



CITY COMMISSION

REGULAR MEETING AGENDA

MONDAY, JUNE 10, 2019 AT 6:30 PM

CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call
Invocation
Pledge of Allegiance
Agenda Changes

AWARDS AND PRESENTATIONS

100. Presentation of Resolution 2019-10 to James Flannigan
101. Recognition of the Winter Springs High School Softball Team, 2019 State Champions, undefeated at 31-0, with their Coach, Mark Huaman

INFORMATIONAL AGENDA

200. Current Development Projects Update

Attachments: [Current Projects Map](#)

201. Therapy Pool Salt-Water System Installation

202. Emergency Operation Center (EOC) Room Test

PUBLIC INPUT

Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.

CONSENT AGENDA

300. Surplus Assets

Attachments: [Surplus Asset Final List](#)

301. FY 2019 Mid-Year Budget Amendment

Attachments: [Resolution 2019-11](#)
[Budget Amendment Detail](#)
[General Fund Budget Amendment Summary](#)

[302.](#) Summer Camp Donations Acceptance

Attachments: None

[303.](#) Torcaso Park Basketball Courts

Attachments: [Contract Extension](#)

[304.](#) Minutes from the April 29, 2019 City Commission Special Meeting

Attachments: [Minutes](#)

[305.](#) Minutes from the Monday, May 6, 2019 City Commission Workshop

Attachments: [Minutes](#)

[306.](#) Minutes from the Monday, May 13, 2019 City Commission Regular Meeting

Attachments: [Minutes](#)

PUBLIC HEARINGS AGENDA

[400.](#) Ocean Bleu Retail Aesthetics, Final Engineering, and Special Exceptions

Attachments: [Exhibit A – Aesthetics Plans](#)
[Exhibit B – Final Engineering Plans](#)
[Exhibit C – Special Exception Application](#)

[401.](#) West End Professional Center Monument Sign Special Exception and Development Agreement Modification

Attachments: [Exhibit A - Sign Rendering and Location](#)
[Exhibit B - Special Exception Application](#)
[Exhibit C - Third Modification to Binding Development Agreement](#)

[402.](#) Second Reading of Ordinance 2019-09 regarding the Application, Notice, and Review Criteria Procedures for Special Zoning Permits

Attachments: [Ordinance 2019-09](#)
[Legal Advertisement](#)
[Exhibit A](#)

REGULAR AGENDA

[500.](#) Waste Pro Annual Performance Review

Attachments: [UCF Winter Springs Customer Satisfaction Survey - Final Report dated 5/2/19](#)
[Waste Pro Annual Evaluation Report \(3/1/2018 – 2/28/2019\)](#)

[501.](#) East Central Florida Regional Planning Council Adopted Vision and Trend Analysis Presentation

Attachments: [Vision and Trend Analysis](#)
[Appendix One](#)
[Presentation](#)

[502.](#) Board/Committee Appointments and Reappointments

Attachments: None

[503.](#) City Manager Recruiting Advertisement and Recruitment Process

Attachments: [Recruiting Advertisement](#)

REPORTS

600. City Attorney Anthony A. Garganese, Esquire

601. Interim City Manager Shawn Boyle

602. City Clerk Andrea Lorenzo-Luaces, MMC

603. Seat Three Commissioner Ted Johnson

604. Seat Four Commissioner TiAnna Hale

605. Seat Five Commissioner Geoff Kendrick

606. Mayor Charles Lacey

607. Seat One Commissioner Jean Hovey

608. Seat Two Commissioner/Deputy Mayor Kevin Cannon

PUBLIC INPUT

Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.

ADJOURNMENT

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes*.

"If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need 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" - per Section 286.0105 *Florida Statutes*.



INFORMATIONAL AGENDA ITEM 200

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

Current Development Projects Update

SUMMARY

PROPOSED DEVELOPMENT PROJECTS			
PROJECT NAME	LOCATION	LAST ACTION ITEM	CURRENT STATUS
AITC Office Building	863 N US 17-92	N/A	Final Engineering & Aesthetic Plans are under Staff review.
Winter Springs Medical Office	E SR 434 – West of Hacienda Dr.	N/A	Final Engineering Plans are under Staff review. Aesthetic Plans are being prepared.
Beazer Homes Senior (55+) Condominium Project (The Gatherings at Winter Springs- 108 Units)	Town Center - West side of Tuskawilla, north of Blumberg	Special Exceptions approved by City Commission on 8/13/18.	Engineering & Aesthetic Plans to be prepared by the developer.
Iriye Suites Live-Work Community	Town Center	Special Exceptions & Development Agreement approved by City Commission on 1/28/19.	Final Engineering & Aesthetic Plans are being prepared by the developer.
Wendy's	Town Center	N/A	Preliminary Site Plan and Aesthetic Plans are under staff review.
Winter Springs Town Center Retail Building (Ocean Bleu)	Town Center	N/A	Final Engineering & Aesthetic Plans are being prepared by the developer.
Dream Finders Townhomes (Winter Springs Townhomes) - 114 Units	Town Center - East side of Michael Blake Blvd.	Preliminary Engineering approved by City Commission on 1/8/18.	Final Engineering & Aesthetic Plans are under Staff review.
The Studios at Tusawilla	Vistawilla Drive	N/A	Final Engineering Plans are under Staff review.

APPROVED DEVELOPMENT PROJECTS / UNDER CONSTRUCTION			
PROJECT NAME	LOCATION	LAST ACTION ITEM	CURRENT STATUS
Octopus Car Wash	510 W. SR434	Site work approved by City Commission on 4/22/2019.	Building is under construction.
Tuskawilla Crossings: 379 single-family homes	Town Center	Final Engineering, Development Agreement & Aesthetics approved by City Commission on 4/24/17. Plat approved 8/13/2018. Phase 1 Site work approved by City Commission on 11/19/18.	Site work under construction. Permits have been issued for Phase 1 units.
The Blake Apartments (Catalyst Apartments): 279 apartment units	Town Center	Plat approved 10/23/17. Development Agreement & Final Engineering were approved by City Commission on 1/9/17.	Buildings under construction.
Hawthorn ILF (Winter Springs Retirement Residence): 144 independent living suites	Town Center	Final Engineering, Aesthetic Review, & Development Agreement approved by City Commission on 1/22/18.	Developer to schedule preconstruction meeting prior to starting site work.
Northern Oaks: 35 single-family homes by Dream Finders Homes	North side of SR 434, East of SR 417	Final Engineering & Waivers approved by City Commission on 3/13/17. Preconstruction meeting held 10/17/17. Aesthetic Review approved by City Commission on 4/9/18. Plat is recorded.	Site work under construction.
Southern Oaks: 54 single-family homes	West of DeLeon St. & North of SR 434	Final Engineering, Aesthetic Review, & Development Agreement approved on 6/22/15. Plat is recorded. City Commission accepted site work on 8/14/17.	Site work complete. Homes under construction.

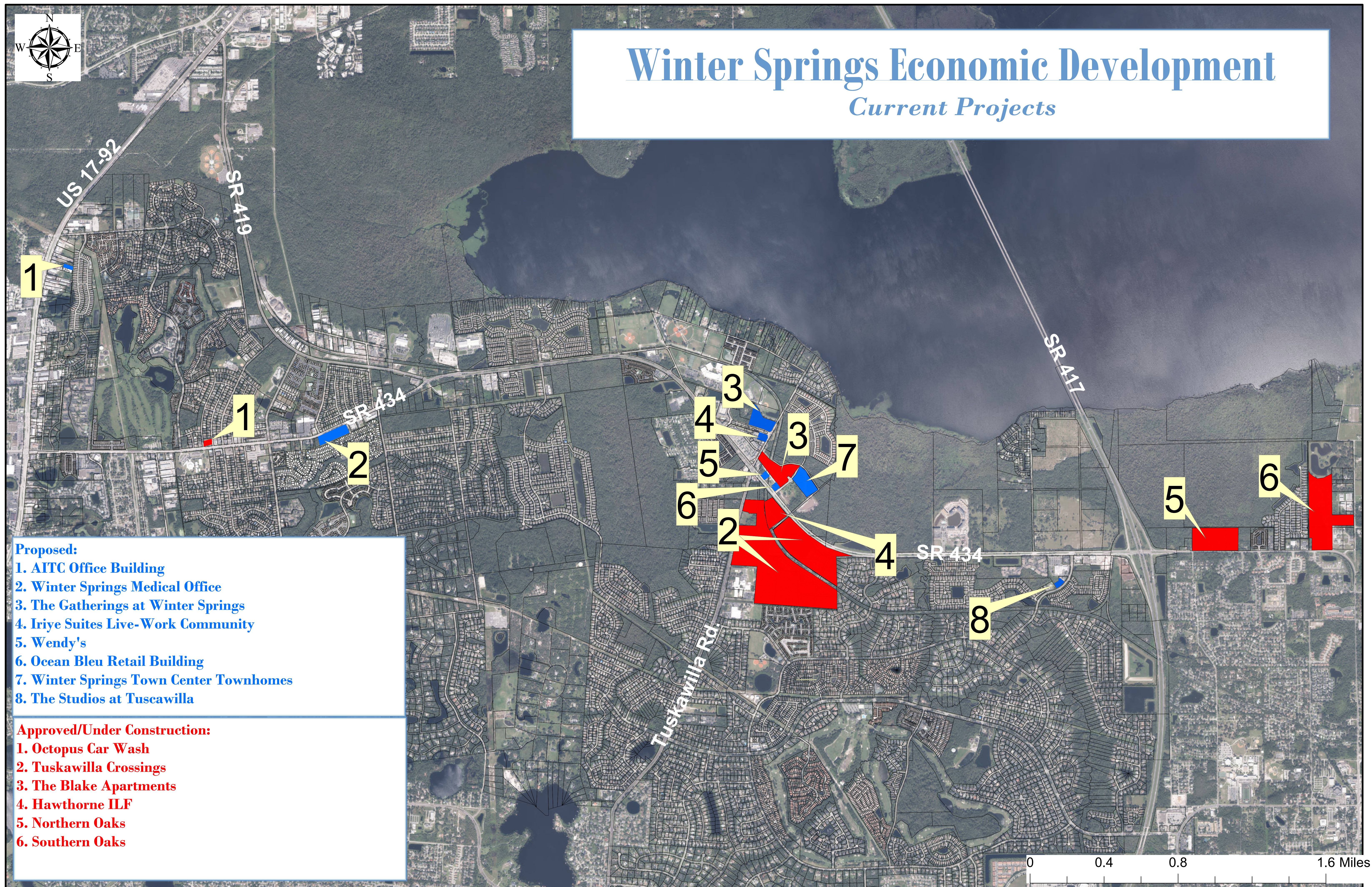
RECOMMENDATION

Staff recommends the City Commission receive and review the information provided.



Winter Springs Economic Development

Current Projects





INFORMATIONAL AGENDA ITEM 201

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

Therapy Pool Salt-Water System Installation

SUMMARY

The Parks and Recreation Department has recently installed a saltwater chlorine sanitizing system at the Winter Springs Therapy Pool to ensure clean and safe water for the therapy pool users. The system uses saltwater to ensure sanitized water and includes many quality-monitoring features and automatic self-cleaning to maximize the lifespan of the device.

The system uses a process known as electrolysis to produce chlorine from a low-concentration of salt added to the pool water. This process eliminates harmful substances, and after the chlorine reverts to salt. The system reuses the salt, and the process repeats. This system is projected to save the City an estimated 20-30% in annual therapy pool maintenance costs.

RECOMMENDATION

Staff recommends the City Commission receive and review the information.



INFORMATIONAL AGENDA ITEM 202

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

Emergency Operation Center (EOC) Room Test

SUMMARY

The Police Department desires to inform the Commission that a dry-run test of the Emergency Operations Center (EOC) located at the Police Department will be conducted on June 24, 2019 at 10 a.m. The Commission is invited to attend the functional operation of the EOC as the City prepares for the 2019 hurricane season.

RECOMMENDATION

Staff recommends the City Commission receive and review the information.

Surplus Assets Final List to Commission

Provided by City of Winter Springs

Comission Date	Methods of Disposal
6/10/2019	1 - Auction 6 - Totaled/Accident 2 - eWaste 7 - Lost 3 - Destroy 8 - Stolen 4 - Salvage 9 - Donated 5 - Trade-in 10 - Transfer

Surplus Assets

Departments	Description	Asset #	Serial #	Original Cost	Model #	Method of Disposal
PD	2007 Chevy Impala	810	2GWS55R679227727		Impala	1
PD	2011 Chevy Impala	993	2G1WD5EM4B1202462		Impala	1
PW	2000 E250 Van	138890	1FTNE24L5YHB59178		E 250	4
PD	2007 Chevy Impala	301675	2G1WS55R579222116		Impala	1
Admin	10 Conference Chairs	NA				1
Admin	2 Conference Tables	NA				1
PD	Bullard Thermal Imager	NA	5675		TI	1
PD	Cannon Powershot	NA	9123102930		S60	1
PD	Cannon Powershot	NA	9123102980		S60	1
PD	Cannon Powershot	NA	9023105428		S60	1
PD	HP Officejet	NA	971280G9		H470	1
PD	Ballistic Shield	NA	33BV0079		Pat III	3
PD	Ballistic Shield	NA	33BV0078		Pat III	3
PD	Ballistic Shield	NA	33BV0084		Pat III	3



CONSENT AGENDA ITEM 301

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

FY 2019 Mid-Year Budget Amendment

SUMMARY

The City Manager is requesting that the Commission consider approval of Resolution 2019-11 amending the Fiscal Year 2018-2019 Budget.

This agenda item is needed to amend the Fiscal Year 2018-2019 budget for those funds which vary from the originally adopted budget. The vast majority of the amendments are necessary for one of the following reasons:

- accrual of revenues and expenses in the appropriate fiscal period
- variations between budgeted (estimated) and actual expenditures and revenues
- 2018-2019 agenda items with fiscal impact

The City Charter provides that the Commission may amend the budget by resolution. Please note that only those funds requiring budget adjustment are included herein.

Part of the normal course of operations at fiscal year-end is the accrual of revenues and expenses. The accruals are necessary for aligning revenues and expenses with the fiscal period to which they relate. It is also typical for some variances between actual and budgeted expenses and revenues to require budget adjustments. Furthermore, over the course of the fiscal year, various agenda items are approved by the Commission. In some cases, those approved agenda items lack specific language to amend the expenditure budget or the appropriation to or from fund balance. This resolution formalizes the fiscal impact of those actions.

Shown in Attachment 2 are the budgeted ending fund balances for all funds requiring amendment for the 2018-2019 fiscal year. Please note: these are budgeted figures only, not to be confused with audited financial statements which will be available in March of 2020. State statute requires that the final budget amendment be formalized by November 29, 2019 [Section 166.24] (3) F.S.].

RECOMMENDATION

Staff recommends approval of Resolution 2019-11.

RESOLUTION 2019-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS FLORIDA, AMENDING THE FISCAL YEAR 2018-2019 BUDGET; PROVIDING FOR SEVERABILITY, REPEAL OF PRIOR INCONSISTENT RESOLUTIONS, AND AN EFFECTIVE DATE.

WHEREAS, Section 7.05 of the City Charter provides that the annual City budget may be amended by Resolution duly adopted by the Commission; and

WHEREAS, the City Commission of the City of Winter Springs deems that this Resolution is in the best interests of the public health, safety, and welfare of the citizens of Winter Springs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recitals. The foregoing recitals are deemed true and correct and are hereby fully incorporated by this reference.

Section 2. That the Fiscal Year 2018-2019 City Budgets are amended as provided in Attachments 2 and 3 attached hereto.

Section 3. Repeal of Prior Inconsistent Resolutions. All prior resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, word, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption by the City Commission of the City of Winter Springs, Florida.

RESOLVED by the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled on the 10th day of June, 2019.

CHARLES LACEY, Mayor

ATTEST:

ANDREA LORENZO-LUACES, City Clerk

**Approved as to legal form and sufficiency for
the City of Winter Springs only:**

ANTHONY A. GARGANESE, City Attorney

Attachment 2 - Budget Amendment Detail

Resolution 2019-11

General Fund

Funds not included in this summary do not require budget amendment

HELPFUL TOOLS: Comprehensive Annual Financial Report for the year ended September 30, 2018 as approved by City Commission on 5/13/2019
 Regular 500; Fiscal Year 2018-2019 Original Budget as approved by City Commission on 9/24/18 Public Hearing 501.

Difference in Beg Fund Bal Projected to Actual	Actual Beg Fund Balance 9/30/18 CAFR
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General Fund #001:**As approved by City Commission on 9/24/18 Public Hearing Item 501:**

10/1/18 Budgeted Beginning Fund Balance	\$8,509,235	\$5,192	\$8,514,427
FY 2019 Budgeted Appropriation to (FROM) Fund Balance	\$1,499		
9/30/19 Budgeted Ending Fund Equity	<u>\$8,510,734</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$5,192
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Revenue Neutral:Grants/Donations:

HIDTA grant revenues - 100% Reimb vehicle lease	\$7,080
HIDTA grant expenditures - vehicle lease (2110)	(\$7,080)
Byrne grant revenues - gun locks	\$17,535
Byrne grant expenditure - gun locks (2130)	(\$17,535)
Babe Ruth Donation - Consent 300; 2.11.19 windscreens	\$5,771
Consent 300; 2.11.19 windscreen expenditure budget (7230)	(\$5,771)
	<u>\$0</u>

Community Events:

Community Event Revenue - Spring Festival - escrow draw	\$1,238
Community Event Revenue - Spring Festival	\$7,150
Community Event Expenditure - Spring Festival (7400)	(\$8,388)
Community Event Revenue - Winter Wonderland - escrow draw	\$2,983
Community Event Revenue - Winter Wonderland	\$6,267
Community Event Expenditure - Winter Wonderland (7400)	(\$9,250)
Community Event Revenue - Hometown Harvest	\$9,450
Community Event Expenditure - Hometown Harvest (7400)	(\$9,450)
Community Event Revenue - July 4th	\$30,930
Community Event Expenditure - July 4th (7400)	(\$30,930)
	<u>\$0</u>

Insurance/Recycling/Trade-In:

Insurance proceeds - traffic accident	\$1,763
Expenditure budget for property damage (1520)	(\$1,763)
Insurance proceeds - traffic accident	\$3,894
Expenditure budget for property damage (2100)	(\$3,894)
	<u>\$0</u>

Other:

Increase General Fund revenue budget (various - grants, investment income, etc)	\$138,000
Parks - Torcaso improvements, basketball court replacement/expansion (7230)	(\$138,000)
Increase transfers in from fund 201 - residual equity transfer	\$9,108
Remove transfer out to fund 201 - debt service instrument fully retired (1900)	\$10,000
Reimburse contingency account	(\$19,108)
	<u>\$0</u>

Inter-departmental transfers:

Inter-departmental transfer FROM Dep't 13 Finance - vacancy (1300)	\$25,000
Inter-departmental transfer TO Dep't 12 City Manager - vacation payout (1200)	(\$25,000)
Inter-departmental transfer FROM Dep't 13 Finance - vacancy (1300)	\$33,840
Inter-departmental transfer TO Dep't 12 Commission - redistricting, Promo CM (1100)	(\$8,215)
Inter-departmental transfer TO Dep't 12 City Clerk - codification (1200)	(\$625)
Inter-departmental transfer TO Dep't 41 Public Works - CH renovation materials, small tools (1930)	(\$25,000)
Inter-departmental transfer FROM Dep't 21 Police - vacancies (2100)	\$200,000
Inter-departmental transfer FROM Dep't 19 Gen Gov't - contingency reduction (1900)	\$58,000
Inter-departmental transfer TO Dep't 15 Com Dev - case study, visioning, econ dev, staff assistance (1500)	(\$96,000)
Inter-departmental transfer TO Dep't 15 Com Dev - urban beautification (1520)	(\$50,000)
Inter-departmental transfer TO Dep't 72 - Torcaso improvements (7230)	(\$47,000)
Inter-departmental transfer TO Dep't 72 - dehumidifier (7250)	(\$65,000)
	<u>\$0</u>

Revisions to Original Budgeted Appropriation to (FROM) Fund Balance

\$0**REVISED 9/30/19 Budgeted Ending Fund Balance**\$8,515,926

Attachment 2 - Budget Amendment Detail

Resolution 2019-11

Other Governmental Funds

HELPFUL TOOLS: Comprehensive Annual Financial Report for the year ended September 30, 2018 as approved by City Commission on 5/13/2019 Regular 500; Fiscal Year 2018-2019 Original Budget as approved by City Commission on 9/24/18 Public Hearing 501.

Difference in Beg Fund Bal Projected to Actual	Actual Beg Fund Balance 9/30/18 CAFR
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Special Law Enforcement Fund - Local #102		
As approved by City Commission on 9/24/18 Public Hearing Item 501:		
10/1/18 Budgeted Beginning Fund Balance	\$20,499	\$21,630
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$19,975)	
9/30/19 Budgeted Ending Fund Balance	\$524	
Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):		
Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$1,131	
Decrease small tools budget	\$6,500	
Revisions to Original Budgeted Appropriation to (from) Fund Balance	\$7,631	
REVISED 9/30/19 Budgeted Ending Fund Balance	\$8,155	

Special Law Enforcement Trust Fund - Federal #103		
As approved by City Commission on 9/24/18 Public Hearing Item 501:		
10/1/18 Budgeted Beginning Fund Balance	\$43,423	\$59,489
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$40,189)	
9/30/19 Budgeted Ending Fund Balance	\$3,234	
Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):		
Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$16,066	
Increase confiscated property revenues to reflect YTD actuals (DOJ)	\$17,260	
Revisions to Original Budgeted Appropriation to (from) Fund Balance	\$33,326	
REVISED 9/30/19 Budgeted Ending Fund Balance	\$36,560	

Transportation Improvement Fund #120		
As approved by City Commission on 9/24/18 Public Hearing Item 501:		
10/1/18 Budgeted Beginning Fund Balance	\$1,559,972	\$1,859,776
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$354,600)	
9/30/19 Budgeted Ending Fund Balance	\$1,205,372	
Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):		
Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$299,804	
Net capital budget reduction (defer vehicles, resurfacing)	\$164,200	
Revisions to Original Budgeted Appropriation to (from) Fund Balance	\$464,004	
REVISED 9/30/19 Budgeted Ending Fund Balance	\$1,669,376	

Attachment 2 - Budget Amendment Detail

Resolution 2019-11

Other Governmental Funds

HELPFUL TOOLS: Comprehensive Annual Financial Report for the year ended September 30, 2018 as approved by City Commission on 5/13/2019 Regular 500; Fiscal Year 2018-2019 Original Budget as approved by City Commission on 9/24/18 Public Hearing 501.

Difference in Beg Fund Bal Projected to Actual	Actual Beg Fund Balance 9/30/18 CAFR
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Road Improvements Fund #121

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$5,480,080	\$1,362,426	\$6,842,506
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$1,757,214)		
9/30/19 Budgeted Ending Fund Balance	<u>\$3,722,866</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$1,362,426		
Defer capital budget for bridge infrastructure (3rd Gen)	\$275,000		
PO Rollover 2018-759 Fausnight - Thermoplastic City logo	(\$58,918)		
Defer transfer to Fund 303 for field house (3rd Gen)	\$3,000,000		
CRA reduce reimbursement due to reduction in scope - Florida Ave (2nd Gen)	(\$53,313)		
Consent 302; 12.10.18 - Town Center Parking Lot (2nd Gen)	(\$480,025)		
Defer transfer to the 1999 Construction Fund - Magnolia Amphitheater (2nd Gen)	\$212,000		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$4,257,170</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$7,980,036</u>		

Arbor Fund #140

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$271,981	\$307,406	\$579,387
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$266,813)		
9/30/19 Budgeted Ending Fund Balance	<u>\$5,168</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$307,406		
Increase arbor revenue budget to reflect YTD actuals	\$137,500		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$444,906</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$450,074</u>		

Transportation Impact Fee Fund #150

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$853,724	\$252,933	\$1,106,657
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$846,750)		
9/30/19 Budgeted Ending Fund Balance	<u>\$6,974</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$252,933		
Increase impact fee revenue budget to reflect YTD actuals (residential and commercial)	\$197,250		
Increase investment revenue budget to reflect YTD actuals	\$8,000		
Defer project budgets to FY 2019, except for potential design/engineering costs	\$750,000		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$1,208,183</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$1,215,157</u>		

Attachment 2 - Budget Amendment Detail

Resolution 2019-11

Other Governmental Funds

HELPFUL TOOLS: Comprehensive Annual Financial Report for the year ended September 30, 2018 as approved by City Commission on 5/13/2019 Regular 500; Fiscal Year 2018-2019 Original Budget as approved by City Commission on 9/24/18 Public Hearing 501.

Difference in Beg Fund Bal Projected to Actual	Actual Beg Fund Balance 9/30/18 CAFR
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Police Impact Fee Fund #151

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$539,682	\$9,042	\$548,724
FY 2019 Budgeted Appropriation to (from) Fund Balance	\$5,000		
9/30/19 Budgeted Ending Fund Balance	<u>\$544,682</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$9,042		
Increase impact fee revenue budget to reflect YTD actuals (residential and commercial)	\$46,500		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$55,542</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$600,224</u>		

Fire Impact Fee Fund #152

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$2,421,090	\$22,208	\$2,443,298
FY 2019 Budgeted Appropriation to (from) Fund Balance	\$25,000		
9/30/19 Budgeted Ending Fund Balance	<u>\$2,446,090</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$22,208		
Increase impact fee revenue budget to reflect YTD actuals (residential)	\$22,800		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$45,008</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$2,491,098</u>		

Park Impact Fee Fund #153

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$1,103,112	\$298,287	\$1,401,399
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$538,000)		
9/30/19 Budgeted Ending Fund Balance	<u>\$565,112</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$298,287		
PO Rollover from Consent 301; 4.9.18 Trotwood Pavilion	(\$243,540)		
Trotwood Pavilion - supplemental appropriation for park enhancements	(\$150,000)		
Fitness Zone expenditure budget - Trotwood	(\$60,000)		
Defer Torcaso projects (pavilion, dock, walkway)	\$550,000		
Increase impact fee revenue budget to reflect YTD actuals (residential)	\$265,000		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$659,747</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$1,224,859</u>		

Attachment 2 - Budget Amendment Detail

Resolution 2019-11

Other Governmental Funds

HELPFUL TOOLS: Comprehensive Annual Financial Report for the year ended September 30, 2018 as approved by City Commission on 5/13/2019 Regular 500; Fiscal Year 2018-2019 Original Budget as approved by City Commission on 9/24/18 Public Hearing 501.

Difference in Beg Fund Bal Projected to Actual	Actual Beg Fund Balance 9/30/18 CAFR
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Oak Forest Maintenance Fund #161

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$72,537	\$19,430	\$91,967
FY 2019 Budgeted Appropriation to (from) Fund Balance	\$1,962		
9/30/19 Budgeted Ending Fund Balance	<u>\$74,499</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$19,430		
Residual Equity Transfer from Oak Forest DS Fund	\$3,885		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$23,315</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$97,814</u>		

Tuscawilla III Assessment Area Fund #162

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$6,214	\$4,044	\$10,258
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$1,907)		
9/30/19 Budgeted Ending Fund Balance	<u>\$4,307</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$4,044		
Add'l landscape needs FY19 (Maint Division)	(\$1,955)		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$2,089</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$6,396</u>		

2003 Debt Service Fund #201

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$837,007	\$4,061	\$841,068
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$828,160)		
9/30/19 Budgeted Ending Fund Balance	<u>\$8,847</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$4,061		
Increase investment revenue	\$4,700		
Decrease arbitrage expense for potential need related to the 2011/2014 Imp Ref Rev Note	\$1,500		
Decrease transfer in from General Fund	(\$10,000)		
Increase transfer to the General Fund - estimated residual equity transfer	(\$9,108)		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>(\$8,847)</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$0</u>		

Attachment 2 - Budget Amendment Detail

Resolution 2019-11

Other Governmental Funds

HELPFUL TOOLS: Comprehensive Annual Financial Report for the year ended September 30, 2018 as approved by City Commission on 5/13/2019 Regular 500; Fiscal Year 2018-2019 Original Budget as approved by City Commission on 9/24/18 Public Hearing 501.

Difference in Beg Fund Bal Projected to Actual	Actual Beg Fund Balance 9/30/18 CAFR
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1999/2011 Debt Service Fund #202

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$235,099	\$996	\$236,095
FY 2019 Budgeted Appropriation to (from) Fund Balance	\$610,055		
9/30/19 Budgeted Ending Fund Balance	<u>\$845,154</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$996		
Decrease interest expense to reflect updated amortization schedule	\$428,564		
Increase arbitrage expense for potential need related to the 1999 Series bonds	(\$1,500)		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$428,060</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$1,273,214</u>		

Oak Forest Debt Service Fund #260

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$5,897	\$2,602	\$8,499
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$5,897)		
9/30/19 Budgeted Ending Fund Balance	<u>\$0</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$2,602		
Increase transfer budget - debt has been fully retired, residual equity to be transferred to Oak Forest Maintenance Fund	(\$2,672)		
Increase investment revenue budget	\$70		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$0</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$0</u>		

1999 Construction Capital Project Fund #301

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$826,259	\$15,218	\$841,477
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$795,800)		
9/30/19 Budgeted Ending Fund Balance	<u>\$30,459</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$15,218		
Defer transfer budget from Road Imp Fund - Magnolia Park	(\$212,000)		
Defer capital expenditure budget - Magnolia Park	\$940,000		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$743,218</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$773,677</u>		

Attachment 2 - Budget Amendment Detail

Resolution 2019-11

Other Governmental Funds

HELPFUL TOOLS: Comprehensive Annual Financial Report for the year ended September 30, 2018 as approved by City Commission on 5/13/2019 Regular 500; Fiscal Year 2018-2019 Original Budget as approved by City Commission on 9/24/18 Public Hearing 501.

Difference in Beg Fund Bal Projected to Actual	Actual Beg Fund Balance 9/30/18 CAFR
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Public Facilities Capital Project Fund #303

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$568,934	\$1,565,000	\$2,133,934
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$492,200)		
9/30/19 Budgeted Ending Fund Balance	<u>\$76,734</u>		

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$1,565,000		
Defer transfer in from Infrastructure Surtax (3rd Gen) for fieldhouse	(\$3,000,000)		
Reduce capital budget related to the proposed field house project	\$3,500,000		
Increase themed playground budgets (sidewalks, lighting, landscaping, etc.)	(\$500,000)		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$1,565,000</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$1,641,734</u>		

Excellence in Customer Service Initiative CP Fund #305

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/18 Budgeted Beginning Fund Balance	\$204,248	\$255,460	\$1,424,708
FY 2019 Budgeted Appropriation to (from) Fund Balance	(\$33,200)		(\$965,000)
9/30/19 Budgeted Ending Fund Balance	<u>\$171,048</u>		'Spendable' FB

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Balance FROM projected to actual as shown in 9/30/18 CAFR	\$255,460		
PO Rollover - 2018-1928 Morton Construction (Kiosk)	(\$67,598)		
Increase capital budget (City Hall e-sign, landscape, doors, Civic Rec Software, signage, etc.)	(\$55,250)		
Revisions to Original Budgeted Appropriation to (from) Fund Balance	<u>\$132,612</u>		
REVISED 9/30/19 Budgeted Ending Fund Balance	<u>\$303,660</u>		

Attachment 2 - Budget Amendment Detail

Resolution 2019-11
Enterprise Funds

HELPFUL TOOLS: Comprehensive Annual Financial Report for the year ended September 30, 2018 as approved by City Commission on 5/13/2019 Regular 500; Fiscal Year 2018-2019 Original Budget as approved by City Commission on 9/24/18 Public Hearing 501.

	Net Capital, Restricted, NPL	Difference in Beg Fund Bal - Projected to Actual	Actual Ending Fund Equity 9/30/18 CAFR
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HELPFUL TOOLS: Comprehensive Annual Financial Report for the year ended September 30, 2018 as approved by City Commission on 5/13/2019 Regular 5; Actual Beg Fund

Stormwater Utility Fund #411

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

10/1/18 Budgeted Beginning Fund Equity	\$504,161	\$6,899,467	\$256,843	\$7,660,471
FY 2019 Budgeted Appropriation to (from) Fund Equity	(\$74,282)			
9/30/19 Budgeted Ending Fund Equity	\$429,879			

REVISED 9/30/19 Budgeted Ending Fund Equity

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Equity for budgeting purposes projected to actual		\$256,843		
Establish NRCS Emergency Watershed grant revenue for initial consulting (100% reimbursement)		\$143,057		
PO Rollover - 2018-1987 CDM Technical Assistance Establish NRCS Emergency Watershed grant expenditure budget for initial		(\$133,353)		
Insurance proceeds - traffic accident		\$2,725		
Expenditure budget for property damage		(\$2,725)		
Revisions to Original Budgeted Appropriation to (from) Fund Equity		\$399,900		
REVISED 9/30/19 Budgeted Ending Fund Equity (excl of net capital, restricted, NPL)		\$829,779		

Water and Sewer Service Availability Fund #412:

As approved by City Commission on 9/24/18 Public Hearing Item 501:

10/1/16 Budgeted Beginning Fund Equity	\$4,864,479	\$0	\$139,590	\$5,004,069
FY 2019 Budgeted Appropriation to (from) Fund Equity	\$40,000			
9/30/19 Budgeted Ending Fund Equity	\$4,904,479			

Amendments to be approved tonight to Original FY 2018-2019 Budget (as approved on 9/24/18):

Difference in Beginning Fund Equity for budgeting purposes projected to actual		\$139,590		
Service Availability revenue budget		\$397,000		
Revisions to Original Budgeted Fund Equity		\$536,590		
REVISED 9/30/19 Budgeted Ending Fund Equity (excl of net capital, restricted, NPL)		\$5,441,069		

Attachment 3 - General Fund Budget Amendment Summary

Resolution 2019-11

HELPFUL TOOLS: Comprehensive Annual Financial Report for the year ended September 30, 2018 as approved by City Commission on 5/13/2019 Regular 500; Fiscal Year 2018-2019 Original Budget as approved by City Commission on 9/24/18 Public Hearing 501.

<u>Division #</u>	<u>FY 19 Original Annual Budget</u>	<u>Revenue Neutral Changes</u>	<u>Other Requests to Amend Appropriation</u>	<u>Inter/Intra Departmental Transfers</u>	<u>FY 19 Amended Annual Budget</u>
General Fund Revenues & Transfers:	\$ 18,579,399				\$ 18,579,399
Transfer in budget from 201 - residual equity			\$ 9,108		\$ 9,108
Community Event revenue budget		\$ 53,797			\$ 53,797
Community Event - escrow draw		\$ 4,221			\$ 4,221
HIDTA grant revenue - vehicle lease		\$ 7,080			\$ 7,080
Byrne grant revenue - gun locks		\$ 17,535			\$ 17,535
Babe Ruth donation		\$ 5,771			\$ 5,771
Increase grant, investment revenue budget			\$ 138,000		\$ 138,000
Insurance proceeds		\$ 5,657			\$ 5,657
General Fund Revenues & Transfers	\$ 18,579,399	\$ 94,061	\$ 147,108	\$ -	\$ 18,820,568
General Fund Expenditures:					
City Commission	1100 \$ 116,260			\$ 7,455	\$ 123,715
City Manager	1200 \$ 291,092			\$ 25,000	\$ 316,092
City Clerk	1210 \$ 268,771			\$ 1,385	\$ 270,156
General Government - Legal Services	1400 \$ 246,000				\$ 246,000
General Government - General	1900 \$ 2,136,206		\$ 9,108	\$ (58,000)	\$ 2,087,314
Finance & Admin Services - General	1300 \$ 635,763			\$ (58,840)	\$ 576,923
Finance & Admin Services - Human Resources	1310 \$ 172,187				\$ 172,187
Finance & Admin Services - Utility Billing	1360 \$ 589,718				\$ 589,718
Finance & Admin Services - Risk Management	1920 \$ 480,200				\$ 480,200
Information Systems - General	1600 \$ 746,049				\$ 746,049
Information Systems - City Hall	1910 \$ 32,988				\$ 32,988
Comm Development - Administration	1500 \$ 153,426			\$ 70,550	\$ 223,976
Comm Development - Planning	1510 \$ 75,444			\$ (7,000)	\$ 68,444
Comm Development - Urban Beautification	1520 \$ 652,960	\$ 1,763		\$ 82,450	\$ 737,173
Comm Development - Streetlighting	1530 \$ 523,440				\$ 523,440
Police - Chief	2100 \$ 6,288,940	\$ 3,894		\$ (248,026)	\$ 6,044,808
Police - Criminal Investigations	2110 \$ 18,175	\$ 7,080			\$ 25,255
Police - Operations Support	2120 \$ 14,025				\$ 14,025
Police - Operations	2130 \$ 97,023	\$ 17,535		\$ (2,919)	\$ 111,639
Police - Special Operations	2135 \$ 14,813				\$ 14,813
Police - Support Services	2140 \$ 592,821			\$ 50,945	\$ 643,766
Police - Code Enforcement	2150 \$ 10,030				\$ 10,030
Fire - Operations	2200 \$ 215,400				\$ 215,400
Public Works - Facilities	1930 \$ 184,168			\$ 25,000	\$ 209,168
Public Works - Fleet	1940 \$ 233,069				\$ 233,069
Public Works - Administration	4100 \$ 203,199				\$ 203,199
Public Works - Roads & ROW	4110 \$ 509,041				\$ 509,041
P&R - Administration	7200 \$ 185,169			\$ (3,815)	\$ 181,354
P&R - Athletics	7210 \$ 2,083				\$ 2,083
P&R - Athletics Partnerships	7220 \$ 21,970				\$ 21,970
P&R - Parks & Grounds	7230 \$ 2,299,693	\$ 5,771	\$ 138,000	\$ 42,685	\$ 2,486,149
P&R - Programs	7240 \$ 278,225			\$ (18,646)	\$ 259,579
P&R - Seniors	7250 \$ 269,552			\$ 91,776	\$ 361,328
P&R - Community Events	7400 \$ 20,000	\$ 58,018			\$ 78,018
General Fund Expenditures	18,577,900	\$ 94,061	\$ 147,108	\$ -	\$ 18,819,069
Budgeted Approp to (from) Fund Balance	\$ 1,499	\$ -	\$ -	\$ -	\$ 1,499



CONSENT AGENDA ITEM 302

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

Summer Camp Donations Acceptance

SUMMARY

Helpful Hands is offering a donation in the amount of \$1,000, and Friends is offering a donation in the amount of \$270 for the Camp Sunshine Summer Camp program. These funds will be used as youth scholarships to provide financial assistance to Winter Springs applicants to cover registration fees for Summer Camp.

RECOMMENDATION

Staff recommends the City Commission accept both donations from Helpful Hands and Friends in the amount of \$1,470 and the authorization of its expense towards youth scholarships for the Camp Sunshine Summer Camp program.



CONSENT AGENDA ITEM 303

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

Torcaso Park Basketball Courts

SUMMARY

As part of the ongoing "Perk up Parks" program, Staff has recommended the replacement of the Torcaso basketball courts. The project will include new poles, backboards, goals, and surfacing. Asphalt courts will contain a 12" ribbon curb for an improved aesthetics appearance and improved durability. Staff is requesting to piggyback off ITB#1307164, (attached) with Varsity Courts Inc. The project will also include additional sidewalks, court lighting, improved parking lot areas, sod, landscaping, new benches, improved access for ADA, stormwater and drainage improvements, and new signage.

RECOMMENDATION

Staff recommends City Commission approve the replacement of the Torcaso park basketball courts and award the contract to Varsity Courts, Inc. (piggyback OCPS ITB#1307164) in the amount of \$64,737, plus a 10% contingency and approve an additional \$110,000 for site improvements defined in this agenda item and authorize the City Manager and City Attorney to prepare and execute any and all applicable documents.



445 W Amelia Street, Orlando, Florida 32801 (407) 317-3200 www.ocps.net

February 6, 2019

Dennis L. Brubach
Varsity Courts Inc.

RE: **CONTRACT EXTENSION REQUEST**
ITB1307164 Asphalt Play Courts

Dear Mr. Brubach:

Our current contract with your firm expires on March 31, 2019. Pending your approval, we would like to extend this contract for an additional three (3) month period.

The extension period would begin on April 1, 2019 and expire on June 30, 2019. If you are agreeable to renewing the contract or wish to not renew, please complete the applicable section and e-mail back to Mercedes.Marte@ocps.net by February 15, 2019 so we may ensure the contract continues uninterrupted. You will be notified when this renewal is received.

Please send your current Certificate of Insurance, including Orange County Public Schools as an additional insured, along with this renewal by the date listed above so that we may ensure the contract continues uninterrupted.

Please contact Edwin Rivera - Specialist at 407-317-3200, ext. 202-5041 or by email at Edwin.Rivera@ocps.net if you have any questions. Thank you for your past services, and we look forward to working with you in the future.

Sincerely,

DocuSigned by:

Suzanne F. Lopez

AD1529C1DA124DD... PPB

Assistant Director
Office of Procurement and Contracting

Varsity Courts Inc. agrees to a one year renewal of ITB1307164 until **June 30, 2019**. The terms and conditions of the Contract remain in full force and effect except for the term, which is renewed by this letter.

Agreement of extension:

Dennis Brubach
Signature

Dennis Brubach, President 2/7/19
Printed Name and Title Date

If you are **NOT** in agreement with the renewal, please list the reason, and complete the section below.

Reason: _____

Signature

Printed Name and Title

Date



ORANGE COUNTY PUBLIC SCHOOLS

Procurement Services

Bid Price Sheet

Title Asphalt Play Court

Bid # ITB1307164

Install, Renovate or Repair of Asphalt Play Court (Tennis & Basketball)

Item	Description	UOM	Est. Qty.	Unit Price	Extended Price
1	Furnish all labor and material to install Complete Tennis Courts as per drawing T-1 and Technical Specifications including 12' perimeter vinyl fence	Ea.	10	\$ 82797.	\$827,970.00
2	Furnish all labor and material to install Complete Tennis Courts as per drawing T-1 and Technical Specifications excluding 12' perimeter vinyl fence	Ea.	10	\$ 68397.	\$683,970.00
3	Furnish all labor and material to install Complete Basketball Courts as per drawing B-1 and Technical Specifications including 12' perimeter vinyl fence	Ea.	10	\$ 68937.	\$689,370.00
4	Furnish all labor and material to install Complete Basketball Courts as per drawing B-1 and Technical Specifications excluding 12' perimeter vinyl fence	Ea.	10	\$ 56937.	\$569,370.00
5	Furnish all labor and material to install Complete Basketball Courts as per drawing B-1 and Technical Specifications including 10' perimeter vinyl fence	Ea.	10	\$ 67437.	\$674,370.00
6	Furnish all labor and material to install Complete Basketball Courts as per drawing B-1 and Technical Specifications excluding 10' perimeter vinyl fence	Ea.	10	\$ 56937.	\$569,370.00
7	Furnish all labor and material to install Complete Basketball Courts as per drawing B-2 and Technical Specifications including 12' perimeter vinyl fence	Ea.	10	\$ 95850.	\$958,500.00
8	Furnish all labor and material to install Complete Basketball Courts as per drawing B-2 and Technical Specifications excluding 12' perimeter vinyl fence	Ea.	10	\$ 81850.	\$818,500.00
9	Furnish all labor and material to install Complete Basketball Courts as per drawing B-2 and Technical Specifications including 10' perimeter vinyl fence	Ea.	10	\$ 93850.	\$938,500.00
10	Furnish all labor and material to install Complete Basketball Courts as per drawing B-2 and Technical Specifications excluding 10' perimeter vinyl fence	Ea.	10	\$ 81850.	\$818,500.00
11	Resurface one 50' x 84' Basketball court in compliances with specifications 02794 Play Court Surfacing. . Prepare slab to be smooth and flat, no obstacles protruding above surface. Acid wash entire slab and apply one coat of bond over entire slab. Apply one coat of Latex-ite Acrylic Surfacer let dry; apply two coats of Latex-ite Acrylic Fortified Color System with sand. Color to be green. Four Coat System. Apply playing striped 2" wide using White Latex-ite.	Ea.	10	\$ 1848.	\$18,480.00
12	Resurface one 36' x 78' Tennis court in compliances with specifications 02794 Play Court Surfacing. . Prepare slab to be smooth and flat, no obstacles protruding above surface. Acid wash entire slab and apply one coat of bond over entire slab. Apply one coat of Latex-ite Acrylic Surfacer let dry; apply two coats of Latex-ite Acrylic Fortified Color System with sand. Color to be green. Four Coat System. Apply playing striped 2" wide using White Latex-ite.	Ea.	10	\$ 1235.	\$ 12,355.00
13	Resurface Basketball & Tennis court aisle and baseline surfaces adjacent to designated/marked court playing surface in compliances with specifications 02794 Play Court Surfacing. . Prepare slab to be smooth and flat, no obstacles protruding above surface. Acid wash entire slab and apply one coat of bond over entire slab. Apply one coat of Latex-ite Acrylic Surfacer let dry; apply two coats of Latex-ite Acrylic Fortified Color System with sand. Color to be green. Four Coat System. Apply striped 2" wide using White Latex-ite.	Sq. Ft.	70,000	\$.44	\$30,800.00
14	Furnish all labor and material to install complete new 4 1/2" O.D. goal post as per Technical Specifications. Cut slab, dig and place new 10' goal post in hole, pour goal post hole with concrete.	Ea.	60	\$ 1185.	\$71,100.00
15	Furnish all labor and material to install complete new 4 1/2" O.D. goal post as per Technical Specifications. Cut slab, dig and place new 8' adjustable goal post in hole, pour goal post hole with concrete.	Ea.	60	\$ 1330.	\$79,800.00
16	Furnish all labor and material to install a complete new white powder coated aluminum backboard, goal and net, backboard and net as per Technical Specifications.	Ea.	60	\$ 620.	\$6,200.00

Title **Asphalt Play Court**

Bid # **ITB1307164**

Item	Description	UOM	Est. Qty.	Unit Price	Extended Price
17	Furnish all labor and material to install 10' high vinyl chain link fence with two gates around perimeter of court	Linear Ft.	6,000	\$ 22.75	\$ 136,500.00
18	Furnish and install Outdoor Backboard Pole Upright Padding	Ea.	60	\$ 350.00	\$ 21,000.00
19	Furnish and install Outdoor Tennis Net	Ea.	30	\$ 327.00	\$ 9,810.00
20	Furnish and install Outdoor Volleyball Net	Ea.	30	\$ 203.00	\$ 6,090.00
21	Furnish and install a pair of Outdoor Tennis/Volleyball, 2-3/8" dia. Poles with sleeves	Ea.	60	\$ 507.00	\$ 30,420.00
22	Labor hour to perform misc. operations as directed by OCPS representative necessary to complete project.	Hr.	1,000	\$ 28.00	\$ 28,000.00
23	Materials, Sub-contractors and Rental equipment (to be furnished by Contractor, if and when requested by the School Board) shall be at Contractor's actual cost, plus percentage bid, as specified (percentage mark-up shall not exceed 10%). Supporting documentation (proposals, quotes, receipts, invoices, etc.) will be submitted with invoice.	%	\$100,000	5 %	\$ 5,000.00

Add in the estimated value of materials, sub-contractors and rental equipment \$ 100,000.00

If there is any error in calculation, the unit price bid will determine the correct extended price. Total Bid Price \$ 8,103,975.00

Contractor shall be responsible to secure all permits required to install & complete project. No permit fees shall be charged or included, (no assessment of permit fees are charged by BCCO for OCPS projects). Projects shall be completed as per plans and/or scope of work from OCPS. Required inspections, (As Built) Plans, correction notices and completion certificates shall be the responsibility of the contractor.

All line items shall be gross value, inclusive of all associated costs such as vehicle, fuel, normal power and hand tools, etc. required to perform work. Bid Price shall include furnishing all labor & material of each line item and install total project completed, as per Jurisdictional code.

Fencing shall be green vinyl mesh, ten or twelve foot (10' or 12') high. Corner post and gateposts to be 3" OD, line posts to be 2-1/2" OD. All posts to be schedule 40. All posts and framework to be painted to match vinyl mesh, mesh to be 1-3/4" 9-gauge finish with bottom tension wire. Fencing to be held in approximately six inches (6") from paving edge. One (1) pedestrian gate 4' wide is to be included.

OCPS Payment Term Net 45 days as per §218.73. Bidders Additional Payment Discount (i.e. 2%/10 days) 45 Days

Can your company meet 20-day completion after receipt of building permit if required? Circle) Y or N If no, days needed Need curing time

Can your company meet 20-day delivery after receipt of purchase order if no permit is required? Circle) Y or N If no, days needed Need curing time

Vendor Acknowledgment and Approval

I certify that this bid is made without prior understanding, agreement or connection with any corporation, firm or person submitting a bid for the same materials, supplies or equipment, and in all respects fair and without collusion or fraud. The following information, including an authorized representative signature and witness, is required to be submitted with your proposal in order to be considered for evaluation and award. The person signing below acknowledges and agrees with all proposed information as submitted and has the authorization of the said company to enter into a contractual agreement with the School Board of Orange County for the purposes as proposed and as described herein. Please print below unless where a signature is required.

Firm Name Varsity Courts, Inc. Phone # 407-830-8906
 Authorized Representative's Signature *Dennis Brubach* Date 8/7/13
 Authorized Representative Name/Title Dennis Brubach, President
 Witness Signature *Stephanie Morehouse* Date 8/7/13
 Witness Name/Title Stephanie Morehouse, Office Manager

FAILURE TO SUBMIT AT THE BID OPENING, THE SIGNED BID PRICE SHEET SHALL RESULT IN REJECTION OF YOUR BID SUBMITTAL.

Proposal

Varsity Courts, Inc.

1970-A CORPORATE SQUARE
LONGWOOD, FLORIDA 32750
407-830-8906 • FAX 407-830-7267

PROPOSAL SUBMITTED TO CITY OF WINTER SPRINGS		PHONE (407) 327-6590	DATE APRIL 18, 2019
STREET 1126 EAST STATE ROAD 434		JOB NAME CONSTRUCT A DOUBLE BASKETBALL COURT	
CITY, STATE AND ZIP CODE WINTER SPRINGS, FL 32708		JOB LOCATION TORCASO PARK	
ARCHITECT ATTN: CHRIS CALDWELL	DATE OF PLANS		JOB PHONE

We hereby submit the following specifications and estimates for:

**CONSTRUCT ONE (1) DOUBLE BASKETBALL COURT
130' X 105'**

The contract work to be performed consists of furnishing all of the required labor, materials and equipment necessary for the installation of a Double Basketball Court in accordance with the following specifications. All surfacing materials shall be Latex-Ite manufactured by Dalton Enterprises, Inc. Application of all material shall be done in a workmanlike manner in accordance with the manufacturer's standard specifications.

SUB GRADE PREPARATION

BY OWNER: Excavation of the site shall be brought to approximate finished sub grade elevation (+/- 1"). The slope of the sub base shall be one inch (1") in ten feet (10'). The sub grade shall be free of roots, vegetation and other unsuitable materials.

BY CONTRACTOR: The sub grade shall be fine graded to one inch (1") in ten feet (10') slope for proper drainage when measured in any direction.

BASE CONSTRUCTION

A base course of lime rock shall be installed over the prepared sub grade. The compacted thickness shall not be less than four inches (4"). Surface of the base course shall not vary one half inch (1/2") in ten feet (10') measured in any direction.

LEVELING COURSE

The hot mix leveling course shall consist of a minimum of one and one inch (1") compacted thick-ness of Type III Florida State Highway specifications asphalt. The finished surface course shall not vary more than one-fourth inch (1/4") in ten feet (10').

CURBING

Install a Flush ribbon curb, 12" x 6".

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

_____ dollars (\$ _____)

Payments to be made as specified below:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

Proposal

Varsity Courts, Inc.

1970-A CORPORATE SQUARE
LONGWOOD, FLORIDA 32750
407-830-8906 • FAX 407-830-7267

PROPOSAL SUBMITTED TO CITY OF WINTER SPRINGS		PHONE (407) 327-6590	DATE APRIL 18, 2019
STREET 1126 EAST STATE ROAD 434		JOB NAME CONSTRUCT A DOUBLE BASKETBALL COURT	
CITY, STATE AND ZIP CODE WINTER SPRINGS, FL 32708		JOB LOCATION TORCASO PARK	
ARCHITECT ATTN: CHRIS CALDWELL	DATE OF PLANS		JOB PHONE

We hereby submit the following specifications and estimates for:

Pavement surface shall be sufficiently cured (approximately 45-60 days depending on weather conditions) and be free of all loose, oily or foreign matter. Prior to the application of the surfacing system, the court surface shall be flooded with water and be allowed to drain. Any depressions holding water deeper than one-eighth inch (1/8") shall be patched using Latex-ite Patch Mix.

EQUIPMENT: Supplied by the City, install by us.

SURFACING AND COLOR SYSTEM SPEC

All surfacing materials shall be Latex-Itc manufactured by Dalton Enterprises, Inc. Application of all materials shall be done in a workmanlike manner in accordance with the manufacturer's standard specifications.

The entire court shall receive one (1) coat of Latex-ite Acrylic Surfacer to give texture and safer play

The prepared pavement surface shall receive two (2) coats of Latex-ite Acrylic Fortified Color System with sand.

Color of court to be GREEN.

NOTE: THREE COAT SYSTEM

PLAYING LINES

Playing lines to be striped two inches (2") wide, accurately located using WHITE Latex-ite.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Payments to be made as specified below: _____ dollars (\$ _____)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Proposal

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CITY, STATE AND ZIP CODE WINTER SPRINGS, FL 32708		JOB LOCATION TORCASO PARK	
ARCHITECT ATTN: CHRIS CALDWELL	DATE OF PLANS	JOB PHONE	

We hereby submit the following specifications and estimates for:

OWNER OBLIGATIONS

- Provisions of:
 - Power supply to court for construction equipment.
 - Water to court necessary for flooding of court and mixing of materials.
 - Access road to courtside for trucks and construction equipment.
 - Space at court area for storage of materials.
- All zoning laws to be followed and permits obtained prior to start of construction.

ALL MATERIALS AND WORKMANSHIP HAVE A FULL ONE YEAR WARRANTY

NOTE: NO WARRANTY ON CRACKS: NEW OR REOCCURRING

PER THE US TENNIS COURT AND TRACK BUILDERS ASSOCIATION PLEASE NOTE "WHENEVER REPAIR, RESURFACING OR OVERLAY IS CHOSEN, IT IS IMPORTANT FOR AN OWNER TO REALIZE THAT CRACKS ALWAYS RE-APPEAR".

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Fifty Six Thousand Nine Hundred Thirty Seven _____ dollars (\$ 56,937.00)

Payments to be made as specified below:

70% Upon completion of demo, base & paving, 30% upon completion of job.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Dennis Brubaker 

Note: This proposal may be withdrawn by us if not accepted within -30- days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



CITY COMMISSION

SPECIAL MEETING

MINUTES

MONDAY, APRIL 29, 2019 AT 6:30 PM

CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

The Special Meeting of Monday, April 29, 2019 of the City Commission was called to Order by Mayor Charles Lacey at 6:30 p.m. in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

Roll Call:

Mayor Charles Lacey, present
Deputy Mayor Kevin Cannon, present
Commissioner Jean Hovey, present
Commissioner Ted Johnson, present
Commissioner TiAnna Hale, present
Commissioner Geoff Kendrick, present
Interim City Manager Shawn Boyle, present
City Attorney Anthony A. Garganese, present
City Clerk Andrea Lorenzo-Luaces, present

A moment of silence was held, followed by the Pledge of Allegiance.

Mayor Lacey gave a brief overview of tonight's Meeting.

❖❖ **AGENDA NOTE: THE REST OF THIS SPECIAL MEETING WAS DISCUSSED AS NOTED.** ❖❖

AWARDS AND PRESENTATIONS

100. Not Used

INFORMATIONAL AGENDA

200. Not Used

Regarding the Agenda and whether there were any possible Agenda Changes, Mayor Lacey asked, "Is there any objection to Adopting the Agenda?" No objections were voiced. Mayor Lacey pointed out, "It stands Adopted."

PUBLIC INPUT

Mayor Lacey opened "Public Input".

Mr. Kevin McCann, 1109 Pheasant Circle, Winter Springs, Florida: noted he was the President of the Tuscawilla Homeowners Association (THOA), offered his thanks for this meeting, and said that residents were not against development, they just wanted to be a part of the process. Mr. McCann then suggested that the reference to notifying other land owners as shown on page 3 of the proposed Ordinance in Agenda Item "500" be increased from the suggested "one hundred fifty (150) feet".

Mayor Lacey asked Mr. McCann about his comment on the "one hundred fifty (150) feet" as Mayor Lacey mentioned that Sec. 20-29.1 stipulated "400 feet".

Mayor Lacey closed "Public Input".

Interim Chief of Police Chris Deisler, Police Department addressed the Mayor and City Commission with an update to comments made by a resident during "Public Input" of the April 22, 2019 City Commission Regular Meeting. Interim Chief Deisler said that regarding scrap metal/nails in a roadway, he had been in touch with the business in question who advised him they would be more proactive in keeping the area clear of metal. Interim Chief Deisler was hopeful that their efforts would rectify the past concerns.

CONSENT AGENDA

300. Not Used

PUBLIC HEARINGS AGENDA

400. First Reading of Ordinance 2019-08 for Construction Site Management

“MOTION TO READ BY ‘TITLE’ ONLY.” MOTION BY COMMISSIONER HOVEY. SECONDED BY DEPUTY MAYOR CANNON. DISCUSSION.

MOTION CARRIED UNANIMOUSLY WITH NO OBJECTIONS.

City Attorney Anthony A. Garganese read Ordinance 2019-08 by “Title” only.

Commissioner Ted Johnson mentioned that he had been advised that if a Contractor set up a temporary office like a construction trailer, that they were not permitted to connect to an existing sewer line and would be required to have portable toilet facilities available. Commissioner Johnson asked if this was correct.

Mr. Bryant Smith, III, P.E., CFM, City Engineer, Interim Community Development Department Director stated, “Typically on a lot of those larger land development projects there is no sewer to connect to at the time, so you’d have a temporary trailer with a portable septic type system that they would pump out. We haven’t run into a lot of situations where there’s sewer available on site and they request a temporary construction trailer.”

Commissioner Johnson then inquired, “But if there is infrastructure to accommodate that need, then the City would go ahead and grant permission for them to tie into it?” Mr. Smith stated, “Yes, if properly designed. I don’t see any issue with them connecting to it.”

Mayor Lacey opened “Public Input”.

No Speakers addressed the Mayor and City Commission at this time.

Mayor Lacey closed “Public Input”.

“MOTION TO APPROVE ON FIRST READING, ORDINANCE 2019-08.” MOTION BY DEPUTY MAYOR CANNON. SECONDED BY COMMISSIONER JOHNSON. DISCUSSION.

ATTORNEY GARGANESE NOTED, “THE COMMISSIONER BROUGHT UP THE COMMENT REGARDING THE POSSIBLE TEMPORARY HOOK-UP, DO YOU WANT ME TO ADD SOME LANGUAGE TO THIS ORDINANCE IF THAT’S FEASIBLE?”

MAYOR LACEY INQUIRED, “DOES THE LACK OF THAT LANGUAGE RESULT IN ANY HARDSHIP OR LACK OF ABILITY?”

DEPUTY MAYOR CANNON NOTED, “IF SOMEONE WANTS TO PUT A TEMPORARY TRAILER UP, AND HOOK IT IN WITH WATER AND SEWER, DO WE HAVE ANOTHER PROVISION WHERE THAT COULD BE DONE?”

MR. SMITH EXPLAINED, “FOR WATER WE CURRENTLY DO. SO, IF IT’S JUST A TEMPORARY METER, WE CAN STILL CHARGE THEM FOR SEWER BASED ON A METER USAGE. IT JUST COMES DOWN TO IF THAT SEWER IS AVAILABLE OR NOT.”

COMMISSIONER KENDRICK INQUIRED, “DO THEY NEED TO ASK FOR PERMISSION FIRST?” MR. SMITH RESPONDED, “YES.”

DEPUTY MAYOR CANNON NOTED AS LONG AS NOTICE WAS NOT DISTURBED, “I WOULD BE IN FAVOR OF THAT BEING INTERLINEATED AS AN AMENDMENT TO IT.” ATTORNEY GARGANESE SAID HE WOULD FURTHER REVIEW THE LANGUAGE.

MAYOR LACEY ASKED, “IS THERE ANY OBJECTION FROM THE COMMISSION TO GIVING THAT DIRECTION TO ANTHONY (GARGANESE) TO BRING BACK SECOND READING WITHOUT THOSE MODIFICATIONS?”

NO OBJECTIONS WERE VOICED.

VOTE:

COMMISSIONER KENDRICK: AYE

COMMISSIONER JOHNSON: AYE

DEPUTY MAYOR CANNON: AYE

COMMISSIONER HOVEY: AYE

COMMISSIONER HALE: AYE

MOTION CARRIED.

REGULAR AGENDA

500. Draft Ordinance for Amending the Application, Notice, and Review Criteria Procedures for Special Zoning Permits

Attorney Garganese began the discussion on this Ordinance and noted, "On the 18th of February this year, the Commission directed that a draft Ordinance be prepared. One of the primary features would be to consolidate the Town Center Administration Development Permit process with the General Development Permit process that's contained elsewhere in Chapter 20 of the Zoning Code."

Furthermore, Attorney Garganese pointed out that the Ordinance dealt with Special Zoning Permits which would include Conditional Uses, Special Exceptions with respect to the current Town Center Code, Waivers as well as Variances. Attorney Garganese added that the City Commission would also consider during the application process, Administrative Appeals, Final Engineering approvals, Rezoning, Site Plan and Plat approvals; and also referenced the Limited Administrative Waiver Process.

Further comments.

Attorney Garganese noted next that what was not affected by this proposed Ordinance was "The list of Conditional Uses and currently Special Exceptions Uses listed in the Town Center Land Use matrix; that Conditional Uses and Special Exceptions will be considered separately by the Commission and any changes will be addressed by a separate Ordinance. We have the planning council that's going to be assisting the City with some of the Land Use matters and their professional opinion I'm sure, will come into more play with respect to the list of Uses that are in the Code.

I just want to note that the one (1) exception that will be addressed in this Ordinance as proposed, is an exception to that comment and that is currently under the Town Center Land Use matrix - Special Exception Uses will be relabeled, Conditional Uses and that's an important change in that the relabeling from Special Exception to Conditional Uses will merge the Town Center Process with the General Development Process; and Special Exceptions, which will be relabeled Conditional Uses, will be subject to more detailed application and Conditional Use criteria that's currently found in the General Zoning Code."

Next, Attorney Garganese gave an overview of some of the proposed changes to the Ordinance which he explained would include a discretionary Advisory Hearing Officer who could conduct Land Use Permit Hearings if needed; Land Use Permit Applications would be posted on the City's website within five (5) days of filing with the City; an optional Conceptual Plan Review process; a pre-application meeting with the Community Development Department; the Development Permit Application requirements/process would be improved; and Applicants would submit completed Applications with all relevant information which would help the City determine compliance with the City's Comprehensive Plan and Code of Ordinances.

Attorney Garganese added that also included was for all development and redevelopment projects, as well as Conditional Uses that required more than small modifications to existing site plans, to be documented in a binding Development Agreement; a Developer would be required to hold a publicly noticed community workshop consistent with Code requirements; minimum requirements for recommendations from City Staff when issues were presented to the City Commission; improved review criteria for special Zoning Permits and rules for Administrative Appeals when applicable.

Further, Attorney Garganese explained that the proposed Ordinance involved including unique features of the Town Center Code as part of the Limited Administrative Waiver procedure; would allow some limited Waivers without compliance with the Waiver Application process; and the City Commission could utilize limited administrative criteria to approve applicable Waivers.

Attorney Garganese reviewed the many details of the proposed changes to the Town Center Code including a new concept of employing an Advisory Hearing Officer on an as needed basis. Further comments.

Continuing, Attorney Garganese said, "If this Ordinance passes, the Commission could use the Limited Administrative Waiver process – a proposed up to fifteen percent (15%) of the applicable requirement, and the Commission could approve that Waiver in conjunction with some other final decision; so, there wouldn't be a separate Application to request a Waiver from the Town Center Code and go through the other Waiver process."

Attorney Garganese ended the presentation by saying, "What are the next steps? Of course, we certainly need the Commission's comments regarding the draft Ordinance, we need to complete the draft Ordinance. There's some wordsmithing that certainly still needs to be done."

Continuing, Attorney Garganese commented, "Once the draft Ordinance is completed, it needs to be referred to the Land Planning Agency and they need to conduct one (1) Public Hearing and make a recommendation to the Commission by Florida Law; and then the Commission would have to Adopt it and that requires two (2) Public Hearings."

Discussion followed on the proposed Advisory Hearing Officer process.

Attorney Garganese explained, "An Advisory Hearing Officer would conduct a Public Hearing on the Application, just like a Commission would; and it would be scheduled accordingly and then evidence would be presented, a staff presentation would be presented, and the Hearing Officer would be also taking in public comment – and then kind of synthesize all that evidence down and present it to the Commission for consideration with a recommendation."

Furthermore, Attorney Garganese pointed out, "The Applicant would be given the opportunity to present their evidence before a Hearing Officer; so would interested parties, and staff."

Deputy Mayor Kevin Cannon mentioned he had some concerns about the proposed Administrative Hearing Officer but that it might be helpful for more complex issues and suggested the City Commission needed more time to go through the draft Ordinance.

Additionally, Deputy Mayor Cannon commented on the Town Center Code, Development Agreements as addressed in the draft Ordinance, that he did not think 150 feet as noted in Sec. 20-28. was adequate, and that he found out about new projects when they first were noted on Planning and Zoning Board/Local Planning Agency Agendas which he did not feel was adequate notice for the City Commission.

Deputy Mayor Cannon then spoke of including the public, extending notices related to Sec. 20-28., and website notices.

Commissioner Geoff Kendrick agreed with Deputy Mayor Cannon on needing more time to review the draft Ordinance.

Next, Commissioner Kendrick said he thought five (5) business days was a quick turnaround time to give notice to citizens about application submissions and noted that previously ten (10) days had been the preferred timeframe policy.

Commissioner Kendrick then addressed transparency, the Hearing Officer, quasi-judicial roles, undue hardships, the 150 foot rule/ the 400 foot rule, as well as involving citizens which would be very beneficial, especially to Developers.

Next, Commissioner Kendrick inquired who would attend and inquired, "Will this be something that Commissioners attend because if we attend and are compelled to speak because someone wants our opinion, that becomes a problem."

Attorney Garganese noted, "The way it should work - it should be the Applicant and anyone in the public that wants to attend, to have that dialogue and communication, and Staff."

Commissioner TiAnna Hale complimented Attorney Garganese for his work on this Ordinance, and asked if more Public Input could be held during the pre-application meeting timeframe? Attorney Garganese briefly spoke of some potential concerns, then said he could review this further and discuss this with Staff.

Continuing, Commissioner Hale then inquired if public notices could be shared more via social media to which Attorney Garganese said, "Yes, certainly, the City's Facebook page."

Commissioner Jean Hovey suggested that in light of the current time and the Roundtable discussion scheduled, "I think we should Postpone, Table, do whatever we need to do to move this to our next regularly scheduled meeting, to discuss any additional issues that we might have with it." Deputy Mayor Cannon remarked, "I agree." Commissioner Hale stated, "Agreed."

Mayor Lacey pointed out, "If the Commission is in agreement, then we would like for this discussion to continue at the next get together that we have; either at a Workshop or a meeting." No objections were noted.

501. Round-Table Visioning Session with the East Central Florida Regional Planning Council and Local Developers

Mayor Lacey introduced this Agenda Item and representatives Ms. Tara McCue and Mr. Fred Milch from the East Central Florida Regional Planning Council.

Ms. Tara McCue, AICP, Director of Planning & Community Development, East Central Florida Regional Planning Council, 455 North Garland Avenue, Orlando, Florida: addressed those in attendance and remarked, "I just want to give you an overview of what we're going to be doing over the next few months. Two (2) big parts of our process will be reviewing your 2009 Strategic Plan, and the trends that have occurred in the community for the past ten (10) years. So, the Strategic Plan was completed with some goals and objectives so we're going to talk with the City Staff, the Directors, look at the plans that came out of that, and see what was done, see how far they got in implementing that Strategic Plan.

