering familiarity with local priorities, permitting processes, and regulatory requirements. This local expertise supports efficient coordination and a streamlined approach to approvals.

The Chesterfield team integrates development, design, construction, engineering, and operations expertise in a coordinated structure. Chesterfield will serve as the central point of leadership, ensuring clear alignment across all disciplines from planning through implementation.

The following firms comprise the Chesterfield team:

- ***Chesterfield LLC (Developer):*** Headquartered in Winter Park, Chesterfield specializes in the development of corporate office and industrial properties throughout the southeastern United States. The firm has extensive experience across the full development process, including site due diligence, feasibility, finance, entitlements, permitting, design, and construction management. **Chesterfield has developed over 12 million square feet of office and industrial facilities totaling \$1.2B** across Florida, Georgia, and Alabama over the past eight years.

- ***Stratus Team (Architect):*** Stratus, formerly Zyscovich, is a multidisciplinary architecture, engineering, and consulting firm with experience across civic, commercial, transportation, and government sectors. With **three completed projects for the City of Winter Park**, Stratus offers strong local experience, established relationships, and familiarity with City processes. The firm provides integrated services from programming through construction administration, ensuring coordinated delivery. Proposed Principal Architect John Cunningham has also completed over 60 projects across Winter Park.
- ***ARCO Murray Construction Company (General Contractor):*** ARCO/Murray's Orlando team brings a hands-on, **local approach backed by strong relationships in the Central Florida market and direct familiarity with the permitting and pricing conditions** that shape development in this region. Working collaboratively with the architect, structural engineer, and broader design team, ARCO/Murray provides preconstruction leadership, construction expertise, and design-build coordination where appropriate to create a more efficient path from concept to completion. That combination of local presence and integrated delivery allows the team to deliver a high-quality product with responsive service, dedicated project leadership, and practical solutions that help owners manage schedule, cost, and execution with confidence.
- ***LandDesign (Civil Engineer):*** LandDesign is a multi-disciplinary design firm offering services in landscape architecture, civil engineering, urban design, master planning, and land planning. Its team of over 265 professionals collaborate across five studios located in Charlotte, NC; Washington DC; **Orlando, FL**; Dallas, TX; and Denver, CO. Through a highly collaborative process, LandDesign works alongside clients to transform vision and insight into actionable strategies and inspired design solutions, creating places that are not only functional, but also connected, inspiring, and built to last.
- ***McNamara • Salvia (Structural Engineer):*** McNamara • Salvia brings **award-winning creativity, innovation, and expertise in structural design** across a variety of project types and regions, including the Southeast. The firm's combination of local knowledge with global expertise allows it to develop innovative, constructable solutions aligned with local practices. Early and continuous involvement by its Principals supports efficient system selection and minimizes constructability challenges.
- ***SGM Engineering (MEP Engineer):*** SGM Engineering is a Florida-based **MBE engineering firm with more than 35 years of experience providing MEP/FP design**, commissioning, and construction administration services for office buildings and parking facilities. The firm has extensive experience designing HVAC, electrical, plumbing, and life-safety systems. SGM works closely with owners and contractors to improve performance, reliability, and long-term maintainability.
- The organizational chart below illustrates our team structure, proposed staff, and lines of responsibility.



Additional information on key personnel has been provided beginning on page 1 of Section 1.7 Miscellaneous.

Ongoing Contracts

Chesterfield is currently developing the Lake Mary Technology Center, a \$50 million flex industrial project in Lake Mary, Florida. The project, which is currently under construction, will consist of approximately 239,880 square feet of divisible space across four buildings and is anticipated to be delivered in the fourth quarter of 2026. Chesterfield is serving as both the developer and owner of the project.

As this is an owner-led development, there is no external agency client associated with this contract. For additional information regarding this project, please contact:

- Kaycee Gardner
Senior Vice President
Chesterfield, LLC
kgardner@chesterfieldllc.com | [904.607.5885](tel:904.607.5885)

Chesterfield's ongoing development efforts will not impact our ability to deliver this project for the City or meet its goals. Our team has the capacity to provide all required services and is prepared to allocate additional resources as needed to ensure successful delivery.

PROFESSIONAL CONTACTS*

Provide names, addresses, and phone numbers, including municipalities or other organizations that would be capable of explaining and confirming your firm's capacity to successfully complete these services. (Minimum of three (3), maximum of five (5) contacts)

Stacy B. Watson
Director, Economic & Industrial Development
Georgia Ports Authority
P.O. Box 2406
Savannah, GA 31402
[912.964.3879](tel:912.964.3879)

The Chesterfield team has maintained a professional relationship with Stacy Watson for over 25 years, working together on numerous projects and opportunities, including Chesterfield's development of three buildings totaling approximately 1.8 million SF on Port Parcel 3 along International Trade Parkway in the Savannah area.

Marco D'Ochio
Director, Real Estate
Lowe's Home Improvement Corporation
[860.690.0953](tel:860.690.0953)

Chesterfield developed three warehouses at GITC (Georgia International Trade Center) totaling approximately 3.12 million SF, including a 1.5 million SF and 1.2 million SF build-to-suits and a 420,000 SF spec with full TI upfit for three different internal divisions for Lowe's.

Jeff Swanson
Real Estate Manager
Shaw Industries
P.O. Drawer 2128, Mail Drop 095-03
Dalton, GA 30722
[706.532.4558](tel:706.532.4558)

Chesterfield competed for and was awarded a 779,000 SF building for Shaw Industries, a Berkshire Hathaway Company. The 779,000 SF building was delivered in just seven months from site clearing to issuance of the Certificate of Occupancy.

FINANCIAL STABILITY AND CAPACITY*

Describe your firm's financial stability and capacity to perform the required services, including the following:

- The firm's overall financial condition and ability to sustain operations for the duration of the project, including the ability to perform multiple concurrent task assignments, if awarded.
- The firm's years in business and any material changes in ownership, organization, or financial condition within the past five (5) years.
- The firm's ability to obtain and maintain all required insurance coverages for professional services of this nature.
- Any history of bankruptcy, insolvency, or financial restructuring within the past five (5) years (or a statement affirming none).
- Any other information the firm deems relevant to demonstrate financial responsibility and capacity.

Pricing, fee schedules, cost data, or rate information shall not be included in the response.

Firm's Overall Financial Condition

Chesterfield is a well-capitalized real estate development and investment firm with the financial resources, organizational infrastructure, and operational capacity necessary to successfully perform and sustain operations throughout the duration of this project. The firm has key personnel, financial resources, and strategic partnerships to manage multiple concurrent development projects while meeting project schedules and obligations.

Firm's Years in Business & Material Changes

Founded in 2006, Chesterfield is celebrating 20 years of successful commercial real estate development, investment, and project execution. The firm has experienced growth throughout its history and has had the same CEO since 2006. The senior leadership has also been with the firm for a respectable 8+ years. The firm has experienced steady growth throughout its history and has not undergone any material adverse changes in ownership, organizational structure, or financial condition within the past twenty (20) years.

Firm's Ability to Obtain and Maintain all Required Insurance Coverages

Chesterfield maintains all insurance coverages customary and required for projects of this nature and has the ability to obtain and maintain any additional coverages required by the City. The firm works with established insurance providers and risk management professionals to ensure compliance with contractual and regulatory requirements throughout the project term.

History of Bankruptcy, Insolvency, or Financial Restructuring

Chesterfield has not filed for bankruptcy, undergone insolvency proceedings, entered into financial restructuring, or experienced any similar financial events in its 20 year history.

Additional Information

Chesterfield has successfully developed and managed over 12 million square feet of commercial real estate development projects with an aggregate development value exceeding \$1.2 billion in just the last 8 years. The firm's longstanding relationships with lenders, investors, contractors, consultants, and public-sector partners further demonstrate its financial responsibility, stability, and capacity to successfully deliver complex projects.

FIRM LICENSURE DOCUMENTATION*

Submit copies of all applicable State of Florida business and professional licenses required for the Respondent's business. If no such licenses are applicable, the Respondent shall indicate 'Not Applicable.'

- A. State of Florida Business License
- B. State of Florida Professional License Renewal

Firm_Licensure_Documentation_NOT_APPLICABLE.docx

REDACTED BID CONTAINING ANY INFORMATION DEEMED CONFIDENTIAL?

If your response contains any information deemed confidential, provide an additional redacted version of your response labeled "Redacted". An electronic copy shall be in Adobe – the most recent software version.

No response submitted

MISCELLANEOUS

Additional information that the Respondent feels will assist in the evaluation should be included.

1.7_Miscellaneous_-_P3_Parking_Garage_Development.pdf

2. Authorized Signatory

NAME AND TITLE OF THE AUTHORIZED SIGNATORY*

Kaycee Gardner, Senior Vice President

BY CLICKING CONFIRM, THE AUTHORIZED SIGNATORY IS CONFIRMING THAT THEY ARE AUTHORIZED TO BIND THE ENTITY TO THE CONTRACT.*

Confirmed

BY CONFIRMING, THE RESPONDENT ATTESTS TO THEIR AUTHORITY TO EXECUTE THIS SUBMITTAL AND TO BIND THE COMPANY HEREIN NAMED TO PERFORM AS PER AGREEMENT. FURTHER, BY CONFIRMING, THE RESPONDENT ATTESTS TO THE FOLLOWING:*

- The Respondent is financially solvent and sufficiently experienced and competent to perform all of the work required of the Respondent in the contract;
- The facts stated in the Respondent's response pursuant to this Request for Qualification are true and correct in all respects;
- The Respondent has read and complied with, and submits their response agreeing to all of the requirements, terms and conditions as set forth in the Request for Qualification;
- Respondent will supply all labor, materials, equipment and supplies as set forth in this Request for Qualification;
- Respondent understands that all information listed above may be checked by the City of Winter Park and Respondent authorizes all entities or persons listed in submittal to answer any and all questions. Respondent hereby indemnifies the City of Winter Park and the persons and entities listed above and holds them harmless from any claim arising from such authorization or the exercise thereof, including the dissemination of information pursuant thereto.

Respondent verifies that the following email address is current, monitored, and is acceptable for City use.

Confirmed

DRUG-FREE WORKPLACE STATEMENT*

By confirming, the Respondent, in accordance with Florida Statute 287.087 hereby certifies that the firm they are representing for this solicitation does the following:

Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the Drug-Free statement.

Notify the employees that as a condition of working on the commodities or contractual services that are under bid, employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or no lo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

Make a good-faith effort to continue to maintain a drug-free workplace through the implementation of this section.

As the person authorized to sign the statement, I certify that this business complies fully with the above requirements.

Confirmed

PUBLIC RECORDS ACT/CHAPTER 119 REQUIREMENTS*

By confirming, the successful Respondent agrees to comply with the Florida Public Records Acts to the fullest extent applicable and shall, if this engagement is one for which services are provided by doing the following:

- A. Successful Respondent shall keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service;
- B. Successful Respondent shall provide the public with access to such public records on the same terms and conditions that the public agency would provide the records and at a cost that does not exceed that provided in Chapter 119, Florida Statutes or as otherwise provided by law;
- C. Successful Respondent shall ensure that public records that are exempt or that are confidential and exempt from the public record requirements are not disclosed except as authorized by law; and
- D. Successful Respondent shall meet all requirements for retaining public records and transfer to the public agency, at no cost, all public records in possession of the Successful Respondent upon the termination of the contract and shall destroy any duplicate public records that are exempt or confidential and exempt. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the City.

The parties agree that if the Successful Respondent fails to comply with a public records request, then the City must enforce the contract provisions in accordance with the contract and as required by Section 119.0701, Florida Statutes. Notwithstanding any other requirement herein stated, the Successful Respondent shall comply fully with the requirements of Florida Statutes 119.0701.

Confirmed

BACKGROUND CHECK VERIFICATION*

SECTION 1: REQUIREMENTS

The Respondent shall agree to the following:

1.1 Respondent shall perform a Level I (Past 5 years) FDLE Computerized Criminal History (CCH) (FDLE CCH Website) background check in accordance with all applicable state and local laws, on any assignee being assigned and prior to assignment with the City. All background checks shall be accomplished prior to any assignment or work taking place on City property. The cost of the background checks shall be borne by the Respondent.

1.2 If the Respondent has employed officials that have a current Level 2 Background Screening which was completed by a local government, school board, the Florida High School Activities Association, the Contractor agrees to provide a list of those officials to the City.

1.3 Respondent agrees to make its officials sign a sworn statement affirming that they have not pled guilty to or convicted of any of the crimes listed in Section 2: Prohibited Offenses prior to any assignment. This information shall always be kept current. The Respondent shall be in complete compliance within thirty (30) days after award.

1.4 Respondent shall require its officials to report to the City immediately if they have been convicted of any of the crimes listed in Section 2: Prohibited Offenses. Respondent shall not use that official unless they have been cleared of the crime.

SECTION 2: PROHIBITED OFFENSES

Respondent certifies that its officials/employees have not been arrested with disposition pending or found guilty of, regardless of adjudication, or entered a plea of nolo contendere or guilty to or have been adjudicated delinquent and the record has not been sealed or expunged for, any offense prohibited under any of the following provisions of the Florida Statutes or under any similar statute of another jurisdiction for any of the offenses listed below:

- Section 393.135 - sexual misconduct with certain developmentally disabled clients and reporting of such sexual misconduct
- Section 394.4593 - sexual misconduct with certain mental health patients and reporting of such sexual misconduct
- Section 415.111- adult abuse, neglect, or exploitation of aged persons or disabled adults or failure to report of such abuse
- Section 741.28 - criminal offenses that constitute domestic violence, whether committed in Florida or another jurisdiction
- Section 782.04 - murder
- Section 782.07 - manslaughter, aggravated manslaughter or an elderly person or disabled adult, or aggravated manslaughter of a child
- Section 782.071 - vehicular homicide
- Section 782.09 -killing an unborn quick child by injury to the mother
- Chapter 784 - assault, battery, and culpable negligence, if the offense was a felony
- Section 784.011 - assault, if the victim of offense was a minor
- Section 784.03 - battery, if the victim of offense was a minor

- Section 787.01 - kidnapping
- Section 787.02 - false imprisonment
- Section 787.025 - luring or enticing a child
- Section 787.04(2) - taking, enticing, or removing a child beyond the state limits with criminal intent pending custody proceeding
- Section 787.04(3) - carrying a child beyond the state lines with criminal intent to avoid producing a child at a custody hearing or delivering the child to the designated person
- Section 790.115(1) - exhibiting firearms or weapons within 1,000 feet of a school
- Section 790.115(2) (b) - possessing an electric weapon or device, destructive device, or other weapon on school property
- Section 794.011 - sexual battery
- Former Section 794.041 - prohibited acts of persons in familial or custodial authority
- Section 794.05 - unlawful sexual activity with certain minors
- Chapter 796 - prostitution
- Section 798.02 - lewd and lascivious behavior
- Chapter 800 - lewdness and indecent exposure
- Section 806.01 - arson
- Section 810.02 - burglary
- Section 810.14 - voyeurism, if the offense is a felony
- Section 810.145 - video voyeurism, if the offense is a felony
- Chapter 812 - theft and/or robbery and related crimes, if a felony offense
- Section 817.563 - fraudulent sale of controlled substances, if the offense was a felony
- Section 825.102 - abuse, aggravated abuse, or neglect of an elderly person or disabled adult
- Section 825.1025 - lewd or lascivious offenses committed upon or in the presence of an elderly person or disabled adult
- Section 825.103 - exploitation of disabled adults or elderly persons, if the offense was a felony

- Section 826.04 - incest
- Section 827.03 - child abuse, aggravated child abuse, or neglect of a child
- Section 827.04 - contributing to the delinquency or dependency of a child
- Former Section 827.05 - negligent treatment of children
- Section 827.071 - sexual performance by a child
- Section 843.01 - resisting arrest with violence
- Section 843.025 - depriving a law enforcement, correctional, or correctional probation officer means of protection or communication
- Section 843.12 - aiding in an escape
- Section 843.13 - aiding in the escape of juvenile inmates in correctional institution
- Chapter 847 - obscene literature
- Section 874.05 (1) - encouraging or recruiting another to join a criminal gang
- Chapter 893 - drug abuse prevention and control only if the offense was a felony or if any other person involved in the offense was a minor
- Section 916.1075 - sexual misconduct with certain forensic clients and reporting of such sexual conduct
- Section 944.35 (3) - inflicting cruel or inhuman treatment on an inmate resulting in great bodily harm
- Section 944.40 - escape
- Section 944.46 - harboring, concealing, or aiding an escaped prisoner
- Section 944.47 - introduction of contraband into a correctional facility
- Section 985.701 - sexual misconduct in juvenile justice programs
- Section 985.711 - contraband introduced into detention facilities

SECTION 3: CERTIFICATION

I hereby certify that I will utilize FDLE Computerized Criminal History (CCH) system in accordance with the terms governing the use of the system to confirm the eligibility of the individuals being assigned and prior to assignment with the City. In accordance with s. 837.06, Florida Statutes, I understand and

acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duties shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Confirmed

STATEMENT OF E-VERIFY REQUIREMENTS COMPLIANCE*

By confirming, I, the duly authorized representative/agent of the firm I am representing for this solicitation hereinafter referred to as Successful Respondent, by this Affidavit, attest to the following:

The Successful Respondent acknowledges that Section 274A of the Immigration and Nationalization Act and other relevant provisions of law prohibit the employment of unauthorized aliens; that the U.S. Department of Homeland Security has established an E-Verify System that allows employers to verify employee eligibility in an efficient manner; and that the Office of the Governor of the State of Florida has issued Executive Order 11-116, encouraging public agencies not under the control of the Governor to include as a provision of contracts for the provision of goods or services a requirement that contractors and subcontractors utilize the E-Verify System to verify employee eligibility. Successful Respondent hereby affirms and agrees that Successful Respondent is in compliance and shall at all times comply with Section 274A of the Immigration and Nationalization Act and other provisions of law with respect to the hiring of unauthorized aliens. Successful Respondent shall verify the eligibility of its current and prospective employees utilizing the U.S. Department of Homeland Security's E-Verify System during the term of this Agreement. Successful Respondent shall include in all contracts with subcontractors related to this Agreement a provision requiring the subcontractor to comply with Section 274A of the Immigration and Nationalization Act and other provisions of law with respect to the hiring of unauthorized aliens and to verify the employment eligibility of all the subcontractor's current and prospective employees using the U.S. Department of Homeland Security's E-Verify System. The Successful Respondent shall maintain records showing its compliance with the requirements of this paragraph and shall provide copies of all such records to the City upon request. Failure to comply with any requirement of this paragraph shall constitute a breach of this Agreement for which the City may immediately terminate the Contract without penalty. In the event of such breach or termination, the Successful Respondent shall be liable to the City for any costs incurred by the City as a result of the breach.

IN ACCORDANCE WITH § 837.06, FLA. STAT., SUCCESSFUL RESPONDENT ACKNOWLEDGES THAT WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN § 775.082 OR § 775.083, FLA. STAT.

Confirmed

NON-COLLUSION STATEMENT *

- A. The individual is the representative of the firm, the Respondent who has submitted the attached response.
- B. The individual is fully informed respecting the preparation and contents of the attached solicitation and of all pertinent circumstances respecting such solicitation.

- C. Such solicitation is genuine and is not a collusive or sham solicitation.
- D. Neither the said Respondent nor any of its officers, partners, owners, agent representatives, employees, or parties in interest, including this affiant, has in any way, colluded, conspired, or agreed, directly or indirectly, with any other Respondent, firm or person, to submit a collusive or sham response in connection with the Agreement for which the attached response has been submitted or to refrain from bidding in connection with such Agreement, or has in any manner, directly or indirectly, sought by Agreement or collusion or communication or conference with any other responder, firm or person to fix the price or prices in the attached solicitation or of any other Respondent, or to fix any overhead, profit or cost element of the proposed price or the proposed price of any other responder, or to secure through any collusion, conspiracy, connivance or unlawful Agreement any advantage against the City of Winter Park, Florida, or any person interested in the proposed Agreement.
- E. The response is fair and proper and is not tainted by any collusion, conspiracy, or unlawful Agreement on the part of the proposer or any of its agents, representatives, owners, employees, or parties of interest, including affiant.

Confirmed

AFFIDAVIT OF NO COERCION*

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Affidavit of No Coercion.pdf](#)

Affidavit_of_No_Coercion_6.23.2026.pdf

AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138, FLORIDA STATUTES*

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Affidavit of Compliance wit...](#)

Affidavit_of_Compliance_6.23.2026.pdf

SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES*

Please download the documents below, complete and have them notarized. An online notarization option will be provided for you when responding.

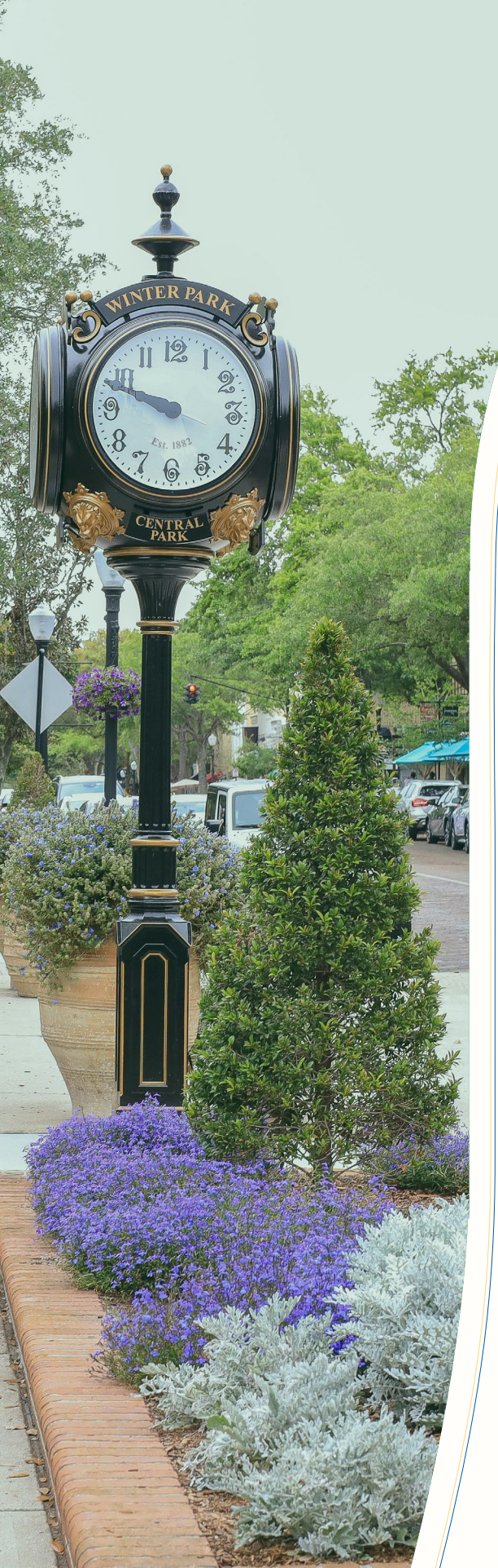
- [Sworn Statement Under Secti...](#)

Sworn_Statement_6.23.2026.pdf

1.5. Firm Licensure Documentation*

Submit copies of all applicable State of Florida business and professional licenses required for the Respondent's business. If no such licenses are applicable, the Respondent shall indicate 'Not Applicable.'

NOT APPLICABLE



RFQ 26-20
DUE DATE JULY 15, 2026

Public Private Partnership - Parking Garage Development

1.7 Miscellaneous

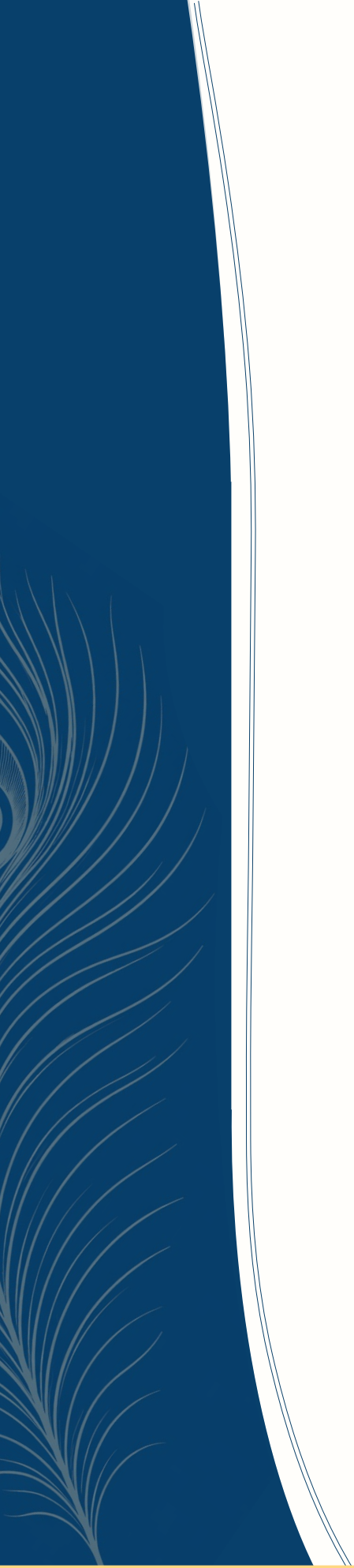


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KEY PERSONNEL



Will Gardner
CEO / Principal (Development)

Chesterfield.

As founder and CEO of Chesterfield, Will has over 30 years of experience in real estate development and construction management. Will has led the ground-up development and construction management of over 13 million square feet of corporate office, medical office, manufacturing, distribution, and e-commerce projects for Fortune 500 companies and other end users. His experience includes site due diligence, acquisition, project finance, and overall project management through permitting, design, and construction across Florida, Georgia, and Alabama.



Kaycee Gardner
Senior Vice President (Development)

Chesterfield.

Kaycee joined the Chesterfield team in 2018. Her responsibilities include site selection, predevelopment feasibility, tenant procurement, and lease negotiations throughout the Southeast, with a primary focus in the Orlando region. Prior to joining Chesterfield, she worked for both CBRE and JLL as a Senior Vice President for a combined 12 years, facilitating more than 4 million square feet of commercial office leasing transactions throughout North and Central Florida. Kaycee is also a Winter Park Chamber of Commerce Trustee, Florida Licensed Real Estate Broker, and a member of NAIOP, CREW, and ULI.



Will Kluvo
Development Associate

Chesterfield.

Will has been with Chesterfield for over three years and is a resident of Winter Park. He is responsible for sourcing and evaluating commercial real estate development and acquisition opportunities across the Southeast, with a focus on office, mixed-use, and industrial projects. Will's responsibilities primarily include financial underwriting, due diligence, leasing, and coordinating key stakeholders to advance projects from acquisition through development.



John Cunningham AIA, NCARB
Principal Architect

 **STRATUS**

John brings more than 43 years of experience leading teams on locally, regionally, and nationally recognized award-winning projects that integrate authentic architecture with art and landscape. John has worked on landmark projects throughout his career including The White House, The Old Executive Building (Office of the Vice President), and the Vietnam War Memorial in Washington, D.C, as well as significant projects for clients throughout Florida including the City of Maitland and Rollins College. As a 35 year resident of Winter Park, John brings unparalleled dedication to the City. He is committed to creating an innovative and functional solution that stays true to the City of Winter Park's goals, budget, and schedules.

KEY PERSONNEL



Carol Delgado Suan AIA
Project Manager (Architecture)



Carol is a licensed architect with over 10 years of experience managing architectural projects across hospitality, residential, and commercial sectors. She specializes in BIM-driven coordination, technical documentation, and multidisciplinary team management, with advanced expertise in Revit and consultant integration. As Architectural Project Manager, she will oversee day-to-day coordination, schedule control, and quality management, ensuring advanced schematic design deliverables are well-coordinated, technically sound, and aligned with budget and project goals.



Jenna Ims
Architect



Jenna has over four years of architectural experience across commercial, higher education, and mixed-use design projects. Her strong understanding of functionality and place-making will be highly valuable to this project. Jenna brings experience in conceptual design, competitions, renovations, and site and survey analysis. She applies a thoughtful approach to spatial planning, creating flexible and efficient environments that support a variety of uses.



Karishma Parikh
Project Coordinator (Architecture)



Karishma is an Architectural Designer bringing over seven years of experience supporting planning and design efforts across a range of project types. She holds a Master of Architecture from the University of Florida and a Bachelor of Architecture from Anant National University. Karishma offers strong local insight into the Orlando area, with experience spanning both educational and residential environments, and contributes to coordinated project delivery through strong organization, communication, and design support.



Michael Hartzog
President (Construction)



Michael oversees all aspects of ARCO Murray with an emphasis on operational success, customer satisfaction, and associate development. Since joining the ARCO family in 2005, Michael has developed extensive experience and relationships in a wide range of industries. He has been an integral part of growing ARCO Murray through developing leaders and adding multiple new specialties. With more than 1.2 million square feet constructed throughout Florida, Michael has experience delivering projects ranging from parking garage to manufacturing facilities.

KEY PERSONNEL



Eric Eslinger
Construction Project Executive



Eric is a Project Executive with a strong background in design-build delivery, overseeing projects across commercial, industrial, and healthcare sectors. With over eight years of project management experience, including leadership roles at ARCO/Murray, he brings a proven ability to manage complex developments from concept through construction. Eric has worked on a diverse portfolio of projects ranging from large-scale distribution facilities and warehouse developments to multi-story office, medical, and residential buildings. He holds a Master of Science in Construction Management and a Bachelor of Design in Architecture from the University of Florida, combining technical expertise with a comprehensive understanding of project execution.



Lee Dunnam
Director of Business Development (Construction)



Lee has extensive experience identifying opportunities and building long-standing client relationships across the commercial real estate and construction industries. With more than 25 years of business development experience, including over a decade with ARCO/Murray, he brings a deep understanding of market trends, client needs, and strategic growth. Lee has supported a wide range of national and regional clients across various sectors, leveraging strong industry connections and active involvement in professional organizations. He holds a Bachelor of Arts from Stetson University.



Patrick Ford
Vice President (Construction)



Patrick has experience leading operations and delivering complex projects across industrial, healthcare, and commercial sectors. With a progressive background at ARCO/Murray spanning project management, operations leadership, and executive oversight, he brings a comprehensive understanding of the design-build process from planning through construction. Patrick has managed a diverse portfolio including large-scale distribution facilities, medical office buildings, and specialized healthcare environments, supported by multiple industry certifications focused on quality, safety, and healthcare construction. He holds both a Master of Science in Applied Engineering and Technology Management and a Bachelor of Science in Construction Management from Eastern Kentucky University.



Andrew Sullivan PE, SE
Principal (Structural Engineering)



Based in Miami, Andrew manages McNamara Salvia's overall Florida operations. He has particular experience with large scale and high-rise tower projects in high-velocity wind zones. Specifically, Andrew has significant experience with large-scale projects in the millions of square feet and billions in construction cost. With almost 30 years working in the industry and acknowledged for his collaborative skills and innovative thinking, Andrew is accustomed to leading large project teams. His market sector proficiency includes parking structures, hospitality, resorts, residential, retail and commercial, healthcare, and stadiums.

KEY PERSONNEL



Elie Zghayar PhD, PE
Associate Principal (Structural Engineering)



Dr. Zghayar serves as Associate Principal of McNamara Salvia's Orlando office. Elie's experience includes healthcare, hospitality, residential, office, data centers, and industrial. He specializes in wind engineering, analytical modeling of high-rise and complex-formed structures, the behavior of concrete under extreme loads, steel and composite systems, and the use of carbon and glass fiber-reinforced polymers in retrofitting of existing structures. His research interests include experimental and numerical investigations of pre-stressed and post-tensioned concrete. Elie is an integral part of projects from inception and early concept phases through the end of construction, creating innovative solutions for architects, owners, operators, and construction teams.



Joe Collins PE
Project Manager (Structural Engineering)



Joe is a Project Manager in McNamara Salvia's Orlando office with over 12 years of experience. Growing up with ties to the construction industry, Joe knew his career path from an early age. His experience includes all kinds of building materials within residential, industrial, and mixed-use structures. Joe specializes in building design, with the experience to see potential issues before they become RFIs. He prides himself on having the engineering knowledge to perform the design work, the drafting experience to assemble the drawing set, and the construction experience to identify efficient solutions for the designs we execute.



Brian Warren PE
Associate / Studio Leader (Civil Engineering)

LandDesign

Brian is an Associate and civil engineering Studio Leader experienced in land development, site design and planning, transportation and utility infrastructure, and drainage analysis. He manages projects at all stages of the civil engineering life cycle and across various project types, including public works, industrial and commercial buildings, street improvements, and traffic management. Brian has worked on a range of projects throughout Winter Park and the Orlando area. His strong interpersonal skills makes him an invaluable team member in coordinating with clients, stakeholders, and team members at all levels of an organization.



Kristen Sweatland PLA
Director / Landscape Architect

LandDesign

Kristen is a Director in LandDesign's Orlando office. With over 20 years of experience, she has been an integral team member on several high profile projects where her technical skills and attention to detail routinely assists the team in remaining on schedule with clients. Kristen has worked on a range of projects throughout Winter Park and the Orlando area. As a Director, her ability to manage multiple projects while leading a design team is what truly sets her apart as a landscape architect. She encourages her team to push the boundaries of client expectations and enjoys the challenge of bringing design details to life through the construction process.

KEY PERSONNEL



Jason Rostek PE
Director (Civil Engineering)

LandDesign

Jason is a Director in LandDesign's Orlando office. With nearly two decades of land development and civil engineering experience, including many projects throughout Florida, he is skilled at uncovering creative and cost-efficient solutions for complex projects. Jason works with clients to deliver a wide range of projects, including mixed-use developments, residential communities, and hospitality destinations, providing expansive technical expertise in infrastructure planning and design. As a Director, Jason is responsible for managing projects from initial conception to construction administration.



Bobby Shahnami PE, CXA, LEED AP BD+C
Principal-in-Charge of MEP Engineering / Senior Mechanical & Plumbing Engineer

SGM
ENGINEERING

Bobby, President of SGM Engineering, brings more than 30 years of experience in program management, project delivery, commissioning, and MEP quality control, with oversight of projects exceeding \$5 billion in construction value. His expertise includes high-performance building systems, energy-efficient design achieving up to 50% energy savings beyond ASHRAE 90.1, advanced HVAC troubleshooting, and integration of building automation systems using BACnet, LonTalk, Modbus, and other open protocols.



Justin Mundell PE, RCDD
Principal / Senior Electrical Engineer

SGM
ENGINEERING

Justin, Principal of SGM, has more than 22 years of experience in electrical engineering, project management, design, construction administration, and quality assurance. He has successfully delivered new construction, renovation, modernization, and infrastructure projects throughout Florida, with extensive expertise in electrical system design, permitting, construction coordination, cost management, and renovations within occupied facilities.



Michael Thompson
Studio Director / Project Manager (MEP)

SGM
ENGINEERING

Michael, Studio Director at SGM Engineering, brings over 40 years of experience managing mixed-use and office projects totaling more than seven million square feet across the US. His portfolio ranges from single-story facilities to 36-story regional headquarters for Fortune 100 companies. As Project Manager, Michael will oversee the entire project lifecycle from conceptual design through construction administration and post-construction.

PROVEN EXPERIENCE IN WINTER PARK



Central Park Pavilion (Stratus, as Zyscovich)

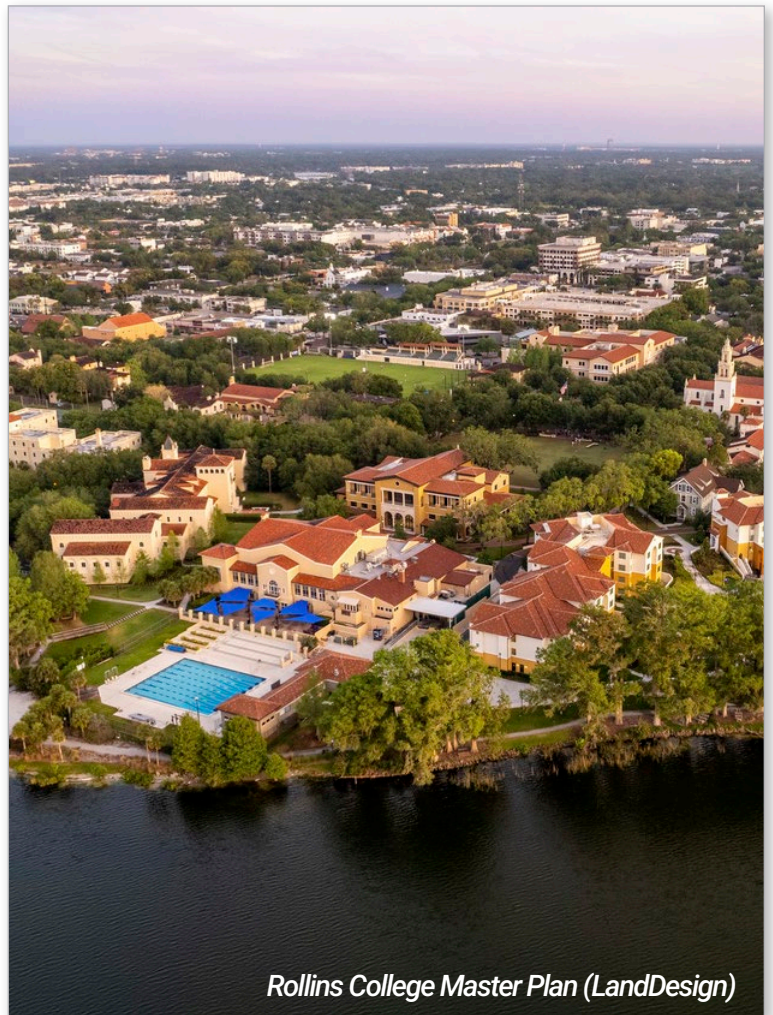


*Central Park West Meadow Restrooms
(Stratus, as Zyscovich)*



Winter Park Library & Events Center (LandDesign)

PROVEN EXPERIENCE IN WINTER PARK



65+ Projects

Delivered by proposed team
members in Winter Park

RELEVANT PROJECT EXPERIENCE

The following projects were selected based on their direct relevance to the City of Winter Park's goals.

PROJECT	INTEGRATED PARKING	OFFICE	FLORIDA EXPERIENCE	SUCCESSFUL DELIVERY
121 ALHAMBRA TOWERS CORAL GABLES, FL				
MUTUAL OF AMERICA COMPETITION BOCA RATON, FL				 *
250 S PARK AVE WINTER PARK, FL				
MAITLAND CITY CENTRE MAITLAND, FL				
US DEPARTMENT OF VETERANS AFFAIRS BIRMINGHAM, AL				
SAVANNAH RIVER INTERNATIONAL TRADE PARK WENTWORTH, GA				
GEORGIA INTERNATIONAL TRADE CENTER GA				
LAKE MARY TECHNOLOGY CENTER LAKE MARY, FL				**
THE SOUTHERLY AT THE SHIPYARD ST AUGUSTINE, FL				
STADIUM HOUSE GAINESVILLE, FL				

*Successfully completed design & received 2nd place in the competition

**Project is ongoing

121 Alhambra Towers Coral Gables, FL



SCOPE | The 121 Alhambra Towers project represents a significant high-rise development in the prestigious City of Coral Gables, demonstrating expertise in complex urban residential design within one of South Florida's most architecturally regulated municipalities .

This project showcases the firm's ability to navigate Coral Gables' stringent architectural review processes and design standards while delivering a sophisticated residential tower that complements the city's Mediterranean architectural heritage. The 121 Alhambra Towers stands as part of a distinguished portfolio of Coral Gables projects, including the Ponce de Leon Towers, demonstrating deep familiarity with zoning regulations, historic preservation requirements, and the city's commitment to architectural excellence.

The project reflects over 40 years of architectural practice and represents the type of high-quality urban residential development that has earned recognition from the American Institute of Architects.

TEAM MEMBER | *John Cunningham personal experience*

Mutual of America Competition Boca Raton, FL



SCOPE | This design, developed for the Mutual of America Competition, envisions a 250,000-square-foot corporate headquarters with a 40,000 square foot event center and a 1,000-car parking garage. The concept was to create a natural environment nestled within the forested area in West Boca Raton, Florida, where the lines within the office building are blurred—the outside coming in and the inside coming out—with continuous floor-to-ceiling glazing.

The garage is covered in a planted green wall, while the event center canopies and structure are meant to symbolize tree trunks and branches swaying in the wind, giving the project a natural and poetic feel.

TEAM MEMBER | Stratus, as Zyscovich

250 S Park Avenue Winter Park, FL



SCOPE | The design transforms an original unadorned and benign 1970's office building and brutalist garage into a building that looks like it was always here and always meant to be here. Utilizing Federal-style architecture, the team created a cohesive garage expression that complements the main building.

The concept for the parking garage addition was to make it as rich architecturally as the building itself while screening the cars from view. All window openings incorporate a painted metal scrim to obscure vehicles from the street, reinforcing a more refined and contextual streetscape presence.

TEAM MEMBER | *John Cunningham personal experience*

Maitland City Centre Maitland, FL



SCOPE | This six-story vertical mixed-use (MXU) live-work-play development includes 250 multifamily units, 20,000 square feet of retail, and a 500-car parking garage. The garage is wrapped by retail and multifamily residential uses, creating an integrated urban environment.

The first three levels of the parking garage are designated for public use, while the remaining levels serve the residential component.

TEAM MEMBER | *John Cunningham personal experience*

US Department of Veterans Affairs Birmingham, AL



SCOPE | As co-developers, Chesterfield and Graham & Company, were selected to complete a build-to-suit and 20-year leaseback of a three-story, 65,000 square foot VA medical clinic and eight-story parking garage with a total of 2,400 spaces.

The approximately four-acre site is located downtown within one mile of the existing VA Hospital & Medical Center and spans an entire city block. Replacing a number of surface parking lots that had been leased by the VA, the parking structure was sized to provide adequate ample parking for both the existing VA Hospital and the new VA medical clinic.

The new medical clinic now houses the VA's Primary Care Annex, providing for all primary care services that were formerly operating from the existing Hospital & Medical Center. It includes offices, imaging, pharmacy, mental health and other medical services for veterans.

The Annex also features a landscaped "healing garden" that is situated between the parking deck and clinic. The 8-level pre-cast concrete parking deck shades the garden and is accessed at different levels of the sloping site. The project was designed to a LEED Silver standard.

TEAM MEMBER | Chesterfield

Savannah River International Trade Park Wentworth, GA



SCOPE | Chesterfield was chosen by the GPA amongst a group of other competing developers due to our experience and track-record of delivering quality class A industrial product on large tracts of land. Chesterfield worked closely with the Georgia Ports Authority for the successful development of Parcels 3 and 4, which includes three buildings.

The first building, 4A, was for JLA Homes as a build-to-suit. This was a 1.27 million square foot distribution building delivered in Q2 2019 for JLA Homes.

The second building, 4B, was sold to Averitt Express by Chesterfield. Both the land and development of a 130,000 square foot building was coordinated, with delivery being made in Q2 2019.

The third building, 4C, was a 420,650-square-foot speculative cross-dock facility completed by Chesterfield in March 2019. Following completion, the building was leased to Shaw Floors.

TEAM MEMBER | Chesterfield

Georgia International Trade Center GA



SCOPE | Chesterfield developed the Georgia International Trade Center (GITC), a Class A, rail-served light industrial and manufacturing park in Savannah encompassing approximately 1,150 acres. Located less than ten miles from the Georgia Port Authority Garden City Terminal, the fully entitled business park was designed to accommodate up to 7.7 million square feet of industrial development, with buildings ranging in size from approximately 154,000 to 1.5 million square feet.

GITC is located approximately 3.8 miles from Interstate 95 and provides direct highway access to the Georgia Port Authority Garden City Terminal via Highway 21 and Jimmy Deloach Parkway. The park also features direct CSX rail service to the Garden City Terminal, enhancing its intermodal logistics capabilities. Effingham County offered a favorable business environment, including state and local incentives for industrial users, a strong labor force, and a high-quality school system. At full build-out, GITC consists of more than ten Class A industrial buildings, all of which were successfully completed and leased or sold.

TEAM MEMBER | Chesterfield

Lake Mary Technology Center Lake Mary, FL



SCOPE | Lake Mary Technology Center is Chesterfield's newest Class A industrial flex development currently under construction in Lake Mary, Florida, offering approximately 239,881 square feet of divisible space across four buildings. Situated on 17.6 acres with exceptional frontage along Interstate 4, the project is strategically located within Central Florida's renowned I-4 High-Tech Corridor and is scheduled for delivery in Q4 2026. Available spaces range from 15,000 square feet to full-building occupancy, providing flexibility for a wide range of industrial, manufacturing, technology, and service-oriented users.

The \$50 million development features modern specifications including 25-foot clear heights, ESFR fire protection, three-phase power, dock-high and drive-in loading, abundant parking, and fiber-optic connectivity. Lake Mary Technology Center offers immediate access to Interstate 4, SR 417, and SR 429, placing users within minutes of Sanford International Airport, Downtown Orlando, and the broader Central Florida market.

TEAM MEMBER | Chesterfield

The Southerly at the Shipyards St Augustine, FL

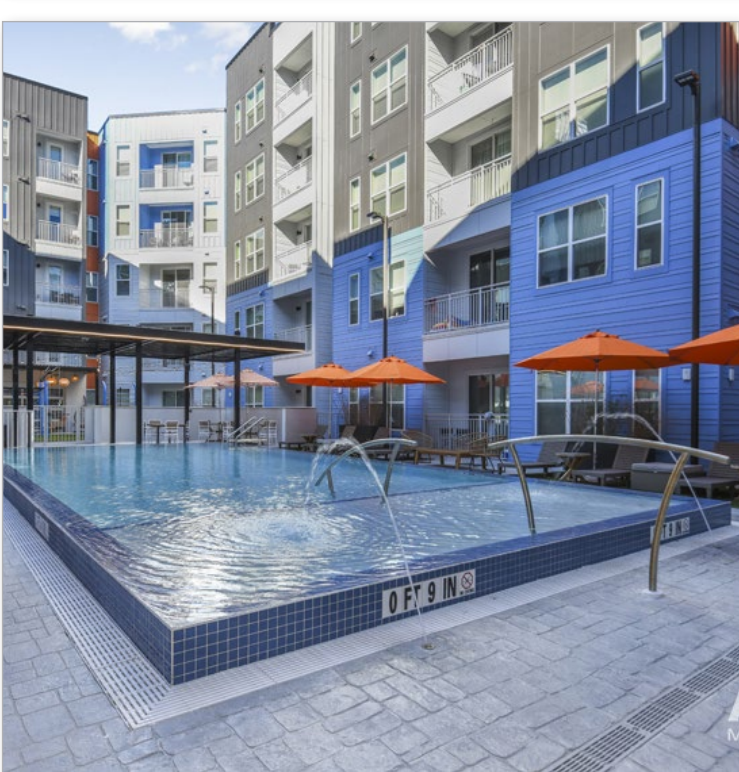
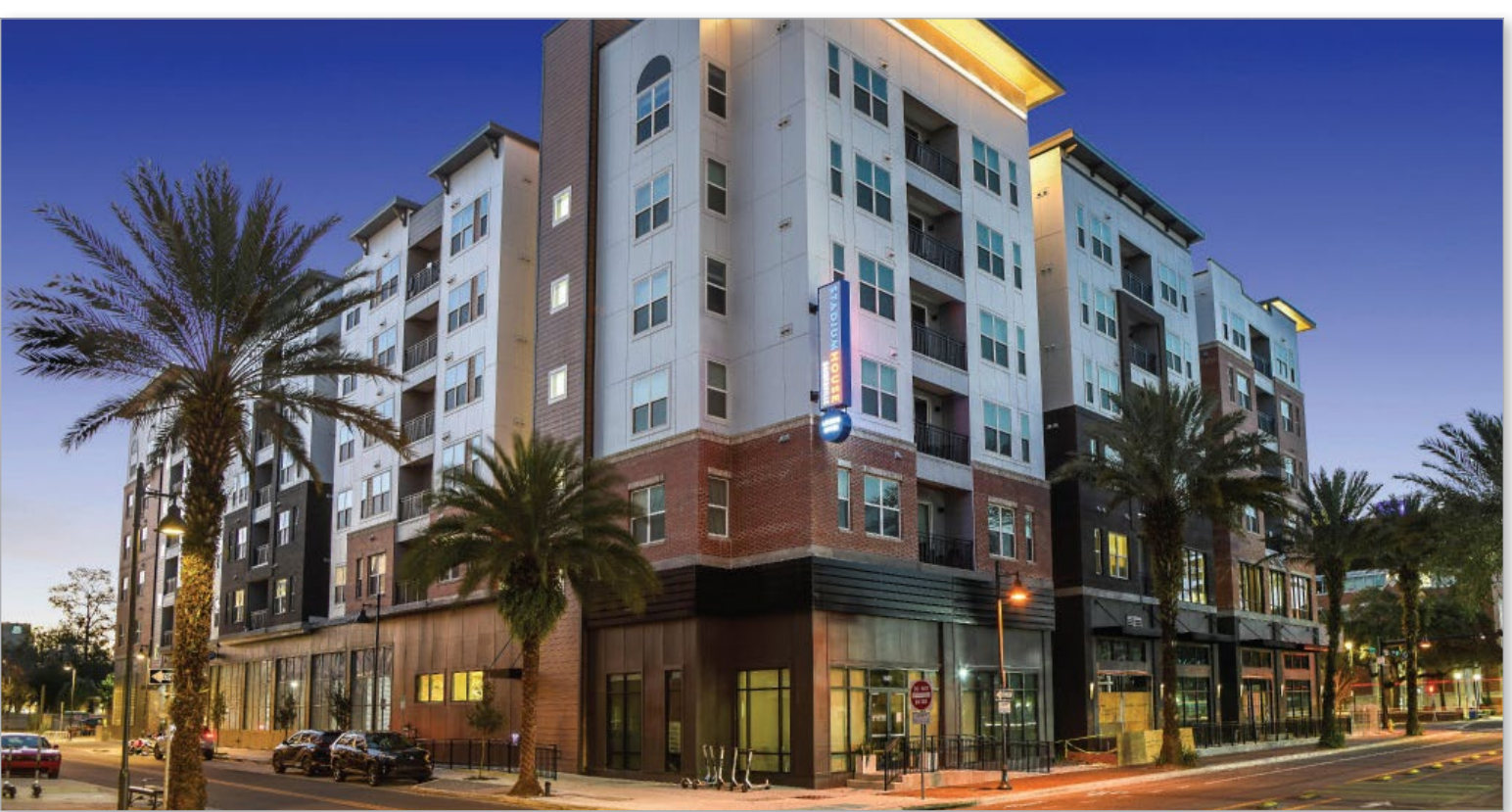


SCOPE | The Southerly at the Shipyards is a 498,094 square foot apartment community featuring 270 units within a four-story wood frame structure situated on a 3.6-acre site. The development incorporates a five-story precast concrete parking garage providing 427 spaces, thoughtfully integrated within the project to support resident access while maintaining a cohesive building design.

The community also includes a 13,034 square foot clubhouse and a range of on-site amenities, enhancing the overall resident experience and supporting a well-rounded, high-quality development.

TEAM MEMBER | ARCO/Murray

Stadium House Gainesville, FL



SCOPE | Stadium House is a 476,282 square foot student housing complex featuring 181 furnished units ranging from one to five bedrooms, totaling 623 beds. The six-story building consists of a cast-in-place concrete podium supporting five stories of wood framing and integrates structured parking, including a five-story precast concrete garage with 389 vehicular spaces and 48 scooter spaces, along with additional under-podium parking.

The building includes ground-level retail space and resident amenities that support a vibrant, mixed-use environment.

TEAM MEMBER | ARCO/Murray



AFFIDAVIT OF NO COERCION

Before me, the undersigned authority, personally appeared Kaycee Gardner,
whom after being duly sworn, deposes and states: (Print Affiant Name)

1. My name is Kaycee Gardner and I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with Chesterfield, a non-governmental entity, and I am authorized to provide this affidavit on its behalf.
3. The nongovernmental entity, Chesterfield, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This declaration is made pursuant to Florida Statute 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Further Affiant sayeth naught.

Company: Chesterfield, LLC

Authorized Signature: [Signature] Date: 6-23-26

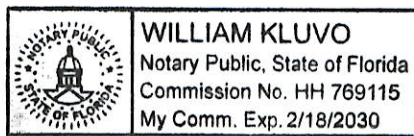
Printed Name: Kaycee Gardner Title: SR VP of Development

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence, ☐ digital notarization, or ☐ on-line notarization this 23 day of June 2026, by Kaycee Gardner as Senior VP of Development on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

(Affix Notary Stamp or Seal)



Will Kluvo

Notary Public Signature

[Signature]

Print, Type or Stamp Name of Notary

My commission expires: 2/18/2030

AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138, FLORIDA STATUTES

Before me, the undersigned authority, personally appeared Kaycee Gardner,
whom after being duly sworn, deposes and states: (Print Affiant Name)

1. Affiant is the (Title) Senior Vice President of (Business Name)
Chesterfield, LLC, which does business in
the State of Florida, hereinafter called the "Vendor".
2. The Vendor, pursuant to Section 287.138, Florida Statutes, certifies that:
 - i. It is not owned by the government of a foreign country of concern;
 - ii. The government of a foreign country of concern does not have a controlling interest in the entity, as defined by Section 287.138(1)(a), Florida Statutes;
 - iii. The entity is not organized under the laws of or has its principal place of business in a foreign country of concern.
 - iv. For the purposes of this affidavit, foreign country of concern means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern, as defined in Section 287.138(1)(c), Florida Statutes.
3. The Vendor in accordance with Section 287.138, Florida Statutes, executes this affidavit for the purposes of preventing the City from entering contracts with foreign entities of concern which would provide the entity access to an individual's personal identifying information.

[SIGNATURE PAGE TO FOLLOW]

Further Affiant sayeth naught.

Company: Chesterfield, LLC

Authorized Signature: [Signature] **Date:** 6-23-26

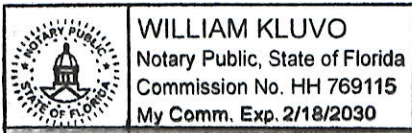
Printed Name: Kaycee Gardner **Title:** SR VP of Development

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence, ☐ digital notarization, or ☐ on-line notarization this 23 day of June, 202026, by Kaycee Gardner as Senior VP of Development on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

(Affix Notary Stamp or Seal)



Will Kluvo

Notary Public Signature

[Signature]

Print, Type or Stamp Name of Notary

My commission expires: 2/18/2030



Sworn Statement Under Section 287.133(3)(a), Florida Statutes, on Public Entity Crimes

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Winter Park
by Chesterfield, LLC
for Winter Park Parking Garage RFA
whose business address is 213 W Constock Ave, Suite 201 Winter Park FL 32789
and (if applicable) its Federal Employer Identification Number (FEIN) is 20-5125458 (If
the entity has no FEIN, include the Social Security Number of the individual signing this sworn
statement): _____
2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133 (1)(a), **Florida Statutes**, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.



3. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity.
4. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[indicate which statement applies.]**

✓
— Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

— The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. [attach a copy of the final order]

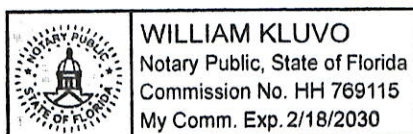
I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Authorized Signature

Sworn to and subscribed before me by means of x physical presence or online notarization, this 23 day of June 2026. Personally known x OR Produced identification

Notary Public - State of Florida My commission expires 2/16/2030

(Printed typed or stamped Commissioned name of Notary Public)





City of Winter Park

Procurement

Jennifer Maier, Procurement Manager

401 South Park Avenue, Winter Park, FL 32789

[G3 DEVELOPMENT] RESPONSE DOCUMENT REPORT

RFQ No. RFQ26-20

Public Private Partnership - Parking Garage Development

RESPONSE DEADLINE: July 15, 2026 at 2:00 pm

Report Generated: Wednesday, August 5, 2026

G3 Development Response

CONTACT INFORMATION

Company:

G3 Development

Email:

jake.guenther@g3development.com

Contact:

Jake Guenther

Address:

310 N. Baker Street
Mount Dora, FL 32757

Phone:

(352) 638-5303

Website:

g3development.com

Submission Date:

Jul 15, 2026 1:45 PM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Jul 15, 2026 12:48 PM by Jake Guenther

QUESTIONNAIRE

1. Proposal Response

Unless a question requires a file to be uploaded, proposals will not be accepted via pdf, word doc, etc. Respondents shall not state "see attachment" or similar as their response to the questions.

The City reserves the right to disqualify a proposal that is not submitted in the format delineated below.

DESCRIPTION OF PROJECT*

Provide a description of the project that provides information regarding the company's familiarity and interest in working with governmental entities to provide the services defined in this RFQ. Indicate your company's understanding of the scope of services of this formal solicitation. A person authorized to commit the Respondent's organization to provide the services included in the response must acknowledge the description with Name, Title and Contact Information.

G3 Development, LLC ("G3") is pleased to submit its qualifications for RFQ26-20. We understand the City seeks an experienced team to design, finance, construct, and potentially operate a structured parking facility on the City Hall surface lots at 401 South Park Avenue through a public-private partnership, as the first step of a two-phase procurement. The program must address documented demand — 145 dedicated spaces for City Hall employees and operations, at least 120 additional public spaces, and a local parking program supporting Park Avenue merchants — and may incorporate compatible CBD and PQP uses. We have read the City's premise carefully and share it: public and visitor parking should remain the core of this project, not incidental to private development.

Our current concept places a three-story precast parking garage of approximately 263 spaces on the site, together with approximately 75 surface spaces — approximately 338 total spaces, an increase of roughly 169 over the existing condition and 73 above the City's 265-space required program — with a separate two-story office or mixed-use component as a second phase. The garage comes first; complementary uses serve it. The 73-space surplus remains in public inventory until the second phase requires it — that phase's code

parking demand (approximately 73 spaces for $\pm 18,250$ SF of commercial at 4 per 1,000 SF) is matched one-for-one by the surplus, with shared-use release returning those spaces to the public on nights and weekends thereafter. The concept is designed to City code with minimal to no need for variances and complies with the City's Parking Garage Design Guidelines (Exhibit B). Preliminary concept drawings and massing studies prepared by FINFROCK are included in our supporting Statement of Qualifications.

G3 has spent more than 25 years working with Central Florida municipalities. We currently serve as Master Developer for the City of Ocoee's downtown revitalization; in Historic Downtown Wildwood we delivered the 126-space Main Street Parking Garage in 2024 through a P3 with the City — with FINFROCK, the same design-builder proposed here; and we have assisted multiple other municipalities in Central Florida on complex development projects. Our team pairs G3 (developer and managing partner) with FINFROCK (design-builder — the most experienced structured-parking design-build firm in the United States, with more than 350 projects completed) and Atrium Commercial Real Estate (market strategy and advisory for the complementary-use program).

Acknowledged and submitted by:

Gerard G. Guenther, Jr., Principal — G3 Development, LLC

310 N Baker Street, Mount Dora, FL 32757 · (352) 397-4869 · gerry.guenther@g3development.com

OVERVIEW OF FIRM*

Provide an organizational chart detailing the proposed staff for this contract. Provide a list of all continuing contracts, including each agency's contact information.

Organizational structure for this contract (a graphic organizational chart appears in §3.1 of our supporting Statement of Qualifications):

- G3 Development, LLC — Developer & Managing Partner; single point of accountability to the City
 - Gerard G. Guenther, Jr. — Principal-in-Charge
 - Jake Guenther — Business Development Director (the City's day-to-day point of contact)
 - Austin Guenther — Project Manager
 - Emeline Guenther — Controller & Portfolio Manager

- FINFROCK (contracted to G3) — Design-BUILDER: architect, engineer of record, general contractor, and precast manufacturer under one roof; single source of responsibility
 - William Finfrook, PE — President

- Dan Helmick, PE — EVP, Project Development (design-build lead)
- Stan Jones — COO, Certified GC · Kyle Myers, PE — VP, Project Development · Jorge Arboleda, AIA — Director of Architecture · Angela Kruth, PE — Director of Engineering Strategy; supported by pre-construction, project-management, and superintendent staff
- Atrium Commercial Real Estate (contracted to G3) — Commercial Brokerage & Advisory for the complementary-use program
- Jill Roberts — Principal · JP Beaulieu, CCIM, CLS — Principal
- Parking operator — to be selected with City input during the RFP phase from FINFROCK's relationships with leading local and national parking operators.

Continuing contracts: G3's sole continuing municipal contract as of this submittal is with the City of Ocoee — Master Developer, downtown revitalization. Agency contact:

Craig Shadrix, City Manager, City of Ocoee
1 N Bluford Avenue, Ocoee, FL 34761
(407) 905-3112 — craig.shadrix@ocoe.org

Recently completed municipal engagements, including the City of Wildwood (The Railyard and Main Street Parking Garage, delivered 2024), are profiled in our supporting Statement of Qualifications.

PROFESSIONAL CONTACTS*

Provide names, addresses, and phone numbers, including municipalities or other organizations that would be capable of explaining and confirming your firm's capacity to successfully complete these services. (Minimum of three (3), maximum of five (5) contacts)

1. Jason F. McHugh — City Manager, City of Wildwood
100 N Main Street, Wildwood, FL 34785 · (352) 330-1330 x125 · jmchugh@wildwood-fl.gov
(126-stall Main Street Parking Garage, delivered 2024 on budget and on schedule via P3 with G3/FINFROCK)
2. Craig Shadrix — City Manager, City of Ocoee

1 N Bluford Avenue, Ocoee, FL 34761 · (407) 905-3112 · craig.shadrix@ocoe.org

(G3 selected as Master Developer for downtown revitalization, February 2024; now in Phase 2 — implementing the master developer report, including development agreements on three catalyst projects)

3. Craig Radzak — Assistant City Manager, City of Sanford

300 N Park Avenue, Sanford, FL 32771 · (407) 688-5000 · craig.radzak@sanfordfl.gov

(Municipal development coordination and infill redevelopment in Downtown Sanford)

FINANCIAL STABILITY AND CAPACITY*

Describe your firm's financial stability and capacity to perform the required services, including the following:

- The firm's overall financial condition and ability to sustain operations for the duration of the project, including the ability to perform multiple concurrent task assignments, if awarded.
- The firm's years in business and any material changes in ownership, organization, or financial condition within the past five (5) years.
- The firm's ability to obtain and maintain all required insurance coverages for professional services of this nature.
- Any history of bankruptcy, insolvency, or financial restructuring within the past five (5) years (or a statement affirming none).
- Any other information the firm deems relevant to demonstrate financial responsibility and capacity.

Pricing, fee schedules, cost data, or rate information shall not be included in the response.

G3 Development is a privately held Central Florida development firm in continuous operation for more than 25 years under stable family ownership. The firm owns and manages more than \$100 million of commercial real estate across the region, underwrites conservatively, and is currently executing multiple concurrent development assignments — including a Master Developer engagement for the City of Ocoee — with the organizational depth to sustain operations for the full duration of this project and any concurrent task assignments.

- Years in business / material changes: 25+ years in operation. There have been no material changes in ownership, organization, or financial condition within the past five (5) years.

- Insurance: G3 is able to obtain and maintain all insurance coverages required for services of this nature. Our design-builder, FINFROCK, separately carries general liability, automobile, workers' compensation, and \$40 million excess coverage; certificates are available upon request and are included with our licensure documentation.
 - Bankruptcy / insolvency: G3 has no history of bankruptcy, insolvency, or financial restructuring within the past five (5) years — or at any time in the firm's history.
 - Funding approach: G3 is intentionally not committing to a fixed capital structure at the RFQ stage. We are prepared to pursue any of the three models the City identified — privately financed structures, hybrid public-private participation, or alternative revenue strategies — and will tailor the structure with the City during the RFP phase to deliver the most public value. Our capacity is demonstrated by developer equity from G3 principals and affiliated entities, established Central Florida lender relationships with more than \$100 million financed, and closed financings across private, hybrid, and institutional capital structures (our funding approach is described in Sections 02 and 04 of our supporting Statement of Qualifications). A current bank reference letter from United Community Bank (July 15, 2026) accompanies this response.
 - Other: G3's long-term hold philosophy means we build to own and operate — the City's long-term public asset is also ours.
- Per the RFQ instructions, no pricing, fee schedules, cost data, or rate information is included.

FIRM LICENSURE DOCUMENTATION*

Submit copies of all applicable State of Florida business and professional licenses required for the Respondent's business. If no such licenses are applicable, the Respondent shall indicate 'Not Applicable.'

- A. State of Florida Business License
- B. State of Florida Professional License Renewal

G3_Copy_of_BTR.pdf

REDACTED BID CONTAINING ANY INFORMATION DEEMED CONFIDENTIAL?

If your response contains any information deemed confidential, provide an additional redacted version of your response labeled "Redacted". An electronic copy shall be in Adobe – the most recent software version.

No response submitted

MISCELLANEOUS

Additional information that the Respondent feels will assist in the evaluation should be included.

WP_RFQ_—_FINAL.pdf

2. Authorized Signatory

NAME AND TITLE OF THE AUTHORIZED SIGNATORY*

Gerard G. Guenther, Jr.

BY CLICKING CONFIRM, THE AUTHORIZED SIGNATORY IS CONFIRMING THAT THEY ARE AUTHORIZED TO BIND THE ENTITY TO THE CONTRACT.*

Confirmed

BY CONFIRMING, THE RESPONDENT ATTESTS TO THEIR AUTHORITY TO EXECUTE THIS SUBMITTAL AND TO BIND THE COMPANY HEREIN NAMED TO PERFORM AS PER AGREEMENT. FURTHER, BY CONFIRMING, THE RESPONDENT ATTESTS TO THE FOLLOWING:*

- The Respondent is financially solvent and sufficiently experienced and competent to perform all of the work required of the Respondent in the contract;
- The facts stated in the Respondent's response pursuant to this Request for Qualification are true and correct in all respects;
- The Respondent has read and complied with, and submits their response agreeing to all of the requirements, terms and conditions as set forth in the Request for Qualification;
- Respondent will supply all labor, materials, equipment and supplies as set forth in this Request for Qualification;
- Respondent understands that all information listed above may be checked by the City of Winter Park and Respondent authorizes all entities or persons listed in submittal to answer any and all questions. Respondent hereby indemnifies the City of Winter Park and the persons and entities listed above and holds them harmless from any claim arising from such authorization or the exercise thereof, including the dissemination of information pursuant thereto.

Respondent verifies that the following email address is current, monitored, and is acceptable for City use.

Confirmed

DRUG-FREE WORKPLACE STATEMENT*

By confirming, the Respondent, in accordance with Florida Statute 287.087 hereby certifies that the firm they are representing for this solicitation does the following:

Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the Drug-Free statement.

Notify the employees that as a condition of working on the commodities or contractual services that are under bid, employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or no lo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

Make a good-faith effort to continue to maintain a drug-free workplace through the implementation of this section.

As the person authorized to sign the statement, I certify that this business complies fully with the above requirements.

Confirmed

PUBLIC RECORDS ACT/CHAPTER 119 REQUIREMENTS*

By confirming, the successful Respondent agrees to comply with the Florida Public Records Acts to the fullest extent applicable and shall, if this engagement is one for which services are provided by doing the following:

- A. Successful Respondent shall keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service;
- B. Successful Respondent shall provide the public with access to such public records on the same terms and conditions that the public agency would provide the records and at a cost that does not exceed that provided in Chapter 119, Florida Statutes or as otherwise provided by law;

- C. Successful Respondent shall ensure that public records that are exempt or that are confidential and exempt from the public record requirements are not disclosed except as authorized by law; and
- D. Successful Respondent shall meet all requirements for retaining public records and transfer to the public agency, at no cost, all public records in possession of the Successful Respondent upon the termination of the contract and shall destroy any duplicate public records that are exempt or confidential and exempt. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the City.

The parties agree that if the Successful Respondent fails to comply with a public records request, then the City must enforce the contract provisions in accordance with the contract and as required by Section 119.0701, Florida Statutes. Notwithstanding any other requirement herein stated, the Successful Respondent shall comply fully with the requirements of Florida Statutes 119.0701.

Confirmed

BACKGROUND CHECK VERIFICATION*

SECTION 1: REQUIREMENTS

The Respondent shall agree to the following:

- 1.1 Respondent shall perform a Level I (Past 5 years) FDLE Computerized Criminal History (CCH) (FDLE CCH Website) background check in accordance with all applicable state and local laws, on any assignee being assigned and prior to assignment with the City. All background checks shall be accomplished prior to any assignment or work taking place on City property. The cost of the background checks shall be borne by the Respondent.
- 1.2 If the Respondent has employed officials that have a current Level 2 Background Screening which was completed by a local government, school board, the Florida High School Activities Association, the Contractor agrees to provide a list of those officials to the City.
- 1.3 Respondent agrees to make its officials sign a sworn statement affirming that they have not pled guilty to or convicted of any of the crimes listed in Section 2: Prohibited Offenses prior to any assignment. This information shall always be kept current. The Respondent shall be in complete compliance within thirty (30) days after award.
- 1.4 Respondent shall require its officials to report to the City immediately if they have been convicted of any of the crimes listed in Section 2: Prohibited Offenses. Respondent shall not use that official unless they have been cleared of the crime.

SECTION 2: PROHIBITED OFFENSES

Respondent certifies that its officials/employees have not been arrested with disposition pending or found guilty of, regardless of adjudication, or entered a plea of nolo contendere or guilty to or have been adjudicated delinquent and the record has not been sealed or expunged for, any offense prohibited under any of the following provisions of the Florida Statutes or under any similar statute of another jurisdiction for any of the offenses listed below:

- Section 393.135 - sexual misconduct with certain developmentally disabled clients and reporting of such sexual misconduct
- Section 394.4593 - sexual misconduct with certain mental health patients and reporting of such sexual misconduct
- Section 415.111- adult abuse, neglect, or exploitation of aged persons or disabled adults or failure to report of such abuse
- Section 741.28 - criminal offenses that constitute domestic violence, whether committed in Florida or another jurisdiction
- Section 782.04 - murder
- Section 782.07 - manslaughter, aggravated manslaughter or an elderly person or disabled adult, or aggravated manslaughter of a child
- Section 782.071 - vehicular homicide
- Section 782.09 -killing an unborn quick child by injury to the mother
- Chapter 784 - assault, battery, and culpable negligence, if the offense was a felony
- Section 784.011 - assault, if the victim of offense was a minor
- Section 784.03 - battery, if the victim of offense was a minor
- Section 787.01 - kidnapping
- Section 787.02 - false imprisonment
- Section 787.025 - luring or enticing a child
- Section 787.04(2) - taking, enticing, or removing a child beyond the state limits with criminal intent pending custody proceeding
- Section 787.04(3) - carrying a child beyond the state lines with criminal intent to avoid producing a child at a custody hearing or delivering the child to the designated person
- Section 790.115(1) - exhibiting firearms or weapons within 1,000 feet of a school
- Section 790.115(2) (b) - possessing an electric weapon or device, destructive device, or other weapon on school property
- Section 794.011 - sexual battery
- Former Section 794.041 - prohibited acts of persons in familial or custodial authority
- Section 794.05 - unlawful sexual activity with certain minors
- Chapter 796 - prostitution

- Section 798.02 - lewd and lascivious behavior
- Chapter 800 - lewdness and indecent exposure
- Section 806.01 - arson
- Section 810.02 - burglary
- Section 810.14 - voyeurism, if the offense is a felony
- Section 810.145 - video voyeurism, if the offense is a felony
- Chapter 812 - theft and/or robbery and related crimes, if a felony offense
- Section 817.563 - fraudulent sale of controlled substances, if the offense was a felony
- Section 825.102 - abuse, aggravated abuse, or neglect of an elderly person or disabled adult
- Section 825.1025 - lewd or lascivious offenses committed upon or in the presence of an elderly person or disabled adult
- Section 825.103 - exploitation of disabled adults or elderly persons, if the offense was a felony
- Section 826.04 - incest
- Section 827.03 - child abuse, aggravated child abuse, or neglect of a child
- Section 827.04 - contributing to the delinquency or dependency of a child
- Former Section 827.05 - negligent treatment of children
- Section 827.071 - sexual performance by a child
- Section 843.01 - resisting arrest with violence
- Section 843.025 - depriving a law enforcement, correctional, or correctional probation officer means of protection or communication
- Section 843.12 - aiding in an escape
- Section 843.13 - aiding in the escape of juvenile inmates in correctional institution
- Chapter 847 - obscene literature
- Section 874.05 (1) - encouraging or recruiting another to join a criminal gang

- Chapter 893 - drug abuse prevention and control only if the offense was a felony or if any other person involved in the offense was a minor
- Section 916.1075 - sexual misconduct with certain forensic clients and reporting of such sexual conduct
- Section 944.35 (3) - inflicting cruel or inhuman treatment on an inmate resulting in great bodily harm
- Section 944.40 - escape
- Section 944.46 - harboring, concealing, or aiding an escaped prisoner
- Section 944.47 - introduction of contraband into a correctional facility
- Section 985.701 - sexual misconduct in juvenile justice programs
- Section 985.711 - contraband introduced into detention facilities

SECTION 3: CERTIFICATION

I hereby certify that I will utilize FDLE Computerized Criminal History (CCH) system in accordance with the terms governing the use of the system to confirm the eligibility of the individuals being assigned and prior to assignment with the City. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duties shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Confirmed

STATEMENT OF E-VERIFY REQUIREMENTS COMPLIANCE*

By confirming, I, the duly authorized representative/agent of the firm I am representing for this solicitation hereinafter referred to as Successful Respondent, by this Affidavit, attest to the following:

The Successful Respondent acknowledges that Section 274A of the Immigration and Nationalization Act and other relevant provisions of law prohibit the employment of unauthorized aliens; that the U.S. Department of Homeland Security has established an E-Verify System that allows employers to verify employee eligibility in an efficient manner; and that the Office of the Governor of the State of Florida has issued Executive Order 11-116, encouraging public agencies not under the control of the Governor to include as a provision of contracts for the provision of goods or services a requirement that contractors and subcontractors utilize the E-Verify System to verify employee eligibility. Successful Respondent hereby affirms and agrees that Successful Respondent is in compliance and shall at all times comply with Section 274A of the Immigration and Nationalization Act and other provisions of law with respect to the hiring of unauthorized aliens. Successful Respondent shall verify the eligibility of its current and prospective employees utilizing the U.S. Department of Homeland Security's E-Verify System during the term of this Agreement. Successful Respondent shall include in all contracts with subcontractors related to this Agreement a provision requiring the subcontractor to comply with Section 274A of the Immigration and Nationalization Act

and other provisions of law with respect to the hiring of unauthorized aliens and to verify the employment eligibility of all the subcontractor's current and prospective employees using the U.S. Department of Homeland Security's E-Verify System. The Successful Respondent shall maintain records showing its compliance with the requirements of this paragraph and shall provide copies of all such records to the City upon request. Failure to comply with any requirement of this paragraph shall constitute a breach of this Agreement for which the City may immediately terminate the Contract without penalty. In the event of such breach or termination, the Successful Respondent shall be liable to the City for any costs incurred by the City as a result of the breach.

IN ACCORDANCE WITH § 837.06, FLA. STAT., SUCCESSFUL RESPONDENT ACKNOWLEDGES THAT WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN § 775.082 OR § 775.083, FLA. STAT.

Confirmed

NON-COLLUSION STATEMENT *

- A. The individual is the representative of the firm, the Respondent who has submitted the attached response.
- B. The individual is fully informed respecting the preparation and contents of the attached solicitation and of all pertinent circumstances respecting such solicitation.
- C. Such solicitation is genuine and is not a collusive or sham solicitation.
- D. Neither the said Respondent nor any of its officers, partners, owners, agent representatives, employees, or parties in interest, including this affiant, has in any way, colluded, conspired, or agreed, directly or indirectly, with any other Respondent, firm or person, to submit a collusive or sham response in connection with the Agreement for which the attached response has been submitted or to refrain from bidding in connection with such Agreement, or has in any manner, directly or indirectly, sought by Agreement or collusion or communication or conference with any other responder, firm or person to fix the price or prices in the attached solicitation or of any other Respondent, or to fix any overhead, profit or cost element of the proposed price or the proposed price of any other responder, or to secure through any collusion, conspiracy, connivance or unlawful Agreement any advantage against the City of Winter Park, Florida, or any person interested in the proposed Agreement.
- E. The response is fair and proper and is not tainted by any collusion, conspiracy, or unlawful Agreement on the part of the proposer or any of its agents, representatives, owners, employees, or parties of interest, including affiant.

Confirmed

AFFIDAVIT OF NO COERCION*

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Affidavit of No Coercion.pdf](#)

No_Coercion_Affidavit_-_Signed.pdf

AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138, FLORIDA STATUTES*

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Affidavit of Compliance wit...](#)

Affidavit_of_Compliance_-_Signed.pdf

SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES*

Please download the documents below, complete and have them notarized. An online notarization option will be provided for you when responding.