And then we're going to look at development trends, economy trends, demographic trends that have also happened within the City, and see what kind of path the City is moving.

We're also going to engage the public a lot. We're going to have – three (3) Workshops, and then an interactive Survey. Like I said, the Strategic Plan, we're going to look at the goals and objectives, growth, development, demographics, and economic development. When that is completed, we're going to do a report and present to the council in June.

For public engagement - our first Workshop will happen in mid-june. What we'll do is we will have a public Workshop and then a Workshop geared towards the business community. For the public Workshop, we're going to want to ask you guys about your values for here in Winter Springs, what are priorities, what do you guys want to see in the future. So, come ready to talk about all of that.

For the business Workshop, we're going to talk about strategies to grow the businesses here that are wanted or needed. What are needs for the business community to succeed in Winter Springs and what are opportunities.

Then in July, we're going to do an interactive Survey, so we really want to make this stakeholder driven. So, all of the information you guys give to us in those Workshops is really important; so, talk to your neighbors, get as many people out to those workshops as possible. We're going to take that and then put that into a Survey that you can take on line or on your phone. It's really interactive."

Ms. McCue added that the City Commission had spoken of having a booth at the City's "Celebration of Freedom" event on July 4, 2019 and the survey could also be taken while at this event.

Continuing, Ms. McCue noted, "Then we'll finish that up with a Findings Report in August, and then we'll present that Findings Report and Recommendations for the next step to the Commission in September, once everything is all wrapped up and we work through all of the information that you all have provided to us."

Comments ensued.

Mr. Bryan Schultz, 6414 Montclair Bluff Lane, Windermere, Florida: thought that the process outlined during the last Agenda Item and as shown on the Powerpoint presentation was already being adhered to, that he was supportive of any streamlined efforts, commended City Staff for their assistance, and noted that communication was very important.

Mr. Sam J. Sebaali, P.E., President, Florida Engineering Group, 5127 South Orange Avenue, Suite 200, Orlando, Florida: commented that predictability was very important to Developers, how helpful it was for Developers to know what was expected especially early on in the process which saves time and money, thought that this City allowed a lot of public input already and that other municipalities do not usually require a public review for simple site plans, and suggested Winter Springs do something to streamline our processes.

Mr. Dan Edwards, Vice President of Land, Dream Finders Homes, 8529 Southpark Circle, Suite 130, Orlando, Florida: agreed with what had been said thus far, that he was surprised that Elected Officials were not aware of new projects until such projects were listed on Planning and Zoning Board/Local Planning Agency Agendas and that feedback was very helpful.

Comments followed on Workshops.

Mr. Ryan Stahl, 630 South Maitland Avenue, Suite 100, Maitland, Florida: said Developers needed to be aware of what processes are involved and what was required, and mentioned a new process that the City of Oviedo implemented when his company handled a project there.

Further remarks.

Mr. Lee Barnes, 2804 Wright Avenue, Winter Park, Florida: thanked the City Commission for this forum, congratulated Attorney Garganese on his work with Chapter 20, and noted the downside of Moratoriums on a community.

Mr. Dan Edwards: spoke of procedures, community meetings, and wondered if a District Commissioner could meet with a Developer to improve the process.

Further brief remarks continued.

Deputy Mayor Cannon commented on his preference for combined Workshops, and the City Commission being advised about every potential project.

Attorney Garganese said, "If this Ordinance passes, that non-binding preliminary review is available for all development projects within the City."

Deputy Mayor Cannon mentioned the wording included an "optional" reference. In terms of Developers, Deputy Mayor Cannon suggested there be, "An opportunity for them to come in and make a preliminary presentation to the community and then – thirty (30) minutes later to us."

Attorney Garganese said, "I'm hearing from at least the Developers that are in this room they would like to have that feedback from the Commission earlier in the process rather than later. It's always been an optional process in the Town Center, it's never been mandated. Why Developers don't take advantage of that process more often has puzzled me for years, but it's available. If the Commission wanted to mandate not only the Community Workshop but also have a non-binding review, we can look at possibly incorporating that into the Code."

Further, Attorney Garganese added that Developers may prefer to go before the public first and then later provide a more fine-tuned project to the City Commission. Discussion followed.

Commissioner Hale spoke of involving the public more, transparency, and communication.

Mr. Ryan Stahl: commented on processes in other municipalities, getting initial input from a District Commissioner and if Workshops were scheduled, could they be scheduled approximately sixty (60) days out, communication, and his frustration with not being able to directly discuss matters with Commissioners.

Further comments followed on quasi-judicial matters and input.

Mr. Ryan Stahl: noted some issues they had in the past with not receiving clear direction.

Mr. Bryan Schultz: commented on the typical process that is usually adhered to, and that in many communities across the country, City Staff are usually in sync with their Elected Officials therefore when Developers work closely with City Staff, they then are aware of how a project might be viewed by the Elected Officials.

WITH CONSIDERATION OF THE CURRENT TIME, MOTION TO EXTEND TO COMPLETE THIS ROUNDTABLE AGENDA ITEM. MOTION BY DEPUTY MAYOR CANNON. SECONDED BY COMMISSIONER HALE. DISCUSSION.

MAYOR LACEY SUMMARIZED THAT THE MOTION WAS “TO EXTEND, UNTIL WE COMPLETE THE WORKSHOP.”

MOTION CARRIED UNANIMOUSLY.

Mr. James Vanderkrake, Senior Project Manager, Infinity Engineering Group, LLC., 1208 East Kennedy Boulevard, Suite 230, Tampa, Florida: explained that he works with national brands who often have corporate images which are hard to modify, that corporate preferred vehicular circulation plans need to be complied with, so if a government agency asks that the orientation of a building be changed to meet a particular setback requirement, that often becomes a difficult situation. Mr. Vanderkrake added that companies often have a specific timeline to have everything completed and such timeframes usually cannot be modified.

Commissioner Johnson commented that he appreciated Mr. Schultz’ last remarks, that Workshops were very helpful to the City, to residents, and to Developers; his preference was to get information as soon as possible, and that he personally would appreciate Developers with new projects hold Workshops early in the process.

Deputy Mayor Cannon mentioned his desire for more timely notifications and that going forward, he hoped to be better informed.

Mr. Dan Edwards: said that Staff had been doing a great job, spoke of processes, unknowns, and thought working with a District Commissioner would be helpful, and that feedback was very important.

Mayor Lacey noted, “We should find some way for the political climate to be relayed to Developers – I think that is what we are talking about doing here.”

Further, Mayor Lacey said, “I certainly understand that what we are trying to protect is the ability of Commissioners to Vote in a quasi-judicial matter, not disqualify themselves by taking any predetermined action that does disqualify them; but given the way our rules are written, if it is the will of the Commission to somehow make that avenue somewhat available, are there approaches that you can look at, that would set guidelines that don’t go across the boundaries and allow that communication to happen?”

Attorney Garganese responded, “I’d have to evaluate that Mayor.” Attorney Garganese added, “With all the changes that we’re making with the Code regarding Workshops and non-binding reviews, there might be opportunities to relax it on the front end before you get into the processing of the official formal application. I can look at that and advise the Commission accordingly.”

Mayor Lacey said to those in attendance, “We will give it an effort.”

Discussion followed on the project process, vehicular circulation patterns, possible changes to Code requirements, and faux two (2) story requirements in the Town Center.

Commissioner Kendrick suggested that after an Application is submitted, that a Developer could be asked to present their concept to the City Commission which would open up the dialogue.

Mr. Bryan Schultz: thought all Developers would be willing to make adjustments when possible and noted the importance of communication and feedback.

Attorney Garganese asked the Developers for their thoughts on Development Agreements.

Mr. Ryan Stahl: said that having discussions memorialized in a Development Agreement for the most part was fine, however, requiring a Development Agreement for a relatively simple project was probably too much.

Mr. Rob Meyer, Partner, Catalyst Development Partners, LLC, 880 Glenwood Avenue SE, Suite H, Atlanta, Georgia: said that Development Agreements were very beneficial for large apartment projects, and added that communication was very helpful as well as quick timelines.

Mr. James Vanderkrake: thought that Development Agreements were helpful for projects that would be transferred to the public, however for contained stand-alone projects, then a Development Agreement would probably not be of interest to them.

Deputy Mayor Cannon spoke to Mr. Vanderkrake and any Engineers present, and suggested they provide preferred technical modifications to City staff, then any suggestions could possibly be considered. Deputy Mayor Cannon then suggested that Interim Manager Boyle could follow up with the City Commission.

Mr. Ryan Stahl: addressed communication efforts and noted that meetings in the past with Elected Officials had been declared as ex parte communications. Mr. Stahl also mentioned that some communities require a year between the time a project was turned down before they could apply again and was unsure if Winter Springs had a similar policy.

ADJOURNMENT

Mayor Lacey adjourned the Special Meeting at 8:55 p.m.

❖❖ **AGENDA NOTE: THE REST OF THE AGENDA AS NOTED BELOW WAS NOT DISCUSSED.** ❖❖

PUBLIC INPUT

RESPECTFULLY SUBMITTED:

ANDREA LORENZO-LUACES, MMC
CITY CLERK

APPROVED:

MAYOR CHARLES LACEY

NOTE: These Minutes were approved at the _____, 2019 City Commission Regular Meeting.



CITY COMMISSION

WORKSHOP

MINUTES

MONDAY, MAY 6, 2019 AT 6:30 PM

CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

The Workshop of Monday, May 6, 2019 of the City Commission was called to Order by Mayor Charles Lacey at 6:30 p.m. in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

Roll Call:

Mayor Charles Lacey, present
Deputy Mayor Kevin Cannon, present
Commissioner Jean Hovey, present
Commissioner Ted Johnson, present
Commissioner TiAnna Hale, present
Commissioner Geoff Kendrick, present
Interim City Manager Shawn Boyle, present
City Attorney Anthony A. Garganese, present
City Clerk Andrea Lorenzo-Luaces, present

A moment of silence was held, followed by the Pledge of Allegiance.

Referencing the Agenda, Mayor Lacey asked, "May I count it as approved?" Deputy Mayor Cannon said, "No objection." Mayor Lacey then remarked, "Without objection, the Agenda is adopted."

PUBLIC INPUT

Mayor Lacey opened "Public Input".

There were no Speakers at this time.

Mayor Lacey closed "Public Input".

DISCUSSION ITEMS

1) Draft Ordinance for Amending the Application, Notice, and Review Criteria Procedures for Special Zoning Permits

Deputy Mayor Kevin Cannon referenced Sec. 20-27. as shown on page 2 of the draft Ordinance and spoke of his concerns with the suggested Advisory Hearing Officer.

Deputy Mayor Cannon stated, "My suggestion would be, that the last two (2) sentences where it says, 'The city commission may decide the application based upon the hearing officer's report, with or without taking additional evidence..' I think that is a dangerous precedent." Deputy Mayor Cannon added that he recommended removing the last two (2) sentences in [Sec.] 20-27. (b).

Discussion.

City Attorney Anthony A. Garganese stated, "We can work around that." With further comments, Attorney Garganese then spoke of possible last minute scenarios and noted that he could remove those two (2) sentences as suggested. Mayor Lacey inquired as to what would be the effect if those two (2) sentences were removed.

Attorney Garganese explained, "You still go through the Hearing, you'd still get the Hearing Officer's Report, however the Commission may find that after the Report is issued and the Commissioners have said, 'Okay, we want to rely on it'; then you could end up with more individuals showing up at the last minute to present additional evidence and the Hearing goes on and on." Attorney Garganese further mentioned some possible issues and said that there should be an orderly process.

Further, regarding the two (2) sentences in question, Attorney Garganese pointed out, "That's in there just to protect the Commission if they wanted to rely solely on the Report. Regardless if that language is in there, the Commission could still rely on the Report as competent and substantial evidence."

Discussion continued.

Commissioner Ted Johnson suggested, "Would it be wise to wordsmith those last two (2) to reflect that the City Commission will take into account all evidence presented by such an Officer as well as the public prior to making a final decision." Commissioner Johnson thought such wording would close out the section better.

Mayor Lacey asked if there were any more remarks. Hearing none, Mayor Lacey commented, "I think we have got Consensus."

Deputy Mayor Cannon added that he thought Commissioner Johnson's transition sentence would work. Attorney Garganese added, "I'll wordsmith it."

Much discussion followed on Applications, timelines, noticing the public, and related logistics.

In terms of providing notice, Commissioner Jean Hovey asked Attorney Garganese how many days were legally required by *Florida Statutes*.

Attorney Garganese responded, "A lot of the Applications don't have a minimum notice requirement. Rezoning and Comprehensive Plan Amendments do, but Waivers, Variances, Conditional Uses - there are no statutory minimum notice requirements."

Comments ensued on large projects and small projects for a homeowner and that sixty (60) days may cause an undue burden in some situations. A tiered approach was then suggested.

Remarks followed that some projects have been challenging, a suggestion from Commissioner Johnson regarding thirty (30) days for lower level requests and sixty (60) days for more complex projects, and that not all projects go to the Planning and Zoning Board/Local Planning Agency.

Discussion continued that five (5) days was too short a timeline to which Attorney Garganese said that he agreed and added that he thought sixty (60) days was too long. Further, Attorney Garganese pointed out, "Keep in mind, we're building in additional public notice in this Ordinance. One (1), the Applications are going to be put on the website within five (5) days of being filed. In addition, before an Application gets filed for certain types of complex Applications, which I revised the language, a Developer will be required to have a Community Workshop before they even file the Application." Attorney Garganese mentioned that social media language had also been added.

Attorney Garganese was asked what timeframe other cities use. Attorney Garganese mentioned it was typically ten to thirty (10-30) days. Remarks continued.

Commissioner Hovey then suggested twenty-one (21) days/three (3) weeks could be used. Commissioner Geoff Kendrick referenced staff deadlines/staff meetings, and suggested perhaps a ten (10) or twenty (20) day timeline could be considered. Commissioner Hovey recommended that business days could be specified. Commissioner TiAnna Hale hoped that projects could be announced at Commission meetings so people would know what was expected to be addressed at an upcoming meeting.

Mr. Bryant Smith, III, P.E., CFM, City Engineer, Interim Community Development Department Director referenced when Agenda Items were due to the City Manager and said to that regard, a twenty (20) day timeline might work best. Mr. Smith then noted, "Right around fourteen to twenty (14 – 20) days before a meeting, that project is pretty much finalized if it is going to come before you."

Furthermore, Mr. Smith noted that the Planning and Zoning Board/Local Planning Agency typically has a little tighter time for turnaround.

Comments ensued on not making the process more difficult for residential homeowner projects.

Attorney Garganese stated, "Let me go back and wordsmith it and do maybe a tiered approach, depending on the complexity of the development."

Deputy Mayor Cannon and Commissioner Johnson said they were agreeable to ten (10) days and longer periods for more complex projects. Mayor Lacey and Commissioner Kendrick spoke of their concern to not cause undue hardship on homeowners. Attorney Garganese said he would look into this and suggested perhaps for homeowner type projects around ten (10) days, and for a 300 unit type residential subdivision, the timeline would be around twenty-one (21) days.

Continuing, Attorney Garganese noted, "Do you want that same notice both for the P&Z and the Commission or do you want to have a different notice, because the way the current Code reads, "Any public notice required by this Chapter 20 requires a minimum of five (5) days both for P&Z and the City Commission'."

Mayor Lacey summarized, "Anthony (Garganese) has heard the comments; he is going to try to draft it into some kind of a spectrum of things." Mayor Lacey added that he would also include consideration of homeowners.

Commissioner Hovey spoke of the reference to posting on the City's website and asked, "Can that be on the City's Facebook page also?" Attorney Garganese responded, "Done. I added social media platforms."

Regarding Sec. 20-28., Commissioner Johnson asked about the reference to 150 feet and inquired if Attorney Garganese changed it to which Attorney Garganese stated, "I changed it to 500." Comments followed regarding if that number was moved to 1000 feet. Attorney Garganese explained, "500 is very common. If you wanted to do an in lieu of statutory mailing for a Rezoning, the *Florida Statutes* is 500 feet on a Rezoning."

Continuing, Attorney Garganese noted, "Some of the actions requiring a Special Permit like a Rezoning actually require two (2) Readings of an Ordinance so there's even more notice to that - I have got to take that into account when I rewrite this too; because you want to do twenty-one (21) days before First Reading of a Rezoning and then wait twenty-one (21) days before you have Second and Final Reading - that doesn't seem to make sense." Attorney Garganese added, "I'll wordsmith it."

Commissioner Kendrick commented on his concern with not placing an undue burden on residents and existing single-family homes.

Attorney Garganese mentioned he could craft some wording and suggested on "Existing single-family homes, they want to come in for a Variance or - a Conditional Use..." Commissioner Kendrick added, "...You want to encourage that..." Attorney Garganese continued, "...Then maybe we have a shorter time period to actually put it on the Agenda, keeping in mind that we're still going to provide notice to the surrounding neighbors in the neighborhood so everybody is going to know."

Deputy Mayor Cannon said, "I am okay with 500 feet for the notice." Commissioner Kendrick added that he was in agreement. No objections were voiced.

Referring to Sec. 20-28. (b)(4), comments followed on courtesy notices. Attorney Garganese explained the courtesy notice language and pointed out, "We do our best to provide constructive notice and all these different notices."

Discussion continued.

Regarding Sec. 20-29. (7) e., Deputy Mayor Cannon mentioned he would like to remove the words "established level of service". With further remarks, Attorney Garganese suggested the word "and" be placed in front of the words "established level of service".

Attorney Garganese added, "The way I wrote it was to take into account previous Commission meetings where some project may actually meet the adopted level of service which is required by law to be put into your Comprehensive Plan, but may have such an adverse impact on the neighborhood, shouldn't that be a separate consideration; so, if I add the 'and', maybe that clarifies it better. That was the intent for the Commission to consider two (2) things relative..." Deputy Mayor Cannon noted, "...So you would remove 'as well as' and just insert the word 'and'." Attorney Garganese responded, "Yes."

Comments continued.

Commissioner Johnson referenced Sec. 20-29.1. and regarding the wording, "located within 400 feet of the subject property...", suggested that "500" should be used. Attorney Garganese said, "I changed that."

In terms of 20-29. as shown on page 5, Deputy Mayor Cannon referred to paragraph (8), "residential development..." and stated, "We need to be able to consider the capacity of the schools in the City and in proximity or something. Do you have some projected language on that?"

Attorney Garganese pointed out, "A school concurrency letter is great. It tells you whether the school district has adequate capacity at some school."

Attorney Garganese noted, "If you want to broaden that so you could consider the proximity - your SCALD (School Capacity Availability Letter of Determination) letter will tell you where the capacity is and what school they're most likely going to be zoned for." Deputy Mayor Cannon suggested, "Something where we can at least look at the schools in proximity within the City and the existing capacity there, or something like that." Further remarks continued.

Attorney Garganese commented, "I could add some language."

Discussion continued that criteria should be tracked and should be reflected in Staff Reports, to which Attorney Garganese said this had been included.

Deputy Mayor Cannon spoke of Sec. 20-31. (d) (4) as shown on page 8 and remarked, "The proposed zoning change is not contrary to prevailing land uses and characteristics and the land use pattern established by the City's Comprehensive Plan. So, I just think we should insert 'prevailing land uses and characteristics' in there because the Comp[rehensive] Plan is prospective and does not always take it into consideration."

Mayor Lacey asked Attorney Garganese if there were any legal issues. Attorney Garganese responded, "No."

Deputy Mayor Cannon then asked about incorporating aesthetics. Attorney Garganese noted, "It's a separate Ordinance as you know for aesthetic review of buildings. Typically, you don't tie aesthetics of a future building to the decision of whether or not to rezone a property; because, once you rezone, and then theoretically there's enumerated land uses that could be one or one of all of them, right? You don't know and you don't know what the building is going to look like, most of the time."

Comments followed on making sure the Commission was aware of what Rezoning projects would look like, consistency with Master Plans, not restricting future Commissions, and safeguards.

Attorney Garganese said, "I understand what your point is. Let me just go back and think about it a little bit more because we have got the Application requirements to tie into it."

Next, Attorney Garganese noted, "Subparagraph (e) is intended to deal with a Rezoning request in conjunction with the proposed project, but it's not as broad as to what some of your comments that you have made; so, let me go back." Attorney Garganese added, "I'll try to tie it all together."

Master Plans were addressed next to which Attorney Garganese mentioned that the Town Center started off as a Master Plan and that there was also a Master Plan for the City's parks.

Regarding Conditional Uses, Deputy Mayor Cannon said, "Those numerous criteria that you had from 20-29. Anthony (Garganese), those should be memorialized in here again unless I'm missing something. It's one thing to have them in the Staff Report but I think it's another thing for us to have all of those enumerated criteria for us to consider when making our decision for a Conditional Use." Attorney Garganese suggested, "It's the Application requirement that you seem to want to tie into." Deputy Mayor Cannon agreed and mentioned school capacity as an example.

Attorney Garganese said, "Let me think about that a little bit. I know what you are saying but the Application requirements are one thing, now that's the submittal of information that you need in which to make a determination on the criteria in the first place - maybe the criteria. I need to look at it a little bit more, maybe broaden the criteria to make sure it clearly addresses consideration of the information that you are requiring as part of the Application." Deputy Mayor Cannon said, "Exactly."

Referencing Sec. 20-35. (b) (3), Commissioner Johnson mentioned the number of feet and that he thought it had already been changed from 400 to 500 feet.

Then, in section (b)(c), Commissioner Johnson noted that, "A number of days needs to stay the same in that particular item or were there adjustments made." Deputy Mayor Cannon added that his preference would be for thirty (30) days. Attorney Garganese stated, "I could put it back to thirty (30)."

Commissioner Hovey commented, "In the last sentence, it says within twenty (20) calendar days but the two (2) above aren't defined. Is it calendar or is it business or does it matter?" Attorney Garganese stated, "We probably need to add the word 'calendar' so it's within thirty (30) calendar days and then we'll stick with that." Commissioner Kendrick inquired, "Are we sticking with calendar days for everything?" Attorney Garganese responded by saying, "Yes."

Discussion ensued on Waivers, setbacks, dimensional requirements, Special Exceptions, percentage ranges, and Administrative Waivers.

Attorney Garganese pointed out, "This type of Limited Administrative Waiver has to go in conjunction with an overall package of information..." Deputy Mayor Cannon added, "...We are not tying our hands on fifteen percent (15%) anyway, right? It just would be a more formal process above fifteen percent (15%)?" Attorney Garganese explained, "Fifteen percent (15%) will require separate Application for a Waiver and then meet all the Waiver conditions." Deputy Mayor Cannon said, "I think we should go to twenty percent (20%)." Commissioner Kendrick remarked, "Agreed." Commissioner Johnson also noted his agreement. With further comments, no objections were voiced.

With continued remarks, Deputy Mayor Cannon stated, "We still have the control protection where we have got to approve the Site Plan." Commissioner Johnson noted, "I think that is a good idea." Attorney Garganese pointed out this gave Staff the chance to work with the Applicant and asked Mr. Smith if it would be helpful with processing an Application. Mr. Smith said, "Yes."

Commissioner Kendrick spoke of preemptions, cellular applications, and asked that Staff keep the City Commission informed. Commissioner Kendrick suggested, "Whoever make those Applications, bring them to the next Commission Meeting." Deputy Mayor Cannon added, "We need to know that." No one noted any disagreement.

Discussion ensued on Neighborhood Street Sign Light Improvement Agreement[s] (NSSLIA), decorative lighting, and signage.

Deputy Mayor Cannon then referenced signage in the Town Center and stated, "To require every single sign for every business in the Town Center to have to come before the Commission with a Special Exception or Conditional Use is a problem. So, how do we fix that?" Attorney Garganese pointed out, "We have to modify 20-327.1. which is just below that on page 22."

Discussion followed on signage, Neighborhood Street Sign Light Improvement Agreement[s] (NSSLIA), opening up islands in front of the Town Center to accommodate better signage, stipulations that Publix requires others to follow, and why didn't any businesses take advantage of the City Commission's past offer for help with improved signage.

Commissioner Hovey suggested, "Maybe we could look back and figure out why it didn't get done or is there notification that needs to be sent to the businesses or what, but we spent a lot of time and money on that." Deputy Mayor Cannon mentioned that the roads were torn up to help with this effort. Commissioner Hale thought that a lack of signage was a hindrance for businesses.

Commissioner Kendrick inquired, "Do we have some sort of on the clock provision when it comes to permanent signs. We see temporary signs up and that is fine, I completely understand that there is a lot going on; but I would like to see those permanent monument signs, sooner rather than later. Sixty (60), ninety (90) days or something like that. Do we have any time frame with when they need to get the permanent sign up?" Commissioner Kendrick then referenced the new Starbucks business.

Mr. Smith commented on that signage situation and pointed out, "We generally don't have a timeframe. I think it would follow our standard Permit. I believe he has got about two (2) years." Commissioner Kendrick then said, "I think that needs to be tightened up somehow."

Deputy Mayor Cannon added, "I think that this sign issue really needs to be kind of explored more thoroughly."

Attorney Garganese suggested a separate action could address this matter and noted, "The only change that I made was procedural and that was because we changed the nomenclature from Special Exception to Waiver and whether or not you want to allow monument signs for businesses in the Town Center, as a matter of right, would require you all to make that policy decision, but it's not really procedural."

Commissioner Johnson stated, "So, the way this reads currently, we are okay for now?" Attorney Garganese replied, "For now, it makes the proper procedural change regarding monument signs in the Town Center; they would be permitted by Waiver."

Commissioner Kendrick remarked, "I think we might all need to think about that and figure out the best way to proceed on that."

Deputy Mayor Cannon added, "I think that probably from a signage approach, we really need to look along the entire commercial corridor - from one side of the City to the other, that we ought to take kind of a holistic approach to it."

Interim City Manager Shawn Boyle commented that since he had been with the City, he thought that this matter had come up twice before and remarked, "You guys gave us the direction to investigate. It's the chief complaint over in the Town Center from the business owners. I think it would be prudent if Bryant (Smith) and I went back and see if we can reconstruct what happened and then bring back some language investigating, for the entire [State Road] 434 corridor." No objections were voiced.

Next, Deputy Mayor Cannon mentioned some concerns he had heard and suggested the City Commission should review the Master Lease for Publix. Mayor Lacey noted he might have that document.

Further comments followed on electronic signs.

Discussion ensued on Conditional Uses, Special Exceptions, past historical references, monument signage, clock towers, and signage.

Deputy Mayor Cannon asked if a roundtable Workshop could be held with the landlords and businesses in the Town Center.

Interim Manager Boyle mentioned checking past records to see what had been addressed previously.

Comments continued.

Deputy Mayor Cannon thanked Attorney Garganese for his efforts with this Ordinance.

Commissioner Kendrick added, "We have given Staff a little bit of direction; talked about bringing back the signs specifically how we want it handled; and I think it's aligned with what we have been talking about; the Town Center signage current and future signage."

Continuing, Commissioner Kendrick added, "Along [State Road] 434, just so we could memorialize maybe a couple of specific - directives for anyone who's going to do it; so, everyone understands what they're getting into when they do it. You have the timeframe, setbacks, height, everything."

Attorney Garganese said, "I have got some wordsmithing to do and if the Commission is okay with this Ordinance. We'll put it on a Land Planning Agency Agenda in the near future and let them take a look at it, and provide recommendation and comments."

PUBLIC INPUT

Mayor Lacey opened "Public Input".

No one spoke.

Mayor Lacey closed "Public Input".

ADJOURNMENT

Mayor Lacey adjourned the Workshop at 8:17 p.m.

RESPECTFULLY SUBMITTED:

ANDREA LORENZO-LUACES, MMC
CITY CLERK

APPROVED:

MAYOR CHARLES LACEY

NOTE: These Minutes were approved at the _____, 2019 City Commission Regular Meeting.



CITY COMMISSION

REGULAR MEETING MINUTES

MONDAY, MAY 13, 2019 AT 6:30 PM

CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

The Regular Meeting of Monday, May 13, 2019 of the City Commission was called to Order by Mayor Charles Lacey at 6:30 p.m. in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

Roll Call:

Mayor Charles Lacey, present
Deputy Mayor Kevin Cannon, present via telephone
Commissioner Jean Hovey, present
Commissioner Ted Johnson, present
Commissioner TiAnna Hale, present
Commissioner Geoff Kendrick, present
Interim City Manager Shawn Boyle, present
City Attorney Anthony A. Garganese, present
City Clerk Andrea Lorenzo-Luaces, present

A moment of silence was held, followed by the Pledge of Allegiance.

Mayor Lacey inquired, "Is there any objection to Adopting the Agenda as presented?" Commissioner Jean Hovey said, "No." Commissioner Geoff Kendrick stated, "No objection." Mayor Lacey then noted, "Hearing none, the Agenda stands Adopted."

AWARDS AND PRESENTATIONS

100. Presentation of Resolution 2019-08 to Kevin Smith

Former City Manager Kevin Smith was recognized with Resolution 2019-08 in honor of his service to the City of Winter Springs.

101. Presentation of Resolution 2019-09 to Kevin Brunelle

Resolution 2019-09 was presented to former Chief of Police Kevin Brunelle in acknowledgement of his years of service to the City of Winter Springs.

102. Recognition of the Winter Springs High School Softball Team, their Coach, Mark Huaman, and their undefeated regular season (24-0)

In honor of their undefeated regular season, the Winter Springs High School Softball Team was recognized.

103. Presentation from the Daughters of the American Revolution to the City and Tuscawilla Homeowners Association

Members of the Sallie Harrison Chapter of the Daughters of the Revolution (DAR) presented a Certificate in recognition of proper flag protocol to the Tuscawilla Homeowners Association (THOA) and the City of Winter Springs.

Mr. Kevin McCann, president of the Tuscawilla Homeowners Association (THOA) thanked Tuscawilla resident Tom Vagnini for his service on the Tuscawilla Lighting and Beautification District Advisory Committee and for his work in the Tuscawilla community.

Mr. Tom Vagnini briefly addressed those in attendance.

Before concluding, Mayor Lacey recognized the late Mr. Don Gilmore who served as former Winter Springs Commissioner, City Committee Member and Tuscawilla resident for his dedicated service, especially recognizing that Mr. Gilmore was primarily responsible for taking care of the flags in the Tuscawilla community.

INFORMATIONAL AGENDA

200. Current Development Projects Update

No discussion.

201. Traffic Safety Management Devices

There was no discussion on this Agenda Item.

PUBLIC INPUT

Mayor Lacey opened "Public Input".

There were no Speakers at this time.

Mayor Lacey closed "Public Input".

CONSENT AGENDA

300. Resolution 2019-10 in recognition of former Officer James Flannigan's service to the City of Winter Springs

This Agenda Item was not discussed.

301. Surplus Assets

No discussion.

302. Tuskawilla Crossings Phase 2 Plat

There was no discussion on this Agenda Item.

303. Tuskawilla Crossings Phase 2 Final Site Acceptance

No discussion.

304. Ocean Bleu Plat

This Agenda Item was not discussed.

305. Minutes from the Monday, April 15, 2019 City Commission Workshop

No discussion.

306. Minutes from the Monday, April 22, 2019 City Commission Regular Meeting

There was no discussion on this Agenda Item.

“MOTION TO APPROVE” (CONSENT AGENDA).” MOTION BY COMMISSIONER JOHNSON. SECONDED BY COMMISSIONER HALE. DISCUSSION.

VOTE:

**COMMISSIONER HALE: AYE
COMMISSIONER HOVEY: AYE
COMMISSIONER JOHNSON: AYE
DEPUTY MAYOR CANNON: AYE
COMMISSIONER KENDRICK: AYE
MOTION CARRIED.**

PUBLIC HEARINGS AGENDA

400. Second Reading of Ordinance 2019-07 regarding prohibited noise disturbances in residential areas

City Attorney Anthony A. Garganese read Ordinance 2019-07 by “Title” only and noted there had been no changes since the First Reading.

Mayor Lacey opened “Public Input” on this Agenda Item.

No one addressed the City Commission at this time.

Mayor Lacey closed “Public Input” on this Agenda Item.

“MOTION TO APPROVE ORDINANCE 2019-07 ON FINAL READING.” MOTION BY DEPUTY MAYOR CANNON. SECONDED BY COMMISSIONER JOHNSON. DISCUSSION.

VOTE:

COMMISSIONER KENDRICK: AYE

DEPUTY MAYOR CANNON: AYE

COMMISSIONER HOVEY: AYE

COMMISSIONER HALE: AYE

COMMISSIONER JOHNSON: AYE

MOTION CARRIED.

401. Second Reading of Ordinance 2019-08 regarding the regulation of construction site management

Attorney Garganese read Ordinance 2019-08 by "Title" only, and noted, "There was one little subtle change that was made to the Ordinance on page 2 that didn't make it into the draft in the Agenda.

If you recall, during First Reading there was some discussion regarding the temporary toilet facilities - apparently there's an ability to tie in to the City sewer systems in some situations where it's available; so, just a minor modification was made, to read that suitable temporary toilet facilities as determined by the building official. It goes on, 'shall be provided and maintained in a sanitary condition'. Such facilities may include temporary hook-up to the city's sewer system or a portable temporary unit."

Mayor Lacey opened "Public Input" on this Agenda Item.

No one spoke.

Mayor Lacey closed "Public Input" on this Agenda Item.

Commissioner Kendrick mentioned that he agreed with allowing access to our utilities and inquired, "Is there - a procedure in place to make sure that liability - permitting and everything like that, is concurrent with our Ordinance that we have right now."

Attorney Garganese responded, "They would have to just go through the Building department and arrange to have a connection and that connection would have to meet technical specifications in order to hook-up if it's available."

Commissioner Kendrick added, "That procedure is already in place, liability and everything is covered..." Attorney Garganese noted, "...Handled administratively."

FOR THE SECOND AND FINAL READING OF ORDINANCE 2019-08, "MOTION TO PASS THE ORDINANCE AS READ." MOTION BY COMMISSIONER KENDRICK. SECONDED BY COMMISSIONER HOVEY. DISCUSSION.

VOTE:

**COMMISSIONER HOVEY: AYE
DEPUTY MAYOR CANNON: AYE
COMMISSIONER KENDRICK: AYE
COMMISSIONER JOHNSON: AYE
COMMISSIONER HALE: AYE
MOTION CARRIED.**

402. First Reading of Ordinance 2019-09 regarding the Application, Notice, and Review Criteria Procedures for Special Zoning Permits

REGARDING THE FIRST READING OF ORDINANCE 2019-09, "MOTION TO READ BY 'TITLE' ONLY." MOTION BY COMMISSIONER HOVEY. SECONDED BY COMMISSIONER HALE. DISCUSSION.

MOTION CARRIED UNANIMOUSLY WITH NO OBJECTIONS.

Attorney Garganese read Ordinance 2019-09 by "Title" only.

Commissioner Kendrick said to Attorney Garganese "On Sec. 20-29. under - number (7) it says - specifically for any kind of undue burden that might be on our citizens, it says 'For all new development, new buildings, conditional uses, existing buildings being altered by 50 percent...'. Okay, is that the underlying requirement for this Ordinance to be in place or does it also apply to anyone looking to build a summer kitchen as well; obviously not fifty percent (50%)."

Attorney Garganese responded, "This is only related to Special Zoning Permits. So if somebody wanted to build a summer kitchen, I would imagine it's just a building permit process that they would have to go through; and they would not need a Special Zoning Permit.

Commissioner Kendrick inquired, "What is the threshold to get up to that Special Zoning Permit? Would it be that fifty percent (50%)?"

Attorney Garganese responded, "We have different Special Zoning Permits as we've discussed, and someone would need to get a Conditional Use, a Variance, a Waiver. That would trigger Rezoning, etc. That would trigger the Application of the Special Zoning Permit requirements that are laid out in the Code."

Continuing, Attorney Garganese noted, "Then there are further requirements regarding the Application for a Special Zoning Permit and then they would have to comply with the Application requirements that you noted in 20-29. With respect to number (7), that is related. They'll be required to then submit all of the other additional application requirements (7) a. through g."

So that would be for all new development, new buildings. Actually, that should read all 'new commercial development, new buildings, conditional uses and then existing buildings that are also greater than fifty percent (50%), or greater than the original floor area or seating capacity', in order to trigger the additional requirements such as, if applicable, the tree survey, the site plan, etc."

Commissioner Kendrick pointed out, "My concern is ninety (90) plus percent of all of our property taxes are derived from our citizens, our homeowners." Commissioner Kendrick continued, "Ninety (90) plus percent of all applications are going to come from our citizens as well. So, I don't want an undue burden put on our citizens - for my aforementioned summer kitchens or any kind of expanded driveways or any kind of improvements to their home."

Furthermore, Commissioner Kendrick stated, "I just want to make sure that our homesteaded residents, the vast majority of everyone in the City are not carrying the burden for this Ordinance."

Attorney Garganese said he might clarify that section and added, "If you go to Sec. 20-29.1, there's some language there that probably should've been put into the section that you just noted - the site plan requirements for example that are required, the tree surveys, those types of application requirements come into play when somebody is doing construction that warrant a review of that type of information."

So, if you look at 20-29.1, based on some of the other comments that were made at the Workshop - I made some modifications in yellow about new commercial development, new residential subdivisions of ten (10) or more lots, Conditional Uses or existing commercial buildings being altered by fifty percent (50%) or greater of the original floor area and for seating capacity; and I added language and requiring a modified Site Plan because there are instances where there could be modifications to existing buildings that don't require any modifications to the Site Plan itself."

Attorney Garganese pointed out, "It was intended to limit the requirement of submitting that information as part of the Application package."

Commissioner Kendrick stated, "In your opinion - our homeowners are not going to slip through a loop hole and all of a sudden they're going to have some of these same requirements. Is it written tight enough that our homeowners are not going to fall or potentially be unintendedly falling into this requirement?"

Attorney Garganese responded, "When an individual homeowner comes in, I would say practically in most cases, if not all cases - we're not requiring a modified Site Plan to the building lot, as it goes through just general permitting, but I can continue to look at this a little bit more."

Commissioner Kendrick mentioned again his concern with any residents who might do any home improvements as this was intended for commercial development. Attorney Garganese remarked, "It is not intended to apply in those circumstances with the individual homeowner and you'll note in other places in the Ordinance, I actually carved out an exception relative to single-family homes."

Next, Deputy Mayor Kevin Cannon referenced, Sec. 20-29.1. (a) on page 7, of the draft Ordinance and commented, "I feel that the notice to be mailed out for one of these Workshops for the larger type developments, I feel like the City should mail those notices out. The cost of that can be borne by the applicant; but I feel like the City should mail out those notification letters. So, I would propose if it is agreeable with the rest of the Commission that we just substitute the word 'city' rather than 'applicant' in those sentences where it says the applicant shall provide notification', the applicant shall mail'."

Commissioner Kendrick asked Attorney Garganese how it was done at other municipalities to which Attorney Garganese said it has been done both ways and was whatever was the pleasure of the City Commission.

Furthermore, Commissioner Kendrick spoke of preemptions and a July 1 date and added, "I want to make sure that some of things that we're doing in the Ordinance, are not going to be affected by that preemption."

Attorney Garganese noted, "Whenever we draft Ordinances, we're always looking at preemption; and the different kinds of preemption. There's expressed preemption and implied preemption by state law."

Additionally, Attorney Garganese said that he reviewed the pending bill and pointed out, “The preemption Statute as written, as I understand it only applies to express preemption; meaning the legislature has to express a desire to preempt a certain area of law, state law not federal.”

Continuing, Attorney Garganese remarked, “In that bill interestingly, it does not apply to Ordinances adopted in furtherance of the Florida Building Code, Ordinances adopted in furtherance of the Florida Fire Prevention Code, and most interestingly, Part II of Chapter 163, which is actually the Community Planning Act which is all about land development.” Furthermore, Attorney Garganese noted, “I don’t believe anything in this Ordinance is preempted by state law.”

Deputy Mayor Cannon mentioned whether there was agreement to his suggested verbiage change from earlier, to which Mayor Lacey said to the City Commission, “Is there any objection to adopting the Deputy Mayor’s suggested language?” With further remarks, Mayor Lacey asked, “Specifically is there objection to changing from ‘applicant’ to ‘city’ doing the mailing?”

Commissioner TiAnna Hale added, “I just want to make sure that they are responsible for the cost...” Mayor Lacey added, “...Anthony (Garganese) will write it that way.” With no objections noted, Mayor Lacey stated, “You have concurrence Deputy Mayor.”

Next, Deputy Mayor Cannon referenced page 14, paragraph (11) – there is a typo and stated, “It should be the word ‘exit’ the property. You are talking about trucks coming onto and exiting the property, and it says “exist’.” Deputy Mayor Cannon added that the same error appears in paragraph (11) in Sec. 10-33.1. on page 15; and Deputy Mayor Cannon also noted that at the bottom of page 15, it shows (78), which he thought should instead be (8).

Continuing, Deputy Mayor Cannon referred to page 18 and stated, “Where we are talking about administrative appeals, paragraph (f) - you specify that the ‘record on appeal’ shall consist of 1) the application and accompanying information; and 2) the written decision of the administrative official and accompanying information.’ Generally, on these types of administrative appeals, a transcript if one exists of the testimony offered would also be included in the ‘record on appeal’, and that would be of particular note if either the applicant or the City or someone else solicited testimony from an expert whether it be an Engineer, whether it be an Economist or a Surveyor or whatever.

So, I would think Anthony (Garganese), but I would ask that a transcript of testimony if any, would also be included in that 'record on appeal'. What are your thoughts there?" Attorney Garganese responded, "It doesn't hurt to put it in."

With further remarks, Deputy Mayor Cannon complimented Attorney Garganese for the work he did.

Mayor Lacey opened "Public Input" on this Agenda Item.

No comments were made.

Mayor Lacey closed "Public Input" on this Agenda Item.

"MOTION TO MOVE TO SECOND READING." MOTION BY COMMISSIONER HOVEY. SECONDED BY COMMISSIONER KENDRICK. DISCUSSION.

VOTE:

COMMISSIONER JOHNSON: AYE

COMMISSIONER KENDRICK: AYE

COMMISSIONER HALE: AYE

DEPUTY MAYOR CANNON: AYE

COMMISSIONER HOVEY: AYE

MOTION CARRIED.

REGULAR AGENDA

500. 2018 Comprehensive Annual Financial Report

Interim City Manager Shawn Boyle introduced this Agenda Item, and offered his appreciation to Ms. Kelly Balagia, Interim Director, and Ms. Holly Queen, Controller, both from the Finance Department for their assistance.

Ms. Tamara Campbell, CPA, Partner, McDirmit Davis and Company, LLC, 934 North Magnolia Avenue, Suite 100, Orlando, Florida: addressed the City Commission and presented the results of the 2018 Comprehensive Annual Financial Report.

In closing out her presentation, Ms. Campbell noted, "So, overall, a very healthy Financial Report."

Mayor Lacey inquired, "Is there a Motion to approve the CAFR (Comprehensive Annual Financial Report)?"

"SO MOVED." MOTION BY COMMISSIONER HOVEY. SECONDED BY COMMISSIONER JOHNSON. DISCUSSION.

VOTE:

**DEPUTY MAYOR CANNON: AYE
COMMISSIONER JOHNSON: AYE
COMMISSIONER KENDRICK: AYE
COMMISSIONER HOVEY: AYE
COMMISSIONER HALE: AYE
MOTION CARRIED.**

REPORTS

600. City Attorney Anthony A. Garganese, Esquire

No Report.

601. Interim City Manager Shawn Boyle

Interim Manager Boyle advised the City Commission that regarding our net income in the General Fund, "I'm happy to report that we had a positive net income of eight thousand dollars (\$8,000.00). So, our revenue exceeded our expenses by eight thousand dollars (\$8,000.00) in the General Fund."

Further remarks.

602. City Clerk Andrea Lorenzo-Luaces, MMC

City Clerk Andrea Lorenzo-Luaces asked if the Mayor and/or the City Commission had any comments on the upcoming community Visioning Session scheduled for May 20, 2019.

Mayor Lacey noted that on Monday, May 20, 2019, a Special Meeting would be held to address one (1) Agenda Item and then a Visioning Roundtable Session would be held with some City residents.

No further comments were made.

603. Seat Two Commissioner/Deputy Mayor Kevin Cannon

Deputy Mayor Cannon mentioned he attended an Open House and Ribbon Cutting Ceremony for the Clubhouse at Hacienda Village.

Secondly, Deputy Mayor Cannon then spoke of the recent Central Florida Astronomy Society event at Trotwood Park and it was well attended.

Thirdly, Deputy Mayor Cannon mentioned a robotic group he mentors and recognized that they won the top award, the Chairman's Award.

604. Seat Three Commissioner Ted Johnson

Commissioner Ted Johnson commended Lieutenant Doug Seely, Operations Bureau, Police Department for a great job regarding the purchase of gun racks.

Next, Commissioner Johnson noted that he attended a Seminole County Law Enforcement Memorial occasion on May 7th and mentioned that it was a great event.

Commissioner Johnson recognized Mr. Bryant Smith, III, P.E., CFM, City Engineer, Interim Community Development Department Director for his assistance with checking out waterways in the City in preparation for hurricane season.

Furthermore, Commissioner Johnson said he also attended Hacienda Village's Open House and the Ribbon Cutting for their Clubhouse.

Concluding his Report, Commissioner Johnson mentioned that he had received numerous compliments on how well Captain Matt Tracht, Support Services Bureau, Police Department has handled Code Enforcement concerns, and offered his thanks.

Interim Chief of Police Chris Deisler, Police Department briefly addressed the Mayor and City Commission.

605. Seat Four Commissioner TiAnna Hale

Commissioner Hale noted how the last few Commission meetings had ran long and mentioned a Public Input section of the meeting that was not held. Commissioner Hale asked if any future extensions could include the second Public Input section. Further brief comments.

Next, Commissioner Hale remarked that she also attended a Ribbon Cutting Ceremony for Hacienda Village.

Next, Commissioner Hale mentioned she participated in a recent Capitol Connection Trip with Oviedo-Winter Springs Regional Chamber of Commerce; and had attended the Advanced Institute for Elected Municipal Officials (IEMO), as well as some other Florida League of Cities classes.

A Community Volunteer Committee that the City of Longwood had started was brought up by Commissioner Hale who said she would have some information sent out to the City Commission. Commissioner Hale noted that she had various people offer to help the City, and on a related note, that Indian Trails Middle School was having a farm to table event over the summer and they would need volunteers. Commissioner Hale suggested that would be an example of how this program could help; and thought volunteers could help Veterans and Seniors.

Commissioner Hovey pointed out that volunteers for school programs need to be approved and asked about fiscal matters.

Interim Manager Boyle mentioned that Staff was actually working on a volunteer program and said that the City could possibly look into expanding what they had been working on.

Continuing, Commissioner Hale remarked next about a Benefit Dinner that Scouts were holding at the Veterans of Foreign Wars of the United States (VFW) on the 18th.

Lastly, Commissioner Hale complimented landscape maintenance workers for their recent work in the Highlands community.

606. Seat Five Commissioner Geoff Kendrick

Commissioner Kendrick offered belated Mother's Day wishes.

Secondly, Commissioner Kendrick commented on the City's recent fishing event hosted by our Parks and Recreation Department and pointed out that it was a great event. Commissioner Kendrick hoped Staff could look into making next year's event a bigger event.

Thirdly, Commissioner Kendrick recognized former Chief of Police Brunelle and former City Manager Kevin Smith, and that he thought Interim Chief of Police Deisler and Interim Manager Boyle were doing a great job.

Lastly, Commissioner Kendrick spoke of state preemptions and new laws and that he did not want the City to have any issues in terms of compliance with Public Records Requests and the Americans with Disabilities Act (ADA). Attorney Garganese said they were monitoring this.

607. Mayor Charles Lacey

Mayor Lacey noted that Commissioner Kendrick had been appointed to the Florida League of Cities' Board of Directors which was a very distinctive honor.

608. Seat One Commissioner Jean Hovey

Commissioner Hovey commented on the bills passed this year by the Legislature.

Next, Commissioner Hovey remarked that this was National Police Week and asked Interim Chief Deisler to share her well wishes with his staff.

Commissioner Hovey asked about the status of the City Manager search process.

Ms. Casey Howard, Administrative Services Director explained they had a draft for an advertisement. Commissioner Hovey then inquired when the City Commission would be able to view it, to which Ms. Howard stated, "I can send it to Anthony (Garganese) and we can start reviewing what else is missing for that."

Commissioner Hovey said that would be great.

PUBLIC INPUT

Mayor Lacey opened "Public Input".

There were no comments offered by the public.

Mayor Lacey closed "Public Input".

ADJOURNMENT

Mayor Lacey adjourned the Regular Meeting at 7:38 p.m.

RESPECTFULLY SUBMITTED:

ANDREA LORENZO-LUACES, MMC
CITY CLERK

APPROVED:

MAYOR CHARLES LACEY

NOTE: These Minutes were approved at the _____, 2019 City Commission Regular Meeting.



PUBLIC HEARINGS AGENDA ITEM 400

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

Ocean Bleu Retail Aesthetics, Final Engineering, and Special Exceptions

SUMMARY

APPLICANT AND PROPERTY INFORMATION:

- Applicant/Property Owner's Name (s): JDBS Winter Springs, LLC
- Property Address(es): N/A
- Property Parcel ID Number(s): 06-21-31-507-0000-0040
- Current FLUM Designation: Town Center District
- Current Zoning Designation: Town Center - Transect 5
- Development Agreements:
 - Development Agreement - Multi-family/Mixed Use Apartment Project - SR 434 (2015)
 - First Modification of Development Agreement - Multi-family/Mixed Use Apartment Project - SR 434 (2017)
- Pending Code Enforcement Actions: None
- City Liens: None

APPLICABLE LAW, PUBLIC POLICY, AND EVENTS:

Home Rule Powers
Winter Springs Code of Ordinances
City of Winter Springs Comprehensive Plan

Project Overview

The applicant, JDBS Winter Springs, LLC, is proposing to construct a multi-tenant retail building in the Winter Springs Town Center District, Transect 5. The proposed 7,200 square foot building is situated on a 0.83-acre parcel, located on the north side of SR 434, east of Tuskawilla Road, west of Michael Blake Boulevard, and south of The Blake Apartments.

Aesthetic Plans (Exhibit A)

The proposed project consists of a single multi-tenant building with a faux second story. The building incorporates the combination of stucco, brick, and cultured stone veneers. The building utilizes a neutral color scheme with various, yet compatible, materials that will serve as an aesthetic bridge between the neighboring Starbucks and The Blake Apartments. The front of the building faces SR 434 and will include a large patio area on the north side of the building for outdoor seating. Details of building mounted signage over the main entrances to each unit will depend on the number, location, and size of future tenants.

The proposed project is designed to contribute significantly to the quality architectural styles that are typical of the Winter Springs Town Center and the surrounding area. The proposed building represents a positive addition to the City of Winter Springs and is a high-quality, unique design that is harmonious with its surroundings and will add value to the proposed location.

Final Engineering Plans (Exhibit B)

The Ocean Bleu Retail Building can be accessed through one of two driveway connections on Sea Hawk Cove. The west driveway is a shared access driveway with the existing Starbucks. Sea Hawk Cove was recently completed as part of The Blake Apartments project, by Catalyst. Sea Hawk Cove can be accessed from either Michael Blake Boulevard or Eagle Edge Lane, which was also recently completed with the Blake Apartments. The site is bordered to the north by Sea Hawk Cove and The Blake Apartments, to the south by State Road 434, to the east by Michael Blake Boulevard, and to the west by Starbucks.

The site includes a parking area with 51 parking stalls, three of which are handicap accessible. The project will include a patio area, enhanced landscaping, site lighting, upgraded sidewalks, dumpster enclosure, and bicycle racks. Enhanced landscaping will be located along Michael Blake Boulevard and State Road 434. The sidewalks on State Road 434 will be replaced with a 12-foot sidewalk. The large sidewalks and bicycle racks are to encourage the use of multi-modal transportation options for customers. Additional parallel parking will be constructed on Sea Hawk Cove, adjacent to this parcel.

The site's stormwater is master planned into The Blake Apartments' master stormwater pond, which is located east of the Cross Seminole Trail. No additional onsite stormwater treatment is required for this project. The existing stormwater infrastructure in this location will adequately route stormwater to this pond. The facility will connect to existing Winter Springs water and sewer facilities located along Sea Hawk Cove. The City has adequate water and sewer plant capacity to service this project.

Special Exceptions (Exhibit C)

The applicant is requesting the approval for four Special Exceptions. In granting a Special Exception, per the Town Center Code the City Commission must find evidence that Section 20-321(c) Town Center Exceptions requirements are met.

20-321(c) Town Center Special Exceptions

- (1) The city commission may by special exception waive strict compliance with provisions of this code in furtherance of promoting the town center policies adopted by the city. In granting a special exception, the city commission must find by substantial competent evidence that:

a) The proposed development contributes, promotes and encourages the improvement of the Winter Springs Town Center and catalyzes other development as envisioned in the Winter Springs Town Center regulations.

The proposed development will add seven retail units to the prominent corner of SR 434 and Michael Blake Boulevard, which is consistent with the mixed use nature of the overall Town Center.

b) The proposed development will not have an unfavorable effect on the economy of the Winter Springs Town Center and complies with the economic fiscal impact requirements set forth in the City's Comprehensive Plan and Code.

The development of retail units in the proposed development will have a positive impact on the economy of the Winter Springs Town Center by locating retail areas directly adjacent to local consumers in the Town Center who will be shopping and dining locally and generating more demand for local business.

c) The proposed development abides by all rules in this code other than those specially excepted. Special limitations apply to large footprint buildings (greater than twenty thousand square feet); see subsection 20-324(9) for these limitations.

The proposed development will abide by all rules in the code other than those being requested in this Special Exception application. The proposed development does not propose any building with footprints larger than 20,000 square feet.

d) The proposed development meets any reasonable additional conditions, conditions or limitations deemed necessary by the City Commission in order to preserve and promote the intent of the Winter Springs Town Center District Code.

If the City Commission proposes any reasonable additional conditions, restrictions, or limitations, the Developer will strive to meet them.

e) With respect to each waiver requested, the specific waiver shall comply with all of the following:

- i. Is a result of special conditions and circumstances which are peculiar to the land, site plan, structure or building involved and which justify granting the waiver in the context of the overall proposed development being successful within the Town Center;
- ii. Is the minimum waiver from the Town Center regulations necessary to make possible the reasonable use of the land, building or structure;
- iii. Is in harmony with the general intent and purpose of the Town Center regulations;

- iv. Will not be injurious or incompatible to the Town Center and any surrounding neighborhood or property; and
- v. Will not create a public nuisance or be detrimental to the public health, safety, and welfare relative to public services including water, sewer, surface water management, police, fire, parks and recreations, streets and traffic patterns, public transportation, marina and water ways, bicycle and pedestrian facilities.

The applicant requests that the City Commission consider the following four Special Exception Requests:

Special Exception Request #1:

The applicant requests a Special Exception to increase the front setback from SR 434 from the minimum of 8-feet to approximately 14-feet.

Sec. 20-325 - Transect standards
T5 (Urban Center Zone)
Principle building setbacks (from property line)
Front/principle plane - 0-feet to 8-feet max (from front property line)

Staff supports this special exception based on the small knee wall extension with landscaping along the south and east sides of the property. This setback Special Exception maintains the setback plane of the Starbucks.

Special Exception Request #2:

The applicant requests a Special Exception to increase the lot dimensions from 180' x 160' to 222' x 174'.

Sec. 20-325 - Transect standards
T5 (Urban Center Zone)
Lot Design Guidelines
Lot Width and Depth - 180-feet and 160-feet, respectively (maximums)

Staff supports this special exception based on the platted lot areas and lot size constraints based on the locations of Michael Blake Boulevard, Eagle Edge Lane, and Sea Hawk Cove.

Special Exception Request #3:

The applicant requests a Special Exception to decrease the frontage buildout from the 80% minimum to 54%.

Sec. 20-325 - Transect standards
T5 (Urban Center Zone)
Frontage Buildout
80% minimum at front setback

Staff supports this special exception based recognition that it would be highly impractical for a relatively small retail building on a 0.83-acre lot to achieve an 80% frontage buildout at the front setback, while still providing adequate parking, access, landscaping, and pedestrian facilities. To offset the frontage building reduction, the site includes a small section of decorative knee wall, landscaping, and a new 12-foot sidewalk on State Road 434.

Special Exception Request #4:

The applicant requests a Special Exception to waive the requirement of a 6-foot landscape island separating more than six parking stalls.

Sec. 20-324(8)(f) - General Provisions - Parking lot landscape requirements
T5 (Urban Center Zone)

Staff supports this special exception based on aesthetic and circulation grounds. This special exception is also needed to match the adjoining parking sections of the Starbucks.

At the May 23, 2019 Planning and Zoning Meeting, the board recommended approval of the Aesthetic Plans, Final Engineering Plans, and Special Exceptions with a 5-0 vote.

RECOMMENDATION

Staff recommends the City Commission approve the Ocean Bleu Retail Building Aesthetic Plans, Final Engineering Plans, and Special Exceptions.

AESTHETIC REVIEW SUBMITTAL RETAIL BUILDING

And

MONUMENT SIGN

SR 434 & Michael Blake Blvd

Winter Springs, Florida

For

JDBS Winter Springs, LLC

A0.0	COVER SHEET
A2.1	RETAIL BUILDING FLOOR PLAN
A6.1	RETAIL BUILDING ELEVATIONS - BLACK & WHITE
A6.1M	RETAIL BUILDING ELEVATIONS - COLOR
A6.6M	DUMPSTER ENCLOSURE - COLOR ELEVATIONS & COLOR SAMPLES
A6.7M	MONUMENT SIGN - COLOR ELEVATIONS & COLOR SAMPLES FOR SIGN



RETAIL BUILDING
SR 434 & Michael Blake Blvd
Winter Springs, Florida

AESTHETIC REVIEW **2018.005**
10-29-18 issue date RMH drawn by RMH approved by project number

REVISION SCHEDULE	
DATE	DESCRIPTION

COVER SHEET **A0.0**
sheet number

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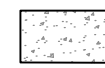
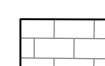
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Camilla McCarroll Hogue
AR-0009533

SITE LEGEND

- SWSL/4" SINGLE WHITE SOLID LINE / 4" WIDE
- SWSL/12" SINGLE WHITE SOLID LINE / 12" WIDE
- SWSL/24" SINGLE WHITE SOLID LINE / 24" WIDE

PAVEMENT LEGEND

-  REGULAR DUTY CONCRETE
-  HARD SCPAE PER ARCH. PLANS.

SITE LEGEND

- (A) ACCESSIBLE PARKING SPACE (TYP). SEE DETAIL FOR ACCESSIBLE PARKING SPACE, SIGN AND SYMBOL. (SEE DETAIL 1, SHEET C8.0).
- (B) PAVEMENT MARKINGS (TYP). PER FDOT INDEX 17346
- (C) FDOT INDEX 304 HANDICAP RAMP WITH DETECTABLE WARNING SURFACE (TYP). (SEE DETAIL 2, SHEET C8.0).
- (D) 18" CURB AND GUTTER (SEE DETAIL 3, SHEET C7.0).
- (E) CONCRETE SIDEWALK. (SEE DETAIL 1, SHEET C7.0).
- (F) (2) DUMPSTER ENCLOSURES ((1)-RECYCLING & (1) TRASH) PER ARCH. PLANS
- (G) BIKE RACKS. (SEE DETAIL 4, SHEET C8.0).
- (H) PROPOSED MONUMENT SIGN. (SEE ARCH. PLANS)
- (I) DECORATIVE STOP SIGN (R1-1) - HIGH REFLECTIVE INTENSITY
- (J) PRIVATE PEDESTRIAN CROSSWALK WITH (1)-12" WHITE STRIPE PERPENDICULAR ON BOTH SIDES (SEE DETAIL 7, SHEET C7.0). 6" WIDE UNLESS OTHERWISE NOTED ON PLANS.
- (K) TIE INTO EXISTING DECORATIVE KNEE WALL WITH 18LF OF DECORATIVE KNEEWALL (SEE ARCH. PLANS)
- (L) PROPOSED 12" WIDE CONCRETE SIDEWALK
- (M) DECORATIVE RAILING (PER ARCH. PLANS)
- (N) POTENTIAL TRANSFORMER LOCATION, FINAL LOCATION TO BE DETERMINED BY DUKE ENERGY.
- (O) 6" CURB TRANSITION
- (P) CONCRETE WHEEL STOP

SITE INFORMATION:

SITE DATA:
 LOT 4 0.83 AC 100.00%
 OPEN SPACE PROVIDED: 0.104 AC (12.56%)

PARKING REQUIRED:
 BASED ON GENERAL TENANT CRITERIA

PARKING PROVIDED:
 STANDARD PARKING: (9' x 18') 49 SPACES
 HC VAN ACCESSIBLE: (12' x 18') 2 SPACES
 TOTAL: 51 SPACES

ON-STREET (OFFSITE): (9' x 20') 6 SPACES

EXISTING USE: VACANT LAND
PROPOSED USE: COMMERCIAL

BUILDING MIN HEIGHT: 2 STORIES
BUILDING MAX HEIGHT: 5 STORIES

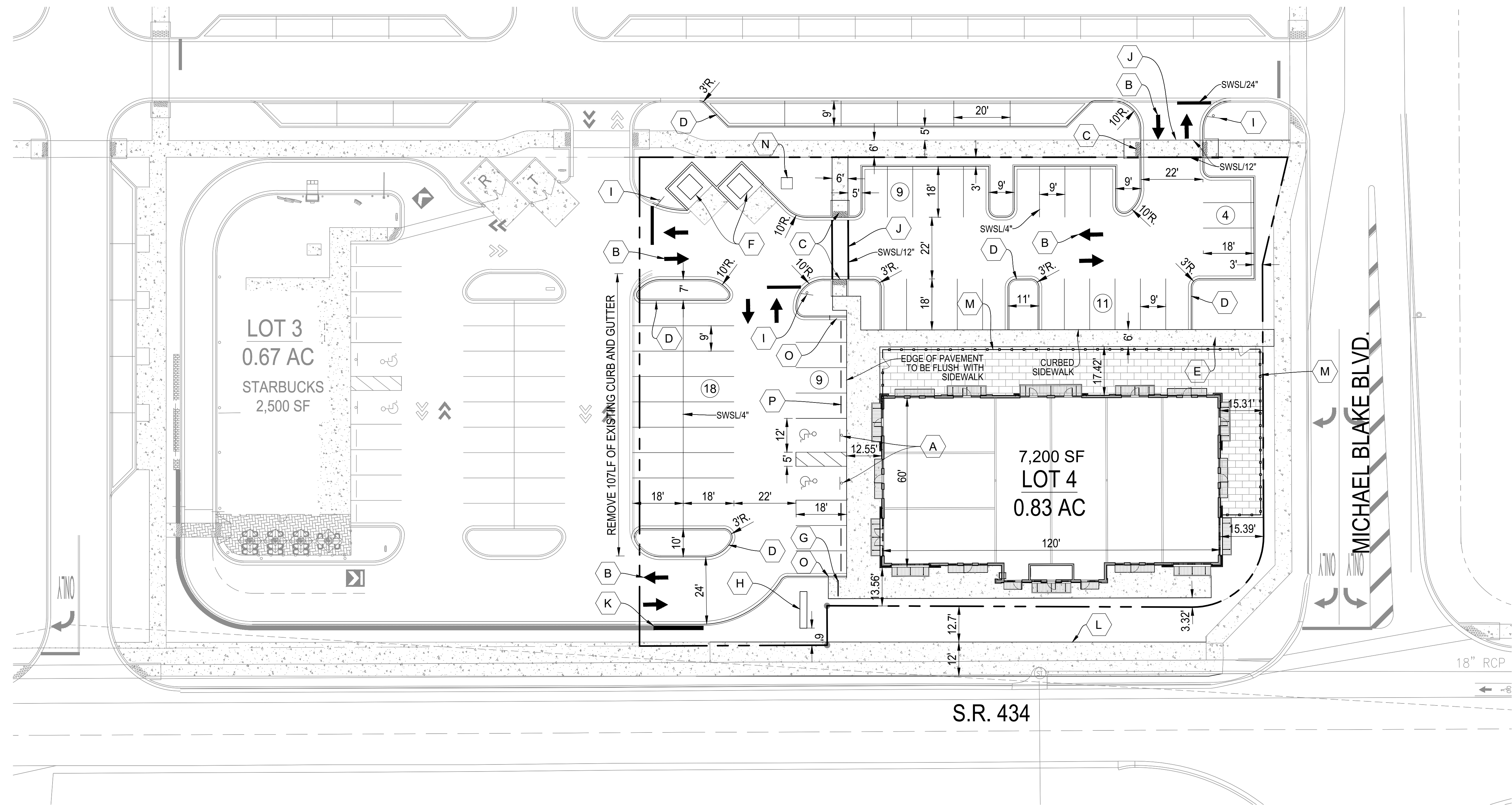
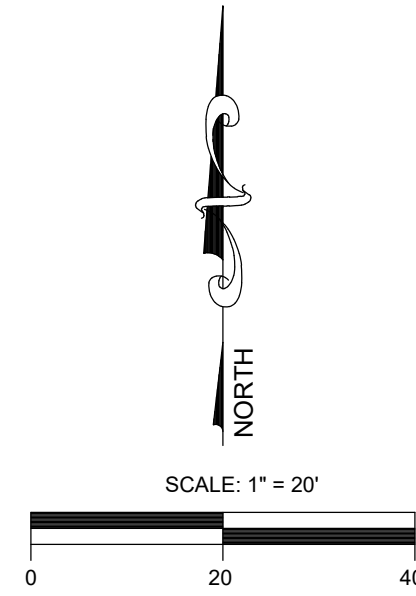
FAR: SF = 0.19

T-5 BUILDING SETBACKS:
 FRONT MIN. 0 FT
 FRONT MAX. 8 FT
 REAR 3 FT
 SIDE MIN. 0 FT
 SIDE MAX. 24 FT

LANDSCAPE BUFFER:
 ADJACENT TO R-Q-W: 0'
 ADJACENT PROPERTY: 0'

EXISTING ZONING/FUTURE LAND USE: TC
PROPOSED ZONING/FUTURE LAND USE: TC

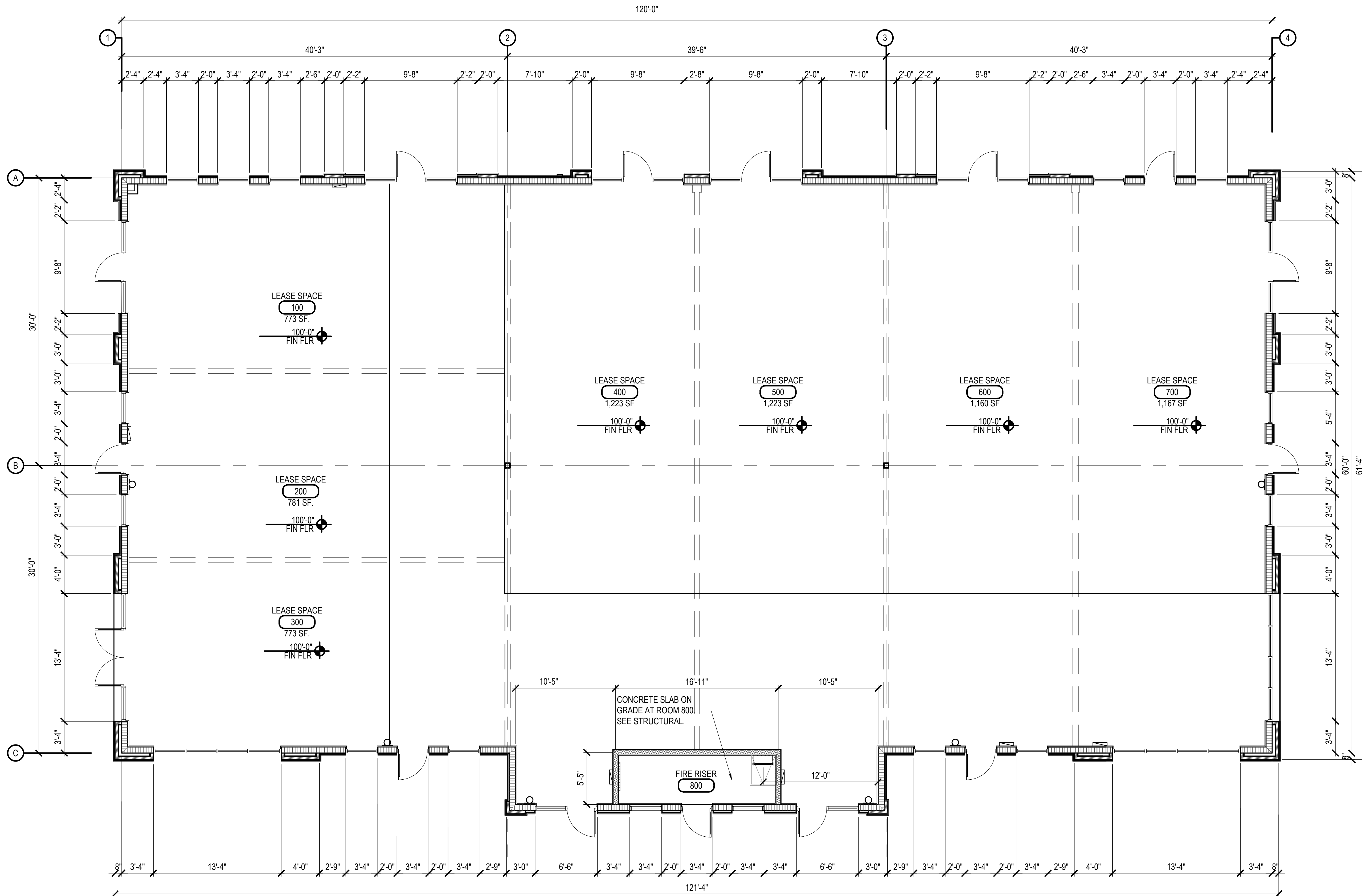
NOTE: ALL SIGNS SHALL USE DECORATIVE BASE PER DETAIL 3, SHEET C8.0.