- [Sworn Statement Under Secti...](#)

Sworn_Statement_-_Signed.pdf

LOCAL BUSINESS TAX

City of Mount Dora
510 N. Baker Street
Mount Dora, FL 32757-0176
Phone: (352) 735-7112

Your Business Tax Receipt can now be paid online. Go to: www.cityofmoundora.com and click on "Online Bill Pay"

Online PIN:

650343E

FEIN #: 46-1129565

VALID PERIOD: **October 16, 2025** TO **September 30, 2026**

BUSINESS LOCATED: 310 N BAKER ST

BUSINESS TAX NUMBER:

ISSUED TO:

26-00008700

G3 DEVELOPMENT (DBA)
P O BOX 1273
MOUNT DORA, FL 32756

STATE LICENSE NUMBER(S):

Fee Description:

Amount Billed:

Amount Paid:

BUSINESS TAX RECEIPT

30.00

30.00



Tax Fee Paid: \$30.00

Amount Due: \$0.00

This is for your records - DO NOT PAY

LICENSE CATEGORY: PROFESSIONAL SERVICES (OFFICE ONLY)

THIS IS YOUR RECEIPT - PLEASE RETAIN FOR YOUR RECORDS.
THE BOTTOM PORTION SHOULD BE TORN OFF AND DISPLAYED IN A PROMINENT LOCATION AT YOUR BUSINESS

*The City of Mount Dora reserves the right to revoke or cancel this license per standards set forth in
Section 26.170 of the City of Mount Dora Code of Ordinance*

City of Mount Dora
510 N. Baker Street
Mount Dora, FL 32757-0176
Phone: (352) 735-7112

LOCAL BUSINESS TAX

BUSINESS TAX NUMBER:

26-00008700

VALID PERIOD: **October 16, 2025** TO **September 30, 2026**

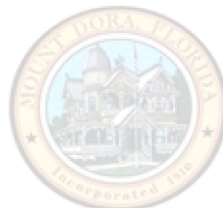
BUSINESS CATEGORY: CONSULTING SERVICES

BUSINESS LOCATED: 310 N BAKER ST

ISSUED TO:

G3 DEVELOPMENT (DBA)

GC DEVELOPMENT OF LAKE COUNTY
P O BOX 1273
MOUNT DORA, FL 32756



Tax Fee Paid: \$30.00

Amount Due: \$0.00

This is for your records - DO NOT PAY

Approved and Issued by the
City of Mount Dora
Planning and Development Office

THIS CERTIFICATE MUST BE EXHIBITED CONSPICUOUSLY AT YOUR PLACE OF BUSINESS



STATEMENT OF QUALIFICATIONS

A public garage worthy of Park Avenue.



Public-Private Partnership for the development of
structured parking on the City Hall site.

CITY OF WINTER PARK, FLORIDA

Presented by



July 15, 2026



01 Project Understanding & Team Approach 03

02 Development Concept & Community Benefit 08

03 Qualified Past Experience 16

04 Ability to Fund & Financial Stability 27

AD Addendum — References, Licenses & Required Forms 30

SUBMITTAL COMPLIANCE — WHERE EACH REQUIREMENT IS ANSWERED

RFQ REF.	REQUIREMENT	OUR RESPONSE
\$4.4-A	Project intent & use; partner roles	\$2.1
\$4.4-B	Net parking impact & allocations	\$2.2
\$4.4-C	Operation approach — shared parking, access	\$2.3
\$4.4-D	Flexibility & phasing	\$2.4 · \$2.5
\$4.4-E	Ability to fund, finance, or cost-share	\$2.4 · \$4
\$4.4-F	Qualified past experience	\$3

THE CITY'S EVALUATION CRITERIA



This response is weighted the way the City scores it — Section 02 carries the concept and parking criteria (60% combined), Section 03 carries team experience, and Section 04 carries funding and financial stability.

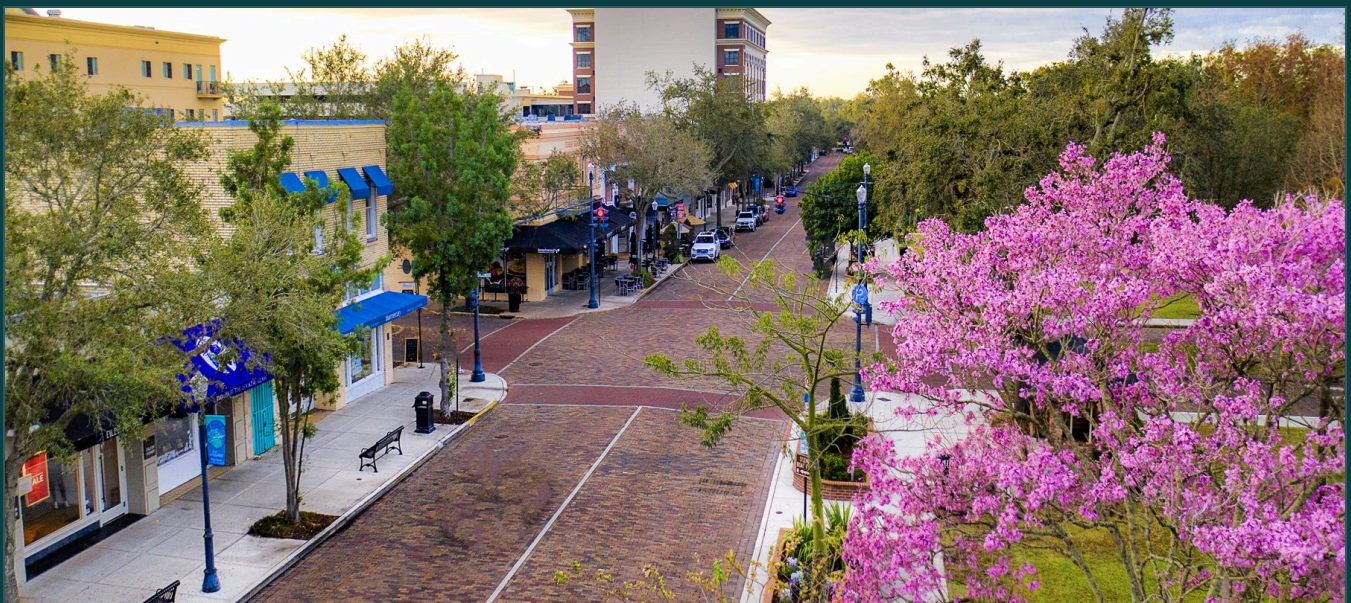


Section 01

Project Understanding & Team Approach



Who we are, how we read the City's need, and the standing team we bring to deliver it.



COMPANY G3 Development, LLC	PRINCIPAL POINT OF CONTACT Jake Guenther	DIRECT PHONE (352) 638-5303	EMAIL Jake.Guenther@G3Development.com
PERSONNEL 4 employees on this project	FACILITY HQ in Downtown Mount Dora	SOLICITATION RFQ26-20	SUBMITTED July 15, 2026 · 2:00 PM

Procurement Division
City of Winter Park
401 South Park Avenue
Winter Park, Florida 32789

July 15, 2026

Re: RFQ26-20 — Public-Private Partnership, Parking Garage Development

Dear Members of the Selection Committee,

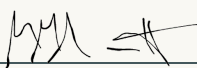
In 2024, this team — G3 Development and FINFROCK, the same developer/design-builder pairing proposed here — delivered a 126-space public parking garage in Historic Downtown Wildwood through a public-private partnership, on budget and on schedule. We are pleased to submit our Statement of Qualifications to do the same for Winter Park, on the City Hall site.

We have read the City's objectives carefully, and we want to acknowledge the premise behind them: public and visitor parking should remain the core of this project — not incidental to private development. That premise is our design philosophy. Our concept secures the City's full 265-space program — 145 municipal spaces and at least 120 public spaces — and adds a 73-space surplus that remains in public inventory until the project's second phase requires it, inside a structure designed to City code with minimal to no need for variance and compatible with the character of the Central Business District.

G3 has been a Central Florida real estate and development leader specializing in mixed-use development for over 25 years — with our past, present, and future centered in historic downtowns like Winter Park's. We currently serve as Master Developer for the City of Ocoee's downtown revitalization, and we have assisted multiple other municipalities in Central Florida on complex development projects.

We are prepared to fund, finance, or cost-share the project, and our preliminary capital approach is described in Sections 02 and 04. We welcome the opportunity to present our qualifications in person.

Respectfully,



Gerard G. Guenther, Jr.

PRINCIPAL · G3 DEVELOPMENT, LLC

What the City is asking for — and what it deserves

The City seeks an experienced partner to design, finance, construct, and potentially operate a structured parking facility on the City Hall surface lots at 401 South Park Avenue — the first step in a two-phase procurement. The need is concrete; the opportunity is larger.

The program must address documented demand: 145 dedicated spaces for City Hall employees and operations, at least 120 additional spaces for ongoing public demand, and a local parking program supporting Park Avenue merchants — all validated by the City's 2024 Parking Study (Exhibit A).

Beyond parking, the City has opened the door to compatible uses permitted in the CBD and PQP zoning districts. We read that invitation the way it was intended: not as an entitlement play, but as a chance to make the garage a long-term public asset — one that contributes to the streetscape, complies with the Parking Garage Design Guidelines (Exhibit B), and earns its place a block from Park Avenue. Our concept — structured parking first, complementary uses in service of it — is presented in the pages that follow.



PROJECT SITE — 401 SOUTH PARK AVENUE

“The City desires a project that will serve as a long-term public asset.”

RFQ26-20 · §4.2

145 City Hall spaces required	120+ additional public spaces, minimum	2024 Parking Study — Exhibit A	2-phase procurement: RFQ → shortlist RFP
GUIDING EXPECTATIONS WE DESIGN TO - Measurable increase in publicly accessible spaces - Fit within City code — minimal to no variances - Developer demand clearly identified & balanced - High-quality design, compatible with the CBD		PARTNERSHIP MODELS THE CITY IS OPEN TO - Privately financed structures - Hybrid public-private participation - Alternative revenue strategies	

One team, assembled and proven together

G3 DEVELOPMENT REAL ESTATE DEVELOPER / INVESTOR G3 Development Gerry Guenther · Principal 25+ years experience	FINFROCK FINFROCK DESIGN, LLC. DESIGNER / CONTRACTOR FINFROCK Dan Helmick, Jr., PE · EVP, Project Development 23 years experience	ATRIUM COMMERCIAL REAL ESTATE COMMERCIAL BROKERAGE / ADVISORY PARTNER Atrium Commercial Real Estate Jill Roberts · Principal 20+ years experience
A Central Florida real estate builder/developer specializing in mixed-use developments for over 25 years — feasibility, due diligence, acquisitions, financing, entitlements, development, and construction management.	A leading national specialist in the planning, design, and construction of parking facilities — more than 350 design-build parking projects, bringing more structured-parking experience than any other firm in the United States.	A fully integrated commercial brokerage and advisory platform — market analysis, valuation, leasing, and redevelopment support — whose principals bring 75+ years of combined experience, including municipal work for the City of Orlando, OUC, and the School District of Osceola County.
ENTITY Florida corporation — d/b/a G3 Development	LICENSES General Contracting — CGC062676 Professional Engineering — PE85401 Architecture — AR98328 / AR92120	LICENSES Real Estate Corporation — CQ1070609

3	350+	\$250M+	75+
firms — one standing team, proven together	parking structures designed & built by FINFROCK	in commercial development over the past 25 years	years combined experience at Atrium

Municipal experience, and how this team works

MUNICIPAL PARTNERSHIPS — THE RECORD, CITY BY CITY

City of Ocoee	Master Developer for the City's downtown revitalization — selected February 2024, now in its second phase (\$3.10).	CURRENT · PHASE 2
City of Wildwood	Main Street Parking Garage — a 126-space public garage delivered 2024 with FINFROCK through a P3, on budget and on schedule (\$3.8).	DELIVERED 2024
City of Eustis	Downtown master plan support across 4.8 acres of city-owned properties.	COMPLETED
City of Sanford	Municipal development coordination and infill redevelopment in Downtown Sanford.	COMPLETED
City of Mount Dora	G3's hometown — Steamroller Technologies headquarters, The Yardery, and the historic 301 Baker Building, all in the downtown core.	HOMETOWN

HOW THIS TEAM WORKS

Across \$250M+ of commercial development, G3 has always used the team approach — assembling and managing highly skilled, specialized partners so the development process is seamless and the end product is right. G3 leads and is accountable; should any managerial or supervisory staff change, replacements will be equally qualified professionals.

PARTNER-FIRM MUNICIPAL CREDENTIALS

FINFROCK works constantly with municipalities as the largest parking-structure builder in the Southeast — including the Wildwood and Ocala garages profiled in Section 03. Atrium's principals have served on the City of Orlando's Appearance Review Board and Municipal Planning Board — public-sector fluency from the other side of the dais.

5

Central Florida cities G3 has partnered with

25+

years of development work with Central Florida cities

35 min

from G3's Mount Dora HQ to Winter Park City Hall

Section 02

Development Concept & Community Benefit



The plan itself — intent and use, parking impact, operations, phasing and funding, timeline, and preliminary drawings — answered against the City's guiding expectations.

SCORES: CONCEPT & COMMUNITY BENEFIT — 40%

SCORES: NET NEW PARKING SPACES — 20%



Structured parking first; everything else in service of it

The facility is conceived as a public parking structure with complementary ground-level uses permitted in the CBD — not a private development with parking attached. Operationally, it runs as one shared asset under a single management agreement.

The current concept places a three-story precast parking garage of approximately 263 spaces on the City Hall site, together with approximately 75 surface spaces — retaining a separate two-story office or mixed-use building component as a second phase. The garage comes first: replacement and expanded parking capacity is restored early, and the complementary component is refined as the project advances.

The operational approach is described in §2.3; the allocation math in §2.2. Any developer-driven parking demand created by complementary uses is identified explicitly and balanced against the project's public benefit, per the City's guidance.

PARTNER ORGANIZATIONS & ROLES — PER RFQ §4.4-A-1

ORGANIZATION	ROLE	RESPONSIBILITY
G3 Development, LLC	Developer / managing partner	Entitlements, capital, delivery, asset management
FINFROCK	Design-builder	Architect, engineer of record, GC & precast manufacturer — single source of responsibility
Atrium Commercial Real Estate	Brokerage & advisory partner	Market analysis, leasing & tenant strategy for the complementary-use program
Parking operator — selected with City input	Parking operator	Shared-use management, access systems, merchant program — selected with the City during the RFP phase from FINFROCK's operator relationships.

Per RFQ §4.4-A-1, teams proposing as a partnership must clearly identify all partner organizations and define their respective roles and responsibilities — the table above is that definition, fixed now rather than assigned after award. The full concept drawings appear in §2.6.

338 proposed spaces — 169 more than exist today

The City asks for the math, plainly. The existing site holds approximately 169 surface spaces; the RFQ requires a 265-space program. Our concept delivers approximately 338 — doubling the site's parking supply: a net increase of 169 over today and 73 above the City's stated minimum.

WHAT THE CITY REQUIRES		WHAT G3 PROPOSES	
City Hall employees & operations	145	Structured garage stalls — 3 stories	263
Additional public parking demand	120	Surface / site stalls	75
REQUIRED PROGRAM	265	PROPOSED PROGRAM	338

HOW THE 338 ALLOCATES — PER RFQ §4.4-B.2

(a) City Hall employees & visitors	145	Dedicated municipal allocation — secured in the structure
(b) Public / visitor parking	120+	Always public — the RFQ minimum, met in full
(c) Developer / tenant — phase two	up to 73	Held in public inventory until phase two is built and leased; released to the public on nights and weekends thereafter — per §4.4-B.2(c)(i)

THE CITY'S PROGRAM COMES FIRST

The parking program satisfies the City's required allocation first — 145 dedicated spaces for City Hall employees and operations and at least 120 public spaces. The remaining 73-space surplus stays in public inventory until the phase-two commercial component is built and leased. That component (±18,250 SF) generates a code parking demand of approximately 73 spaces at 4 per 1,000 SF — matched one-for-one by the surplus, by design — and shared-use release returns those spaces to the public on nights and weekends thereafter. Final assignment of reserved, public, and shared-use spaces will be refined with the City during the next phase — but the concept is organized so the City's needs remain the first priority.

THE SUPPLY, SIDE BY SIDE





2.3 OPERATIONS & ACCESS · RFQ §4.4-C

One shared asset — not a stack of private reserves

The concept anticipates a balanced program — dedicated City Hall parking, public and visitor parking, and future private or tenant demand — managed through a coordinated shared-use approach. Spaces supporting private or tenant uses can be made available as additional public parking during evenings, weekends, and other off-peak periods, subject to final operating parameters established with the City.

Access, circulation, and any reserved areas are organized to maintain clear priority for City Hall and public parking functions while supporting efficient entry, exit, and internal circulation for all users. Ingress is taken from the secondary frontage to keep queuing off Park Avenue, consistent with the City's Parking Garage Design Guidelines (Exhibit B).

For Park Avenue merchants, the program contemplates a validation and employee-permit structure — administered by the parking operator, with rates and rules set jointly with the City — so the garage functions as the merchant program's backbone from day one. As the project advances, parking management, access control, shared-use conditions, and time-of-day allocation strategies will be coordinated with the City to align with operational priorities and long-term parking needs.

“Public and visitor parking should remain a core component of the Project, not incidental to private development.”

RFQ26-20 · §4.3 — AND OUR DESIGN PREMISE

ACCESS & CIRCULATION PRINCIPLES

- Primary ingress off the secondary frontage
- No queuing onto Park Avenue
- Daylit pedestrian lobby toward the Avenue
- Single access system across all tiers

Built to flex as the City's needs evolve

The City asked two forward-looking questions: can the parking supply scale or phase over time, and can the team fund the project? Both answers are structural, not aspirational.

FLEXIBILITY & PHASING — §4.4-D

Garage first — parking is never hostage to phase two

The parking garage is constructed first, maintaining as many spaces as possible during construction and restoring replacement-plus-expanded capacity early. Once the garage is complete and operational, the two-story office or mixed-use component follows as phase two — minimizing disruption to City Hall operations, public parking, and surrounding downtown activity.

Accommodating future City needs

The shared-use program flexes by agreement, not by construction: reserved, public, and tenant allocations — and time-of-day strategies — are refined with the City as needs evolve. The separate phase-two building component preserves long-term site flexibility for complementary development the City deems appropriate.

ABILITY TO FUND, FINANCE, OR COST-SHARE — §4.4-E

G3 underwrites conservatively and structures deals to protect downside first. For this project we are prepared to pursue any of the three models the City identified — private financing, hybrid participation, or alternative revenue strategies — and our financing approach is deliberately kept flexible — summarized at right.

Full financial qualifications, banking references, and evidence of capacity are provided in Section 04.

PRELIMINARY CAPITAL APPROACH

G3 is deliberately not committing to a fixed capital structure at the RFQ stage. We are prepared to pursue any of the three models the City identified — private financing, hybrid public-private participation, or alternative revenue strategies — and will tailor the structure with the City during the RFP phase to deliver the most value to the public. Evidence of financial capacity: Section 04.

Private fully developer-financed structure	Hybrid shared public-private participation	Alternative revenue strategies — ground lease, revenue share
--	--	--

Garage first, disruption minimized

Approximately 22–28 months from agreement to garage opening — preliminary, benchmarked to the Wildwood delivery, and refined with FINFROCK scheduling and City staff during pre-development. Precast manufacturing runs parallel to sitework, so the construction window stays short and Park Avenue stays open for business.

STAGE 1 4–6 mo	Pre-development & agreement execution Due diligence, geotechnical & survey work, shared-use and development agreement negotiation, and community input alongside City staff.
STAGE 2 6–8 mo	Design & approvals Schematic design through permit plans under FINFROCK's single-source design-build process, overlapping Stage 1; conditional use and site plan approvals per City code — designed to require minimal to no variances.
STAGE 3 12–14 mo	Construction & stabilization Precast manufacturing runs concurrent with sitework to compress schedule; garage delivered first, complementary uses follow through lease-up and stabilization.

WHY THE WINDOW STAYS SHORT

FINFROCK manufactures the structure's precast components in its Apopka plant while sitework proceeds — the same overlap that delivered Wildwood's garage quickly and with minimal disruption to the surrounding downtown.

INTERIM PARKING

A maintenance-of-parking plan for City Hall employees and visitors during construction will be developed with City staff as part of the pre-development phase.

2.6 SCALED DRAWINGS & DESIGN

Preliminary concept drawings

Massing studies and the architectural site plan prepared by FINFROCK for the City Hall site — preliminary, and subject to refinement with City staff through the design-approval process.



ARCHITECTURAL SITE PLAN — GARAGE, SURFACE PARKING & COMMERCIAL (SHEET A1.00)



MASSING STUDY — NW AERIAL: GARAGE & PHASE-TWO BUILDING IN DOWNTOWN CONTEXT (FINFROCK, SHEET Z1.2, 7/13/2026)



MASSING STUDY — SE AERIAL: APPROACH FROM PARK AVENUE

The City's expectations, answered point by point

- 1

Measurable increase in publicly accessible parking
169 net new spaces overall — the City's full 265-space program plus a 73-space surplus held in public inventory until phase two, with shared-use release thereafter (§2.2).
- 2

City Hall parking needs accommodated
All 145 municipal spaces secured in the structure, with off-peak public conversion (§2.2).
- 3

Fit within City code — minimal to no variances
FINFROCK designs to the Parking Garage Design Guidelines and CBD standards from the first schematic; Ocala and Wildwood were both delivered without variance battles (§3.8–3.9).
- 4

Developer demand identified & balanced
Phase-two demand is quantified — approximately 73 spaces for ±18,250 SF of commercial at 4 per 1,000 — and matched by the program surplus, then released to public inventory off-peak (§2.2).
- 5

High-quality design, compatible with the Central Business District
The Ocala garage proves the team can make a garage carry a historic downtown's character (§3.8); the same contextual approach governs here.
- 6

A long-term public asset
Public and visitor parking remain the core of the project, not incidental to private development — the City's premise, and our design philosophy (§2.3).

This section carries the City's largest evaluation criterion — Concept & Community Benefit, 40% — and every answer above points to the page where the commitment is made concrete.

+169 net new spaces overall — 338 proposed vs. 169 existing	145 City Hall spaces secured in the structure	Code compliant by design — minimal to no variances
---	---	--

Section 03

Qualified Past Experience



Firm summaries, individual bios, and completed project profiles — the people who will sit across the table, and the work that proves them.

SCORES: TEAM EXPERIENCE & HISTORY — 20%



3.1 TEAM ORGANIZATION & CONTINUING CONTRACTS

How the team is organized

G3 Development leads this partnership and is the City's single point of accountability. The organization below is the team proposed for this contract — named now, not assigned after award — followed by the team's current municipal engagements.



CONTINUING MUNICIPAL CONTRACTS & ENGAGEMENTS

AGENCY	ENGAGEMENT	AGENCY CONTACT
City of Ocoee	Master Developer — downtown revitalization (G3's sole continuing municipal contract as of this submittal)	Craig Shadrix — City Manager 407-905-3112 · craig.shadrix@ocoe.org

Recently completed and prior municipal engagements — including the City of Wildwood (Main Street Parking Garage, delivered 2024) and master-plan support for the City of Eustis — are profiled in §3.8–3.10.

3.2 G3 DEVELOPMENT — FIRM OVERVIEW

A Central Florida developer, built for public-private work

G3 Development has been a local real estate and development leader specializing in mixed-use developments for over 25 years — with deep experience in feasibility, due diligence, acquisitions, financing, entitlements, development, and construction management, headquartered in Downtown Mount Dora.

The firm is relationships-first and tenacious, underwrites conservatively, and executes creatively. We work with cities the way we work with capital partners: numbers and terms, not adjectives — and we stay at the table after the ribbon is cut.

In Mount Dora — the firm's hometown — G3's imprint is on the downtown core: The Yardery, the Steamroller Studios headquarters, and the historic 301 Baker Building.

G3's work is centered in Central Florida's historic downtowns: Master Developer for the City of Ocoee's downtown revitalization; master plan development with the City of Eustis across 4.8 acres of downtown properties; and the 126-space Main Street Parking Garage in Historic Downtown Wildwood, delivered with FINFROCK in 2024 (\$3.8).

BUILT FOR THIS SCALE

Winter Park's program is roughly twice the scale of Wildwood's garage — by design: G3 carries the deal structure and single-point accountability, while FINFROCK has delivered parking structures at three times this scale.

SELECTED WORK

Master Developer — City of Ocoee

Main Street Parking Garage — Wildwood

Orlando Health — MDF

Steamroller Studios HQ — Mount Dora

The Yardery — Mount Dora

301 Baker Building — historic renovation

\$250M+

commercial development —
Principal's career

\$100M+

commercial real estate owned
& managed

25+

years specializing in mixed-use

6

engagements across Central
Florida's historic downtowns

The principals across the table

G3's principals lead this project day to day, with each role defined now — not assigned after award. Partner-firm personnel follow with their firms in §3.4–3.7.



Gerard G. Guenther, Jr.
PRINCIPAL — G3 · PRINCIPAL-IN-CHARGE

Real estate builder/developer in Central Florida for over 25 years — \$250M+ in commercial development; owns and manages \$100M+ across the region. BSBA Finance, University of Florida; MBA, Rollins College — Winter Park.



Jake Guenther
BUSINESS DEVELOPMENT DIRECTOR — G3

The City's day-to-day point of contact. Has assisted in managing \$50M+ in commercial development for clients including Orlando Health, Steamroller Studios, AdventHealth, and the cities of Mount Dora, Eustis, and Sanford.



Austin Guenther
PROJECT MANAGER — G3

Ensures every phase of the development process runs smoothly — \$50M+ in commercial projects managed, including the Steamroller Studios recruitment that brought 150+ tech jobs to Downtown Mount Dora.



Emeline Guenther
CONTROLLER & PORTFOLIO MANAGER — G3

Oversees financial performance and operations across the portfolio. Formerly senior accountant for a prominent Chicago commercial developer; BS in Accountancy, University of Notre Dame.

3.4 PARTNER FIRM — DESIGN-BUILDER

FINFROCK — one roof, single source of responsibility

FINFROCK is a national leader in the planning, design, manufacturing, and construction of functionally efficient, attractive, and cost-effective precast concrete parking garages — with more than 350 design-build projects completed since 1945.

FINFROCK's vertically integrated delivery process brings architecture, engineering, estimating, quality control, precast manufacturing, and construction management under one roof — providing owners a single source of responsibility. The approach reduces risk, controls cost and schedule, minimizes change orders, and delivers durable, low-maintenance structures with long-term value.

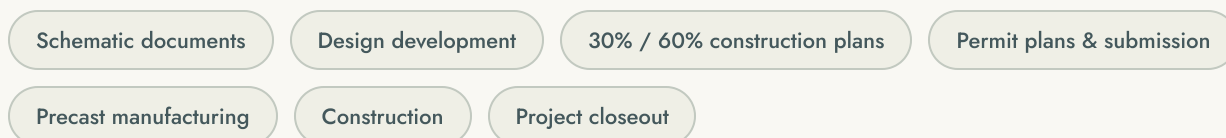
For Winter Park, this means the garage's design, cost, constructability, schedule, maintenance, and aesthetics are evaluated in real time by one team — a continuous feedback loop from schematic documents through permit plans, construction, and closeout.



WILDWOOD PARKING GARAGE — DELIVERED
2024, P3 WITH G3

1945 founded — 81 years in business	350+ design-build projects completed	100% vertically integrated design-build	I source of responsibility
--	---	--	---

IN-HOUSE CAPABILITY, EVERY PHASE



The design-build team, under one roof



William Finfrock, PE
PRESIDENT · 33 YRS W/ FINFROCK

Ensures project goals are met from conceptual design through manufacturing, construction, and final certificate of occupancy; a key point of contact for the customer.



Dan Helmick, PE
EVP, PROJECT DEVELOPMENT · 23 YRS

The owner's key point of contact. Oversees Project Development and Architecture, with hands-on experience across FINFROCK's plant, engineering, and field operations.



Stan Jones
COO, CERTIFIED GC · 30 YRS

Oversees the entire construction process — in-house precast erection and all subsequent trades — from contract signing to project completion.



Kyle Myers, PE
VP, PROJECT DEVELOPMENT · 20 YRS

Liaison between owner and project managers; negotiates contracts, maintains financial accountability, and drives economical efficiencies through design.



Jorge Arboleda, AIA
DIRECTOR OF ARCHITECTURE, DESIGN · 23 YRS

Translates concepts into plans, drawings, and construction documents; produces the conceptual plans and elevations clients approve.



Angela Kruth, PE
DIRECTOR OF ENGINEERING STRATEGY · 13 YRS

Leads the advancement of structural and precast engineering design — innovative concepts and specifications supporting evolving project needs.

SUPPORTED BY



Ron Heinkel
Pre-Construction Services
Director



Kathryn Harrison
Senior Project Manager



Chad Lytton
General Superintendent



Colin Barbish, PE
Project Engineer



Zach Horvath, NCARB
Director of Architecture, PM

3.6 PARTNER FIRM — COMMERCIAL BROKERAGE & ADVISORY

Atrium Commercial Real Estate — rooted in Central Florida

Atrium Commercial Real Estate is a fully integrated commercial brokerage and advisory platform — market analysis, valuation, leasing, strategic advisory, and redevelopment support — serving public-sector and private clients from its headquarters in Orlando's Milk District.

Atrium's principals bring more than 75 years of combined experience in brokerage, valuation, development, finance, and advisory — including complex municipal assignments for the City of Orlando, OUC, and the School District of Osceola County, from strategic acquisitions and land assemblages to historic and environmentally constrained properties.

For this project, Atrium anchors market strategy for the complementary-use program: retail and office market analysis, tenant strategy, leasing, and positioning — so what gets built alongside the garage is what Park Avenue's market will actually support.

75+ years combined leadership experience	20+ years each principal in Central Florida	\$1.4B+ combined principal transaction volume	3 municipal & institutional clients — Orlando, OUC, Osceola Schools
---	--	--	--

FULL-PLATFORM SERVICES FOR THE COMPLEMENTARY-USE PROGRAM

Market analysis	Valuation	Leasing strategy	Tenant positioning	Redevelopment support
Municipal advisory	Transaction coordination			

Atrium's principals are profiled on the following page.

The principals behind the complementary-use program



Jill Roberts
PRINCIPAL — ATRIUM COMMERCIAL REAL ESTATE
\$800M+ in transactions across residential, retail, office, and medical land sales and entitlement. Former Chair of the City of Orlando Appearance Review Board — public-sector fluency from the other side of the dais. Leads market strategy for the complementary-use program.



JP Beaulieu, CCIM, CLS
PRINCIPAL — ATRIUM COMMERCIAL REAL ESTATE
18 years of transaction experience and \$600M+ in sale and lease volume, focused on regional and institutional clients across all facets of commercial real estate. CCIM and CLS designations; CoStar Power Broker.

MUNICIPAL & INSTITUTIONAL ASSIGNMENTS

- City of Orlando
- Orlando Utilities Commission (OUC)
- School District of Osceola County
- City of Orlando Appearance Review Board

\$800M+ Jill Roberts — career transaction volume	293 units — Selene Apartments, JV with Unicorp	570 units — 415 West Kaley, JV with Ustler	\$600M+ JP Beaulieu — sale & lease volume
--	--	--	---



3.8 PROJECT PROFILE · RFQ §4.4-F

Wildwood Parking Garage — Wildwood, Florida

TYPE	SCALE	DELIVERY	PARTNER
Precast design-build garage	126 stalls · 3 levels · 58,253 SF	Completed 2024	P3 — City of Wildwood, with G3

Developed to meet growing parking demand around Downtown Wildwood's main street, the garage delivers 126 spaces across three elevated levels — reducing congestion and providing convenient access for residents and visitors.

FINFROCK served as architect, engineer of record, general contractor, and precast manufacturer. The design-build approach delivered the project quickly and cost-effectively while minimizing site disruption, with clear signage, wide drive aisles, and strategically placed access points for smooth traffic flow.

RELEVANCE TO RFQ26-20

- A P3 parking garage delivered with G3 — this exact team, already proven together
- Downtown, city-owned site with an active main street to protect
- Delivered on budget and on schedule (see City Manager reference, Addendum)

\$9.2M contract value	126 stalls · 3 elevated levels	58,253 square feet	2024 delivered on budget, on schedule
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3.9 PROJECT PROFILE · RFQ §4.4-F

Downtown Ocala Parking Garage — Ocala, Florida

TYPE	SCALE	DELIVERY	PARTNER
Design-build municipal garage	402 stalls · 2 levels · 131,900 SF	Completed 2016	City of Ocala

The City of Ocala sought a design-builder who could address downtown's parking demand while reflecting the city's sense of place. FINFROCK's two-level, 402-stall garage answers with a brick façade recalling Ocala's history as the "Brick City" — a defining element of the community's architectural character since 1883.

Window openings within the wall panels suggest the rhythm of small storefronts, creating the impression of a lively streetscape rather than a conventional parking structure. FINFROCK acted as design-build general contractor, parking consultant, and precast manufacturer — a streamlined process with a single point of responsibility.

RELEVANCE TO RFQ26-20

- Proof that a garage can honor a historic downtown's character — directly relevant to Park Avenue
- Municipal client, design-build, single source of responsibility
- Contextual façade design praised by the City (see City Engineer reference, Addendum)

402 stalls · 2 levels	131,900 square feet	2016 completed for the City of Ocala	I source of responsibility — design-build
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3.10 PROJECT PROFILE · RFQ §4.4-F

Master Developer — City of Ocoee, Florida

TYPE	SCALE	DELIVERY	PARTNER
Downtown master development — P3	Downtown-wide master plan implementation	Selected Feb 2024 · Phase 2 underway	City of Ocoee

G3 was selected as Master Developer for the City of Ocoee in February 2024 and has worked alongside City officials since to transform Downtown Ocoee — prioritizing sustainable growth, pedestrian-friendly environments, and the enhancement of Ocoee's unique character, with connected public spaces and a focus on the lakefront.

The work integrates the City's Downtown Master Plan, Silver Star Complete Street Study, and Plant Street Character Area Design Plan into a single implementation strategy. Now in its second phase, G3 is implementing the master developer report's findings — reworking the development fabric of Downtown Ocoee and advancing development agreements on three catalyst projects of G3's own.

RELEVANCE TO RFQ26-20

- A city selecting one accountable Master Developer — the same seat G3 proposes to fill for Winter Park
- Public realm, character, and connectivity prioritized — the mindset Winter Park's CBD demands
- Live reference: Craig Shadrix, City Manager — see Addendum, Reference 2

Feb 2024 selected as Master Developer	3 catalyst projects advancing toward development agreements	Phase 2 underway — planning into implementation	Ongoing client: Ocoee Development Services
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Section 04

Ability to Fund & Financial Stability



The financial capacity to deliver the project — funding flexibility across the City's three models, operational stability, bonding, and insurance.

SCORES: ABILITY TO FUND & FINANCIAL STABILITY — 20%



The capacity to carry this project to completion — and beyond

Evaluation criterion 3 (20%) asks for demonstrated financial stability, available funding sources, willingness to cost-share, and the ability to support the project through completion and ongoing operations. This section provides the evidence.

Demonstrated stability

- 25+ years in continuous operation under stable family ownership — no material changes in ownership, organization, or financial condition in the past five years
- Longstanding banking relationships — including United Community Bank, with \$100M+ financed; a current reference letter follows in §4.2
- No history of bankruptcy, insolvency, or financial restructuring — and no litigation or defaults to disclose

Funding sources

- Developer equity from G3 principals and affiliated entities
- Construction and permanent debt through established Central Florida lender relationships
- Closed financings from \$2.8M to \$16M+ as developer — private, hybrid, and institutional — with team deliveries to \$71.9M

Cost-share willingness

- Open to every model the City identified (§2.4)
- Ground-lease, revenue-share, and phased-disposition structures all on the table — sized with the City during the RFP phase

Through completion & operations

- FINFROCK design-build with single-source responsibility — controlling cost, schedule, and completion risk
- Professional asset and parking-operations management, with the operator selected alongside the City
- Long-term hold philosophy — G3 owns and manages \$100M+ of commercial real estate across Central Florida

Bonding capacity

Performance and payment bonds at this project's scale are readily supported through FINFROCK's longstanding surety program — bonded municipal deliveries include the Wildwood and Ocala garages.

Insurance

General liability, property, workers' compensation, commercial auto, umbrella/excess, professional liability, and builder's risk — certificates provided in the Addendum at the City's required limits.

A 20+ year relationship, in the bank's own words



July 15, 2026

Gerry Guenther and G3 Development
310 N. Baker Street
Mt. Dora, FL 32757

RE: Credit Reference

To Whom It May Concern:

Mr. Guenther and G3 Development have been long-time and highly valued and respected clients of United Community Bank and related officer. We have financed multiple commercial real estate projects for Mr. Guenther and G3 Development in excess of \$100MM, all of which have been handled as agreed and are in good standing.

We look forward to doing further business with Mr. Guenther and G3 Development.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

Tom Coletta

Tom Coletta
Senior Vice President
United Community Bank
407.319.3953

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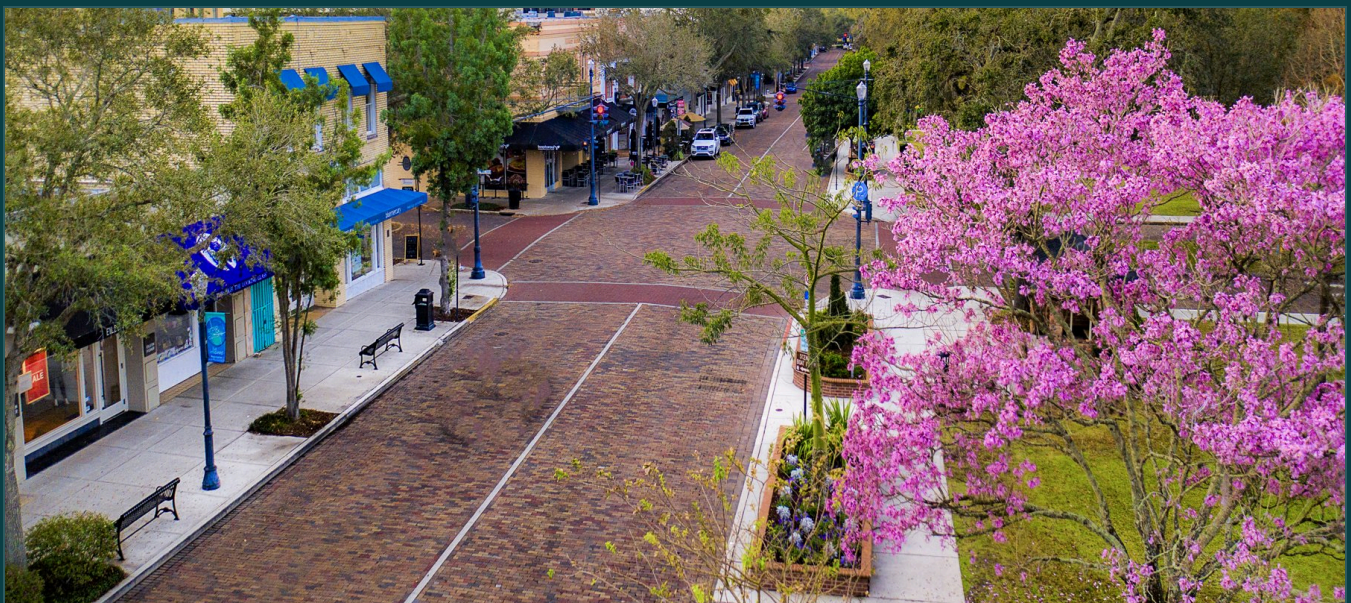
UNITED COMMUNITY BANK — CREDIT REFERENCE, JULY 15, 2026 · TOM COLETTA, SENIOR VICE PRESIDENT

Addendum

Addendum — References, Licenses & Required Forms



Municipal references, professional licenses and certificates, and the City's required forms, executed.