<p>201 S. BUMBAY AVE. ORLANDO, FL (407) 886-3317 WWW.NV5.COM</p> <p>NV5</p>	<p>CERTIFICATE OF AUTHORIZATION # 29085</p> <p>CONST LOT 4 RETAIL\13034.22 - LOT 4 C4.0 SITE PLAN.dwg - Oct. 29, 2018 - 3:07pm</p>	<p>SITE PLAN</p>	<p>WSTC LOT 4 COMMERCIAL AT S.R. 434 & TUSKAWILLA ROAD WINTER SPRINGS, FLORIDA</p> <p>FOR OCEAN BLEU GROUP</p>	<p>RECORD DRAWING</p> <p><small>THIS RECORD DRAWING IS BASED ON THE RESULTS OF A LIMITED REVIEW OF CONSTRUCTION PERMITS AND RECORD PLANS AND UNLESS OTHERWISE NOTED, THE ENGINEER HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE RECORDS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE RECORDS OR THE RESULTS OF ANY CONSTRUCTION.</small></p>	<p>NO. DATE REVISIONS</p>
<p>ENGINEER: FRANK A. PORTER, P.E. FL LIC. #06952</p> <p>DATE: Oct. 29, 2018</p> <p>CHECKED: JPM</p>					

DIMENSION NOTES

1. GENERALLY PLAN DIMENSIONS ARE FROM FACE OF CMU WALL TO CENTER OF STUD WALLS EXCEPT AT CORRIDORS & CRITICAL CLEAR DIMENSIONS WHERE DIMENSION IS FROM FACE OF FINISHED GYPSUM BOARD ON SIDE WHERE CLEAR DIMENSION MUST BE HELD.
2. ALL INTERIOR FRAME WALLS ARE 6" METAL STUD U.N.O.
3. WINDOW & DOOR OPENINGS ARE GENERALLY DIMENSIONED TO THE EDGE OF ROUGH OPENINGS FOR EXTERIOR CMU WALLS & TO CENTERLINE OF INTERIOR OPENINGS.
4. TYPICALLY DOORS ARE LOCATED 4" OFF OF ADJACENT WALL EXCLUSIVE OF FRAME U.N.O. ALL OTHER DOOR OPENINGS ARE LOCATED TO ONE SIDE OF ROUGH OPENING, FRAME EXCLUSIVE.
5. DO NOT SCALE THIS DRAWING.



VERTICAL ELEVATION NOTE

1. THE VERTICAL ELEVATIONS ARE BASED UPON THE FINISH FLOOR ELEVATION AT AN ASSUMED 100'-0". THE ACTUAL FINISH FLOOR ELEVATION IS 41.65' AS NOTED ON THE CIVIL ENGINEERING DRAWINGS. FOR REFERENCE PURPOSES: 100'-0" = 41.65'

RETAIL BUILDING SR 434 & Michael Blake Blvd Winter Springs, Florida

AESTHETIC REVIEW **2018.005**

10-29-18 issue date RMH drawn by RMH approved by project number

REVISION SCHEDULE	
DATE	DESCRIPTION

DIMENSION FLOOR PLAN **A2.1**
sheet number

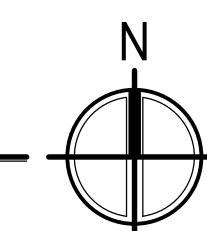
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bhm
architecture

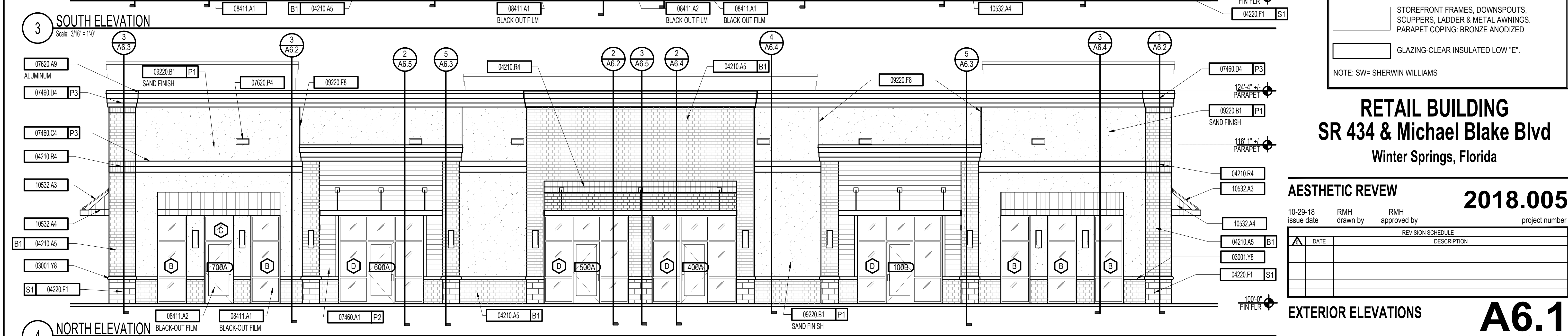
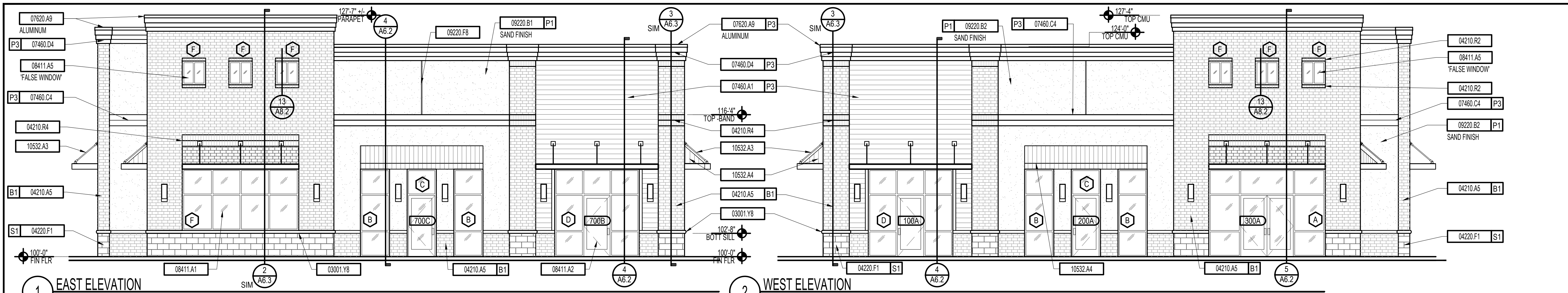
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Camilla McCarroll Hogue
AR-0009533

1 FLOOR PLAN
Scale: 3/16" = 1'-0"



W W W B H M U S C O M



EXTERIOR FINISH LEGEND	
[Symbol]	STUCCO- SAND FINISH- P1 PAINT: SW 7045 "INTELLECTUAL GRAY"
[Symbol]	FIBER CEMENT WALL SIDING SYSTEM- P2 PAINT: SW 7046 "ANONYMOUS"
[Symbol]	BRICK VENEER- BR-1 CHEROKEE BRICK: VELOUR MED. GRAY
[Symbol]	SPLIT- FACED BLOCK- S1 PAINT: SW 7045 "INTELLECTUAL GRAY"
[Symbol]	FIBER CEMENT FASCIAS & TRIM- P3 JAMES HARDIE KHAKI BROWN
[Symbol]	HOLLOW METAL DOORS & FRAMES PAINT P-1 OR P-2 MATCH ADJACENT
[Symbol]	METAL CANOPIES MATCH RAL#7021 MATTE / MT0028 "FLAT BLACK" PREFINISHED / POWDERCOAT
[Symbol]	STOREFRONT FRAMES, DOWNSPOUTS, SCUPPERS, LADDER & METAL AWNING. PARAPET COPING: BRONZE ANODIZED
[Symbol]	GLAZING-CLEAR INSULATED LOW "E".

NOTE: SW= SHERWIN WILLIAMS

RETAIL BUILDING SR 434 & Michael Blake Blvd Winter Springs, Florida

AESTHETIC REVIEW **2018.005**
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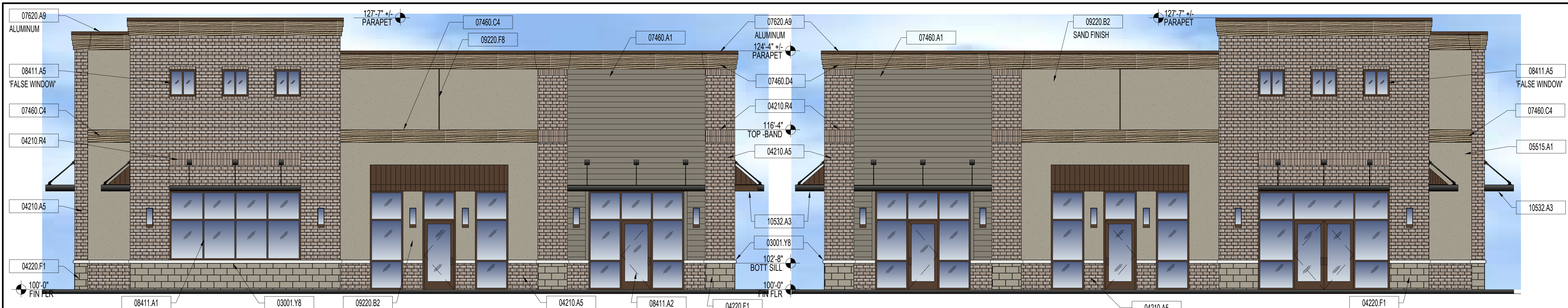
REVISION SCHEDULE	
DATE	DESCRIPTION

EXTERIOR ELEVATIONS **A6.1**
sheet number

SELECTIVE KEYNOTES

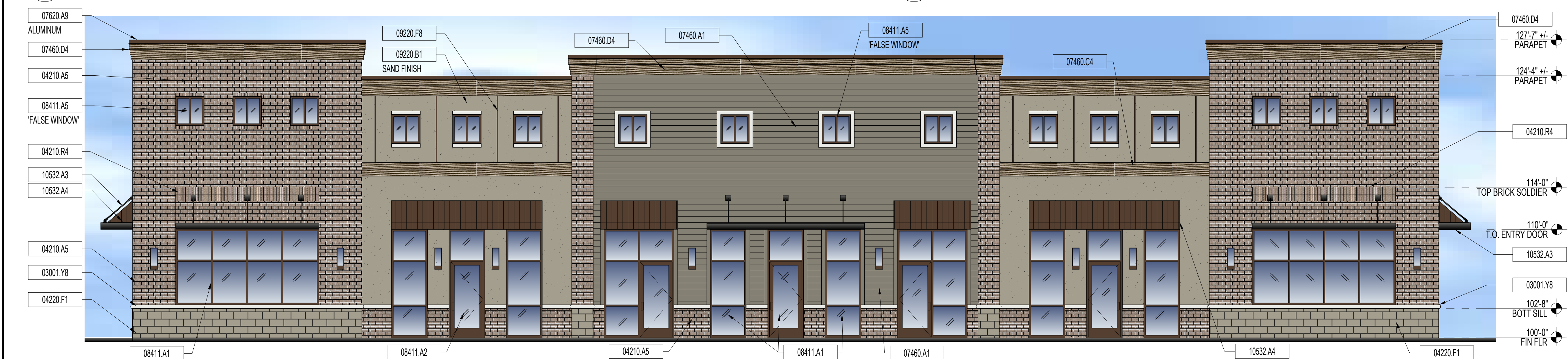
03001	CONCRETE WORK	07460	SIDING	08411	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
03001.Y8	PRECAST CONCRETE SILL	07460.A1	FIBER-CEMENT WALL SIDING SYSTEM	08411.A1	ALUMINUM-FRAMED STOREFRONT
04210	CLAY UNIT MASONRY	07460.C4	FIBER-CEMENT TRIM BOARD - SMOOTH	08411.A2	ALUMINUM/GLASS ENTRANCE DOOR
04210.A5	BRICK VENEER	07460.D4	FIBER-CEMENT FASCIA BOARD - SMOOTH	08411.A5	ALUMINUM STOREFRONT- NARROW PROFILE
04210.R2	BRICK ROWLOCK COURSE	07620	SHEET METAL FLASHING AND TRIM	09220	PORTLAND CEMENT PLASTERING
04210.R4	BRICK SOLDIER COURSE	07620.A9	METAL COPING	09220.B1	2-COAT STUCCO DIRECT MASONRY BOND
04220	CONCRETE UNIT MASONRY	07620.P4	OVERFLOW SCUPPER	09220.F8	ALUMINUM REVEAL TRIM
04220.F1	SPLIT-FACE CMU BLOCK	07920	JOINT SEALANTS	10532	METAL ENTRY CANOPIES
		07920.A1	JOINT SEALANT	10532.A3	PRE-FABRICATED SUSPENDED METAL CANOPY
				10532.A4	PRE-ENGINEERED METAL AWNING- STANDING SEAM


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Camille McCarter Hoque
A6-0000233



1 EAST ELEVATION
Scale: 3/16" = 1'-0"

2 WEST ELEVATION
Scale: 3/16" = 1'-0"



3 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



4 NORTH ELEVATION
Scale: 3/16" = 1'-0"

EXTERIOR FINISH LEGEND	
	STUCCO- SAND FINISH- P1 PAINT: SW 7045 "INTELLECTUAL GRAY"
	FIBER CEMENT WALL SIDING SYSTEM- P2 PAINT: SW 7046 "ANONYMOUS"
	BRICK VENEER- BR-1 CHEROKEE BRICK: VELOUR MED. GRAY
	SPLIT- FACED BLOCK- S1 PAINT: SW 7045 "INTELLECTUAL GRAY"
	FIBER CEMENT FASCIAS & TRIM- P3 JAMES HARDIE KHAKI BROWN
	HOLLOW METAL DOORS & FRAMES PAINT P-1 OR P-2 MATCH ADJACENT
	METAL CANOPIES MATCH RAL#7021 MATTE / MT0028 "FLAT BLACK" PREFINISHED / POWDERCOAT
	STOREFRONT FRAMES, DOWNSPOUTS, SCUPPERS, LADDER & METAL AWNINGS. PARAPET COPING: BRONZE ANODIZED
	GLAZING-CLEAR INSULATED LOW "E".

NOTE: SW= SHERWIN WILLIAMS

RETAIL BUILDING
SR 434 & Michael Blake Blvd
Winter Springs, Florida

AESTHETIC REVIEW **2018.005**
10-29-18 issue date RMH drawn by RMH approved by project number

REVISION SCHEDULE	
DATE	DESCRIPTION

EXTERIOR ELEVATIONS **A6.1M**
sheet number

SELECTIVE KEYNOTES

03001	CONCRETE WORK	05515	PRE-MANUFACTURED ALUMINUM ACCESS LADDER	07620	SHEET METAL FLASHING AND TRIM	09220	PORTLAND CEMENT PLASTERING
03001.Y8	PRECAST CONCRETE SILL	05515.A1	PRE-MANUFACTURED ALUMINUM LADDER ASSEMBLY	07620.A9	METAL COPING	09220.B1	2-COAT STUCCO DIRECT MASONRY BOND
04210	CLAY UNIT MASONRY	05500.A7	ALUMINUM PANEL SECURITY DOOR	07620.P4	OVERFLOW SCUPPER	09220.F8	ALUMINUM REVEAL TRIM
04210.A5	BRICK VENEER	07460	SIDING	08411	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	10532	METAL ENTRY CANOPIES
04210.R4	BRICK SOLDIER COURSE	07460.A1	FIBER-CEMENT WALL SIDING SYSTEM	08411.A1	ALUMINUM-FRAMED STOREFRONT	10532.A3	PRE-FABRICATED SUSPENDED METAL CANOPY
04220	CONCRETE UNIT MASONRY	07460.C4	FIBER-CEMENT TRIM BOARD - SMOOTH	08411.A2	ALUMINUM/GLASS ENTRANCE DOOR	10532.A4	PRE-ENGINEERED METAL AWNING- STANDING SEAM
04220.F1	SPLIT-FACE CMU BLOCK	07460.D4	FIBER-CEMENT FASCIA BOARD - SMOOTH	08411.A5	ALUMINUM STOREFRONT- NARROW PROFILE		



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PHONE: 407.333.2005 LICENSE # AAC000233

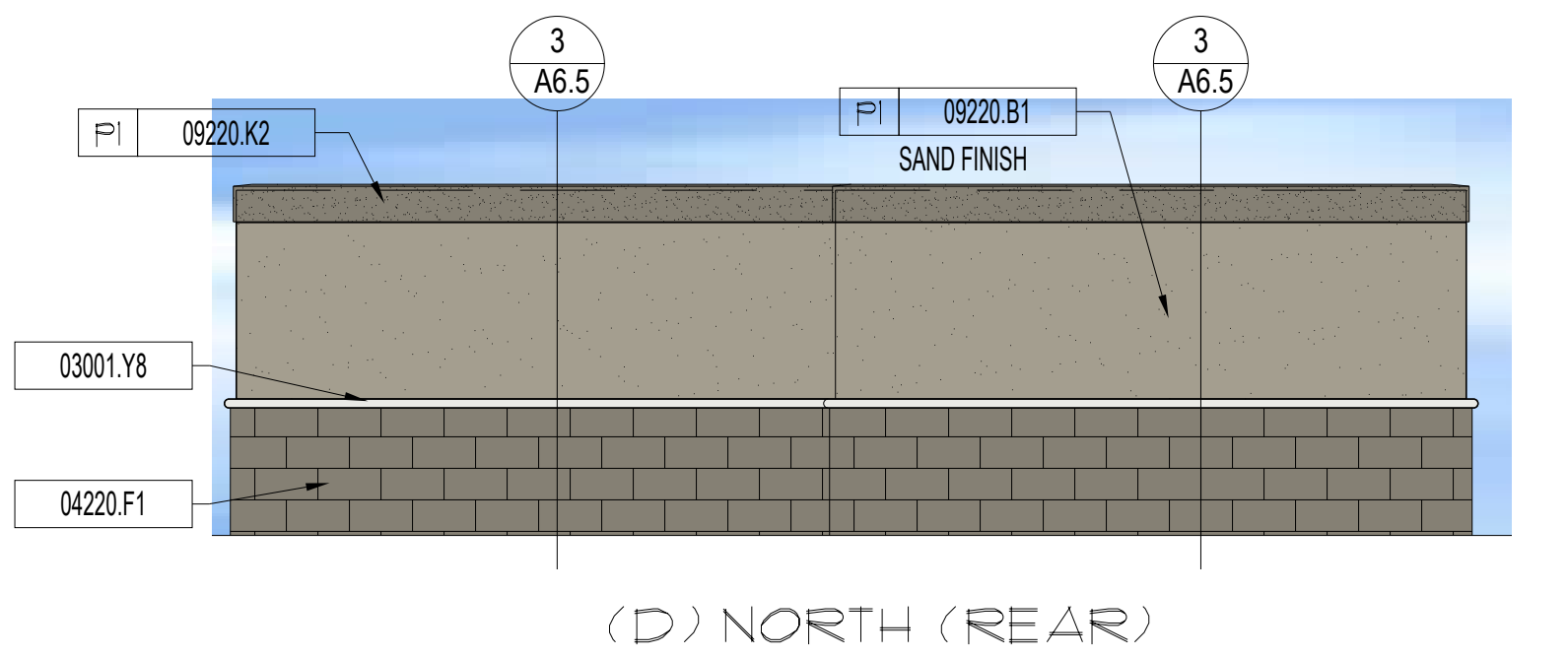
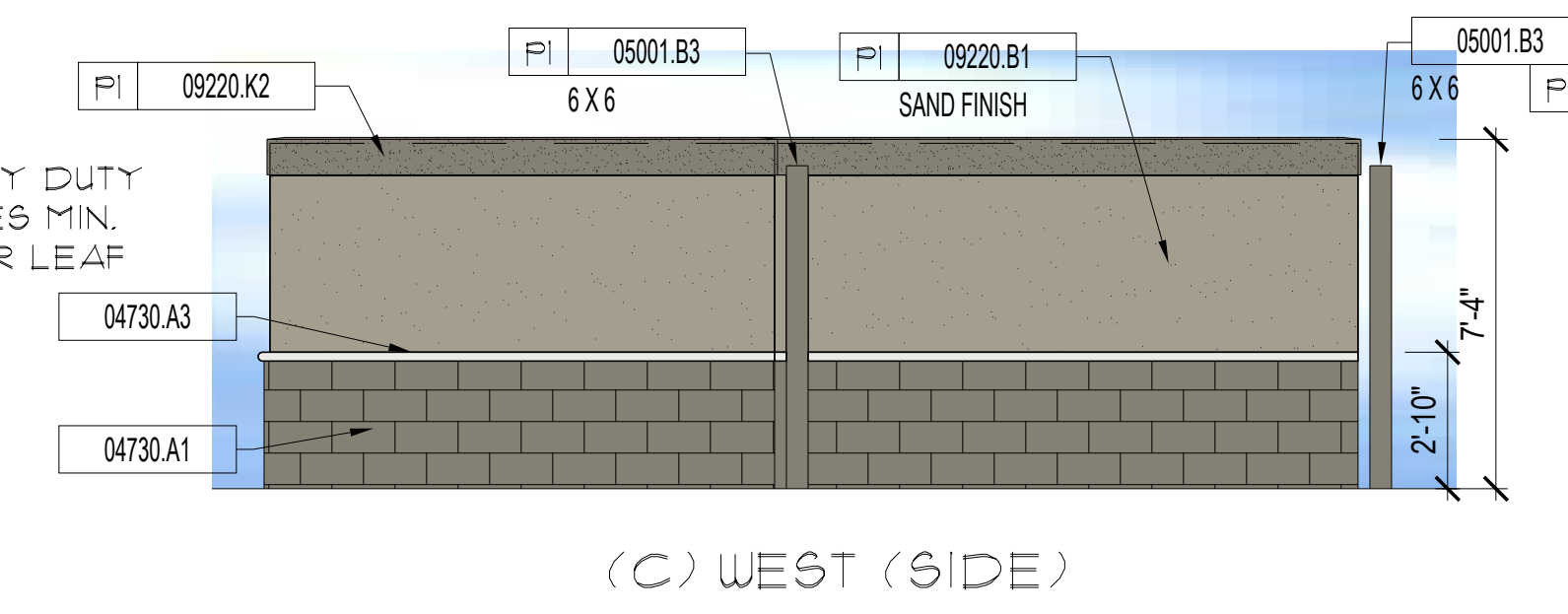
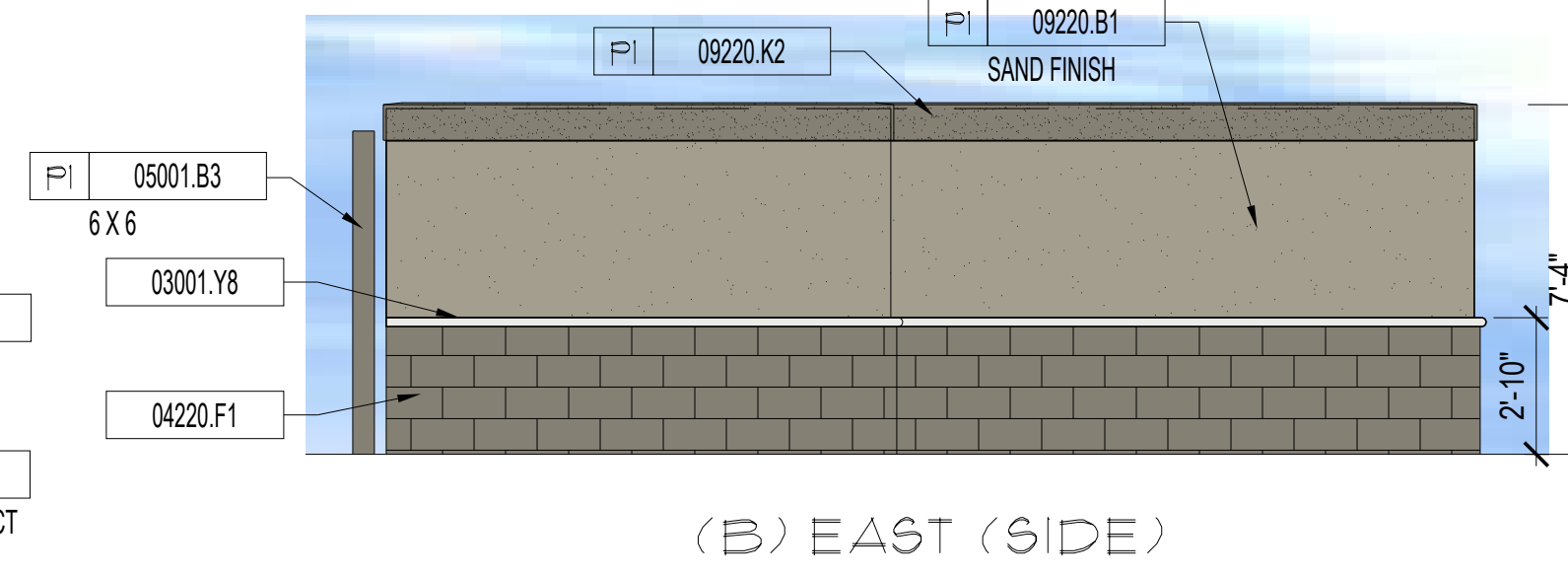
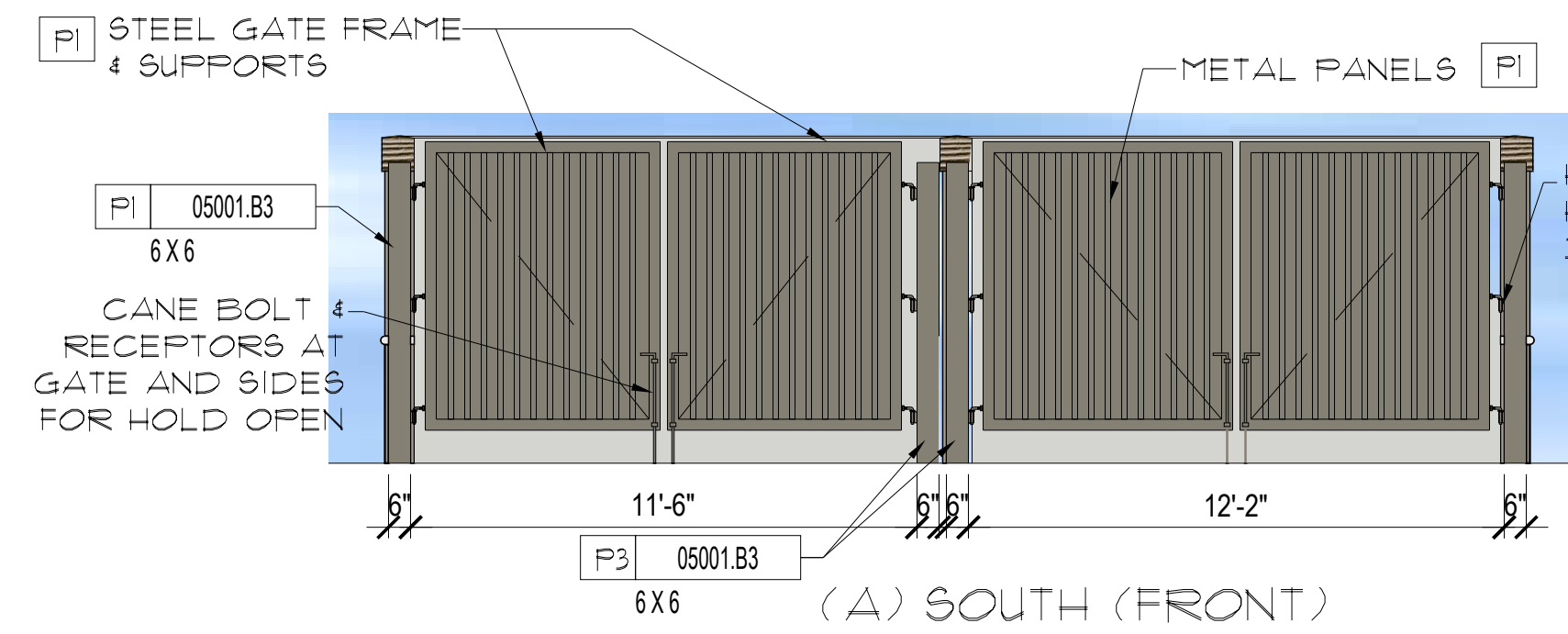
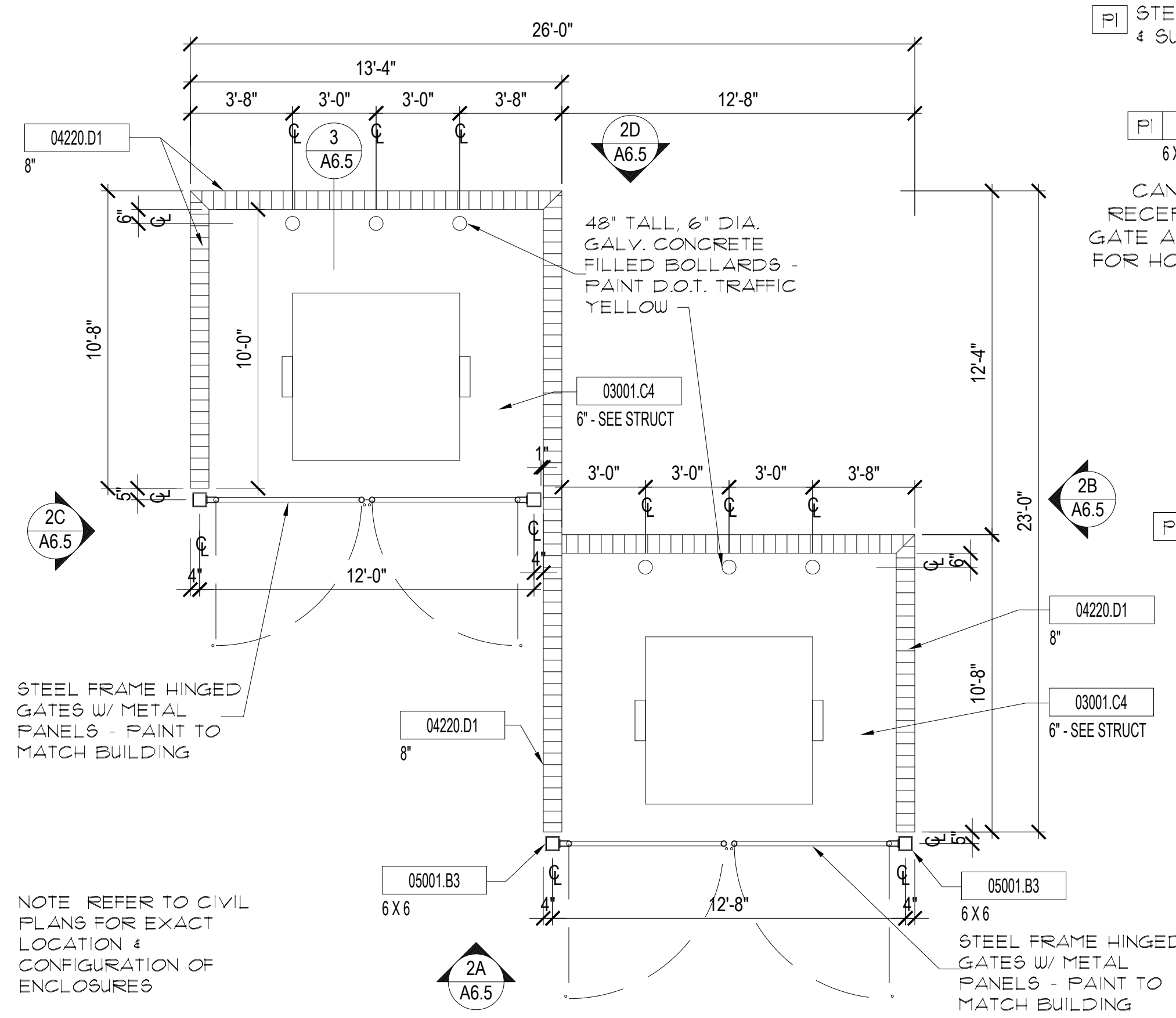
SELECTIVE KEYNOTES

- 03001.A6 CONCRETE WORK
- 03001.A6 CONCRETE FOOTING
- 03001.C4 CONCRETE SLAB ON GRADE
- 03001.E6 CONCRETE SIDEWALK
- 03001.Y8 PRECAST CONCRETE SILL

- 04220 CONCRETE UNIT MASONRY
- 04220.B3 MASONRY BOND BEAM
- 04220.D1 CMU BLOCK
- 04220.F1 SPLIT-FACE CMU BLOCK
- 04220.P5 CONCRETE FILLED CELLS W/ VERTICAL REINFORCING

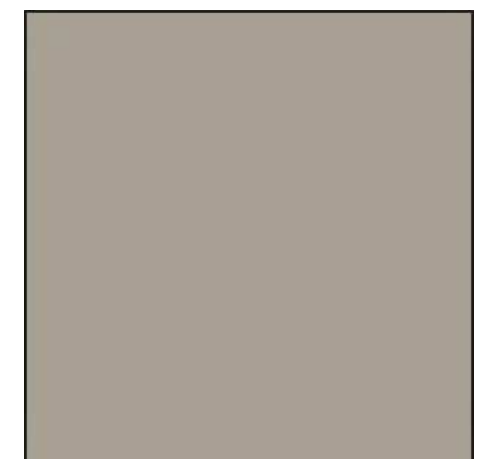
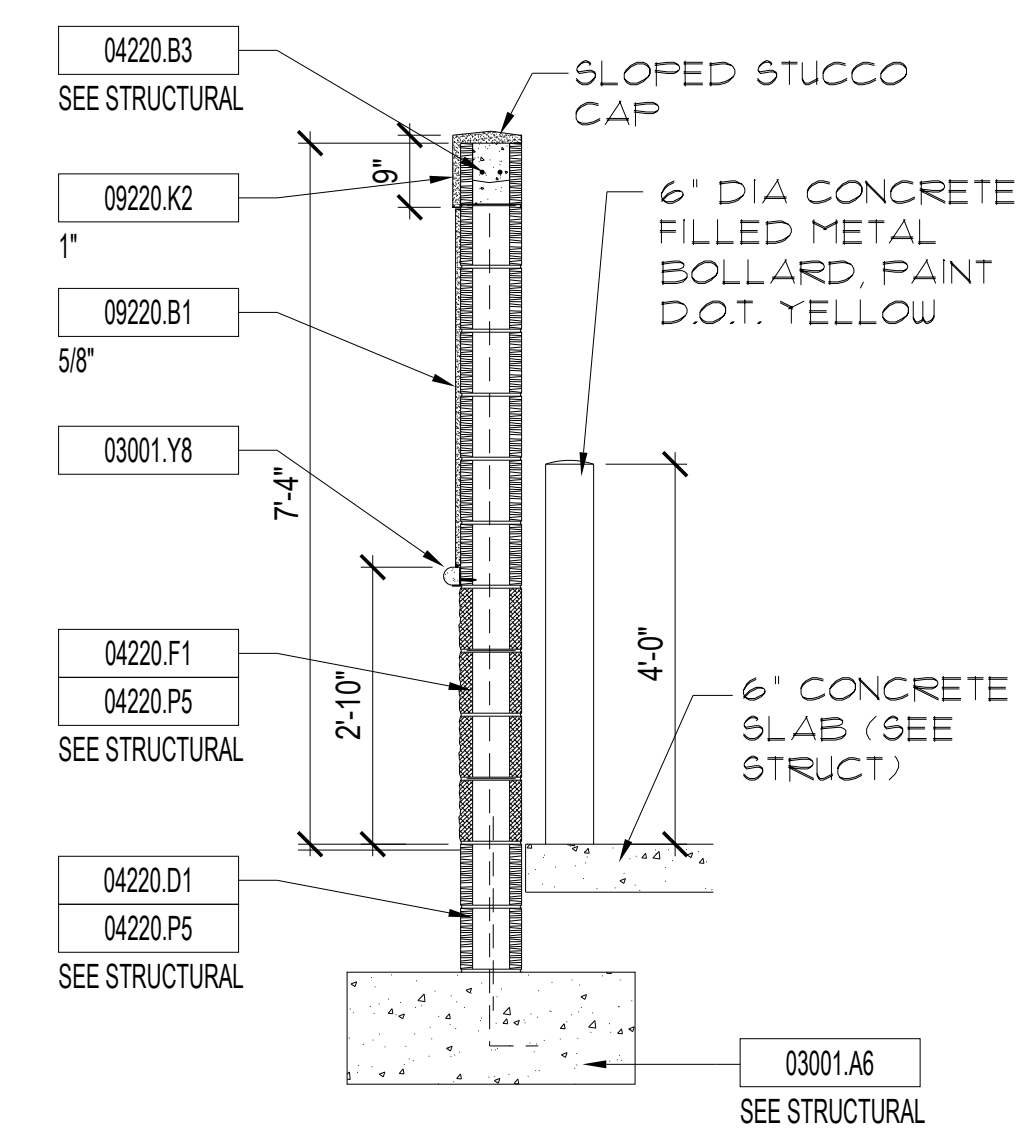
- 05001 STRUCTURAL STEEL WORK
- 05001.B3 STEEL TUBE COLUMN

- 09220 PORTLAND CEMENT PLASTERING
- 09220.B1 2-COAT STUCCO DIRECT MASONRY BOND
- 09220.K2 STUCCO TRIM BAND

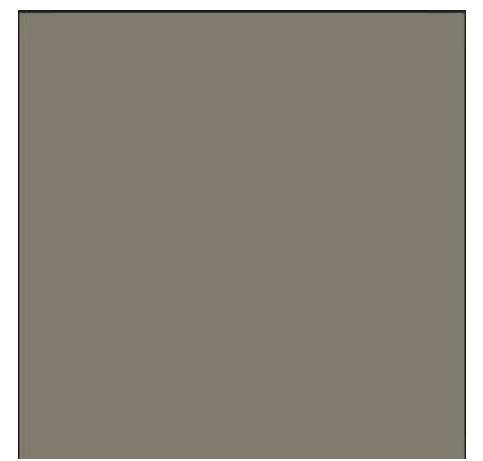


2 DUMPSTER ENCLOSURE ELEVATIONS
Scale: 1/4" = 1'-0"

1 DUMPSTER ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



STUCCO - SAND FINISH
PAINT EX-P1
SHERWIN WILLIAMS SW7045
'INTELLECTUAL GRAY'



FIBER CEMENT WALL SIDING SYSTEM
PAINT EX-P2
SHERWIN WILLIAMS SW7046
'ANONYMOUS'



FIBER CEMENT FASCIAS & TRIM BOARDS
PAINT EX-P3
JAMES HARDIE KHAKI BROWN



BRICK VENEER
BR-1
CHEROKEE BRICK VELOUR MED.
GRAY



METAL AWNINGS, COPINGS,
ALUMINUM STOREFRONT FRAMES
& ENTRANCE DOORS
BRONZE ANODIZED



METAL CANOPIES, COPINGS, RAILINGS
& ALUMINUM REVEAL
TO MATCH RAL*1021 MATTE / MT0028
'FLAT BLACK'
PREFINISHED / POWDERCOAT



PRECAST CONCRETE SILL

COLOR SAMPLES FOR RETAIL BUILDING & DUMPSTER ENCLOSURE

RETAIL BUILDING
SR 434 & Michael Blake Blvd
Winter Springs, Florida

AESTHETIC REVIEW **2018.005**

10-29-18 issue date RMH drawn by RMH approved by project number

REVISION SCHEDULE	
DATE	DESCRIPTION

DUMPSTER ENCLOSURE & WALL SECTION **A6.6M**
sheet number

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BEST MANAGEMENT PRACTICES SEQUENCE

1. SITE DESCRIPTION

A. CONSTRUCTION OF COMMERCIAL RETAIL BUILDINGS, PUBLIC ROADS, AND SURFACE PARKING AREAS

- B. SEQUENCE OF SOIL DISTURBANCE:**
 (1) INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS.
 (2) PREPARE SITE.
 (3) CLEAR AND GRUB PROPOSED AREA.
 (4) INSTALL PROPOSED UNDERGROUND STORMWATER AND UTILITIES.
 (5) INSTALL CONCRETE CURB, CONCRETE SIDEWALK, AND PAVEMENT.
 (6) STABILIZE SITE.

C. TOTAL SITE AREA: 0.83± ACRES
DISTURBED SITE AREA: 0.83± ACRES

D. SOILS: THE SOILS (PER NRCS) POMELLO, ST. JOHNS/EAUGALLIE

E. DRAINAGE AREA FOR EXISTING DISCHARGE POINT: 0.83± ACRES
DRAINAGE AREA FOR PROPOSED DISCHARGE POINT: 0.83± ACRES

F. LATITUDE AND LONGITUDE OF EXISTING DISCHARGE POINT:
 DISCHARGE POINT LAT: 28° 41' 46.73" N
 DISCHARGE POINT LONG: 81° 15' 38.85" W
LATITUDE AND LONGITUDE OF PROPOSED DISCHARGE POINT:
 DISCHARGE POINT LAT: 28° 41' 46.73" N
 DISCHARGE POINT LONG: 81° 15' 38.85" W

2. CONTROLS

A. EROSION AND SEDIMENT CONTROLS:

(1) STABILIZATION PRACTICES:

- TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR SEVEN DAYS.
- MULCHING PRACTICES AND SOD SHALL BE APPLIED TO PARKING LOT ISLANDS.

(2) STRUCTURAL PRACTICES:

- PRIOR TO CLEARING, A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE, AS SHOWN HEREIN.
- DURING THE CLEARING, GRUBBING, AND SITE GRADING STAGES, AREAS TO BE LEFT DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED PER THE MANUFACTURER'S SPECIFICATIONS. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE.
- AFTER ALL INITIAL SITE GRADING WORK, ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF THE INLET PROTECTION DESIGNATED ON THE SITE MAP. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SEED OR SOD AS INDICATED ON THE SITE MAP NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.
- ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE SITE MAPS AND EROSION CONTROL DETAIL SHEET.
- IF SEDIMENT AND EROSION CONTROL MEASURES DEVIATE FROM THE PLANS THE CITY OF WINTER SPRINGS SHALL BE NOTIFIED.

B. PERMANENT STORMWATER MANAGEMENT CONTROLS:

- CATCH BASINS AND STORM SEWER SYSTEM ON-SITE TO PROVIDE POSITIVE DRAINAGE OF THE ENTIRE SITE TO THE DISCHARGE POINT.

C. CONTROLS FOR OTHER POLLUTANTS:

- WASTE DISPOSAL: ALL WASTE WILL BE DISPOSED OF IN AN APPROPRIATE LEGAL MANNER, AND COMPLY WITH CITY OF WINTER SPRINGS ORDINANCES FOR WASTE DISPOSAL AND COMMERCIAL SITE DEVELOPMENT.
- VEHICLE TRACKING: OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA BEST POSSIBLE PRACTICES, DAILY SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
- FERTILIZERS, HERBICIDES, AND PESTICIDES: FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES SHALL BE STORED IN A COVERED SHED.
- TOXIC SUBSTANCES: ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
- OTHER: PORT-O-LETS WILL BE PLACED AWAY FROM THE STORM SEWER SYSTEMS AND STORM INLETS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.

3. MAINTENANCE:

- SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- INLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
- BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURER'S INSTRUCTIONS.
- MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.

ALL MEASURES ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. CONTROLS ARE TO BE REPLACED OR REPAIRED IF IN A SUBSTANDARD CONDITION. ALL MAINTENANCE MODIFICATIONS ARE TO BE NOTED, ON PLANS, AS THEY OCCUR.

4. INSPECTIONS:

A QUALIFIED INSPECTOR SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE AND MSA (CITY OF WINTER SPRINGS & FDOT). DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROLS, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION SHALL BE MADE AND RETAINED IN THE CONSTRUCTION TRAILER AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN.

5. NON-STORMWATER DISCHARGES:

IF IT IS ANTICIPATED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM LINE FLUSHINGS
- PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
- SITE WATERING, TO ALLEVIATE FUGATIVE DUST
- ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS
- IRRIGATION DRAINAGE

IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY EROSION CONTROL MEASURES PRIOR TO DISCHARGE.

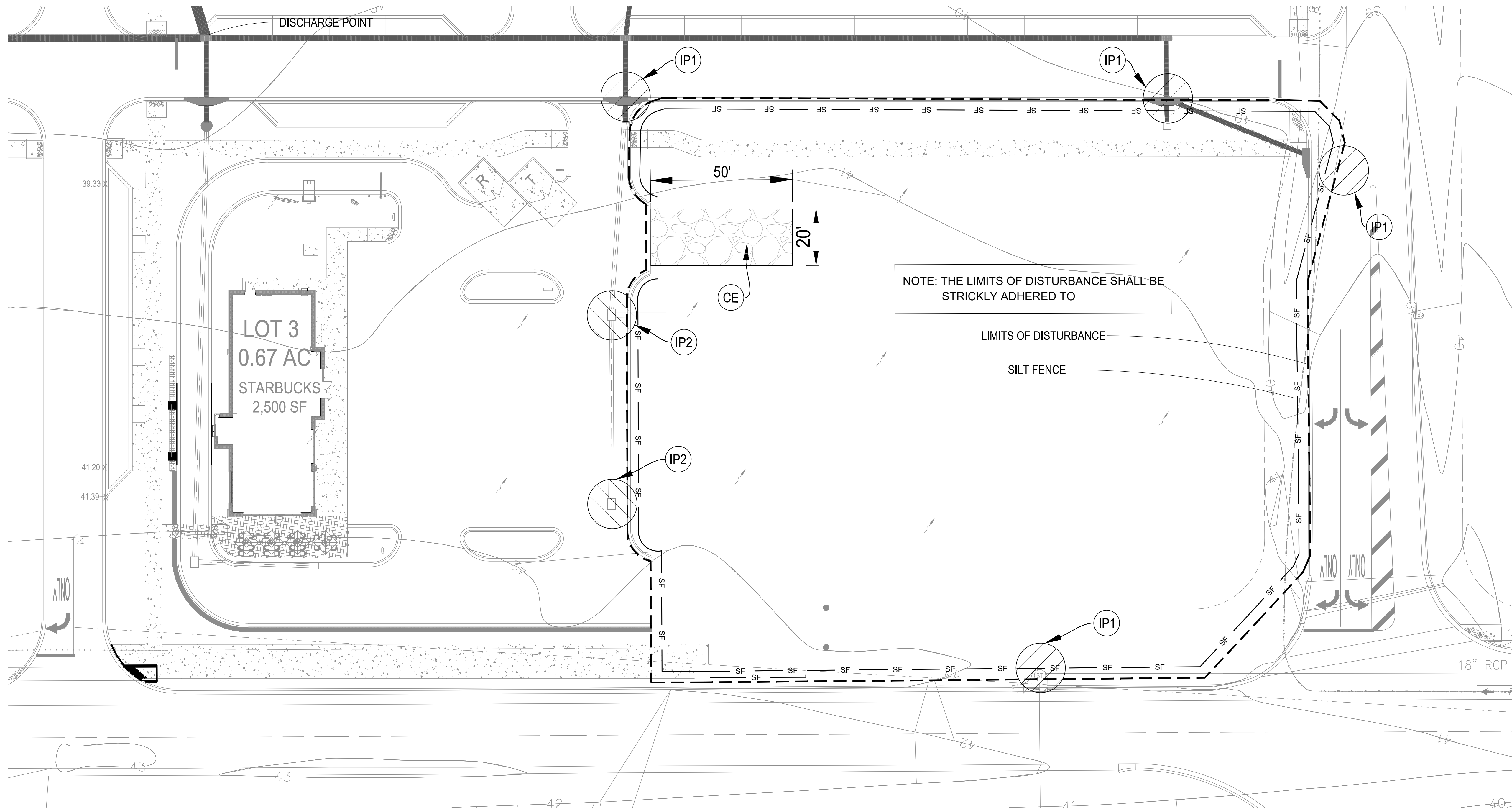
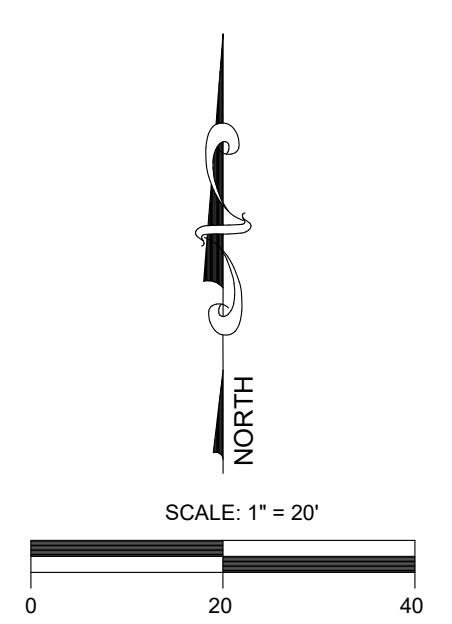
6. CONTRACTOR/SUBCONTRACTOR CERTIFICATION:

ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED ABOVE MUST SIGN THE FOLLOWING CERTIFICATION: "I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

LEGEND

○ EROSION DETAILS

- CE (SEE DETAIL 7, SHEET C8.0)
- SF (SEE DETAIL 7, SHEET C8.0)
- IP1 (SEE DETAIL 7, SHEET C8.0)
- IP2 (SEE DETAIL 7, SHEET C8.0)
- PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE



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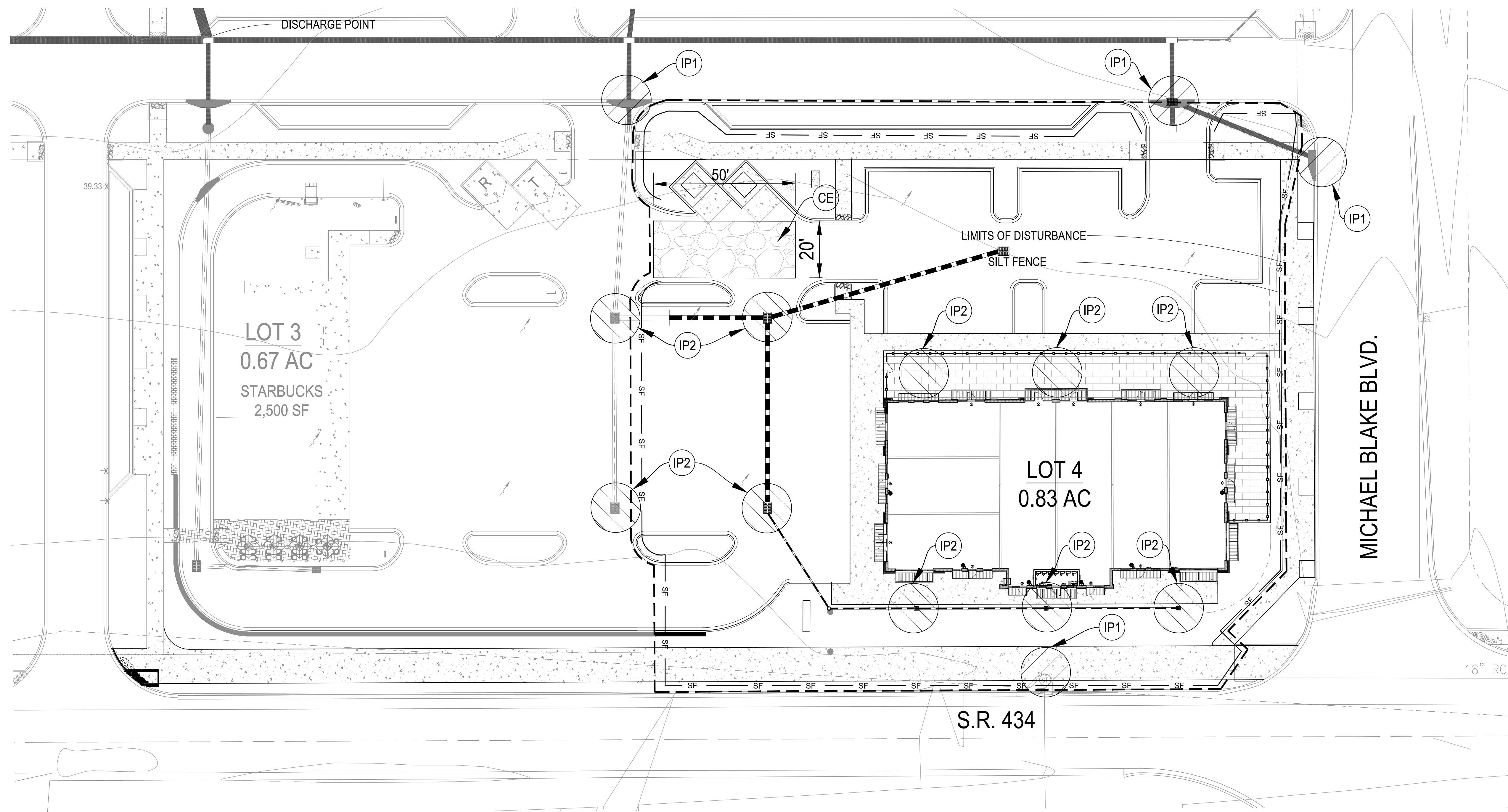
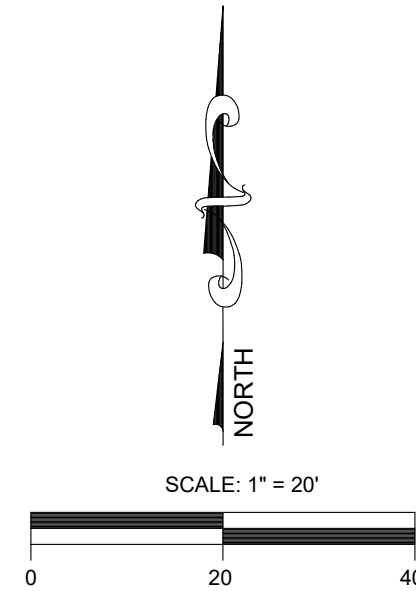
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 4. ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS
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LEGEND

- EROSION DETAILS**
- CE (SEE DETAIL 7, SHEET C8.0)
 - SF (SEE DETAIL 7, SHEET C8.0)
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- PROPERTY LINE
 PROPOSED LIMITS OF DISTURBANCE



<p>201 S. BUNBY AVE. ORLANDO, FL (407) 896-3317 WWW.NV5.COM</p> <p>NV5</p>	<p>SWPPP PHASE 2 PLAN</p>	<p>WSTC LOT 4 COMMERCIAL AT S.R. 434 & TUSKAWILLA ROAD WINTER SPRINGS, FLORIDA</p> <p>FOR OCEAN BLEU GROUP</p>	<p>RECORD DRAWING</p> <p><small>THIS RECORD DRAWING IS BASED ON THE CIRCULAR LETTER PERMIT AND THE PERMITTING AGENCIES' COMMENTS AND REVISIONS TO THE PRELIMINARY SWPPP PLAN. THE ENGINEER HAS REVIEWED THE PERMITTING AGENCIES' COMMENTS AND REVISIONS AND HAS DETERMINED THAT THE SWPPP PLAN IS IN COMPLIANCE WITH THE PERMITTING AGENCIES' REQUIREMENTS. THE ENGINEER'S REVIEW IS LIMITED TO THE SWPPP PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.</small></p>	<p>ENGINEER FRANK A. PORTER, P.E. FL LIC #89092</p> <p>DATE: FEB. 15, 2019</p>
<p>NO. DATE</p>		<p>REVISIONS</p>		<p>CHECKED: JPM</p>
<p>0:\13034-22\CONST\LOT 4 RETAIL\13034-22 - LOT 4 - C3.0 SWPPP PHASE 2.dwg - Feb 15, 2019 - 1:40pm</p>				
<p>SHEET C3.0</p>				

SITE LEGEND

- SWSL/4" SINGLE WHITE SOLID LINE / 4" WIDE
- SWSL/12" SINGLE WHITE SOLID LINE / 12" WIDE
- SWSL/24" SINGLE WHITE SOLID LINE / 24" WIDE

PAVEMENT LEGEND



U.S. PAVERSCAPE, RUNNING BOND PATTERN

- 4" REGULAR DUTY CONCRETE
SEE DETAIL 10, SHEET C08.0
- PATIO AREA: U.S. PAVERSCAPE, MOCHA BLEND
RUNNING BOND PATTERN W/ LITHOCHROME
CLEAR SEALER, SEE DETAIL THIS SHEET
- ASPHALT PAVING FOR ALLEYS, PARKING LOTS,
AND PRIVATE ROADS. SEE DETAIL 5, SHEET C07.0
- ASPHALT PAVING FOR PUBLIC ROWS
SEE DETAIL 5, SHEET C07.0

SITE LEGEND

- (A) ACCESSIBLE PARKING SPACE (TYP). SEE DETAIL FOR ACCESSIBLE PARKING SPACE, SIGN AND SYMBOL. (SEE DETAIL 1, SHEET C8.0).
- (B) PAVEMENT MARKINGS (TYP). PER FDOT INDEX 17346
- (C) FDOT INDEX 304 HANDICAP RAMP WITH DETECTABLE WARNING SURFACE (TYP). (SEE DETAIL 2, SHEET C8.0).
- (D) 18" CURB AND GUTTER (SEE DETAIL 3, SHEET C7.0).
- (E) CONCRETE SIDEWALK. (SEE DETAIL 1, SHEET C7.0).
- (F) (2) DUMPSTER ENCLOSURES ((1)-RECYCLING & (1) TRASH) PER ARCH. PLANS
- (G) BIKE RACKS. (SEE DETAIL 4, SHEET C8.0).
- (H) PROPOSED MONUMENT SIGN (SEE ARCH. PLANS). REQUIRES SEPARATE BUILDING PERMIT.
- (I) DECORATIVE 30" STOP SIGN (R1-1) - HIGH REFLECTIVE INTENSITY
- (J) PRIVATE PEDESTRIAN CROSSWALK WITH (1)-12" WHITE STRIPE PERPENDICULAR ON BOTH SIDES (SEE DETAIL 7, SHEET C7.0), 6' WIDE UNLESS OTHERWISE NOTED ON PLANS.
- (K) TIE INTO EXISTING DECORATIVE KNEE WALL WITH 18LF OF DECORATIVE KNEEWALL TO MATCH EXISTING. DECORATIVE END CAP TO BE PROVIDED. KNEE WALL AND END CAP TO BE PERMITTED SEPARATELY.
- (L) PROPOSED 12" WIDE CONCRETE SIDEWALK
- (M) DECORATIVE RAILING TO MATCH STARBUCKS TYPE AND COLOR. (PER ARCH. PLANS)
- (N) POTENTIAL TRANSFORMER LOCATION. FINAL LOCATION TO BE DETERMINED BY DUKE ENERGY.
- (O) 6" CURB TRANSITION
- (P) CONCRETE WHEEL STOP
- (Q) 3.6' WIDE GREEN SPACE
- (R) 6'X3' CONCRETE PAD FOR BFP (SEE UTILITY SHEET C8.0)
- (S) GATE, TO BE COMPLIANT WITH ADA REQUIREMENTS
- (T) LANDSCAPE PLANTERS. SEE LANDSCAPE PLANS

SITE INFORMATION:

SITE DATA:
 LOT 4 0.83 AC 100.00%
 OPEN SPACE PROVIDED: 0.104 AC (12.56%)

PARKING REQUIRED:
 BASED ON GENERAL TENANT CRITERIA

PARKING PROVIDED:
 STANDARD PARKING: (9' x 18') 47 SPACES
 HC VAN ACCESSIBLE: (12' x 18') 3 SPACES
 TOTAL: 50 SPACES

ON-STREET (OFFSITE): (9' x 20') 6 SPACES

RECOMMENDED PARKING RATIO: 1 SPC / 300 SF = 7200 / 300 = 24 SPACES REQ.

EXISTING USE: VACANT LAND
PROPOSED USE: COMMERCIAL

BUILDING MIN HEIGHT: 2 STORIES
BUILDING MAX HEIGHT: 5 STORIES

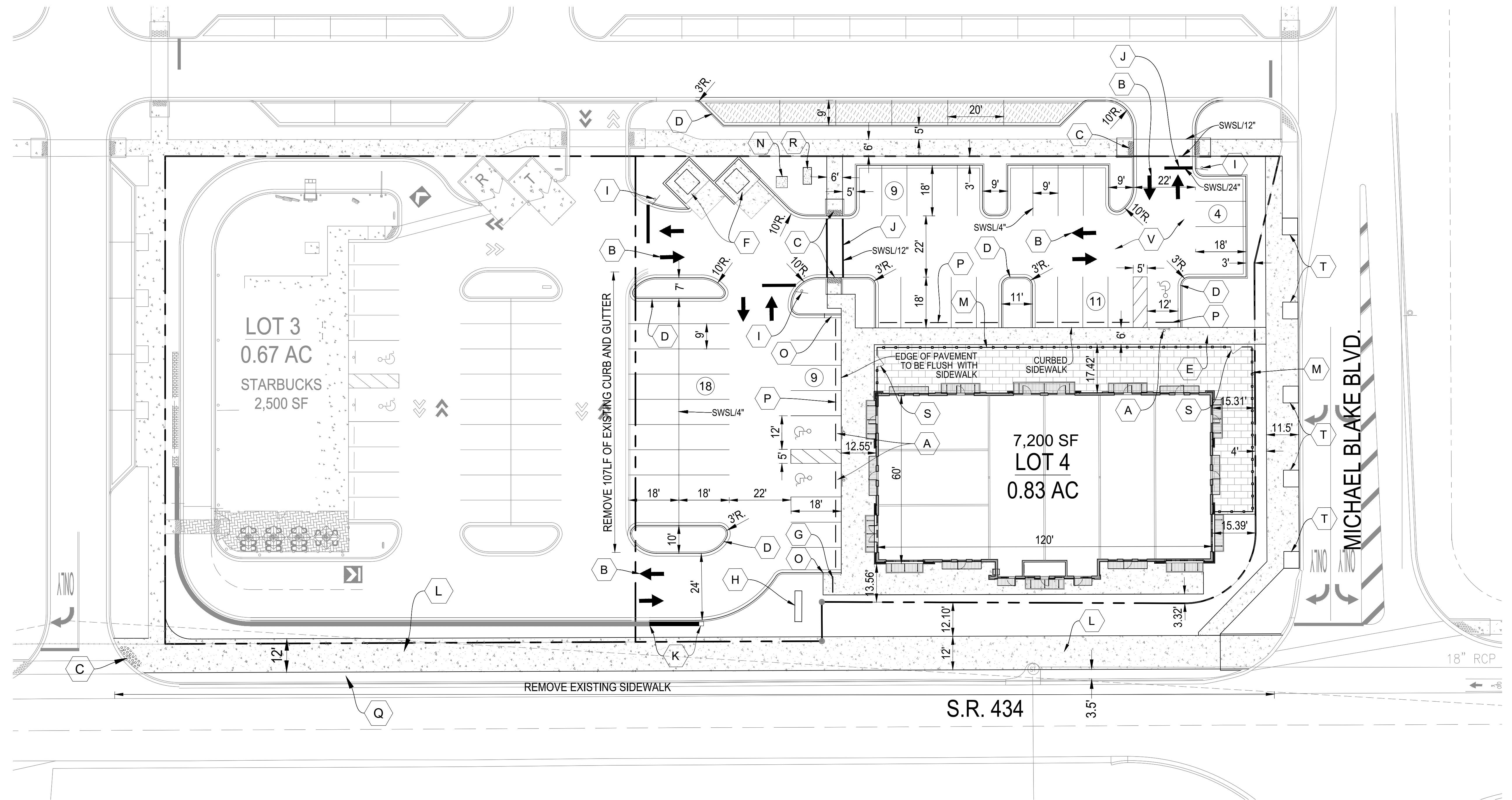
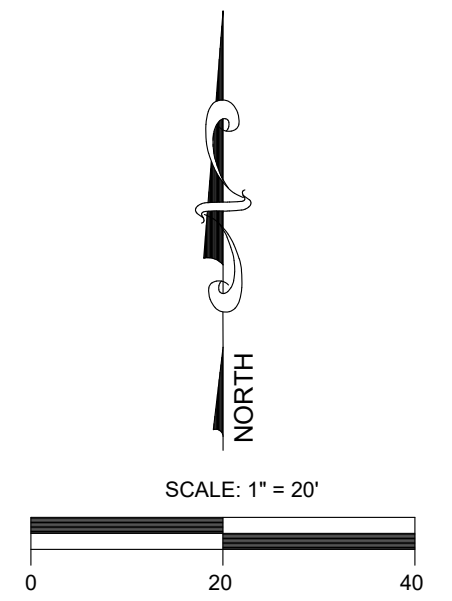
FAR: SF = 0.19

T-5 BUILDING SETBACKS:
REQUIRED: FRONT MAX: 21'
 FRONT MIN: 0 FT SIDE MAX: 90 FT (WEST)
 REAR: 3 FT
 SIDE MIN: 0 FT FRONTAGE BUILD OUT: 53.3%
 SIDE MAX: 24 FT FRONTAGE BUILD OUT: 80% MIN.

LANDSCAPE BUFFER:
 ADJACENT TO R-O-W: 0'
 ADJACENT PROPERTY: 0'

EXISTING ZONING/FUTURE LAND USE: TC
PROPOSED ZONING/FUTURE LAND USE: TC

NOTE: ALL SIGNS SHALL USE DECORATIVE BASE PER DETAIL 3, SHEET C8.0.