A.1 PROFESSIONAL CONTACTS & REFERENCES

People who have sat where the City sits now

Municipal and institutional references, with permission granted for the City to contact each directly.
Per RFQ §2.3, G3 authorizes all listed parties to answer any and all questions.

REFERENCE 1 City of Wildwood Jason F. McHugh — City Manager	ENGAGEMENT Wildwood Parking Garage (2024): 126-stall, three-level design-build P3 delivered on budget and on schedule.	CONTACT 352-330-1330 x125 jmchugh@wildwood-fl.gov
REFERENCE 2 City of Ocoee Craig Shadrix — City Manager	ENGAGEMENT G3 selected as Master Developer for the City's downtown revitalization — master planning and phased implementation, ongoing.	CONTACT 407-905-3112
REFERENCE 3 City of Sanford Craig Radzak — Assistant City Manager	ENGAGEMENT Municipal development coordination and infill redevelopment in Downtown Sanford.	CONTACT 407-688-5000

Additional municipal, institutional, and banking references are available upon request. G3 encourages the City to contact each reference directly.

Documentation compliance, accounted for

The City's initial review verifies forms, licensing, references, and past performance before any scoring begins. This checklist confirms each required item and where it lives.

ITEM	LOCATION	STATUS
Vendor Requirements & Acknowledgement	City eProcurement portal	Executed online
Authority to execute & attestations (RFQ §2.3)	Vendor Questionnaire	Confirmed
Drug-Free Workplace Acknowledgment (§287.0878 F.S.)	Vendor Questionnaire	Executed in portal
Addenda acknowledgment	eProcurement portal	Acknowledged via eProcurement portal
Notarized affidavits — §§287.133, 287.138, 787.06 F.S.	Portal upload — Q1.7	Executed & notarized July 15, 2026
E-Verify enrollment (§448.095 F.S.)	Available upon request	MOU provided prior to contract execution
Professional licenses & registrations	Portal upload — Q1.5	10 documents — G3, FINFROCK, Atrium
Certificate(s) of insurance	Portal upload — Q1.5	FINFROCK COI — GL, auto, WC, \$40MM excess



A public garage worthy
of Park Avenue.



AFFIDAVIT OF NO COERCION

Before me, the undersigned authority, personally appeared Gerard G. Guenther, Jr.,
whom after being duly sworn, deposes and states: (Print Affiant Name)

1. My name is Gerard G. Guenther, Jr. and I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with G3 Development, a non-governmental entity, and I am authorized to provide this affidavit on its behalf.
3. The nongovernmental entity, G3 Development, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This declaration is made pursuant to Florida Statute 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Further Affiant sayeth naught.

Company: G3 Development

Authorized Signature: [Signature]

Date: 7/14/26

Printed Name: Gerard G. Guenther, Jr.

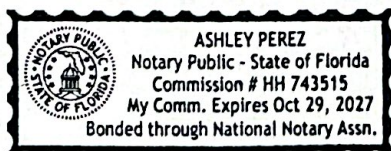
Title: Principal

STATE OF Florida

COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ digital notarization, or ☐ on-line notarization this 15th day of July, 2026, by Gerard G. Guenther Jr. as Principal on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

(Affix Notary Stamp or Seal)



[Signature]
Notary Public Signature

Ashley Perez

Print, Type or Stamp Name of Notary

My commission expires: 10/29/2027

AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138, FLORIDA STATUTES

Before me, the undersigned authority, personally appeared Gerard G. Guenther, Jr.,
whom after being duly sworn, deposes and states: (Print Affiant Name)

1. Affiant is the (Title) Principal of (Business Name) G3 Development, which does business in the State of Florida, hereinafter called the "Vendor".
2. The Vendor, pursuant to Section 287.138, Florida Statutes, certifies that:
 - i. It is not owned by the government of a foreign country of concern;
 - ii. The government of a foreign country of concern does not have a controlling interest in the entity, as defined by Section 287.138(1)(a), Florida Statutes;
 - iii. The entity is not organized under the laws of or has its principal place of business in a foreign country of concern.
 - iv. For the purposes of this affidavit, foreign country of concern means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern, as defined in Section 287.138(1)(c), Florida Statutes.
3. The Vendor in accordance with Section 287.138, Florida Statutes, executes this affidavit for the purposes of preventing the City from entering contracts with foreign entities of concern which would provide the entity access to an individual's personal identifying information.

[SIGNATURE PAGE TO FOLLOW]

Further Affiant sayeth naught.

Company: G3 Development

Authorized Signature: [Signature]

Date: 6/14/26

Printed Name: Gerard G. Guenther, Jr.

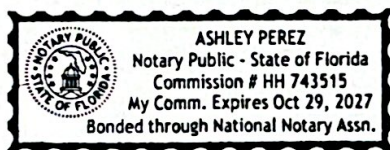
Title: Principal

STATE OF Florida

COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence, ☐ digital notarization, or ☐ on-line notarization this 15th day of July, 2026, by Gerard G. Guenther Jr. as Principal on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

(Affix Notary Stamp or Seal)



[Signature]
Notary Public Signature

Ashley Perez

Print, Type or Stamp Name of Notary

My commission expires: 10/29/2027

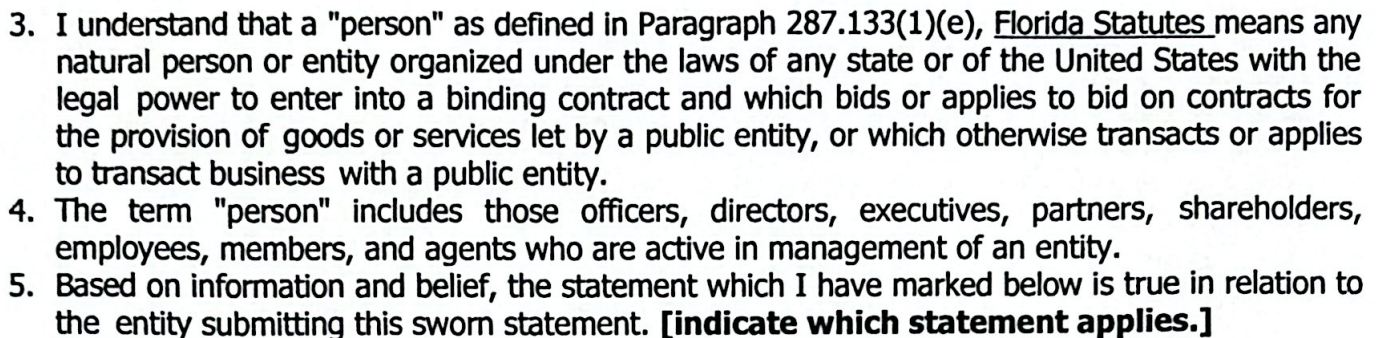


Sworn Statement Under Section 287.133(3)(a), Florida Statutes, on Public Entity Crimes

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to The City of Winter Park
by G3 Development
for RFQ 26-20
whose business address is 310 N. Baker Street, Mt. Dora, FL 32757
and (if applicable) its Federal Employer Identification Number (FEIN) is 46-1129565 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement): _____
2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133 (1)(a), **Florida Statutes**, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

CITY OF WINTER PARK, FLORIDA



The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. [attach a copy of the final order]

Authorized Signature

Notary Public - State of Florida My commission expires 10/29/2027

Page 151 of 263



City of Winter Park

Procurement

Jennifer Maier, Procurement Manager

401 South Park Avenue, Winter Park, FL 32789

[LAMM & COMPANY PARTNERS] RESPONSE DOCUMENT REPORT

RFQ No. RFQ26-20

Public Private Partnership - Parking Garage Development

RESPONSE DEADLINE: July 15, 2026 at 2:00 pm

Report Generated: Wednesday, August 5, 2026

Lamm & Company Partners Response

CONTACT INFORMATION

Company:

Lamm & Company Partners

Email:

dlamm@lammco.com

Contact:

David Lamm

Address:

968 Lake Baldwin Ln
Orlando, FL 32814

Phone:

(407) 895-2525 Ext: 102

Website:

lammco.com

Submission Date:

Jul 15, 2026 12:59 PM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Jul 13, 2026 1:08 PM by Natalie Lamm

QUESTIONNAIRE

1. Proposal Response

Unless a question requires a file to be uploaded, proposals will not be accepted via pdf, word doc, etc. Respondents shall not state "see attachment" or similar as their response to the questions.

The City reserves the right to disqualify a proposal that is not submitted in the format delineated below.

DESCRIPTION OF PROJECT*

Provide a description of the project that provides information regarding the company's familiarity and interest in working with governmental entities to provide the services defined in this RFQ. Indicate your company's understanding of the scope of services of this formal solicitation. A person authorized to commit the Respondent's organization to provide the services included in the response must acknowledge the description with Name, Title and Contact Information.

David Lamm, Owner of GLN Development Services and CEO of Lamm & Company Partners, has more than 35 years of experience in development and general contracting high end commercial public/private partnership projects throughout Central Florida. Having designed, developed, and constructed dozens of projects throughout Winter Park, David and the Lamm team have developed a thorough understanding of the City's development process and a strong commitment to preserving the character of Park Avenue and the surrounding community.

David served on the City of Winter Park Planning and Zoning Board for 10 years, including serving as Chairman for the majority of his tenure. He also served on several planning task forces at the request of previous City Commissions. As part of the Library Re-Use Task Force, David presented redevelopment concepts and helped introduce the idea of a structured parking garage at the City Hall site as a creative solution to address parking needs while providing a practical financing approach.

We understand the scope of services outlined in this RFQ and the City's objective to identify a qualified creative development partner capable of designing, financing, constructing, and potentially operating a structured parking facility through a public private partnership. We recognize that the project must increase public parking capacity, accommodate City Hall operations, support Park Avenue businesses, and create opportunities for compatible mixed use development, while preserving the character of Winter Park. We also understand that the City is seeking a collaborative partner who can provide creative, financially sound solutions that deliver long term value to the community.

Our proposal is built on a collaborative partnership with the City. We believe the best outcome will be achieved by working together to establish a shared vision while balancing project feasibility, parking demand, design, community goals, and financial structure to create a lasting public asset for Winter Park.

GLN Development Services and Lamm & Company Partners are uniquely positioned to partner with the City on a project of this nature. Our team understands the importance of balancing the City's parking needs with thoughtful design, long term financial viability, and the character that makes Winter Park unique. With the financial strength of GLN Development and the construction management and expertise of Lamm & Company Partners, we have the experience and resources to successfully guide this project from concept through completion.

The detailed proposal and drawings can be found in the attached PowerPoint under the "Miscellaneous" section of this RFP.

David Lamm

Owner of GLN Development Services and CEO of Lamm & Company Partners

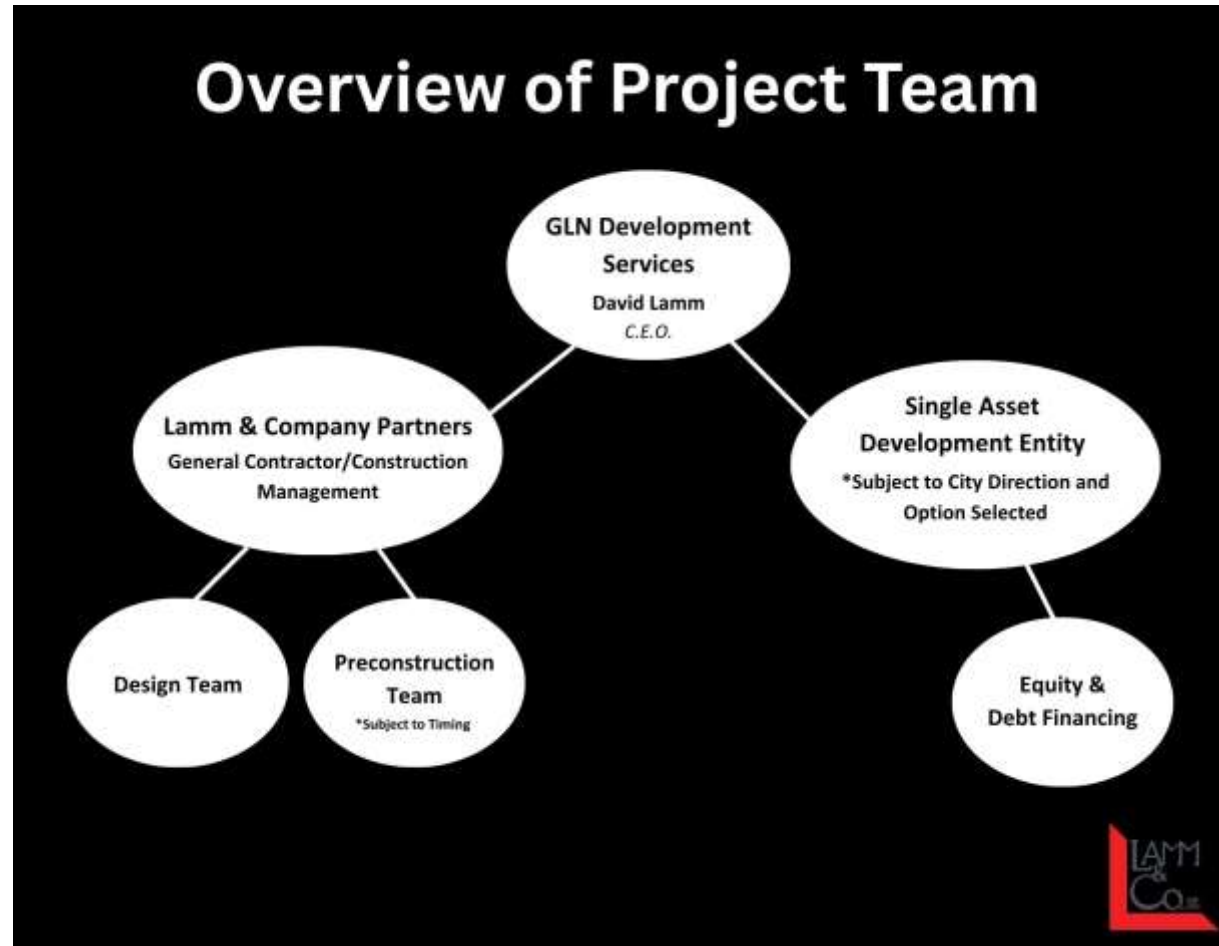
407-895-2525 ext. 102 | dlamm@lammco.com

968 Lake Baldwin Lane

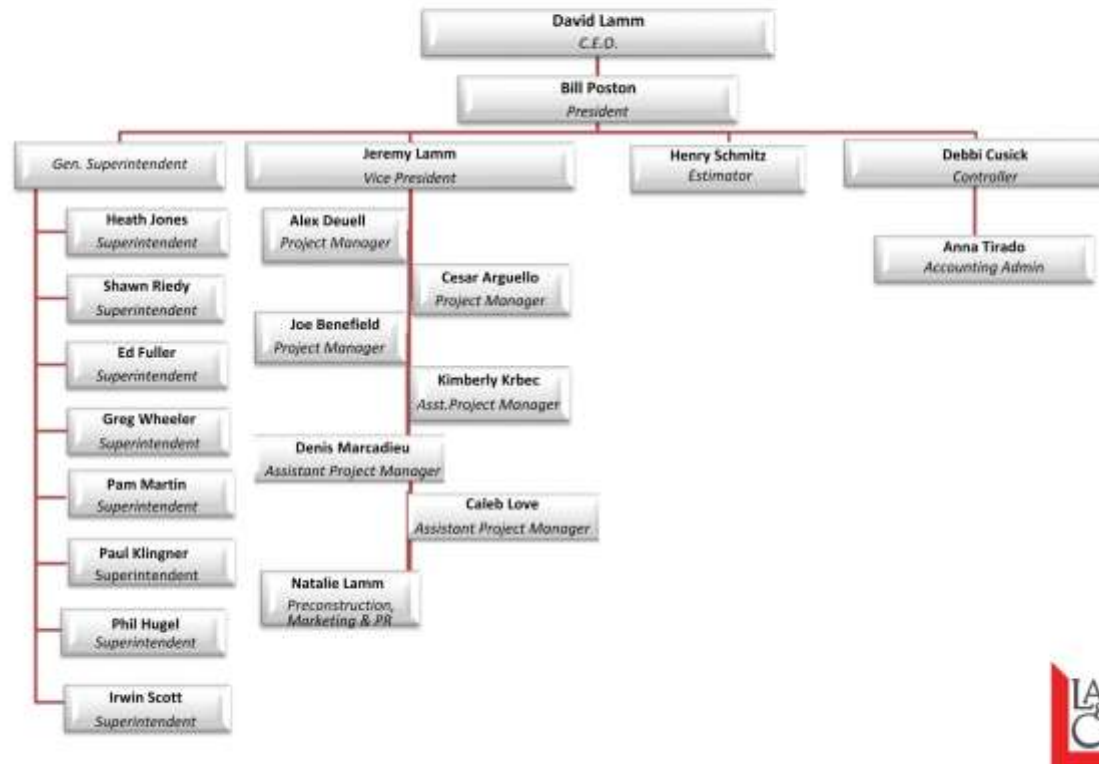
Orlando, FL 32814

OVERVIEW OF FIRM*

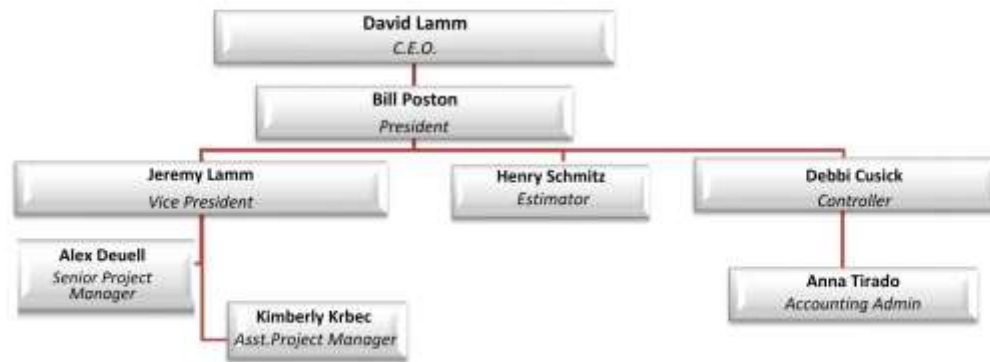
Provide an organizational chart detailing the proposed staff for this contract. Provide a list of all continuing contracts, including each agency's contact information.



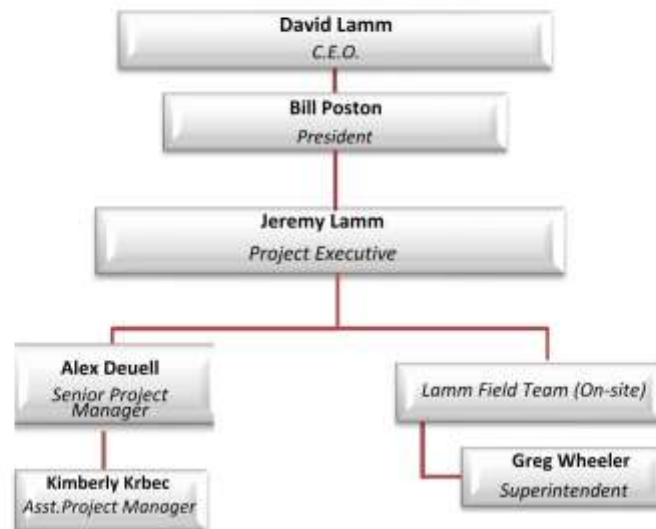
LAMM TEAM LEADERSHIP AND STAFF STRUCTURE



PROJECT PRE-CONSTRUCTION TEAM



PROJECT CONSTRUCTION TEAM



-Neither GLN Development Services nor Lamm & Company Partners have any public agency continuing contracts.

PROFESSIONAL CONTACTS*

Provide names, addresses, and phone numbers, including municipalities or other organizations that would be capable of explaining and confirming your firm's capacity to successfully complete these services. (Minimum of three (3), maximum of five (5) contacts)

Alan Ginsburg
CEO of AHG Group
700 W Morse Blvd Ste 220
Winter Park FL, 32789
407-691-5610

Grant Cornwell
Retired President of Rollins College
1000 Holt Avenue
Winter Park, FL 32789-4499
315-262-5403

Phil Anderson
President of The Genova Company
163 E Morse Blvd
Winter Park, FL 32789
407-739-0002

Garry Jones

President of Full Sail University
3300 University Boulevard
Winter Park, FL 32792
407-810-7717

John Lowndes Jr.
Mayor of City of Maitland
1776 Independence Ln
Maitland, FL 32751
407-718-7432

FINANCIAL STABILITY AND CAPACITY*

Describe your firm's financial stability and capacity to perform the required services, including the following:

- The firm's overall financial condition and ability to sustain operations for the duration of the project, including the ability to perform multiple concurrent task assignments, if awarded.
- The firm's years in business and any material changes in ownership, organization, or financial condition within the past five (5) years.
- The firm's ability to obtain and maintain all required insurance coverages for professional services of this nature.
- Any history of bankruptcy, insolvency, or financial restructuring within the past five (5) years (or a statement affirming none).
- Any other information the firm deems relevant to demonstrate financial responsibility and capacity.

Pricing, fee schedules, cost data, or rate information shall not be included in the response.

GLN Development is a service based entity providing development services for public and private projects through its affiliate, Lamm & Company Partners.

Founded in June 1991, Lamm & Company Partners has provided construction management and general contracting services throughout Central Florida for 35 years. The firm is led by David Lamm, Chief Executive Officer; Bill Poston, President; and Jeremy Lamm, Vice President.

Lamm & Company Partners has experienced no material changes in ownership, organization, or financial condition within the past five years and has maintained stable leadership throughout its history. The company remains financially strong, with a bonding capacity exceeding \$60 million per project, current annual sales revenue exceeding \$50 million, and more than 90% of its work consisting of negotiated, fee based Construction Management services. Our financial strength, experienced staff, and organizational resources enable us to successfully manage multiple concurrent projects while consistently delivering quality projects on schedule and within budget.

GLN Development Services & Lamm & Company Partners maintains all required insurance coverages necessary to perform this project and has no history of bankruptcy, insolvency, financial restructuring, or default. The firms are fully capable of meeting all contractual and insurance requirements associated with this project and possesses the financial stability and capacity to successfully complete the services required under this RFQ.

FIRM LICENSURE DOCUMENTATION*

Submit copies of all applicable State of Florida business and professional licenses required for the Respondent's business. If no such licenses are applicable, the Respondent shall indicate 'Not Applicable.'

- A. State of Florida Business License
- B. State of Florida Professional License Renewal

GetDocument.pdf

State_of_Florida_License_David_R._Lamm_Lamm&Company_Partners.(4528)-Exp-08.31.28_(1).pdf

REDACTED BID CONTAINING ANY INFORMATION DEEMED CONFIDENTIAL?

If your response contains any information deemed confidential, provide an additional redacted version of your response labeled "Redacted". An electronic copy shall be in Adobe – the most recent software version.

No response submitted

MISCELLANEOUS

Additional information that the Respondent feels will assist in the evaluation should be included.

GLN_Development_and_Lamm_&_Co._Parking_Garage_.pdf

2. Authorized Signatory

NAME AND TITLE OF THE AUTHORIZED SIGNATORY*

David Lamm, Owner of GLN Development Services and CEO of Lamm & Company Partners

BY CLICKING CONFIRM, THE AUTHORIZED SIGNATORY IS CONFIRMING THAT THEY ARE AUTHORIZED TO BIND THE ENTITY TO THE CONTRACT.*
Confirmed

BY CONFIRMING, THE RESPONDENT ATTESTS TO THEIR AUTHORITY TO EXECUTE THIS SUBMITTAL AND TO BIND THE COMPANY HEREIN NAMED TO PERFORM AS PER AGREEMENT. FURTHER, BY CONFIRMING, THE RESPONDENT ATTESTS TO THE FOLLOWING:*

- The Respondent is financially solvent and sufficiently experienced and competent to perform all of the work required of the Respondent in the contract;
- The facts stated in the Respondent's response pursuant to this Request for Qualification are true and correct in all respects;
- The Respondent has read and complied with, and submits their response agreeing to all of the requirements, terms and conditions as set forth in the Request for Qualification;
- Respondent will supply all labor, materials, equipment and supplies as set forth in this Request for Qualification;
- Respondent understands that all information listed above may be checked by the City of Winter Park and Respondent authorizes all entities or persons listed in submittal to answer any and all questions. Respondent hereby indemnifies the City of Winter Park and the persons and entities listed above and holds them harmless from any claim arising from such authorization or the exercise thereof, including the dissemination of information pursuant thereto.

Respondent verifies that the following email address is current, monitored, and is acceptable for City use.

Confirmed

DRUG-FREE WORKPLACE STATEMENT*

By confirming, the Respondent, in accordance with Florida Statute 287.087 hereby certifies that the firm they are representing for this solicitation does the following:

Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the Drug-Free statement.

Notify the employees that as a condition of working on the commodities or contractual services that are under bid, employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or no lo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

Make a good-faith effort to continue to maintain a drug-free workplace through the implementation of this section.

As the person authorized to sign the statement, I certify that this business complies fully with the above requirements.

Confirmed

PUBLIC RECORDS ACT/CHAPTER 119 REQUIREMENTS*

By confirming, the successful Respondent agrees to comply with the Florida Public Records Acts to the fullest extent applicable and shall, if this engagement is one for which services are provided by doing the following:

- A. Successful Respondent shall keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service;
- B. Successful Respondent shall provide the public with access to such public records on the same terms and conditions that the public agency would provide the records and at a cost that does not exceed that provided in Chapter 119, Florida Statutes or as otherwise provided by law;

- C. Successful Respondent shall ensure that public records that are exempt or that are confidential and exempt from the public record requirements are not disclosed except as authorized by law; and
- D. Successful Respondent shall meet all requirements for retaining public records and transfer to the public agency, at no cost, all public records in possession of the Successful Respondent upon the termination of the contract and shall destroy any duplicate public records that are exempt or confidential and exempt. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the City.

The parties agree that if the Successful Respondent fails to comply with a public records request, then the City must enforce the contract provisions in accordance with the contract and as required by Section 119.0701, Florida Statutes. Notwithstanding any other requirement herein stated, the Successful Respondent shall comply fully with the requirements of Florida Statutes 119.0701.

Confirmed

BACKGROUND CHECK VERIFICATION*

SECTION 1: REQUIREMENTS

The Respondent shall agree to the following:

- 1.1 Respondent shall perform a Level I (Past 5 years) FDLE Computerized Criminal History (CCH) (FDLE CCH Website) background check in accordance with all applicable state and local laws, on any assignee being assigned and prior to assignment with the City. All background checks shall be accomplished prior to any assignment or work taking place on City property. The cost of the background checks shall be borne by the Respondent.
- 1.2 If the Respondent has employed officials that have a current Level 2 Background Screening which was completed by a local government, school board, the Florida High School Activities Association, the Contractor agrees to provide a list of those officials to the City.
- 1.3 Respondent agrees to make its officials sign a sworn statement affirming that they have not pled guilty to or convicted of any of the crimes listed in Section 2: Prohibited Offenses prior to any assignment. This information shall always be kept current. The Respondent shall be in complete compliance within thirty (30) days after award.
- 1.4 Respondent shall require its officials to report to the City immediately if they have been convicted of any of the crimes listed in Section 2: Prohibited Offenses. Respondent shall not use that official unless they have been cleared of the crime.

SECTION 2: PROHIBITED OFFENSES

Respondent certifies that its officials/employees have not been arrested with disposition pending or found guilty of, regardless of adjudication, or entered a plea of nolo contendere or guilty to or have been adjudicated delinquent and the record has not been sealed or expunged for, any offense prohibited under any of the following provisions of the Florida Statutes or under any similar statute of another jurisdiction for any of the offenses listed below:

- Section 393.135 - sexual misconduct with certain developmentally disabled clients and reporting of such sexual misconduct
- Section 394.4593 - sexual misconduct with certain mental health patients and reporting of such sexual misconduct
- Section 415.111- adult abuse, neglect, or exploitation of aged persons or disabled adults or failure to report of such abuse
- Section 741.28 - criminal offenses that constitute domestic violence, whether committed in Florida or another jurisdiction
- Section 782.04 - murder
- Section 782.07 - manslaughter, aggravated manslaughter or an elderly person or disabled adult, or aggravated manslaughter of a child
- Section 782.071 - vehicular homicide
- Section 782.09 -killing an unborn quick child by injury to the mother
- Chapter 784 - assault, battery, and culpable negligence, if the offense was a felony
- Section 784.011 - assault, if the victim of offense was a minor
- Section 784.03 - battery, if the victim of offense was a minor
- Section 787.01 - kidnapping
- Section 787.02 - false imprisonment
- Section 787.025 - luring or enticing a child
- Section 787.04(2) - taking, enticing, or removing a child beyond the state limits with criminal intent pending custody proceeding
- Section 787.04(3) - carrying a child beyond the state lines with criminal intent to avoid producing a child at a custody hearing or delivering the child to the designated person
- Section 790.115(1) - exhibiting firearms or weapons within 1,000 feet of a school
- Section 790.115(2) (b) - possessing an electric weapon or device, destructive device, or other weapon on school property
- Section 794.011 - sexual battery
- Former Section 794.041 - prohibited acts of persons in familial or custodial authority
- Section 794.05 - unlawful sexual activity with certain minors
- Chapter 796 - prostitution

- Section 798.02 - lewd and lascivious behavior
- Chapter 800 - lewdness and indecent exposure
- Section 806.01 - arson
- Section 810.02 - burglary
- Section 810.14 - voyeurism, if the offense is a felony
- Section 810.145 - video voyeurism, if the offense is a felony
- Chapter 812 - theft and/or robbery and related crimes, if a felony offense
- Section 817.563 - fraudulent sale of controlled substances, if the offense was a felony
- Section 825.102 - abuse, aggravated abuse, or neglect of an elderly person or disabled adult
- Section 825.1025 - lewd or lascivious offenses committed upon or in the presence of an elderly person or disabled adult
- Section 825.103 - exploitation of disabled adults or elderly persons, if the offense was a felony
- Section 826.04 - incest
- Section 827.03 - child abuse, aggravated child abuse, or neglect of a child
- Section 827.04 - contributing to the delinquency or dependency of a child
- Former Section 827.05 - negligent treatment of children
- Section 827.071 - sexual performance by a child
- Section 843.01 - resisting arrest with violence
- Section 843.025 - depriving a law enforcement, correctional, or correctional probation officer means of protection or communication
- Section 843.12 - aiding in an escape
- Section 843.13 - aiding in the escape of juvenile inmates in correctional institution
- Chapter 847 - obscene literature
- Section 874.05 (1) - encouraging or recruiting another to join a criminal gang

- Chapter 893 - drug abuse prevention and control only if the offense was a felony or if any other person involved in the offense was a minor
- Section 916.1075 - sexual misconduct with certain forensic clients and reporting of such sexual conduct
- Section 944.35 (3) - inflicting cruel or inhuman treatment on an inmate resulting in great bodily harm
- Section 944.40 - escape
- Section 944.46 - harboring, concealing, or aiding an escaped prisoner
- Section 944.47 - introduction of contraband into a correctional facility
- Section 985.701 - sexual misconduct in juvenile justice programs
- Section 985.711 - contraband introduced into detention facilities

SECTION 3: CERTIFICATION

I hereby certify that I will utilize FDLE Computerized Criminal History (CCH) system in accordance with the terms governing the use of the system to confirm the eligibility of the individuals being assigned and prior to assignment with the City. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duties shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Confirmed

STATEMENT OF E-VERIFY REQUIREMENTS COMPLIANCE*

By confirming, I, the duly authorized representative/agent of the firm I am representing for this solicitation hereinafter referred to as Successful Respondent, by this Affidavit, attest to the following:

The Successful Respondent acknowledges that Section 274A of the Immigration and Nationalization Act and other relevant provisions of law prohibit the employment of unauthorized aliens; that the U.S. Department of Homeland Security has established an E-Verify System that allows employers to verify employee eligibility in an efficient manner; and that the Office of the Governor of the State of Florida has issued Executive Order 11-116, encouraging public agencies not under the control of the Governor to include as a provision of contracts for the provision of goods or services a requirement that contractors and subcontractors utilize the E-Verify System to verify employee eligibility. Successful Respondent hereby affirms and agrees that Successful Respondent is in compliance and shall at all times comply with Section 274A of the Immigration and Nationalization Act and other provisions of law with respect to the hiring of unauthorized aliens. Successful Respondent shall verify the eligibility of its current and prospective employees utilizing the U.S. Department of Homeland Security's E-Verify System during the term of this Agreement. Successful Respondent shall include in all contracts with subcontractors related to this Agreement a provision requiring the subcontractor to comply with Section 274A of the Immigration and Nationalization Act

and other provisions of law with respect to the hiring of unauthorized aliens and to verify the employment eligibility of all the subcontractor's current and prospective employees using the U.S. Department of Homeland Security's E-Verify System. The Successful Respondent shall maintain records showing its compliance with the requirements of this paragraph and shall provide copies of all such records to the City upon request. Failure to comply with any requirement of this paragraph shall constitute a breach of this Agreement for which the City may immediately terminate the Contract without penalty. In the event of such breach or termination, the Successful Respondent shall be liable to the City for any costs incurred by the City as a result of the breach.

IN ACCORDANCE WITH § 837.06, FLA. STAT., SUCCESSFUL RESPONDENT ACKNOWLEDGES THAT WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN § 775.082 OR § 775.083, FLA. STAT.

Confirmed

NON-COLLUSION STATEMENT *

- A. The individual is the representative of the firm, the Respondent who has submitted the attached response.
- B. The individual is fully informed respecting the preparation and contents of the attached solicitation and of all pertinent circumstances respecting such solicitation.
- C. Such solicitation is genuine and is not a collusive or sham solicitation.
- D. Neither the said Respondent nor any of its officers, partners, owners, agent representatives, employees, or parties in interest, including this affiant, has in any way, colluded, conspired, or agreed, directly or indirectly, with any other Respondent, firm or person, to submit a collusive or sham response in connection with the Agreement for which the attached response has been submitted or to refrain from bidding in connection with such Agreement, or has in any manner, directly or indirectly, sought by Agreement or collusion or communication or conference with any other responder, firm or person to fix the price or prices in the attached solicitation or of any other Respondent, or to fix any overhead, profit or cost element of the proposed price or the proposed price of any other responder, or to secure through any collusion, conspiracy, connivance or unlawful Agreement any advantage against the City of Winter Park, Florida, or any person interested in the proposed Agreement.
- E. The response is fair and proper and is not tainted by any collusion, conspiracy, or unlawful Agreement on the part of the proposer or any of its agents, representatives, owners, employees, or parties of interest, including affiant.

Confirmed

AFFIDAVIT OF NO COERCION*

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Affidavit of No Coercion.pdf](#)

DOC071426-07142026110007.pdf

AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138, FLORIDA STATUTES*

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Affidavit of Compliance wit...](#)

DOC071426-07142026110030.pdf

SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES*

Please download the documents below, complete and have them notarized. An online notarization option will be provided for you when responding.

- [Sworn Statement Under Secti...](#)

DOC071426-07142026105635.pdf

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L07000109597

Entity Name: GLN DEVELOPMENT SERVICES, L.L.C.

Current Principal Place of Business:

968 LAKE BALDWIN LANE
ORLANDO, FL 32814

Current Mailing Address:

968 LAKE BALDWIN LANE
ORLANDO, FL 32814 US

FEI Number: 26-1322976

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LAMM, DAVID R
968 LAKE BALDWIN LANE
ORLANDO, FL 32814 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DAVID LAMM

04/26/2026

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name LAMM, DAVID R
Address 968 LAKE BALDWIN LANE
City-State-Zip: ORLANDO FL 32814

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DAVID LAMM

MGR

04/26/2026

Electronic Signature of Signing Authorized Person(s) Detail

Date



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA DEPARTMENT
OF BUSINESS AND PROFESSIONAL
REGULATION

CGC044528
CERTIFIED GENERAL CONTRACTOR
LAMM, DAVID ROTH
LAMM & COMPANY PARTNERS

ISSUED: 07/10/2026

Signature
LICENSED UNDER CHAPTER 489, FLORIDA STATUTES
EXPIRATION DATE: AUGUST 31, 2028

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD**

LICENSE NUMBER: CGC044528

EXPIRATION DATE: AUGUST 31, 2028

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

LAMM, DAVID ROTH
LAMM & COMPANY PARTNERS
968 LAKE BALDWIN LANE
ORLANDO FL 32814



ISSUED: 07/10/2026

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



PUBLIC PRIVATE PARTNERSHIP -

PARKING GARAGE DEVELOPMENT
THE CITY OF WINTER PARK

W I N T E R P A R K

Build With a Team That Just “Gets” Winter Park.



By David Lamm -
CEO of Lamm & Company Partners, and
GLN Development Services

DLAMM@LAMMCO.COM
407-895-2525



PROPOSAL OVERVIEW

- About Us
- Our Expert Team
- Our Concepts
- Why Work With Us
- Conclusion



ABOUT US



01

Our Mission

To maximize the value of underutilized property by creating functional infrastructure that supports community growth, enhances accessibility, and serves the evolving needs of Winter Park.

02

Expert Team

For more than 35 years, Lamm & Company Partners & GLN Development Services have successfully delivered projects throughout Winter Park, providing extensive knowledge of the unique requirements, regulations, and development challenges within the City .

03

Financial Strength

GLN Development Services and Lamm & Company Partners remains financially strong, with a bonding capacity exceeding \$60 million per project, annual sales revenue exceeding \$50 million, and more than 90% of its work consisting of negotiated, fee based Construction Management services.