<p>RECORD DRAWING</p> <p><small>THIS RECORD DRAWING IS BASED ON THE CREDENTIALS OF A LICENSED PROFESSIONAL ENGINEER AND THE INFORMATION PROVIDED TO THE ENGINEER BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THE ENGINEER AND HAS FOUND IT TO BE ACCURATE. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER OR THE RESULTS OF THE ENGINEER'S REVIEW. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED TO THE ENGINEER AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER OR THE RESULTS OF THE ENGINEER'S REVIEW. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED TO THE ENGINEER AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER OR THE RESULTS OF THE ENGINEER'S REVIEW.</small></p> <p>ENGINEER: FRANK A. PORTER, P.E. FL LIC # 98902</p> <p>DATE: Mar. 14, 2019</p>	<p>JOB #: 13034.22</p> <p>PLI MGR: FAP</p> <p>DESIGNER: RID</p> <p>CHECKED: JPN</p>
<p>WSTC LOT 4 COMMERCIAL</p> <p>S.R. 434 & TUSKAWILLA ROAD</p> <p>WINTER SPRINGS, FLORIDA</p> <p>OCEAN BLEU GROUP</p>	<p>NO. DATE</p> <p>REVISIONS</p>
<p>201 S. BUNBY AVE. ORLANDO, FL (407) 886-3317 WWW.NV5.COM</p> <p>CERTIFICATE OF AUTHORIZATION # 29085</p> <p>NV5</p>	<p>SITE PLAN</p>
<p>0:\13034.22\CONST LOT 4 RETAIL\13034.22 - LOT 4 C4.0 SITE PLAN.dwg - Mar 14, 2019 - 4:37pm</p>	<p>C4.0</p>

SITE LEGEND

- SWSL/4" SINGLE WHITE SOLID LINE / 4" WIDE
- SWSL/12" SINGLE WHITE SOLID LINE / 12" WIDE
- SWSL/24" SINGLE WHITE SOLID LINE / 24" WIDE

PAVEMENT LEGEND



U.S. PAVERSCAPE, RUNNING BOND PATTERN

- 4" REGULAR DUTY CONCRETE
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RUNNING BOND PATTERN W/ LITHOCHROME
CLEAR SEALER, SEE DETAIL THIS SHEET
- ASPHALT PAVING FOR ALLEYS, PARKING LOTS,
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- ASPHALT PAVING FOR PUBLIC ROWS
SEE DETAIL 5, SHEET C07.0

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- (S) GATE, TO BE COMPLIANT WITH ADA REQUIREMENTS
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 OPEN SPACE PROVIDED: 0.104 AC (12.56%)

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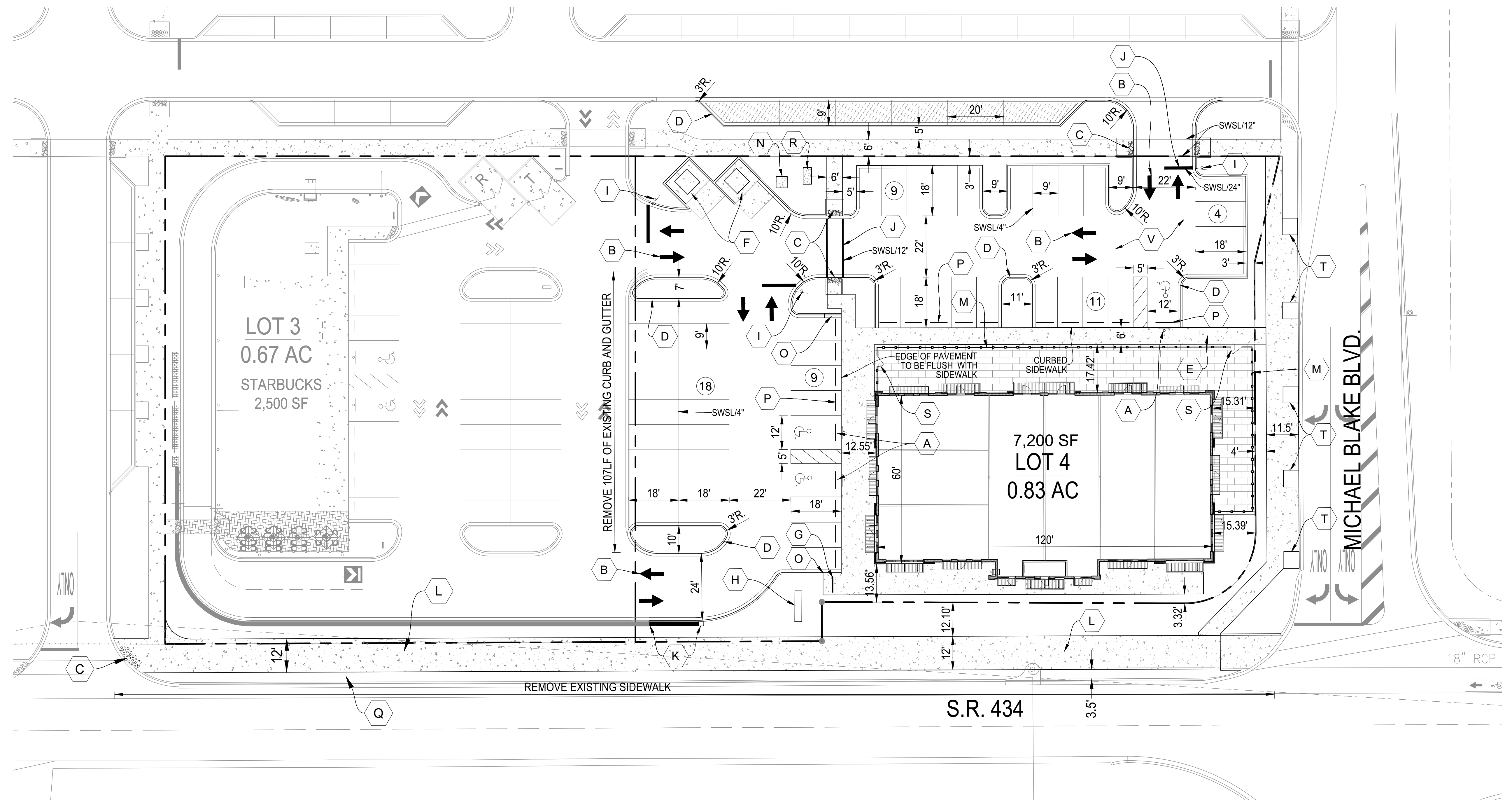
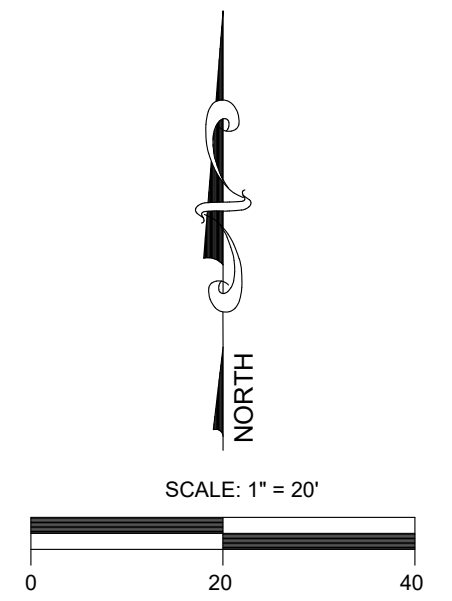
FAR: SF = 0.19

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REQUIRED: FRONT MAX: 21'
 FRONT MIN: 0 FT SIDE MAX: 90 FT (WEST)
 REAR: 3 FT
 SIDE MIN: 0 FT FRONTAGE BUILD OUT: 53.3%
 SIDE MAX: 24 FT
 FRONTAGE BUILD OUT: 80% MIN.

LANDSCAPE BUFFER:
 ADJACENT TO R-O-W: 0'
 ADJACENT PROPERTY: 0'

EXISTING ZONING/FUTURE LAND USE: TC
PROPOSED ZONING/FUTURE LAND USE: TC

NOTE: ALL SIGNS SHALL USE DECORATIVE BASE PER DETAIL 3, SHEET C8.0.



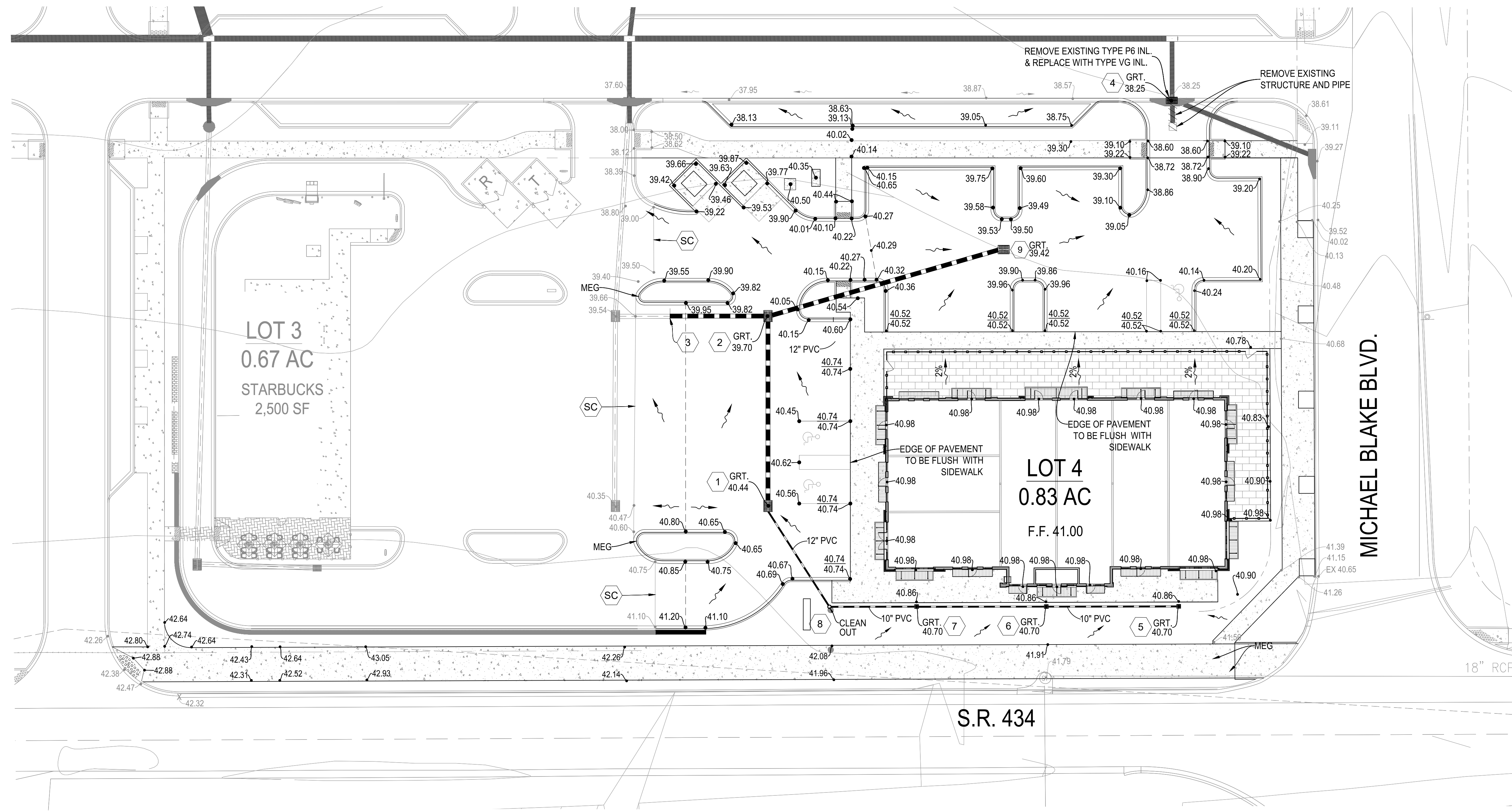
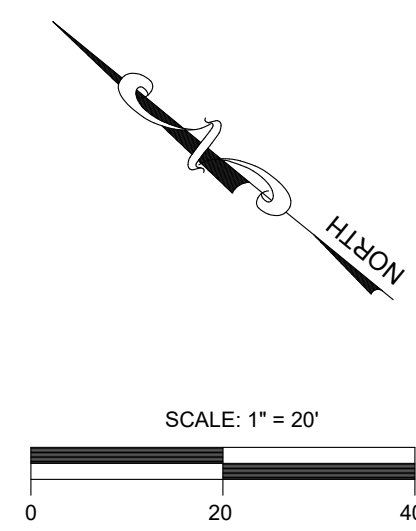
<p>RECORD DRAWING</p> <p><small>THIS RECORD DRAWING IS BASED ON THE CREDENTIALS OF THE LIMITED NUMBER OF CONSULTING ENGINEERS REGISTERED IN THE STATE OF FLORIDA AND THE LIMITED LIABILITY OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT.</small></p> <p>ENGINEER: FRANK A. PORTER, P.E. FL LIC # 98902</p> <p>DATE: Mar. 14, 2019</p>	<p>NO. DATE</p>
<p>WSTC LOT 4 COMMERCIAL AT S.R. 434 & TUSKAWILLA ROAD WINTER SPRINGS, FLORIDA</p>	<p>REVISIONS</p>
<p>SITE PLAN</p>	<p>NO. DATE</p>
<p>201 S. BUNBY AVE. ORLANDO, FL (407) 886-3317 WWW.NV5.COM</p> <p>NV5</p> <p>CERTIFICATE OF AUTHORIZATION # 29085</p>	<p>NO. DATE</p>
<p>0:\13034-22\CONST LOT 4 RETAIL\13034-22 - LOT 4 C4.0 SITE PLAN.dwg - Mar 14, 2019 - 4:37pm</p>	<p>NO. DATE</p>

LEGEND

- 40.89 = SPOT ELEVATION AT EDGE OF PAVEMENT
- = GRADE BREAK
- = SURFACE FLOW
- = SAWCUT EXISTING EOP AND MATCH TO LINE AND GRADE
- MEG MATCH EXISTING GRADE

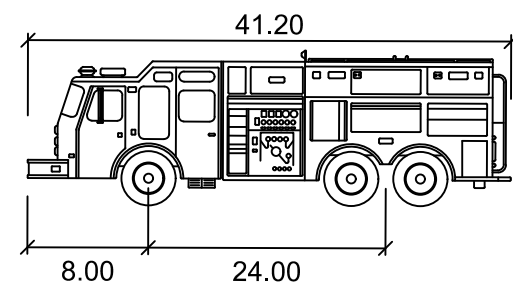
STORM SEWER SCHEDULE							
STRUCTURE NUMBER	DOWNSTREAM STRUCTURE	STRUCTURE TYPE	TOP OF CASTING EL.	INVERT ELEVATIONS		PIPE LENGTH (FEET)	PERCENT SLOPE
				IN	OUT		
①	2	TYPE C	40.44	33.04	33.04	63'	15" RCP 1.00%
②	3	TYPE C	39.70	33.72 S 32.41 SW, SE	32.41	32'	18" RCP 0.30%
* ③	—	—	—	32.32	—	—	18" RCP —
** ④	—	TYPE VG	38.25	32.32	—	—	18" RCP —
⑤	6	10" YARD DRAIN	40.70	—	36.26	45'	10" PVC 2.00%
⑥	7	10" YARD DRAIN	40.70	35.36	35.36	45'	10" PVC 2.00%
⑦	8	10" YARD DRAIN	40.70	34.46	34.46	30'	10" PVC 2.00%
⑧	1	CLEAN OUT	40.74	33.86	33.86	41'	12" PVC 2.00%
⑨	2	TYPE C	39.42	—	34.09	84'	18" RCP 2.00%

* TIE INTO EXISTING STS 18" STUB
 ** REMOVE EXISTING TYPE P-6 INLET AND REPLACE WITH TYPE VG INLET



<p>ENGINEER FRANK A. PORTER, P.E. FL LIC. #86902</p>	<p>DESIGNER R.D.</p>	<p>CHECKED J.P.M.</p>	<p>DATE Feb. 15, 2019</p>	<p>REVISIONS</p>
<p>RECORD DRAWING</p> <p><small>THIS RECORD DRAWING IS BASED ON THE ORIGINAL SET OF PLANS AND ANY CHANGES MADE TO THE ORIGINAL SET OF PLANS ARE THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORD DRAWING AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL SET OF PLANS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE RECORD DRAWING OR THE RESULTS OF ANY CONSTRUCTION BASED THEREON.</small></p>				
<p>WSTC LOT 4 COMMERCIAL AT S.R. 434 & TUSKAWILLA ROAD WINTER SPRINGS, FLORIDA</p>				
<p>GRADING PLAN</p>				
<p>201 S. BUNBY AVE. ORLANDO, FL (407) 896-3317 WWW.NV5.COM</p>				
<p>NV5</p>				
<p>CERTIFICATE OF AUTHORIZATION # 286965</p>				
<p>SHEET C5.0</p>				

0:\13034-22\CONST LOT 4 RETAIL\13034-22 - LOT 4 C5.0 GRADING PLAN.dwg - Feb 15, 2019 - 1:41pm



SEMINOLE CO LADDER TRUCK

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

AUTO TURN

SEMINOLE COUNTY FIRE NOTES:

- 1) FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
- 2) A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
- 3) WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.3).
- 4) FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
- 5) A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 21/2 IN. (NFPA 1, 18.5.7).
- 6) HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2015).

FIRE FLOW CALCULATION

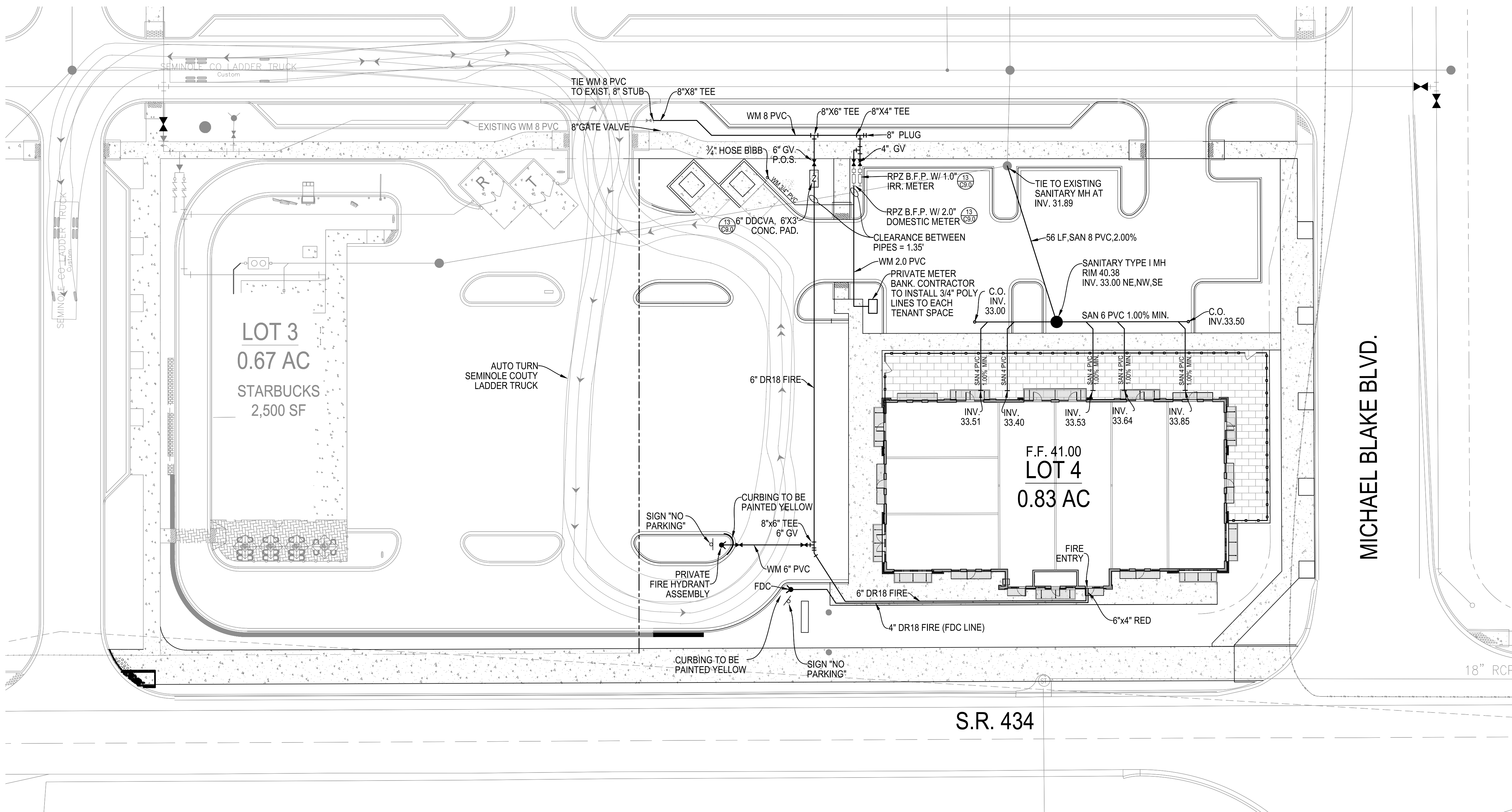
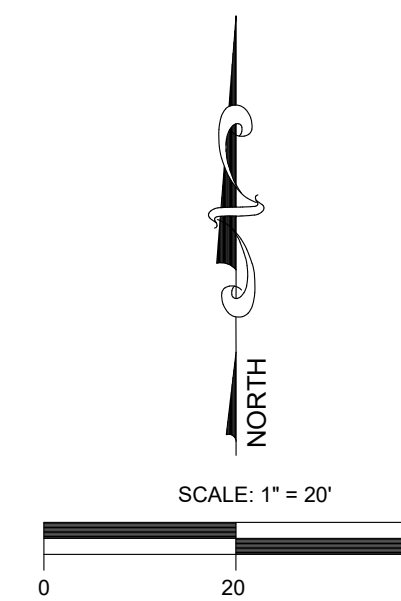
BUILDING TYPE:	V-B
BUILDING FLOOR AREA:	7,200 SF
MINIMUM REQUIRED FIRE FLOW (NFPA1 TABLE 18.5.4.3)	1,500 GPM
NUMBER OF FIRE HYDRANT PROVIDED:	1 HYDRANTS
MAXIMUM FIRE HYDRANT FIRE FLOW CAPACITY (NFPA 1 TABLE 18.5.4.3)	1 HYDRANTS AT + 250' = 1,500 GPM
	TOTAL FIRE FLOW 1,500 GPM

PIPE CROSSING NOTE:

THE GENERAL CONTRACTOR SHALL LOCATE BELL AND SPIGOT OF EACH PIPE SEGMENT AWAY FROM PIPE CROSSING. PIPE CROSSING ELEVATIONS REPRESENT OUTSIDE WALL THICKNESSES AND DOES NOT INCLUDE BELL AND SPIGOT WIDENINGS.

UTILITY NOTE:

MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH MAINS. ALL SANITARY AND WATER LINES ON PROPERTY SHALL BE INSPECTED BY THE BUILDING DEPARTMENT.



JOB #:	13034.22
ENGINEER:	FRANK A. PORTER, P.E.
PLI. MGR.:	FAP
DESIGNER:	FLC
CHECKED:	JPM
DATE:	Mar. 14, 2019

NO.	DATE	REVISIONS

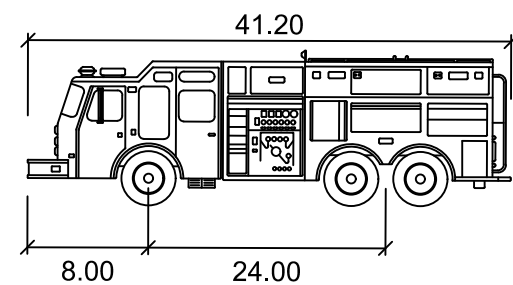
RECORD DRAWING
 THIS RECORD DRAWING IS BASED ON THE CIRCLED PLANNED RECORD DRAWING. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING UTILITIES AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS DRAWING ARE ACCURATE. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE UTILITIES SHOWN ON THIS DRAWING.

WSTC LOT 4 COMMERCIAL
 AT
 S.R. 434 & TUSKAWILLA ROAD
 WINTER SPRINGS, FLORIDA
 FOR
 OCEAN BLEU GROUP

UTILITY PLAN

201 S. BUNBY AVE.
 ORLANDO, FL
 (407) 896-3317
 WWW.NV5.COM
 CERTIFICATE OF AUTHORIZATION # 29085

SHEET
 C6.0



SEMINOLE CO LADDER TRUCK

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

AUTO TURN

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FIRE FLOW CALCULATION

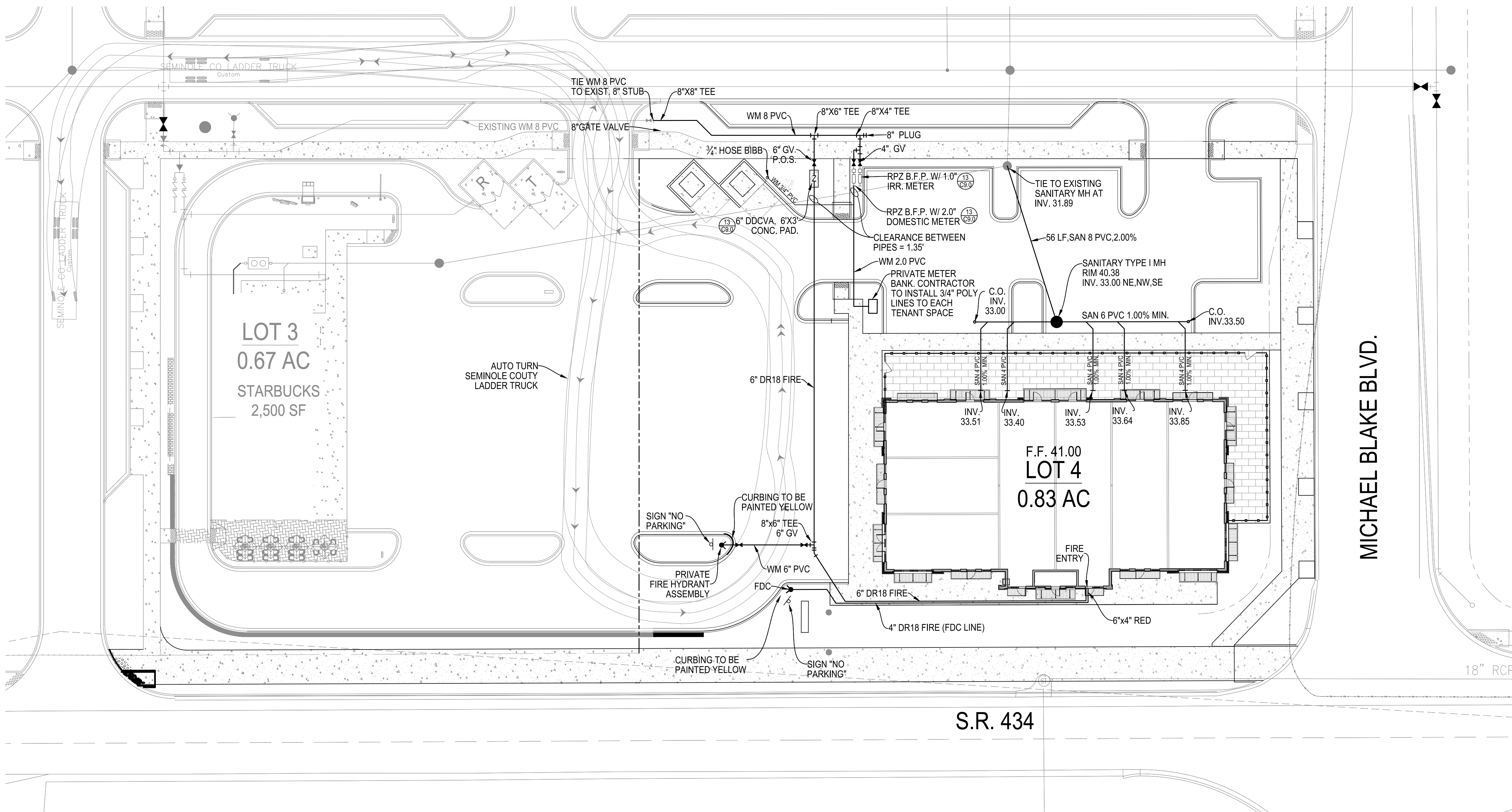
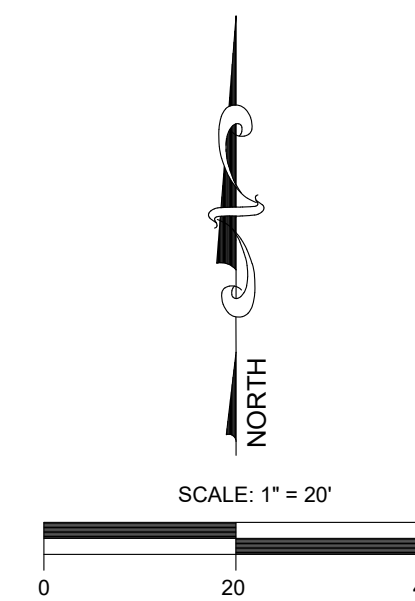
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JOB #:	13034.22
ENGINEER:	FRANK A. PORTER, P.E. FL LIC #80802
PLI. MGR.:	FAP
DESIGNER:	RD
CHECKED:	JPM
DATE:	Mar. 14, 2019

NO.	DATE	REVISIONS

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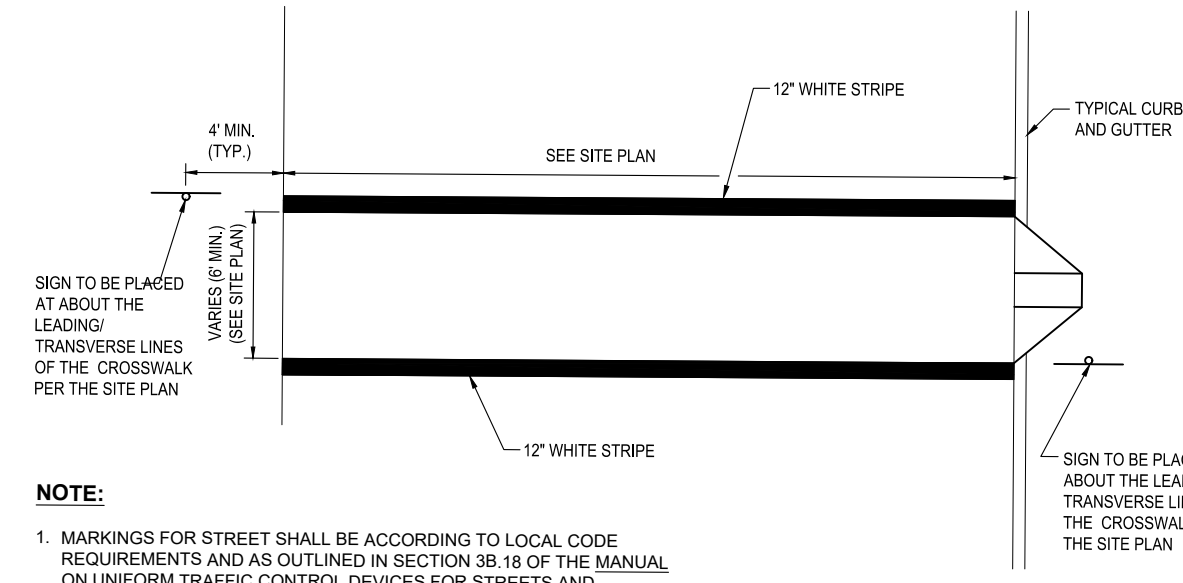
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AT
S.R. 434 & TUSKAWILLA ROAD
WINTER SPRINGS, FLORIDA
FOR
OCEAN BLEU GROUP

UTILITY PLAN

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ORLANDO, FL
(407) 886-3317
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CERTIFICATE OF AUTHORIZATION # 29085

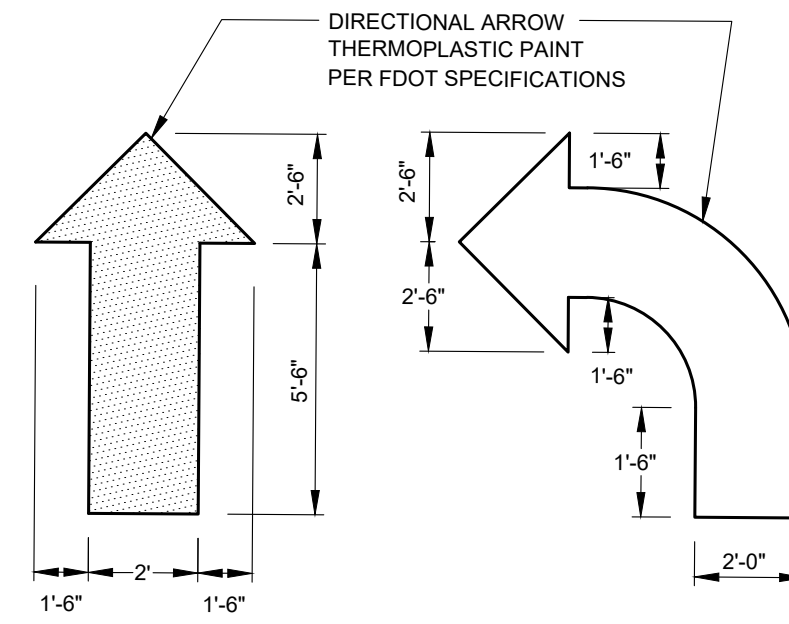
RIGID (PORTLAND CEMENT CONCRETE) PAVEMENT DESIGN SHOULD FOLLOW SEMINOLE COUNTY SPECIFICATIONS FOR MINIMUM COMPRESSIVE STRENGTH. BASED ON OUR EXPERIENCE, A MINIMUM THICKNESS OF 6 INCHES CAN BE USED FOR STANDARD DUTY APPLICATIONS AND A MINIMUM THICKNESS OF 7 INCHES SHOULD BE UTILIZED FOR HEAVY DUTY APPLICATIONS. ANY STEEL REINFORCEMENT WITHIN THE CONCRETE PAVEMENT SHOULD BE DESIGNED BY THE PROJECT CIVIL OR PAVEMENT ENGINEER. THE SUBGRADE SHOULD BE PREPARED TO ACHIEVE A MINIMUM LBR OF 30 TO A DEPTH OF 12 INCHES BELOW THE CONCRETE BASE ELEVATION. THE SUBGRADE SOILS SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. TO AID IN THE DESIGN OF THE ANTICIPATED CONCRETE PAVEMENT SECTIONS, A MODULUS OF SUBGRADE REACTION OF 100 PCI (LBR @ SANDS) SHOULD BE UTILIZED FOR THE LOW BEARING SANDS UNLESS STABILIZATION IS ADDED TO INCREASE THE BEARING VALUE. IF THE SANDS ARE STABILIZED, A MODULUS VALUE OF 150 PCI CAN BE UTILIZED.

CONCRETE PAVING
NTS

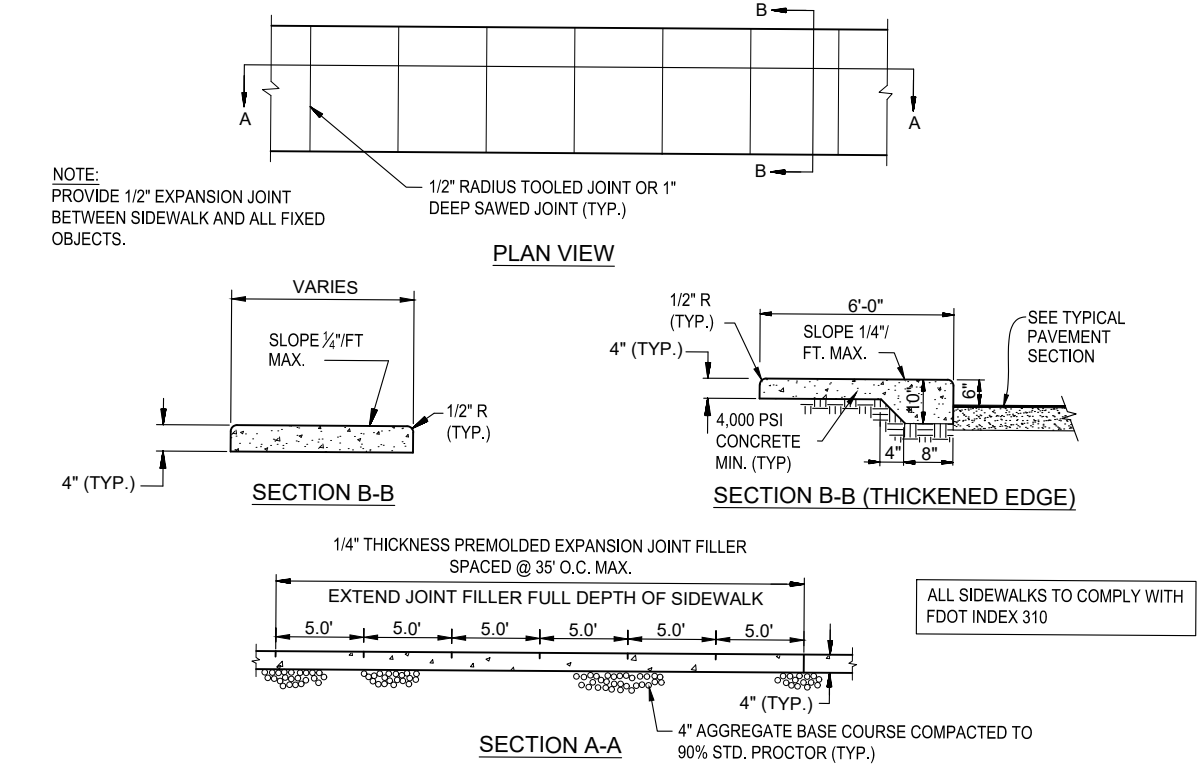


- NOTE:**
- MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 88.15 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - ALL STRIPING IS TO BE THERMOPLASTIC PER FDOT SPECIFICATIONS.

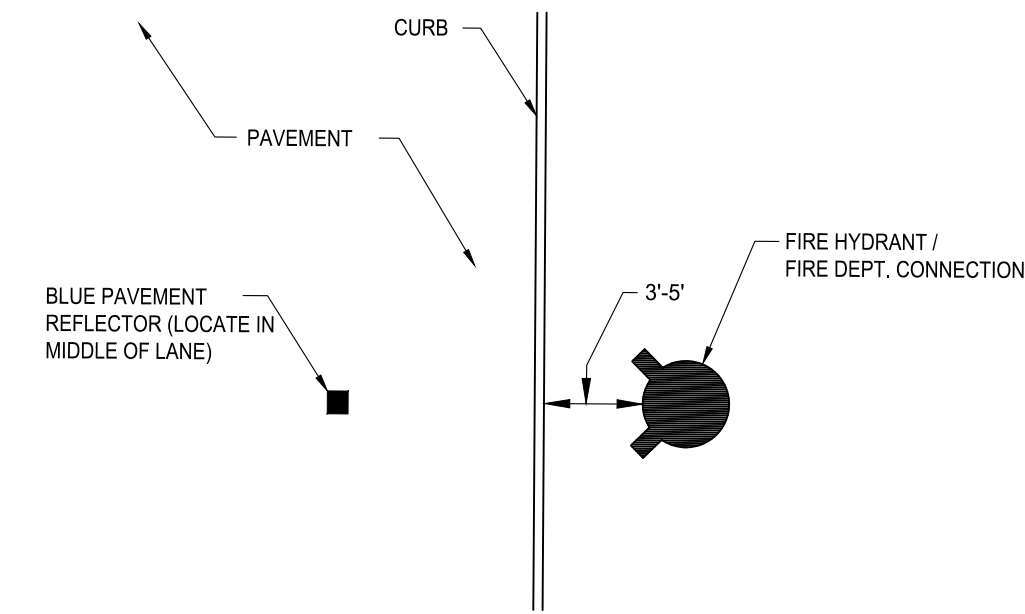
PRIVATE CROSSWALK STRIPING DETAIL
N.T.S.



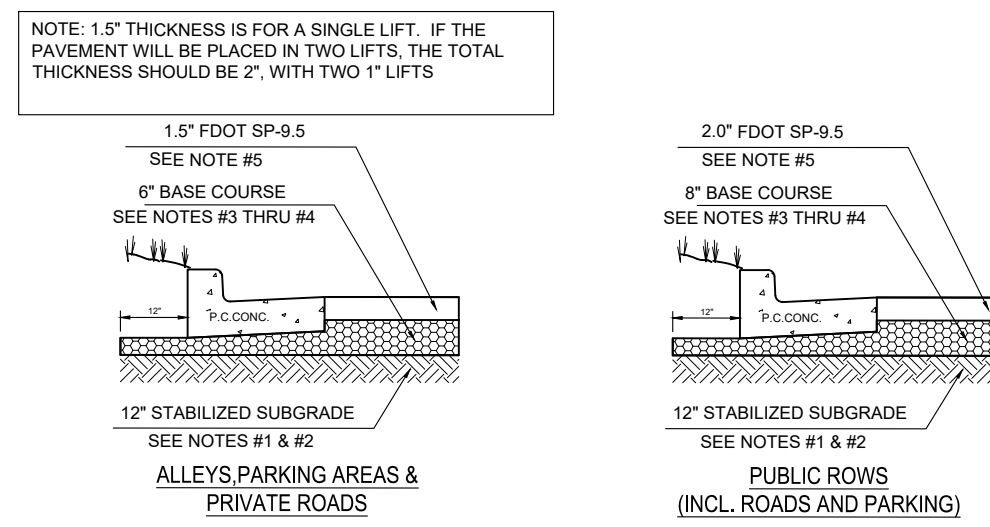
DIRECTIONAL ARROW DETAILS
N.T.S.



TYPICAL CONCRETE SIDEWALK DETAIL
N.T.S.

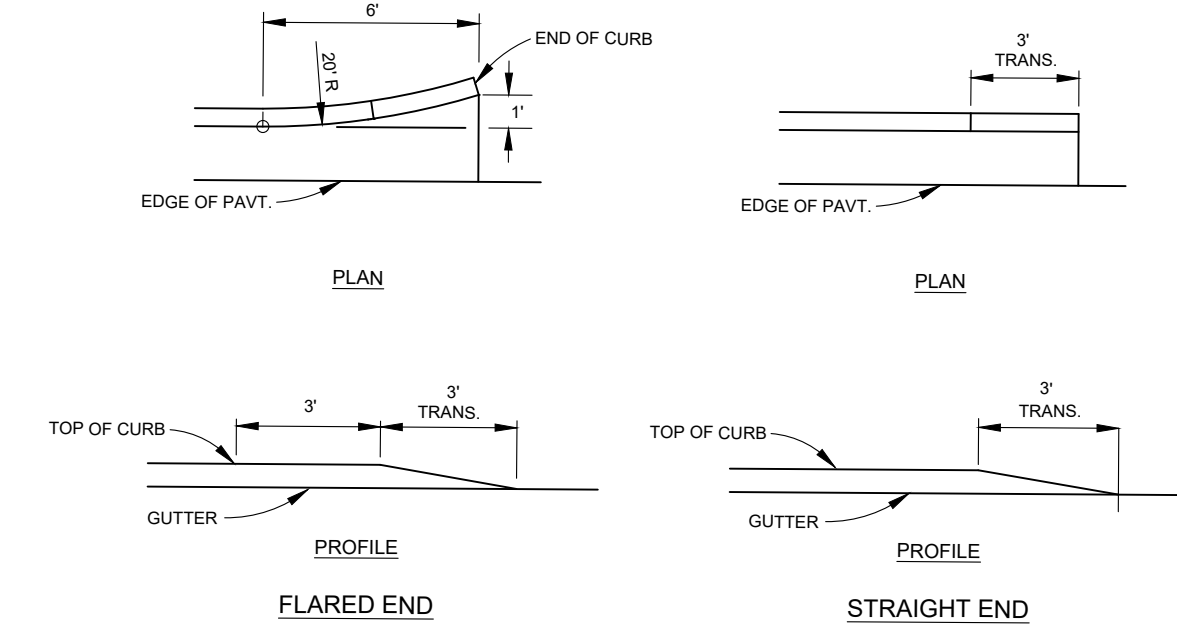


PAVEMENT MARKING AT FIRE HYDRANT / FDC DETAIL
N.T.S.

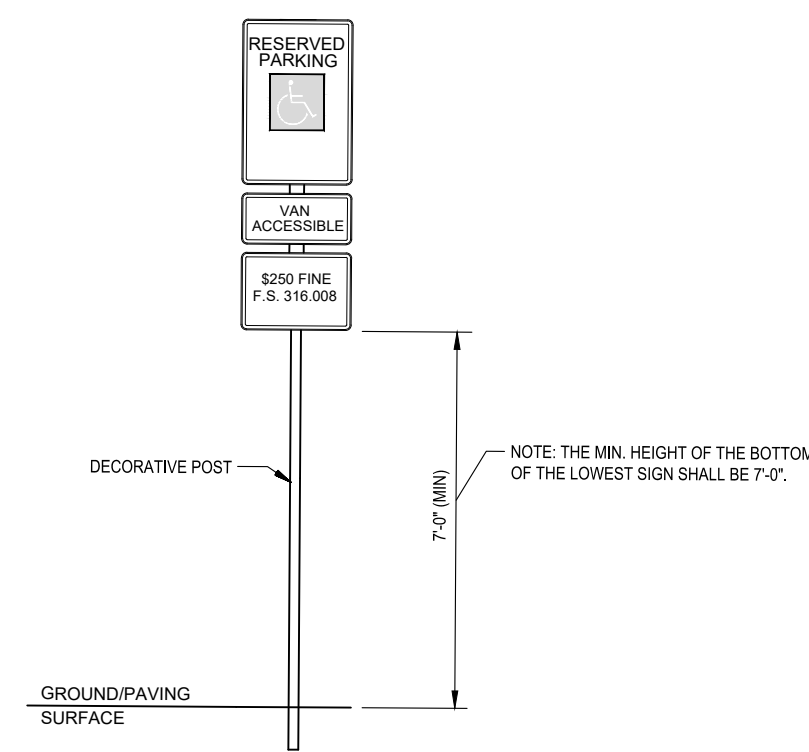


- THE SUBGRADE SHOULD MEET A MINIMUM LBR OF 40 (STABILIZED SUBGRADE). THE EXISTING SANDY SOIL AND RECOMMENDED IMPORTED FILL WILL LIES 1' DEEP TO 30" TO 30". THEREFORE, IN ORDER TO INCREASE THE BEARING VALUE, SHELL, LIMEROCK, CRUSHED CONCRETE, LOW PLASTICITY CLAYEY SANDS OR ANOTHER ACCEPTABLE PRODUCT WOULD NEED TO BE BLENDED WITH THESE SANDS. THE STABILIZED SUBGRADE SHOULD BE A MINIMUM DEPTH OF 12 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
- COMPACTION TESTING OF THE SUBGRADE SHOULD BE PERFORMED TO FULL DEPTH AT A FREQUENCY OF AT LEAST ONE (1) TEST PER 1,000 SQUARE FEET, OR EVERY 200 LINEAL FEET OF ROADWAY, WHICHEVER IS GREATER. COMPACTION TESTING OF THE STABILIZED SUBGRADE SHOULD BE PERFORMED AT FULL DEPTH AT A FREQUENCY OF AT LEAST ONE (1) TEST PER 10,000 SQUARE FEET, OR A MINIMUM OF 3 TESTS, WHICHEVER IS GREATER.
- ALL BASE MATERIALS SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 98% MPMD. CRUSHED CONCRETE, LIMEROCK, AND SHELL BASES SHOULD BE A MINIMUM LBR OF 100 AND COMPLY WITH THE LATEST EDITION OF THE FOOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS.
- TRAFFIC SHOULD NOT BE ALLOWED ON THE SUBGRADE AS THE BASE IS PLACED TO AVOID RUTTING. BEFORE PAVING, THE BASE SHOULD BE CHECKED FOR SOUNDNESS.
- THE ASPHALTIC CONCRETE SHOULD MEET STANDARD FOOT MATERIAL REQUIREMENTS AND PLACEMENT PROCEDURES AS OUTLINED IN THE LATEST EDITION OF THE FOOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS, EXCEPT THAT THE ASPHALTIC CONCRETE SHOULD BE COMPACTED TO A MINIMUM OF 96% OF THE MARSHALL MAXIMUM LABORATORY UNIT WEIGHT OF SAMPLES SECURED DAILY DURING PLACEMENT.

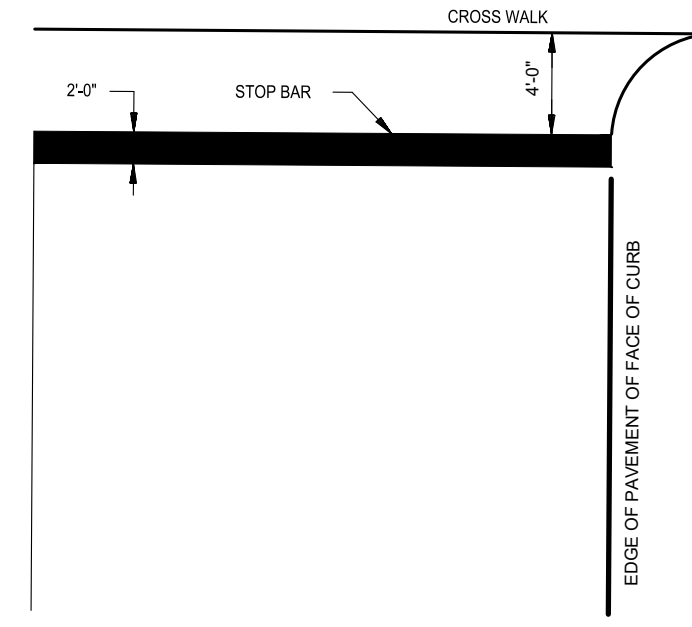
ASPHALT PAVING
NTS



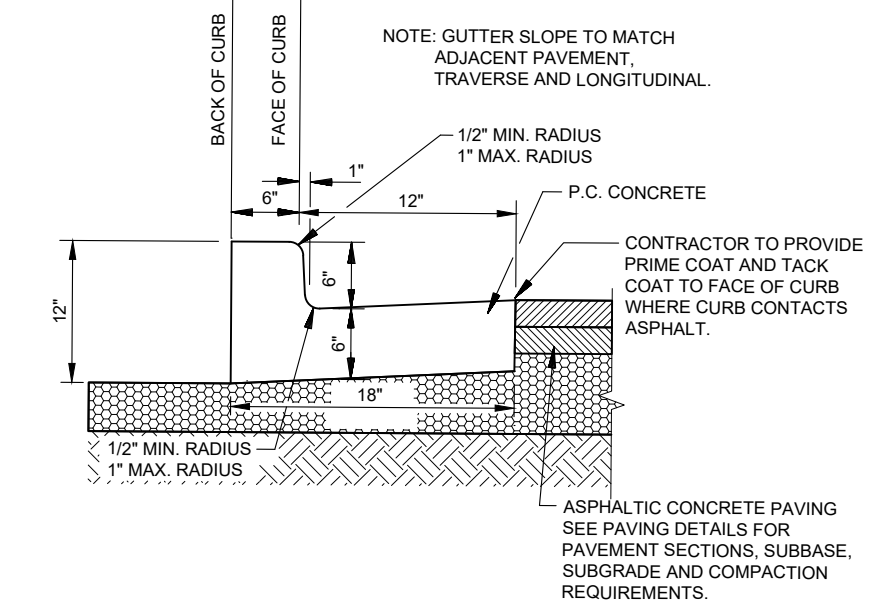
CURB AND GUTTER ENDINGS DETAIL
N.T.S.



SIGN MOUNTING DETAIL
N.T.S.



STOP BAR DETAIL
N.T.S.



18" CURB AND GUTTER DETAIL
N.T.S.

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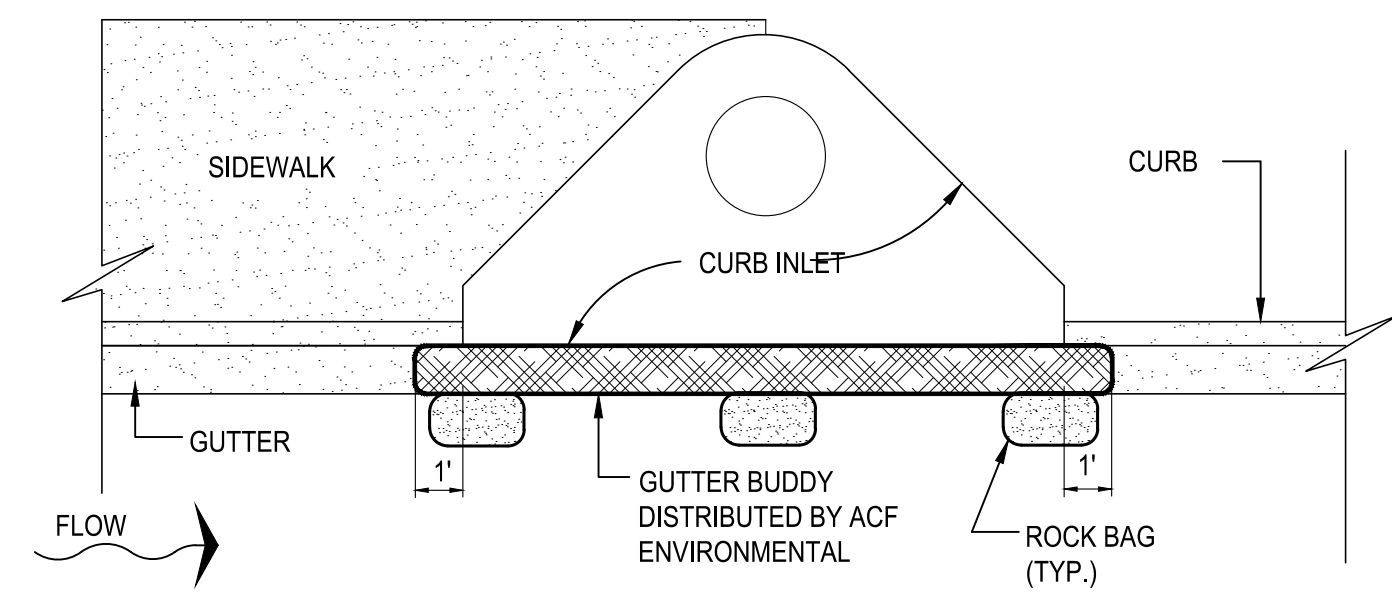
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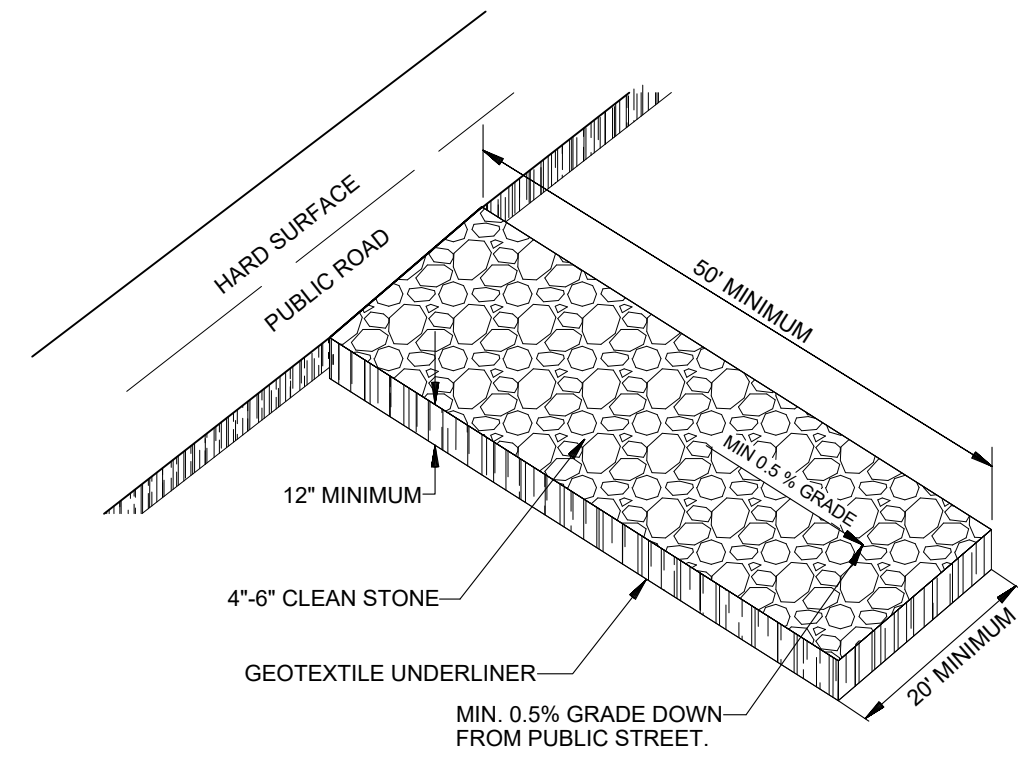
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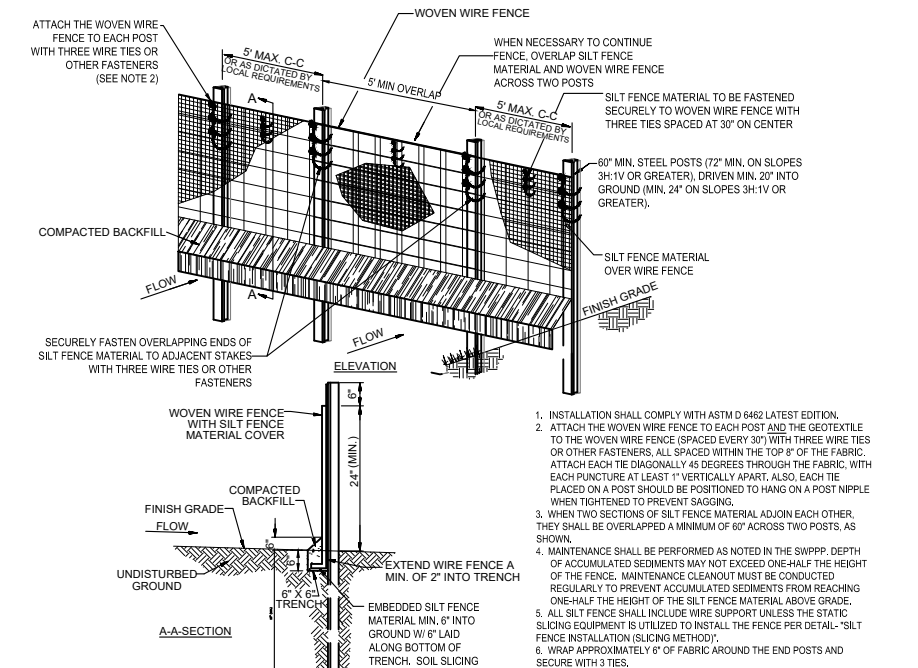
JOB #: 13034.22
 ENGINEER: FRANK A. PORTER, P.E.
 FL LIC. #89692
 DATE: Feb. 15, 2019
 PLJ. NGR: FAP
 DESIGNER: RID
 CHECKED: JPM
 REVISIONS
 NO. DATE
 RECORD DRAWING
 THIS RECORD DRAWING IS BASED ON THE CIRCLED OR HIGHLIGHTED CHANGES TO THE ORIGINAL DRAWING. THE ENGINEER HAS REVIEWED THE CHANGES AND HAS DETERMINED THAT THE CHANGES DO NOT AFFECT THE INTENT OF THE ORIGINAL DRAWING. THE ENGINEER'S REVIEW IS LIMITED TO THE CHANGES SHOWN ON THIS DRAWING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS OR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHERS. THE ENGINEER'S REVIEW IS LIMITED TO THE CHANGES SHOWN ON THIS DRAWING.
 ENGINEER: FRANK A. PORTER, P.E.
 FL LIC. #89692
 WSTC LOT 4 COMMERCIAL
 AT
 S.R. 434 & TUSKAWILLA ROAD
 WINTER SPRINGS, FLORIDA
 FOR
 OCEAN BLEU GROUP
 201 S. BUNBY AVE.
 ORLANDO, FL
 (407) 896-3317
 WWW.NV5.COM
 CERTIFICATE OF AUTHORIZATION # 28685
 SHEET
 C7.0
 0:\13034-22\CONST LOT 4 RETAIL\13034.22 - LOT 4 C7.0 GENERAL DETAIL SHEET 1.dwg - Feb 15, 2019 - 1:42pm



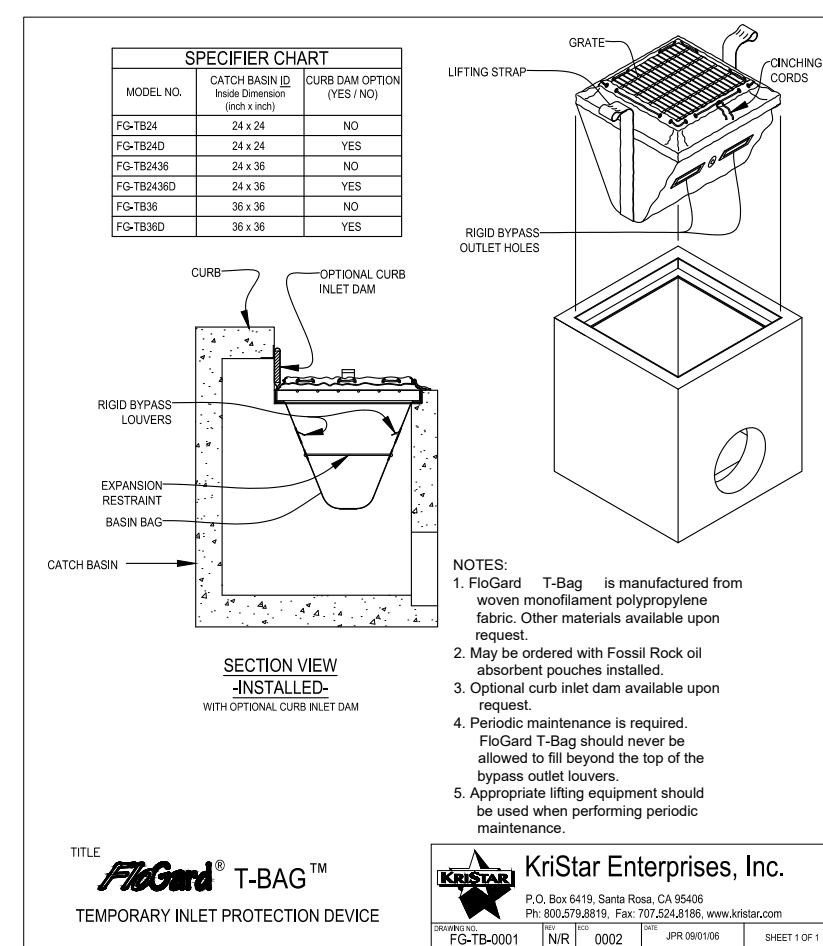
GUTTER BUDDY CURB INLET PROTECTION
N.T.S.



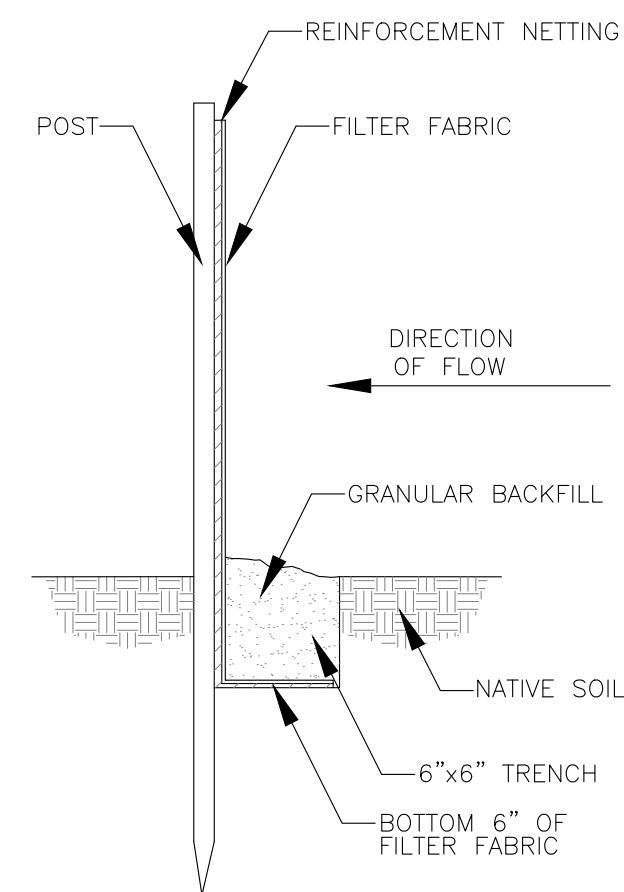
CONSTRUCTION ENTRANCE
N.T.S.



SEDIMENTATION / SILT FENCE WITH WIRE SUPPORT
N.T.S.



INLET SEDIMENT FILTER
N.T.S.