OUR EXPERT TEAM



David Lamm

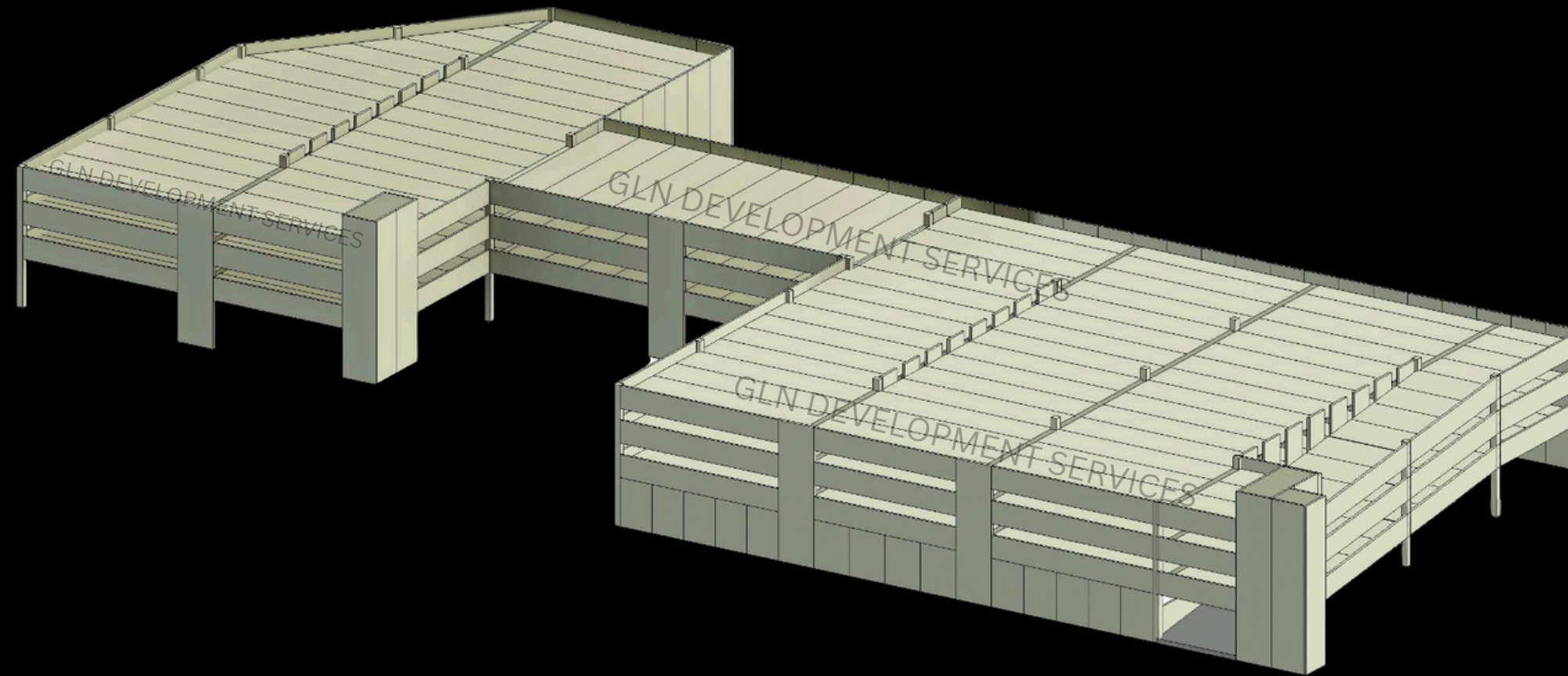
CEO of Lamm & Company Partners,
Manager of GLN Development Services



Lamm & Company Partners

General Contractors/Construction
Management

OUR CONCEPTS



Option 1A

Preferred trade of cost/space for floor area ratio (F.A.R) buildable rights for Liner Buildings.

Proposal Outline:

- Intent of proposal
- Deal structure
- Potential process
- Preliminary assumptions

Option 1B

Same as Option 1A, but may consider a 99 year ground lease in lieu of fee simple ownership.

PROPOSAL



Option 1A

Intent of proposal

- Instead of the typical developer approach of providing preconceived renderings with a fully developed project at maximum density and beyond, our proposal provides the City with maximum flexibility.
- Our proposal is based on the City providing the vision as a partner, creating a balance between project feasibility, project goals, aesthetics, and the financial structure.
- Our submittal is based on the concept that **Liner Buildings** shield the aesthetic of the parking garage, creating a more attractive public realm at the heart of the City while providing the necessary parking without taxpayer expense or debt.
- Our submittal includes imagery of potential opportunities only within this Joint Venture.
- We envision a mix of uses, but do not dictate the uses, size, or density until the Joint Venture establishes a shared vision.
- The goal is a win-win partnership that preserves the importance of City Hall as the center of government while delivering a project that benefits both parties.

PROPOSAL

Deal Structure



Option 1A

- Maximum flexibility for the City. Our offer is based on the reciprocation of fee simple entitlements in exchange for each parking space funded by the Developer. (See slide 16 for an example matrix).
- Developer is flexible on the amount of development, from a minimum of 10,000 SF up to the maximum density physically feasible and permitted by code for height, parking, and other requirements, as desired by the City.
- Parking will accommodate the balance of City and public parking outlined in the RFP, along with the parking required or desired by the Developer based on F.A.R. entitlements and overall financial feasibility.
- For every parking space funded by the Developer on behalf of the City, the City will grant the corresponding buildable square footage (F.A.R.). (Outlined on slide 16 with the example matrix).
- If the City elects to limit development entitlements below the level needed to fully fund the desired parking, the City will fund the remaining cost difference.
- The Developer and City may consider initially enter into ground leases for each individual liner building pad to ensure developer performance and maintain City control. Upon completion of each building, the ground lease will convert to fee simple ownership.
- Should developer not take down any future pads, for reasons outside developers control, upon developer's notice, the developer may assign, within the City approval, its interest in the entitlements and approved building plans or release the pad/property back to the city.

Option 1B

- Same as above, except developer may agree to a 99-year ground lease in lieu of fee simple ownership.

PROPOSAL



Option 1A

Potential Process

- If selected to negotiate a final agreement, we envision the City assigning key department heads and possibly a Council member liaison to work collaboratively with the Developer.
- Initial meetings will focus on refining the deal structure, development program, potential private development uses, preliminary design concepts, and an outline of the Draft Development Agreement (D.A.), including funding mechanisms, phasing, and related deliverables.
- We envision a preliminary workshop presentation to City Council to discuss the project vision, details, questions, concerns, and potential solutions.
- We propose Commission approval at each major milestone:
 - A.) Conceptual deal structure and design
 - B.) Design Development refinement
 - C.) Final approval resolution prior to construction documents to ensure both parties remain aligned.
- If at any point either party determines they are no longer aligned, we propose a workshop to negotiate the differences. If the parties mutually agree to terminate the process, the Developer's pursuit costs, not to exceed \$100,000, will be shared 50/50.

PROPOSAL



Option 1A

Preliminary Assumptions

- The site already contains impervious surfaces. Assuming the new structures maintain a similar impervious to pervious ratio, no new stormwater system should be required, or any additional requirements would be de minimis.
- The matrix assumes a range of potential cost per parking space, subject to final design and pricing. The all-in costs will include the construction of the garage, sitework, landscaping and hardscape, consultant fees, permit fees, impact fees (if any), and other project costs, with the garage cost prorated between the parties.
- If the final cost per parking space exceeds the assumed amount, the City will either provide additional F.A.R. entitlements or reimburse the Developer for the net cost difference. All will be open book with a reasonable developer's fee to be negotiated.
- The City and Developer will enter into a garage share agreement or common association, with each party contributing its prorated share of spaces utilized of the annual operating costs.
- Both parties may agree to third party garage management or management by either party for a customary management fee.
- Both parties will determine reserved parking for private use, public use, and City employees, with the option for gated access where appropriate.
- Both parties agree that designated public parking will be subject to a customary parking fee to help offset operating costs.
- The Developer reserves the right to assign any agreements to a related entity or partnership.

Tricor Building



Madrid Inspired Storefront



Ground Floor Retail Space Under Garage



Truist Plaza



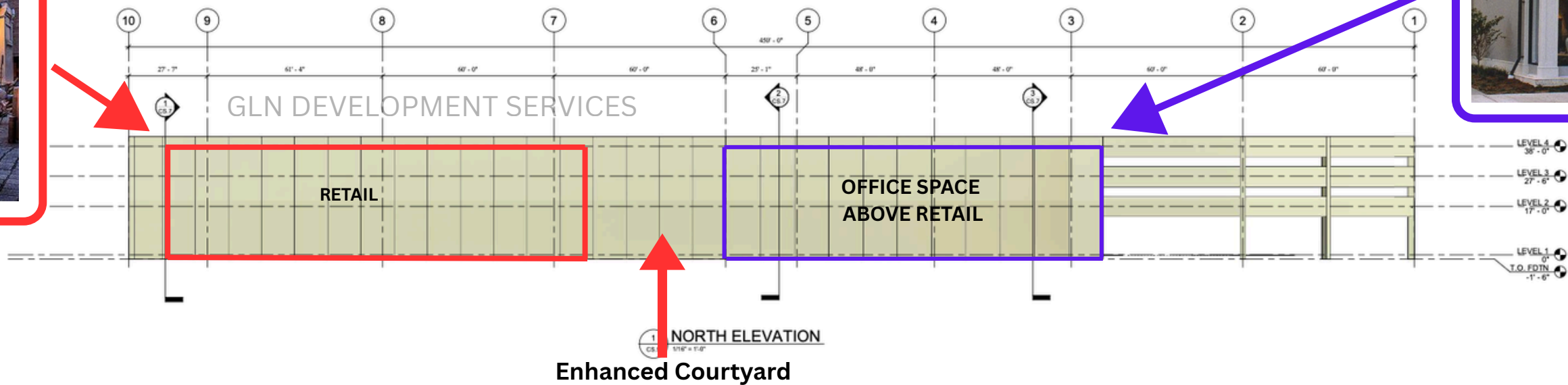
Madrid Inspired Storefront



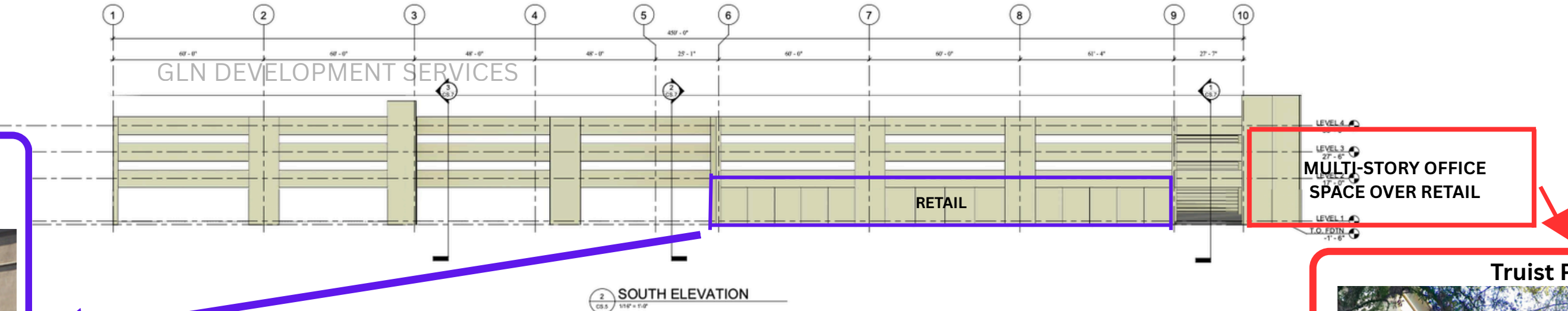
Tricor Building



Liner Buildings Screen the Garage



Ground Floor Retail Space Under Garage



Truist Plaza



CONCEPTS FOR EXPLORATION

01

Mercado de San Miguel - Madrid, Spain

Traditional gathering space for retail or dining.

- A jewel anchor to complement the heart of the Winter Park and City government.
- Conceals first and second/third floor parking.
- Activates the street with retail and dining.
- Creates a welcoming public space.
- Enhances the pedestrian experience.



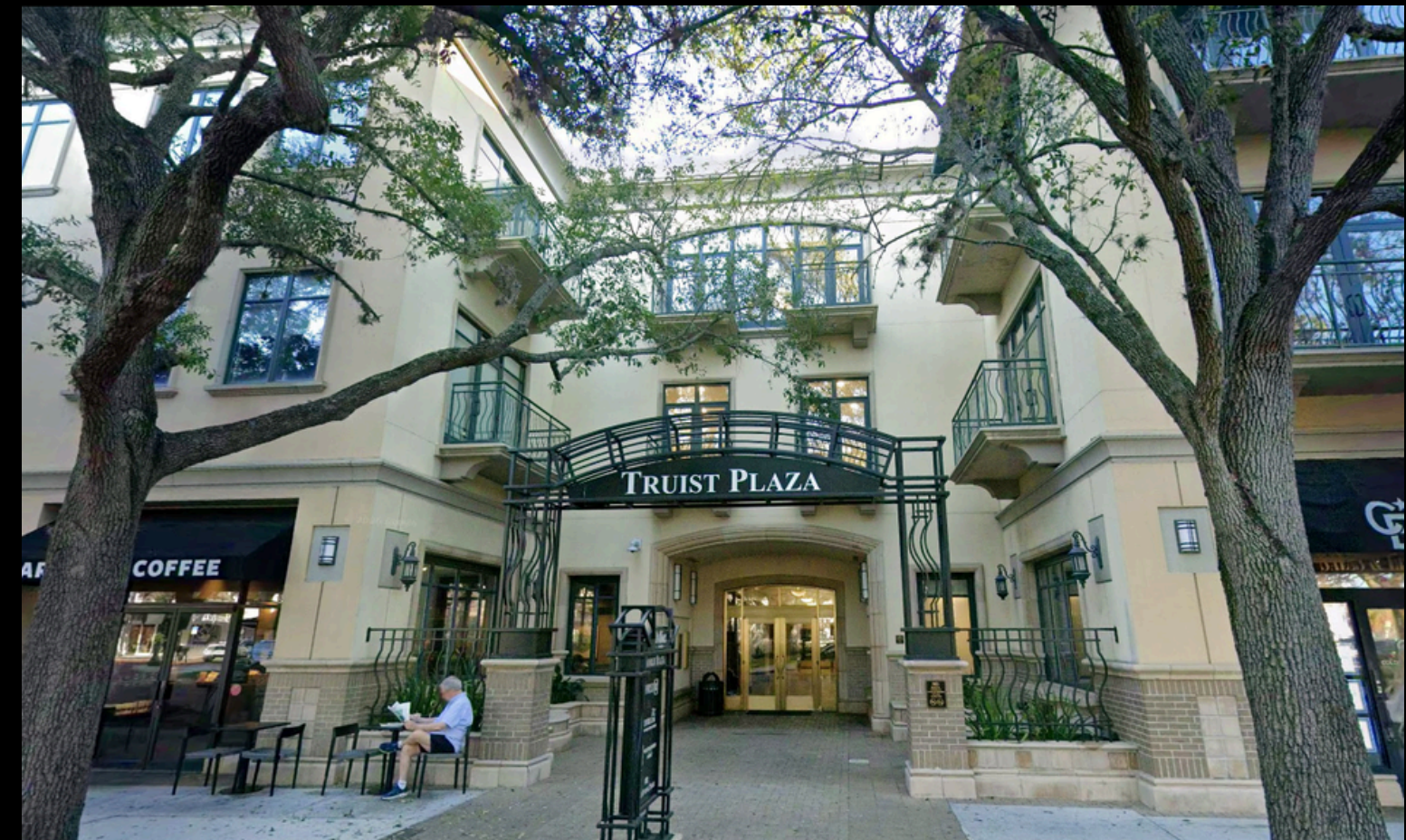
CONCEPTS FOR EXPLORATION

02

Truist Plaza Office Spaces and Retail

Multi-story office spaces over retail spaces

- Office spaces conceal the parking structure.
- Active street level retail creates a vibrant pedestrian experience.
- Garage access located behind the building.
- Enhances walkability and street activation.
- Creates an attractive destination instead of a standalone garage.
- Supports future retail and dining opportunities.



CONCEPTS FOR EXPLORATION



02

Tricor Building on New England Ave.

Multi-story office space

- An example of classical architecture with retail at the ground level and office space above.
- Fits the scale and rhythm of the Winter Park Central Business District.
- Shows harmony, proportion, balance, and order.



CONCEPTS FOR EXPLORATION



02

Ground Floor Retail Space Under Garage

- Pedestrian friendly ground floor retail with garage above.
- Enhances the character and walkability.
- Hides most of the parking structure from public view.



DEAL STRUCTURE & FINANCIALS

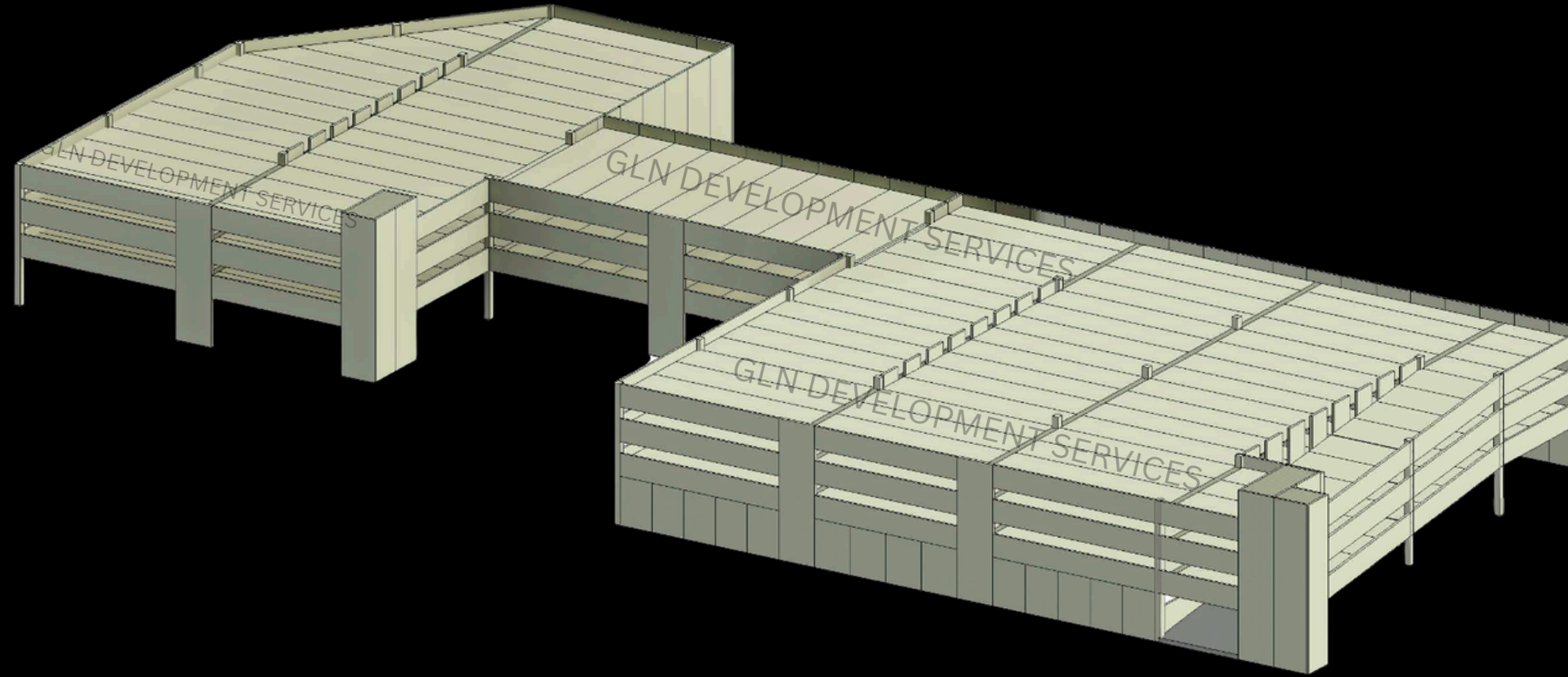


Option 1A

	Assumed Garage Cost per Parking Space	entitlements per F.A.R. s.f.	Spaces Dedicated to the City	Spaces Dedicated to the Public	Potential Uses	Total Entitlements Square Footage	Cost of City/Public spaces	Developer Contribution	City Contribution	Developer's Parking Ratio	# of Dev. spaces required	Dev. Parking Cost	Cost for City plus Dev.'s Cost/F.A.R. S.F. for parking
If	25000	300	145	120	Single Story Retail	10000	\$ 6,625,000	\$ 833,333	\$ 5,791,667	200	50	\$ 1,250,000	\$ 208.33
If	30000	350	145	120		10000	\$ 7,950,000	\$ 857,143	\$ 7,092,857	200	50	\$ 1,500,000	\$ 235.71
If	35000	400	145	120		10000	\$ 9,275,000	\$ 875,000	\$ 8,400,000	200	50	\$ 1,750,000	\$ 262.50
										Blended Retail/Office			
	25000	300	145	120	Ground Floor Retail	20000	\$ 6,625,000	\$ 1,666,667	\$ 4,958,333	222	90	\$ 2,250,000	\$ 195.83
	30000	350	145	120	w/ Office Above	20000	\$ 7,950,000	\$ 1,714,286	\$ 6,235,714	222	90	\$ 2,700,000	\$ 220.71
	35000	400	145	120		20000	\$ 9,275,000	\$ 1,750,000	\$ 7,525,000	222	90	\$ 3,150,000	\$ 245.00
50-50 split	25000	300	145	120	Ground Floor Retail	39750	\$ 6,625,000	\$ 3,312,500	\$ 3,312,500	220	181	\$ 4,517,045	\$ 196.97
	30000	350	145	120	w/ Office Above	46375	\$ 7,950,000	\$ 3,975,000	\$ 3,975,000	222	209	\$ 6,260,625	\$ 220.71
	35000	400	145	120	Mixed of Uses	53000	\$ 9,275,000	\$ 4,637,500	\$ 4,637,500	222	239	\$ 8,347,500	\$ 245.00
City Break Even	25000	300	145	120	Ground Floor Retail	79500	\$ 6,625,000	\$ 6,625,000	\$ -	227	350	\$ 8,750,000	\$ 193.40
	30000	350	145	120	w/ Office Above	92750	\$ 7,950,000	\$ 7,950,000	\$ -	230	403	\$ 12,090,000	\$ 216.06
	35000	400	145	120	Mixed of Uses	106000	\$ 9,275,000	\$ 9,275,000	\$ -	232	456	\$ 15,960,000	\$ 238.07

- For maximum flexibility for the City, our offer is based upon the reciprocation of fee simple entitlements in exchange for each parking spot funded by the developer.

OUR CONCEPTS



Option 2

- Garage only with no private development on-site.
- Build-to-suit leaseback with purchase option as an interim financing model for just a garage of whatever size the City determines.

Or

- Design-Build construction only contract.

Option 3

Consider trade, meaning we purchase a city property, for a currently city owned property located in the central business district that is available or may become available in the near term. Then the city uses the funds to pay for a parking structure through a design-build agreement with the team.



WHY WORK WITH US

01

We Are a Team That “Gets” Winter Park

- More than 35 years of experience serving the Winter Park community.
- Dozens of completed projects throughout the City.
- Deep understanding of Winter Park's development process, architecture, and community character.
- We recognize that this project is about more than parking. It is about creating a lasting public asset that reflects the City's vision.

02

Strong Relationships with City Leadership

- 10 years on the Winter Park Planning & Zoning Board, serving most of that time as Chairman.
- Served on multiple City planning task forces.
- Helped develop the original City Hall parking garage concept.
- Strong relationships with City leadership and stakeholders.

03

A History of Purposeful Design

- Experience developing projects that balance community needs, design excellence, and financial feasibility.
- Extensive background in public, private, government, nonprofit, and commercial developments.
- Focus on solutions that enhance Park Avenue while creating long term value.
- Collaborative approach that aligns City goals with practical development strategies.

04

Financial Strength

- Backed by Lamm & Company Partners
- \$60M bonding capacity
- Millions of square feet developed for private and government properties.



THANK YOU FOR THE CONSIDERATION

We appreciate the opportunity to be considered for this project.



407-895-2525



www.lammco.com



Dlamm@lammco.com

AFFIDAVIT OF NO COERCION

Before me, the undersigned authority, personally appeared David Lamm,
whom after being duly sworn, deposes and states: (Print Affiant Name)

1. My name is David Lamm and I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with GLN Development Services, a non-governmental entity, and I am authorized to provide this affidavit on its behalf.
3. The nongovernmental entity, GLN Development Services, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This declaration is made pursuant to Florida Statute 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Further Affiant sayeth naught.

Company: GLN Development Services

Authorized Signature: *David Lamm*

Date: 7/14/26

Printed Name: David Lamm

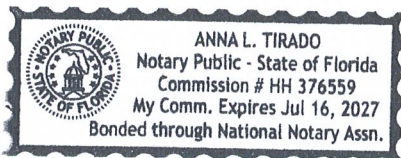
Title: CEO

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence, ☐ digital notarization, or ☐ on-line notarization this 14 day of July, 2026, by David Lamm as CEO on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

(Affix Notary Stamp or Seal)



Anna L. Tirado

Notary Public Signature

Anna L. Tirado

Print, Type or Stamp Name of Notary

My commission expires: 7/16/27

AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138, FLORIDA STATUTES

Before me, the undersigned authority, personally appeared David Lamm,
whom after being duly sworn, deposes and states: (Print Affiant Name)

1. Affiant is the (Title) Chief Executive Officer (CEO) of (Business Name) GLN Development Services, which does business in the State of Florida, hereinafter called the "Vendor".
2. The Vendor, pursuant to Section 287.138, Florida Statutes, certifies that:
 - i. It is not owned by the government of a foreign country of concern;
 - ii. The government of a foreign country of concern does not have a controlling interest in the entity, as defined by Section 287.138(1)(a), Florida Statutes;
 - iii. The entity is not organized under the laws of or has its principal place of business in a foreign country of concern.
 - iv. For the purposes of this affidavit, foreign country of concern means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern, as defined in Section 287.138(1)(c), Florida Statutes.
3. The Vendor in accordance with Section 287.138, Florida Statutes, executes this affidavit for the purposes of preventing the City from entering contracts with foreign entities of concern which would provide the entity access to an individual's personal identifying information.

[SIGNATURE PAGE TO FOLLOW]

Further Affiant sayeth naught.

Company: GLN Development Services

Authorized Signature: *David Lamm*

Date: _____

Printed Name: David Lamm

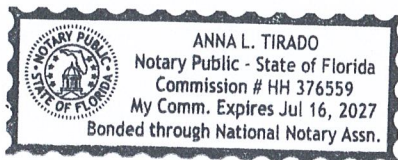
Title: CEO

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence, ☐ digital notarization, or ☐ on-line notarization this 14 day of July, 2026, by David Lamm as CEO on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

(Affix Notary Stamp or Seal)



Anna L. Tirado

Notary Public Signature

Anna L. Tirado

Print, Type or Stamp Name of Notary

My commission expires: 7/16/27



Sworn Statement Under Section 287.133(3)(a), Florida Statutes, on Public Entity Crimes

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Winter Park
by David Lamm
for GLN Development Services
whose business address is 968 Lake Baldwin Lane, Orlando, FL 32814
and (if applicable) its Federal Employer Identification Number (FEIN) is 26-1322976 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement): _____
2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133 (1)(a), **Florida Statutes**, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.



3. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity.
4. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[indicate which statement applies.]**

 X Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

— The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. [attach a copy of the final order]

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

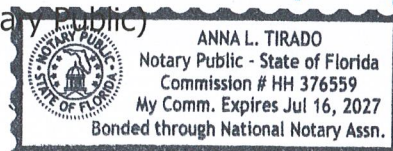
Authorized Signature

Sworn to and subscribed before me by means of ✓ physical presence or online notarization, this 14th day of July 2026. Personally known ✓ OR Produced identification

Notary Public - State of Florida My commission expires 7/16/27

(Printed typed or stamped Commissioned name of Notary Public)

Typed or stamped commissioned name
 Anna H. Triado





City Commission

agenda item 14.a

item type

Public Hearings: Quasi-Judicial Matters

meeting date

August 12, 2026

prepared by

Donald Marcotte, Assistant Director of Public Works/City Engineer

approved by

Randy Knight, City Manager

subject

Ordinance 3369-26 - Partial Vacation of Holt Ave- FBC South Project (2nd reading)

motion | recommendation

Move to adopt ordinance approving the partial vacation of eight (8) feet of right of way along the northern portion of Holt Avenue.

background

As part of the Community Benefit Agreement (CBA) associated with the Conditional Use approvals for the Holler redevelopment projects located at the north-east and south-east corners of Fairbanks Avenue and Denning Drive, the Hollers agreed to dedicate the first two (2) feet of right of way along the Fairbanks Avenue frontage of their property at 860 West Fairbanks Avenue to accommodate a new turn lane from Fairbanks Avenue onto Denning Drive. This dedication, together with 10.4 feet of right of way on the north side of Fairbanks Avenue, was intended to provide the necessary width for the turn lane improvements. Following the Conditional Use approvals, however, the Florida Department of Transportation (FDOT) determined that an additional two (2) feet of right of way was needed along the south side of Fairbanks Avenue to meet its roadway design standards. The Hollers subsequently agreed to increase their dedication from two (2) feet to a total of four (4) feet. In exchange, the CBA was amended to provide for the vacation of an additional two (2) feet of right of way along Holt Avenue. This increased the anticipated Holt Avenue right of way vacation from six (6) feet to a total of eight (8) feet, serving as a tradeoff for the additional right of way dedication required to construct the Fairbanks Avenue turn lane improvements. The proposed Ordinance vacating the eight (8) feet of right of way along the northern portion of Holt Avenue implements the amended CBA and completes the agreed upon exchange of right of way between the city and the Hollers to facilitate the land needed for the turn lanes on Fairbanks.

alternatives | other considerations

deny request

fiscal impact

none

attachments

1. Ordinance 3369-26 Holt Avenue Partial Vacation Ordinance 7-9-2026
2. Exhibit A - SOD- HOLT AVE
3. Business Impact Estimate- HOLT AVE

After Recording Return To:
City of Winter Park, City Clerk's Office
401 Park Avenue South
Winter Park, Florida 32789

ORDINANCE NO. 3369-26

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA VACATING AND ABANDONING A PORTION OF THE HOLT AVENUE RIGHT-OF-WAY, DEDICATED BY THE REVISED MAP OF THE TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGES 67-72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Park has authority to adopt this Ordinance by virtue of its home rule powers and Charter with respect to abandoning and vacating rights of way no longer needed for public purposes, and the City Commission has made such a determination; and

WHEREAS, the adjacent property owner has requested the right-of-way vacation and abandonment set forth herein and the City has determined that portion of Holt Avenue right-of-way being vacated and abandoned by this Ordinance is no longer needed by the City of Winter Park for public right-of-way purposes except for the easements reserved herein; and

WHEREAS, the public right-of-way vacation and abandonment set forth herein has been properly noticed and advertised and interested persons have had an opportunity to be heard concerning such matter.

BE IT ENACTED by the People of the City of Winter Park, Florida as follows:

Section 1. The City Commission of the City of Winter Park, Florida hereby vacates and abandons that certain portion of the Holt Avenue right-of-way (Kentucky Avenue per plat) legally described in that certain legal description and sketch of description attached hereto as **Exhibit "A"** ("Vacated Area"), subject to the City of Winter Park's reservation of a perpetual public sidewalk easement and public utility easement over, under, and through such Vacated Area for the construction, installation, repair, replacement, reconstruction, maintenance, control, operation, use, and modification of a public sidewalk and public and private utilities and facilities, including but not limited to sewer lines, water lines, reclaimed water lines, gas lines, electric

lines, cable television lines, telecommunications lines, fiber optic cables and other utilities of every type, including the right of public use of sidewalk improvements and the City's right of access upon and to and from said area to effectuate the purposes of said perpetual public sidewalk easement and public utility easement. The City of Winter Park shall only be responsible for the operation, maintenance and repair of any sidewalk or utilities that it installs within the Vacated Area.

Section 2. In the event of any conflict between this Ordinance and any other ordinance or portions of ordinances, this Ordinance controls.

Section 3. After adoption, this Ordinance shall be recorded in the public records of Orange County, Florida.

Section 4. This Ordinance shall take effect immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida, on the 12 day of August, 2026.

Sheila DeCiccio, Mayor

ATTEST:

Kim Breland, City Clerk

LEGAL DESCRIPTION

EXHIBIT "A"

THE NORTH 8.00 FEET OF HOLT AVENUE (KENTUCKY AVENUE), REVISED MAP OF THE TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK "A", PAGES 67 THROUGH 72 INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 92, REVISED MAP OF THE TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK "A", PAGES 67 THROUGH 72 INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN S00°44'08"E ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 12, BLOCK 92, A DISTANCE OF 8.00 FEET; THENCE S89°01'12"W ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 12, BLOCK 92, AND THE SOUTH LINE OF LOT 7 THROUGH LOT 16 INCLUSIVE, J.E. HARPER'S SUBDIVISION, AS RECORDED IN PLAT BOOK "K", PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 623.21 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 6.00 FEET OF LOT 7, SAID J.E. HARPER'S SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 1641, PAGE 325; THENCE N00°44'08"W ALONG SAID EAST LINE, A DISTANCE OF 8.00 FEET TO THE SOUTH LINE OF SAID LOT 7, J.E. HARPER'S SUBDIVISION, BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1641, PAGE 325; THENCE N89°01'12"E ALONG SAID SOUTH LINE OF LOT 7 THROUGH 16 AND SAID LOT 12, BLOCK 92 A DISTANCE OF 623.21 FEET TO THE POINT OF BEGINNING.

SYMBOLS AND ABBREVIATION LEGEND:

N	=	NORTH
E	=	EAST
S	=	SOUTH
W	=	WEST
ORB	=	OFFICIAL RECORDS BOOK
PB	=	PLAT BOOK
PG	=	PAGE
POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
R/W	=	RIGHT-OF-WAY
SR	=	STATE ROAD

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DESCRIBE A VACATE THE NORTH 8 FEET OF HOLT AVENUE.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF J.E. HARPER'S SUBDIVISION, WINTER PARK, FLORIDA, AS RECORDED IN PLAT BOOK "K", PAGE 89 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AS BEING NORTH 89°01'12" EAST (ASSUMED).

NOT A SURVEY

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

CERTIFIED TO:

1. THE CITY OF WINTER PARK
- 2.
- 3.
- 4.

PROPOSED R/W VACATION

PROJECT No.	241001.20	DRAWN DATE	2026.07.08
SURVEY BY	N/A	REVIEWED BY	R.SMITH
SURVEY DATE	N/A	APPROVED BY	R.SMITH
DRAWN BY	R. SMITH	CLIENT FILE No.	N/A



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PHONE 407.681.3836 | WWW.VOLER.GROUP | INFO@VOLER.GROUP

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SURVEYOR'S CERTIFICATION

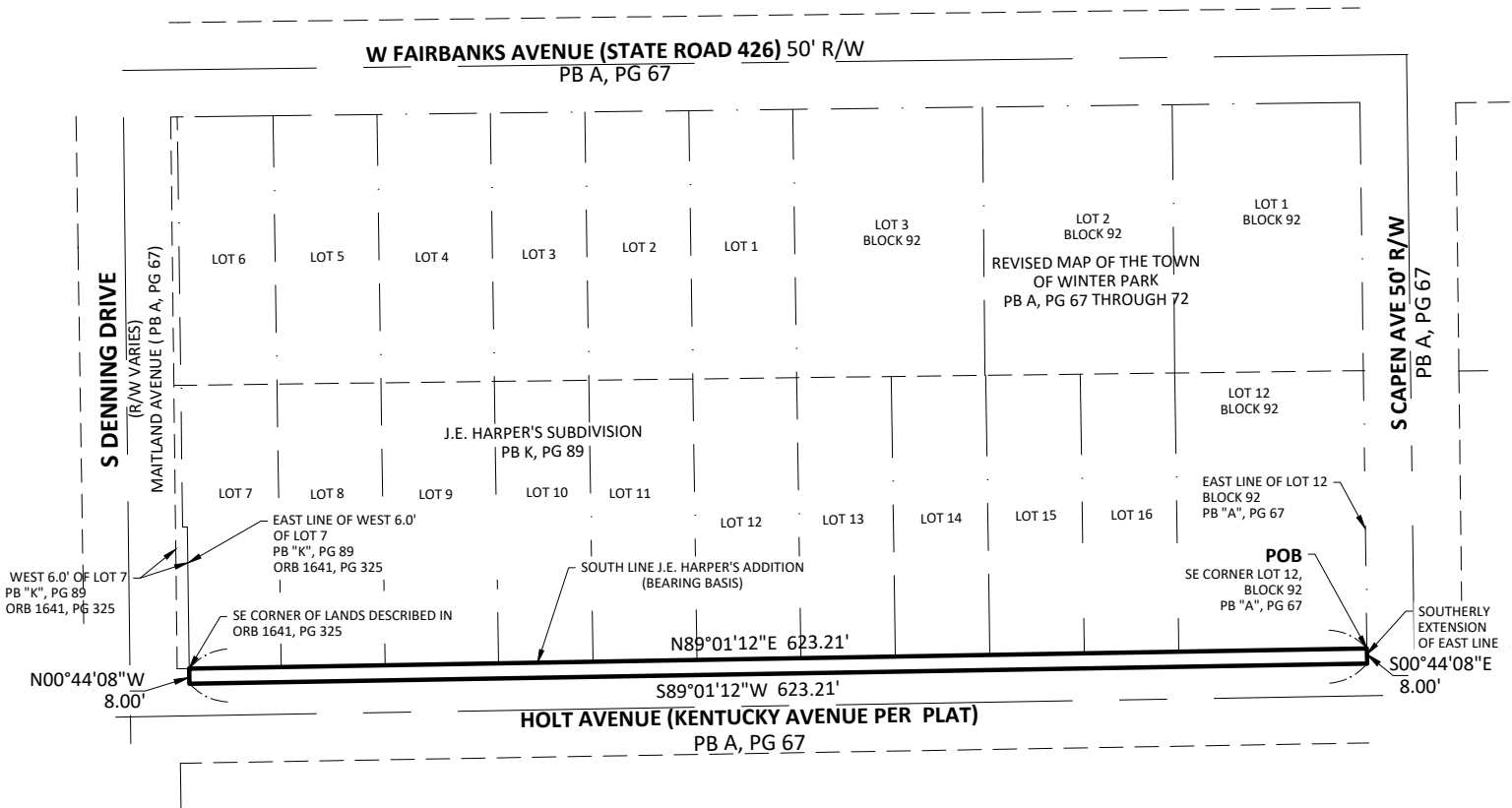
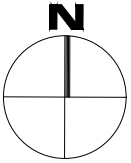
I HEREBY CERTIFY THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SKETCH MAP AND/OR REPORT IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.602(3)



Digitally signed
by Ron Smith
Date:
2026.07.08
10:32:03 -04'00'

RONALD K SMITH, PSM 5797

SKETCH OF DESCRIPTION



NOT A SURVEY

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION

PROPOSED R/W VACATION

PROJECT No.	241001.20	DRAWN DATE	2026.05.08
SURVEY BY	N/A	REVIEWED BY	R.SMITH
SURVEY DATE	N/A	APPROVED BY	R.SMITH
DRAWN BY	R.MSITH	CLIENT FILE No.	N/A



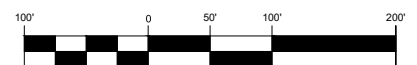
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GRAPHIC SCALE



1 INCH = 100 FEET

City of Winter Park, Florida Business Impact Estimate

Posted Date: _____

Proposed ordinance's title/reference: **APPROVING THE PARTIAL VACATION OF EIGHT (8) FEET OF RIGHT OF WAY ALONG THE NOTHERN PORTION OF HOLT AVENUE.**

This Business Impact Estimate (BIE) is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Winter Park takes the position that a business impact estimate is not required by state law for the proposed ordinance.¹ The City of Winter Park may, at its discretion, complete a Business Impact Estimate even for a proposed ordinance that falls under one of the following exemptions. This Business Impact Estimate may be revised following its initial posting.