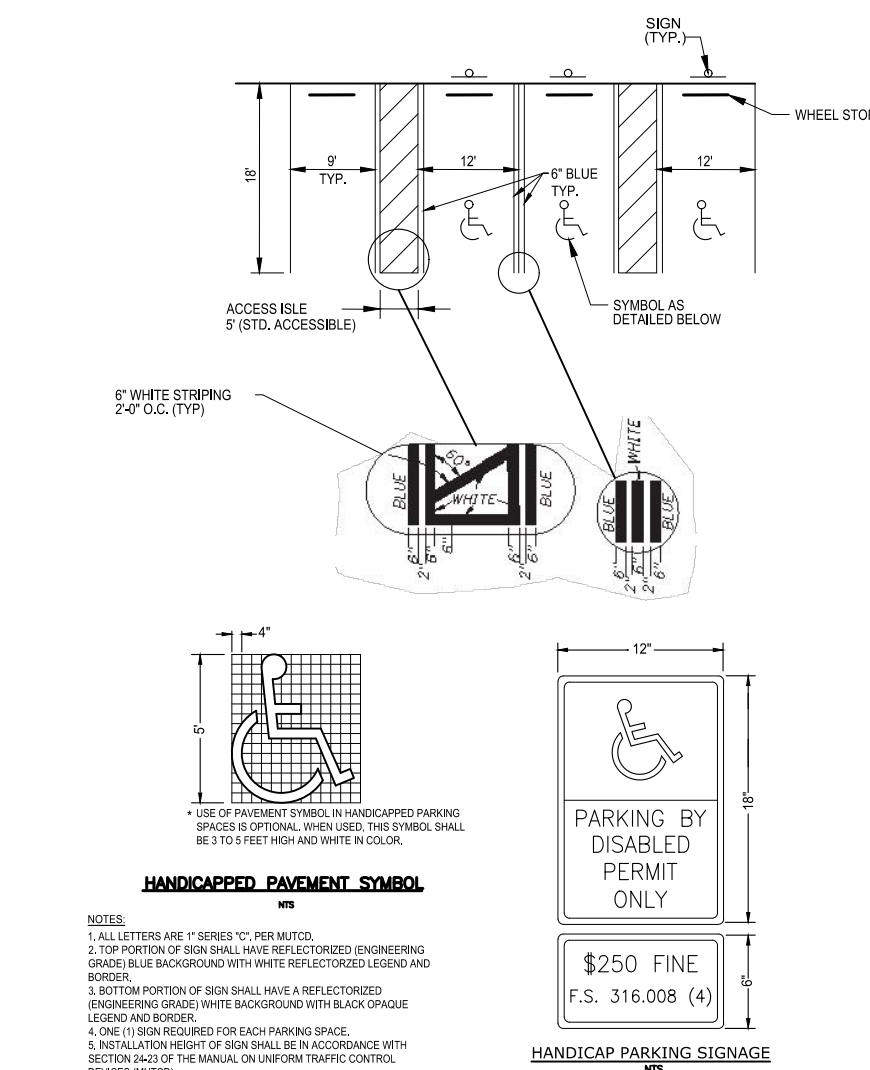
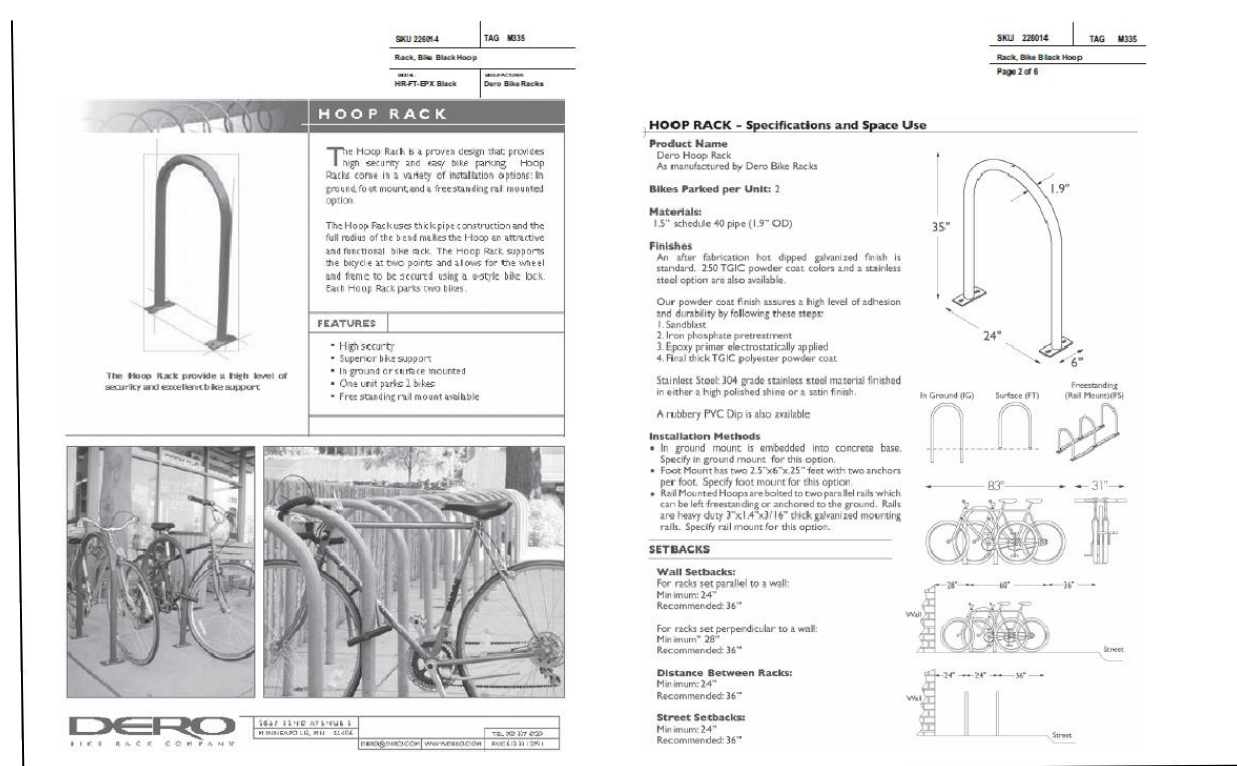


SILT BARRIER DETAIL
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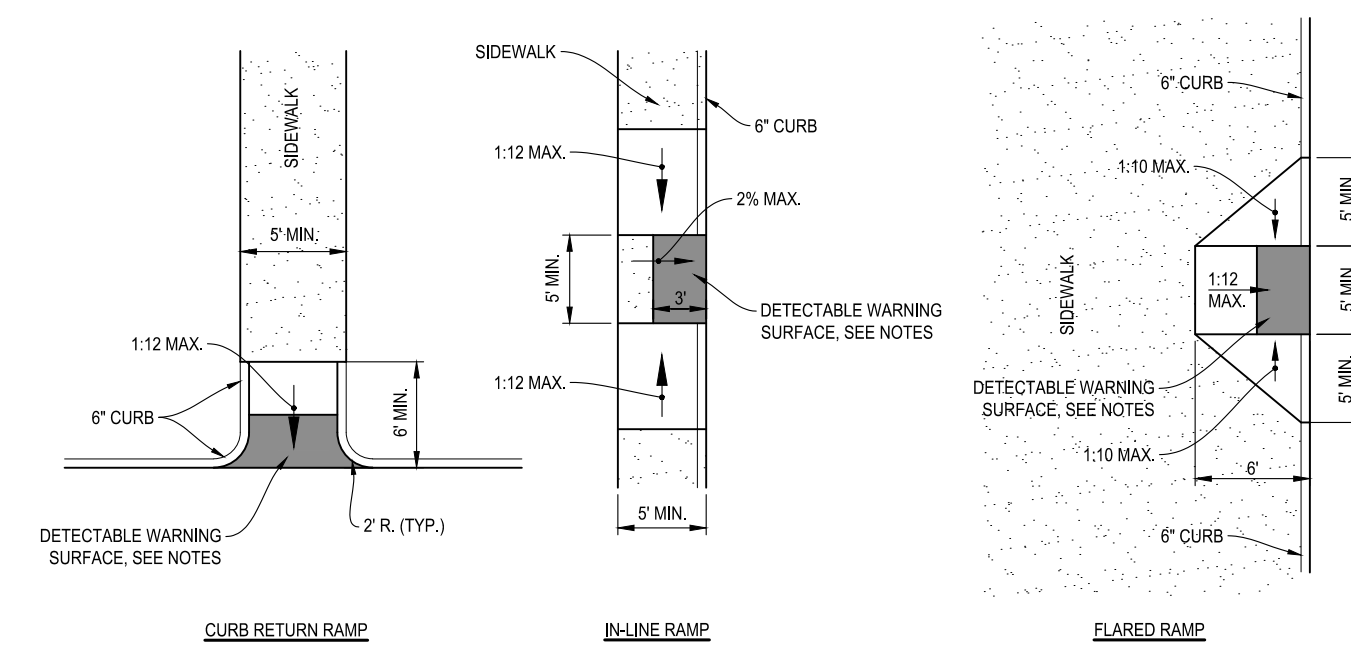
NOTE:

SURFACE STONE - FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE. NFPA 1, CHAPTER 18.2.3.4.2 (2015). VERIFY THAT STABILIZED ROAD CAN HOLD 99 TONS.

CONCRETE STONE ENTRANCE DETAIL ON SHEET C8 INDICATES 15 FEET ROAD WIDTH. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT IN ACCORDANCE WITH THE SPECIFICATIONS OF NFPA 1, CHAPTER 18.2.3.4 (2015 EDITION).



PARKING LOT STRIPING DETAILS
N.T.S.



- NOTES:
1. DETECTABLE WARNING SURFACE SHALL BE UTILIZED AT HAZARDOUS VEHICULAR AREAS AND SHALL BE A CONTINUOUS SURFACE 36" WIDE AS MEASURED IN THE DIRECTION OF THE RAMP.
 2. DETECTABLE WARNING SURFACES SHALL CONSIST OF: EXPOSED AGGREGATE, SUCH AS 5' ADA TRUNCATED DOME PAVERS.
 3. DETECTABLE WARNING SURFACE MATERIAL SHALL CONTRAST IN COLOR AND TEXTURE WITH THE ADJACENT WALKING SURFACES BY AT LEAST 70% CONTRAST SHALL BE DETERMINED BY THE DIFFERENCE IN LIGHT REFLECTANCE VALUE (LRV) OF EACH MATERIAL.

ON-SITE ADA RAMPS
N.T.S.

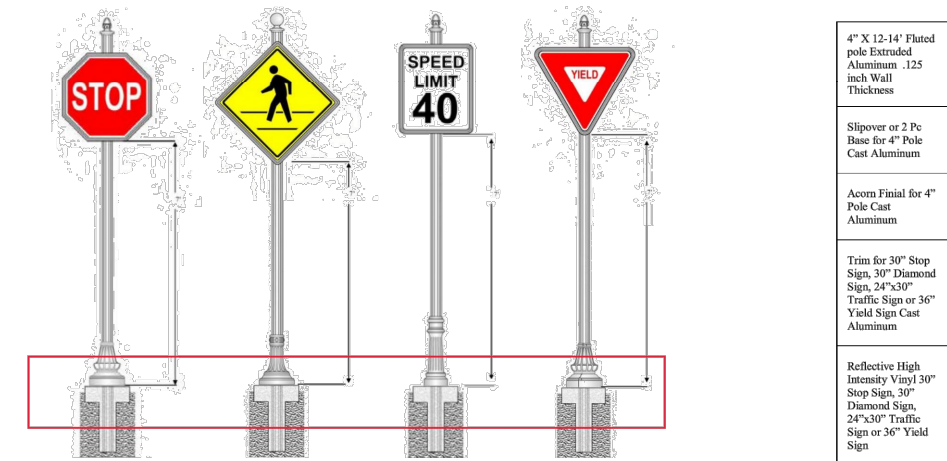
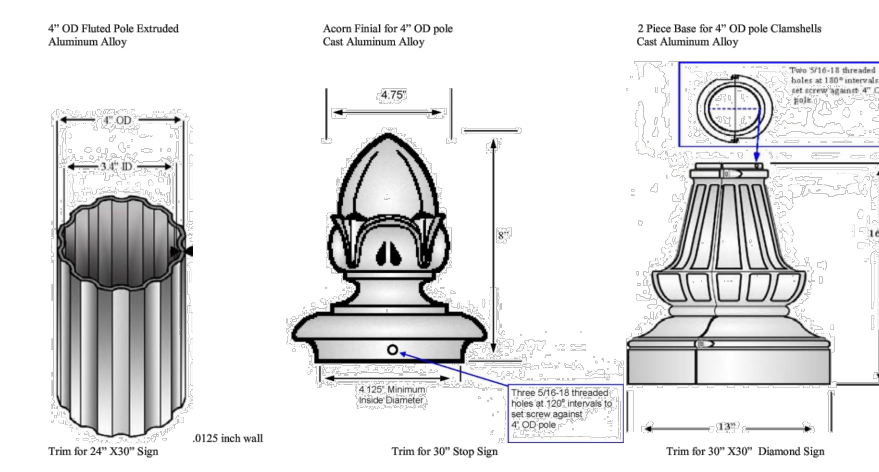


Table 3 - Decorative Sign Pieces



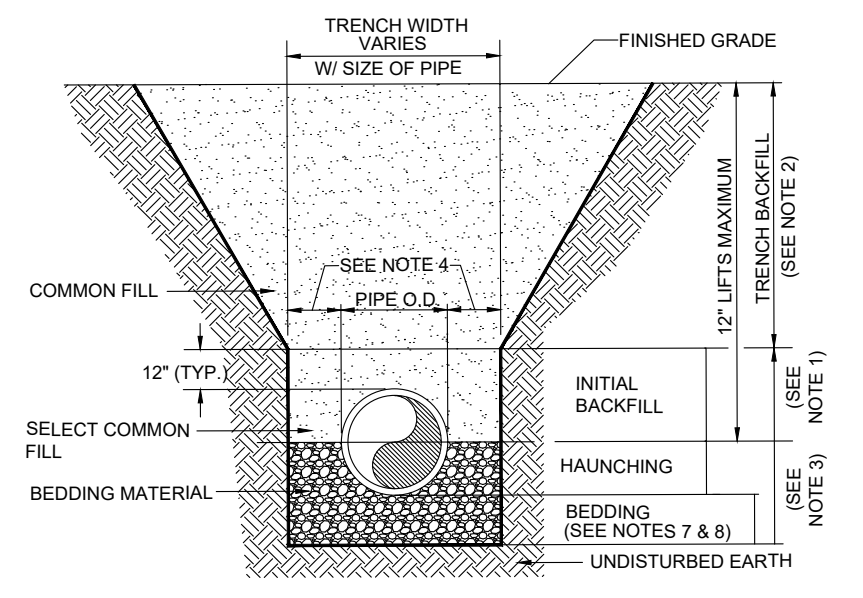
PVC PIPE APPLICATIONS
MINIMUM LINEAR FEET OF PVC PIPE TO BE RESTRAINED

FITTINGS	PVC PIPE DIAMETERS							
	4"	6"	8"	10"	12"	16"	18"	20"
TEE	30	45	70	75	95	120	140	165
END CAPS AND VALVES ON THE END OF THE MAIN	50	110	115	121	141	180	220	240
90° BENDS	40	40	45	50	60	75	75	95
45° BENDS	20	20	20	30	30	40	40	50
22 1/2° BENDS	10	10	10	10	10	20	20	20
11 1/4° BENDS	10	10	10	10	10	10	10	10

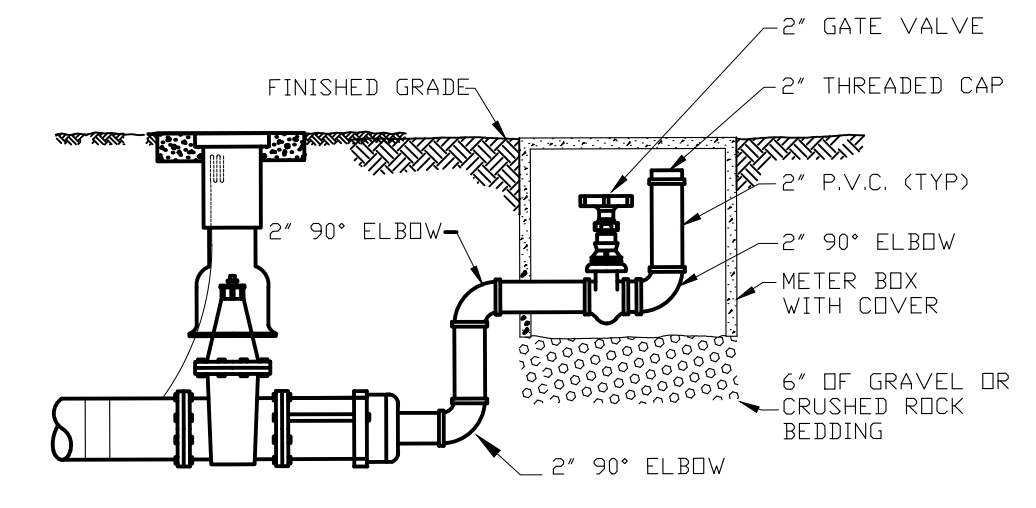
DUCTILE IRON PIPE APPLICATIONS
MINIMUM LINEAR FEET OF PVC PIPE TO BE RESTRAINED

FITTINGS	DUCTILE IRON DIAMETERS							
	6"	8"	10"	12"	16"	18"	24"	30"
TEE	36	45	54	81	108	126	171	189
END CAPS AND VALVES ON THE END OF THE MAIN	45	90	81	126	153	117	144	216
90° BENDS	36	36	36	45	54	63	72	90
45° BENDS	18	18	18	27	27	27	36	45
22 1/2° BENDS	9	9	9	9	9	18	18	18
11 1/4° BENDS	9	9	9	9	9	9	9	9

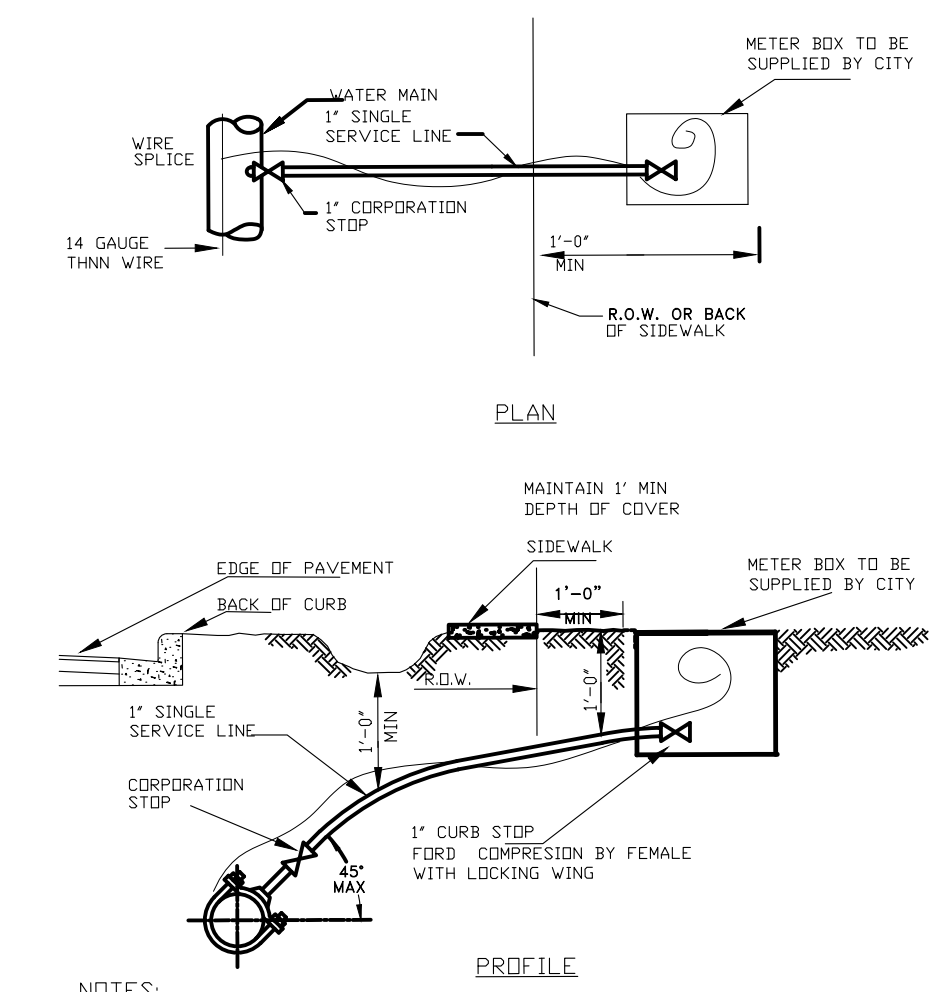
PIPE JOINT RESTRAINT DETAIL



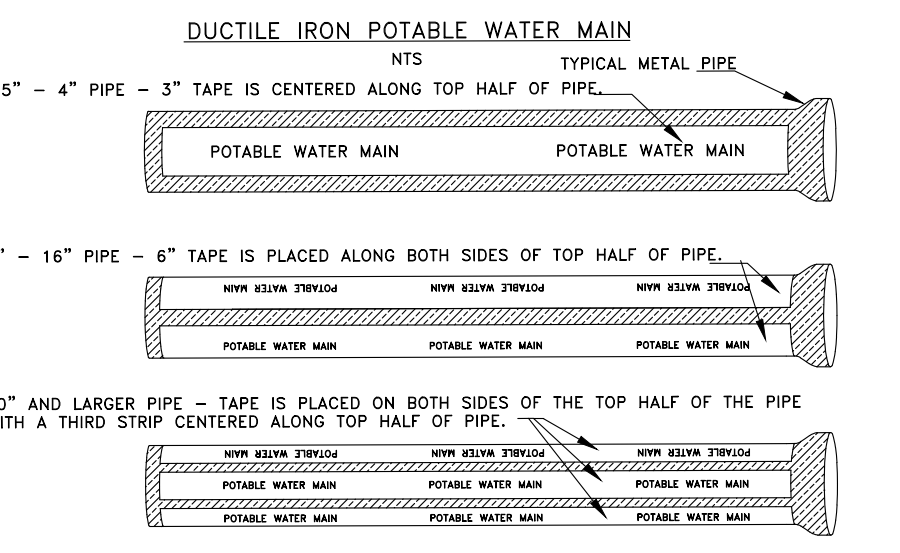
BEDDING & TRENCHING - TYPE A



BLOWOFF VALVE



POTABLE WATER SINGLE SERVICE CONNECTION



PIPE IDENTIFICATION AND WARNING TAPE

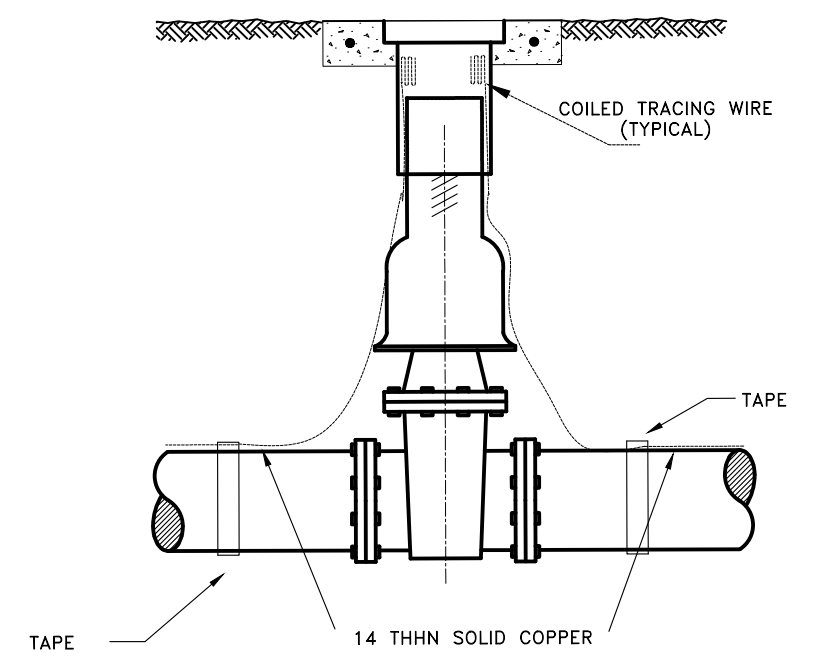
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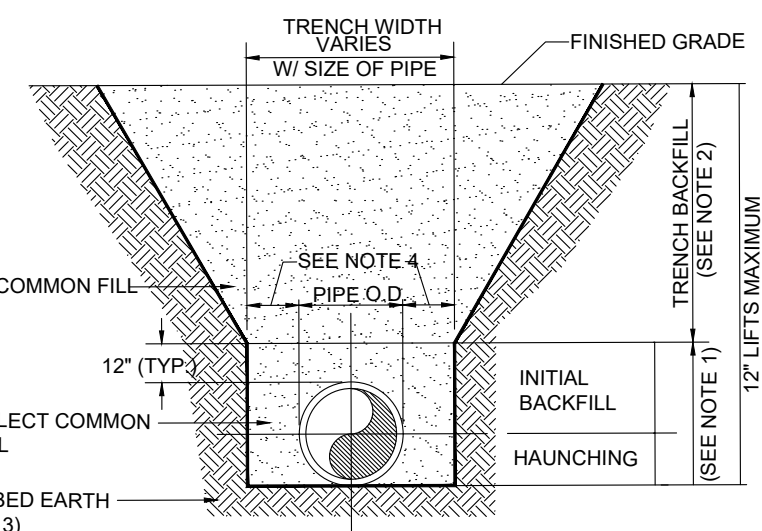
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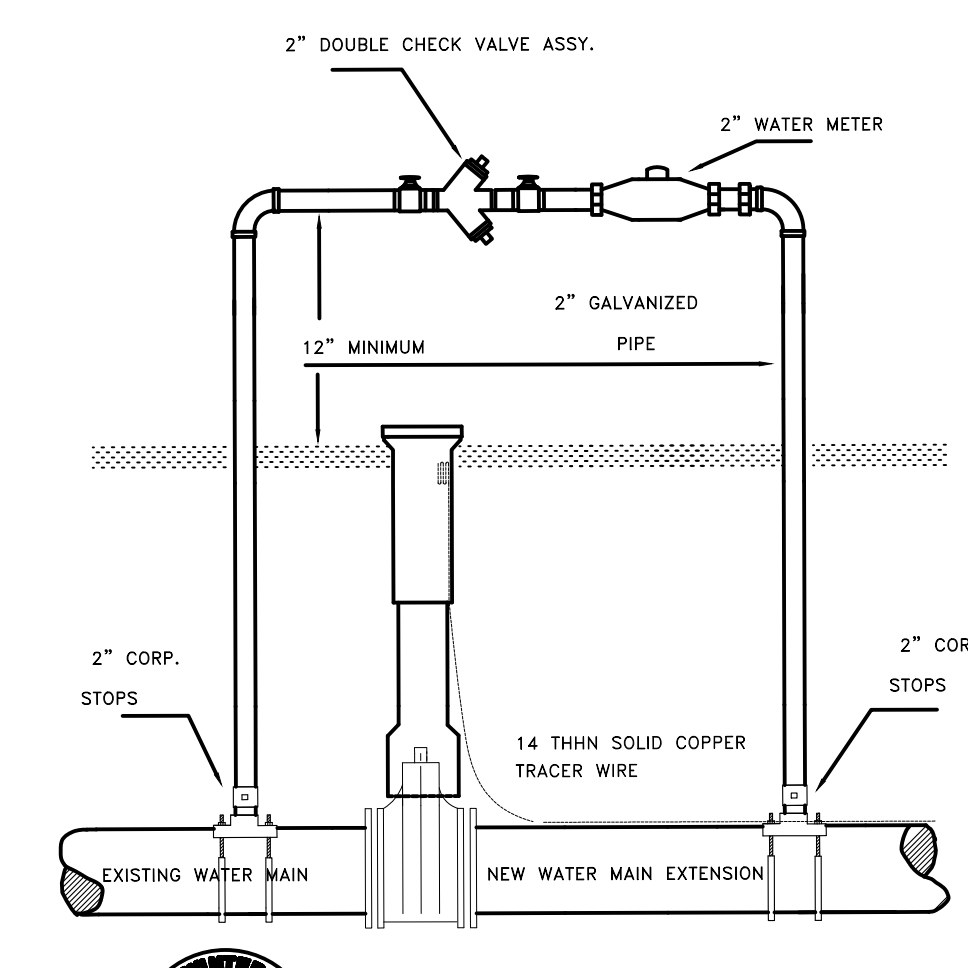
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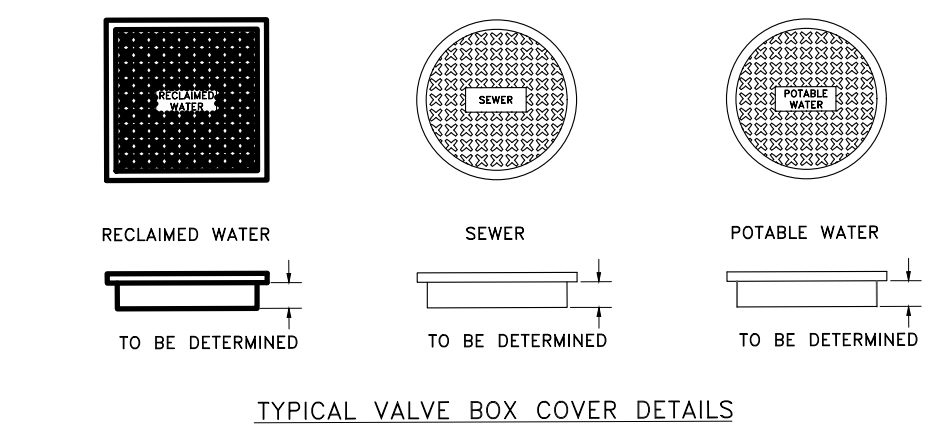
TRACING WIRE CONNECTION



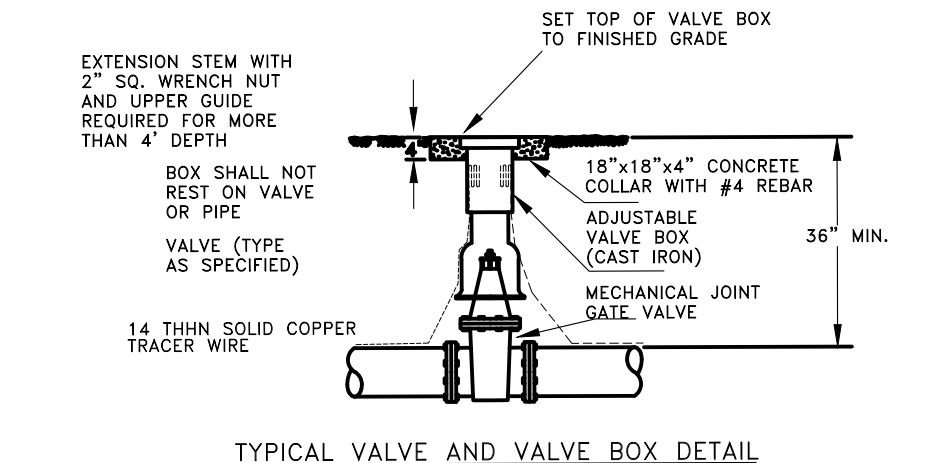
BEDDING & TRENCHING - TYPE B



TEMPORARY BYPASS

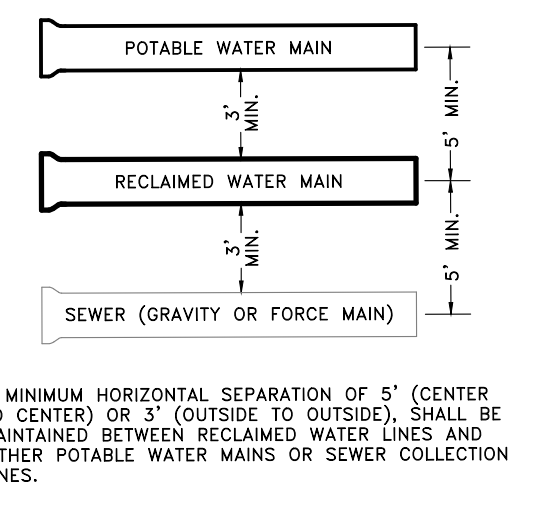


TYPICAL VALVE BOX COVER DETAILS



TYPICAL VALVE AND VALVE BOX DETAIL

VALVE, VALVE BOX AND COVER



MINIMUM HORIZONTAL SEPARATION REQUIREMENTS FOR POTABLE, RECLAIMED, AND SEWER LINES

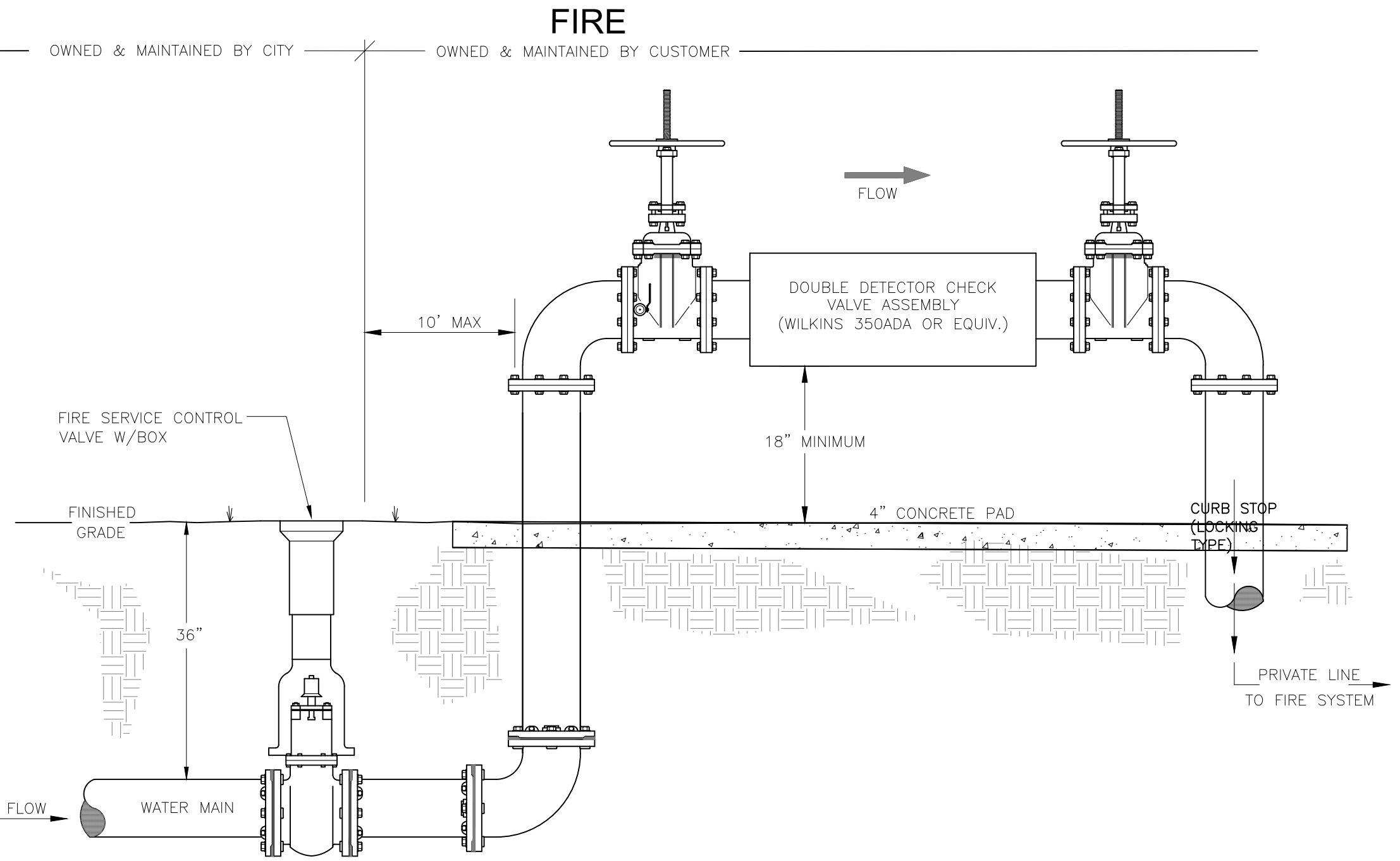
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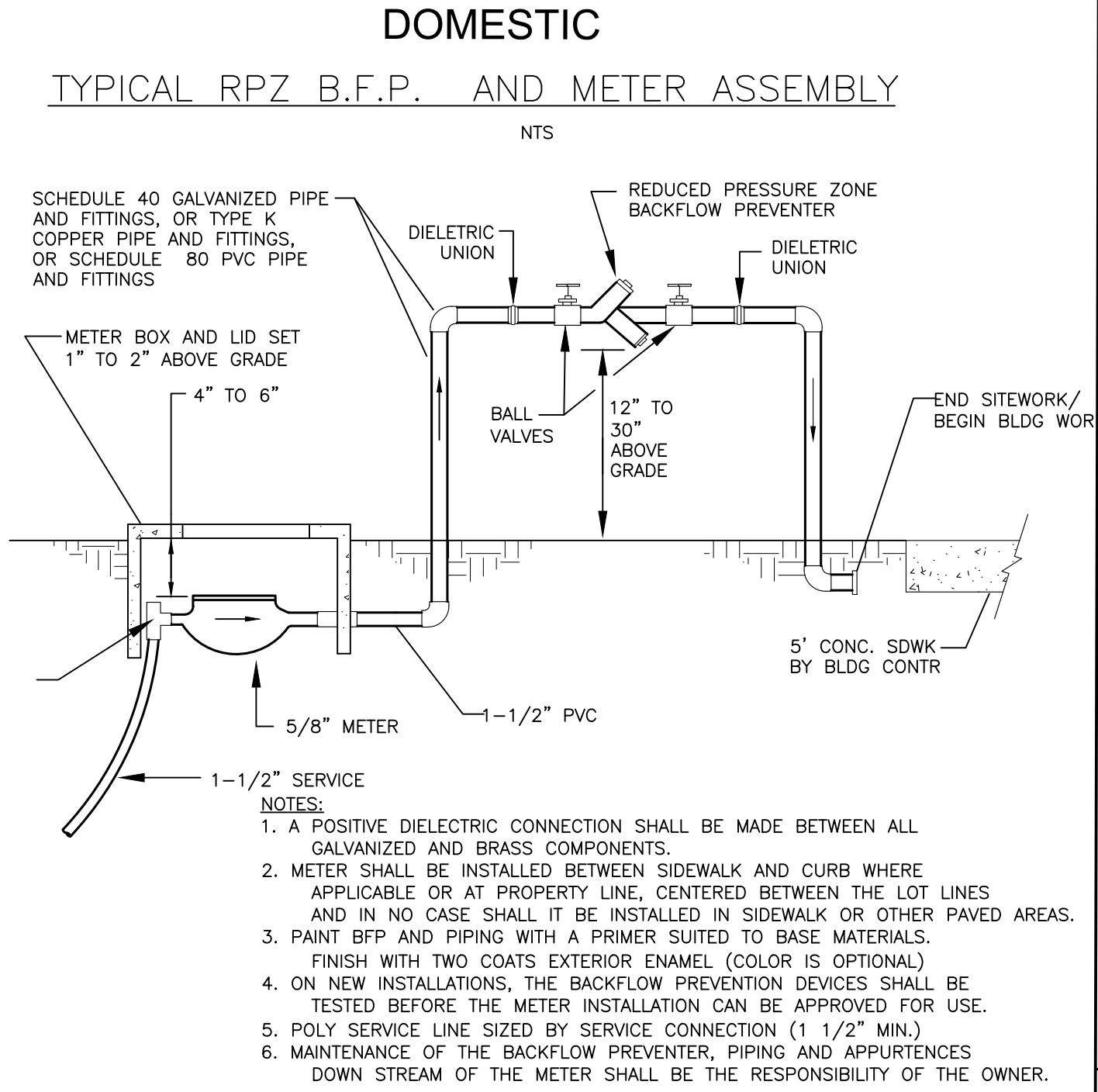
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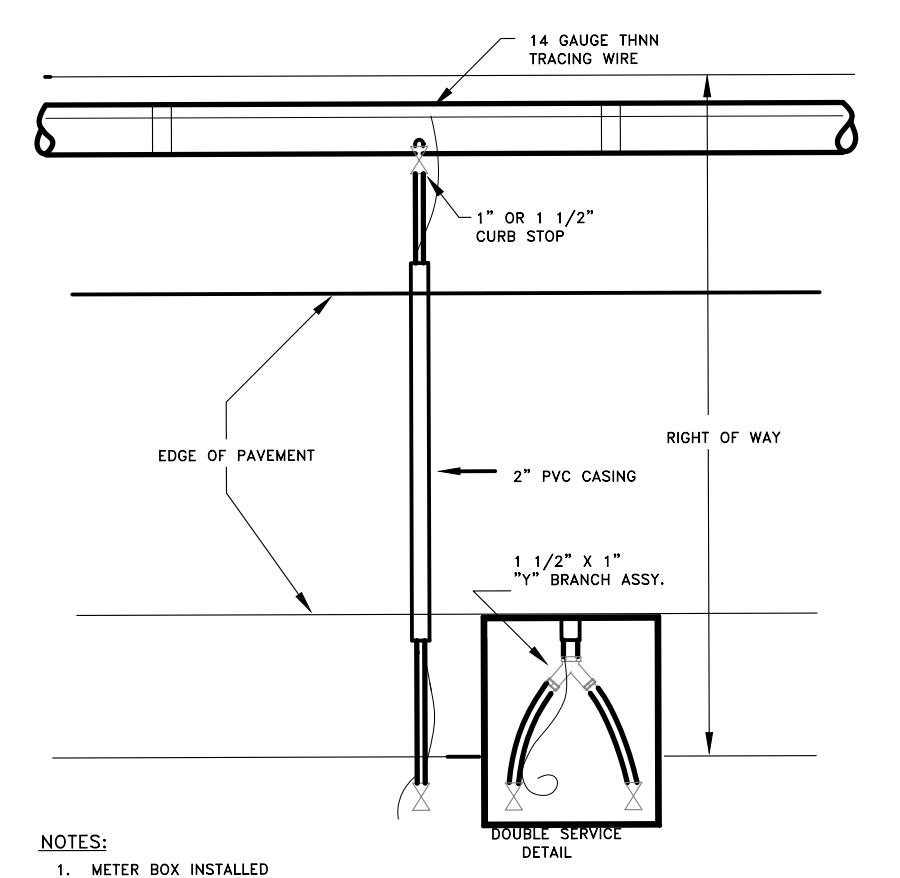


FIRE

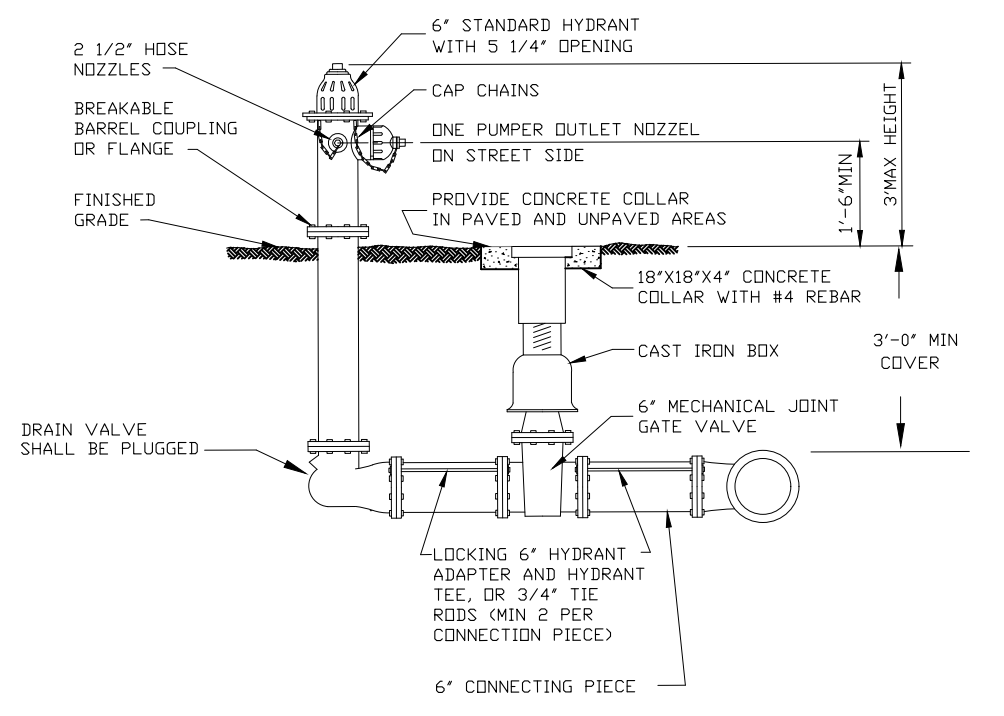


DOMESTIC

TYPICAL RPZ B.F.P. AND METER ASSEMBLY



RECLAIMED WATER SERVICE CONNECTION OPPOSITE SIDE OF MAIN



FIRE HYDRANT ASSEMBLY

13

6

3

JOB #: 13034.22
ENGINEER: FRANK A. PORTER, P.E.
FL LIC. #9592
DATE: MAR. 14, 2019
DESIGNER: RID
CHECKED: JPM

RECORD DRAWING
THIS RECORD DRAWING IS BASED ON THE RESULTS OF LIMITED FIELD TESTING OF CONTRACTOR SUBMITTED RECLAIMED WATER MAINS AND WITNESSED FIELD TESTING OF DOMESTIC WATER MAINS. IT IS GUARANTEED THAT THE ENGINEER HAS REVIEWED THIS RECORD DRAWING TO THE BEST OF HIS PROFESSIONAL JUDGMENT.

ENGINEER: FRANK A. PORTER, P.E.
FL LIC. #9592

WSTC LOT 4 COMMERCIAL
AT
S.R. 434 & TUSKAWILLA ROAD
WINTER SPRINGS, FLORIDA
OCEAN BLEU GROUP

WATER DETAIL SHEET

201 S. BUMBAY AVE.
ORLANDO, FL
(407) 686-3317
WWW.NVS.COM

CERTIFICATE OF AUTHORIZATION # 29065

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CERTIFICATE OF AUTHORIZATION # 29065

SHEET C9.0

DATE: MAR. 14, 2019

NO. DATE

REVISIONS

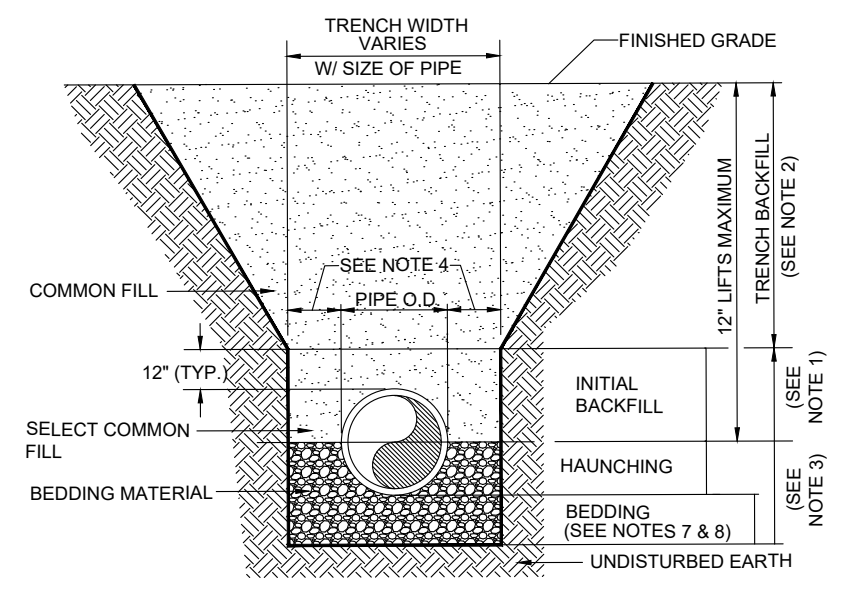
PVC PIPE APPLICATIONS
MINIMUM LINEAR FEET OF PVC PIPE TO BE RESTRAINED

FITTINGS	PVC PIPE DIAMETERS							
	4"	6"	8"	10"	12"	16"	18"	20"
TEE	30	45	70	75	95	120	140	165
END CAPS AND VALVES ON THE END OF THE MAIN	50	110	115	121	141	180	220	240
90° BENDS	40	40	45	50	60	75	75	95
45° BENDS	20	20	20	30	30	40	40	50
22 1/2° BENDS	10	10	10	10	10	20	20	20
11 1/4° BENDS	10	10	10	10	10	10	10	10

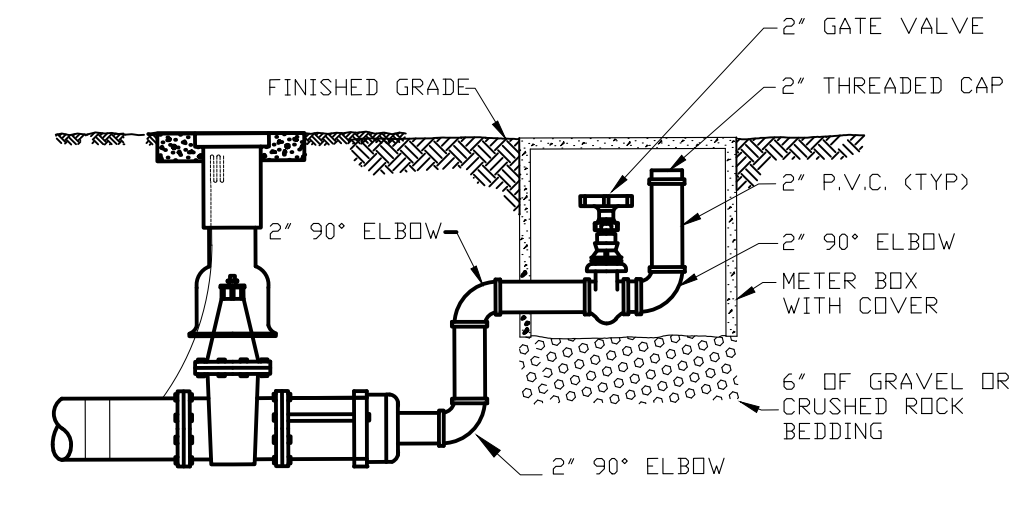
DUCTILE IRON PIPE APPLICATIONS
MINIMUM LINEAR FEET OF PVC PIPE TO BE RESTRAINED

FITTINGS	DUCTILE IRON DIAMETERS							
	6"	8"	10"	12"	16"	18"	24"	30"
TEE	36	45	54	81	108	126	171	189
END CAPS AND VALVES ON THE END OF THE MAIN	45	90	81	126	153	117	144	216
90° BENDS	36	36	36	45	54	63	72	90
45° BENDS	18	18	18	27	27	27	36	45
22 1/2° BENDS	9	9	9	9	9	18	18	18
11 1/4° BENDS	9	9	9	9	9	9	9	9

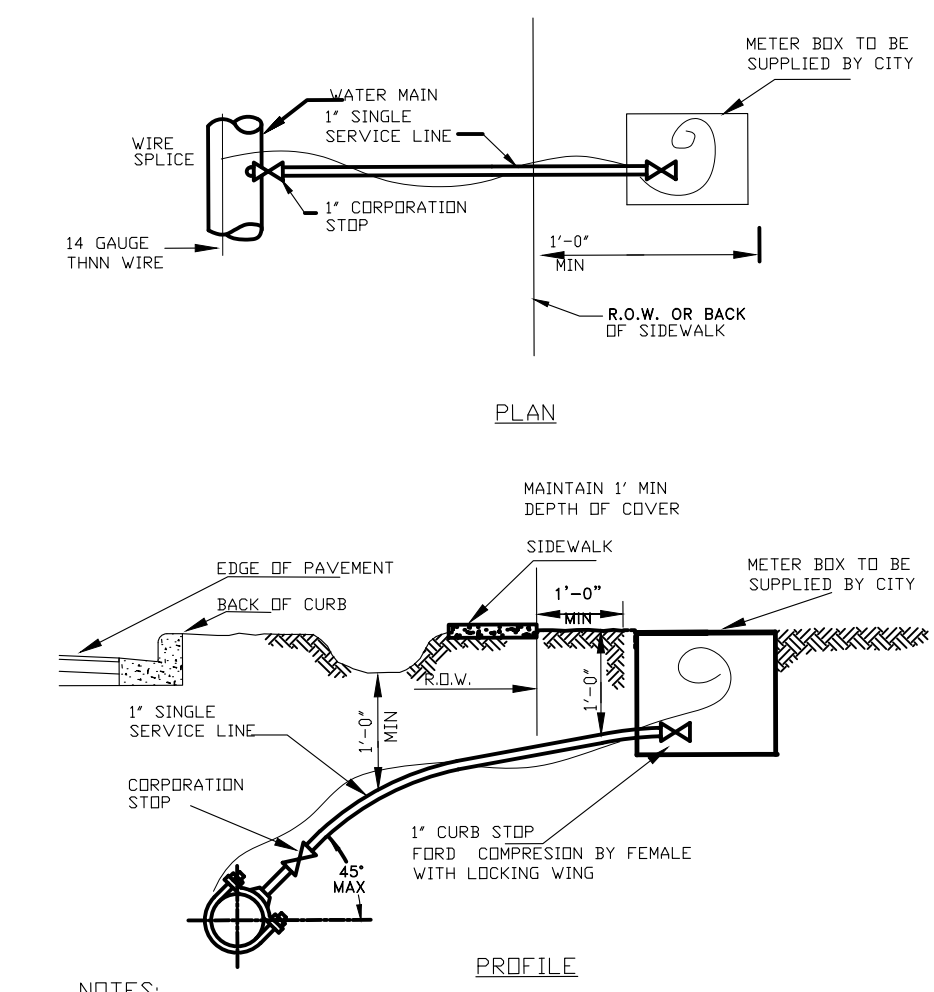
PIPE JOINT RESTRAINT DETAIL



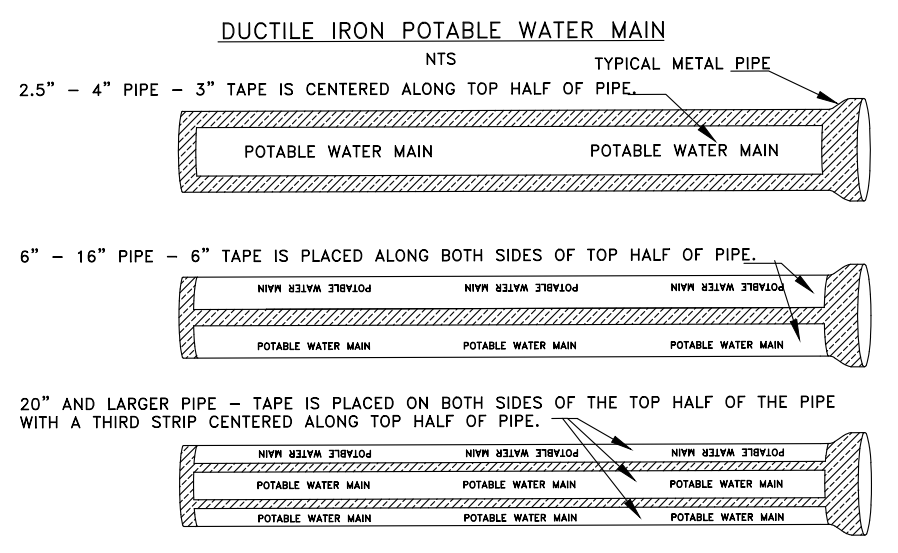
BEDDING & TRENCHING - TYPE A



BLOWOFF VALVE



POTABLE WATER SINGLE SERVICE CONNECTION



PIPE IDENTIFICATION AND WARNING TAPE

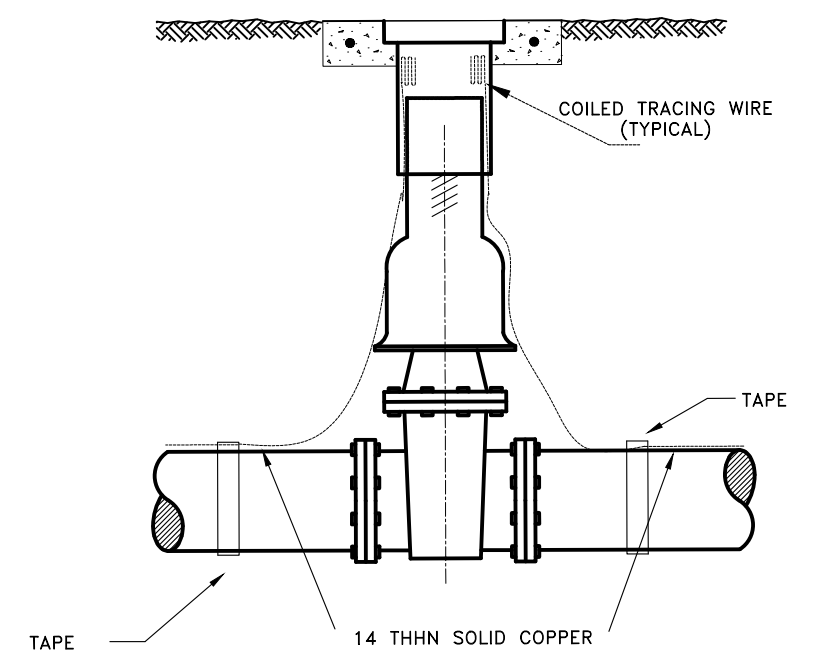
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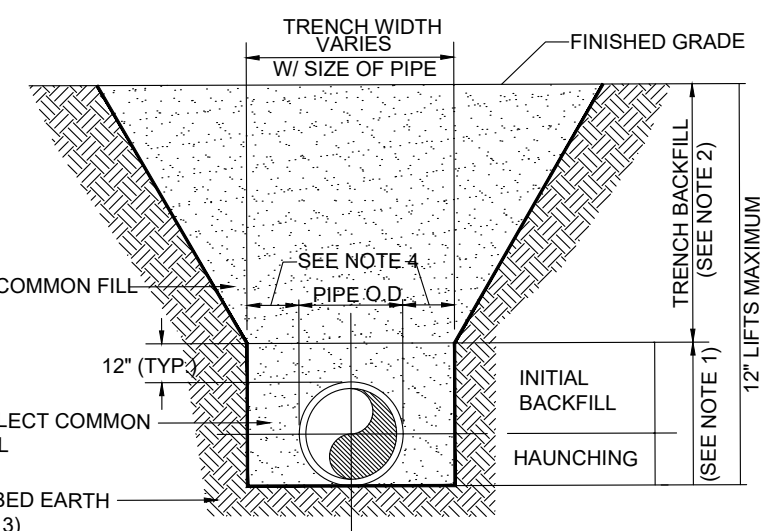
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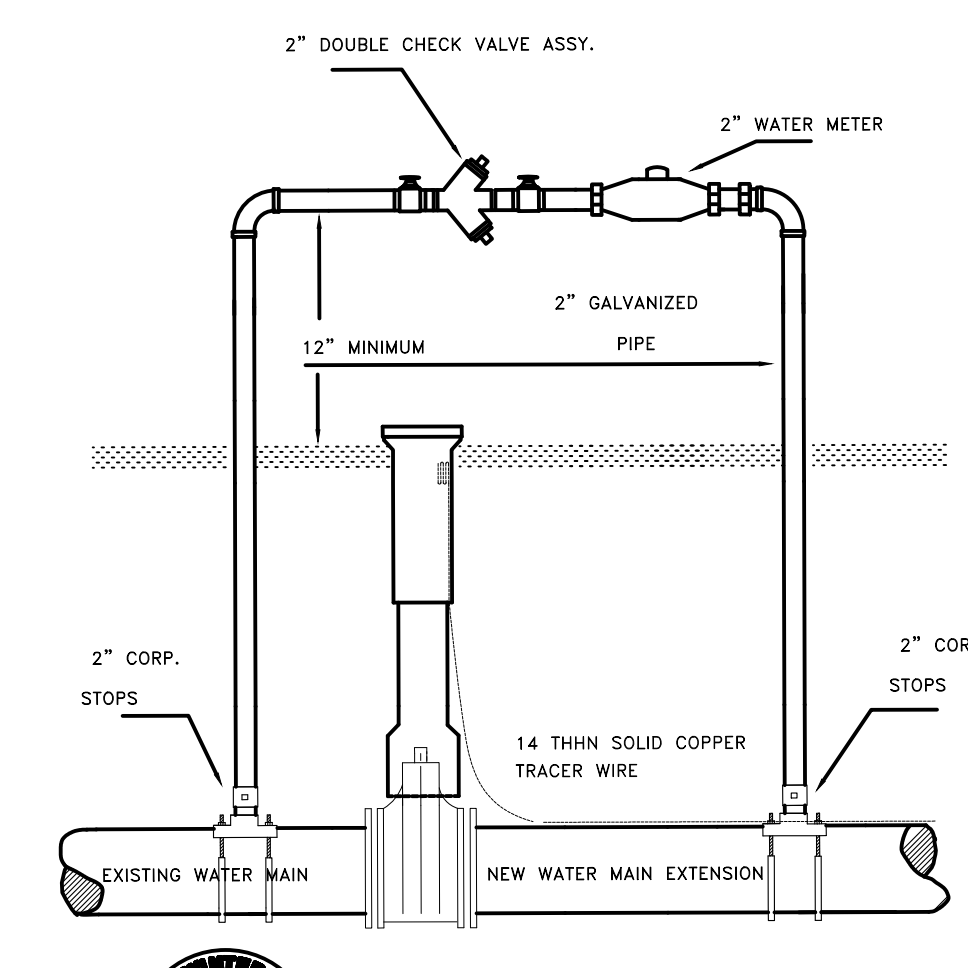
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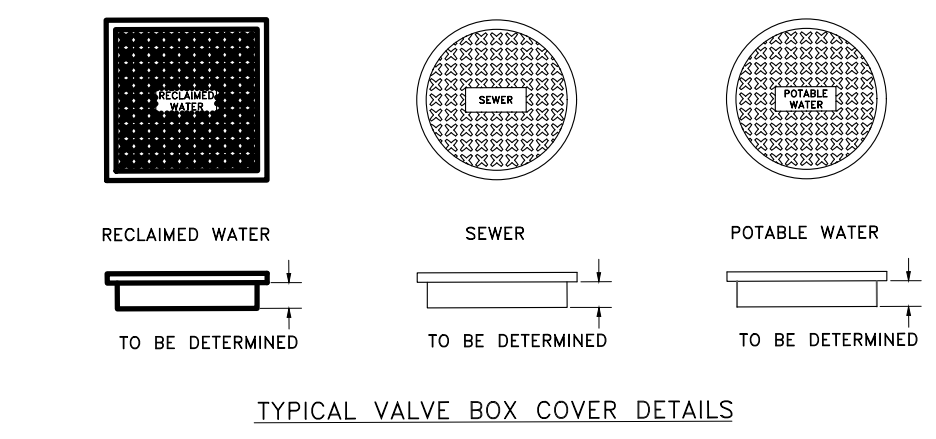
TRACING WIRE CONNECTION



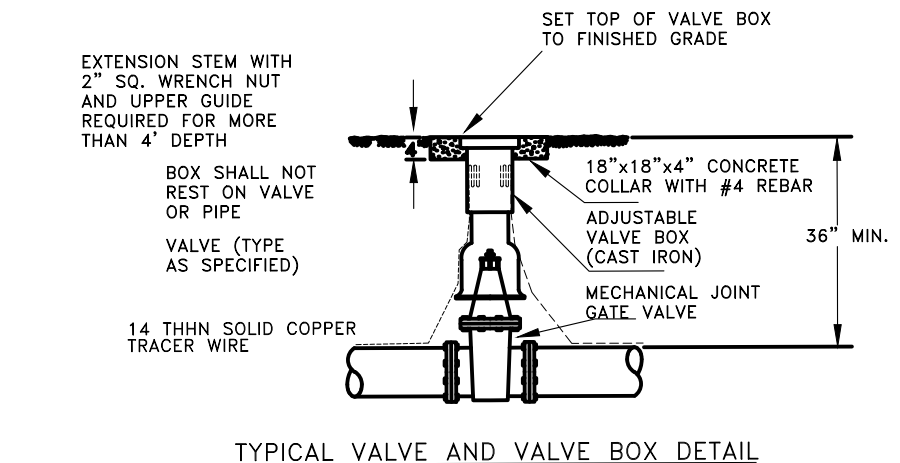
BEDDING & TRENCHING - TYPE B



TEMPORARY BYPASS

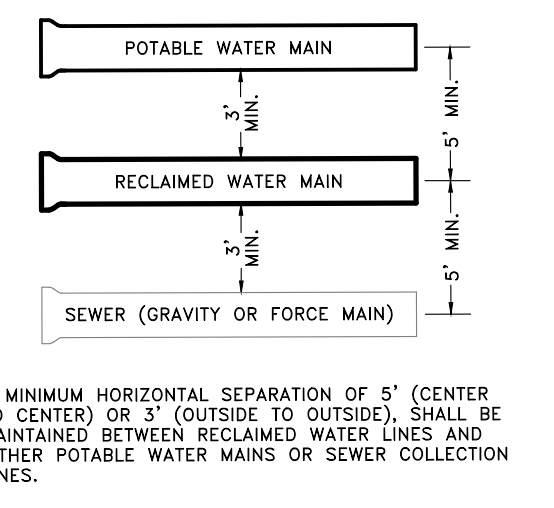


TYPICAL VALVE BOX COVER DETAILS



TYPICAL VALVE AND VALVE BOX DETAIL

VALVE, VALVE BOX AND COVER



MINIMUM HORIZONTAL SEPARATION REQUIREMENTS FOR POTABLE, RECLAIMED, AND SEWER LINES

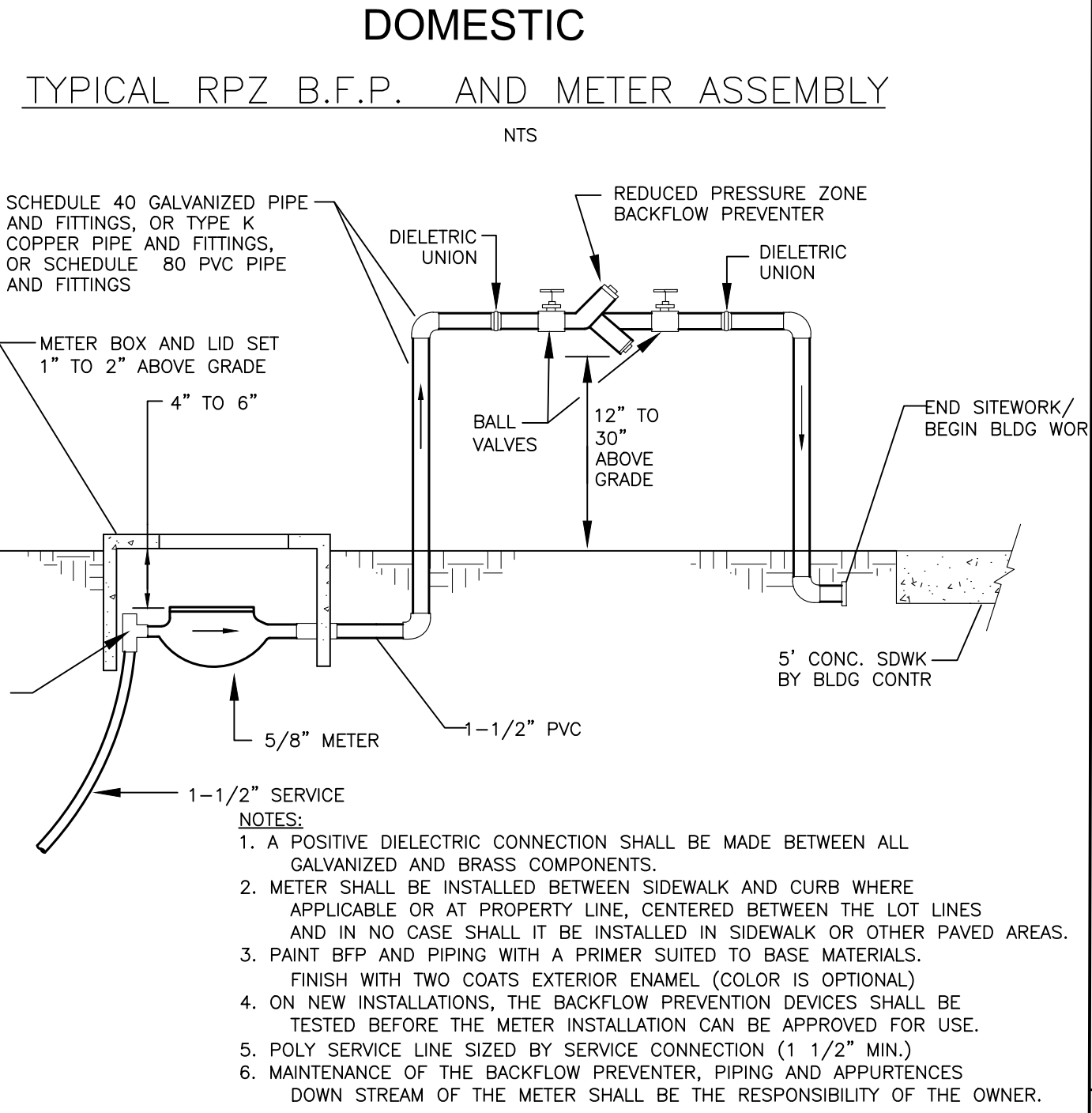
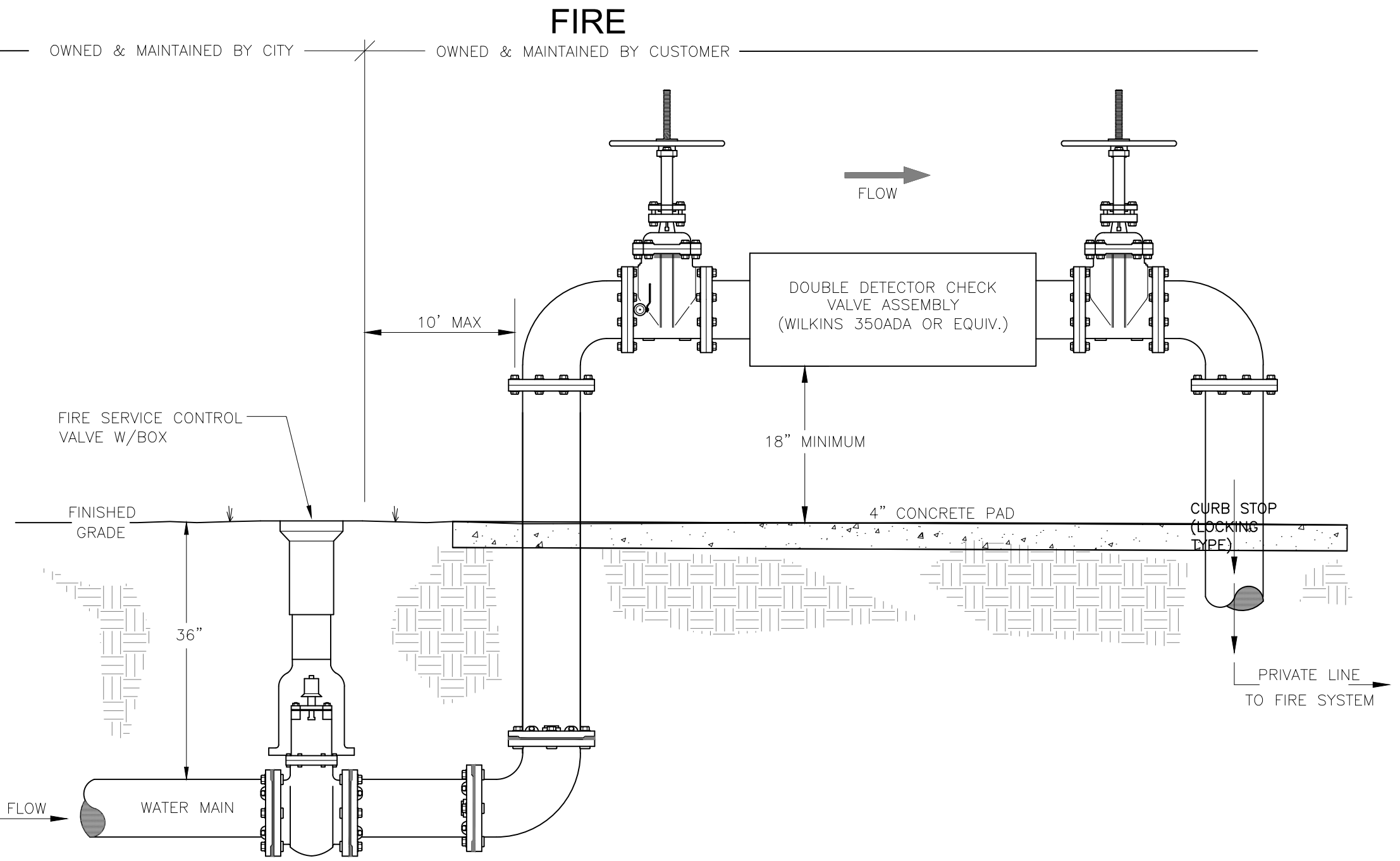
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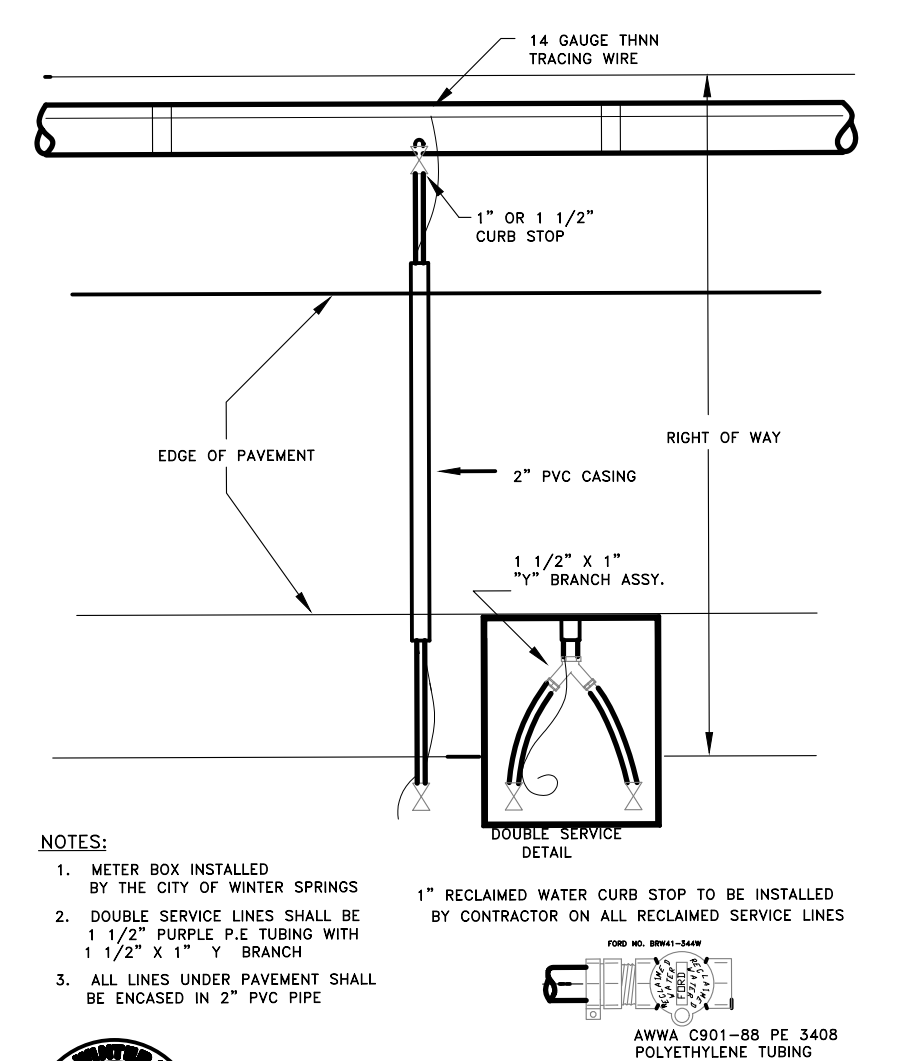
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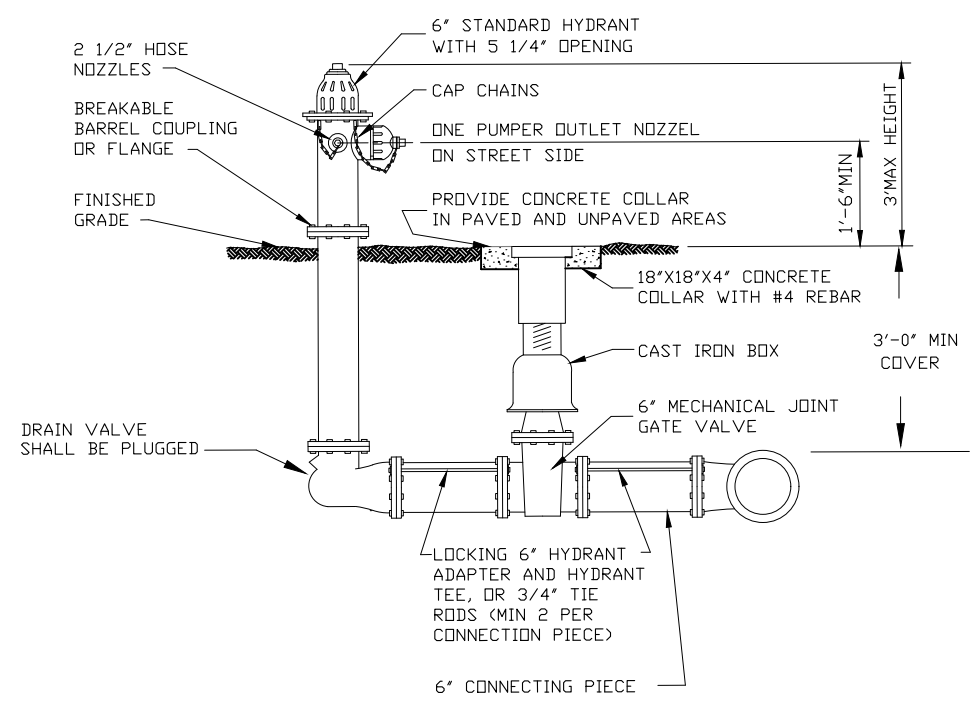
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DOMESTIC TYPICAL RPZ B.F.P. AND METER ASSEMBLY



RECLAIMED WATER SERVICE CONNECTION OPPOSITE SIDE OF MAIN



FIRE HYDRANT ASSEMBLY

13

6

3

JOB #: 13034.22
 ENGINEER: FRANK A. PORTER, P.E.
 PROJ. MGR.: F.A.P.
 DESIGNER: RID
 CHECKED: JPM
 DATE: MAR. 14, 2019

REVISIONS
 NO. DATE

RECORD DRAWING
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WSTC LOT 4 COMMERCIAL
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 WINTER SPRINGS, FLORIDA
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 (407) 696-3317
 WWW.NVS.COM
 CERTIFICATE OF AUTHORIZATION # 29065

SHEET
 C9.0

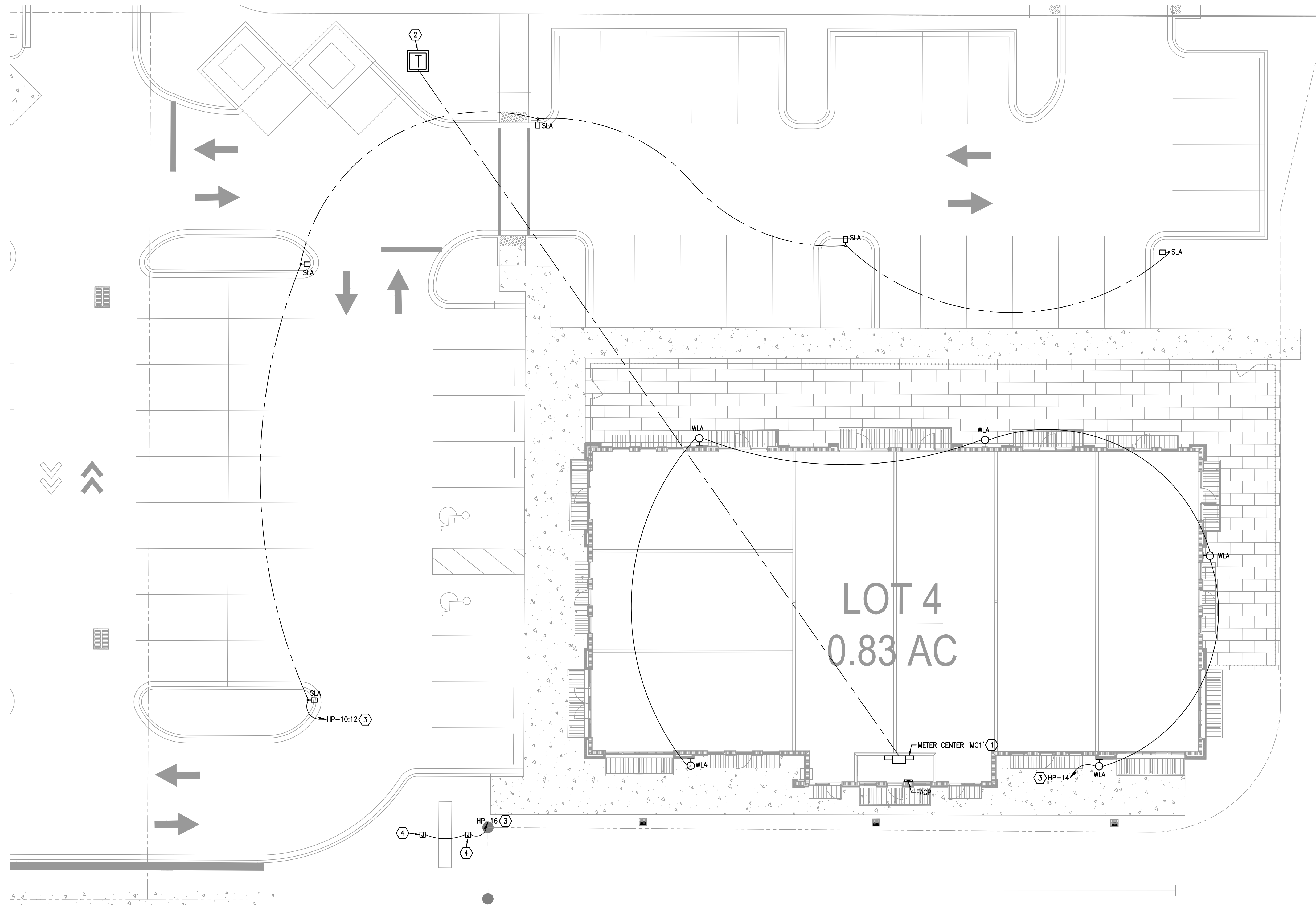
O:\13034.22\CONST LOT 4 RETAIL\13034.22 - LOT 4 C9.0 WATER DETAIL SHEET.dwg - Mar. 14, 2019 - 4:36pm

GENERAL NOTES:

- A. DO NOT SCALE ELECTRICAL DRAWING FOR ANY DIMENSIONS.
- B. ALL WORK SHALL COMPLY WITH THE 2014 NATIONAL ELECTRIC CODE, NATIONAL, STATE AND LOCAL CODES. PROVIDE GROUNDING AND BONDING PER NEC 250.
- C. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC. ALL CONDUCTORS SHALL HAVE AN EQUIPMENT GROUND WIRE SIZED PER NEC.
- D. FIELD VERIFY EXACT LOCATION OF ALL DEVICES AND EQUIPMENT PRIOR TO ROUGH IN.
- E. COORDINATE ALL SITE WORK WITH STARBUCKS REPRESENTATIVE PRIOR TO ROUGH-IN. PROVIDE ALL CONDUIT, PULL BOXES, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.

REFERENCE NOTES: (X)

- (1) REFER TO RESPECTIVE FLOOR PLANS, POWER RISER DIAGRAMS AND PANEL SCHEDULES FOR ADDITIONAL SERVICE INFORMATION.
- (2) UTILITY COMPANY TRANSFORMER; 120/208V, 3Ø. TRANSFORMER LOCATIONS SHOWN ARE PRELIMINARY. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATION WITH LOCAL UTILITY COMPANY PRIOR TO ROUGH-IN.
- (3) CONNECT CIRCUIT VIA LIGHTING CONTACTOR 'LC1' FOR AUTOMATIC CONTROL OF EXTERIOR LIGHT FIXTURES.
- (4) PROVIDE 120V ELECTRICAL CONNECTION FOR MONUMENT SIGN LIGHTING. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED.



LOT 4
0.83 AC

RETAIL BUILDING
SR 434 & Tuskawilla Road
Winter Springs, Florida

PERMIT SET **2018.005**

11-16-18 issue date SMB/MJR drawn by AJB/BLS approved by project number

REVISION SCHEDULE	
DATE	DESCRIPTION

SITE PLAN ELECTRICAL **E1.1**
sheet number

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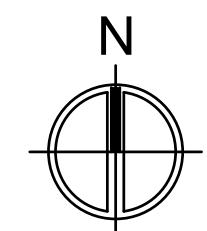


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JLC 18.0245.00

Blake Lawrence Suddeth
P.E. # 69060

1 SITE PLAN - ELECTRICAL
Scale: 1" = 10'-0"

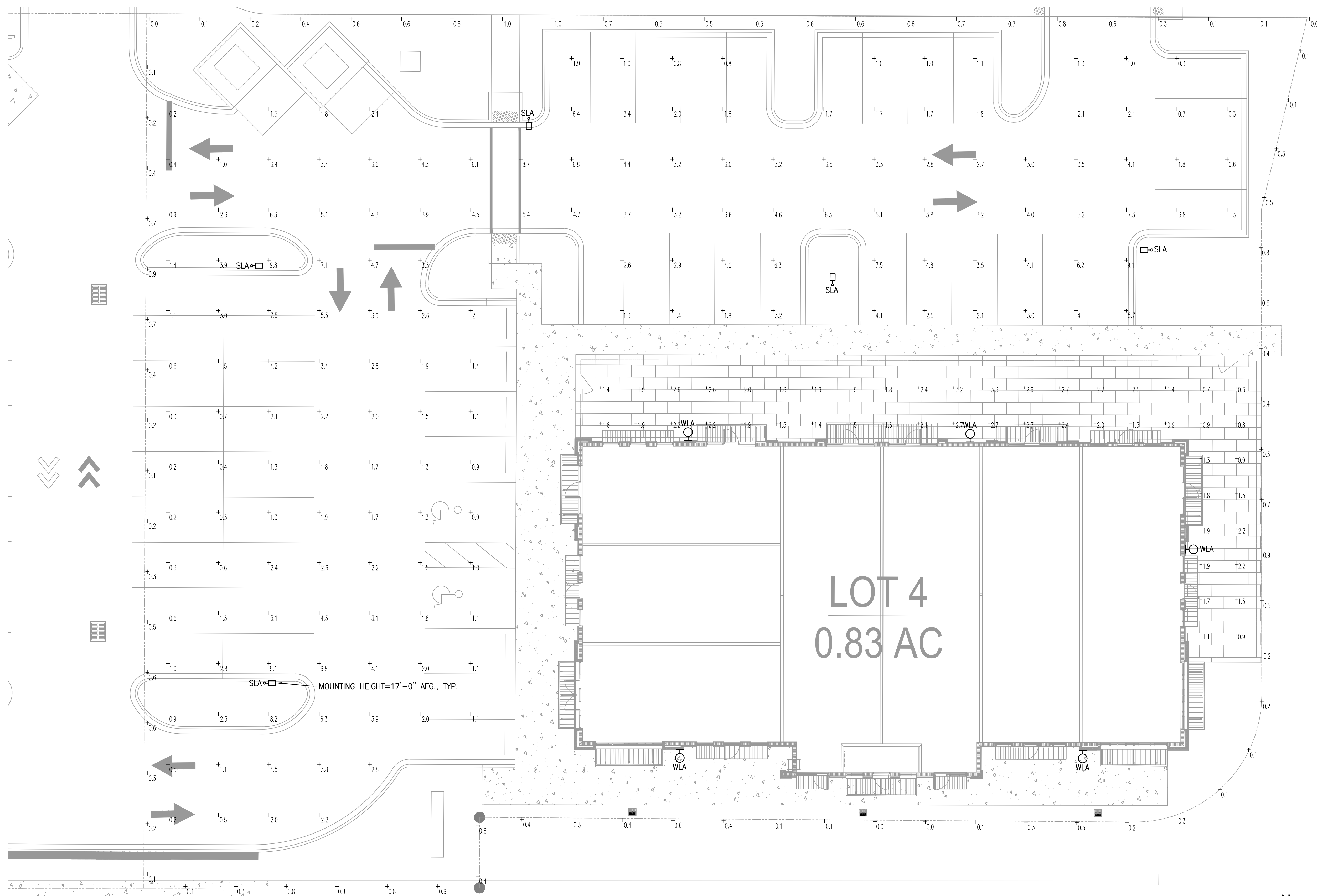


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
○	6	WLA	SINGLE	N.A.	0.950	111L-2-20LA-NW
□	5	SLD4b	SINGLE	N.A.	0.950	CXFxx80-G2-4N5-16

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking & Drive Area	Illuminance	Fc	2.89	9.8	0.2	14.45	49.00
Property Line	Illuminance	Fc	0.42	1.0	0.0	N.A.	N.A.
Streftfront and Patio	Illuminance	Fc	1.87	3.3	0.6	3.12	5.50

SITE LIGHT FIXTURE SCHEDULE										
MARK	DESCRIPTION	MANUFACTURER	MODEL	VOLTS	LAMP			FITURE WATTS		
					QTY	WATTS	MODEL			
SLA	(1) LED DECORATIVE AREA LUMINAIRE WITH ALUMINUM HOUSING, MOUNTED 17' AFG ON DECORATIVE POLE - TYPE 4 DISTRIBUTION & 50% MEDIAN DIMMING	HADCO	CX15-80-G2-A-4N-A-5-DH	208	1	127	LED	127		
WLA	LED WALL MOUNTED AREA LIGHT, FULL-CUTOFF OPTICS, TYPE 2 DISTRIBUTION, 4000K COLOR TEMP, MOUNTED AT 12' AFF	GARCO	111L-16L-550-NW2-2-UNV-PCB-BLK	208	1	30	LED	30		

NOTES:
DIVISION 16 CONTRACTOR SHALL VERIFY ALL FIXTURE TYPES AND FINISHES WITH OWNER PRIOR TO ORDERING.



RETAIL BUILDING
SR 434 & Tuskawilla Road
 Winter Springs, Florida

PERMIT SET **2018.005**

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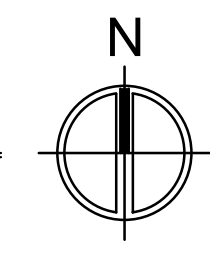
REVISION SCHEDULE	
DATE	DESCRIPTION

SITE PLAN
PHOTOMETRICS **E1.2**
 sheet number

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Joseph Lawrence & Co **bhm** **architecture**
 Consulting Engineers BHM ARCHITECTURE, INC.
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 ALTAMONTE SPRINGS, FLORIDA 32714 SUITE 108 PMB 264
 TEL: 321.974.4464 ALTAMONTE SPRINGS, FL 32701-4622 Blake Lawrence Suddeth
 WWW.JLCSINC.COM PHONE: 407.333.2005 LICENSE # AAC000233 P.E. # 69060
 CA NO. 39320

1 SITE PLAN - PHOTOMETRICS
 Scale: 1" = 10'-0"





Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Qty: _____
 Notes: _____

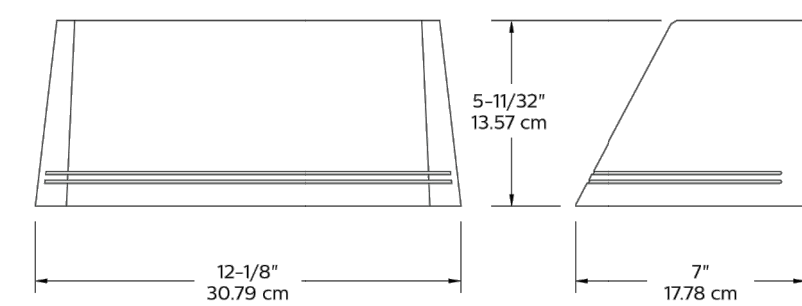
Philips Gardco 111 LED mini sconce luminaires are compact in size, perfect for low mounting height wall mount applications. 111 LED luminaires are designed to integrate naturally to wall surfaces. 111 LED luminaires are available with three (3) different distribution patterns, providing full cutoff performance (in the normal downlight position) and featuring LED arrays. Luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 111 LED luminaires are also available with 0-10V Dimming.

example: 111L-16L-350-CW-G2-2-UNV-DD-BK

Prefix	No. of LEDs	Drive Current	Color/Generation	Distribution	Voltage	Controls	Electrical/Luminaire	Finish
111L	16	350	CW-G2	2	UNV 120-277V	DD	PCB Photocell	Textured
16L	16 LED module	350mA	Cool White 5700K, 70 CR generation 2	Type II Wide Throw Optic with maximum lateral throw	120V	0-10V Dimming	Photocontrol	Black
350	350mA	550mA	Neutral White 4000K, 70 CR generation 2	Type III Protected Wide Throw Optic with improved forward throw	208 208V		Button?	White
550	550mA	750mA	Warm White 3000K, 70 CR generation 2	Type IV Maximized forward throw optic	240 240V			Bronze
750	750mA				277 277V			Dark Grey

1. Provide specific input voltage.

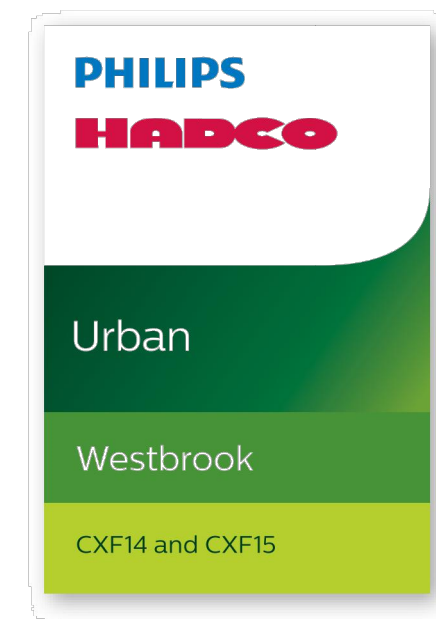
Dimensions



Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 1/4" (6.4cm) diameter bolts (by others) structurally to the wall.

10-111_LED_Spec_Sheet 12/16 page 1 of 2

1 FIXTURE TYPE 'B' & 'C'
No Scale



Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

The Philips Hadco Westbrook pendant luminaires offer a simple and modern look but still traditional, providing style and performance to work in several urban applications including residential streets, city streets, campuses, parking lots and retail centers. These pendants use the latest LED technology which maximizes energy savings and provides uniform and comfortable light.

example: CXF15-32-G2-A-2-W-A-3-DA-AST-SP2-H-F

Series	LED's	Generation	Finish	Optics	CCT	Voltage	Drive current
CXF14 Westbrook	32' 32 LED's	G2	A Black	2 Type II	W 3000K	120-277 VAC	3 350mA
CXF15 Westbrook	48 48 LED's		B White	3 Type III	N 4000K	120-277 VAC	5 530mA
	64 64 LED's		G Verde	4 Type IV		1347-480 VAC	7 700mA
	80 80 LED's		H Bronze	5 Type V			

Ordering guide (continued)

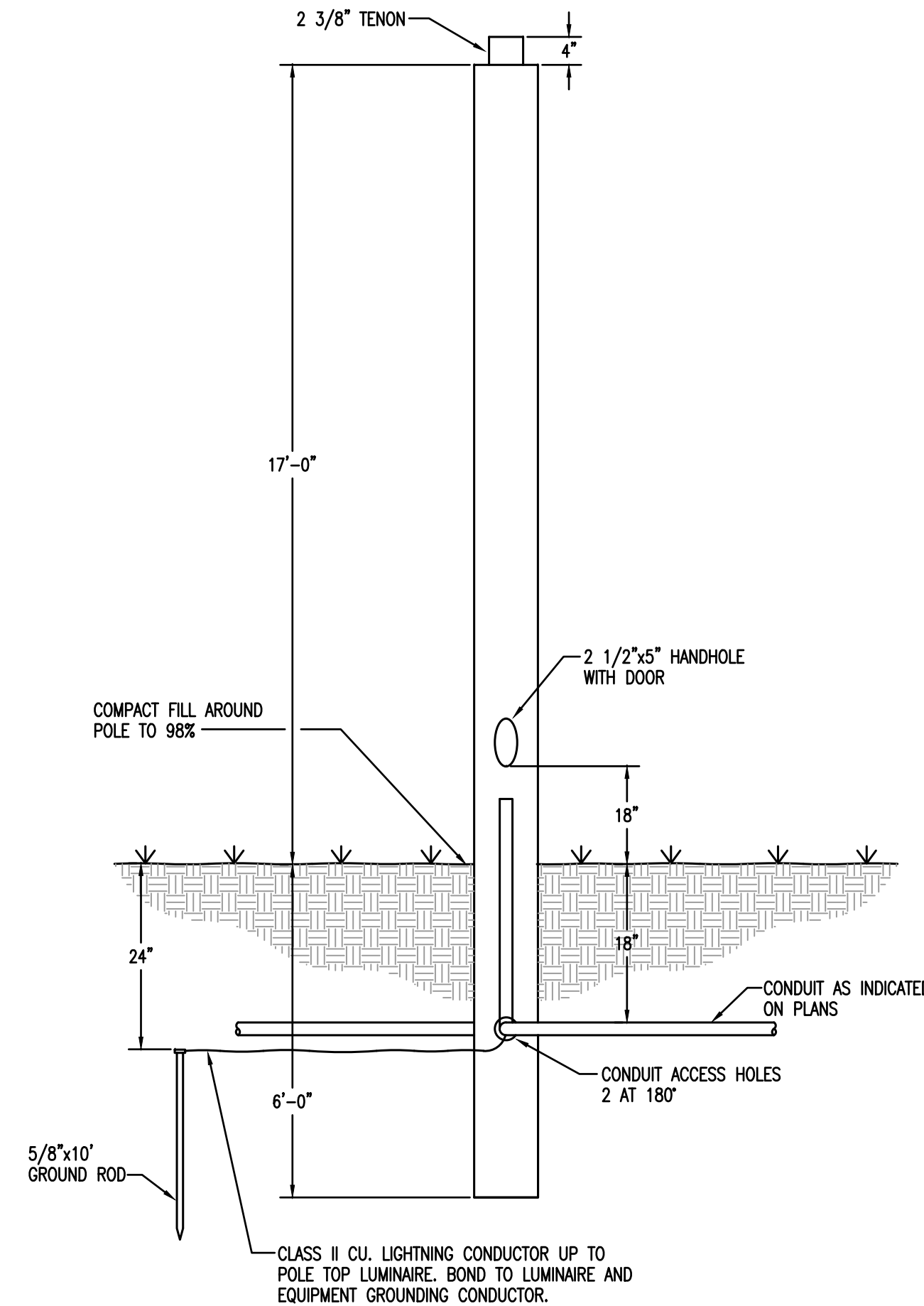
Optional dimming	1 st option	2 nd option	3 rd option	Surge protection	Luminaire options	Spinning
DA 4 Hrs 25% Reduction	AST Adjustable start up	CLO Constant light output	OTL Over the life	SP1 10kV/20kA	H House side shield	F Fluted spinning
DB 4 Hrs 50% Reduction	N	N	N	SP2 20kV/20kA	N No options	N No options
DC 4 Hrs 75% Reduction	N	No 1 st option	No 2 nd option			
DD 6 Hrs 25% Reduction						
DE 6 Hrs 50% Reduction						
DF 6 Hrs 75% Reduction						
DG 8 Hrs 25% Reduction						
DH 8 Hrs 50% Reduction						
DJ 8 Hrs 75% Reduction						
DAL1 Compatible with DALI						
N No dimming						

Footnotes
 1. 32LED at 350mA and 530mA are not compatible with 347-480V.
 2. Can't use 700mA with 80LED's.
 3. 347-480V not compatible with optional dimming or optional programming.

CXF14-15-Westbrook 10/16 page 1 of 5



2 FIXTURE TYPE 'SLA', 'SLB' & 'SLD'
No Scale



3 17FT. MOUNTING HEIGHT POLE DETAIL
Scale: Not to Scale

RETAIL BUILDING
 SR 434 & Tuskawilla Road
 Winter Springs, Florida

PERMIT SET **2018.005**
 11-16-18 issue date
 SMB/MJR drawn by
 AJB/BLS approved by
 project number

DATE	REVISION SCHEDULE DESCRIPTION

SITE LIGHTING CUTSHEETS **E1.3**
sheet number

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Blake Lawrence Suddeth
 P.E. # 69060

JLC 18.0245.00

PART I - GENERAL

1.01 Scope of Work:

Provide all labor, materials, equipment and incidentals required to prepare planting beds and install landscape planting in accordance with the plans and as specified.

Related Work Specified Elsewhere:

A. Section 02952 - Site Maintenance

1.03 General Requirements:

A. Finish Grade: The Contractor will perform the fine grading and amend the soil as required by these specifications. The contractor is responsible for any trees/shrubs that are planted prior to achieving final grade.

B. Comply with applicable Federal, State, County and local codes, ordinances and regulations governing landscape materials and work.

C. The work shall be coordinated with other trades to prevent conflicts.

D. All planting shall be performed by personnel familiar with planting procedures and under the supervision of a qualified landscape foreman.

E. Prior to the preparation of planting areas and plant pits, ascertain the location of all landscape underground trenches, electrical cable, conduits, utility lines, oil tanks, supply lines and other subsurface structures so that proper precautions may be taken not to disturb or damage any of these elements or improvements.

F. Prior to bidding, the Contractor shall visit the site and ascertain all site conditions, including utilities, slopes, access and available work space to preclude any misunderstandings and ensure a trouble-free installation. It shall be the Contractor's responsibility to avoid conflicts with existing underground and overhead utilities. The contractor shall notify all utilities servicing the work area at least 48 hours prior to any excavation so that underground utilities may be located.

G. Excavate all planting beds to their proper dimensions per the details.

H. Prior to placing planting mix and backfill, or commencing with planting of trees or shrubs, obtain the Owner's approval of soil amendments and backfill soils.

I. The Contractor shall take all necessary precautions to avoid damage to any building, building structure or waterproofing while working adjacent to fixed buildings, walls or other structures. The use of mechanical equipment within five (5) feet of any building or existing structure to move plants or materials shall be approved by the City prior to its use. The Contractor shall be responsible for all damages to the subsurface utilities, buildings, or building footings caused by his operations.

Applicable Documents:

A. Plans:

1. Nomenclature: Shall conform to the names given in "Standardized Plant Names", 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature or by the Bureau of Plant Industry, State of Florida.

2. Names of varieties not included therein shall conform generally with names accepted in the nursery trade.

3. Substitutions will be permitted only upon submission of proof that any specified plant is not obtainable or suitable for the location as specified on the plan and upon written authorization of the Owner and City.

1.05 Quality Control:

A. Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous and free from insect pests, fungi plant diseases and injuries.

B. Trees shall be heavily branched. All trees shall have a dominant leader and no crossing branches.

C. Plant material shall be graded Florida No. 1 or better as outlined under "Grades and Standards for Nursery Plants", established by the Florida Dept. of Agriculture.

D. The Owner shall have the right, at any stage of the operations, to reject any and all work and materials, which, in their opinion, do not meet the requirements of these specifications or aesthetically do not comply with design intent. Trees that are scorched or damaged during delivery or off loading will be rejected.

E. Representative samples of proposed plant materials are required to be inspected and approved by the Owner prior to any delivery to the project site. Such samples may be viewed at the respective nurseries prior to delivery to the project site.

Inspection:

A. All shipments of plant material shall be properly inspected at the nursery or at the growing site by the authorized State Agencies, prior to delivery to the project site.

B. All required inspection certificates shall accompany the bill of lading or invoices. Required transportation documents are to be submitted with invoices as back-up.

1.07 Soil Testing & Analysis:

A. The Landscape Contractor is required to take representative samples of the site soils.

B. Submit all samples to an independent testing laboratory for analysis. Laboratory selection is required to be approved by the Owner. Test for soil pH, salts, magnesium, calcium, phosphorus, potash, and percolation rates. Report from laboratory will identify nutrient deficiencies and recommendations to correct the deficiencies and to adjust pH to comply with the specifications. Submittal of the Contractor's fertilizer program for the maintenance period is required prior to acceptance.

C. Certificates:

1. Manufacturer's certification and/or testing laboratory certification that content of soil conditioners meet specification requirements.

2. Manufacturer's certificate of fertilizer's chemical composition including but not limited to percentage and derivation of nitrogen, phosphorus, potassium, and 1 micro-nutrients.

1.08 Measurements:

A. The minimum acceptable size of all plants measured after pruning, with branches in normal positions, shall conform to the measurements as shown on landscape plans and conform to the grades and standards established by the Florida Dept. of Agriculture.

B. Substantial deviations from these measurements must be approved by the City.

C. The caliper of tree trunks is to be taken twelve inches above the ground level.

1.09 Pre-performance Conference:

A. Provide a tentative working schedule including sequence of performance with bar charts.

B. Provide the proposed method of traffic control.

C. Provide a list of emergency phone numbers.

D. A Preconstruction conference will be required. Meeting to be scheduled by the Owner.

1.10 Shipment and Delivery:

A. Contractor shall notify the City and Owner, a minimum of 48 hours in advance, of all plant material deliveries. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CITY WITH NURSERY CERTIFICATION OF PLANT MATERIAL GRADE PRIOR TO DELIVERY TO SITE.

B. Plant materials shall be protected from weather and adequately packed to prevent breakage and drying during transit.

C. The Owner may exercise its option to inspect, select and assist the Contractor with the tagging of plant materials at the nursery.

D. Legible tags will be attached to at least one plant of each species. Packages, boxes, or bunches of plants will be identified with a similar tag attached. Plants which do not meet specifications for quality herein stated or plants that show improper handling or arrive on site in an unsatisfactory condition will be rejected. Rejected plants shall immediately be removed, disposed of, and replaced with approved nursery stock of like variety, size and age. These plants shall be replaced without additional cost to the Owner.

E. Final acceptance of plant material will be given only after material is planted and after meeting requirements prescribed herein.

PART II - PRODUCTS

2.01 Topsoil:

A. Topsoil material shall be free from subsequent hard clods, stiff clay, hard pan, stones larger than one inch (1") in diameter, noxious weeds and plants, including nutgrass and torpedo grass, roots, partially disintegrated debris, insects or any other undesirable material, plants, or seeds, that would be toxic or harmful to growth. All beds which contain topsoil contaminated with nut grass or torpedo grass shall have the top 24" of soil removed and replaced with uncontaminated soil or fumigated at no additional cost to the Owner. Topsoil shall be obtained from approved sources and shall contain 24% organic matter. PH shall range from 5.5 to 7.5 inclusive.

2.02 Planting Mix and Backfill:

A. All planting areas shall be backfilled with a mixture of prepared and approved plant mix as shown below.

Planting Beds:

60% Florida Fibrous Peat
20% Compost
20% Sand

B. Mix as prepared by Hillary Peat or approved equal.

C. All planting areas shall be stripped of all grass, weeds, trash, soil, etc.

D. Provide soil additive to adjust PH to be within range of 5.5 to 7.5 inclusive.

2.03 Plant Material:

A. The words "Plant Materials" or "Plants" refer to and include trees, shrubs, ground cover, grass or herbaceous materials.

B. Plant species shall conform to those indicated on the plans and in the specifications.

C. Plants shall be sound, healthy, vigorous, free from plant diseases, insect pests or their eggs and shall have healthy normal growth and root systems. Tree trunks shall have the specified caliper, straight with no fresh cuts, scroops or scars, and shall have the specified clear trunk height.

D. Plants, with the exception of "Hurricane Cut" palm trees, shall not be pruned prior to delivery except as approved by the Owner.

E. All shrubs and ground covers are required to be container grown. Trees are required to be one of the following unless specified otherwise in the Plant List:

1. Container Grown:

Plastic containers: Trees grown in plastic containers should be well established in the container. Minimum container size guidelines will follow those established by the Florida Dept. of Agriculture in the Florida Grades and Standards. Root bound container plants will not be accepted. No synthetic grow bags or equivalent will be accepted.

2. Field Grown:

Shall have the appropriate root ball size based on the trees diameter and height as established by the American National Standards Institutes recommendations. Field grown trees should be hardened off in the nursery for a period of 60-90 days.

F. Collected plants shall not be used unless specifically called for in the specifications or approved in writing by the Owner. The type, size and availability of specific species will be the basis of selection of any collected plants.

G. All plants for this project, which can only be secured outside of the Central Florida area, are required to be acclimatized for a minimum period of one (1) year. The acclimatization of these plants must take place off-site at the Contractor's secured property or certified nursery grower's site. The cost of acclimatization and its scheduling are the responsibility of the contractor.

2.04 Quantities:

A. The quantities shown in the leader call outs in the plans govern the required installed quantities. The Plant List is provided as a reference only. The contractor is responsible for his own take-off. Discrepancies must be brought to the Owner's attention, in writing, or be corrected by the Contractor at no additional expense to the Owner.

2.05 Fertilizer for Plantings:

A. Commercial grade fertilizer to comply with State of Florida Fertilizer laws. Create a soil test report to be as specified with at least 70% of the nitrogen derived from a non-water soluble organic or slow release source.

B. Fertilizer shall include all trace elements plus 3.00% magnesium. Percentages shall be verified by the soil test report fertilizer recommendations and revised, if necessary.

1. Federal Specifications O-F-241 Type 1, Grade A or B.

2. The chemical designation for granular fertilizer for all plantings shall be 12-6-8.

C. Fertilizer shall be incorporated into the planting soil mix at a rate of 8 lbs. per cubic yard.

2.06 Mulch:

A. All plant beds shall receive a uniform 3" layer of mini pine bark nugget mulch or City and Owner approved alternative.

PART III - EXECUTION

3.01 General:

A. The Contractor's work shall conform to accepted horticultural practices as used in the trade, unless specifically directed to the contrary by the contract documents and by the City.

B. Plants shall be protected upon arrival at the site by being thoroughly watered and properly maintained until planted. Plants shall not remain unprotected for a period exceeding 24 hours. At all times, workmanlike and customary horticultural practices shall be exercised.

3.02 Bed Preparation:

A. All existing vegetation and debris shall be removed and legally disposed of off-site from within the area of the planting and mulch beds completely as described on the Drawings and in these Specifications. In areas where there is existing grass or other vegetation, remove by approved mechanical means completely. Take care not to disturb existing tree roots, nor layers of soil below the excavated area except as needed to grade the area to avoid disturbing dormant weed seed. All planting and mulch beds are to be weed free prior to planting.

3.03 Digging of Pits:

B. The existence and location of underground structures, elements and utilities are shown on drawings other than the landscape plans. All elements shall be investigated and verified in the field before starting work. Excavation in the vicinity of structures and utilities shall be performed with due caution. Coordination with other Contractors and the Owner before all site excavations is required.

C. Should overhead or underground obstructions be encountered which interfere with the specified plantings, alternate locations or plan modifications will be selected and approved by the City and Owner.

D. Before digging of holes or beds, the location and arrangement of the planting shall be staked by the Contractor and then approved by the Owner. Staking shall conform to the plant list, specifications, plans and details. Shrubs shall be placed in true straight lines and evenly spaced as specified. Groundcovers shall be triangular spaced.

3.04 Tree Installation:

A. All tree pits shall be excavated to size and depth in accordance with the University of Florida recommendations, unless shown otherwise on the plans and details, and backfilled with the prepared Planting Mix as specified. Test all tree pits with water before planting to ensure proper drainage percolation is available. All tree pits shall drain fully within one hour after being filled with water. No allowance will be made for lost plants due to improper drainage. All plant beds, planters, tree wells and tree islands shall be inspected by the City and Owner to verify removal of concrete, liner, mulch base materials, etc. prior to backfilling.

1. Container-grown plants:

a. Gently place the plant straight in the hole and be sure the top of the root ball is no deeper than the existing landscape surface. In areas of compacted or poorly drained soils, the top of the root ball may be positioned slightly above the soil surface to provide an adequate volume of well-drained soil for root development. Fill around the ball with soil and gently firm the soil. Do not pack the soil. Water thoroughly while planting to remove air pockets.

b. Do not mound soil over the roots but form a saucer-like catch basin around the edge of the root ball with a soil ridge 3 to 6 inches high to facilitate watering.

c. Mulch with 3-inch layer of specified material to buffer soil temperature, reduce weed competition, and conserve moisture. Be sure to keep the mulch layer approximately 3 inches away from the plant stem.

2. Balled and Burlapped Plants

Planting procedures for balled and burlapped plants are similar to those for planting container-grown plants. Always move balled and burlapped plants by the root ball only. Never use the trunk as a handle to pick up or move these plants. Care should be taken not to disturb the root ball as this would severely damage the root system. Removal of all the burlap before planting is not necessary, although the top one-third of the burlap should be pulled back from the stem. Removal of woven plastic wraps completely after setting the plant in the hole is necessary. Nondegradable, woven plastic fabrics can girdle roots as they expand through the material. However, this practice may not be feasible when moving large trees that have been sleeved in woven plastic materials before being placed in wire baskets. Slice the material through the wire baskets to facilitate healthy root growth into the landscape soil. Always remove nylon twine tied around the plant stem. Nylon twine does not rot and will eventually girdle the stem if left in place.

3. Palms

Generally, procedures for planting balled and burlapped shrubs and trees are suitable for palms. Palms should be harvested with a root ball appropriate for the size and species of palm. Although a 2 foot diameter root ball would be adequate for a palm 3 to 6 feet in height, a root ball of 4 to 5 feet in diameter is recommended for larger palms. Foliage of all palm species except Sabal palmetto shall have the leaves tied with a biodegradable twine in a bundle around the bud. Complete leaf removal at the time of digging is required when planting Sabal palmetto.

B. No trees shall be planted prior to completion of final finish grading.

C. Trees shall be set plumb and held in position until the planting mixture has been flushed into place with slow full hose stream.

3.05 All Plant Materials:

A. Plants shall be set on prepared planting soil backfilled and brought to a height to allow planting above the depth the plants grew in the nursery as shown on the details. Upright plants shall be kept in a vertical position. All trees shall be handled by a padded nylon strap for lifting purposes.

B. Circular receiving holes with vertical sides shall be excavated for all plants except for bare-root ground covers. Diameter of receiving holes for all plants shall be as shown on the drawings.

C. After placing the plant in the pit, the planting soil specified herein shall be watered and firmly tamped to ensure the backfill mixture is surrounding the root ball. All tamping shall be such that no plants will settle below their original growing height and the finish grade specified.

D. Plants in containers shall be carefully removed from the pots, cans, boxes or other containers in a manner not to damage the roots or the soil formed by the soil in the container. Scarcifying the root ball on the sides and bottom to stimulate new root growth outside of the existing root ball should be performed prior to placement into the pit. Plants shall be set in the pit with the planting mixture carefully washed and tamped around the base of each to fill voids.

E. All plants shall be thoroughly watered at the time of planting and kept adequately watered until time of acceptance. No additional allowances will be made for plant losses due to lack of adequate or proper watering.

F. Pruning shall be done after planting and with due regard to the natural form and growth characteristics of each species. Method and amount of pruning shall be determined by the Landscape Architect/Owner. Trees with pruned terminal leaders will not be accepted.

G. During the course of planting, excess waste materials shall be removed daily. All reasonable precautions shall be taken to avoid damage to structures and plantings. When planting in an area has been completed the area shall be fully policed for debris and maintained in this finished state until Final Acceptance.

3.06 Mulching:

A. Plants and planting beds shall receive a layer of the specified mulch, entirely covering the area around each plant or the entire 3" minimum surface of each planting bed.

B. Mulch shall be placed between and around all newly planted trees and shrubs as shown on drawings and as specified. For individual plants, the mulch shall be spread to cover the saucer area and maintained until acceptance. Mulch shall be kept a minimum of 3" away from the trunks of all trees. When in place, the mulch is to be watered thoroughly.

3.07 Guying and Staking:

A. Guy and stake plant materials as specified and detailed to assure upright form. Follow the recommendations from the University of Florida Cooperative Extension Service Circular 858, unless noted otherwise in drawings.

B. Prevent plants from falling or being blown over, re-straighten and replant all plants which lean or fall, and replace all plants which are damaged due to lack of guying and staking.

C. If un-guyed plants are blown over by high winds, the City will determine if the plant is to be replaced. Such decision shall not be cause for additional expense to the Owner. Damaged plants shall be replaced and guyed or staked at no additional cost to the Owner.

D. All stakes and staking material should be removed between the 16th and 18th months following planting, except on those trees identified by the Owner. The Contractor shall notify the Owner fourteen (14) days prior to removing stakes and staking material.

3.08 Maintenance Prior to Substantial Completion:

A. Maintenance shall commence after each plant is planted and shall continue until substantial completion. After substantial completion, the formal one year guarantee period shall commence.

B. Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, lightening and repair of guys, replacement of sick or dead plants, resetting plants to proper grades or upright position, restoration of the planting saucer, and all other care required for proper growth of the plants. Proper protection of lawn areas shall be provided and any damages resulting from planting or maintenance operations shall be repaired promptly by the Contractor at no additional cost to the Owner.

C. Damage resulting from erosion, gullies, washouts or other causes shall be repaired by the Contractor by filling with topsoil, tamping, re-fertilizing and re-stabilizing slopes, at no additional cost to the Owner.

3.08 Guarantee and Replacement:

A. All work shall be guaranteed for a period of one year from the date of substantial completion. All plants shall be alive and in satisfactory growth throughout the guarantee period, if at any time during the one year guarantee period, substandard or dead trees or plants are identified by the Owner, such trees and plants shall be replaced by the Contractor within fourteen (14) calendar days of notification, at no additional cost to the Owner.

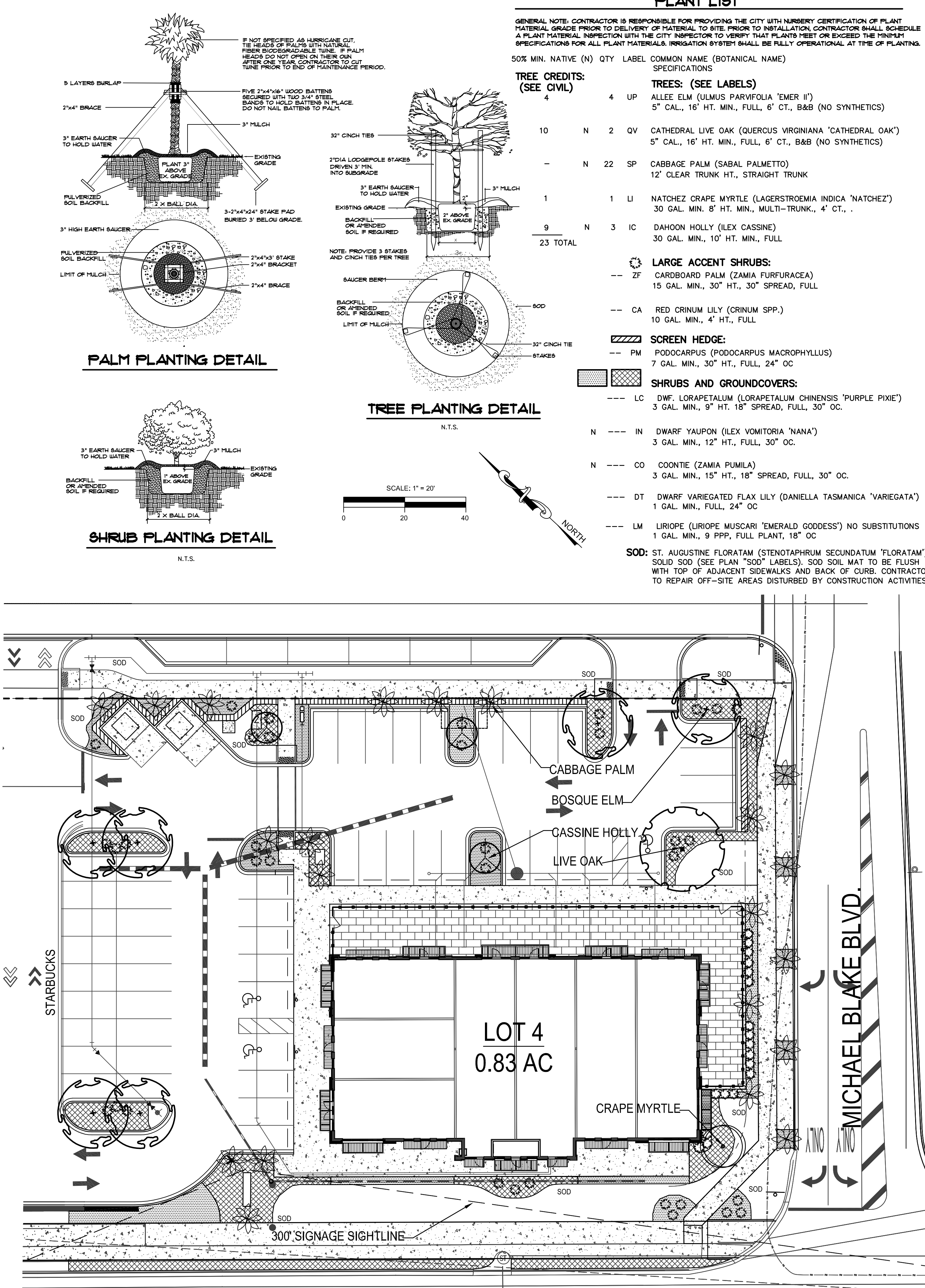
B. The Landscape Contractor shall notify the Owner in writing, ten (10) days prior to expiration of guarantee periods, and said guarantee period shall be continued until such time as written notification is received.

C. At the end of the guarantee period, an inspection will be made by the Contractor and the Owner. All plants that are dead or fail to meet the grade requirements initially specified or are otherwise considered in unsatisfactory condition, as determined by the Owner, shall be removed from the site and immediately replaced with approved plants meeting the original specifications.

D. All replacements shall be plants of the same species and size as specified in the Plant List. They shall be furnished and planted as specified with no additional cost to the Owner.

E. All replacement plants shall become guaranteed for a period of one year from the date of their acceptance. A written agreement is required to be submitted by the Contractor for this additional guarantee.

END OF SECTION



PLANT LIST

GENERAL NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CITY WITH NURSERY CERTIFICATION OF PLANT MATERIAL GRADE PRIOR TO DELIVERY OF MATERIAL TO SITE. PRIOR TO INSTALLATION, CONTRACTOR SHALL SCHEDULE A PLANT MATERIAL INSPECTION WITH THE CITY INSPECTOR TO VERIFY THAT PLANTS MEET OR EXCEED THE MINIMUM SPECIFICATIONS FOR ALL PLANT MATERIALS. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AT TIME OF PLANTING.

50% MIN. NATIVE (N)	QTY	LABEL	COMMON NAME (BOTANICAL NAME)	SPECIFICATIONS	
			TREES: (SEE LABELS)		
	4	UP	ALLEE ELM (ULMUS PARVIFOLIA 'EMER II')	5" CAL., 16' HT. MIN., FULL, 6' CT. B&B (NO SYNTHETICS)	
	10	N	2	QV CATHEDRAL LIVE OAK (QUERCUS VIRGINIANA 'CATHEDRAL OAK')	5" CAL., 16' HT. MIN., FULL, 6' CT. B&B (NO SYNTHETICS)
	-	N	22	SP CABBAGE PALM (SABAL PALMETTO)	12' CLEAR TRUNK HT., STRAIGHT TRUNK
	1	LI	1	LI NATCHEZ CRAPE MYRTLE (LAGERSTROEMIA INDICA 'NATCHEZ')	30 GAL. MIN. 8' HT. MIN., MULTI-TRUNK, 4' CT. .
	9	N	3	IC DAHOON HOLLY (ILEX CASSINE)	30 GAL. MIN., 10' HT. MIN., FULL
	23		TOTAL		

LARGE ACCENT SHRUBS:					
	--	ZF	15	CA CARDBOARD PALM (ZAMIA FURFURACEA)	15 GAL. MIN., 30" HT., 30" SPREAD, FULL
	--	CA	10	CA RED CRINUM LILY (CRINUM SPP.)	10 GAL. MIN., 4' HT., FULL
SCREEN HEDGE:					
	--	PM	7	PM PODOCARPUS (PODOCARPUS MACROPHYLLUS)	7 GAL. MIN., 30" HT., FULL, 24" OC
SHRUBS AND GROUNDCOVERS:					
	--	LC	3	LC DW. LORAPETALUM (LORAPETALUM CHINENSIS 'PURPLE PIXIE')	3 GAL. MIN., 9" HT. 18" SPREAD, FULL, 30" OC.
	N	---	IN	IN DWARF YAUPON (ILEX VOMITORIA 'NANA')	3 GAL. MIN., 12" HT., FULL, 30" OC.
	N	---	CO	CO COONTIE (ZAMIA PUMILA)	3 GAL. MIN., 15" HT., 18" SPREAD, FULL, 30" OC.
	--	DT	1	DT DWARF VARIEGATED FLAX LILY (DANIELLA TASMANICA 'VAREGATA')	1 GAL. MIN., FULL, 24" OC
	--	LM	1	LM LIRIOPE (LIRIOPE MUSCARI 'EMERALD GODESS')	NO SUBSTITUTIONS 1 GAL. MIN., 9 PPP, FULL PLANT, 18" OC

SOD: ST. AUGUSTINE FLORATAM (STENOTAPHRUM SECUNDATUM 'FLORATAM') SOLID SOD (SEE PLAN "SOD" LABELS). SOD SOIL MAT TO BE FLUSH WITH TOP OF ADJACENT SIDEWALKS AND BACK OF CURB. CONTRACTOR TO REPAIR OFF-SITE AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.

JOB #: 1902422
 DATE: FEB. 05, 2019
 ENGINEER: FRANK L. LUCAS, P.E.
 FIRM: L.L.C. 080202
 DESIGNER: JSL
 CHECKED: JPM
 REVISIONS: NO. DATE
 RECORD DRAWING: THIS DRAWING IS A RECORD DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. ANY CHANGES TO THE ORIGINAL DRAWING SHALL BE MADE BY THE CONTRACTOR AND NOTED ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND STATE AGENCIES.

WSTC LOT 4 COMMERCIAL
 S.R. 434 & TUSKAWILLA ROAD
 WINTER SPRINGS, FLORIDA
 OCEAN BLEU GROUP

LANDSCAPE PLAN
 201 S. BUNBY AVE.
 ORLANDO, FL 32807
 WWW.NV5.COM
 CERTIFICATE OF AUTHORIZATION # 29065

NV5
 SHEET L1.0



CITY OF WINTER SPRINGS

COMMUNITY DEVELOPMENT DEPARTMENT

1126 STATE ROAD 434

WINTER SPRINGS, FL 32708

407-327-5966

FAX: 407-327-6695

BOARD OF ADJUSTMENT APPLICATION

- CONDITIONAL USE / SPECIAL EXCEPTION
 VARIANCE
 WAIVER

APPLICANT: JDBS Winter Springs, LLC
Last First Middle

MAILING ADDRESS: 10931 N. Dale Mabry Hwy
Tampa, FL 33618

PHONE & EMAIL: (813) 288-4654, b.schultz@oceanbleugroup.com
City State Zip Code

If Applicant does NOT own the property:

PROPERTY OWNER: _____
Last First Middle

MAILING ADDRESS: _____

City State Zip Code

PHONE & EMAIL: _____

This request is for the real property described below:

PROPERTY ADDRESS: 1220 E SR 434, Winter Springs, FL

TAX PARCEL NUMBER: 06-21-31-506-0000-0030

SIZE OF PARCEL: _____ 2.79
Square Feet Acres

EXISTING LAND USE: _____

Current FUTURE LAND USE Classification: TOWN CENTER DISTRICT

Current ZONING Classification: T-C (T-5 TRANSECT)

Please state YOUR REQUEST: REQUEST SPECIAL EXCEPTIONS FROM THE TOWN CENTER CODE.

The APPLICANT IS RESPONSIBLE for posting the blue notice card (provided by the City) on the site at least SEVEN (7) DAYS prior to the Board of Adjustment Meeting at which the matter will be considered. Said notice shall NOT be posted within the City right-of-way. All APPLICANTS shall be afforded minimal due process as required by law, including the right to receive notice, be heard, present evidence, cross-examine witnesses, and be represented by a duly authorized representative.

The CITY COMMISSION shall render all final decisions regarding variances, conditional uses and waivers and may impose reasonable conditions on any approved variance, conditional use or waiver to the extent deemed necessary and relevant to ensure compliance with applicable criteria and other applicable provisions of the City Code and Comprehensive Plan. All formal decisions shall be based on competent substantial evidence and the applicable criteria as set forth in Chapter 20, Zoning. APPLICANTS are advised that if, they decide to appeal any decisions made at the meetings or hearings with respect to any matter considered at the meetings or hearings, they will need a record of the proceedings and, for such purposes, they will need to insure that a verbatim record of the proceedings is made, at their cost, which includes the testimony and evidence upon which the appeal is to be based, per 286.0105, Florida Statutes.

Any CONDITIONAL USE, VARIANCE, or WAIVER which may be granted by the City Commission shall expire two (2) years after the effective date of such approval by the City Commission, unless a building permit based upon and incorporating the conditional use, variance, or waiver is issued by the City within said time period. Upon written request of the property owner, the City Commission may extend the expiration date, without public hearing, an additional six (6) months, provided the property owner demonstrates good cause for the extension. In addition, if the aforementioned building permit is timely issued, and the building permit subsequently expires and the subject development project is abandoned or discontinued for a period of six months, the conditional use, variance or waiver shall be deemed expired and null and void. (Code of Ordinances, Section 20-36.)

THE FOLLOWING ITEMS ARE TO BE SUPPLIED WITH THIS APPLICATION:

- A copy of the most recent SURVEY of the subject property.
- A copy of the LEGAL DESCRIPTION reflecting the property boundaries.
- 11 x 17 MAP showing ADJACENT STREETS and ZONING AND LAND USE classifications on the ADJACENT PROPERTY.
- JUSTIFICATION for the Request (See Attached List)
- NAMES and ADDRESSES of each property owner within 150 ft. of each property line.
- Notarized AUTHORIZATION of the Owner,
IF the Applicant is other than the Owner or Attorney for the Owner (see below).
- APPLICATION FEES:

FEES are as SHOWN BELOW plus ACTUAL COSTS incurred for ADVERTISING or NOTIFICATION, and for REIMBURSEMENT for TECHNICAL and/or PROFESSIONAL SERVICES which may be required in connection with the review, inspection or approval of any development (based on accounting submitted by the City's Consultant) , payable prior to approval of the pertinent stage of development.

CONDITIONAL USE / SPECIAL EXCEPTION	\$ 500
WAIVER	\$ 500
VARIANCE	\$ 500
<hr/>	
TOTAL DUE	\$ _____

-

By submitting this application you hereby grant temporary right of entry for city officials to enter upon the subject property for purposes of evaluating this application.

FOR USE WHEN APPLICANT IS OWNER OF THE SUBJECT REAL PROPERTY:

This is to certify that I am the Owner in fee simple of subject lands described within this Application for Board of Adjustment consideration:

Signature of Owner

Sworn to and subscribed before me this
_____ day of _____ 20____.

Notary Public
My Commission expires:

_____ Personally Known
_____ Produced Identification:
(Type) _____
_____ Did take an Oath
_____ Did Not take and Oath

FOR USE WHEN APPLICANT IS NOT OWNER OF THE SUBJECT REAL PROPERTY:

I, _____ do hereby, with my notarized signature, allow
_____ to represent me in this Application related to my property. The
property is identified as: Tax Parcel Number(s) _____

Located at _____

Signature of Owner(s)

Sworn to and subscribed before me this
_____ day of _____ 20____.

Notary Public
My Commission expires:

_____ Personally Known
_____ Produced ID: (Type) _____
_____ Did take an Oath
_____ Did Not take and Oath

20-321(c) Town Center Special Exceptions

(1) The city commission may by special exception waive strict compliance with provisions of this code in furtherance of promoting the town center policies adopted by the city. In granting a special exception, the city commission must find by substantial competent evidence that:

- a. The proposed development contributes to, promotes and encourages the improvement of the Winter Springs Town Center and catalyzes other development as envisioned in the Winter Springs Town Center regulations.

- b. The proposed development will not have an unfavorable effect on the economy of the Winter Springs Town Center and complies with the economic fiscal impact requirements set forth in the City's Comprehensive Plan and Code.

- c. The proposed development abides by all rules in this code other than those specially excepted. Special limitations apply to large footprint buildings (greater than twenty thousand (20,000) square feet); see subsection [20-324\(9\)](#) for these limitations.

- d. The proposed development meets any reasonable additional conditions, restrictions or limitations deemed necessary by the city commission in order to preserve and promote the intent of the Winter Springs Town Center District Code.

- e. With respect to each waiver requested, the specific waiver shall comply with all of the following:
1. Is a result of special conditions and circumstances which are peculiar to the land, site plan, structure or building involved and which justify granting the waiver in the context of the overall proposed development being successful within the town center;
 2. Is the minimum waiver from the town center regulations necessary to make possible the reasonable use of the land, building or structure;
 3. Is in harmony with the general intent and purpose of the town center regulations;
 4. Will not be injurious or incompatible to the town center and any surrounding neighborhood or property; and
 5. Will not create a public nuisance or be detrimental to the public health, safety, and welfare relative to public services including water, sewer, surface water management, police, fire, parks and recreation, streets and traffic patterns, public transportation, marina and water ways, bicycle and pedestrian facilities.

Special Exceptions Requested:

1. Requesting a waiver for a 13.56' building setback, which is greater than the 8' maximum setback required in Sec. 20-325 (T5 Transect).
2. Requesting a waiver for a lot dimensions of 222' x 174' which is larger than the 180' x 160' required in Sec. 20-325 (T5 Transect).
3. Requesting a waiver for 54% frontage buildout which is less than the 80% coverage required in Sec. 20-325 (T5 Transect).
4. ~~A parking setback of 24' from the property line along the main street, which is less than the 50' minimum required in Sec. 20-325.~~ **This applies to structured parking only.**
5. Requesting a waiver for the requirement of a 6' landscape island separating more than 6 consecutive parking spaces.

20-321(c) Town Center Special Exceptions

(1) The city commission may by special exception waive strict compliance with provisions of this code in furtherance of promoting the town center policies adopted by the city. In granting a special exception, the city commission must find by substantial competent evidence that:

(a) The proposed to development contributes, promotes and encourages the improvement of the Winter Springs Town Center and catalyzes other development as envisioned in the Winter Springs Town Center regulations.

The proposed development will add 7 retail units to the prominent corner of SR434 and Michael Blake Boulevard which is consistent with the mixed use nature of the overall Town Center.

(b)The proposed development will not have an unfavorable effect on the economy of the Winter Springs Town Center and complies with the economic fiscal impact requirements set forth in the City's Comprehensive Plan and Code.

The development of retail units in the proposed development will have a positive impact on the economy of the Winter Springs Town Center by locating shopping areas directly adjacent to local consumers in the Town Center who will be shopping and dining locally and generating more demand for local business.

(c) The proposed development abides by all rules in this code other than those specially excepted. Special limitations apply to large footprint buildings (greater than twenty thousand (20,000) square feet); see subsection 20-324(9) for these limitations.

The proposed development will abide by all rules in the code other than those being requested in this Special Exception application. The proposed development does not proposed any building with footprints larger than 20,000 square feet.

(d) The proposed development meets any reasonable additional conditions, restrictions or limitations deemed necessary by the city commission in order to preserve and promote the intent of the Winter Springs Town Center District Code.

If the City Commission proposes any reasonable additional conditions, restrictions, or limitations, the Developer will strive to meet them.

(e) With respect to each waiver requested, the specific waiver shall comply with all of the following:

Special Exception 1:

1. Is a result of special conditions and circumstances which are peculiar to the land, site plan, structure or building involved and which justify granting the waiver in the context of the overall proposed development being successful within the town center;

This special exception is due to the adjacent Starbucks development and allows space for the creation of a storefront type aesthetic along SR 434. The building front is placed 22' closer to SR 434 than the Starbucks.

2. Is the minimum waiver from the town center regulations necessary to make possible the reasonable use of the land, building or structure;

This special exception is the minimum necessary to have a congruent lot configuration with the adjacent Starbucks.

3. Is in harmony with the general intent and purpose of the town center regulations;

This special exception is in harmony with the general intent of the town center in that it allows for the development of additional retail along the SR 434 corridor.

4. Will not be injurious or incompatible to the town center and any surrounding neighborhood or property; and

This special exception will not be incompatible to the town center since it makes good use of the remaining property with good internal block circulation.

5. Will not create a public nuisance or be detrimental to the public health, safety, and welfare relative to public services including water, sewer, surface water management, police, fire, parks and recreation, streets and traffic patterns, public transportation, marina and water ways, bicycle and pedestrian facilities.

This special exception will not create public nuisance or be detrimental to public health, safety, and welfare relative to public services since the area in question will be on private property.

Special Exception 2:

1. Is a result of special conditions and circumstances which are peculiar to the land, site plan, structure or building involved and which justify granting the waiver in the context of the overall proposed development being successful within the town center;

This special exception is due to the peculiar shape of the remaining lot of land after the Starbucks was developed.

2. Is the minimum waiver from the town center regulations necessary to make possible the reasonable use of the land, building or structure;

This special exception is necessary since subdividing this remaining lot would create at least one that would be very difficult to develop with a retail user.

3. Is in harmony with the general intent and purpose of the town center regulations;

This special exception is in harmony with the general intent of the town center in that it allows for the development of additional retail along the SR 434 corridor.

4. Will not be injurious or incompatible to the town center and any surrounding neighborhood or property; and

This special exception will not be incompatible to the town center since it makes good use of the remaining property with good internal block circulation.

5. Will not create a public nuisance or be detrimental to the public health, safety, and welfare relative to public services including water, sewer, surface water management, police, fire, parks and recreation, streets and traffic patterns, public transportation, marina and water ways, bicycle and pedestrian facilities.

This special exception will not create public nuisance or be detrimental to public health, safety, and welfare relative to public services since the area in question will be on private property.

Special Exception 3:

1. Is a result of special conditions and circumstances which are peculiar to the land, site plan, structure or building involved and which justify granting the waiver in the context of the overall proposed development being successful within the town center;

This special exception is due to the configuration of the lot having a wide dimension and little depth. Adding more retail along the frontage to achieve 80% coverage would not leave enough space behind the building for off-street parking or allow for good internal circulation with the adjacent Starbucks lot.

2. Is the minimum waiver from the town center regulations necessary to make possible the reasonable use of the land, building or structure;

This special exception is the minimum necessary to allow the retail building to be placed along SR 434.

3. Is in harmony with the general intent and purpose of the town center regulations;

To keep in harmony with the general intent, the Developer will continue the small knee wall that covers the Starbucks parking field across the parking field of this lot. This will help with the coverage along the frontage.

4. Will not be injurious or incompatible to the town center and any surrounding neighborhood or property; and

This special exception will not be incompatible to the town center since it is basically a continuation of the Starbucks lot.

5. Will not create a public nuisance or be detrimental to the public health, safety, and welfare relative to public services including water, sewer, surface water management, police, fire, parks and recreation, streets and traffic patterns, public transportation, marina and water ways, bicycle and pedestrian facilities.

This special exception will not create public nuisance or be detrimental to public health, safety, and welfare relative to public services since the area in question will be on private property.

~~Special Exception 4:~~ This applies to structured parking only.

1. Is a result of special conditions and circumstances which are peculiar to the land, site plan, structure or building involved and which justify granting the waiver in the context of the overall proposed development being successful within the town center;

This special exception is due to the configuration of the lot having a wide dimension and little depth. The off-street parking is needed to meet minimum standards and since the lot is not that deep, the parking field needs to encroach into the 50' setback. This also allows for connection to the internal circulation of the Starbucks lot.

2. Is the minimum waiver from the town center regulations necessary to make possible the reasonable use of the land, building or structure;

This special exception is necessary to allow for the construction of the internal circulation connections to Starbucks and parking required for the retail buildings.

3. Is in harmony with the general intent and purpose of the town center regulations;

This special exception is in harmony with the general intent of the town center in that the parking area will be screened with a knee wall that will be continued from the Starbucks lot. This will help to shield the parking area from SR 434.