If the ordinance is exempt, please check the appropriate box below. Continue to Page 2, if a BIE is required.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive Plan Amendments and land development regulation amendments initiated by an application by a private party other than the City of Winter Park;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, the City of Winter Park hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Winter Park, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Winter Park regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

If any of the above are applicable, please explain:

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

4. Additional information the governing body deems useful (if any):

[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: "City of Winter Park staff solicited comments from businesses in the City of Winter Park as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City of Winter Park website, public workshop, etc." You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses.]



City Commission

agenda item 16.a

item type

City Commission Reports

meeting date

August 12, 2026

prepared by

Kim Breland, City Clerk

approved by

Randy Knight, City Manager

subject

Request for discussion at future meeting of Resolution 2281-24 and Winter Park Sustainability Action Plan

motion | recommendation**background**

Commissioner Lindsey will be looking for consensus to discuss draft Resolution 2281-24 and the Winter Park Sustainability Action Plan at a future commission meeting.

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

1. Resolution 2281-24

RESOLUTION 2281-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE SUSTAINABILITY ACTION PLAN ADOPTED BY RESOLUTION 2267-23; PROVIDING FOR SEVERABILITY, NON-LIMITATION OF AUTHORITY, AND AN EFFECTIVE DATE.

WHEREAS, in January 25, 2023, the City adopted the Sustainability Action Plan that promotes, “responsible and proactive decision-making that minimizes negative impacts and maintains balance between social, environmental, and economic growth to ensure a desirable planet for all species now and in the future”; and

WHEREAS, the purpose of the Sustainability Action Plan is to create a roadmap depicting where the City is today and where it would like to be in the future, in regards to achieving sustainability goals and targets by a specific time frame; and

WHEREAS, based upon the results from the feasibility study, the target dates in the Climate Resiliency section of the Sustainability Action Plan has been revised to replace ‘TBD’ with specific target goals of 80% renewable energy supply by 2035, 89% renewable energy supply by 2042 to include an update on technologies available, and 100% renewable energy supply by 2050; and

WHEREAS, it is the intention that the City will conduct the following safeguard measures to ensure meaningful emission reduction goals:

- regularly re-evaluate renewable targets and integrated resource plans for its electric energy supply at 3-year maximum intervals, and adjust such targets and plans accordingly should continuing on a path to 100% renewable energy prove too costly in future years such that the associated retail electric rates would exceed either a) 105% of state Florida municipal electric companies or b) 95% of Duke Energy; and,
- establish short-term, mid-term, and long-term goals in its roadmap to 80% and 100% renewable energy; and,
- Ensure purchased renewable energy comes from site specific renewable energy sources in the region so that regional carbon reduction is achieved without relying on purchasing carbon credits or purchasing premiums.

WHEREAS, the Sustainability Action Plan and revision is supported by the Keep Winter Park Beautiful and Sustainable Advisory Board and the Utility Advisory Board; and

WHEREAS, the Sustainability Action Plan is a living document intended to evolve over time and contains long-term objectives and short-term actions for helping the City achieve targets related to sustainability; and

WHEREAS, the objectives are intended to be quantifiable so that progress can be measured on an annual basis.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution.

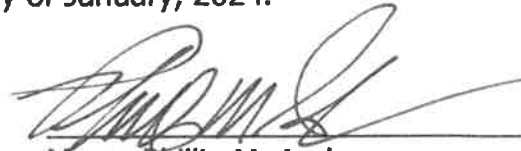
SECTION 2. Sustainability Action Plan. The City Commission hereby adopts the amendment to the Sustainability Action Plan attached to this Resolution in order to achieve sustainability goals.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution.

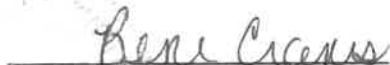
SECTION 4. Non-limitation of Authority. This Resolution shall not be construed to limit City Commission authority or discretion over whether or how to budget, allocate, or spend moneys for any purpose. The Sustainability Action Plan is a target-based plan and is subordinate to the City's Comprehensive Plan, the City's land development regulations, and other legally binding requirements of the City's Code.

SECTION 5. Effective date. This Resolution and the Sustainability Action Plan shall become effective immediately upon adoption of this Resolution by the City Commission of the City of Winter Park, Florida.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 24th day of January, 2024.


Mayer Phillip M. Anderson

ATTEST:


City Clerk Rene Cranis



City of Winter Park Sustainability Action Plan

January 24th, 2024

Presented by:

Gloria Eby, Natural Resources and Sustainability Director

Sara Miller, Sustainability Manager

Mia Brady, Sustainability Specialist

Keep Winter Park Beautiful & Sustainable Advisory Board

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Background

Vision and Purpose

The 2022 Sustainability Action Plan (SAP) updates and expands upon the City of Winter Park's 2015 SAP. The purpose of the SAP remains the same, to create a roadmap depicting where the city is today and where it would like to be in the future, in regard to sustainability.

The city defines sustainability as responsible and proactive decision-making that minimizes negative impact and maintains balance between social, environmental, and economic growth to ensure a desirable environment for all species now and into the future.

By integrating elements of this plan, Winter Park will:

- Increase quality of life while improving individual and community health
- Become more independent from energy derived from fossil fuels
- Protect and enhance air quality, water quality, and natural systems
- Save money
- Increase economic value

It is the intention of this document to provide high level objectives that are conceptually approved by the City Commission and leadership. The actions listed under each category are put forth as possible avenues for achievement of the approved goals, and do not represent required or prescriptive measures. The plan is a living document intended to evolve over time as the city experiences both progress and challenges.

A progress report will be presented to the City Commission on an annual basis. This annual report will include:

- Summary of progress made toward the previous year's indicators and actions
- Proposed project/action list
- Estimated project costs
- City staff and budget allocations
- Outside funding opportunities

History

On January 14, 2008, the Winter Park City Commission passed a resolution stating the City would pursue measures to become a certified Green Local Government through the Florida Green Building Coalition (FGBC). In 2009, Public Works Director Troy Attaway hired Tim Maslow to coordinate the city's sustainability efforts and to develop a plan for achieving the certification. In 2011, after working with each department on a multitude of new projects, policies and programs, the city was officially certified as a Green Local Government at the Gold level, also earning the highest score for a local government that year. The SAP was originally drafted based upon the structure provided by the Green Local Government certification.

In 2012, the city's Environmental Review and Keep Winter Park Beautiful (Keep America Beautiful affiliate since 1993) boards merged with a shared focus of improving community sustainability and achieving the Green Local Government Platinum certification. The new Keep Winter Park Beautiful and Sustainable (KWPB&S) Advisory Board held monthly workshops in addition to their regularly scheduled monthly board meetings in an effort to develop and refine the SAP with community involvement. The 2015 SAP, presented by Kris Stenger, Assistant Director of Building, Permitting and Sustainability and Abby Gulden, Sustainability and Permitting Coordinator, was accepted by unanimous vote of the City Commission on February 9, 2015.

2012-2013 KWPB&S Board Members		2014-2015 KWPB&S Board Members	
Mary Dipboye, Chair	James (Bob) Robinson	Michael Poole, Chair	Mark Roush
Stephen Pategas, V. Chair	Pat Schoknecht	Stephen Pategas, V. Chair	Bruce Thomas
Michele Hipp	Julia Tensfeldt	Michele Hipp	Steven DiClemente
Michael Poole	Kent Tse	Raymond Randall	Mary Dipboye
Raymond Randall	Laura Walda	Pat Schoknecht	John Tapp
John Rife	Carol Kostick	Julia Tensfeldt	Fred Kosiewski
Lucy Roberts	Mark Roush	Laura Walda	Cathy Blanton
Joseph Robillard		Carol Shenck (Kostick)	

About the 2022 SAP Update

Overview

The year 2020 was the first target year for many of the 2015 SAP metrics. Due to the COVID19 pandemic, data from 2020 is not comparable to previous years. For this reason, trend data for the 2021 document were only expressed through the year 2019 (pre-COVID-19 pandemic). The city's progress toward the 2015 SAP Objectives, Indicators, and Actions through 2020 is provided in the 2020 Annual Report available at cityofwinterpark.org/sap.

The 2021 SAP revises baselines, where necessary, for more complete and accurate data collection and analysis. It also includes a new category, Climate Resiliency, to help the City better understand and withstand weather and climate-related risks and vulnerabilities. The update also includes actions to apply a *racial equity lens* to ensure a future where race can no longer be used to predict life outcomes and where outcomes for all groups are improved.

During 2021, many programs and goals were suspended due to prior sustainability staff no longer employed at the city. In 2022, the Sustainability Program was moved to the newly created Natural Resources and Sustainability Department. The 2022 SAP revision contains edits made to the 2021 SAP being implemented by the Sustainability Division consisting of the Sustainability Specialist, Sustainability Manager, and Natural Resources and Sustainability Director.

In addition, as a result of the above-mentioned delays, the Department of Natural Resources and Sustainability conducted a comprehensive inventory of all SAP metric

indicators to benchmark city status in effort to give the new Department a starting point on data trend and analysis moving forward. This information is presented in subsequent tables labeled as “**2021 Status**”.

2021 SAP Update Community Engagement Process

The 2021 SAP integrates discussion and feedback from joint virtual KWPB&S Advisory Board work sessions, which allowed for public comments, with the following city advisory boards and respective staff liaisons: Economic Development, Lakes and Waterways, Parks and Recreation, Tree Preservation, Planning and Zoning, and Transportation and Utilities. Additional community input on SAP priorities were gathered using an online survey that had over 200 respondents (over two-thirds were identified as residents). Community input was also gathered from community organizations via an online survey from Hannibal Square Heritage Center, Ideas for Us Orlando, League of Women Voters Orange County, The Nature Conservancy, Winter Park Garden Club, Winter Park History Museum, and Winter Park Public Library.

Keep Winter Park Beautiful & Sustainable Advisory Board

The mission of Keep Winter Park Beautiful and Sustainable (KWPB&S) Advisory Board is to make recommendations to the city commission concerning matters to improve the quality, health, sustainability and aesthetics of our environment in order to create a healthier, more beautiful place to live, work, and play.

2022 KWPB&S Board Members	Appointed By	End of Term
Ben Ellis, Vice Chair	Mayor Anderson	2024
Carey Bond	Commissioner DeCiccio	2023
Mark J Yonker	Commissioner Cruzada	2025
Kay Hudson, Chair	Mayor Anderson	2024
Stephen Pategas	Commissioner Weaver	2025
Rishona S Teres	Commissioner Sullivan	2023
Laura Gustafson-Hullinger	Mayor Anderson	2024

Highlights and Accomplishments

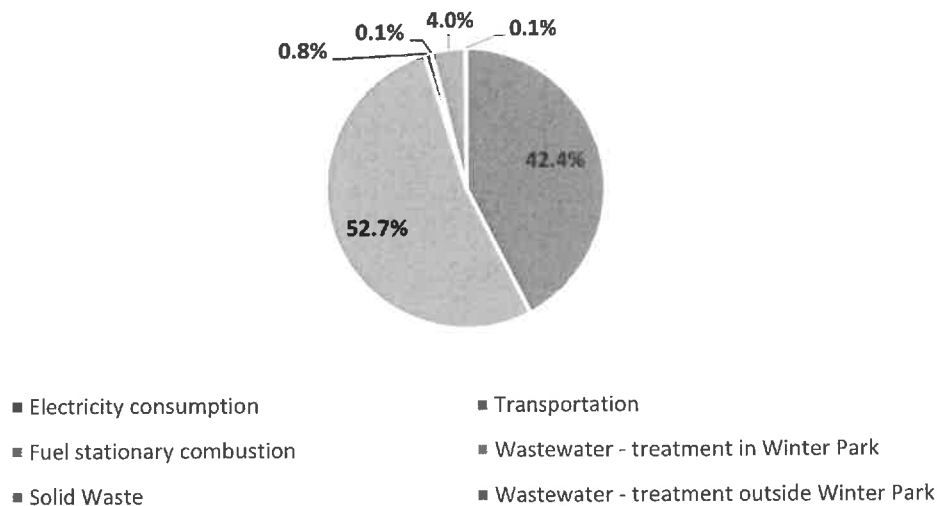
- East Central Florida Regional Resilience Collaborative Partner and Regional Greenhouse Gas Reduction Advisory Committee Member
- Solar United Neighbors Partner
- America In Bloom's 2020 Outstanding Achievement Award for Environmental Efforts
- SolSmart Gold Designee
- EV Charging Infrastructure Readiness Ordinances (3203-21, 3204-21)
- Backyard Chicken Permit Pilot Program Ordinance (3182-20)
- Single-use Products Policy for City Facilities Pilot Program Resolution (2238-20)
- Electrified the Building & Permitting Department's entire fleet
- Purchased 20MW of utility-scale solar, expanding the city's renewable portfolio

- Launched Green Business Recognition Program
- Collaborations with UCF and Rollins College students on energy benchmarking and Green Business recruitment
- Rollins College Bonner Leaders Program Partner
- Awarded over \$100,000 in Florida Department of Transportation Keep America Beautiful Florida Affiliates Grants
- Single-stream Residential Recycling Program including Schedule Reminding and Waste Lookup Tool Digital Service
- Electric Vehicle Charging Stations available to the public throughout the city at no cost
- Residential audit and rebate programs encouraging energy and water conservation
- Gas-powered Leaf blower Ban Ordinance (3230-22)
- Sustainability Program moved to the Natural Resources and Sustainability Department where the Program now is addressed as a Division to work collaboratively with Lakes and other Departments
- Sustainability Specialist position was increased from part-time to full-time in order to help the Sustainability Manager and Natural Resources and Sustainability Director fulfill the goals of the SAP
- Awarded \$100,000 from the Department of Environmental Protection to go towards the City's Climate Risk Vulnerability Assessment
- Completed Energy Efficiency Study on 20 city-owned buildings in 2023
- Sustainability Action Plan adopted January 2023 by Resolution (2267-23)- carbon emission target goals listed as TBD
- Sustainability Action Plan adopted January 2024 by Resolution (2281-24)- to include carbon emission target goals

Climate Resiliency

The Climate Resiliency category outlines long-term objectives and short-term actions focused on improving the city's capacity to cope with climate change impacts and to respond in ways that allow the city to maintain its essential functions while also maintaining the capacity for adaptation, learning, and transformation. In 2021, the Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report asserts that human activities are estimated to have caused approximately 1°C of global warming to date and further warming of 1.5°C and 2.0°C will be exceeded during the 21st century unless deep reductions in CO₂ and other greenhouse gas emissions occur in the coming decades. Warming at this level is projected to increase the mean temperature of most land and ocean regions, increase hot extremes in most inhabited regions, and increase climaterelated risks to health, livelihoods, food security, water supply, human security, and economic growth.

Community Wide GHG Inventory 2022



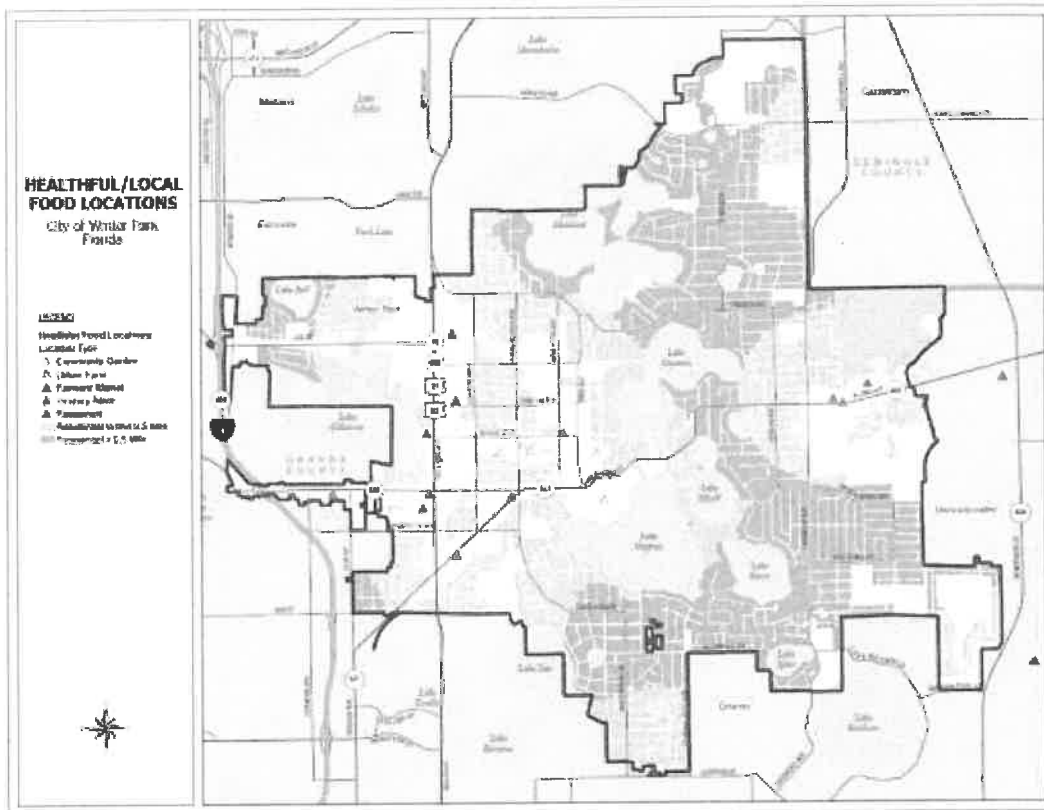
The city's Community-wide Greenhouse Gas (GHG) Emissions Inventory consists of all major direct and indirect GHG emissions generated and occurring within the City of Winter Park's organizational boundary. Transportation-related (50%) and electricity consumption-related (46%) activities contribute the largest proportion of greenhouse gases emissions in the city. As a municipally owned-utility, the Electric Utility is uniquely situated to increase the percentage of its energy portfolio coming from renewable and clean alternative sources. Transitioning to 80% renewable energy, for all electricity and transportation may be more feasible and accessible for the City of Winter Park than many of its neighbors given that it has purchasing power over its electricity and is implementing policies that will ready future developments for a transition to electric vehicles.

In May of 2022, the City of Winter Park was awarded \$100,000 in grant funding from the Florida Department of Environmental Protection to conduct a Climate Risk Vulnerability Assessment which will identify ways in which the city is susceptible to harm from climate threats and vulnerabilities. This uses science-driven data about climate threats and works with private/public organizations, the City's Emergency Management Team, and FEMA.

The scientific data is combined with information about the City of Winter Park's residents, assets, and businesses to better understand current and future challenges with long-term operability and recovery.



Food Insecurity, according to the United States Department of Agriculture (USDA), is described as a household-level economic and social condition of limited or uncertain access to adequate food. The identified at-risk groups in the City of Winter Park includes seniors, disabled individuals, low-income residents, and students. In collaboration with the Community Redevelopment Agency, Planning and Zoning Department, and local community partners, access to healthy and affordable food options within a half-mile of impacted residence has been identified. Despite the city's favorable walkability and public transportation infrastructure, these vulnerable groups are still disproportionately affected by a lack of nearby affordable and healthy food options referred to as food deserts. Recognizing the need for targeted interventions, the city aims to close these gaps through community partnerships and on-the-ground education initiatives. This approach aligns with a holistic strategy that involves both community engagement and practical solutions to improve food access and promote nutrition education for the betterment of the identified vulnerable groups. Below is a map illustrating healthy food locations within the city.



Creating a Food Security Strategy Plan, one that strengthens vulnerable populations, is key to providing affordable, healthy food options. Community gardens and farmers markets in conjunction with community partners (such as Center for Health and Well Being and Winter Park Library's Seed Program) and local businesses can aid in the reduction of food deserts identified in Winter Park. Below is a list of programs that is improving food insecurities with the city.

• Winter Park Natural Resources & Sustainability Department ○ Coordinates with Community Partners to address citizens living with food insecurities ○ Provides donations to senior communities ○ Provides educational workshops on growing edible foods at home • Winter Park Police Department & Fire Department ○ For the past 8 years the Winter Park Police Department along with community partners (St. John Lutheran Church, the First Baptist Church of Winter Park and from residents) has been supplying food to 2 senior communities (emergency pantries at Tranquil Terrace Apartments and Plymouth Apartments) on a monthly basis living with food insecurities ○ https://www.orangeobserver.com/news/2017/aug/17/winter-park-pd-looks-to-help-feed-local-seniors/ ○ Partners with Lakemont Elementary School in the collection of can goods for senior communities living with food insecurities • Winter Parks & Recreation Department ○ SNAP accepted at the weekly Winter Park Farmer's Market

○ Parks and Recreation summer camp program incorporates Orange County Public Schools (OCPS) Summer Food Program ○ Summer Feeding - Orange County Public Schools (ocps.net)
● Winter Park Library
○ Master gardening basics: 5 classes, partnership with UF/IFAS Extension orange County ○ Seed library: 3 grow seasons; 9,000 seeds distributed per year
● Rollins College
○ Food pantry for students – Students can either come to the pantry and take what they need or place an order online, which will be processed at the C-Store and stored in a pre-packed bag ○ Sam Justice is staff contact - sjustice@rollins.edu ○ Urban farm collaboration - providing fresh produce to the food pantry on a regular basis
● SeniorsFirst
○ https://www.seniorsfirstinc.org/ ○ Provides meals-on-wheels to seniors in Winter Park
● Winter Park High School
○ Willies Mart – “Willie’s Mart provides students with goods and snacks as well as fresh fruit and produce every month” ○ https://winterparkhs.ocps.net/school_information/willie_s_mart ○ Susan Leeds is staff contact - susan.leeds@ocps.net
● Winter Park Rotary Club
○ Killarney Elementary School (ES) has the greatest population of homeless or unhoused elementary level students in Orange County and is in Winter Park. Rotary volunteers go over every Wednesday to pack weekend bags to send home for students to have food for their family over the weekend. The Club also donates approximately \$10,000 annually to Second Harvest specifically for food delivered to Killarney ES. Killarney ES is the only school where ALL the students are on the daily nutrition program (breakfast, lunch, and afternoon snack every day) ○ https://www.winterparkrotary.com/our-charities/

OBJECTIVES

1. Increase the city's resiliency to the impacts of climate change, ensuring a healthy, livable and sustainable community for present and future generations
2. Ensure a robust and resilient technology infrastructure with high-speed communications available for all
3. Increase proportion of renewable energy in Winter Park Electric Utility's Energy portfolio
4. Reduce community wide greenhouse gas emissions
5. Encourage on-site renewable energy generation for residential and commercial buildings
6. Ensure access to affordable, healthy food options for food security (community gardens, grocery stores or farmers markets)
7. Increase residential and commercial customers knowledge of city's renewable energy portfolio and opportunities for reducing their carbon footprint
8. Benchmark all indicators to current state of the city given pandemic and operational delays

The Department of Natural Resources and Sustainability conducted a comprehensive inventory of all SAP metric indicators to benchmark city status in effort to give the new Department a starting point on data trend and analysis moving forward. This information is presented in all subsequent tables labeled as **"2021 Status"**.

INDICATORS

	Indicator Description	2012 Baseline	2021 Status	2022 Status	2025 Target	2035 Target	2042 Target	2050 Target
CR-1	Proportion of renewable energy in Winter Park Electric Utility's Energy portfolio ¹ – Baseline Year: 2021 includes Covanta	4%	13%	21.72	23%	80%	89%	100%
CR-2	Community wide greenhouse gas emissions [Tons of carbon dioxide equivalent]– Baseline Year: 2018	398,919	405,394	406,999	355,000	235,000	151,000	58,000
CR-3	WP Electric Utility customers with Solar – Baseline Year: 2012	7	139	154	300	700	950	1300
CR-4	Proportion of Residents within 1/2 mile of affordable, healthy food options – Baseline Year: 2012	-	46%	40%	50%	75%	80%	TBD
CR-5	Undergrounding of Winter Park's electrical Utility ²	-	-	73.1%	85%	100%		

¹Approximations with plans for refinement as reaching 100% target in 2050 is contingent on cost reduction in dispatchable energy from renewable sources as noted in the Key Assumptions Appendix A of the 100% Renewable Initiative Final Report 6.0, 2023.

²Target completion date is no later than 2030.

ACTION

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2022	Conduct Renewable Energy Feasibility Study	Yes	Completed	Sustainability, Quanta, & WP Electric Utility, Public Works
2023	Establish community grants for food security and sustainability initiatives	No	None	Sustainability
2022	Implement an Artificial Turf Ordinance which will help mitigate the number of houses that have artificial turf by addressing stormwater and sustainability concerns	Yes	Yes	Sustainability, Public Works
2022	Adopt Backyard Chicken Program (exp. September 2022) to evaluate program outcomes and possibility of expanding and extending the program	Yes	Yes	Sustainability, Planning
2023	Upon feasibility study results, pass resolution committing the City to at least 80% of all electricity consumed in the City to come from renewable energy resources by feasible target date	No	Initiated	Sustainability, WP Electric Utility
2023	Conduct a Climate Risk and Vulnerability Assessment via FDEP Resilient Florida Program \$100K grant. Upon completion, create Climate Mitigation and Adaptation Plan (CMAP) to include creating <u>resilience hubs</u> within the city reducing impacts of climate change on human health, esp. for most vulnerable communities	No	Initiated	Natural Resources & Sustainability, Emergency Management Team, Pubic Works, IT

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2023	Build a community based sustainable food system which includes education and outreach that promotes seed access, growing edible gardens at home, encourages community supported agriculture, and local food consumption	No	Initiated	Sustainability, Communications
2023	Implement a food security policy. Must have community garden/ farm near most vulnerable areas and educate on reducing consumption of <u>carbon-intensive foods</u>	No	None	Sustainability, GIS
2024	Research and design policies to increase green building standard requirements in residential & commercial developments	No	None	Sustainability, Planning, Building & Permitting, Economic Development
2024	Update Land Development Code, to allow food processing and handling in accordance with F.S. 500.80 (Cottage Food Operations) as a home occupation to encourage local food production	No	None	Planning, Economic Development, Sustainability
Continue Annually	Develop a policy to replace gas-powered leaf blowers with electric alternatives	Yes	Completed	Sustainability, Economic Development
Continue Annually	Evaluate potential for increasing Winter Park Electric Utility's Energy Portfolio coming from renewable resources	Yes	Ongoing	Sustainability, WP Electric Utility
Continue Annually	Conduct Community-wide Greenhouse Gas Emissions Inventory and track proportion of renewables in the WP Electric Utility's portfolio. Continue to report to CWP	Yes	Ongoing	Sustainability

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
Continue Annually	Participate in Regional Sustainability and Resilience Professional Networks (Urban/Southeast/Florida Sustainability Directors Networks, East Central Florida Regional Resilience Collaborative, Good Food Central Florida Regional Policy Council, etc.)	Yes	Ongoing	Department of Natural Resources & Sustainability Dept.
Continue Annually	Provide green building best practices (e.g., energy/water efficiency, tree conservation, waste management) education to building professionals and residents	Yes	Ongoing	Building & Permitting, Sustainability, Urban Forestry
Continue Annually	Energy Conservation Rebate Program	Yes	Ongoing	Sustainability
Continue Annually	Develop recommendations to City Commission that would allow for broadband availability, expanding public WiFi, and enhanced public safety and security	Yes	Ongoing	IT, Sustainability, Planning, Police Dep., Public Works
Continue Annually	Explore opportunities for smart street lights able to gather local environmental data, optimize light energy consumption, and improve public safety	Yes	Ongoing	IT, WP Electric Utility, Planning, Police Dept., Sustainability
Continue Annually	Work with Planning Department to ensure Comprehensive Plan Update incorporates sustainability and resilience related goals, objectives and policies	Yes	Ongoing	Planning, Sustainability

Renewable Electric Utility Supply and Grid Analysis

In prior updates to the SAP, the city adopted a number of Objectives, Indicators, and Actions to drive improved energy efficiency of residential and commercial buildings and to incentivize the use of distributed solar energy in residential and commercial sectors. The city has in recent years purchased a portion of its energy supply from large solar photovoltaic projects, however the majority of its current energy supply is produced by fossil-fueled generators that contribute to greenhouse gas (GHG) and other emissions. With this 2023 update to the SAP, the city adopts a major new initiative to transition the city's electric energy supply to: 80% renewable energy by 2035; 89% renewable energy by 2042 to include an update on technologies available; and 100% renewable energy by 2050.

Prior to adopting these new goals, to transition to a renewable energy supply, the city completed an Integrated Resource Plan (IRP)- a feasibility analysis of the cost and options to transition the power supply to 100% renewable sources. A leading electric industry consulting firm, Quanta Technology, conducted the IRP that includes key assumptions of which are referenced in Appendix A. The IRP developed conservative assumptions and forecasts to assess costs and electric supply technology options from 2024 to 2050 across 18 different future scenarios. Each of the future scenarios included: variations to the forecasted generation costs, fuel costs, energy supply options, growth of customer-owned rooftop solar photovoltaic and electric vehicles (EVs); as well as variations on how rapidly the city would transition to renewable electric supply technologies.

The IRP analysis indicates, under scenario 3D, that city can feasibly transition to 80% renewable supply by 2035 for a cost of power comparable to the cost of continuing with the current fossil-fueled, GHG-emitting generation technologies. The cost projections after 2035 are more uncertain but indicate the city should expect increased power costs to attain the last 20% of its renewable supply. Should continuing on a path to reach a 100% renewable supply prove too costly in future years, such that the associated retail electric rates would exceed 105% of local and/or state averages, the city would adjust its energy supply renewable targets accordingly.

In addition to the city transitioning the electric supply to renewable technologies, the city's electric utility customers are in the process of evolving their energy usage and energy expectations through the adoption of various energy efficient (EE) applications such as smart thermostats/smart appliances that can be timer or remotely controlled; installation of rooftop solar (distributed generation) and battery storage; and the purchase of EVs and associated charging systems, among other changes.

The installation of customer owned rooftop solar generally will result in more solar energy being produced during the daylight hours than those rooftop solar customers consume during the daylight hours. If these rooftop solar owners do not have batteries to store the excess solar energy produced, the excess power from rooftop solar installations will flow backwards, into the city's electrical grid. As number of rooftop solar installations continue to grow, the backflow of power, as well as the normal variations in solar production that occur during daylight hours (i.e., from normal ramp up in solar output during the morning and ramp down in the afternoon, in addition to the rapid solar energy production variations that occur on days with scattered cloud cover), can create power quality problems and other issues for neighbors and the remainder of the utility grid.

The city's current Net Energy Metering (NEM) arrangement provides rooftop solar owners a credit for the excess solar energy that flows back onto the electric grid. The current NEM credit offsets the customer's retail purchases, providing a much higher level of compensation than the actual value of the energy. This premium credit to NEM customers for their excess solar energy results in higher electricity costs for all customers, including customers without rooftop solar installations. While the current cumulative value of the premium paid to NEM customers has only minimal impacts on electricity rates, due to the relatively few, current rooftop solar installations, the cumulative value will increase substantially and have a significant impact on energy rates as more customers add solar rooftop installations and is absent tariff reform.

Growth in the proliferation of customer-owned EV chargers may also: impact power quality; create the need to upgrade the electric system to accommodate the additional energy use; and increase the cost of the city's power supply. As customers add more rooftop solar and EV chargers to the city's grid, mitigation options must be proactively analyzed and implemented to avoid problems. Effective mitigation measures include, among other actions: assisting customers through implementation of EE and demand response (DR) programs (for example, using timers on appliances and EV chargers or effective use of customer-owned batteries); and changing existing electric tariff structures to: better match the utility cost of service, reduce energy consumption in the late afternoon and evening to lower system peak usage, and encourage increased consumption during hours when excess solar power is available. These are a few of the many methods that could be employed to change the time when customers consume their energy.

The following lists of Objectives, Indicators, and Actions summarizes the short-term, mid-term and long-term goals and plans for the city in order to transition to renewable energy supply in a manner that is cost comparable to the current fossil-fueled supply plan.

OBJECTIVES

1. Transition the energy supply of the city's Electric Utility to renewable energy to reduce the city's carbon footprint and reduce the city's dependence on energy derived from fossil fuels.
2. Maintain customer electric rates at rates competitive with other publicly owned utilities in Florida.
3. Develop cost effective programs to enable customers of the city's electric utility to increase their electric energy efficiency (EE) and manage their daily and seasonal peak demand (DR) for electricity.
4. Develop revised retail rates that enable continued growth, aligned with grid needs, of customer owned rooftop solar, energy storage and electric vehicle charging.
5. Develop a resource plan for grid modifications and hosting capabilities and perform periodic review, especially as new technologies become available, and incorporate into the Utility's Strategic Plan.

INDICATORS

	Indicator Description	2023 Baseline	2024 Target	2026 Target	2030 Target	2035 Target
ES-1	Annual renewable energy contribution to the total electric energy supply (%)	21.72%	21.72%	21.72%	50%	80%
ES-2	City residential rates as compared to FL public utilities (city rates/average of comparable utilities, measured in %)	<100%	<105%	<105%	<105%	<105%
ES-3	EE and DR program milestones	Not applicable	Complete studies and develop implementation plan for customer EE and DR programs	Implement programs for customer EE and DR		
ES-4	Milestones to implement changes to rate to enable substantial growth in customer owned distributed solar, distributed storage and electric vehicle charging	Not applicable	Complete rate studies and develop rate design options to enable growth in distributed solar, distributed storage, electric vehicle charging and demand response	Implement new rates as recommended by studies		
ES-5	Electric Utility strategy and grid analyses milestones		Complete a strategic plan, distributed solar and EV hosting capacity analyses and a roadmap for grid modernization			

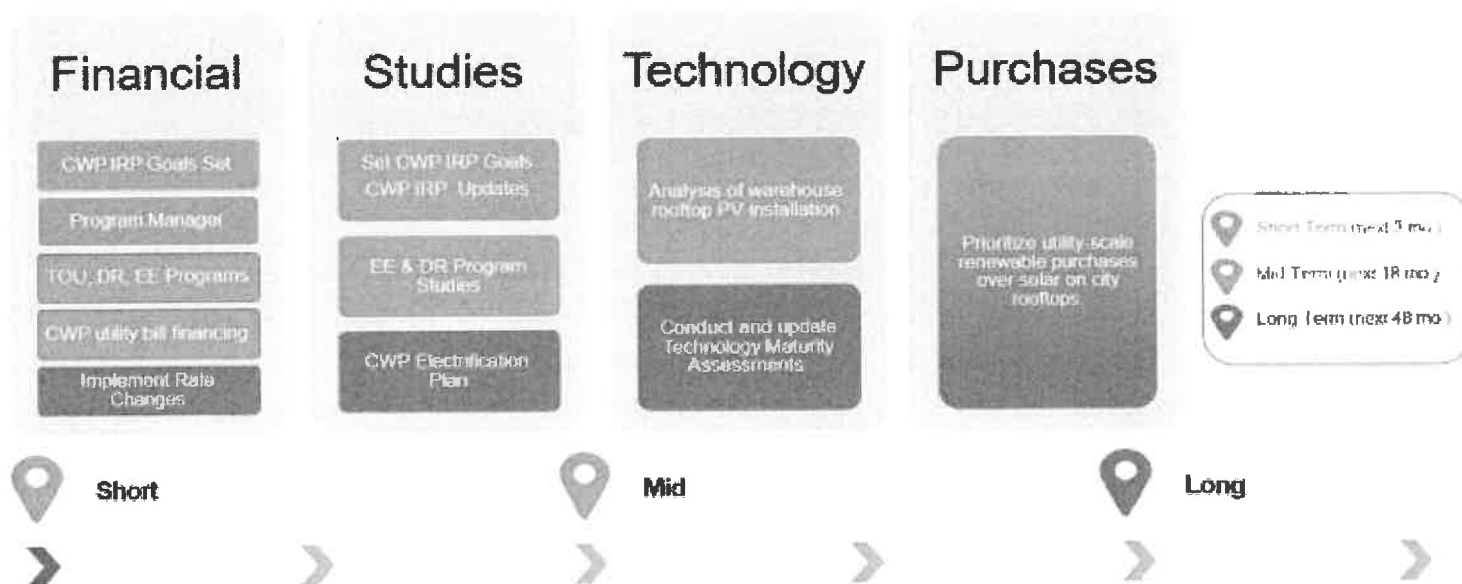
ACTIONS

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2023	Assign a project manager to provide regular updates on the energy supply programs	Yes	Complete	Electric Utility
2024	Complete a baseline and potential study and consider a load research and appliance saturation survey gather better data to assess and design time of use (TOU), EE, and DR programs for residential, and commercial customers.	No	Planned	Sustainability

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2024	Continue to look for opportunities to pool city requirements and partner with FMPA and other Florida utilities for renewable and storage project power purchases and project development	Yes	Ongoing	Electric Utility
2024	Complete study to assess and prioritize which, if any, city owned facilities and/or land should have distributed solar and storage installed	No	Planned	Electric Utility
2024	Complete study to better quantify the expected timing and impacts of customer EV adoption in the city	No	Planned	Electric Utility
2024	Explore options for city to finance, or guarantee customer financing, of rooftop solar and storage additions	No	Planned	Finance
2024	Complete an Electric Utility strategic plan	No	Planned	Electric Utility
2024	Complete distributed solar and EV hosting capacity analyses	No	Planned	Electric Utility
2024	Create a roadmap for grid modernization, such as additions of an distributed energy management system or outage management system	No	Planned	Electric Utility
2025	Complete a study and plan for the electrification of city-owned vehicles	No	Planned	Electric Utility, Water and Waste Water Utilities, Public Works and Transportation, Finance

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2026	Perform regular, periodic updates of IRP (every 2 to 4 years)	No	Planned	Electric Utility
2026	Implement rate changes as recommended in rate study	No	Planned	Finance, Electric Utility
2026	Revise NEM rate credited to customers to better align with city energy supply costs	No	Planned	Finance, Electric Utility
2027	Create a roadmap for the implementation of city--owned Battery Storage for improved resiliency	No	Planned	Electric Utility
2028	Update Roadmap Action items (long-term goals) to the Renewable Electric Utility Supply and Grid Analysis Section of the SAP	No	Planned	Electric Utility, Natural Resources and Sustainability

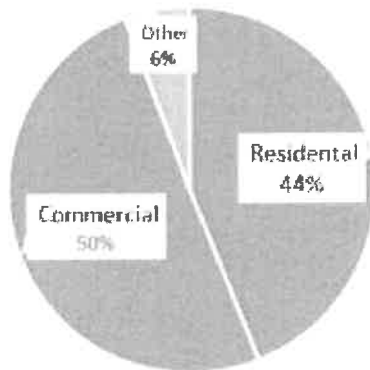
Roadmap Overview:



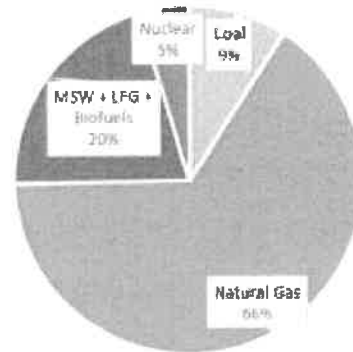
Energy

The Energy category focuses on measures that can reduce the environmental consequences of the construction, reconstruction and operation of buildings and infrastructure with a focus on energy efficiency, energy conservation, and clean energy sources. With buildings' energy usage contributing to nearly half of all of the community-wide greenhouse gas (GHG) emissions in 2021, implementing the prescribed actions is critical to achieving a more sustainable city. Electricity is primarily being used to power buildings for commercial (50%) and residential (44%) activities, while a smaller fraction (%) is being used to power city scale infrastructure such as streetlights and transporting water and wastewater. Between 2012 and 2021, electric usage remained generally stable.