4. Will not be injurious or incompatible to the town center and any surrounding neighborhood or property; and

This special exception will allow for compatibility with the Starbucks lot.

5. Will not create a public nuisance or be detrimental to the public health, safety, and welfare relative to public services including water, sewer, surface water management, police, fire, parks and recreation, streets and traffic patterns, public transportation, marina and water ways, bicycle and pedestrian facilities.

This special exception will not create public nuisance or be detrimental to public health, safety, and welfare relative to public services since the area in question will be on private property.

Special Exception 5:

1. Is a result of special conditions and circumstances which are peculiar to the land, site plan, structure or building involved and which justify granting the waiver in the context of the overall proposed development being successful within the town center;

This special exception is needed to match the parking configuration of the adjacent Starbucks lot.

2. Is the minimum waiver from the town center regulations necessary to make possible the reasonable use of the land, building or structure;

This special exception is necessary to allow for the construction of the internal circulation connections to Starbucks and parking required for the retail buildings.

3. Is in harmony with the general intent and purpose of the town center regulations;

This special exception is in harmony with the general intent of the town center in that the parking area will be screened with end cap islands and a knee wall on SR 434.

4. Will not be injurious or incompatible to the town center and any surrounding neighborhood or property; and

This special exception will allow for compatibility with the Starbucks lot.

5. Will not create a public nuisance or be detrimental to the public health, safety, and welfare relative to public services including water, sewer, surface water management, police, fire, parks and recreation, streets and traffic patterns, public transportation, marina and water ways, bicycle and pedestrian facilities.

This special exception will not create public nuisance or be detrimental to public health, safety, and welfare relative to public services since the area in question will be on private property.



PUBLIC HEARINGS AGENDA ITEM 401

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

West End Professional Center Monument Sign Special Exception and Development Agreement Modification

SUMMARY

APPLICANT AND PROPERTY INFORMATION:

- Applicant/Property Owner's Name (s): West End Professional Center One LLP
- Property Address(es): 1135 East State Road 434
- Property Parcel ID Number(s): 36-20-30-502-0000-0010
- Current FLUM Designation: Town Center District
- Current Zoning Designation: T-C (Town Center District)
- Development Agreements:
 - Binding Development Agreement (2006)
 - First Modification of Binding Development Agreement (2007)
 - Second Modification to Binding Development Agreement (2008)
- Pending Code Enforcement Actions: None
- City Liens: None

APPLICABLE LAW, PUBLIC POLICY, AND EVENTS:

Home Rule Powers

Winter Springs Code of Ordinances

City of Winter Springs Comprehensive Plan

Project Overview

The applicant is seeking a Special Exception and modification to the Development Agreement for the construction of one monument sign (Exhibit A) at the multi-tenant office building located at 1135 E. SR 434. The subject property is located within Transect 5 of the Town Center zoning district. Per Section 20-327.1 - Signs, freestanding monument signs are permitted by special exception in the Town Center along SR 434 frontage. The sign generally conforms to the standards set forth in Section 16-82 "Special Supplemental regulations for properties located on SR 434", pertaining to monument signs. The signs architectural features and colors match the existing building and provide acceptable aesthetics in relation to the surrounding Town Center buildings.

As part of the Binding Development Agreement, adopted December 11, 2006, by the City Commission, the developer was required to construct six seat walls around trees located in the plaza at the north end of the property. Only four of the six seat walls were constructed. The proposed Third Modification to Binding Development

Agreement (Exhibit C) would reduce the number of seat walls required from six to four. This modification would also allow for one of the four seat walls to contain a monument sign and landscaping, as opposed to a tree, which was originally required in the original Binding Development Agreement. Based on Staff review of the plaza area, there will still be adequate seating in the plaza area with only four seat walls.

At the May 23, 2019, Planning and Zoning Meeting, the Board recommended approval of the Special Exception to construct a monument sign in the Town Center with a 5-0 vote.

Special Exceptions (Exhibit B)

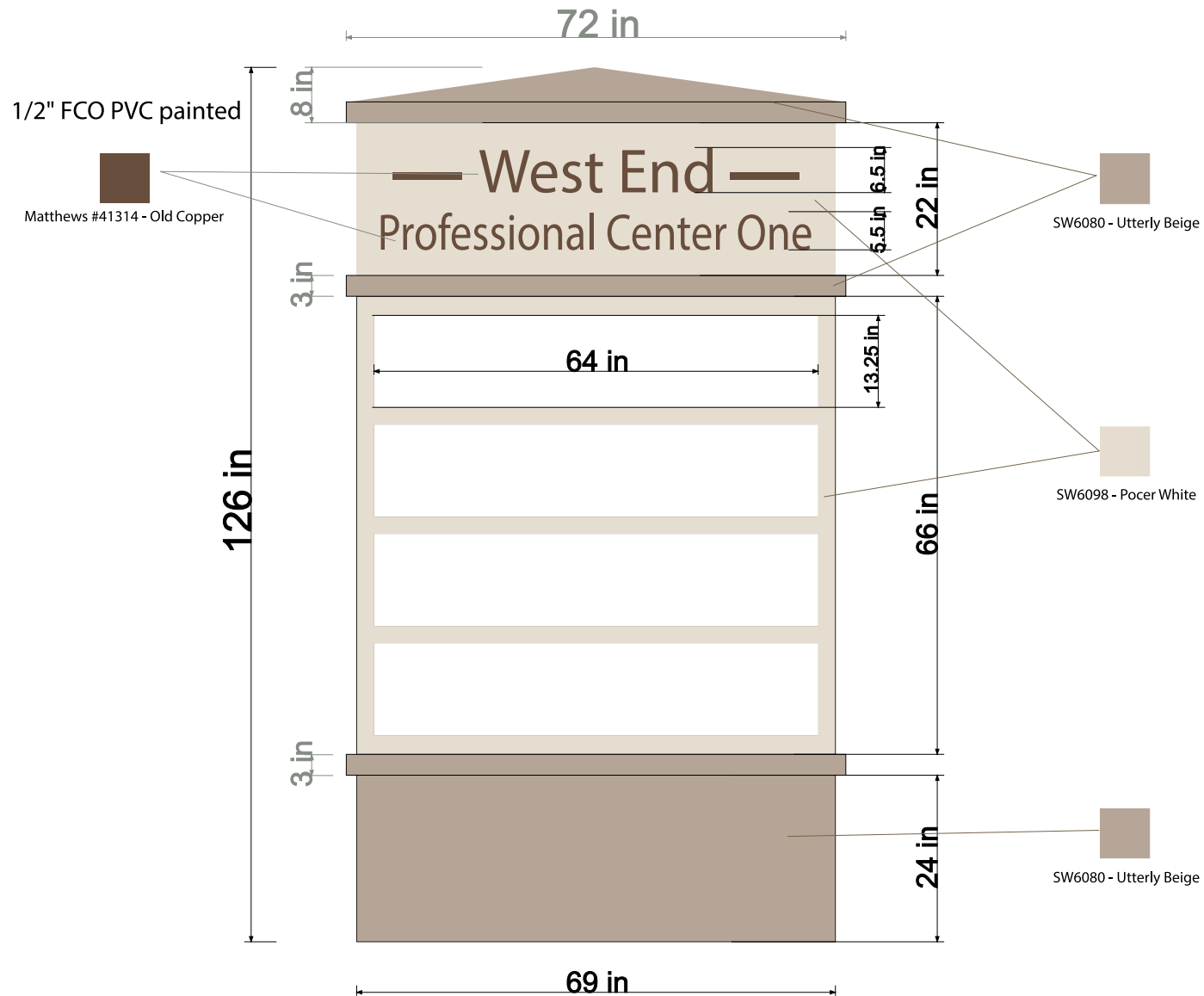
The applicant is requesting approval of a Special Exception requests. In granting a Special Exception, per the Town Center Code, the City Commission must find substantial competent evidence that:

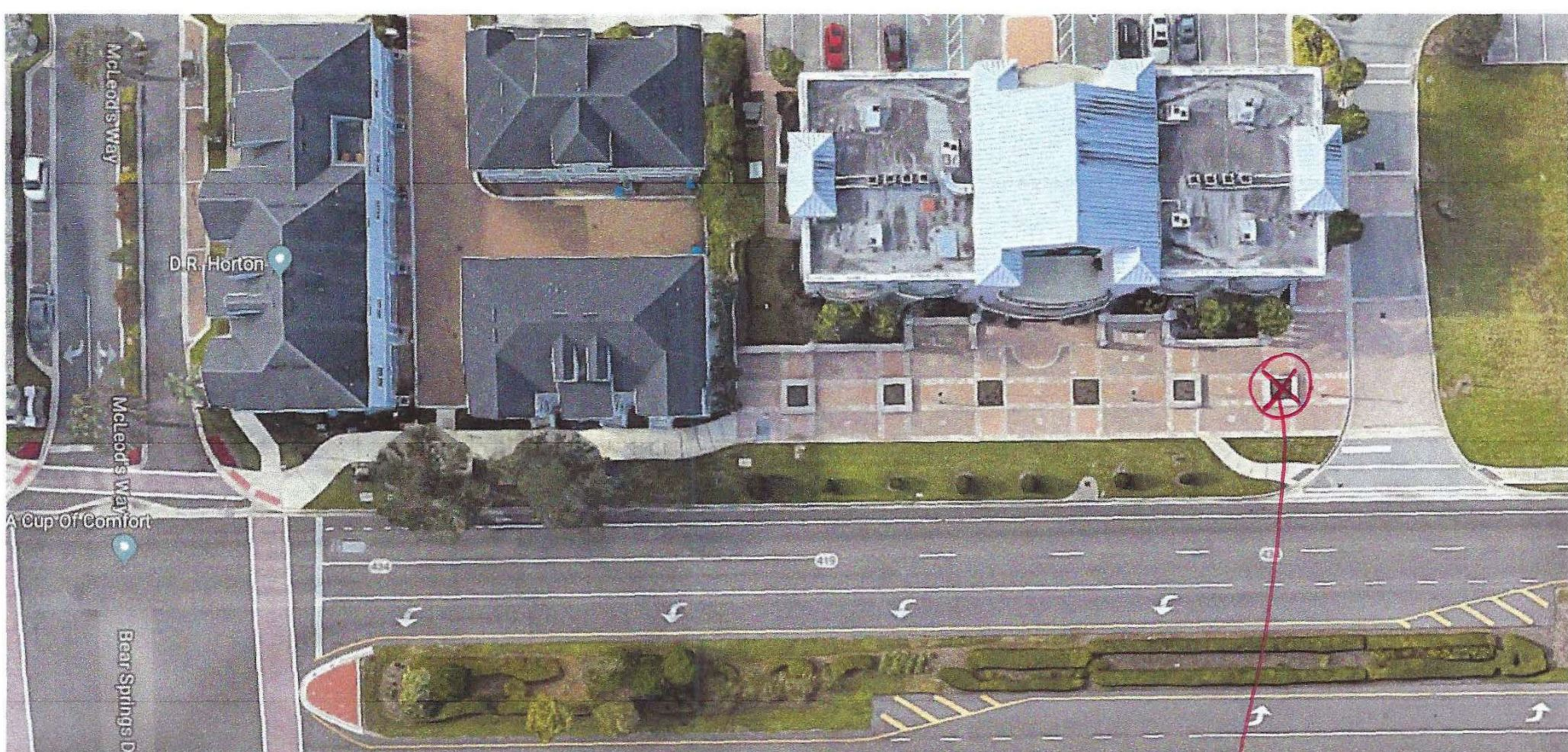
- a) The proposed development contributes to, promotes, and encourages the improvement of the Winter Springs Town Center and catalyzes other development as envisioned in the Winter Springs Town Center regulations.
- b) The proposed development will not have an unfavorable effect on the economy of the Winter Springs Town Center and complies with the economic fiscal impact requirements set forth in the City's Comprehensive Plan and code.
- c) The proposed development abides by all rules in this code other than those specially accepted.

RECOMMENDATION

Staff recommends the approval of the Special Exception to construct a monument sign in the Town Center and the Third Modification to Binding Development Agreement related to seat wall requirements.

D/S Monument Illuminated





McLeod's Way

D.R. Horton

McLeod's Way

A Cup Of Comfort

Bear Springs D

415





CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 STATE ROAD 434
WINTER SPRINGS, FL 32708
407-327-5966
FAX: 407-327-6695

BOARD OF ADJUSTMENT APPLICATION

- CONDITIONAL USE / SPECIAL EXCEPTION
- VARIANCE
- WAIVER

APPLICANT: Cleveland Ereaka Danielle
Last First Middle
MAILING ADDRESS: 2301 N. Hiawasse Rd.
Apopka FL 32703
City State Zip Code
PHONE & EMAIL 407-293-9393x110 ereaka@creativesignsinc.com

If Applicant does NOT own the property:
PROPERTY OWNER: West End Professional Center One LLP
Last First Middle
MAILING ADDRESS: 225 S. Orange Avenue Ste. 1401
Orlando FL 32801
City State Zip Code
PHONE & EMAIL _____

This request is for the real property described below:
PROPERTY ADDRESS: 1135 E 434 SR (Ste 1001-3019) Winter Springs, FL 32708
TAX PARCEL NUMBER: 36-20-30-502-0000-0010
SIZE OF PARCEL: 64200
Square Feet Acres
EXISTING LAND USE: Commercial
Current FUTURE LAND USE Classification: Commercial
Current ZONING Classification: W1 - Winter Springs
Please state YOUR REQUEST: To install a ground sign

See following page for responses

WAIVER REQUEST

A waiver request requires the property owner to clearly demonstrate that the applicable term or condition (the subject of the waiver request) clearly creates an illogical, impossible, impractical, or patently unreasonable result [*Winter Springs Code of Ordinances, Section 20-34 (a)*]. Please explain how your request meets this requirement (use a separate sheet if necessary).

In addition to the standard set forth in Section 20-34 (a), a waiver requires compliance with all six (6) criteria enumerated in the *Winter Springs Code of Ordinances, Section 20-34 (d)*.

Address each of the following conditions related to the variance request. Attach additional paper as necessary:

What is the Waiver you are requesting? _____

Is the proposed development plan in substantial compliance with Chapter 20 of the City's Code of Ordinances and in compliance with the Comprehensive Plan?

Will the proposed development plan significantly enhance the real property?

Will the proposed development plan serve the public health, safety, and welfare of the City of Winter Springs ?

CONTINUED ON NEXT PAGE

Will the waiver diminish property values in or alter the essential character of the surrounding neighborhood?

Is the waiver request the minimum waiver that will eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable term or condition under this chapter?

Is the proposed development plan compatible with the surrounding neighborhood?

Waiver Request

1. The applicable condition creates an unreasonable result for West End Professional Center One, because without being able to have a ground sign, the building and tenants will not be easily identifiable. This is a multi-tenant building and without this sign, we would not be able to identify the other tenants that are located inside of the building. Orlando Health is one of the tenants in this building and it is very important that they are able to be identified by their patients. Patients will not know they are in this building without being able to have their name listed on a ground sign.
2. I am requesting to install a ground sign in the W1 Winter Springs District.
3. Yes, our proposed development plan is in compliance with Chapter 20 of the City's Code of Ordinances and in compliance with the comprehensive plan. Having this ground sign does promote the public health and safety and adds to the convenience of access to the property, because it will make it more easily accessible. By installing this ground sign, it will promote the continuing flow of traffic without the risk of slowdowns from motorists trying to find their destination. It will also help to maintain the stability of this business because the consumers/patients will be able to easily identify and locate the business, thus bringing in more revenue for them.
4. The proposed development plan will significantly enhance the property because it will add to the beauty of the property. It is a brand new, visually appealing sign, that will add extra character to the aesthetics of the property and neighborhood.
5. It will serve the public health, safety, and welfare of the City of Winter Springs by making this building easily identifiable. Because Orlando Health is one of the tenants in the building, there may possibly be frequent traffic. Having a ground sign which allows drivers to easily identify the building will help prevent accidents from patients trying to find the location. It will also assist emergency personnel in locating the building if they need to without any issues.
6. The waiver will not diminish property values or alter the character of the surrounding neighborhood. It is a visually appealing sign and will compliment the aesthetics of the Winter Springs Community.
7. Yes, this waiver requests the minimum thing to be able to eliminate the unreasonable result. Because this is a multi-tenant building and we wouldn't be able to put each individual tenants name on the building, being able to have their names on a ground sign rectifies the issue of them being un-identifiable.
8. Yes, the proposed development plan is compatible with the surrounding neighborhood. The nearby Publix has two monument signs up which look very good and are very compatible with the surrounding neighborhood, as well as the City Hall monument sign. We too, will install an aesthetically complimenting sign that will not take away or distract from the surrounding neighborhood.

Prepared by and Return to:

Kristin N. Eick
Winter Springs Assistant City Attorney
Garganese, Weiss, D'Agresta & Salzman, P.A.
P.O. Box 2873
Orlando, FL 32802-2873
(407) 425-9566

THIRD MODIFICATION TO BINDING DEVELOPMENT AGREEMENT

THIS THIRD MODIFICATION TO BINDING DEVELOPMENT AGREEMENT ("Third Modification"), dated June ____, 2019, is made by and between the **CITY OF WINTER SPRINGS**, a Florida Municipal Corporation ("City"), whose address is 1126 East S.R. 434, Winter Springs, Florida 32708, and **WEST END PROFESSIONAL CENTER ONE, LLP**, a Florida limited liability company ("WEPCO"), whose address is 225 S. Orange Avenue, Suite 1401, Florida 32801 (referred to herein as "Developer").

W I T N E S S E T H :

WHEREAS, Developer and City previously entered into a Binding Development Agreement, dated December 11, 2006 ("Agreement") recorded in Seminole County Official Record Book 6545, Page 1302, for the construction of an office park development; and

WHEREAS, on January 8, 2007, Developer and City entered into a First Modification of Binding Development Agreement ("First Modification") recorded in Seminole County Official Record Book 6585, Page 126; and

WHEREAS, on February 11, 2008, Developer and City entered into a Second Modification of Binding Development Agreement ("Second Modification"), recorded in Seminole County Official Record Book 6949, Page 1636; and

WHEREAS, the parties desire to further amend the Agreement as set forth in this Third Modification; and

WHEREAS, the parties acknowledge and agree that all other terms and conditions of the Agreement and First and Second Modifications not expressly modified by this Third Modification shall remain in full force and effect.

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

Section 1. Recitals. The foregoing recitals are hereby incorporated herein by this reference and deemed a material part of this Third Modification.

Section 2. Terms of Modification. Paragraph 5(D) of the Binding Development Agreement is hereby amended as follows:

D. Developer shall construct the following in the plaza at the entrance of the property:

- (1) Three (3) seat walls around trees;
- (2) Two planter beds containing trees and no seat walls; and
- (3) One seat wall around a monument sign and landscaping. Construction of such monument sign and landscaping shall be in accordance with the special exception application on file with the City and approved by the City Commission on June 10, 2019.

The design of seat walls are intended to be comfortable for sitting leisurely for extended periods of time, and as such will be maintained in good condition in perpetuity by the Developer for these public purposes.

Section 3. Recordation. This Third Modification shall be recorded in the public records of Seminole County, Florida, and shall run with the land.

Section 4. Miscellaneous. All other provisions of the Agreement and First and Second Modifications not amended by this Third Modification shall remain in full force and effect.

IN WITNESS WHEREOF the parties have hereunto set their hands and seal on the date first above written.

CITY:

CITY OF WINTER SPRINGS, a Florida municipal corporation

Witnesses:

By: _____
Print: _____

By: _____
Charles Lacey, Mayor

By: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Charles Lacey, as Mayor of the City of Winter Springs, who is personally known to me, or has produced the following identification: _____.

NOTARY PUBLIC, State of Florida

By: _____

Print: _____

My Commission Expires: _____

WEPCO:

**WEST END PROFESSIONAL CENTER
ONE, LLP., a Florida limited liability
partnership**

By: _____
Print: _____
Title: _____

Witnesses:

By: _____
Print: _____

By: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____ as _____ of WEST END PROFESSIONAL CENTER ONE, LLP, a Florida limited liability partnership, who is personally known to me, or has produced the following identification: _____.

NOTARY PUBLIC, State of Florida

By: _____
Print: _____
My Commission Expires: _____



PUBLIC HEARINGS AGENDA ITEM 402

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

Second Reading of Ordinance 2019-09 regarding the Application, Notice, and Review Criteria Procedures for Special Zoning Permits

SUMMARY

During the City Commission workshop process, which has been taking place, the City Commission directed the City Attorney to prepare an Ordinance to update and streamline the application, notice, review criteria, and procedures regarding special zoning permits and other land use permitting decisions. Additionally, the City Commission directed that the Ordinance eliminate the separate land use permit decision making process in the Town Center Code and to consolidate the Town Center Code process with the regular development permit process under the City Code for purposes of streamlining development permit procedure and eliminating any unintended confusion with the two separate processes. The Ordinance will also provide greater public awareness opportunities for the public regarding many proposed development projects.

On May 6, 2019, the City Commission considered an initial draft of Ordinance No. 2019-09 and provided comments. The comments were considered by the City Attorney and additional changes to the Ordinance have been made since the May 6th meeting. On May 13th the City Commission approved Ordinance 2019-09 upon First Reading.

The City Commission has previously recognized that since the Town Center District Code's adoption in 2000, the Town Center has operated, in many respects, under its own set of rules and procedures especially regarding special exception applications which may be filed requesting waivers from the various standard provisions of the Town Center Code. The City Commission has recently expressed interest in streamlining the special exception process by consolidating it with the general zoning regulations applicable to other zoning districts and special zoning permits.

The attached Ordinance was prepared at the City Commission's direction. The Ordinance is procedural in nature only regarding the requirements to process development permit applications and does not specifically address land uses in the various zoning districts. Land uses will be reviewed by the City Commission separately as part of the workshop process and addressed in a separate ordinance if the City Commission desires to modify the land use provisions in the City Code.

The proposed Ordinance will require several publicly noticed and advertised public hearings including one hearing before the City's Land Planning Agency and two hearings before the City Commission.

This is a legislative process. In other words, the City Commission is exercising its legislative authority to consider whether to amend the zoning laws applicable within the jurisdiction of the city of Winter Springs. Unlike a quasi-judicial zoning hearing where the City Commission is applying existing policy, the City Commission is attempting to formulate (create) new policy related to the processing of development permit applications as set forth in the proposed Ordinance.

Any new zoning policies must be adopted by ordinance and will be applied in quasi-judicial hearings conducted on the development permits referenced in the Ordinance in the future.

Generally, the Ordinance, if approved, will make very important changes to requirements in the City's land development code which are fundamental to the City's authority to process land development permit applications:

1. Repeals the separate development permit procedure in the Town Center Code, and streamlines it by consolidating the Town Center permit process with the regular development permit process contained in Chapter 20 of the City Code. Conforming text amendments to the Town Center Code, such as striking (as no longer necessary) the reference to the special development review committee, are required to be made to effectuate this streamlining/consolidation including as stated in Exhibit "A" to the Ordinance.
2. The Ordinance addresses a uniform procedure for applying for site plans, variances, conditional uses, rezoning, waivers, limited administrative waivers, and administrative appeals as set forth in the City Code. These uniform procedures will apply to ALL City zoning districts, and not just the specific zoning districts referenced in the pending moratorium ordinance.
3. In addition to the consolidation of the Town Center Code referenced above, the Ordinance proposes a variety of updates and improvements including:
 - a. Providing for a discretionary advisory hearing officer to conduct land use permit hearings if necessary;
 - b. Require posting of land use permit applications on the City's website for public viewing within 5 days of filing with the City;

- c. Providing an optional conceptual plan review process (currently limited to Town Center Code);
- d. Providing a pre-application meeting with the community development department;
- e. Enhancing the development permit application requirements and process to require applicants to not only provide a complete application, but to provide all relevant and necessary information related to the proposed development project for purposes of allowing the City to make a compliance determination with the City's Comprehensive Plan and Code;
- f. Requiring certain defined new development projects, conditional uses and redevelopment projects to be memorialized in a binding development agreement;
- g. Requiring the developer to conduct a publicly noticed community workshop, consistent with the minimum enumerated code requirements, for all new commercial development, new residential subdivisions of ten (10) or more lots, conditional uses, existing commercial buildings being altered by 50 percent or greater of the original floor area or seating capacity and requiring a modified site plan, or development agreements processed under section 20-28.1 of the City Code;
- h. Requiring minimum requirements for City staff recommendations to the land planning agency and city commission related to their review of all applications for site plans, rezonings, variances, conditional uses, waivers, and administrative appeals;
- i. Enhancing the review criteria applicable to applications for rezonings, variances, site and final engineering plans and subdivisions, conditional uses, waivers, and administrative appeals;
- j. Clarifying provisions applicable to administrative appeals related to administrative determinations and interpretations under Chapter 20 of the City Code;
- k. Expressly incorporating unique features (e.g. transects and other architectural dimensional requirements) of the Town Center Code into the existing limited administrative waiver procedure in the City Code, and also clarifying that city commission can likewise use the limited administrative criteria to grant applicable waivers when considering and making final decisions on any other land use application requiring city commission approval such as final engineering plans; and
- l. Repealing old language in the City Code regarding the site plan review board which was previously superseded and repealed by the Chapter 9 of the City Code related to approval of final development plans and engineering.

The details of the aforementioned changes are set forth in the attached Ordinance and will be discussed in more detail at the City Commission meeting.

4. The City Attorney and City Manager are requesting that the City Commission consider passing the Ordinance on First Reading and referring the Ordinance to the City's Land Planning Agency/ Planning & Zoning Board for their review and recommendation pursuant to the Community Planning Act.

RECOMMENDATION

Staff recommends the City Commission conduct a Public Hearing for consideration of passing Ordinance 2019-09 on Second Reading.

ORDINANCE NO. 2019-09

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA; AMENDING APPLICATION, NOTICE, REVIEW CRITERIA, AND PROCEDURES REGARDING SPECIAL ZONING PERMITS AND OTHER LAND USE PERMITTING DECISIONS; MAKING CONFORMING AMENDMENTS TO THE CITY CODE; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; INCORPORATION INTO THE CODE; SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Article VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City Commission has conducted numerous public workshops to evaluate and discuss updating and amending the City's land development code related to certain land use decision making procedures including special zoning permits; and

WHEREAS, the City Commission desires to update and amend the City Code related to the aforesaid; and

WHEREAS, the City's Land Planning Agency/Planning & Zoning Board has reviewed and made a recommendation regarding this Ordinance at a duly advertised public meeting held on June 5, 2019; and

WHEREAS, the City Commission held a duly noticed public hearing on the proposed changes to the land development code set forth hereunder and considered findings and advice of the Land Planning Agency, staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the changes set forth hereunder serve a legitimate government purposes and are consistent with the City of Winter Springs Comprehensive Plan; and

WHEREAS, the City Commission also hereby deems this Ordinance in the best interests of the public health, safety and welfare of the citizens of Winter Springs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby fully incorporated herein by this reference as legislative findings and the intent and purpose of the City Commission of the City of Winter Springs.

Section 2. Code Amendment. Chapter 20 of the City Code is hereby amended as follows (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from this Ordinance of text existing in Chapter 20. It is intended that the text in Chapter 20 denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to adoption of this Ordinance):

Chapter 20 – ZONING

* * *

ARTICLE II. - ADMINISTRATION

DIVISION 1. - PROCEDURE; LAND USE DECISIONS

Sec. 20-26. - Intent and purpose.

The intent and purpose of this division is to set forth the uniform procedure for applying for site plans, variances, conditional uses, rezonings, waivers, limited administrative waivers, and administrative appeals as set forth in the City Code ~~this chapter~~.

Sec. 20-27. - City commission; authority.

(a) Unless otherwise provided in this chapter, the city commission shall render all final decisions regarding site plans, rezonings, variances, conditional uses, waivers, certain limited administrative waivers, and administrative appeals provided for in this chapter. The city commission may impose reasonable conditions on any approved site plan, rezoning, variance, conditional use, waiver, limited administrative waiver or administrative appeal to the extent deemed necessary and relevant to ensure compliance with applicable criteria and other applicable provisions of the city code and comprehensive plan. All formal decisions shall be based on competent substantial evidence and the applicable criteria set forth in this chapter. The city commission may adopt, by resolution or ordinance, quasi-judicial rules and procedures to implement this article ~~division~~.

(b) For applications having one or more complex relevant and material evidentiary issues or multiple interested parties with standing to present relevant and material evidence, the city commission at its discretion may appoint, or direct the city manager to appoint, an advisory hearing officer to conduct an evidentiary hearing required by this section on a case-by-case basis. The advisory hearing officer shall be a member of the Florida Bar in good standing for five or more years. The hearing officer must demonstrate satisfactory knowledge of municipal land use and zoning law and general procedures for quasi-judicial land use matters. Hearings conducted pursuant to this subsection shall be noticed as required by this Division and the hearing officer shall generally conduct the hearing in accordance with applicable provisions of the city commission's quasi-judicial procedures. The advisory hearing officer shall within a reasonable time, not to exceed 30 days from the date the hearing is closed, submit in writing a report to the city commission. Such report shall summarize the evidence submitted and considered and state precisely the hearing officer's findings, conclusions and recommendations. The report shall be a public record and shall be provided by mail and email to the applicant and any interested party. The city commission shall consider the hearing officer's report at a public hearing. At the

hearing, the applicant, interested parties and the public shall be permitted to comment on the findings, conclusions and recommendations contained in the report. The city commission shall also take such additional relevant and material testimony at the public hearing as deemed necessary by the city commission to complete the hearing on the subject application, or the city commission may refer the application back to the hearing officer to take additional relevant and material evidence if necessary. The city commission may adopt or reject, in whole or in part, the hearing officer's proposed findings, conclusions and recommendations. The city commission's decision on the application shall be deemed final.

Sec. 20-28. - Due process; special notice requirements.

- (a) All applicants shall be afforded minimal due process as required by law, including the right to receive notice, be heard, present evidence, cross-examine witnesses, and be represented by a duly authorized representative.
- (b) Within five (5) business days of filing with the City or as soon as practicable, applications filed under this Division shall be publicly posted on the City's website on a web page reserved for identifying pending land use applications.
- (~~b~~c) In addition to any notice requirements provided by state law, all public hearings under this division shall be publicly noticed for at least seven (7) calendar days prior to any required planning & zoning board hearing and at least twenty (20) calendar days prior to any required city commission hearing unless otherwise provided by subsections (d) and (e). ~~five (5) calendar days prior to the date of the hearing.~~ Said notice shall include the address of the subject property, matter to be considered and the time, date and place of the hearing. The notice shall be posted in the following manner:
 - (1) Posting the affected property on a sign form provided by the city.
 - (2) Posting at city hall.
 - (3) Notifying, by U.S. mail, all owners of real property adjacent to and within approximately five one-hundred fifty (150-500) feet of the subject property based on the information contained in the property appraiser's or similar property database. In addition, all neighborhood homeowner's associations registered with the City and located within one-half-mile of the property shall likewise be provided notice by U.S. mail. Said mailing shall only be required for the initial public hearing and shall not be required for hearings that are continued to a date certain by the planning & zoning board or city commission.
 - (4) Posting on the city's website and social media platform.

The notice requirements set forth in subsections (1), (2), ~~and (3)~~, and (4) above are hereby deemed to be courtesy notices. The failure to provide such courtesy notices shall not be a basis of appealing any decision made under this division.

(d) Public hearings initially noticed as required by this section and then continued by the planning & zoning board or city commission may be continued to a date certain without compliance with the minimum seven (7) and twenty (20) calendar day requirement.

(e) Applications regarding an existing single-family home shall be publicly noticed for at least seven (7) calendar days prior to any required planning & zoning board or city commission hearing, and shall not require posting of the affected property.

Sec. 20-28.1. – Conceptual Plan Review – Non-Binding and Binding by Development Agreement. Applicants may, at their option and sole cost and risk, submit site layout and building elevation designs in schematic or sketch form to the city commission for a non-binding and preliminary review as an initial courtesy to the applicant. These submittals are subject to a more formal application process which requires the submission of more detailed plans and specifications and requires a more detailed review and final consideration of approval by the city commission. Comments and statements made by city officials at the preliminary review are non-binding unless memorialized in a written agreement approved by the city commission. City staff and the applicant shall only seek feedback from the commission and city staff shall not make a formal recommendation regarding the proposed project at this time, unless the application is accompanied by a written development agreement being proposed by city staff for the commission's approval or during the preliminary review, a development agreement is pursued by the city commission and the applicant. In which case, the city staff shall make a recommendation regarding the application and proposed agreement. This non-binding and preliminary review shall not be relied upon by the applicant as a final decision and shall not be construed in any manner as creating any vested right or entitlement for the development of the subject property. By requesting and participating in the optional preliminary review process, the applicant shall be deemed to have read and agreed to this code provision and to hold the city and its officials harmless for any future actions they may have taken based on the results of a preliminary review pursuant to this section.

Sec. 20-28.2. - Pre-application Meeting. A prospective applicant, who desires to submit an application for a development project which will require a community workshop under Section 20-29-1, shall be required to schedule and attend a pre-application meeting with the community development department in order to discuss the application process and the proposed project. For all other projects, it is recommended that applicants meet with the community development department prior to submitting an application. No person may rely upon any comment made by any participant at the pre-application conference as a representation or implication that the application will be ultimately approved or rejected in any form.

Sec. 20-29. - Applications.

(a) The city manager or the city manager's designee is hereby authorized to prepare applications in furtherance of this division. At a minimum, applications for conceptual plan review shall require payment of an applicable application fee adopted by the city commission. Applications for non-binding conceptual plan review shall contain the information required by subparagraphs (1) through (6), site layout and building elevation designs in schematic or sketch form, and such other preliminary information deemed necessary by the applicant or city staff to describe the development concept and the potential on and off-site impacts of the proposed development. Additionally, all applications for site plans, rezonings, variances, conditional uses, waivers, and binding development agreements

including binding conceptual plan approval, and administrative appeals shall be accompanied by the applicable application fee adopted by the city commission and shall contain the following information which shall be considered by the City when evaluating the applicable review criteria:

- (1) A general description of the relief sought under this division.
- (2) A brief explanation, with applicable supporting competent substantial evidence and documents, as to why the application satisfies the relevant criteria set forth in this division.
- (3) The name(s) of the owner(s) of the particular real property.
- (4) If the applicant is other than all of the owners of the particular property, written consent signed by all owners of the particular real property shall be attached.
- (5) The legal description of the particular real property, accompanied by a certified survey or that portion of the map maintained by the Seminole County Property Appraiser reflecting the boundaries of the particular real property.
- (6) The current and future land use and the zoning designations on the real property.
- (7) For all new commercial development, new residential subdivisions of ten (10) or more lots, conditional uses, waiver, variance, existing commercial buildings being altered by 50 percent or greater of the original floor area or seating capacity and requiring a modified site plan, or development agreements processed under section 20-28.1 of the City Code, or as otherwise deemed applicable by the city to relevantly and competently examine an application for compliance with the city code and the affect and impact the proposed use will have on neighborhood and surrounding properties, applicants shall be required to submit with the application the following information except as provided by subsection (11):
 - a. A current up-to-date tree survey and tree preservation and landscape plan;
 - b. A site plan, drawn to scale, which shall indicate:
 1. Building elevations illustrating all side of structures, floor plans, locations and orientations, and landscape areas;
 2. Ingress and egress, emergency access, parking locations and number of spaces, sidewalks and pedestrian and vehicle circulation within the site;
 3. If applicable, stacking/queuing of vehicles, drop off zones, truck/delivery areas, bike rack locations, and connections to adjacent properties;
 4. Paved surfaces, materials and location(s);
 5. Site location diagram and legal description;
 6. Signage;
 7. Wetland and floodplain boundaries;
 8. Screening, buffering and lighting plans; and
 9. Such other relevant information regarding the proposed site.

- c. A parking analysis, prepared by a duly qualified expert, justifying the proposed parking solution;
 - d. An economic fiscal impact report, prepared by a duly qualified expert, in compliance with the requirements set forth in the City's Comprehensive Plan and Code, if applicable and required by the city;
 - e. A traffic study and analysis, prepared by a duly qualified expert, regarding both the estimated impact of the proposed project on the neighborhood and surrounding properties and the established level of service on affected roads;
 - f. A stormwater management plan;
 - g. A noise study to analyze current and proposed noise levels as well as methods of sound attenuation, if applicable and required by the city.
- (8) If a residential development is proposed, a school concurrency letter from the School District, if applicable, and the proximity and transportation routes of the proposed development to the elementary, middle and high schools assigned by the School District.
 - (9) If the proposed development has the potential to discharge noxious odors or pollutants, an odor or pollution study, prepared by a duly qualified expert, regarding the proposed project's estimated odor or pollutant impact on the neighborhood, surrounding properties and the environment.
 - (10) Other reasonable supporting documents to indicate intentions and/or any other items reasonably required by the city to determine whether or not the proposed development is in compliance with the City's Comprehensive Plan and Code.
 - (11) The application requirements set forth in subsection (7) shall only apply to existing single family homes, conditional uses, waivers and variances if the city determines that such information is necessary for the City to relevantly and competently evaluate an application for compliance with the City Code and the affect and impact the proposed application will have on neighborhood and surrounding properties using applicable review criteria.
 - (12) Application requirements for administrative appeals are governed by section 20-35 of the City Code.
- (b) Incomplete applications will not be processed and presented to the planning & zoning board and city commission, or if inadvertently presented to said board and city commission, the board and city commission may require the applicant to complete the application if deemed necessary before proceeding with final review of the application. Applicants will be provided written notice of incomplete applications and be afforded a reasonable opportunity to sufficiently complete an application before an incomplete application is deemed rejected and returned by the city staff. If an application is deemed incomplete and the applicant fails to complete it within ninety (90) days of written notice from the City, the City shall have the right, by providing written notice to the applicant, to deem the application withdrawn by the applicant. Extensions of time may be granted by the city for good cause shown. Applications

deemed withdrawn shall not be processed and the application fee shall be deemed forfeited. Withdrawn applications may be refiled in complete form and payment of the applicable application fee.

- (c) All site plans, rezonings, variances, conditional uses, waivers, limited administrative waivers, and appeals approved herein shall be binding on the use of the property. As a condition of approval by the city commission, all development projects requiring a community workshop pursuant to section 20-29-1 of the City Code, shall be required to be memorialized in a binding development agreement which shall be executed by the City and property owner. If the applicant is a developer, the developer shall be required to execute the binding development agreement subject to closing and acquiring the property. The agreement shall be recorded against the property so that the terms and conditions of approval related to the development project or conditional use shall run with the land.

Sec. 20-29.1. – Community Workshop requirements.

- (a) For all new commercial development, new residential subdivisions of ten (10) or more lots, conditional uses, existing commercial buildings being altered by 50 percent or greater of the original floor area or seating capacity and requiring a modified site plan, or development agreements processed under section 20-28.1 of the City Code, the applicant shall be responsible for conducting a community workshop to inform neighboring property owners of the proposed application and answer questions relevant to the proposed application. At a minimum, preliminary demonstrative concept plans, development schedules, and specifications of the proposed development project such as land uses, size and height of buildings, intensity and density, new roads, and other primary features and amenities shall be presented to the public. The workshop shall be held in a location approved by the City, which shall be generally near the subject property, and shall be held in a facility that is ADA compliant. At the applicant's expenses, the City shall provide notification by mail to all owners of property located within 500 feet of the subject property and to all neighborhood homeowner's associations registered with the city and located within one-half-mile of the property. The city manager or designee shall provide mailing labels to the applicant. The City shall mail these notices with proper postage at least twenty (20) calendar days before the workshop date, and provide proof of same to the city manager or designee. The City shall also publish notice on the City's website and social media platform at least twenty (20) calendar days before the date of the workshop.
- (b) The workshop date and time shall be scheduled in coordination with the City and shall start between 6:00 p.m. and 8:00 p.m. on a weekday or with the approval of the city manager between 9:00 a.m. and 5:00 p.m. on a weekend. All required workshops shall be held prior to submittal of the application with the exception that applications for a non-binding and preliminary review, without a development agreement, under section 20-28.1 shall not

require a workshop. The applicant shall be required to schedule an additional workshop if the initial workshop has occurred more than six months prior to submittal of the application, or the applicant's initially proposed plans have substantially and materially changed from the initial workshop or the city commission determines that an additional workshop is required before making a final decision on any related application.

Sec. 20-30. - Staff review.

- (a) The city staff shall be required to review all applications for site plans, rezonings, variances, conditional uses, waivers, and administrative appeals, and make written recommendations to the planning and zoning board and the city commission as may be required in this article. Staff recommendations shall include at a minimum the following relevant information:
- (1) background data about the subject property including, but not limited to, current future land use and zoning designations, previous applicable development agreements, binding land covenants, parcel size and dimensions, development constraints such as wetlands and conservation areas and easements, and a map and aerial of the subject and surrounding property;
 - (2) information regarding adjacent and surrounding land uses;
 - (3) information regarding the applicant and proposed application request;
 - (4) citation and summary of applicable law such as city comprehensive plan policies, city code provisions and state and federal laws;
 - (5) procedural history of the proposed application and project including application submittal dates, legal advertisements, other related pending applications, previous city commission approvals, community workshop meetings, and planning & zoning board recommendations;
 - (6) summary of relevant review criteria regarding the application;
 - (7) the applicants written analysis and response to the review criteria;
 - (8) city staff's written analysis and response to the review criteria; and
 - (9) other competent substantial evidence deemed necessary by city staff to analyze the application for compliance with law.
- (b) Upon completion of the written recommendation, city staff shall forward the application along with the recommendation, to the planning and zoning board as required by this division, for a duly noticed public hearing and recommendation before the city commission considers the application.

Sec. 20-31. - Rezonings.

- (a) Any real property owner may file a rezoning application requesting a change in zoning designation for their real property.

- (b) The planning and zoning board shall be required to review all rezoning applications and make a written recommendation to the city commission. Such recommendation shall include the reasons for the board's recommendation and show the board has considered the applicable rezoning criteria set forth in this section.
- (c) Upon receipt of the planning and zoning board's recommendation, the city commission shall make a final decision on the application. If the city commission determines that the planning and zoning board has not made a recommendation on an application within a reasonable period of time, the city commission may, at its discretion, consider an application without the planning and zoning board's recommendation.
- (d) All rezoning applications shall be reviewed for compliance with the following standards:
 - (1) The proposed rezoning change is in compliance with all procedural requirements established by the City Code and law;
 - (2) The proposed rezoning change is consistent with the goals, policies and objectives of the city's comprehensive plan including, but not limited to, the Future Land Use Map and the proposed change would not have an adverse effect on the city's implementation of the goals, policies and objectives of the comprehensive plan;
 - (3) The proposed rezoning change is consistent with any master plan applicable to the property;
 - (4) The proposed rezoning change is not contrary to the land use pattern established by the city's comprehensive plan;
 - (5) The proposed rezoning change would not create a spot zone prohibited by law;
 - (6) The proposed rezoning change would not materially alter the population density pattern in a manner that would overtax the load on public facilities and services such as schools, utilities, streets, and other municipal services and infrastructure;
 - (7) The proposed rezoning would not result in existing zoning district boundaries that are illogically drawn in relation to existing conditions on the property and the surrounding area and the land use pattern established by the city's comprehensive plan;
 - (8) Changed or changing conditions make the proposed rezoning necessary for the city to serve the population and economic activities;
 - (9) The proposed rezoning change will not seriously reduce light or air to adjacent areas;
 - (10) Should the city be presented with competent substantial evidence indicating that property values will be adversely affected by the proposed rezoning, the applicant must demonstrate that the proposed rezoning change will not adversely affect property values in the surrounding area;
 - (11) The proposed rezoning will not be a substantial detriment to the future improvement or development of vacant adjacent and surrounding property;
 - (12) The proposed rezoning will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare and legitimate government interests;

- (13) The proposed rezoning change and allowed uses, intensity and density are is compatible with and not out of scale or incompatible with the surrounding existing development and needs of the neighborhood or the city;
- (14) The proposed rezoning does not violate any applicable land use regulations adopted by the city.
- (15) Applications in the Town Center to rezone to a transect zone shall meet the following additional criteria:
- a. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.
 - b. The area shall have had a change in growth and development pattern to warrant a rezoning to a more or less urban T-Zone.
 - c. The request shall be consistent with the overall city vision for growth and development as expressed in the city's comprehensive plan or applicable master plan.
- (16) Speculative rezoning of land is very disfavored by the City. In conjunction with a rezoning application, the applicant shall be required to fully disclose any proposed new development project that will be pursued by the applicant if the proposed rezoning request is approved, and all applicable application information shall be submitted for the proposed new development project. The proposed development project shall be deemed to have been relied on by City in reaching its decision concerning the proposed change of zoning. Said site plan or concept plan shall be deemed to be binding on the subject property affected by the rezoning and site plan or concept plan, and any change of zoning shall be deemed to be granted in reliance on said site plan or concept plan, even though said site plan or concept plan imposes greater or stricter standards on said property than does other provisions of the City Code for the other lots, tracts, or parcels of land in like land use classifications. Such greater or stricter standards shall be deemed appropriate when unique or peculiar site and locational characteristics are evident and shall be deemed to exist when such site plan or concept plan is relied upon by the planning and zoning board and the city commission. The proposed new development project shall be evaluated in accordance with the review criteria set forth in this subsection and the applicable review criteria for conditional uses set forth in section 20-33. Mitigative techniques and plans required to support any change of zoning may be addressed pursuant to the restricted rezoning provisions set forth in subsection (e) and a binding development agreement.
- (17) If the proposed rezoning will allow residential uses or increase the possible density of residential uses, the proposed rezoning shall not potentially cause negative impacts on school capacity (K-12), school overcrowding (K-12), accessibility and convenience (e.g., walking distance, travel time, private and public transportation, and quality of route environment) to the majority of the K-12 school population projected for the property and that will be drawn from any proposed residential project, and the integration of future residents of any proposed residential project into the existing city of Winter Springs community in a sustainable manner.

(18) Whether the applicant has agreed to execute a binding development agreement required by city to incorporate the terms and conditions of approval deemed necessary by the city commission including, but not limited to, any mitigative techniques and plans required by city code.

- (e) In approving a change in the zoning classification on a lot or parcel of land, at the request of or with the concurrence of the owner of said lot or parcel, the city commission may approve a rezoning subject to restrictions provided such restrictions do not confer any special privilege upon the owner or subject property that would otherwise be denied by the city's land development regulations in the same zoning district. Such restrictions may include one or more of the following:
- (1) Use restrictions greater than those otherwise specified for that particular district;
 - (2) Density restrictions greater than those otherwise specified for the particular district;
 - (3) Setbacks greater than those otherwise specified for the particular district, including setbacks from lakes and major arterial roadways;
 - (4) Height limits more restrictive than otherwise permitted in the district;
 - (5) Minimum lot areas or minimum widths greater than otherwise specified for the particular district;
 - (6) Minimum floor area greater than otherwise specified for structures in the particular district;
 - (7) Open space requirements greater than otherwise required for property in the particular district;
 - (8) Parking, loading driveway or traffic requirements more restrictive than otherwise required for the particular district;
 - (9) Fencing or screening requirements greater than otherwise required for the particular district;
 - (10) Restrictions on any other matters which the city commission is authorized to regulate.

Upon approval of such restrictive rezonings, the planning division shall enter a reference to the restrictions on the city's official zoning map, and a notice of zoning restrictions shall be recorded in the public records of Seminole County. Restrictions shall run with the land, without regard to transfer of ownership or other interests, and may be removed only upon further amendment to the zoning classification of the subject property in accordance with the procedures prescribed herein.

Sec. 20-32. - Variances.

- (a) Any real property owner may file a variance application requesting variance from this chapter for their real property. Variances may be approved only for height, width, length or area of structures; size of lots; size of yard setbacks; driveway widths; building design standards (dimensional standards only); landscaping area requirements for vehicular use areas; landscape buffer requirements for buffer strip areas; landscape zones; street setbacks;

glazing and window percentages; and minimum first floor height. Under no circumstances may a variance be granted to allow a use not permitted generally or by conditional use permit in the district involved, or any use expressly or by necessary implication prohibited in the district by the terms of this chapter or other applicable provision of the city code.

- (b) The planning and zoning board shall be required to review all variance applications and make a written recommendation to the city commission. Such recommendation shall include the reasons for the board's recommendation and show the board has considered the applicable variance criteria set forth in this section.
- (c) Upon receipt of the planning and zoning board's recommendation, the city commission shall make a final decision on the application. If the city commission determines that the planning and zoning board has not made a recommendation on an application within a reasonable period of time, the city commission may, at its discretion, consider an application without the planning and zoning board's recommendation.
- (d) All variance recommendations and final decisions shall be based on an affirmative finding as to each of the following criterion:
 - (1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the same zoning district.
 - (2) That special conditions and circumstances do not result from the actions of the applicant or applicant's predecessor in title.
 - ~~(23) That literal interpretation of this chapter would work an unnecessary and undue hardship on the applicant deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and other applicable building and land development codes of the city would work unnecessary and undue hardship on the applicant.~~
 - ~~(34) That the special conditions and circumstances referred to in subsection (d)(1) of this section do not result from the actions of the applicant.~~
 - ~~(45) That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same zoning district.~~
 - ~~(56) That the requested variance is the minimum variance from this chapter necessary to make possible the reasonable use of the land, building or structure.~~
 - ~~(67) That approval of the variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.~~
 - (8) Whether the applicant has agreed to execute a binding development agreement required by the city to incorporate the terms and conditions of approval deemed necessary by the city commission including, but not limited to, any mitigative techniques and plans required by city code.
- (e) The following factors shall not be considered in any variance request:

(1) The presence of nonconformities in the zoning district or adjoining districts.

(2) Financial loss or business competition.

(3) Whether the property was purchased with the intent to develop or improve the property, whether or not it was known at the time of purchase that such development would be a violation.

Sec. 20-33. - Conditional uses.

- (a) Any real property owner may file a conditional use application requesting a conditional use of their real property providing the conditional use is listed in the applicable zoning district category.
- (b) The planning and zoning board shall be required to review all conditional use applications and make a written recommendation to the city commission. Such recommendation shall include the reasons for the board's recommendation and show the board has considered the applicable conditional use criteria set forth in this section.
- (c) Upon receipt of the planning and zoning board's recommendation, the city commission shall make a final decision on the application. If the city commission determines that the planning and zoning board has not made a recommendation on an application within a reasonable period of time, the city commission may, at its discretion, consider an application without the planning and zoning board's recommendation.
- (d) All conditional use recommendations and final decisions shall be based on the following criteria to the extent applicable:
 - (1) Whether the applicant has demonstrated the conditional use, including its proposed density, height, scale and intensity, hours of operation, building and lighting design, setbacks, buffers, noise, refuse, odor, particulates, smoke, fumes and other emissions, parking and traffic-generating characteristics, number of persons anticipated using, residing or working under the conditional use, and other offsite impacts, is compatible and harmonious with adjacent land uses, and will not adversely impact land use activities in the immediate vicinity.
 - (2) Whether the applicant has demonstrated the size and shape of the site, the proposed access and internal circulation, and the design enhancements to be adequate to accommodate the proposed density, scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate design amenities such as screening, buffers, landscaping, open space, off-street parking, safe and convenient automobile, bicycle, and pedestrian mobility at the site, and other similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Whether the proposed use will have an adverse impact on the local economy, including governmental fiscal impact, employment, and property values.
 - (4) Whether the proposed use will have an adverse impact on the natural environment, including air, water, and noise pollution, vegetation and wildlife, open space, noxious and desirable vegetation, and flood hazards.

- (5) Whether the proposed use will have an adverse impact on historic, scenic, and cultural resources, including views and vistas, and loss or degradation of cultural and historic resources.
- (6) Whether the proposed use will have an adverse impact on public services, including water, sewer, stormwater and surface water management, police, fire, parks and recreation, streets, public transportation, marina and waterways, and bicycle and pedestrian facilities.
- (7) Whether the traffic report and plan provided by the applicant details safe and efficient means of ingress and egress into and out of the neighborhood and adequately addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, and traffic flow through immediate intersections and arterials.
- (78) Whether the proposed use will have an adverse impact on housing and social conditions, including variety of housing unit types and prices, and neighborhood quality.
- (9) Whether the proposed use avoids significant adverse odor, emission, noise, glare, and vibration impacts on adjacent and surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other sire elements.
- (10) Whether the applicant has provided an acceptable security plan for the proposed establishment that addresses the safety and security needs of the establishment and its users and employees and minimizes impacts on the neighborhood, if applicable.
- (11) Whether the applicant has provided an acceptable plan for the mass delivery of merchandise for new large footprint buildings (greater than 20,000 square feet) including the hours of operation for delivery trucks to come into and exit the property and surrounding neighborhood, if applicable.
- (12) Whether the applicant has demonstrated that the conditional use and associated site plan have been designed to incorporate mitigative techniques and plans needed to prevent adverse impacts addressed in the criteria stated herein or to adjacent and surrounding uses and properties.
- (13) If the proposed conditional use is a residential use, whether the elementary, middle and high schools (K-12) that will be initially assigned to the residential project by the School District at the time the city commission considers final approval of the conditional use have both sufficient capacity, are in close proximity to the project so as to make each of the assigned schools accessible and convenient (e.g., walking distance, travel time, private and public transportation, and quality of route environment) to the majority of the school population that will be drawn from the project, and promote and support the integration of future residents of the project into the existing city of Winter Springs community in a sustainable manner.
- (14) Whether the applicant has agreed to execute a binding development agreement required by city to incorporate the terms and conditions of approval deemed necessary by the city commission including, but not limited to, any mitigative techniques and plans required by city code.

Sec. 10-33.1. – Site and Final Engineering Plans.

(a) Site and final engineering plans and the subdivision of land shall also be subject to the technical requirements set forth in Chapter 9 of the City Code. It is the intent of this Section to apply to applications for site and final engineering plans and to any subdivision of land requiring a plat, if applicable, and does not include review and approval of a lot split application.

(b) Except in situations involving one single-family home, the planning and zoning board shall be required to review all site and final engineering plan and subdivision of land applications and make a written recommendation to the city commission. Such recommendation shall include the reasons for the board's recommendation and show the board has considered the applicable criteria set forth in this section.

(c) Upon receipt of the planning and zoning board's recommendation, the city commission shall make a final decision on the application. If the city commission determines that the planning and zoning board has not made a recommendation on an application within a reasonable period of time, the city commission may, at its discretion, consider an application without the planning and zoning board's recommendation.

(d) Except in situations involving one single-family home, all site and final engineering plan and subdivision recommendations and final decisions shall be based on whether the site and final engineering plan and subdivision of land complies with all the technical requirements set forth in Chapter 9 of the City Code and the following criteria to the extent applicable:

(1) Whether the applicant has demonstrated the site and final engineering plan and subdivision of land, including its proposed density, height, scale and intensity, hours of operation, building and lighting design, setbacks, buffers, noise, refuse, odor, particulates, smoke, fumes and other emissions, parking and traffic-generating characteristics, number of persons anticipated using, residing or working under the plan, and other offsite impacts, is compatible and harmonious with adjacent land uses, and will not adversely impact land use activities in the immediate vicinity.

(2) Whether the applicant has demonstrated the size and shape of the site, the proposed access and internal circulation, and the design enhancements to be adequate to accommodate the proposed density, scale and intensity of the site and final engineering plan requested. The site shall be of sufficient size to accommodate design amenities such as screening, buffers, landscaping, open space, off-street parking, safe and convenient automobile, bicycle, and pedestrian mobility at the site, and other similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

(3) Whether the proposed the site and final engineering plan and subdivision of land will have an adverse impact on the local economy, including governmental fiscal impact, employment, and property values.

(4) Whether the proposed the site and final engineering plan and subdivision of land will have an adverse impact on the natural environment, including air, water, and noise pollution, vegetation and wildlife, open space, noxious and desirable vegetation, and flood hazards.

- (5) Whether the proposed the site and final engineering plan and subdivision of land will have an adverse impact on historic, scenic, and cultural resources, including views and vistas, and loss or degradation of cultural and historic resources.
- (6) Whether the proposed the site and final engineering plan and subdivision of land will have an adverse impact on public services, including water, sewer, stormwater and surface water management, police, fire, parks and recreation, streets, public transportation, marina and waterways, and bicycle and pedestrian facilities.
- (7) Whether the site and final engineering plan and subdivision of land, and related traffic report and plan provided by the applicant, details safe and efficient means of ingress and egress into and out of the neighborhood and adequately addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, and traffic flow through immediate intersections and arterials.
- (8) Whether the proposed the site and final engineering plan and subdivision of land will have an adverse impact on housing and social conditions, including variety of housing unit types and prices, and neighborhood quality.
- (9) Whether the proposed the site and final engineering plan and subdivision of land avoids significant adverse odor, emission, noise, glare, and vibration impacts on adjacent and surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other sire elements.
- (10) Whether the applicant has provided an acceptable security plan for the proposed establishment to be located on the site and final engineering plan and subdivision of land that addresses the safety and security needs of the establishment and its users and employees and minimizes impacts on the neighborhood, if applicable.
- (11) Whether the applicant has provided on the site and final engineering plan and subdivision of land an acceptable plan for the mass delivery of merchandise for new large footprint buildings (greater than 20,000 square feet) including the hours of operation for delivery trucks to come into and exist the property and surrounding neighborhood, if applicable.
- (12) Whether the applicant has demonstrated that the site and final engineering plan and subdivision of land have been designed to incorporate mitigative techniques and plans needed to prevent adverse impacts addressed in the criteria stated herein or to adjacent and surrounding uses and properties.
- (13) Whether the applicant has agreed to execute a binding development agreement required by city to incorporate the terms and conditions of approval deemed necessary by the city commission including, but not limited to, any mitigative techniques and plans required by city code.

Sec. 20-34. - Waivers.

- (a) Any real property owner may file a waiver application requesting a waiver for their real property from any term and condition of this chapter (except from the list of permitted, conditional and prohibited uses set forth in any zoning district category) ~~if the property~~

~~owner clearly demonstrates that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result.~~

- (b) The planning and zoning board shall be required to review all waiver applications and make a written recommendation to the city commission. Such recommendation shall include the reasons for the board's recommendation and show the board has considered the applicable waiver criteria set forth in this section.
- (c) Upon receipt of the planning and zoning board's recommendation, the city commission shall make a final decision on the application. If the city commission determines that the planning and zoning board has not made a recommendation on an application within a reasonable period of time, the city commission may, at its discretion, consider an application without the planning and zoning board's recommendation.
- (d) ~~In addition to the standard set forth in paragraph (a) above, a~~All waiver recommendations and final decisions shall also comply with the following criteria:
 - (1) The applicant clearly demonstrates that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result related to the proposed property and development.
 - ~~(2)~~ The proposed development plan is in substantial compliance with this chapter and in compliance with the comprehensive plan.
 - ~~(3)~~ The proposed development plan will significantly enhance the real property.
 - ~~(4)~~ The proposed development plan serves the public health, safety, and welfare.
 - ~~(5)~~ The waiver will not diminish property values in or alter the essential character of the surrounding neighborhood.
 - ~~(6)~~ The waiver granted is the minimum waiver that will eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable term or condition under this chapter.
 - ~~(7)~~ The proposed development plan is compatible and harmonious with the surrounding neighborhood.
 - (8) Whether the applicant has agreed to execute a binding development agreement required by city to incorporate the terms and conditions of approval deemed necessary by the city commission including, but not limited to, any mitigative techniques and plans required by city code.

Sec. 20-35. - Administrative appeals.

- (a) Any final administrative decision regarding the enforcement or interpretation of this chapter, where it is alleged there is an error by an administrative official, can be appealed as set forth in this section. Administrative appeals are not authorized or permitted on interpretation issues based on the following:
 - (1) Any order, requirement, decision, or determination made regarding code enforcement, including notice of violations and civil citations.

- (2) Acts of administrative officials pursuant to the orders, resolutions, or directives of the city commission including development agreements.
- (3) Zoning verification letters.
- (4) Challenges to a development order controlled by F.S. § 163.3215.
- (5) Appeals that circumvent procedures required by this chapter, including those that are more appropriately addressed in an application for a waiver, variance, or rezoning.
- (b) The following persons shall have standing to appeal an administrative decision that is not of general applicability and that is specifically related to a particular project or parcel of real property:
 - (1) An applicant who is adversely affected by the decision.
 - (2) A property owner whose property is the subject of the decision.
 - (3) All owners of real property that lies within 500 feet of the property that is the subject of the decision.
 - (4) Any resident, landowner, or person having a contractual interest in land in the city who demonstrates a direct adverse impact from the decision that exceeds in degree the general interest in community good shared by all persons.
- (~~b~~c) Appeals shall be taken within thirty (30) calendar days after such administrative decision is signed by the administrative official rendering the decision or is otherwise rendered in writing. Appeals shall be ~~is~~ made by filing a written notice of appeal with the city manager stating the name of the decision maker, date of the decision, applicable code provisions and the specific grounds for appeal. A copy of the written decision shall accompany the written notice of appeal and filing fee. Upon receipt of the notice of appeal, the city manager shall schedule the appeal before the planning and zoning board within sixty (60) calendar days and transmit all documents, plans, papers, transcripts or other materials constituting the record upon which the action appealed from was taken. Within twenty (20) calendar days of the filing of a notice of appeal pursuant to this section, any person with standing may intervene and become a party to the appeal by filing a written notice of appeal in accordance with this section and payment of the filing fee.
- (~~e~~d) The planning and zoning board shall be required to review all administrative appeals and make a recommendation to the city commission.
- (~~d~~e) Upon receipt of the planning and zoning board's recommendation, the city commission shall make a final decision on the administrative appeal. If the city commission determines that the planning and zoning board has not made a recommendation on an administrative appeal within a reasonable period of time, the city commission may, at its discretion, consider an application without the planning and zoning board's recommendation.
- (f) The hearing shall be limited to the record on appeal and shall consist of oral argument by city staff and parties with standing, each of whom may be represented by legal counsel, and the party challenging the administrative decision shall have the burden of proof. The hearing shall be conducted in accordance with established Florida law for quasi-judicial hearings. The record on appeal shall consist of the following: 1) the application and accompanying

information; 2) the written decision of the administrative official and accompanying information; and (3) any transcript of the meeting or proceeding in which the written decision was made. All parties may freely refer to provisions from the comprehensive plan, any other city ordinance, resolution, or rule, and any federal or state statute, rule, or decision. If any party desires to admit any additional evidence, the additional evidence shall be disclosed to the other parties and the planning and zoning board or city commission not less than five calendar days before the hearing. At the beginning of the hearing, the planning & zoning board or city commission shall rule on whether such additional evidence may be presented and shall freely allow the evidence when such evidence is relevant to the issue on appeal.

- (eg) Review of administrative decisions shall be based on the following criteria:
- (1) Whether the applicant was properly afforded procedural due process;
 - (2) Whether the decision under review is supported by competent, substantial evidence; and
 - (3) Whether the decision under review complied with applicable law, including a proper interpretation of any provision under this chapter.
- (fh) The city commission shall have the right to reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination as ought to be made, and to that end, shall have all the powers of the officers from whom the appeal is taken.
- (i) An administrative appeal filed pursuant to this section stays all proceedings in furtherance of the action appealed from, including the issuance of a building permit or development order, unless the administrative official from whom the appeal is taken certifies in writing to the board of adjustment after the notice of appeal is filed that, because of facts stated in the certificate, a stay would, in the administrative official's opinion, cause imminent peril to life and property. In such case where the administrative official makes such certification, proceedings shall not be stayed other than by an injunction issued by a court of competent jurisdiction

Sec. 20-36. - Expiration of conditional use, variance and waiver approvals.

- (a) Any conditional use, variance or waiver approved by the city commission under this Division shall expire two (2) years after the effective date of such approval by the city commission, unless a building permit based upon and incorporating the conditional use, variance, or waiver is issued by the city within said time period. Upon written request of the property owner, the city commission may extend the expiration date, without public hearing, an additional six months, provided the property owner demonstrates good cause for the extension. In addition, if the aforementioned building permit is timely issued, and the building permit subsequently expires and the subject development project is abandoned or discontinued for a period of six months, the conditional use, variance or waiver shall be deemed expired and null and void.
- (b) The city commission hereby finds that there may be one or more unexpired conditional use, variance, or waiver permits previously granted by the City that may have never been acted upon or abandoned by the property owner. The city commission finds that these

unexpired permits may now be detrimental to the public health, safety, and welfare of the community due to changed circumstances in the surrounding neighborhood and changes in law. Therefore, the provisions of this section shall apply retroactively to any unexpired conditional use, variance, and waiver previously granted by the city commission. It is the intent and purpose of this subsection to void any previously granted conditional use, variance, and waiver permit that does not comply with the provisions of this section and to require the property owner to reapply, under current circumstances, for said permit should the property owner desire or need said permit.

Sec. 20-37. - Limited administrative waivers.

(a) *Authorization by city manager.* Waivers to the adopted land development regulations set forth in this chapter may be authorized administratively by the city manager or designee, subject to the procedures and limitations of this section. Designees under this section may be approved by city manager by written administrative order.

(b) *Waivers subject to administrative review and approval.*

(1) Administrative waivers may be considered for height, area, ~~or~~ size, or design dimensional requirement of a structure or architectural feature; and/or distance requirement, size of yard, setback and open space requirements of an applicable zoning district including the transect design standards in the Town Center District. Administrative waivers shall not exceed ten percent (10%) of the applicable requirement.

The city manager may authorize the administrative review and approval of a waiver when a property owner clearly demonstrates:

a. The waiver is necessary, as a condition of city permit approval, to allow the reasonable use of the subject property and any proposed or existing improvements thereon; and

b. Such waiver will not: (i) have more than a de minimus impact on the subject property and surrounding area; (ii) be contrary to the public interest; (iii) be incompatible with the surrounding area; (iv) have an adverse effect on the neighborhood or general welfare of the area; and (v) have the effect of nullifying the intent and purpose of any applicable provision of this chapter.

(c) *Application submittal and fee.* Application for an administrative waiver by the city manager shall be made on a form provided by the community development department and shall be accompanied by an application fee established by the city. As part of the application, the city manager reserves the right to require a signed affidavit (submitted on a form prepared by the city) from all abutting property owners indicating no objection to the requested waiver. In such case, failure of the applicant to obtain signatures of all abutting property owners will constitute a basis for denying the application. For the purpose of this section, the term "abutting" shall include those properties directly across a road.

(d) *Conditions.* The city manager may prescribe appropriate conditions and safeguards to ensure that the purposes of this section, chapter and other applicable regulations set forth in

the City Code are carried out, and to ensure that the waiver granted is the minimum necessary to allow reasonable use of the land and improvements.

- (e) *Further action.* Applications approved by the city manager under this section shall be deemed final. However, a denial of a request for an administrative waiver by the city manager shall be considered a non-final order of the city and shall not be appealable. Applications denied under this section shall not preclude an applicant from requesting a variance or waiver from the city commission pursuant to other applicable provisions of this chapter. In such cases, the applicant shall submit a formal application for a variance or waiver consistent with the requirements set forth in this chapter, and decisions made on such applications shall be deemed final and subject to appeal in a court of competent jurisdiction.
- (f) Approvals by City Commission. The city commission can use the limited administrative criteria in subsection (b) to grant applicable waivers when considering and making final decisions on any other land use application requiring city commission approval such as approval of final engineering plans. Such waivers are not subject to the application requirements in subsection (c) and shall not exceed twenty percent (20%) of the applicable requirement. However, in conjunction with the land use application requiring city commission approval, the applicant and city staff shall identify the applicable limited waivers and address, in writing, the criteria in subsection (b). Additionally, if deemed necessary and relevant by city staff or city commission to approving the limited waiver requested, the applicant shall provide such relevant information enumerated in section 20-29 to support granting the waiver request.

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DIVISION 12. - TOWN CENTER DISTRICT CODE

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Sec. 20-320. - Intent.

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(c) *How to use this code.*

- (1) Review the policies and administration procedures ~~specifically~~ applicable to the town center as set forth ~~including those contained~~ in the City's Comprehensive Plan and City Code including the Town Center District Code, Chapter 9 Land Development including final engineering plans, subdivision of land, and aesthetic review, and Chapter 20, Article II Administration, Division 1 Procedures; Land Use Decisions regarding special zoning permits.
- (2) Identify the transect zone assigned to the subject property.
- (3) Determine whether the proposed use is permitted in the applicable transect zone and is compatible under existing conditions at the proposed location with other adjacent or nearby land uses within the town center and any established surrounding neighborhoods.