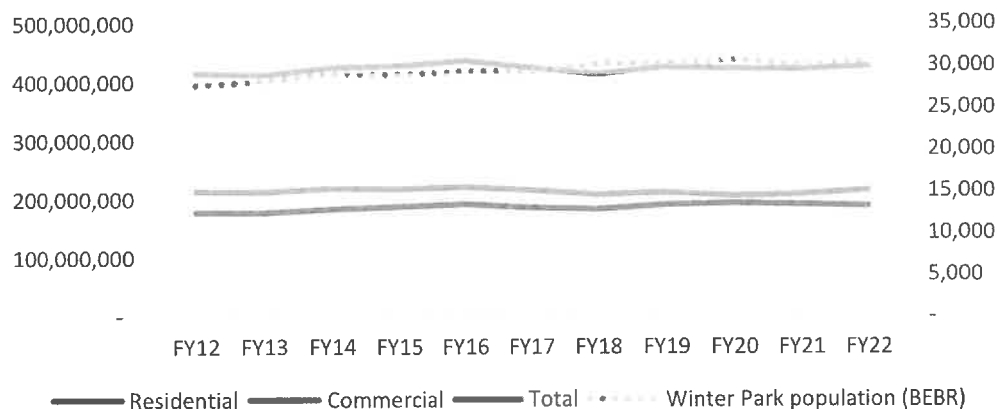
ELECTRICITY CONSUMPTION BY SECTOR, 2022 [%]



WP E-GRID FUEL MIX - 2022 PURCHASES
COVANTA - 87 GWH, DUC 65 GWH, EMPA 292 GWH



Annual Community-wide Electric Usage
FY 2013 -2022, [kWh]



All utility data is sourced from the city's Comprehensive Annual Financial Reports, which can be reviewed on the city's website.

OBJECTIVES

1. Increase energy efficiency of residential and commercial buildings
2. Increase energy conservation in residential and commercial sectors
3. Increase solar energy in residential and commercial sectors
4. Increase educational awareness for energy efficiency and conservation best practices
5. Maintain utility rates that are competitively low for consumers

INDICATORS

	Indicator Description	Baseline	2021 Status	2022 Status	2025 Target	2035 Target	2042 Target	2050 Target
E-1	Energy usage in residential buildings [kWh/customer/year] ¹ – Baseline Year: 2012	15,263	14,739	14,791	13,718	12,064	13,560	12,710
E-2	Energy usage in commercial buildings [kWh/customer/year] ¹ – Baseline Year: 2012	-	86,704	91,527	81,004	73,312	73,858	70,838
E-3	Residential building audits performed annually – Baseline: Average # of audits/yr and between 2017-2020	63	91	93	125	200	240	300
E-4	Residential Rebates provided annually – Baseline: Average # of audits/ yr and between 2017-2020	-	26	17	75	100	125	150

¹ Data provided by the IRP study without the assumption of EV charging.

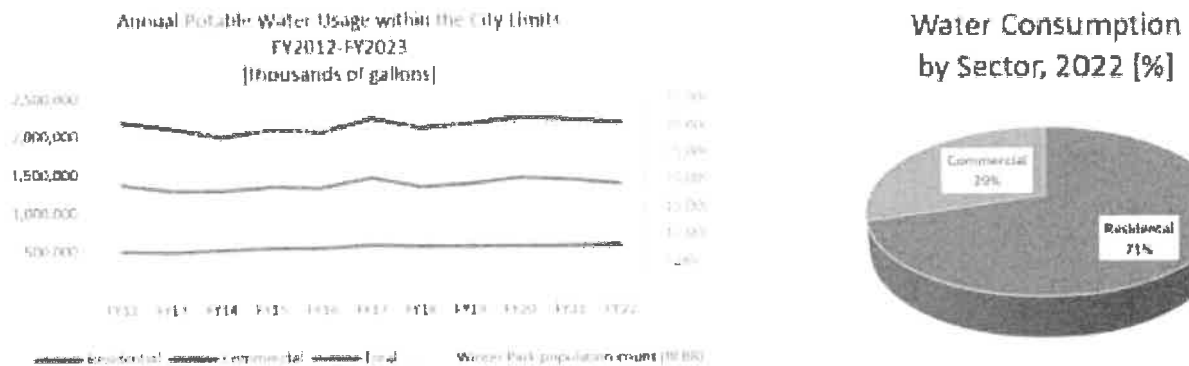
ACTIONS

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2023	Conduct Energy Efficiency (EE) Study benchmarking city buildings and identify technologies to improve EE	Yes	Completed	Sustainability Division, WP Electric Utility, WP Water Utility
2024	Internal employee energy conservation training – reduction in energy and water use that provides incentives to motivate conservation	No	None	Sustainability Division; Human Resources
2024	Implement Energy Efficient Technologies based on Energy Efficiency Study i.e motion detection lighting and programmable thermostats	No	Initiated	Sustainability Division, WP Electric Utility, Public Works

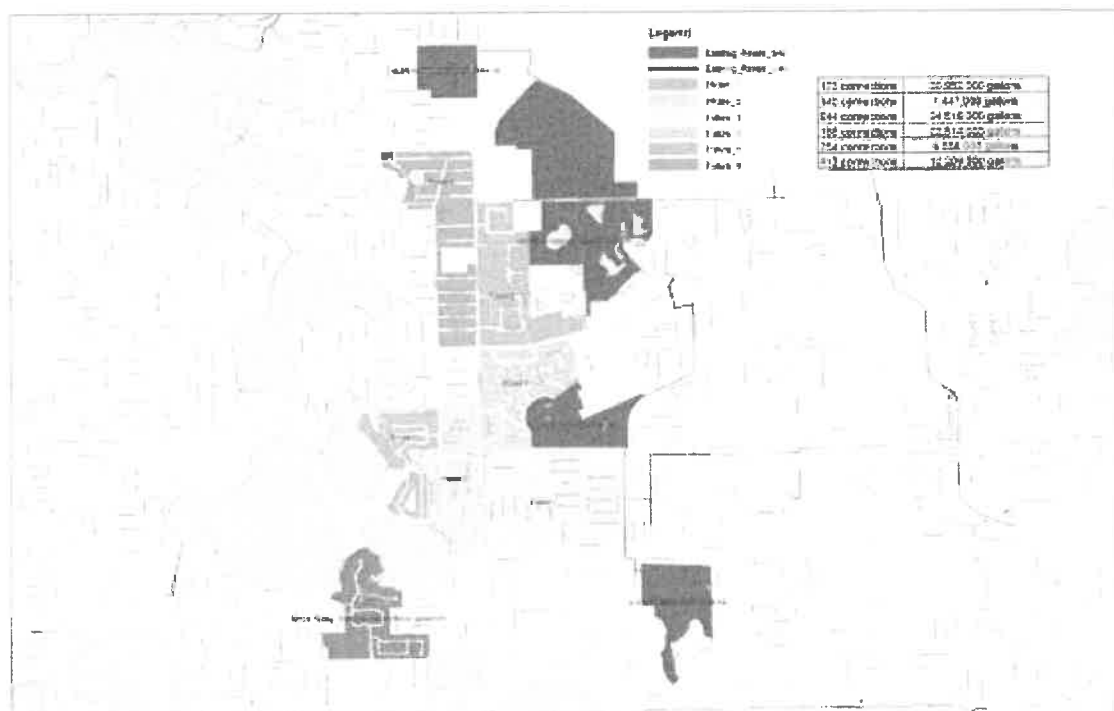
Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2024	Explore incentive programs for commercial customers that encourage energy conservation	No	None	Sustainability Division, WP Electric Utility, Economic Development
2024	Identify methodology for expressing energy use intensity in kWh per square foot for residential and commercial customers via Smart Works Technology and Energy Star	No	None	GIS, IT, WP Electric Utility, Sustainability
Continue Annually	Maintain competitive rates for WP Utility Customers	Yes	Ongoing	Sustainability Division, WP Electric Utility, WP Water Utility
Continue Annually	Promote Energy Conservation opportunities such as audits and rebates, providing energy conservation kits, and solar feasibility reports for customers that undergo energy audits including local schools	Yes	Ongoing	Sustainability Division, WP Electric Utility, Communications
Continue Annually	Provide technical assistance and education to commercial property owners and tenants on Energy Star Portfolio Manager	Yes	Ongoing	Sustainability
Continue Annually	Continue to pursue clean transportation options. Expanding City Fleet and EV Charging Stations for commuters	Yes	Ongoing	Sustainability Division, WP Fleet Services, WP Utility

Water

The Water category focuses on measures that can increase water efficiency and water conservation in residential and commercial sectors. In the City of Winter Park, residential and commercial customers use potable water for indoor and outdoor (irrigation) purposes. Over the last decade, potable water has remained generally stable, reflecting the minimal change in population growth over that time. The majority of potable water consumed in the city is used by residential customers (71%), with nearly half of residential water usage being spent on irrigation. Implementation of technological tools, such as Advanced Metering Infrastructure (AMI), will allow for effective monitoring of water usage, efficiency, and recognizing irregularities. The city will continue promoting irrigation rebate incentives in addition to providing water conservation education for residential, commercial, and Winter Park schools.



All utility data is sourced from the city's Comprehensive Annual Financial Reports, which can be reviewed on the city's website.



Reuse expansion map provided by Water/Wastewater Department

OBJECTIVES

1. Increase water efficiency of residential and commercial buildings
2. Increase water conservation in residential and commercial sectors
3. Increase residential and commercial customers knowledge of water efficiency and conservation best practices and benchmarking tools
4. Implementing smart technologies to aid in water conservation efforts

INDICATORS

	Indicator Description	2012 Baseline	2021 Status	2022 Status	2025 Target	2035 Target
W-1	Water usage in residential buildings [gallons/customer/year] ¹	127,777	130,849	127,606	TBD	TBD
W-2	Water usage in commercial buildings [gallons/customer/year] ¹	294,098	303,788	315,099	TBD	TBD
W-3	Reclaimed water usage [million gallons/year] ²	144.5	91.61	87.97	10% increase	30% increase
W-4	Residential Rebates provided annually	-	34	19	75	150

¹Targets will be determined upon renewal of St. Johns River Water Management District Consumptive Use Permit in 2025.

²Increase in reclaimed water usage due to reuse infrastructure change.

ACTIONS

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2022	Create more robust water conservation education to residential and commercial customers through online, print campaigns, and social media including water wise check list	No	Initiated	WP Water & Wastewater Utility, Sustainability, Communications, Economic Development
2022	Increase public awareness of Florida friendly landscaping and irrigation regulations for city (internal), residential, and commercial customers; i.e. raingardens	No	Initiated	Natural Resources & Sustainability Dept., Communications
2023	Implement Sewer Impact Fee Deferral Program throughout the city to reduce residential and commercial customer upfront costs for connecting to the sewer system	No	None	WP Water & Wastewater Utility

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2023	Explore a code requirement for commercial customers that encourages water conservation	Yes	Completed	Sustainability, WP Water & Wastewater Utility, Economic Development
2023	Amend ordinance for grease trap collection for above ground unit collection & maintenance and maintenance requirements for private lift stations	No	Initiated-Private Lift Stations Completed	Sustainability, WP Water & Wastewater Utility, Stormwater Div, Economic Development
2024	Identify methodology for expressing water use intensity in gallons per capita upon renewal of SJRWMD Consumptive Use Permit	No	None	WP Water & Wastewater Utility, Sustainability
2025	Upon renewal of SJRWMD Consumptive Use Permit, review inverted water utility rate structure to increase water conservation efforts	No	None	WP Water & Wastewater Utility
2025	Upon renewal of SJRWMD Consumptive Use Permit, expand reclaimed water system	No	None	WP Water & Wastewater Utility
Continue Annually	Explore grant opportunities for septic to sewer conversion projects	Yes	Initiated	WP Water & Wastewater Utility; PW; Sustainability
Continue Annually	Using AMI system to identify customers in non-compliance with SJRWMD irrigation policies and provide non-compliant customers with water conservation best practices	Yes	Initiated	WP Water & Wastewater Utility, Sustainability
Continue Annually	Promote existing water conservation educational opportunities such as audits and rebates including Schools	Yes	Initiated	WP Water & Wastewater Utility, Sustainability, Communications
Continue Annually	Replace Advanced Metering Infrastructure (AMIs) to allow for new, more effective monitoring of water usage, efficiency, detection/malfunctions, and recognizing irregularities	Yes	Initiated	WP Water & Wastewater Utility

Community Engagement & Green Economy

The Community Engagement and *Green Economy* category outlines long term objectives and actions focused on encouraging residents, business owners, schools and other organizations in the city of Winter Park to begin incorporating more sustainable solutions in their daily activities. To foster and build upon a culture that values health, environmental stewardship, and financial wellbeing, the city will support public engagement campaigns to educate, inspire and offer some of the most cost effective, healthy and easy solutions. The campaign will seek to engage diverse partners and sectors of the community; create a shared community vision, goals and progress indicators of a low-carbon future; connect individuals and organizations to education, tools and resources; and celebrate positive changes and successes. A fully engaged community is the key to successfully making the city a more sustainable community.

OBJECTIVES

1. Communicate, educate and motivate residents to begin incorporating more sustainable solutions in their daily actions to change their behaviors in ways that support the objectives of the Sustainability Action Plan
2. Engage businesses, offer sustainable solutions and recognition for greening their daily operations that support the objectives of the Sustainability Action Plan
3. Provide opportunities for schools to implement sustainable practices in their daily operations that support the objectives of the Sustainability Action Plan
4. Work collaboratively with community organizations to identify and implement sustainable solutions that support the objectives of the Sustainability Action Plan

INDICATORS

	Indicator Description	Baseline	2021 Status	2022 Status	2025 Target	2035 Target
CEGE-1	Volunteer hours for Community engagement events – Baseline Year: 2012	240	1,304	433	No less than 1,500	No less than 2,000
CEGE-2	New Green Businesses Recognized per year – Baseline Year: 2012	0	26	3	No less than 10	No less than 10
CEGE-3	Green School Grant Funding – Baseline: Average amount of funding between 2017-2020	\$3,300	\$2,890	\$3,500	Equal or more than \$3,500/year	Equal or more than \$3,500/year
CEGE-4	Number of Community Engagement Events	-	-	29	No less than 20	No less than 20

ACTIONS

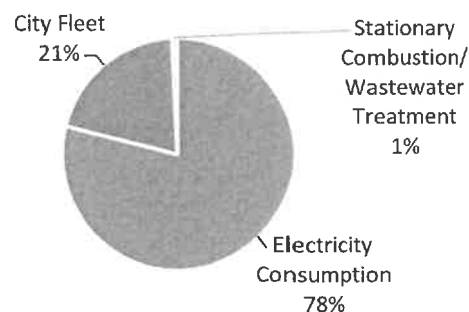
Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2024	Create Green Event Guide for city events and Champions Volunteer Program	No	Initiated	Sustainability, Parks & Recreation, Communications
Continue Annually	Promote sustainability program initiatives through various social media platforms and traditional print media, at inperson events, and maintain and update Program's website	Yes	Yes	Sustainability, Communications
Continue Annually	Administer Green Business Recognition Program and promote Green Business initiatives: Facilitate Green Business networking events	Yes	Yes	Sustainability, Communications, Economic Development
Continue Annually	Administer Green School Grant Program and Green Education opportunities for educators	Yes	Yes	Sustainability
Continue Annually	Partner with local universities (e.g., University of Central Florida, Rollins College) to provide educational trainings on sustainability-related subjects	Yes	Yes	Sustainability
Continue Annually	Ensure all requirements are met for remaining a Keep America Beautiful affiliate	Yes	Yes	Sustainability
Continue Annually	Provide volunteer opportunities for litter cleanups of city's lakes and rights-of-way and opportunities for beautification of city parks and greenspaces	Yes	Yes	Sustainability, Lakes Division, Parks and Recreation
Continue Annually	Provide education on Sustainability at Neighboring Community Events	Yes	Yes	Sustainability
Continually Annually	Create and implement environmental education opportunities at parks and city buildings (e.g., Mead Gardens, Howell Branch Creek, Dinky Dock and Fort Maitland)	Yes	Yes	Sustainability, Parks & Recreation, Communications

Local Government Operations

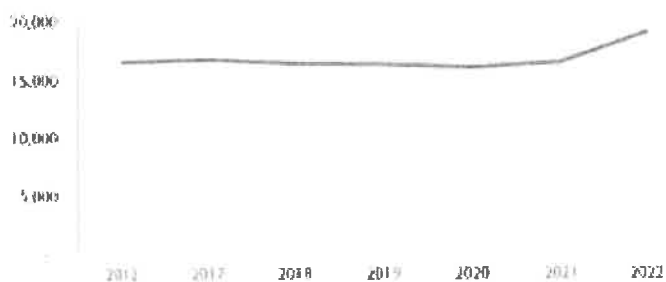
The Local Government Operations category outlines long term objectives and actions focused on reducing GHG emissions of municipal operations, increasing municipal facilities' resiliency to the impacts of climate change, and encouraging resource protection and conservation. Creating healthier and more comfortable environment for employees and building occupants are also anticipated benefits from the city renovating existing buildings and building new city facilities to meet high performance, green building standards.

The city's Local Government Operations GHG Emissions Inventory consists of all major direct emissions from the burning of fossil fuels by the City's fleet and indirect GHG emissions associated with the electricity consumption for local government operations. City Fleet-related (20%) and electricity consumption-related (79%) activities contribute the largest proportion of greenhouse gases emissions in government operations. Energy usage has remained generally stable since the baseline year of 2012.

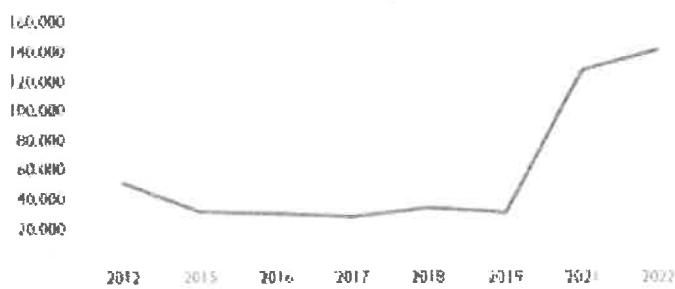
Local Government Operations
Greenhouse Gas Emissions
[tons of CO₂e] - 2022



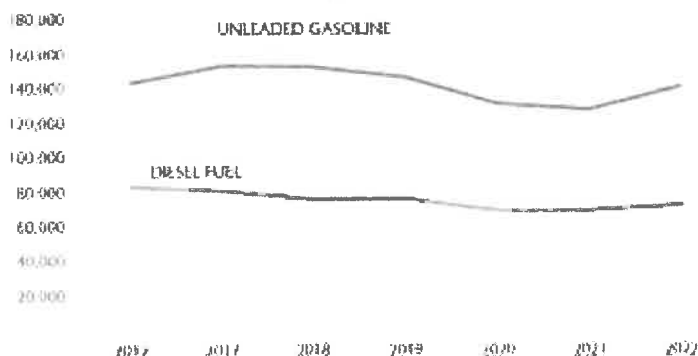
Annual Energy Usage for
Local Government Operations
(MWh)



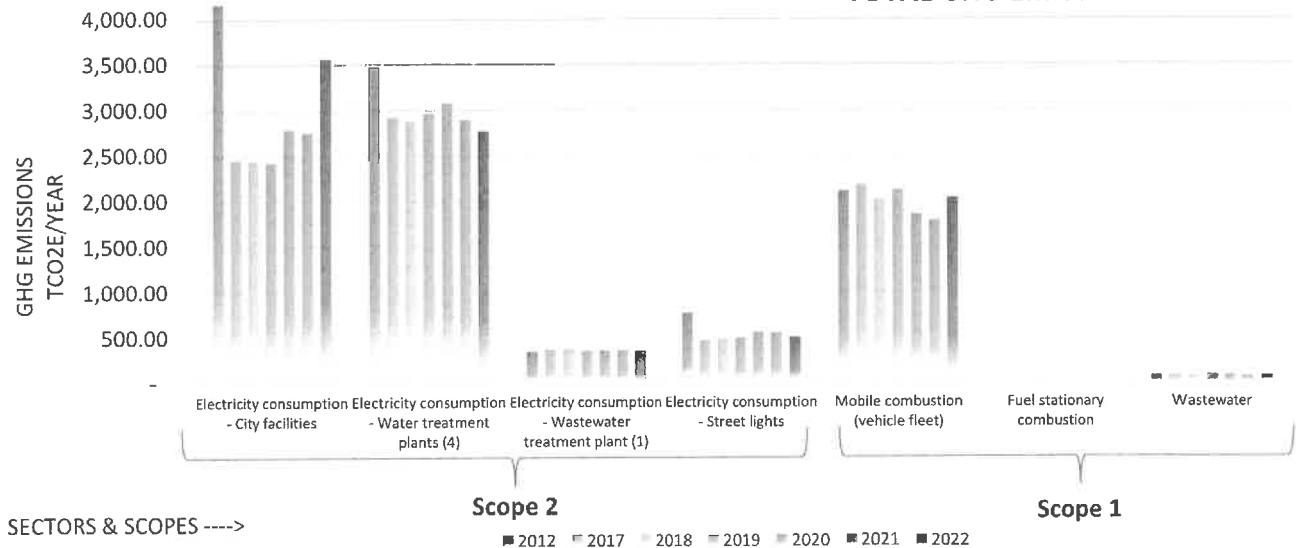
Annual Potable Water Usage for
Local Government Operations
[thousands of gallons]



Annual City Fleet Fuel Usage
[gallons]



GHG EMISSIONS INVENTORY 2012 THROUGH 2022 LOCAL GOVERNMENT OPERATIONS - TOTAL GHG EMISSIONS PER SECTOR



Workforce commute also contributes to GHG emissions. City adoption of a flexible work plan to a four-day work week would decrease carbon emission. This provides both climate and employee well-being benefits.

Energy audits of city facilities would allow for projects to be selected that will provide the greatest energy reduction at the best return on investment. Several city parks use reclaimed water, lake or well water, reducing the amount of high-quality potable water being used by the city to irrigate. Efforts to expand the use of reuse water for park irrigation is planned.

City fleet gasoline and diesel consumption has remained generally stable since the baseline year of 2012. In 2020, there was a decrease in both unleaded gasoline and diesel due to the pandemic. It is expected to jump back to average consumption in 2022 with a goal to steadily decrease over the next decade with the establishment of a fleet electrification policy as identified in the city's Comprehensive Plan. This policy prioritizes zero tail pipe emissions and high fuel efficiency vehicles that would help further fleet electrification and fuel usage reduction when a vehicle replacement/new vehicle is required. The city plans to expand EV charging stations that would be used for both city employees and for public use.

Sustainability education and incentivization for city employees also plays a vital role. By providing a green procurement guideline, the guesswork of selecting sustainable and compostable products is taken out while the city implements greener purchasing choices. City sponsored events, and hired vendors such as catering services, should be required to follow green event policies. While green choices are made at the workplace, this could help make greener choices at home as well.

OBJECTIVES

1. Increase the city's municipal facilities resiliency and energy use efficiency to the impacts of climate change
2. Improve city services and broaden public access to information about city performance
3. Reduce Local Government Operations (LGO) greenhouse gas emissions
4. Increase energy and water efficiency of existing and new city-owned and city-operated facilities
5. Encourage on-site renewable energy generation at city-owned and city-operated facilities and reduce fossil fuel consumption by city fleet vehicles
6. Communicate, educate and motivate city employees to incorporate more sustainable solutions in their daily actions to change their behaviors in ways that support the objectives of the Sustainability Action Plan
7. Reduce the amount of waste generated from local government operations
8. Encourage reuse and other means of disposal that divert generated waste away from the landfill
9. Consider reducing carbon emission by implementing four-day work week where applicable

INDICATORS

	Indicator Description	Baseline	2021 Status	2022 Status	2025 Target	2035 Target
LGO-1	Local Government Operations greenhouse gas emissions [tons of carbon dioxide equivalent] ¹	11,315	8,735	8,735	40% less than baseline year	80% less than baseline year
LGO-2	Energy use for Local Government Operations [MWh/yr] ²	16,471	16,443	18,912	5% less	15% less
LGO-3	City-owned and city-operated facilities audited	3	3	23	50%	100%
LGO-4	Potable water usage [thousands of gallons]	-	70,172	66,030	50% less	TBD
LGO-5	City Fleet fuel usage [gallons of unleaded gasoline]	143,268	126,747	140,486	Downward trend	TBD
LGO-6	City Fleet fuel usage [gallons of diesel fuel] ³	83,142	64,929	71,697	Downward trend	TBD
LGO-7	Number of city-owned Electric Vehicles ³	0	8	11	Increase	Increase
LGO-8	Number of Electric Vehicle charging Stations available for city use [ports] ³	1	13	13	Increase	Increase

¹By the end of 2020, the city had 266kW of installed solar capacity (City Fleet Building, Aloma Water Treatment Plant)

²Target based on data received from utility reporting based on all city facilities meters

³By the end of 2020, the city had 6 electric vehicles (2% of total fleet) and 7 EV Charging Ports for Fleet Use

Certified WCAG 2.1 Level AA compliant and usable with JAWS and NVDA by SWH

ACTIONS

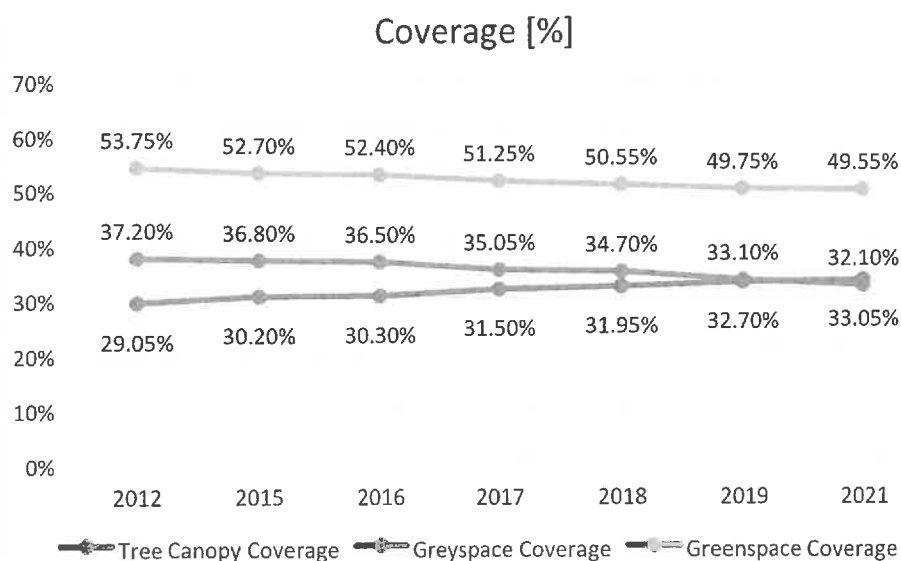
Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2022	Solicit proposals for energy conservation audits for all city facilities	Yes	Completed	Public Works, Procurement, Sustainability, WP Electric Utility
2022	Conduct Renewable Energy Feasibility Study – 5.25.22 commission approved to move forward	Yes	Completed	Public Works, Sustainability, Procurement, WP Electric Utility
2023	Pilot food waste collection program at a city facility (City Hall and or Center Street)	No	Initiated-Center St.	Sustainability
2023	Create & establish sustainable fleet policy that creates vehicle replacement EV hybridization	Yes	Yes	Fleet, Sustainability
2024	Develop educational programs for city employees on best practices for workplace energy & water conservation, sustainable transportation modes and waste management; include incentives like Sustainability Olympics/Challenges	No	No	Sustainability, Human Resources
2024	Reestablish Single Use Product Policy	No	No	Sustainability, City Administration, Parks & Recreation
2024	Research energy and water management software capable of identifying low efficiency city facilities and early detection of usage anomalies	No	No	Sustainability, Public Works
2023	Install high efficiency dishwashing machines and water bottle filling stations at city facilities to facilitate the reuse of dishware for city-business meetings and gatherings	No	Initiated	Public Works, Sustainability
2023	City adoption of a flexible work plan to a four-day work week to decrease carbon emission	No	Initiated	City Management, All City Departments
2024	Explore ways to quantify waste generated from city offices	No	No	Sustainability

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2024	Design/implement a sustainability procurement policy that is fiscally responsible and aligns with sustainability goal that will include in the cities current comprehensive procurement policy	No	No	Procurement, Sustainability
2025	Upon renewal of SJRWMD Consumptive Use Permit, assess and identify opportunities for water conservation measures for all city facilities	No	No	WP Water & Wastewater Utility
2025	Ensure that all new, significantly renovated, occupied, city-owned buildings will be designed to incorporate measures that would allow them to be FGBC or minimum of <u>LEED</u> "Silver Certification" level	No	No	Public Works, Sustainability
Continue Annually	Use data and analytics to improve city services and broaden public access on information about city performance	Yes	Ongoing	IT, All City Departments
Continue Annually	Utilize racial equity lens to assess city policies, initiatives, programs, and budget issues	Yes	Ongoing	All City Departments
Continue Annually	Work with OMB annually to identify sustainability-related project needs and budget with city departments on Capital Improvement Plan	Yes	Ongoing	Office of Management & Budget, Sustainability Division, All City Departments
Continue Annually	Monitor city buildings' energy and water usage through ENERGY STAR Portfolio Manager	Yes	Ongoing	Sustainability
Continue Annually	Conduct Local Government Operations Greenhouse Gas Emissions Inventory	Yes	Ongoing	Sustainability
Continue Annually	Shift from fossil-fuel to electric powered landscaping equipment upon replacement; exception to leaf blowers with due date of 2024	Yes	Ongoing	Parks & Recreation
Continue Annually	Continue to partner with FDOT's reThink Your Commute program to encourage employees' use of SunRail, Lynx, vanpools, bikes, and walking to work	Yes	Ongoing	Human Resources, Sustainability

Natural Resources

The Natural Resources category is focused on preserving and enhancing the City of Winter Park's valuable natural features that help make the city such a great place to live. The city is known for its lush tree canopy and pristine lakes. Both of these features provide a multitude of benefits including improved air quality, wildlife habitat, cooler temperatures through reduced urban heat island effect, beautification and increased property values. In recognition of a downward trend from 2012 to 2019, the target goals for tree canopy coverage and greenspace coverage reflect a commitment to reversing the trend.

In 2020, the city's Urban Forestry Division began using i-Tree Canopy. The online tool randomly lays points onto Google Earth imagery and then the user manually classifies what cover class (e.g., tree) each point falls upon. While 500-1,000 points are suggested, the Urban Forestry Division classified 2,000 points, increasing the accuracy of the estimates. Since the aerial imagery from Google Earth is normally about 2 years old, the assessment presented goes only through 2021.



Using i-Tree Canopy, Urban Forestry was able to determine the city's tree canopy coverage (includes trees and shrubs), greenspace coverage (includes trees, shrubs, grass and herbaceous cover) and greyspace coverage (includes impervious surfaces and buildings). A trend of gradual decline in tree canopy and greenspace coverage and gradual incline of greyspace coverage is evident during the reporting years. Tree canopy loss is most likely attributable to changes in land development use. Land development regulations and city programs that protect and expand the existing canopy are critical to ensure tree canopy coverage does not continue to decline.

In 2021, the city's Lakes Division will begin tracking the city's Main Lakes meeting the "Good" Water Quality Standard [average annual *trophic state index (TSI)* below 60]. The city's Main Lakes include Lakes Baldwin, Berry, Killarney, Maitland, Mizell, Osceola, Sue and Virginia. TSI is a classification system designed to "rate" individual lakes, ponds and reservoirs based on the amount of biological productivity occurring in the water. Using the index, one can gain a quick idea about how productive a lake is.

In 2022, the Natural Resources and Sustainability Department implemented discussions with Mead Botanical Garden in efforts to create a Comprehensive Plan. The Comprehensive Plan is intended to become a guiding document between Mead Garden, City of Winter Park, and Stakeholder groups (such as Winter Park Land Trust and Native Plant Societies). The plan would address projects, management plans (both removal and revegetation), and Howell Creek water quality and stabilization. This further illustrates the City of Winter Park's partnership with Mead Botanical Garden in allowing for further success of our current and future projects. Mead Botanical Garden not only brings tourism to our city, but provides environmental conservation and educational opportunities for our citizens to experience and enjoy.

The restoration and preservation of Howell Branch Preserve is equally vital to environmental conservation efforts. Continuing with invasive species management and restoring with native species, to include a robust reforestation plan, is key to the long-term protection of this unique park/preserve system.

OBJECTIVES

1. Maintain and expand an equitable urban tree canopy
2. Increase overall greenspace
3. Increase parks and conservation space
4. Increase street trees within the city's rights of way
5. Maintain number of lakes meeting good water quality standard
6. Increase residents' and businesses' knowledge of best practices for urban tree canopy maintenance
7. Increase residential awareness on pollution prevention of natural water resources, including impacts of stormwater runoff and over-fertilizing for Winter Park lakes
8. Designate "no-smoking zones" for city parks and events
9. Creating a Mead Botanical Garden Comprehensive Plan document

INDICATORS

	Indicator Description	Baseline	2021 Status	2022 Status	2025 Target	2035 Target
NR-1	Tree Canopy Coverage – Baseline Year: 2019	33.10%	32.10%	TBD	Maintain	5% more
NR-2	Greenspace Coverage – Baseline Year: 2019	49.75%	49.55%	TBD	Maintain	5% more
NR-3	Greyspace Coverage – Baseline Year: 2019	32.70%	33.05%	TBD	Maintain	5% less
NR-4	# of Trees Removed	-	120	160	Maintain	TBD
NR-5	# of Trees Planted	-	150	150	Increase trend	TBD
NR-6	Percentage of City of Winter Park's Main Lakes ¹ meeting Good Water Quality Standard [Average Annual Trophic State Index (TSI) below 60] – Baseline Year: 2012	100%	100%	100%	Maintain	Maintain

¹Lakes Baldwin, Berry, Killarney, Maitland, Mizell, Osceola, Sue and Virginia

ACTIONS

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2022	Provide education on pollution prevention of natural water resources (e.g., impacts of stormwater runoff and over-fertilizing) to residents and businesses through on-line, print campaigns, and social media	Yes	Ongoing	Lakes Division, Sustainability Division, Communications
2023	Establishing a Tree Giveaway Program that delivers a diverse variety of canopy and understory trees to residents	Yes	Ongoing	Urban Forestry, Sustainability
2023	Explore opportunities to preserve existing trees on private property such as increase front set backs on septic for property owners and developers	No	Initiated	Building & Permitting, Urban Forestry, Sustainability

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2023	Conduct <i>tree equity score</i> study to determine if tree canopy cover is distributed in a way that all residents can experience the climate, health and other benefits that trees provide	No	No	Urban Forestry
2023	Develop a checklist of trees for residents to reference	No	Initiated	Urban Forestry, Communications
2024	Incorporate opportunities to build a green infrastructure (bio-swales, rain gardens, green roofs, etc.) demonstration project within the city limits	No	Initiated	Sustainability, Stormwater Division
2022	Adopt Artificial Turf Ordinance	Yes	Ongoing	Natural Resources & Sustainability, Planning, Public Works
2023	Periodic Review for Natural Resources Protection. Increase policy to save more trees within building code – land development code	No	Initiated	Urban Forestry, Natural Resources and Sustainability, Building & Permitting
2023	Explore implementation of Tree Equity Score indexing	No	Initiated	Urban Forestry & Sustainability
2023	Water quality data readily accessible for all WP citizens to utilize	No	Initiated	Communications, WP Electric Utility
2023	GIS Modeling to predict tree canopy	No	Initiated	GIS & Urban Forestry
2023	Establish Lakes Newsletter to inform citizens on the importance of lake side living	Yes	Ongoing	Lakes Division, Communications

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2023	Establish a lakeside living checklist for use when hiring lawn care/maintenance to prevent excess fertilizers and grass clippings from entering our waterways	No	No	Lakes Division, Communications
2023	Implement lake vegetation bioassessment to benchmark and track the health of WP's Shorelines	No	Initiated	Lakes Division
2023	Add pollinator gardens to the initial landscape plan throughout the city	Yes	Initiated	Parks & Recreation, Landscaping, Natural Resources & Sustainability
2024	Enhance tree canopy coverage via the urban forest management plan and update every 5 years	No	Initiated	Urban Forestry, Natural Resources & Sustainability
Continue Annually	Increase beneficial native aquatic plant shorelines for all Winter Park Lakes	Yes	Ongoing	Natural Resources & Sustainability
Continue Annually	Explore funding to support green infrastructure and tree canopy development	Yes	Ongoing	Urban Forestry, Natural Resources & Sustainability
Continue Annually	Administer city's Urban Forest Management Plan and Program	Yes	Ongoing	Urban Forestry
Continue Annually	Consider the usefulness and availability of state and federal grant programs for the acquisition of lands for conservation areas or passive recreation	Yes	Ongoing	City Administration, Parks & Recreation, Planning & Transportation

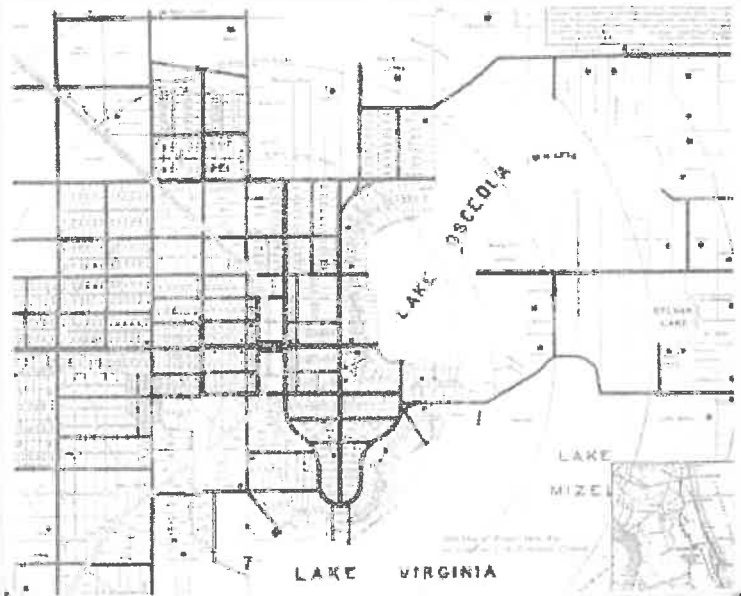
Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
Continue Annually	Administer <u>integrated aquatic plant management program</u>	Yes	Ongoing	Lakes Division
Continue Annually	Provide Tree Canopy Conservation education (e.g., environmental/health benefits, cost savings, aesthetics) to residents, building professionals, realtors and businesses through on-line, social media, print campaigns and in person workshops	Yes	Ongoing	Urban Forestry, Sustainability Division, Building & Permitting, Communications
Continue Annually	Increase Watershed Clean Ups, Tree Plantings, and Shore Restoration Events	Yes	Ongoing	Natural Resources & Sustainability Dept., Urban Forestry

Transportation and Urban Form

The Transportation and Urban Form category is focused on encouraging healthier, more active forms of transportation such as walking, bicycling and using mass transit such as LYNX bus and SunRail commuter rail and increased connectivity. As the first planned community in Florida, the city was founded around the concept of walkability and human scaled urbanism. Since owning a car was a rarity in the 1880s, the city's founders designed the original plan around the Train Station which was the town's first constructed building. Future development was patterned off quarter mile walks around the station.

As discussed in the Climate Resiliency category, transportation is a significant (50%) contributor to the city's community-wide GHG emissions. Climate Resiliency emphasizes the need for people to choose more sustainable transportation options.

Common design elements of complete streets includes continuous sidewalks, bike lanes, landscaping, and shade trees. These design characteristics, combined with green infrastructure such as bio-swales and rain gardens, also help reduce stormwater runoff, enhance lakes water quality, and reduce the urban heat island effect.



The original Town Plan for Winter Park, FL placing the train station in the center with development planned around it. The circles represent quarter mile distances.



Map from PlugShare showing City of Winter Park's public charging stations in green.

OBJECTIVES

1. Improve pedestrian and bicyclist environments with sustainable and safe transportation infrastructure such as sidewalks, multimodal paths, and transit shelters
2. Encourage more complete streets in planning and development
3. Create an environment that encourages residents, businesses, and visitors to transition to electric and less carbon-intensive modes of transportation to achieve a level of air quality that is healthy for all residents and the natural environment (e.g., meeting and exceeding regional indoor and outdoor air quality standards)
4. Increase residents' and businesses' knowledge of benefits and importance of sustainable transportation choices
5. Execute Transportation Masterplan initiatives

INDICATORS

	Indicator Description	2012 Baseline	2021 Status	2022 Status	2025 Target	2035 Target
TUF-1	Sidewalk/Street improvements allowing for pedestrian and bicyclist use [Linear feet] ^{1,2} - Starting year 2022	-	930 LF	937 LF	1 mile (cumulative)	3.5 miles (cumulative)
TUF-2	Pedestrian infrastructure improvements (enhanced crossings) [improved site/year] ² - Starting year 2022	-	5	2	10	25
TUF-3	Bicyclist infrastructure improvements (enhanced crossings, & bike racks) [improved site/year] ² - Starting year 2022	-	22	5	15	30
TUF-4	Improved transit stops (benches, transit shelters, waste receptacles, etc.) [improved transit stop/year] ² - Starting year 2022	-	0	0	2	4
TUF-5	Public EV Charging Stations ³	7	11	11	5 additional	15 additional

¹e.g., converting a sidewalk to a mixed-use trail or adding a bike lane to an existing road

²Targets for TUF-1, TUF-2, TUF-3 and TUF-4 will be determined and baseline adjusted upon completion of Transportation Master Plan

³As of 2022, data represents only city-owned public charging stations and excludes private charging stations

ACTIONS

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2023	Develop Transportation Masterplan, considering safe routes to schools, Complete Streets, and linkages of the City's trails with adjacent counties and municipalities	Yes	Yes	Planning & Zoning, Communications, Public Works, Sustainability

Projected Implementation Year	Action	Accomplished	Status	Responsible Department/ Division
2023	Explore feasibility of an incentive program for EV Charging Station installation in multifamily and commercial properties	No	None	Sustainability, Building & Permitting, WP Electric Utility
2023	Develop EV infrastructure needs assessment and master plan	Yes	Ongoing	Sustainability, WP Electric Utility, Planning & Zoning
2025	Explore opportunities to pilot electric shuttle (Smart Bus)	No	Initiated	City Administration, Economic Development, Planning & Zoning, Sustainability
2025	Implement public and private rideshare partnership opportunities that will promote the use of the cities SunRail System	No	No	Economic Development, Planning & Zoning, SunRail, Uber, & Lyft
Continue Annually	Maintain Electric Vehicle Charging Stations available to the public	Yes	Ongoing	Sustainability
Continue Annually	Encourage private developments to increase safety and ease of walking and cycling through site plan review process	Yes	Ongoing	Planning
Continue Annually	Assess affordable & workforce housing during the Comprehensive Plan's planning process.	No	Ongoing	Economic Development, Planning & Zoning
Continue Annually	Provide education on pedestrian and bicyclist safety, routes, and proximity to amenities to residents and businesses through on-line, social media, interactive map, and print campaigns	Yes	Ongoing	Planning & Zoning, Public Works, Police Department, Communications
Continue Annually	Evaluate bus stop infrastructure with Lynx for accessibility and amenities (such as water)	Yes	Ongoing	Planning, Sustainability, Lynx
Continue Annually	Provide education on benefits and importance of sustainable transportation choices to residents and businesses through on-line, print campaigns, social media, and in-person events	Yes	Ongoing	Planning & Zoning, Public Works, Sustainability, Communications
Continue Annually	Work with Sustainability to ensure Comprehensive Plan Update incorporates sustainability and resilience objectives and policies as it relates to transportation	Yes	Ongoing	Planning & Zoning, Public Works, Sustainability

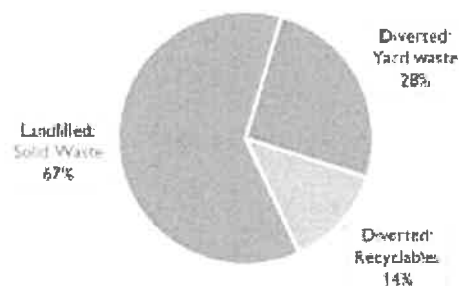
Waste Management

The Waste Management category is focused on reducing the amount of waste generated, encouraging the reuse and repair of products, and diverting waste from the landfill. The EPA developed the non-hazardous materials and waste management hierarchy in recognition that no single waste management approach is suitable for managing all materials and waste streams in all circumstances. The hierarchy ranks the various management strategies from most to least environmentally preferred.



The City of Winter Park has a franchise agreement with WastePro for hauling solid waste, yard waste, and recyclables from residential properties. Under this contract, WastePro hauls solid waste to the Seminole County Transfer Station with exceptions during diversion events. Solid waste is landfilled, and yard waste is primarily used as road cover at the landfill, allowing yard waste to be counted as diverted waste. WastePro hauls recyclables to the Orange County Transfer Station. There, the recyclables are graded by Waste Management as being “acceptable” or “rejectable” based on the level of contamination. Acceptable loads are transported to Waste Management’s sorting facility for sorting, bailing, and compaction and then prepared for market. Unacceptable loads are landfilled.

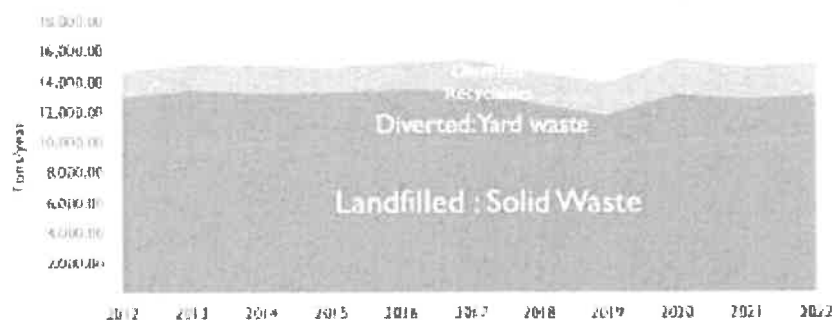
Residential Waste Generated, 2022 [%]



Consistency in updating residents to what is acceptable and not acceptable in the recycling bin is key to keeping rejections, or contamination rate, low.

It is important to recognize that at the top of the waste management hierarchy is avoidance and reduction of waste. The city is leading by example with its Single Use Product Policy Pilot program that prohibits plastic bags, plastic straws and styrofoam products at city facilities. The Green Business Recognition Program provides a way for businesses to receive recognition for switching from single-use to reusable and compostable alternatives. It is critical to reinforce the message that most environmentally preferable choice an individual can make in regards to waste is to not create it in the first place.

Residential Waste Generated 2012-2022 [tons/year]



OBJECTIVES

1. Reduce the amount of waste generated
2. Increase repair, reuse and donation of materials
3. Divert waste generated away from the landfill
4. Increase residents and businesses' knowledge of the benefits and importance of waste prevention and reduction
5. Increase composting awareness

INDICATORS

	Indicator Description	2012 Baseline	2021 Status	2022 Status	2025 Target	2035 Target
WM-1	Residential Waste Generated [tons] ¹	14,714	15,018	15,242	5% less	10% less from prior target
WM-2	Residential Solid Waste Landfilled [tons]	9,890	10,004	10,240	10% less	20% less
WM-3	Residential Waste Diverted from Landfill [tons] ²	4,824	5,014	5,003	10% more	20% more

¹Includes tonnage collected from residential households (solid waste, yard waste and recycling)

²Includes tonnage of waste diverted for other purposes (i.e., recyclables recycled and yard waste used for landfill cover)

ACTIONS

Projected Implementation Year	Action	Accomplished	Status	Responsible Department(s)
2022	Provide composting education and backyard composters to residents	Yes	Initiated	Sustainability
2022	Analyze implementation of a Food Waste Diversion Program for Center Street and Farmer's Market	Yes	Initiated	Sustainability

Projected Implementation Year	Action	Accomplished	Status	Responsible Department(s)
2023	Maintain the list of the city's Registered Haulers	Yes	Ongoing	Sustainability
2023	Assist multi-family and commercial buildings with creating recycling education and outreach plans	No	No	Sustainability Division, Economic Development
2023	Increase recycling opportunities at city-owned public facilities and parks	Yes	Initiated	Parks and Recreation, Sustainability
2023	Consider food scrap collection and <u>Pay As You Throw</u> options in Scope of Work description for Solid Waste Services Solicitation	No	No	City Administration, Sustainability
2025	Establishing an ordinance to ban all Styrofoam products city-wide	No	No	City Administration, Sustainability
2026	Consider a mandate for commercial ordinance for recycling and composting	No	No	City Administration, Sustainability
Continue Annually	Host "Fix It, Don't Pitch It" regional community repair event	Yes	Ongoing	Sustainability
Continue Annually	Provide residents with online waste management tool that provides collection schedules, reminders and look-up tool to determine how items should be disposed of	Yes	Ongoing	Sustainability
Continue Annually	Provide in-person, online and print education on waste management hierarchy (reduce, reuse, recycle)	Yes	Ongoing	Sustainability
Continue Annually	Participate in <u>Florida Food Waste Prevention Week</u>	Yes	Ongoing	Sustainability
Continue Annually	Hold Annual Household Hazardous Waste (HHW) and Electronics Waste Collection Event	Yes	Ongoing	Sustainability
Continue Annually	Increase availability of water bottle filling stations at city-owned public facilities and parks	Yes	Ongoing	Parks and Recreation, Sustainability

2022 Action Item Tracker List:

Climate Resiliency	Conduct Renewable Energy Feasibility Study
Climate Resiliency	Implement an Artificial Turf Ordinance which will help mitigate the number of houses that have artificial turf by addressing stormwater and sustainability concerns
Climate Resiliency	Adopt Backyard Chicken Program (exp. September 2022) to evaluate program outcomes and possibility of expanding and extending the program
Water	Create water conservation education to residential and commercial customers through on-line, print campaigns, and social media including water wise check list
Water	Increase public awareness of Florida-friendly landscaping and irrigation regulations for city (internal), residential, and commercial customers; i.e. raingardens
Community Engagement and Green	Re-participate in America In Bloom's annual nationwide competition in addition to researching grant opportunities to help aid KWPB&S
Local Government Operations	Solicit proposals for energy conservation audits for all city facilities
Local Government Operations	Conduct Renewable Energy Feasibility Study – 5.25.22 commission approved to move forward
Natural Resources	Provide education on pollution prevention of natural water resources (e.g., impacts of stormwater runoff and over-fertilizing) to residents and businesses through on-line, print campaigns, and social media
Natural Resources	Establish Lakes Newsletter to inform citizens about lake stewardship
Waste Management	Provide composting education and backyard composters to residents
Waste Management	Analyze implementation of a Food Waste Diversion Program for Center Street and Farmer's Market

Glossary

Air quality standards. The Orange County Air Quality Management (AQM) section ensures that the air quality of Orange County meets standards set forth in the Federal Clean Air Act and in the Florida Statutes. The goal of the Florida Department of Health Indoor Air Program is to improve the health of Floridians by reducing exposure to indoor air contaminants.

Best Workplaces for Commuters is an innovative membership program that provides qualified employers with national recognition and an elite designation for offering outstanding commuter benefits such as offering at least \$30 per month towards a transit pass to employees, employee shuttle to transit stations, etc.

Carbon Footprint The total amount of greenhouse gases that are emitted into the atmosphere each year by a person, family, building, organization, or company. A person's carbon footprint includes greenhouse gas emissions from fuel that an individual burns directly, such as by heating a home or riding in a car. It also includes greenhouse gases that come from producing the goods or services that the individual uses, including emissions from power plants that make electricity, factories that make products, and landfills where trash gets sent.

Carbon-intensive foods include beef (6.61 lbs. of CO₂e per serving), cheese (2.45 lbs. of CO₂e per serving), and other animal-based products.

Climate change refers to a change in the state of the climate that can be identified (e.g., by using statistical tests) by changes in the mean and/or the variability of its properties and that persists for an extended period, typically decades or longer. Climate change may be due to natural internal processes or external forcings such as modulations of the solar cycles, volcanic eruptions and persistent anthropogenic changes in the composition of the atmosphere or in land use.

Climate Resilience The capacity of social, economic and environmental systems to cope with a hazardous event or trend or disturbance, responding or reorganizing in ways that maintain their essential function, identity and structure while also maintaining the capacity for adaptation, learning and transformation.

Complete Streets are streets for everyone. They are designed and operated to prioritize safety, comfort, and access to destinations for all people who use the street, especially people who have experienced systemic underinvestment or whose needs have not been met through a traditional transportation approach, including older adults, people living with disabilities, people who cannot afford or do not have access to a car, and Black, Native, and Hispanic or Latino/a/x communities. Complete Streets make it easy to cross the street, walk to shops, jobs, and schools, bicycle to work, and move actively with assistive devices. They allow buses to run on time and make it safe for people to walk or move actively to and from train stations.

Connectivity reduces the distances traveled to reach destinations, increases the options for routes of travel, and can facilitate walking and bicycling. Well-connected, multimodal

networks are characterized by seamless bicycle and pedestrian infrastructure, direct routing, accessibility, few dead-ends, and few physical barriers. Increased levels of connectivity are associated with higher levels of physical activity from transportation. Connectivity via transportation networks can also improve health by increasing access to health care, goods and services, etc.

Florida Food Waste Prevention Week raises awareness and inspires action to prevent food waste, save money, reduce hunger and protect the environment.

Florida Green Building Coalition has developed green certification programs that apply to construction projects and local government operations. Seeking FGBC certification demonstrates a commitment to providing your customers with products or services that are green and sustainable.

Food Recovery is the practice of collecting wholesome food that would otherwise go to waste and donating it to local food distribution agencies to help feed those in need.

Google EIE uses exclusive data sources and modeling capabilities in a freely available platform to help cities measure emission sources, run analyses, and identify strategies to reduce emissions — creating a foundation for effective action. Starting in 2021, the city's Greenhouse Gas emissions inventory uses Google EIE estimates for transportation emissions (baseline year 2018).

Green Economy is defined as an economy that is low carbon, resource efficient and socially inclusive. In a green economy, growth in employment and income are driven by public and private investment into such economic activities, infrastructure and assets that allow reduced carbon emissions and pollution, enhanced energy and resource efficiency, and prevention of the loss of biodiversity and ecosystem services.

Green Infrastructure includes a range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspire stormwater and reduce flows to sewer systems or to surface waters.

Greenhouse gases are those gaseous constituents of the *atmosphere*, both natural and *anthropogenic*, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the Earth's surface, the atmosphere itself and by clouds. This property causes the greenhouse effect. Water vapour (H₂O), *carbon dioxide* (CO₂), *nitrous oxide* (N₂O), *methane* (CH₄) and *ozone* (O₃) are the primary GHGs in the Earth's atmosphere.

Integrated Aquatic Plant Management Program, established by the City of Winter Park, attempts to meet the challenges of maintaining beneficial plants while minimizing undesirable ones. The program includes chemical, biological and mechanical control methods.

LEED (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world. Available for virtually all building types, LEED provides

a framework for healthy, highly efficient, and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement and leadership.

Open Space is any open piece of land that is undeveloped and is accessible to the public. In your community, there could be many creative opportunities for open space preservation that could help connect the community and revitalize its economy and social connectivity. Some opportunities for community open space can include: playgrounds, public plazas, or vacant lots as well as Green space (land that is partly or completely covered with grass, trees, shrubs, or other vegetation) such as parks, community gardens, and cemeteries.

Pay As You Throw is a system in which residents pay for municipal solid waste (MSW) services per unit of waste discarded rather than solely through a fixed fee or property tax.

Racial Equity occurs when race can no longer be used to predict life outcomes and outcomes for all groups are improved. For more detailed information review the GARE Advancing Racial Equity and Transforming Government Resource Guide.

Racial Equity Lens is the set of questions we ask ourselves throughout the decision-making process. The lens interrupts the impact of unintended consequences by taking into consideration the lived experiences and perspectives of the racially diverse communities we intend to serve.

Reclaimed water is wastewater that has been thoroughly treated to remove harmful organisms and substances, such as bacteria, viruses and heavy metals, so it can be reused.

Renewable energy is energy from sources that are naturally replenishing but flow-limited; renewable resources are virtually inexhaustible in duration but limited in the amount of energy that is available per unit of time. The major types of renewable energy sources are: Biomass, Hydropower, Geothermal, Wind and Solar.

Resilience Hubs are community-serving facilities augmented to support residents, coordinate communication, distribute resources, and reduce carbon pollution while enhancing quality of life. Hubs provide an opportunity to effectively work at the nexus of community resilience, emergency management, climate change mitigation, and social equity while providing opportunities for communities to become more self-determining, socially connected, and successful before, during, and after disruptions.

Urban Heat Islands occur when cities replace natural land cover with dense concentrations of pavement, buildings, and other surfaces that absorb and retain heat. This effect increases energy costs (e.g., for air conditioning), air pollution levels, and heat-related illness and mortality.

Tree Equity Score is an indicator of whether an area has a sufficient amount of tree canopy cover distributed in a way that all residents can experience the climate, health and other benefits that trees provide.

Tree Management Program, established by the City of Winter Park, maintains existing vigorous trees, removes dead/diseased/dying trees, and replants with a diverse species. The Urban Forestry division is also responsible for maintaining trees in parks and around

facilities, trees coexisting with electrical facilities, rights of way trees, and community outreach and education.

Trophic State Index (TSI) is a classification system designed to “rate” individual lakes, ponds and reservoirs based on the amount of biological productivity occurring in the water. Using the index, one can gain a quick idea about how productive a lake is.

Trophic State Index	Trophic State Classification	Water Quality
0-59	Oligotrophic through Mid-Eutrophic	Good
60-69	Mid-Eutrophic through Eutrophic	Fair
70-100	Hypereutrophic	Poor

Climate Risk & Vulnerability Assessment: a structured process that identifies ways in which a community is susceptible to harm from climate threats and identify corrective actions that can reduce or mitigate the risk of serious consequences due to climate change. This assessment will look at the City’s critical facilities, water infrastructure, economic factors, our natural resources, people and socioeconomic statistics, property, transportation, and mobility. As a city that is mostly in land but surrounded by wetlands, Winter Park is still no stranger to climate events such as hurricanes, flooding, and extreme heat. As rapid growth in development continues, we continue to find ways to be adaptable to these climate changes. Within this assessment we will have key indicators which will allow us to keep track of this data for continued planning and prevention. These indicators include: GHG Emissions, Heat (Rising Temperatures and Extreme Heat), and Precipitation.

Waste Management Hierarchy: EPA developed the non-hazardous materials and waste management hierarchy in recognition that no single waste management approach is suitable for managing all materials and waste streams in all circumstances. The hierarchy ranks the various management strategies from most to least environmentally preferred. The hierarchy places emphasis on reducing, reusing, and recycling as key to sustainable materials management.

Wastewater is used water. It includes substances such as human waste, food scraps, oils, soaps and chemicals. In homes, this includes water from sinks, showers, bathtubs, toilets, washing machines and dishwashers.

Appendix A- Key Assumptions for Renewable Energy

Key Assumptions for Renewable Energy Study

1. In adopting these targets, the commission has assumed that the cost of renewable technologies will drop over time. Historically, emerging technologies have achieved similar reductions in cost as economies of scale and engineering advances work together. For example: the microprocessor computing power for an iPad 2 dropped from \$100,000,000 in 1980 to \$1,000,000 in 1990 to \$100 in 2010, huge reductions over 30 years; and the cost of solar power dropped from \$700 per kWh in 2010 to under \$200 per kWh in 2018, an 8-year period. See Forbes article “Declining Cost Curves Create Opportunities for Investors” 10-17-2018. There is no assurance however that the costs will decline as assumed.
2. Battery cost/kWh will drop over time
The table below provides the costs for residential, commercial, and utility scale batteries for key milestone years.

Table 1. Battery Storage Costs for Key Milestone Years (Installed Cost - \$/kWh)

Battery Energy Storage Technology	2023	2035	2042	2050
Residential BESS–2.5 hr	\$1,443	\$1,359	\$1,359	\$1,359
Commercial BESS–4 hr	\$774	\$729	\$729	\$729
Utility Scale BESS–4 hr (ESS-4)	\$514	\$484	\$484	\$484

3. Solar cost/kW will drop over time
 - a. Solar Cost per kWh

Table 2. Solar PV Costs for Key Milestone Years (Installed Cost - \$/kW)

Solar PV Technology	2023	2035	2042	2050
Residential Rooftop Solar	\$3,400	\$2,892	\$2,892	\$2,892
Commercial Solar PV, Rooftop (Dsolar-CommRoof)	\$2,121	\$1,804	\$1,804	\$1,804
Commercial Solar PV, Ground-mount (Dsolar-CommGround)	\$2,236	\$1,902	\$1,902	\$1,902
Utility Scale Solar PV (USolar)	\$1,331	\$1,253	\$1,253	\$1,253
Green Hydrogen-Fueled CT (CT-Hydrogen)	\$1,561	\$1,828	\$1,828	\$1,828
Biofuel Internal Combustion Reciprocating Engine (Biomass)	\$520	\$552	\$552	\$552

Note – While FMPA will be the source of some of the early solar contracts they may not be the provider for future contracts. The source of our future cost estimates is based on DOE (Department of Energy) and National Renewable Energy Laboratory (NREL) data.

- b. Generation Technology cost projects

The general industry consensus is that the forecasted installed cost for solar and battery storage technologies will continue to decline in cost for the foreseeable future through continued manufacturing and solar PV performance improvements. In addition, legacy technologies such as

combustion turbines are expected to continue to increase in cost based on inflationary pressures. The NREL Annual Technology Baseline (ATB) projects cost declines in renewable technologies and battery storage and cost increases in legacy technologies through 2050. Supply disruptions and changing tariff structures resulted in an increase in solar PV costs in 2021 and 2022. These recent cost increases are expected to be temporary as the solar PV manufacturers adjust in response to the changing world market.

To remain conservative in the cost projections of future technology costs used in this study, Quanta Technology estimated a lower near-term price decline for solar PV and batteries than the NREL ATB estimate. In addition, Quanta Technology estimated the price declines would stabilize after ten years for solar PV and after five years for battery storage. Further price increases for the legacy generation technologies also had a similar end to their forecasted continuing escalation where their costs would stabilize. The combination of these adjustments to the future escalation of technology costs provides a conservatively high cost for solar PV and battery storage and a conservatively low cost for legacy technologies.

The graph shown in Figure 1 below presents the annual costs of the subset of technologies that were ultimately included in the supply portfolios described later in this report.

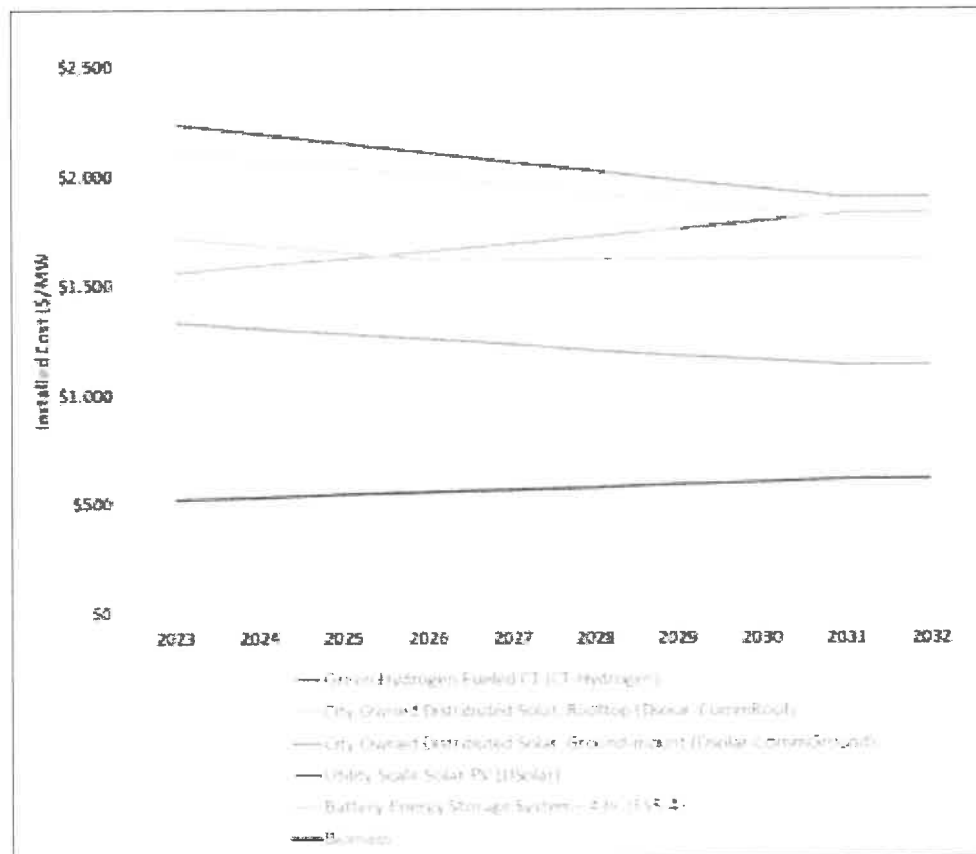


Figure 1. Projections of Generation and Storage Technologies Installed Costs

4. Assumes that Underground Project will be completed by 2030 and the existing bonds will be paid off in 2036.
5. Burning garbage and trash emits carbon and other harmful emissions, and while it reduces dependence on fossil fuels, it is not considered by most in the industry to be renewable energy. On the other hand,

biomass generation is considered renewable energy even though it also emits carbon and other emissions. Biomass generation is renewable since it is a carbon-neutral fuel that traps carbon from the atmosphere during its growth cycle and then releases the same amount of carbon during the combustion process. Biomass generation is assumed to be a “Dispatchable” (On-Demand) Power source available at any time of day. Even though it also emits carbon and other emissions. Biomass generation is considered renewable since it is a carbon-neutral fuel that traps carbon from the atmosphere during the growth cycle of biofuels and then releases only the same amount of carbon during the combustion process. In addition, unlike solar PV, biomass generation is generally a “dispatchable” (on-demand) power source available at any time of day.

6. Quanta Technology used PPA pricing from existing CWP contracts and other data available for Florida power costs to estimate that future purchases from the Florida grid would. Florida currently relies principally on fossil-fueled resources. However, **as FPL and other utilities evolve their system to cleaner resources the power costs from the Florida grid are estimated to escalate at 2% annually regardless of the CWP decisions for its power supply.** Quanta Technology also assumed that the purchased power market in Florida would continue to provide CWP options to purchase specific types of power from large suppliers, such as FPL, OUC, and the FMPA.
7. In addition to “Variable Costs” of power such as the cost per kWh to buy from suppliers and the pass through of fuel costs, WPPC has “Fixed Costs” of maintaining the distribution system including the grid, power lines, and transformers. **WPPC’s Fixed Costs are expected to inflate by approximately 3%.**
8. WPPC expects that demand will increase to accommodate Electric Vehicles and will decrease as homes and businesses become more Energy Efficient.
 1. “Expected” Demand Growth Rate = 0.09%/yrs. “High” Demand Growth = 1.15%
 2. **“Expected” Energy Reduction from Energy Efficiency = 2% reduction/year for 5 years, which means that 10% less energy (compared to 2023) will be used by homes and businesses by 2028.**
Efficiency comes from:
 - a. LED lighting, Heat Pumps instead of old resistance heating in Winter, better attic and wall Insulation, double pane energy efficient Windows
 - b. Distributed Batteries and Solar from residential and commercial which allows the peak energy periods to level out with [Demand Response (DR) or Demand Side Management (DSM)] programming. In other words, homes and businesses use their own batteries during the times when the most energy is needed.
9. **This study DOES NOT assume electric grid upgrades are needed or funded for larger power lines or transformers.** Evaluating the Grid requirements as Residents install more Solar and Battery Walls will be part of the Strategic Planning background study.
10. Hurricane Outage Management: Sizing the Batteries or planning for back-up “Dispatchable”/On-Demand power for a Hurricane Event were not part of the Consultant’s original scope. However, in a subsequent addition to the Consultant’ scope two new scenarios 4A and 4B were added to estimate the increase in supply costs of a plan that provides resiliency for the potential of four days of disruptions to the CWP solar energy supply due to a hurricane or a severe tropical storm. The costs for repeated severe events occurring in 2023, 2035, 2042, and 2050 were estimated.
 - A new scenario 4A assumes the production output of all utility-scale solar PV contracted by CWP is significantly impacted for four days while all other generation sources remain unchanged. 100% of

the replacement energy during severe weather events is assumed to come from batteries contracted for or owned by CWP.

- A second new scenario 4B assumes the production output of all utility-scale solar PV contracted by CWP is significantly impacted for four days while all other generation sources remain unchanged. The replacement energy during severe weather events is assumed to come from grid purchases from reserve units, generally older and less efficient fossil units in scenario 4B. Presumably, this premium will be recovered in the fuel cost adjustment.

All other assumptions for the hurricane scenarios follow those defined in Scenario 3A. The results of the analysis are provided below.

Table 3 of Scenarios 3A, 4A and 4B

Year	Scenario 3A	Scenario 4A	Scenario 4B
20-year PVRR – 2023 to 2042 (\$M)	505	637	558
LCOE based on 20-year PVRR (\$/MWh)	90	113	99

11. Under Scenario 3A, While the Consultant recommends prioritizing Utility Scale Battery Storage over City owned ground and rooftop solar, the report assumes that the City Invests heavily in Solar Power as follows:

Table 4 and Costs of Solar PV on CWP Owned Buildings and Vacant Land

Year	Cumulative City Rooftop PV (MW)	Cumulative City Ground Mount PV (MW)	Cumulative Total MW)	Cumulative Cost (\$M)
2035	0.98	0.98	1.96	\$3.8
2042	<u>0.98</u>	<u>2.95</u>	<u>3.94</u>	<u>\$7.5</u>
2050	0.98	2.95	3.94	\$7.5

Currently there is no city land set aside for Ground based Solar.

However, Under Scenario 3E, there is no requirement of the City to own Solar on City Owned property. However, there is an expectation that, depending on the capacity to issue bonds and borrow for the cost of construction, the City may own Solar if the business case and benefit are deemed appropriate.

12. Assumes that the purchased power market continues to allow WPPC to purchase power from large suppliers, such as Florida Power, OUC, Florida Municipal Power Authority and independent power developers.
13. Adoption of Residential Electric Vehicles, Solar Panels, and Energy Storage/Batteries are assumed to be closely aligned and increasingly adopted as roofs and vehicles are replaced. The study expects a reduction in net energy supplied to residents. The study does NOT assume significant buyback of Solar power under net metering and does NOT assume any “Virtual Power Plant” benefits, although both may occur if “Time of Use” rates are implemented as recommended. The study assumes Residents will invest in Electric Vehicles, Roof top Solar and Batteries voluntarily at their personal cost. **By 2042, the study forecasts:**

- **Up to 95% of the registered vehicles in CWP may be electric vehicles.**
- **Approximately 35% of residential rooftops will have solar PV installed,** with the capacity to generate approximately 49,000 MWh of energy per year, which is approximately 11% of the total CWP requirement.
- **Approximately 35% of residences will have battery energy storage systems (BESS) installed.**

Proforma Financial Projection Assumptions- Based on Actual History and Experience. Incorporates Cost of Electricity and estimated demand originating from the Quanta Study.

14. In the forecast of the production costs for years 2043-2050 when Clean Hydrogen Combustion Turbine (CT-Hydrogen) begins to play an important role in the renewable energy strategy, the Commission has assumed a cost for power from a portfolio of substantially carbon free resources will average of \$133/MWh for power costs in 2042. These costs reflect the costs prior to the introduction of any costs associated with a CT-Hydrogen resource or another clean technology that could supply a firm dispatchable resource. In this analysis, the addition of the CT-Hydrogen resource is forecast to drive the average power costs to \$255/MWh in 2050, largely due to the cost forecast of clean hydrogen costs of \$366/MWh in 2050.

The Commission is unwilling at this time to accept a plan through 2050 that includes the current costs assumptions for CT-Hydrogen. At this time, the Commission can support a conditional plan that establishes an upper limit to the average power costs after 2042 that would not exceed 3% escalation from the costs forecast for 2042. This 3% escalation limit would require a significant reduction in the costs of CT-Hydrogen or an alternate carbon free generation technology that could serve the same role in the City's power portfolio.

The Commission is willing to accept power costs reflecting a 3% escalation from the 2042 costs of \$133/MWh, yielding a maximum acceptable average power costs in 2050 of \$168/MWh. More specifically, **the commission adopts values for the Maximum Annualized Power costs shown in the right column of the following table.**

Table 5 Power Costs

Year	Annualized Cost (\$/MWh)	Annualized Cost (\$/MWh) escalated at 3% after 2042	LCOE (\$/MWh) with a 3% escalation	Maximum Acceptable Annualized
2023	\$72		\$70	
2024	\$72		\$73	
2025	\$72		\$75	
2026	\$74		\$77	
2027	\$75		\$79	
2028	\$77		\$82	
2029	\$78		\$84	
2030	\$77		\$87	
2031	\$76		\$89	
2032	\$80		\$92	
2033	\$84		\$95	
2034	\$89		\$97	
2035	\$91		\$100	\$91
2036	\$107		\$103	
2037	\$112		\$106	
2038	\$119		\$110	
2039	\$126		\$113	
2040	\$133		\$116	
2041	\$133		\$120	
2042	\$133	\$133	\$123	\$133
2043	\$132	\$137	\$127	
2044	\$131	\$141	\$131	
2045	\$127	\$145	\$135	
2046	\$131	\$150	\$139	
2047	\$136	\$154	\$143	
2048	\$140	\$159	\$147	
2049	\$138	\$164	\$152	
2050	\$255	\$168	\$156	\$168

15. Residential Revenues Average \$/kWh are based on rates effective May 1, 2023. **The baseline Proforma assumes a 3% annual cost of power increase** (which corresponds to the 3% “Cost Recovery Growth/Escalation Rate” illustrated by the orange line on Figure 30 of the study report results for Scenario 3D)
16. Commercial Revenues Average \$/kWh are based on Trailing 12 months history but have been adjusted to reflect the elimination of “Legacy Time of Use Rates” (which are carryovers from the City’s acquisition of the Power Company from Duke Power) and the current rates which became effective May 1, 2023. **The baseline Proforma assumes a 3% annual cost of power increase** (which corresponds to the 3% “Cost Recovery Growth/Escalation Rate” illustrated by the orange line on Figure 30 of the study report results for Scenario 3D).

17. No "Time of Use" or "TOU" rates are currently in effect, nor are they included in the cash flow forecast at this time. Future strategic plans will likely add TOU rates to incentivize load management.
18. Revenues include franchise fees. Revenues do NOT include Utility Taxes or Sales Taxes, which are a pass through to the city and state, respectively. Revenues include Fuel Cost Adjustments even though they are a "pass through" and are also shown as part of the Cost of Electricity expenses.
19. **Fixed Operating and Grid Costs are based on the City's ten-year proforma for the fiscal year beginning October 1, 2023.**
20. Cost of Electricity is itemized based on source of energy. The Fuel Cost Adjustment Expense is itemized based on the source of fuel and equals the Fuel Cost Adjustment Revenue. In other words, the Fuel Cost Adjustment is an "in and out" line item.
21. Operating Transfers Out is the franchise fee and the revenue share transferred to the General Fund for general government purposes.
22. Cumulative Reserves are the working capital (current assets minus current liabilities) requirements established by the City's Administrative Policy which requires a minimum of 45 days operating expenses excluding amortization. Any excess would be used for capital projects and for the transitional costs to renewable energy.
23. Debt Service is the principal and interest required on bonds.
24. Capital Projects include the undergrounding project and other construction projects. Inventory Purchases are for major equipment and supplies such as transformers. Replacement Reserves are reserves set aside for periodic replacement of capitalized equipment, systems and building components.
25. **Investment in or Debt Service on Renewable Energy generation or storage. This includes construction of City owned solar; construction of City owned Battery storage systems; debt service on "green bonds" issued to construct city owned assets; co-investment in joint ventures that will own renewable energy generation or storage. This does not include long-term purchase power commitments.**
26. **The Baseline Budget and Proforma financial projections both assume the same amortization of the CWP debt incurred to finance the undergrounding of the CWP distribution system. with the existing bonds paid off in 2036.**