Tusawilla Road Retail, Winter Springs Town Center

- (4) Review the general provisions and other requirements which apply throughout the applicable transect zone.
- (5) Determine which street type your lot fronts on the thoroughfare standards map.
- (6) Review the building elements and architectural guidelines which contain specific rules for architectural design.
- (7) Prepare plans and specifications for submittal to the city in compliance with applicable law including, but not limited to, the City's Comprehensive Plan, City Code and Town Center District Code.

* * *

Sec. 20-321. - Administration.

(a) *Interpretation of the standards.* ~~Interpretation of the standards in this division shall be the responsibility of the city's development review committee (DRC). Unless otherwise authorized by resolution of the city commission, the city commission shall serve as the development review committee under this division. The adopted Master Plan (inclusive of any economic development strategies adopted by the city commission for the town center) shall serve as guidance to the development review committee with regard to the city's intent for land development in the town center.~~ The images contained in this division are meant to demonstrate the character intended for the town center and shall be the guide for future development, but are for illustrative purposes only. The accompanying text and numbers are rules that govern permitted development.

(b) ~~*Review process.*~~

~~(1) Applications are subject to final review and approval by the development review committee (DRC). Prior to final review and approval by the development review committee, all new applications, and proposed substantial amendments to previously approved applications, shall be reviewed by the planning and zoning board for purposes of issuing an advisory recommendation to the development review committee.~~

~~The committee shall have authority, within reason and applicable rules, for approving all aspects of site planning and exterior architecture, including aesthetic appropriateness, verification of an acceptable economic fiscal impact, environmental implications, traffic impacts, and any other site specific matters not delineated herein.~~

~~(2) *Optional preliminary review.* Applicants may, at their option and sole cost and risk, submit site layout and building elevation designs in schematic or sketch form to the development review committee for a non binding and preliminary review as an initial courtesy to the applicant. These submittals are subject to a more formal application process which requires the submission of more detailed plans and specifications and requires a more detailed review and final consideration of approval by the DRC. Comments and statements made by city officials at the preliminary review are non binding unless memorialized in a written agreement approved by the city commission. City staff and the applicant shall only seek feedback from the commission and city staff shall not make a formal recommendation regarding the proposed project at this time, unless the application is accompanied by a written development agreement being proposed by city staff for the commission's approval. In which case, the city staff shall make a recommendation regarding the application and proposed agreement. This non binding and preliminary review shall not be relied upon by the applicant as a final decision and shall not be construed in any manner as creating any vested right or entitlement for the development of the subject property. By requesting and participating in the optional preliminary review process, the applicant shall be deemed to have read and agreed to this code provision and to hold the city and its officials harmless for any future actions they may have taken based on the results of a preliminary review pursuant to this section.~~

~~(3) Applicants shall submit the following items to the community development department for review:~~

- ~~a. A current up to date site survey;~~
- ~~b. A current up to date tree survey;~~
- ~~c. A site plan, drawn to scale, which shall indicate:
 - ~~1. Building locations and orientations, and landscape areas;~~
 - ~~2. Parking locations and number of spaces;~~
 - ~~3. Paved surfaces, materials and location(s);~~
 - ~~4. Site location diagram and legal description; and~~
 - ~~5. Signage.~~~~
- ~~d. Building elevations illustrating all sides of structures facing public streets or spaces;~~
- ~~e. A parking analysis justifying the proposed parking solution (such as Shared Parking, by Barton Aschman Associates, The Urban Land Institute);~~
- ~~f. An economic fiscal impact report, prepared by a duly qualified expert, in compliance with the requirements set forth in the City's Comprehensive Plan and Code, if applicable; and~~

~~g. — Other reasonable supporting documents to indicate intentions and/or any other items reasonably required by the development review committee to determine whether or not the proposed development is in compliance with the City's Comprehensive Plan and Code. The provisions of this subsection are not applicable to the optional preliminary review process, but some or all of the requirements may be required by the city, on a case by case basis, if the city and the applicant pursue a development agreement during the optional preliminary review process.~~

~~(c) — *Special exceptions.*~~

~~(1) — The city commission may by special exception waive strict compliance with provisions of this code in furtherance of promoting the town center policies adopted by the city. In granting a special exception, the city commission must find by substantial competent evidence that:~~

~~a. — The proposed development contributes to, promotes and encourages the improvement of the Winter Springs Town Center and catalyzes other development as envisioned in the Winter Springs Town Center regulations.~~

~~b. — The proposed development will not have an unfavorable effect on the economy of the Winter Springs Town Center and complies with the economic fiscal impact requirements set forth in the City's Comprehensive Plan and Code.~~

~~c. — The proposed development abides by all rules in this code other than those specially excepted. Special limitations apply to large footprint buildings (greater than twenty thousand (20,000) square feet); see subsection 20-324(9) for these limitations.~~

~~d. — The proposed development meets any reasonable additional conditions, restrictions or limitations deemed necessary by the city commission in order to preserve and promote the intent of the Winter Springs Town Center District Code.~~

~~e. — With respect to each waiver requested, the specific waiver shall comply with all of the following:~~

~~1. — Is a result of special conditions and circumstances which are peculiar to the land, site plan, structure or building involved and which justify granting the waiver in the context of the overall proposed development being successful within the town center;~~

~~2. — Is the minimum waiver from the town center regulations necessary to make possible the reasonable use of the land, building or structure;~~

~~3. — Is in harmony with the general intent and purpose of the town center regulations;~~

~~4. — Will not be injurious or incompatible to the town center and any surrounding neighborhood or property; and~~

~~5. — Will not create a public nuisance or be detrimental to the public health, safety, and welfare relative to public services including water, sewer, surface water management, police, fire, parks and recreation, streets and traffic patterns, public transportation, marina and water ways, bicycle and pedestrian facilities.~~

~~(2) — *Procedure for special exceptions .*~~

~~a. — Approval may be granted only after a minimum of two (2) discretionary reviews. The first review shall be before the planning and zoning board, at which time the planning and zoning board shall review the project and provide to the city commission an advisory recommendation~~

~~regarding approval, approval with conditions, or disapproval. The second review shall be a public hearing held before the city commission and shall be held no sooner than seven (7) calendar days following the planning and zoning board hearing.~~

~~b. — Requests for special exceptions under this division shall include each exhibit required in the administration review process per subsection 20-321(b). In addition, the city commission may within reason require additional exhibits and may defer approval of the special exception application or schedule an additional public hearing or hearings to review those exhibits.~~

~~c. — Special exceptions shall not be unreasonably withheld if the requested special exception complies with the applicable criteria set forth in the town center regulations, but the city commission shall have authority to require that the applicant satisfy any additional conditions it deems necessary to fulfill goals of the master plan, including reasonable offsite improvements directly related and proportionate to the specific impact of the request, or further review(s) and approval by the development review committee.~~

~~(3) — The city commission may grant the approval of an application for special exceptions from the Code in whole or in part upon a majority vote of its members.~~

~~(d) — *Site development agreement option.* The city may enter into a site development agreement with the user or developer of a property, relating to development of a particular parcel or tract of land, and such an agreement may address such issues as impact fee credits; a specialized or negotiated concept of design or site plan development authorized or sanctioned by this division; infrastructure service credits or public-private participation in funding, design or construction; or other incentives based upon strict compliance with requirements of this ordinance. The agreement will be mutually acceptable to all parties. Considerations for the city in deciding whether to participate in such an agreement will include compliance with the objectives and design criteria specified in this division; demonstration of a cost benefit to city and developer; consideration of development amenities provided by the developer. Such a site development agreement shall be adopted and be in conformance with the requirements of the Florida Municipal Home Rule Powers Act or F.S. §§ 163.3220 through 163.4243, as to effect, duration, public hearing requirements and other issues.~~

~~The terms and conditions set forth in a development agreement and any related final engineering plans ("development agreement") approved by the city commission shall be binding on the subject property regardless of any changes to the Town Center Code. In the event that the Town Center Code is amended after a development agreement is approved to permit development that is inconsistent and in conflict with a previously approved development agreement, the terms and conditions of the development agreement shall prevail, unless the development agreement is amended. The intent of this paragraph is to prohibit a developer from relying upon an amendment to the Town Center Code enacted subsequent to approval of its development project in order to alter the terms and conditions of its project without the express written consent of the city commission.~~

(b) In the town center district, decorative street signs are required along roadways as part of the decorative street sign and light program for new development including: subdivisions,

commercial development and areas constructed for public use. Standards for the town center district follow the same guidelines as street signage that is upgraded in all other areas of the city. In addition, the city requires that decorative street lights be provided for all development within the town center district. During the development review process, it will be determined by the city whether or not the user or developer of a property within the town center may need to enter into a Neighborhood Street Sign Light Improvement Agreement (NSSLIA) as part of the respective development agreement.

~~(e) *Comprehensive plan compliance required.* All development of property subject to these regulations shall also be subject to the Comprehensive Plan of the City of Winter Springs, Florida, and all approvals and land development permits shall be in compliance with said comprehensive plan.~~

* * *

Sec. 20-324. – General Provisions.

The following general provisions apply to all street types.

* * *

(9) Large footprint buildings. Buildings with a footprint greater than twenty thousand (20,000) square feet may be built within the town center district by ~~special exception~~ conditional use only. In these cases, the maximum lot width as noted in each applicable transect zone will be waived. Such buildings must abide by all rules in this division with the following special limitations:

* * *

Sec. 20-327.1. - Signs.

* * *

Signs shall be flat against the facade, mounted projecting from the facade, or mounted above the top of the facade. Free standing monument signs are permitted by ~~special exception~~ waiver along State Road 434 frontage.

* * *

Sec. 20-417. - Residential wall buffers required.

Any developer or property owner proposing a commercial or multi-family development or redevelopment adjacent to a single family zoning district or use shall construct, at the developer's expense, an opaque wall of six (6) feet in height along the full length of the property line between such development or redevelopment and the adjacent single family zoning district or use. A wall shall also be required for a proposed commercial development or redevelopment adjacent to a multi-family zoning district or use, as required above. The wall shall be constructed of concrete block, brick or other durable material (wood not allowed) which is compatible with the surrounding area, and acceptable to the development review committee as to compatibility,

design, and compliance with this section and the City Code. The wall requirements of this section shall apply internally within the boundaries of town center, but only to buffer loading docks, service areas, and trash disposal facilities from adjacent single-family or multi-family residential uses. If a wall is required internally within the town center, the wall requirement may be waived or varied by the development review committee and city commission pursuant to the ~~special exception~~ waiver or variance criteria and procedure set forth in the Town Center District Code. The wall requirements of this section shall also apply along the boundary of property that also constitutes the outer perimeter of the existing area zoned town center.

Sec. 20-422. - Public, private and charter school and daycare center siting criteria.

Daycare centers and schools (hereinafter referred to as "school" in this section) present unique planning/zoning issues and challenges for the city and surrounding land uses. Therefore, all schools must be deemed compatible with surrounding land uses by the city before any development permit may be issued for a new school or the expansion of existing school. In addition to complying with any other applicable provision of the City Code including, but not limited to, conditional use ~~and special exception~~ requirements, and applicable provisions of the city's comprehensive plan, compatibility shall be determined by satisfying all of the following factors:

* * *

Sec. 20-436. - Authorized commercial vehicles—Limited-term parking permits.

(a) One (1) authorized commercial vehicle per dwelling unit, as defined in section 20-434 above and not to exceed ten (10) feet in height, may be exempted from the garaging and fencing requirements of section 20-434 until July 2, 2001, if the dwelling unit of the owner, user, or caretaker of the authorized commercial vehicle does not have a garage or fence capable of screening the vehicle from view as provided in section 20-434 provided that the owner, user, or caretaker of the authorized commercial vehicle shall have first acquired from the city a limited term parking permit which shall be clearly affixed upon the rear window or rear panel of the authorized commercial vehicle.

(b) Following the termination of the period of the permit the commercial vehicle must comply in all respects with section 20-434 or be removed from the residential zoned district.

(c) No authorized commercial vehicle as defined in section 20-434 may be provided a limited term parking permit later than December 31, 1999.

(d) A permit may be transferred to a similar authorized commercial vehicle as defined in section 20-434 for the duration of any applicable permit ~~the special exception~~ provided that a new permit is acquired from the city and the original permit is returned to the city.

* * *

Section 2. Code Amendment. Chapter 9 of the City Code is hereby amended as follows (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from this Ordinance of text existing in Chapter 9. It is intended that the text in

Chapter 9 denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to adoption of this Ordinance):

Chapter 9 – LAND DEVELOPMENT

* * *

~~ARTICLE VI. SITE PLAN REVIEW~~

~~DIVISION 1. GENERALLY~~

~~Secs. 9-326—9-340. Reserved.~~

~~DIVISION 2. SITE PLAN REVIEW BOARD~~

~~Sec. 9-341. Creation.~~

~~There is hereby created a site plan review board for the city.~~

~~Sec. 9-342. Purpose; composition.~~

~~The purpose of the site plan review board is to ensure compliance with adopted development standards and the Code of Ordinances. The board shall be composed of the city manager, building official, fire chief, police chief, and any other pertinent department heads or consultants as designated by the city manager. The city manager shall serve as chairman and appoint a board member as vice chairman to serve in his absence.~~

~~Sec. 9-343. Clerical support and records.~~

~~The city shall provide the site plan review board such clerks, stenographers and assistants as the city manager may deem necessary and responsible. The city shall provide a secretary to keep the minutes of the board's proceedings, serve all notices directed by the board, maintain site plan review board service records and files, preserve all reports and correspondence, and perform such other related duties as directed by the site plan review board. All permanent records of the site plan review board shall be kept in the custody of the city clerk.~~

~~Sec. 9-344. Meetings.~~

~~All meetings of the site plan review board shall be open to the public and the board shall meet upon call of the chairman or vice chairman in the absence of the chairman. Public notice of a meeting shall be posted on the public bulletin board at the city hall three (3) days before a scheduled meeting.~~

~~Sec. 9-345. Procedures, regulations and fees.~~

~~Complete records of all proceedings of the site plan review board shall be kept. Procedures, regulations and fees relating to site plans not inconsistent with the provisions of sections 9-341 through 9-349 may be established by the city council from time to time by applicable~~

administrative procedure or resolution. Such procedures, regulations and fees as then established shall be adhered to as if the same were specifically set forth in this chapter.

Sec. 9-346. -- Prohibitions.

~~Except that used for a single family dwelling, no parcel of land within the city shall be developed or improved by construction of any nature without a site plan having been first submitted, reviewed and approved as herein set forth, such approval to be valid for a period not to exceed one (1) year. Upon receipt of written application, the site plan review board may extend the approval for a period not to exceed six (6) months. If development has not commenced within one (1) year from the date of approval or within any extension period authorized by the board, the approval of the site plan originally submitted shall be considered null and void and no development or improvement of any nature may take place until such time as a site plan is resubmitted for review and approval as set forth in this chapter. No building permit shall be issued by the city until the site plan has been finally approved by the board or the city commission when applicable. No work of any nature shall commence on the property until a building permit has been issued, except with the express approval of the board or the city commission when applicable.~~

Sec. 9-347. -- Duties.

~~Any person desiring to develop or improve any parcel of land as provided for in this chapter shall first submit to the site plan review board a site plan. Such site plan shall be reviewed for compliance with all city ordinances, for conformity with the city's comprehensive plan, for compatibility with locally recognized values of community appearance and design, for conformity with the guidelines established by the city council concerning vehicular traffic access, ingress, egress, internal circulation, parking; concerning emergency vehicle access and concerning pedestrian movement; for assurances of satisfactory utility service for the health and welfare of the community; to assure compatibility with other improvements and the need for adequate light, air, access and privacy; to assure that the natural qualities and characteristics of the land will be preserved and that the project site will be appropriately landscaped and provisions established for the maintenance of same; to assure that adequate setbacks will be provided within the planned project and that provisions are made for the supervision and maintenance thereof; and to assure that the aesthetic and architectural details of the planned project are compatible with the surrounding area and serve to enhance the character of that area. The site plan shall be reviewed by the board and approved, disapproved or properly referred by such board in accordance with the results of its review.~~

Sec. 9-348. -- Appeals.

~~Any person aggrieved by a decision of the site plan review board may appeal such decision to the city commission within thirty (30) days after notice of such decision. Upon appeal, the city commission shall review the decision of the board within fourteen (14) days and approve, modify or disapprove such decision. The decision of the city commission on appeal shall be final, provided any person aggrieved thereby may seek judicial relief as provided by law.~~

Sec. 9-349. -- Penalty for violation.

- (a) ~~It is unlawful for any person to violate any of the terms and/or provisions specified within sections 9-341 through 9-349 or failing to comply with any order issued pursuant to any section hereof.~~
- (b) ~~The developer, owner or tenant of any building or structure, parcel, premises or any part thereof, and any architect, building contractor, corporate officer, agent or other person who commits, participates in, assists in or maintains that which is a violation of this ordinance shall be classified as principal in the first degree and shall be found guilty of a violation of the terms of this division and suffer the penalties herein specifically provided.~~
- (c) ~~Nothing herein contained shall prevent the city from instituting and taking such other legal action at law or in equity as is from time to time necessary, in order to prevent or remedy any violation of the rules, conditions, covenants stipulations or terms of this division.~~

* * *

Sec. 9-386.4. - Definitions.

For the purpose of this division, the following words and terms shall have the meaning ascribed thereto:

* * *

Development permit. Includes any building permit, conditional use, zoning approval, subdivision approval, rezoning, development order, conditional use ~~special exception~~, variance, waiver, or any other official action of local government having the effect of permitting the development of land.

* * *

Sec. 9-501. - Definitions.

The following words and phrases used in this article shall have the meanings ascribed below unless the context clearly indicates otherwise:

* * *

Development permit. Includes any building permit, zoning permit, subdivision approval, rezoning certification, conditional use special exception, variance, waiver, or any other official action of the city having the effect of permitting the development of land.

* * *

Section 3. Conforming Amendments to Town Center Land Use Matrix. One of the major policy objectives of this Ordinance is to streamline the town center development land use permit process and consolidate it with the regular land use permit process contained in the City Code. Consequently, the special exception land use identified in the Town Center Land Use Matrix is being relabeled a conditional use. Therefore, Section 20-323 Land Use Matrix attached hereto as **EXHIBIT “A”** is hereby amended as follows (underlined type indicates additions and ~~strikeout~~ type indicates deletions):

See Exhibit “A,” which is hereby fully incorporated herein by this reference.

Section 4. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Commission, or parts or ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 5. Incorporation into Code. This Ordinance shall be incorporated into the Winter Springs City Code and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this ordinance and the City Code may be freely made.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance 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 ordinance.

Section 7. Effective Date. This Ordinance shall become effective upon adoption by the City Commission of the City of Winter Springs, Florida, and pursuant to City Charter.

ADOPTED by the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled on the 10th day of June, 2019.

Charles Lacey, Mayor

ATTEST:

Andrea Lorenzo-Luaces, City Clerk

**APPROVED AS TO LEGAL FORM
AND SUFFICIENCY FOR THE CITY
OF WINTER SPRINGS ONLY:**

Anthony A. Garganese, City Attorney

Legal Ad: May 29, 2019
First Reading: May 13, 2019
Second Reading: June 10, 2019



Legal Notices



Legal Notices

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS

Assessment Area: 13535 Nemours Parkway, Orlando, FL 32827
Parcel ID: 25-24-30-6052-01-000

601 East Rollins Street, Orlando, FL 32803
Parcel ID: 13-22-29-2780-01-000

1400 South Orange Avenue, Orlando, FL 32806
Parcel ID: 35-22-29-6389-01-000

On June 17, 2019, at 2:00 P.M., or as soon thereafter as the matter may be heard, the City Council of the City of Orlando will hold a public hearing in Council Chambers, City Hall, 2nd Flr., 400 South Orange Avenue, Orlando, Florida 32801, to consider the adoption of a Final Assessment Resolution providing for and imposing non-ad valorem assessments against the certain parcels of property identified above. Persons having a disability and needing special accommodations or an interpreter to participate in this proceeding should contact the City Clerk's Office during normal business hours at (407) 246-2251 at least 48 hours in advance of the hearing. The public hearing may be continued to a time and date certain by announcement at the scheduled hearing without any further public notice. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of the publication date of this notice. Any person wishing to appeal any decision of the City Council with respect to any matter considered will need a record of the proceedings and may wish to ensure that a verbatim record is made, including the testimony and evidence on which the appeal is to be based. A copy of the Final Assessment Resolution will be available in the City Clerk's Office, City Hall, 2nd floor.

At the request of the owners of the properties proposed to be assessed, Assessments have been proposed for the purpose of supporting the provision of charity health care by the City's hospitals to the indigent members of the Central Florida Community and the viability of those hospitals as important contributors to the City's economy. The Resolution will assess gross outpatient revenue at the hospitals for the purpose of creating Intergovernmental Transfers to the Florida Agency for Health Care Administration, thereby maximizing the availability and payment of federal match funding for the recruitment of compensated charity care to insure continued access of health care services to Central Florida's indigent community members. A more specific description of the Assessment is set forth in the Initial Assessment Resolution to be considered for adoption by the City Council on June 3, 2019. Copies of the Initial Assessment Resolution and the preliminary assessment roll will be available for inspection at the Office of the Chief Financial Officer, City Hall, 4th floor.

Assessments will be payable for a period of no more than one (1) year, commencing June 17, 2019, and will be collected either directly by the City or on the ad valorem tax bill, as authorized by Sec. 197.3632, Florida Statutes. Failure to pay an assessment could result in foreclosure of the Assessment lien and may result in a tax certificate being issued against the property which may result in a loss of title. Assessments may be prepaid at the option of the property owner. If you have any questions, please contact the City's Chief Financial Officer at (407) 246-2341.

OS6308154

5/29/2019

Advertisements for Bid

LEGAL ADVERTISEMENT

For a list of current City of Altamonte Springs solicitations (quotes, bids, and proposals, etc.), interested parties should visit our web site at <http://www.altamonte.org/SolicitationList>. Interested parties should request the solicitation documents directly from our approved web site to ensure notification of solicitation updates. For assistance, email procurement@Altamonte.org or call 407-571-8079.

05/01, 05/05, 05/08, 05/12, 05/15, 05/19, 05/22, 05/26, 05/29/2019

OS6251861

2019

Fictitious Name

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute", Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: **KCI**

under which (I am) (we are) engaged in business at 4445 Edgewater Dr, Orlando, FL 32804 That the (party) (parties) interested in said business enterprise is as follows: **Koncept Carma, Inc. 4445 Edgewater Dr, Orlando, FL, Orange County, Florida, 05/25/2019**

under which (I am) (we are) engaged in business at 310 A Main St. Lebanon, NJ 08833 That the (party) (parties) interested in said business enterprise is as follows: **Nationwide Mortgage Bankers, Inc. 310 A Main St. Lebanon, NJ 08833**

Dated at Lebanon, Orange County, Florida, 05/26/19

ORG6303913

05/29/19

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute", Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: **ACDCleaning**

under which (I am) (we are) engaged in business at PO Box 720728 That the (party) (parties) interested in said business enterprise is as follows: **Nicoletta We**

under which (I am) (we are) engaged in business at 310 A Main St. Lebanon, NJ 08833 That the (party) (parties) interested in said business enterprise is as follows: **Nationwide Mortgage Bankers, Inc. 310 A Main St. Lebanon, NJ 08833**

Dated at , Orange County, Florida, 5/23/2019

OSC6303970

5/29/2019

BUSINESS OWNERS

Buy low, sell high! Place your professional services ad in the Orlando Sentinel Classified section at OrlandoSentinel.com/ advertise

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute", Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: **It's All About Cleaning**

under which (I am) (we are) engaged in business at 1030 Paces Circle That the (party) (parties) interested in said business enterprise is as follows: **Cynthia Shorter 1030 Paces Circle Dated at Apopka, Seminole County, Florida, 05/28/2019**

SEM6308149 05/29/2019

Notice of Administration

IN THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CASE# 2019 CP-001402-0 PROBATE DIVISION

IN RE: THE ESTATE OF JACALYN EVANGELINE DALMIDA-HILL, Deceased

NOTICE TO CREDITORS: The administration of the estate of JACALYN EVANGELINE DALMIDA-HILL, deceased whose date of death is April 3, 2019, is pending in the Circuit Court for ORANGE COUNTY, FLORIDA, PROBATE DIVISION, FILE #2019 CP-001402; the address of which is 425 North Orange Avenue, Orlando, Florida 32801.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including un-matured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with the court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE.

All of these creditors of the decedent and other persons who have claims or demands against the decedent's estate, including un-matured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of PUBLICATION of this notice is 5/22/2019. Attorney for the Personal Representative **Nadine A. Brown, Esq. Florida Bar #23013 1400 Florida Center Blvd., Suite 1073 Willa Springs Drive #1017 Tel: (407) 678 - 2224 Personal REPRESENTATIVE VIRGINIA ADINA THOMAS 7630 Harbor Bend Circle Orlando, Florida 32822 Tel: (407) 985 - 9024**

OS6295198

5/22, 5/29/2019

Public Hearing Notices

IN THE CIRCUIT COURT, NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 70-125

IN RE: VALENCIA WATER CONTROL DISTRICT TO ALL OWNERS OF LAND WITHIN VALENCIA WATER CONTROL DISTRICT

YOU ARE HEREBY NOTIFIED that, pursuant to Section 298.12, Florida Statutes, the Annual Meeting of All Landowners within the VALENCIA WATER CONTROL DISTRICT incorporated by an Order of the Circuit Court in and for Orange County, Florida on May 27, 1970, will be held Tuesday, June 11, 2019 at 1:00 P.M. at the Lake Ridge Village Clubhouse, 10630 Larissa Street, Williamsburg, Orlando, Florida 32821, for the purpose of electing one member to a five-year term; one member to a three-year term and one member to a two-year term to the Board of Supervisors, which members must be owners of land in said District and a resident of Orange County, and to conduct such other business as may come before the Meeting, to be followed by the Annual Meeting of the Board of Supervisors.

"Persons are advised that if they decide to appeal any decisions made at these meetings/hearings, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per section 298.0105, Florida Statutes."

"In accordance with the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of disability or physical impairment should contact the

SEM6308122

05/29/2019

District Office at (407) 841-5524 x 101, at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service, 1-800-955-8770, for aid in contacting the District Office."

DATED This 24th day of May, 2019
Tiffany Moore Russell, Clerk of the Circuit Court

OS6305571

05/29 & 06/04/2019

Sale Notices

NOTICE
1240 W Landstreet Rd Orlando FL 32824
Sale date 06/13/19 10 AM
2013 Nissan 1N4AL3AP3DC12679

OS6276574 05/29/19

AUCTION
Notice is hereby given that Compass Self Storage Intents to sell the property described below to enforce a lien imposed on said property under the Florida Self Storage Facility Act (Section 83-80-83.809). The owner will sell at public auction for CASH through

competitive bidding on June 12, 2019 at 12:30 PM or thereafter At Compass Self Storage 800 Greenway Pro Ct. Orlando FL 32824 (407)438-9334, Auctioneer Jerry Mahaffey License #AB2314, MA1139 will be on site with 15% BP.

Unit 1101 Patti Van Dam 1206 Dolores Rocha 1656 Julie Lyden 1658 Jonathan Cruzado 2400 Miguel Vasquez

Contents on the above includes House goods, furniture, boxes.

OS6290557 5/22/2019, 5/29/2019

Suit Notices

UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF FLORIDA

Civil Action No. 5:18-CV-5160C30PRL PATRICE POWELL-GACHAU, on behalf of herself and other similarly situated,

Plaintiff(s) v. FLORIDA HOME COMPANION, LLC, a Florida Limited Liability Company, and KHOA MA, individually,

Defendant (s)

SUMMONS IN A CIVIL ACTION

To: (Defendant's name and address) KHOA MA 851 W State Road 436, Suite 1057 Altamonte Springs, FL 32714

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it)- or 60 days if you are the United States or a United States agency, or an officer or employee of the United States, as described in Fed. R. Civ. P. 12 (a)(2) or (3)- you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiffs' attorney, whose name and address are: Andrew R. Frisch, Esq. /Chanelle J. Ventura, Esq. Morgan & Morgan, P.A. 600 N. Pine Island Road, Suite 400 Plantation, FL 33324 T: (954) 318-0268 F: (954) 327-3039 Email: arfrisch@forthepeople.com; cventura@forthepeople.com

OS6291943 5/22, 5/31/2019

CITY OF WINTER SPRINGS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY AND CITY COMMISSION PROPOSE TO CONSIDER:

ORDINANCE NO. 2019-09

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA; AMENDING REVIEW CRITERIA; AND PROCEDURES REGARDING SPECIAL ZONING PERMITS AND OTHER LAND USE PERMITTING DECISIONS; MAKING FORMING AMENDMENTS TO THE CITY CODE; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; INCORPORATION INTO THE CODE; SEVERABILITY AND AN EFFECTIVE DATE.

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY PUBLIC HEARING WILL BE HELD ON

WEDNESDAY, JUNE 5, 2019 AT 5:30 P.M. OR SOON THEREAFTER IN THE COMMISSION CHAMBERS LOCATED AT THE WINTER SPRINGS CITY HALL, 1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA.

CITY COMMISSION PUBLIC HEARING FOR SECOND READING WILL BE HELD ON

MONDAY, JUNE 10, 2019 AT 6:30 P.M. OR SOON THEREAFTER IN THE COMMISSION CHAMBERS LOCATED AT THE WINTER SPRINGS CITY HALL, 1126 EAST STATE ROAD 434,

FLORIDA.

Look for Orlando Sentinel CareerBuilder in Sunday's paper.

Look for Orlando Sentinel CareerBuilder in Sunday's paper.

Look for Orlando Sentinel CareerBuilder in Sunday's paper.

Miscellaneous Legals

NOTICE OF PROPOSED MERGER

Friends Bank (New Smyrna Beach, Florida) and Fairwinds Credit Union (Orlando, Florida) have made application to the Federal Deposit Insurance Corporation for its written consent to merge Friends Bank with and into Fairwinds Credit Union, such that Friends Bank will merge out of existence. The main office of Friends Bank is located at 2222 State Road 44, New Smyrna Beach, Florida 32168. The main office of Fairwinds Credit Union is located at 135 West Central Boulevard, Suite 1220, Orlando, Florida 32801. It is contemplated that all banking offices of the above-named institutions will continue to be operated following the merger as banking offices of Fairwinds Credit Union.

This notice is published pursuant to the Federal Deposit Insurance Act.

Any person wishing to comment on the application may file his or her comments in writing with the Regional Director (DOS) of the Federal Deposit Insurance Corporation at its regional office located at 10 Tenth Street, N.W., Suite 800, Atlanta, Georgia 30309-3849, not later than June 3, 2019, unless the comment period has been extended or reopened in accordance with the FDIC's regulations. The non-confidential portions of the application are on file in the corporation's regional office and are available for inspection during regular business hours. Photocopies of the information in the non-confidential portions of the application file will be made available upon request.

Friends Bank New Smyrna Beach, Florida Fairwinds Credit Union Orlando, Florida

OS6269766 5/4, 5/7, 5/29/2019

NOTICE OF PUBLIC SALE

In Accordance with Florida State Statute 83.805 and to satisfy an operator's lien, the contents of the following units will be sold at a public auction to the highest bidder for cash on or after:

Date: June 6, 2019 Time: 10:30 AM At: **United Stor-All, 7400 W Colonial Drive, Orlando, FL 32818**

Tenant's Name Property - (Miscellaneous Household Items unless otherwise specified)

Rodney James Edward Robinson Rodney Leath Alison Delaney Ahmed Zoobi Clarence Witter Sonia White Monica Alford

OS6281341 05/22, 05/29/19

PUBLIC NOTICE

The School Board of Lake County, FL is in the process of submitting grant proposals to the Florida Department of Education for the upcoming year. These grants will include:

1. Individuals with Disabilities Education Act (IDEA), Part B, Entitlement.
2. Idea, Part B, Preschool Entitlement for Children With Disabilities Ages 3-5. There is a grant-planning meeting scheduled for June 3, 2019 12:00 Noon at the Lake County School Board, ESE Conference Room, 201 W. Burleigh Boulevard, Tavares, FL. Anyone wanting to have input into this process is invited to participate

OS6291943 5/22, 5/31/2019

CITY OF WINTER SPRINGS NOTICE OF PUBLIC HEARING

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ORDINANCE NO. 2019-09

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA; AMENDING REVIEW CRITERIA; AND PROCEDURES REGARDING SPECIAL ZONING PERMITS AND OTHER LAND USE PERMITTING DECISIONS; MAKING FORMING AMENDMENTS TO THE CITY CODE; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; INCORPORATION INTO THE CODE; SEVERABILITY AND AN EFFECTIVE DATE.

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY PUBLIC HEARING WILL BE HELD ON

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CITY COMMISSION PUBLIC HEARING FOR SECOND READING WILL BE HELD ON

MONDAY, JUNE 10, 2019 AT 6:30 P.M. OR SOON THEREAFTER IN THE COMMISSION CHAMBERS LOCATED AT THE WINTER SPRINGS CITY HALL, 1126 EAST STATE ROAD 434,

FLORIDA.

Look for Orlando Sentinel CareerBuilder in Sunday's paper.

Look for Orlando Sentinel CareerBuilder in Sunday's paper.

WINTER SPRINGS, FLORIDA. THE CITY COMMISSION RESERVES THE RIGHT TO POSTPONE OR CONTINUE THE PUBLIC HEARING ON THIS ORDINANCE AT THIS MEETING WITHOUT FURTHER NOTICE.

The proposed ordinance may be inspected by interested parties between 8 a.m. and 5 p.m., Monday through Friday, at the City's Clerk's Office, located at 1126 East State Road 434, Winter Springs, Florida. For more information call (407) 327-1800, Extension 227. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Employee Relations Department Coordinator, 48 hours in advance of the meeting at (407) 327-1800, Extension 236. These are public hearings. If you decide to appeal any recommendation decision made by the City Commission with respect to any matter considered at this meeting, you will need a record of the proceedings, and for such purposes, you may need to ensure that a verbatim record of the proceedings is made upon request. Interested parties are advised that they may appear at the meeting and be heard with respect to the proposed ordinance.

OSC6298323

5/29/2019

NOTICE OF AGENCY ACTION TAKEN BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on May 17, 2019: Orange County Public Works Department, 4200 South John Young Parkway, Orlando, FL 32839 permit #103416-7. The project is located in Orange County, Sections 13, 14, and 15, Township 22 South, Range 20 East. The permit authorizes a surface water management system on 49.0 acres for new roadway alignment known as Richard Croft Parkway Segments 1A and 1B, from State Road 436 (Semoran Boulevard) to Harrell Road. The receiving water body is Little Ecockhatchee, Crane Strand, Corrine Canal.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District) pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St., Palatka, FL 32177) or e-mail with the District Clerk at clerk@sjrwm.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(3)(b) and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. - 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwm.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. For more information on an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).

If you wish to do so, please visit http://www.sjrwm.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Business and Administrative Services, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570

OS6304885

5/29/2019

EXHIBIT "A"

Sec. 20-323. - Permitted uses.

	T1	T2	T3	T4	T5	C/P
Administrative public buildings				P	P	P
Adult congregate living facility			<u>SE</u> <u>CU</u>	<u>SE</u> <u>CU</u>	<u>SE</u> <u>CU</u>	
Advertising agencies			<u>SE</u> <u>CU</u>	P P	P P	
Alcoholic beverage sales (package)				P	P	
Alcoholic beverage on-premises consumption				P	P	
Alterations and tailoring			P	P	P	
Amusement enterprises, private commercial				<u>SE</u> <u>CU</u>	<u>SE</u> <u>CU</u>	
Antique and gift shop			P	P	P	
Appliances, sales and service				P	P	
Artists' studios			P	P	P	
Automobile Repair Shops (routine service)					<u>SE</u> <u>CU</u>	
Automotive accessories sales				<u>SE</u> <u>CU</u>	<u>SE</u> <u>CU</u>	

Bakery, wholesale and retail			P	P	P	
Bed and breakfast inn			P	P	P	
Bicycles, sales and service			P	P	P	
Bookkeepers			P	P	P	
Bookstores, stationery, newsstands				P	P	
Bus terminal (exclusive of bus stops)					SE <u>CU</u>	
Bridal shops				P	P	
Butcher shop, retail only			P	P	P	
Carpets, rugs and linoleum				P	P	
Churches (with or without educational and recreational buildings and facilities)		SE <u>CU</u>	SE <u>CU</u>	SE <u>CU</u>	SE <u>CU</u>	SE <u>CU</u>
Cleaners (Retail)			P	P	P	
Coin dealers			P	P	P	
Computers, hardware and software sales and service			P	P	P	
Confectionery and ice cream stores			P	P	P	
Convention center				SE <u>CU</u>	P	P
Corner store or neighborhood convenience store without gas pumps			P	P	P	
Corner store or neighborhood convenience store with gas pumps					SE <u>CU</u>	

Dance and music studios			P	P	P	
Day care centers			SE <u>CU</u>	SE <u>CU</u>	SE <u>CU</u>	
Drug and sundry stores				P	P	
Dry cleaner				P	P	
Equestrian facilities	SE <u>CU</u>	SE <u>CU</u>				SE <u>CU</u>
Employment agencies				P	P	
Financial institutions, banks, savings and loan				SE <u>CU</u>	SE <u>CU</u>	
Florist and gift shops			P	P	P	
Furniture, retail, new and used				P	P	
Gas Stations				SE <u>CU</u>	SE <u>CU</u>	
Grocers, retail and wholesale			SE <u>CU</u>	P	P	
Gun shop (retail, no gun range)			SE <u>CU</u>	P	P	
Hair, nail and tanning salons			P	P	P	
Hardware stores				P	P	
Health food			P	P	P	

Hobby and craft shops			P	P	P	
Home occupations			P	P	P	
Hospitals and nursing homes				SE <u>CU</u>	SE <u>CU</u>	
Hotel					P	
Inn				P	P	
Insurance			P	P	P	
Interior decorating and draperies			P	P	P	
Jewelry stores			P	P	P	
Launderettes and Laundromats				SE <u>CU</u>	SE <u>CU</u>	
Libraries				P	P	P
Loan companies				SE <u>CU</u>	SE <u>CU</u>	
Locksmiths			P	P	P	
Luggage shops			P	P	P	
Manufacturing and assembly of scientific and optical precision instruments			SE <u>CU</u>	P	P	
Medical clinics and laboratories				P	P	
Municipal buildings			SE <u>CU</u>	SE <u>CU</u>	SE <u>CU</u>	P

P—Permitted Use					
SE—Special Exception required					
Quick printers			P	P	
Radio and TV broadcasting studios, excluding towers			P	P	
Radio and TV sales and service			P	P	
Reception facilities (meeting rooms, etc.)			P	P	P
Rental stores, excluding auto/truck rentals			P	P	P
Retirement homes, including independent living through assisted living			SE <u>CU</u>	SE <u>CU</u>	SE <u>CU</u>
Residential, single family (attached)			P	P	P
Residential, single family (detached)			P	P	SE <u>CU</u>
Residential, multifamily				SE <u>CU</u>	SE <u>CU</u>
Restaurants			P	P	P
Schools				SE <u>CU</u>	SE <u>CU</u>
Shoe repair shops			P	P	P
Sidewalk cafes			P	P	P
Skating rinks				SE <u>CU</u>	SE <u>CU</u>

Snack shops			P	P	P	
Sporting goods, retail			P	P	P	
Stadiums and arenas					SE <u>CU</u>	SE <u>CU</u>
Swimming pools; sales, service and supplies			SE <u>CU</u>	SE <u>CU</u>	SE <u>CU</u>	
Tailoring shops			P	P	P	
Taxidermists				SE <u>CU</u>	SE <u>CU</u>	
Theaters, not drive-ins				SE <u>CU</u>	P	P
Title companies			SE <u>CU</u>	P	P	
Tobacco shops				SE <u>CU</u>	SE <u>CU</u>	
Town Center marketing and sales center			P	P	P	P
Toy stores			P	P	P	
Trail heads	P	P	P	P	P	P
Travel agencies			P	P	P	
Veterinary clinics (no overnight boarding)				SE	SE	

			<u>CU</u>	<u>CU</u>	
Wearing apparel stores			P	P	P
Any other similar retail store or business enterprise permitted in the relevant transect, provided the proposed use is not specifically limited to a different Town Center transect or some other zoning district within the city and provided a <u>conditional use</u> special exception is approved by the city commission. Approved special exceptions <u>conditional use</u> may be conditioned upon a required development agreement at the discretion of the City Commission <u>or as required by the City Code</u> to address development terms and conditions related to the approved <u>conditional use</u> special exception use.			SE	SE	SE
			<u>CU</u>	<u>CU</u>	<u>CU</u>

P—Permitted by right.

CU—Conditional Use.

~~SE—Special exception required~~



REGULAR AGENDA ITEM 500

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

Waste Pro Annual Performance Review

SUMMARY

The purpose of this agenda is to provide the results of the Solid Waste survey to the City Commission and verify the results which determine that Waste Pro, the Solid Waste Franchisee, is eligible for the Year 13 Performance Bonus, and also for the City Commission to receive the Annual Solid Waste Evaluation Report as stipulated in the Solid Waste Franchise Agreement.

This agenda item is needed to fulfill the contract requirements of the Solid Waste Franchise Agreement relating to Performance Bonus and Annual Evaluation. The performance bonus provision of the Agreement with Waste Pro provides for a performance bonus of \$15,000 provided the Contractor receives a customer satisfaction rating of 90% or greater. The Evaluation Report must be presented to the City Commission on an annual basis. Staff contracted with the Institute for Social and Behavioral Sciences at UCF to perform the survey again this year at a cost of \$3,498. This cost is split 50-50 with Waste Pro.

The same solid waste survey questions as last year were used. With the assistance of the IT Department, we provided UCF staff with customer phone numbers from our utility billing system, which improved the accuracy and efficiency of the survey. The level of customer satisfaction measured in this year's survey was 90.8% for the 402 respondents. Previous results from 2018 to 2007 were 94.6%, 95.2%, 94.78%, 93.4%, 94.5%, 95.2%, 97.1%, 96.8%, 94.2%, 97.0%, 93.4% and 93.2%, respectively.

The survey results entitle Waste Pro to the \$15,000 performance bonus less half the survey cost netting a bonus of \$13,251. Those respondents with negative experiences or questions were asked if they wanted to be contacted and 17 provided contact information. A total of 49 customers requested repairs or replacement to their toter or recycle bins. Staff has initiated contact with all these residents and will coordinate the resolution of their concerns/complaints with Waste Pro. Staff also reviewed the anonymous complaints with Waste Pro staff to identify opportunities for improvement.

In accordance with Section 9.3 of the Solid Waste Agreement between the City of Winter Springs and Waste Pro of Florida, Inc., Waste Pro's performance shall be evaluated annually by the City Manager or his designee via a written annual evaluation, which shall be subsequently delivered to the City Commission at a public meeting. The evaluation shall be based on the level of service criteria set forth in paragraph 9.1 of the Solid Waste Agreement. Those criteria are listed in the attached Annual Evaluation Report.

Staff has completed the required evaluation and has met with representatives from Waste Pro to discuss the report. The City and Waste Pro staff also discussed specific concerns regarding recycling container size, debris left behind, missed pick-ups, and toters strewn about after service. The evaluation is attached.

The evaluated contract year was the fourth year of a four-year extension (3/1/18 through 2/28/19). On February 25, 2019, Ordinance 2019-04 authorized a one-year renewal of the franchise agreement with an option to renew for an additional one-year term.

The survey cost of \$3,498 was paid from the Solid Waste Fund. Waste Pro's share of the survey will be deducted from the \$15,000 performance bonus for a net performance bonus of \$13,251. The current residential solid waste rate of \$18.10 per month remains unchanged since 2006.

RECOMMENDATION

Staff recommends that the City Commission validate the Solid Waste survey results entitling the Franchisee to receive the Performance Bonus of \$15,000, less applicable survey costs, payable from the Solid Waste Fund and also accept the Annual Evaluation Report for Waste Pro for the period of March 1, 2018 -- February 28, 2019 as submitted by staff.



Institute for Social and Behavioral Science

UNIVERSITY OF CENTRAL FLORIDA



Winter Springs Customer Satisfaction with Waste Management Services 2019: Final Report

By

Megan Olive, Lauren Daniel, and Amy M. Donley, PhD

Department of Sociology
Institute for Social and Behavioral Sciences
University of Central Florida

May 2, 2019

Overview

The Institute for Social and Behavioral Sciences (ISBS) through the University of Central Florida contracted with the City of Winter Springs, FL to conduct a telephone survey to determine the level of customer satisfaction with the City's solid waste disposal subcontractor—Waste Pro. The sample was obtained in 2016 from the City of Winter Springs water bill records. The survey was administered using a “computer-assisted” (CATI) telephone survey between February 22, 2019 and April 17, 2019.

The survey consisted of a structured, electronic questionnaire that is used annually to determine consumers' satisfaction with Waste Pro. All surveyors were thoroughly trained before surveying participants. Surveyors for this project consisted of undergraduate and graduate students from UCF employed by the ISBS. The surveyors dialed telephone numbers at random from the list until the desired sample size was achieved – the desired sample size is 400 or more completed surveys from respondents with a monthly water bill that includes a charge for trash collection service. Although the sample is derived from a population of the City of Winter Springs' customers to help eliminate non-resident participation, the survey design includes an initial screening question to ensure only residents who currently live in the City of Winter Springs and are charged for trash collection services are included. Participants are asked the following screening question:

“Does the monthly water bill that you get from the City of Winter Springs include a charge for trash collection services?”

Individuals who respond “no” or “don't know” are excluded from the survey and their interview is terminated.

Total Call Attempts

Table 1 shows the breakdown of “call attempts” throughout the duration of the survey. A “call attempt” is an effort by one of our surveyors to reach a person at a particular telephone number. The sample was comprised of 9,110 telephone numbers, but the number of call attempts totaled 13,534. The results show that 3.4%, or 466, of all call attempts resulted in a completed survey. A completed survey with eligible residents totaled 402, or 2.97%. Nearly two-thirds of all call attempts resulted in “no answer,” which includes answering machines and voicemail along with unanswered call attempts.

Table 1. Total Call Attempts for 2019 Winter Springs Waste Survey

Call Code	Frequency	Percentage (%)
No Answer	8897	65.7
Disconnected	2604	19.2
Refused to Participate	514	3.8
Completed Survey	435	3.2
Call Back	386	2.9
Busy	232	1.7
Not in Sampling Frame	178	1.3
Business	124	0.9
Out of Area	92	0.7
Call Back (Spanish)	27	0.2
Fax	16	0.1
Partial/Incomplete Survey	14	0.1
Number Changed	10	0.1
Call Back (Other Language)	5	0
Total	13,534	100

Results

Overall Customer Satisfaction

After asking participants the initial screening questions, surveyors asked participants about their overall satisfaction with the trash collection services. The question is as follows:

“As you probably know, solid waste in Winter Springs is picked up by a private contractor, Waste Pro. All in all, are you satisfied or unsatisfied with the trash collection services you receive at your place of residence?”

The results show that customer satisfaction with Waste Pro (90.8%) exceeds the 90% satisfaction rating. Compared to the 2018 Winter Springs Report, customer satisfaction with Waste Pro has decreased from 94.6% to 90.8% in 2019. Table 2 shows the results of customers' reported satisfaction levels.

Table 2. Satisfaction with Trash Collection Services

	Frequency	Percentage (%)
Satisfied	365	90.8
Unsatisfied	11	2.7
It depends, varies from week to week, etc.	23	5.7
Don't Know/Can't Say/Refused	3	0.7
Total	402	100.0

Specific Complaints from Customers

The satisfaction questions were followed by an open-ended question asking participants about specific complaints they have about their trash collection services. The question is as follows:

“Do you have any specific complaints about the trash collection service that you would like to tell me about?”

While the satisfaction with Waste Pro's services was high, similar to past years, many satisfied customers still took the opportunity to express their complaints with Waste Pro's services. Figure 1 shows the verbatim responses of customers with specific complaints (Located in the Appendix).

Some of the most frequently mentioned complaints include: Waste Pro being too rough with the trash bins and causing damage; damaged bins that Waste Pro has not replaced; the frequency of trash pick-up days (some saying not often enough, while others stating it is too frequent); dropping trash in the roads and not picking it up; Waste Pro trucks leaking oil in their streets; not completely emptying the garbage bins; requesting the recycling bins to be similar to that of other municipalities (such as Oviedo and Downtown Orlando); requesting more days for yard waste pickup; and that the cost of Waste Pro's services being too expensive. Many of the same complaints were voiced by customers in 2017 and 2018, such as needing different bins

(both trash and recycle), inconsistent collection times and the failure to collect waste, either completely or by exclusion of some form of trash, including yard and bulk waste. Compared with the 2017 and 2018 results from this survey, the results show that in 2019 customers are still voicing complaints over the misplacement of both trash and recycle bins. Waste Pro may benefit from training or re-training employees who collect waste of the importance of proper placement techniques and service to their trash vehicles, as a measure of earning and maintaining customer satisfaction.

Customers to Contact

Customers who expressed any sort of complaint, regardless of whether they reported overall satisfaction with their trash collection services, were asked if they would like to be contacted by the City of Winter Springs to discuss their specific complaints.

Table 3 shows that 315 customers reported that they do not have any specific complaints to report, and 87 customers reported they had specific complaints about their trash collections services. Of the respondents who answered that they had a complaint, all 87 respondents voiced an actual complaint for the surveyors to record.

Table 3. Respondents' Complaints About Trash Collection Services

	Frequency	Percentage (%)
No	315	78.4
Yes	87	21.6
Total	402	100.0

Of the 87 customers who voiced an actual complaint to the surveyors (Table 3), 23 customers said they wish to be contacted by the City to talk about their trash collection issues. While 23 respondents indicated they wished to be contacted by the City of Winter Springs to discuss their issues with trash collection, only 17 left their contact information. Figure 2 provides the contact information for the 17 customers who indicated that they would like to be contacted by the City (located in the Appendix).

Damaged Trash Bins

All respondents were asked if their trash collection containers are damaged to the point they need replacing. The question is as follows:

“Is your trash collection container (bin) damaged to the point where you would like it to be replaced?”

Table 4 shows that 351 customers reported that their trash collection containers are not damaged to the point that they would like them replaced, and 51 customers said their trash collection containers are damaged to the point where they would like them to be replaced.

Table 4. Damaged Trash Collection Containers

	Frequency	Percentage (%)
No	351	87.3
Yes	51	12.7
Total	402	100.0

A total of 51 customers reported that their trash collection containers are damaged to the point they would like them to be replaced. Out of 51 customers who reported they had damaged bins and would like them replaced, 49 customers provided their names and/or street address and all 49 provided their contact information (located in Figure 3 of the Appendix).

Appendix

Figure 1. Specific Complaints from Respondents

1. Recycle bin should be larger
2. Won't pick up a little pile of loose branches
3. Need a larger bin for recycling
4. Sometimes when they dump the garbage, papers fly out and it stays on my lawn. They don't pick it up
5. Clarity and consistency in when trash will be picked up
6. Should pick up bulky stuff, such as furniture and beds
7. They do not recycle.
8. The way they empty receptacles. They put them in the middle of the drive way. Now, on occasion, sometimes they fail to pick up ours.
9. Sometimes they throw recycling box far away. Sometimes they leave trash behind.
Sloppy
10. They sometimes do not come to pick up the garbage.
11. Recycling person comes late to pick up trash.
12. They are not picking up personal garbage can.
13. Sometimes they take the trash and sometimes they don't, even though we pay for it. I don't know why they aren't taking it. Same thing with recycling
They can't help this, but they only come that one time. So sometimes your trash will just
14. be sitting out and they don't come until much later. Would like a new trash bin as long as it's free. If not, then don't bring one as she is on a fixed income
15. Forgotten sometimes
16. Forgotten sometimes
17. Wish the leaves were picked up more often
18. Too expensive
19. Leave cans in the middle of the street and it happens all throughout the city. People have to get out of their cars to move them out of the way.
20. I'll never know when they will come and pick up stuff other than what's in the can, like tree limbs and bulk pickups.
21. When you ask them to pick up special deliveries, they don't.
22. They don't always pick up bulk items on the first go around.

23. Would like to know more about picking up objects other than garbage.
24. There are times in which they have left the trash cans out in the street.
25. Had better experience with prior contractor. Don't pick up trash before/after holidays.
Less service for an increased fee
26. There are days like this past Wednesday that they didn't pick up my yard waste, so I have to call them and remind them to pick up my yard waste
27. They are very inconsistent in the times in which they come by. They have cracked two of my trash cans.
28. I need a new recycle bin. Mine was stolen.
29. Their trucks leak hydraulic fluid which ruins the road.
30. Throw bins back all over the place. Would like big blue recycling bins that Oviedo has.
31. Needs new recycling container. His was removed or stolen from in front of his house.
32. They damage the trash cans and they don't get replaced. I purchased the second one myself and my son had to zip tie the other one to keep it together.
33. Leave bins in the middle of the driveway
34. Would like large recycling bins, like the one that Oviedo has.
35. Would like large recycling bins, like the one that they have in Downtown Orlando.
36. They leave some trash on the ground.

We've lived here a long time and we've just gotten used to it. If it's not out there at a certain time in the morning, they'll just go right by you even if they see you bringing out your garbage. Even if you're just a minute late. My mother and I live here alone and we're both handicapped, so it's difficult to get the garbage out on time in the exact right spot. I would even pay a little more to have someone help me get my garbage out to the street on time. I wouldn't mind paying for it because it's hard being handicapped to move those garbage cans sometimes. Also, I have a garbage can that I keep putting out there that they won't pick up. I have two garbage cans, but I only need the one. They won't pick it up, but I don't want it (two). It's older.
37. I would even pay a little more to have someone help me get my garbage out to the street on time. I wouldn't mind paying for it because it's hard being handicapped to move those garbage cans sometimes. Also, I have a garbage can that I keep putting out there that they won't pick up. I have two garbage cans, but I only need the one. They won't pick it up, but I don't want it (two). It's older.
38. Every now and then on Wednesdays they don't pick up the yard waste. I've had to call Waste Pro on them a few times.
39. Want the city to take them back. They don't have sidewalks.
40. Increased bill
41. Leave trash on the streets and on the yard. Ugly trash cans. Dump trash can upside down.
42. There are occasions when it's well after dark that they come to pick up the trash.

43. On occasion, they do not pick up on Wednesdays. Sometimes they don't come down our street.
44. They used to have a Wednesday service. Now, they are just letting the Thursday people pick it up.
45. A few times they missed yard waste day. Occasionally I'll see trash blowing around.
46. They don't pick up some cardboard.
47. Sometimes they refuse to take trees.
48. Leave a mess, spill trash, tear cans apart, leave cans on the street, trucks leak oil in the street
49. Sometimes they don't pick up the trash, throw around bins, damaged the recycling bin
50. They leave some trash on the street.
51. Put trash can in the middle of the driveway.
52. They leave the bins in the middle of the road.
53. I think Waste Pro should educate us on if we are treating recyclables properly.
54. Not enough recycling
55. They come at different times every week. Sometimes they don't empty the whole bin. At one point the trucks were broken for six months. They never got completely emptied.
56. Limited on how much trash you can put out, get charged if you put more trash out.
57. They do not pick the trash up very often.
58. The recycle portion that they pick up. They don't take cardboard. They put it in the trash.
59. Sometimes they take the yard waste, but they are inconsistent.

The trucks are leaking debris in front of the house. It stains the road. When they dump the trash into the truck, some stuff that falls out is not picked up. When they pick up the recycling, the bins are thrown back into the driveway.
60. Leaves and yard trash needs to be picked up more often.
61. Leave stuff in the garbage can, they only grab the top bag. They damage the trash cans.
62. Sometimes they throw trash cans.
63. Not as consistent with the times they collect, and do not pick up trash when it falls out of the truck.
64. Understaffed. Only have one guy that picks up the trash.
65. At times, pick up is inconsistent.
66. They pick up before 8AM

68. No clue what they want in the recycle bin, nothing on website... Be specific.
69. More yard waste should be allowed to be taken.
70. You only get two special trash pick-ups a year. There should be more.
71. Leave cans on the street, trucks speed.
72. Sometimes they don't pick up the recyclables.
73. Sometimes they don't empty the trash bin all the way.

I have a young man that comes and does my yard for me since I'm 82 years old. He filled up the trash can with yard waste and put the remainder of the yard waste, ya know branches and sticks and things, right next to the garbage can because they wouldn't fit. So the garbage truck came down the street and only picked up the yard waste that was in the trash can and didn't touch the other yard waste that was sitting right next to it. And then

74. they just continued down the street. So the two young men and myself quickly hurried to put the remainder of the yard waste in the trash can and when the truck came back down the street, I waved them down and they came over to pick it up. They're just inconsistent with what they do and don't pick up sometimes, because sometimes they will pick up the all the waste even if it doesn't fit in the bin.

75. Option for small cans that could be used.
76. They don't take cardboard.
77. Wants a rolling bin for recycling.
78. They reach in and pick up the trash.
79. They throw the garbage cans all over the place.
80. Neighbor has 5 trash cans and leaves trash on the street and leaves commercial trash and landscaping trash on the street.
81. State when big items can be picked up.
82. The option to pick up once a day.
83. Does not pick up certain things, very inconsistent with pick up. throws garbage pins and feels like they can be damaged soon.
84. Rough on the garbage cans
85. They throw the bins around.
86. They've missed their trash and have had to call them.
87. Take yard waste twice a week instead of one.

Figure 2. Respondents' Contact Information That Complained And Want To Be Contacted

	<u>Name</u>	<u>Phone Number</u>
1.	Carvill Strett	(321) 262- 3332
2.	Refused	(407) 310- 7701
3.	John Moffa	(407) 388- 1889
4.	Darlene Harwell	(407) 431- 1914
5.	Refused	(407) 699- 6636
6.	Refused	(407) 721- 9565
7.	Refused	(407) 921- 9303
8.	Refused	(407) 256- 5224
9.	Rosemarie Priest	(407) 359- 2444
10.	Refused	(407) 365- 1519
11.	Refused	(407) 388- 4244
12.	Refused	(407) 415- 9306
13.	Refused	(407) 650- 1054
14.	Refused	(407) 697- 1188
15.	Refused	(407) 865- 3107
16.	Refused	(517) 803- 5534
17.	Sharon Garcia	(813) 380- 2633

Figure 3. Respondents' Contact Information with Damaged Trash Collection Containers

	Name	Address	Phone or Email
1.	Theresa Bruno	1045 Winter Springs Blvd	(407)415-0142
2.	Refused	1101 Albert Glen	(407)721-7764
3.	John Moffa	201 Aleger Ct	(407)388-1889
4.	Refused	681 N Endeavor Dr.	yadef72@hotmail.com
5.	Kaila Rivera	825 Big Buck Cir	(407)924-2288
6.	Amy High	400 Timberglen Ct	amyhigh6@gmail.com
7.	Arvin Myers	315 Birch Terrace	(407)327-3810
8.	Brian Wilcox	310 Heatherwood Ct	(321)663-3953
9.	Caroline Smith	201 Edgemon Ave	(407)327-1313
10.	Carvil Strett	781 S Edgemon Ave	(321)262-3332
11.	Chris Jackson	132 Cherry Street Cir	advance_maintence@yahoo.com
12.	Cindy Rilay	1018 Antelope Trail	stanbook@aol.com
13.	Craig	605 Franklin St	(302)345-4660
14.	Darlene Biggs	1216 Howell Creek Dr	(407)699-1889
15.	Darlene Harwell	Refused	(407)431-1914
16.	David Giammo	423 Horizon Dr	giammo.dave@gmail.com
17.	David Mass	906 Devon Creek Rd	dcmass12@gmail.com
18.	Dominic Tillhuly	693 Bear Paw Ct	(407)365-8726
19.	Franklin Duncan	865 Big Buck Cir	(407)699-5977
20.	Greg Musselwhite	114 Arrowhead Ct	(407)221-7258
21.	Hoshyar	1149 Duncan Dr	(407)221-8827
22.	Jackie	34 N. Fairfax Ave	(413)250-2886
23.	John Donoghue	1016 Winter Springs Blvd	(321)427-2030
24.	John Schlott	306 Heatherwood Ct	(321)332-8274
25.	Kevin Kapke	321 Blue Creek Dr	(407)365-0649
26.	Leah Weisman	113 Brookshire Ct	mactrix1@me.com
27.	Lucas Donlon	695 Aberdeen Ln	(321)439-4308
28.	Marc Belock	1212 Winding Chase Blvd	headhuntermb@gmail.com

29.	Maria Redman	801 Kilt Ct	macred111@hotmail.com
30.	Melissa Depierro	1613 Tiverton St	(407)256-0635
31.	Noelle Rummin	313 Heatherwood Ct	noellerummin@yahoo.com
32.	Pam	717 S. Endeavor Dr	(407)695-6619
33.	Patty Good	705 Ironwood Ct	(321)662-1314
34.	Richard Cabana	635 Marlin Rd	(407)327-6099
35.	Richard Pearce	697 Benitawood Ct	(407)687-4323
36.	Robert Bagwell	854 Bentley Green Cir	(407)810-0876
37.	Rosemarie Priest	759 Dunlap Cir	(407)359-2444
38.	Ruth	820 Bentley Green Cir	(407)365-4781
39.	Scott Ryerson	720 Faircreek Cir	(407)467-4685
40.	Sharon Garcia	874 Falkark Dr	phoenix22192@yahoo.com
41.	Tiffany Warren	280 N. 3 rd St	(407)453-4620
42.	Tina	1140 Arbor Glen Cir	(407)212-8559
43.	Tonya Brown	404 Timberglen Ct	(407)312-8852
44.	Tracey Wharton	972 Troon Terrace	(508)280-8715
45.	Tracie	865 Benchwood Dr	(321)948-4451
46.	Vicky Wilson	41 S. Fairfax Ave	(407)327-3033
47.	William Hicks	1026 Knollwood Ct	(407)433-4040
48.	Yolanda	431 Boxwood Cir	(407)928-2959
49.	Yvonne Paul	1215 Deer Run Dr	yvonne1943@gmail.com



**WASTE PRO OF FLORIDA, INC.
ANNUAL EVALUATION REPORT
For the Period March 1, 2018 – February 28, 2019**

AUTHORITY: In accordance with the Solid Waste Agreement dated March 1, 2006 and amended on December 13, 2010 and October 13, 2014 by and between the City of Winter Springs and Waste Pro of Florida, Inc., Section 9.3, Contractor’s performance shall be annually evaluated by City’s Authorized Representative and/or City Commission.

The evaluation shall be based in the level of service criteria set forth in paragraph 9.1 of the Solid Waste Agreement. For each criteria the Authorized Representative shall evaluate and grade Contractor’s performance as Unacceptable, Acceptable but Needs Improvement, or Good.

For each review criteria in which Contractor receives an unacceptable grade, the Authorized Representative shall provide Contractor a written explanation of why Contractor’s performance was unacceptable and Contractor shall be given a reasonable period of time, as determined by the Authorized Representative, to bring its level of performance up to levels acceptable to the Authorized Representative.

EVALUATION:

Grade Scale: Good, Acceptable but Needs Improvement, Unacceptable (requires explanation)

CRITERIA A:	
The number of complaints received pursuant to paragraph 9.2 of the Solid Waste Agreement and Contractor’s performance in resolving the complaints in a professional and expedient manner.	
GRADE:	Acceptable but Needs Improvement
EXPLANATION:	
<ul style="list-style-type: none"> ▪ Number of complaints stabilized and trending positively. ▪ Secondary level escalations peaked then improved 4th quarter. ▪ Improved performance observed late in evaluation year must be maintained to change Grade for 2019. 	
EXPECTED RESOLUTION DATE:	Ongoing
CRITERIA B:	
Contractor’s responsiveness to direction given by the Authorized Representative.	
GRADE:	Good
EXPLANATION:	
System of communication and retrieval of missed service pick-ups improved.	
EXPECTED RESOLUTION DATE: Ongoing	
CRITERIA C:	
The number of times that Contractor had to pay liquidated damages pursuant to paragraph 25.0 of the Solid Waste agreement.	
GRADE:	Good
EXPLANATION:	
No liquidated damages in this evaluation period.	
EXPECTED RESOLUTION DATE:	
CRITERIA D:	
Contractor’s participation in community meetings/events sponsored by City.	
GRADE:	Good

<p>EXPLANATION: Contractor provided \$5,000 in donations to City's 4th of July event during the evaluation period fulfilling contract requirement. Special events support providing toters and roll offs is good.</p>
<p>EXPECTED RESOLUTION DATE:</p>
<p>CRITERIA E: Contractor's financial viability to continue performing the collection and disposal service as required by this agreement.</p>
<p>GRADE: Good</p>
<p>EXPLANATION:</p>
<p>EXPECTED RESOLUTION DATE:</p>
<p>CRITERIA F: Contractor's compliance with its "Customer Service Policy" required by paragraph 9.4 of the Solid Waste Agreement.</p>
<p>GRADE: Acceptable but Needs Improvement</p>
<p>EXPLANATION: Newly introduce issue escalation tool showing promise.</p>
<p>EXPECTED RESOLUTION DATE: Ongoing</p>
<p>CRITERIA G: Inspection records of all collection vehicles.</p>
<p>GRADE: Good</p>
<p>EXPLANATION: Inspection and maintenance of carriers meets and exceeds DOT compliance standards as reported by Jim Brown, Fleet Manager, Sanford on 5/15/19.</p>
<p>EXPECTED RESOLUTION DATE:</p>

CERTIFICATION:

Certified by the undersigned Authorized Representative of the City of Winter Springs, Florida:

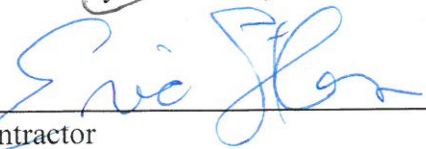


 Shawn Boyle, City Manager

5.17.19

 Date

Received by Contractor, Waste Pro of Florida:



 Contractor

5-17-19

 Date



REGULAR AGENDA ITEM 501

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

East Central Florida Regional Planning Council Adopted Vision and Trend Analysis Presentation

SUMMARY

At the April 22, 2019 City Commission Meeting, the City Commission approved for the City of Winter Springs to enter into an agreement with the East Central Florida Regional Planning Council (ECFRPC). The scope of services defined in this agreement included Technical Planning Assistance, Community Visioning, Community Survey, and City Council Presentation and Recommendations. As part of Task 1, within the Community Visioning scope, the ECFRPC was tasked to review the currently adopted vision of the City of Winter Springs, along with projects and programs developed in support of the plan, as well as conduct a trends analysis to make a determination as to the status of the vision implementation. The ECFRPC reviewed necessary information, including but not limited to, growth and development, future land use, demographics, and economic development to perform the vision and trend analysis. As part of the ECFRPC's scope of work, findings from this analysis are being presented to the City Commission.

RECOMMENDATION

Staff recommends the City Commission receive and review the information provided.



WINTER SPRINGS | 2030 AND BEYOND



OVERVIEW



2009 STRATEGIC PLAN & TRENDS



CASE STUDIES

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Introduction

The ECFRPC has been asked by the City of Winter Springs to review the currently adopted vision of the City of Winter Springs and projects and programs developed in support of this plan. The City of Winter Springs Strategic Planning Report, March 21, 2009, future land use and other data were reviewed in order to conduct a trends analysis and make a determination as to the status of implementation of the adopted vision. This review includes data and analysis, comprehensive plan analysis, research via the City website, and discussions with City staff. The trend analysis will include a comparison of trends in growth and development, future land use, demographics and economic development. Case studies have been compiled for three communities of similar size and assets to assess successful programs, development and other parameters identified.

Demographic and Future Land Use

Methodology

This document will examine the demographic trends and Future Land Use amendments from 2010 to the present day. To obtain demographic information pertaining to the City of Winter Springs, the East Central Florida Regional Planning Council used datasets from Census 2010 and the American Community Survey 2013-2017. These two census datasets were then compared to understand demographic trends. Future Land Use documents were retrieved from the Winter Springs Clerk's archive of City Ordinances.

Demographics

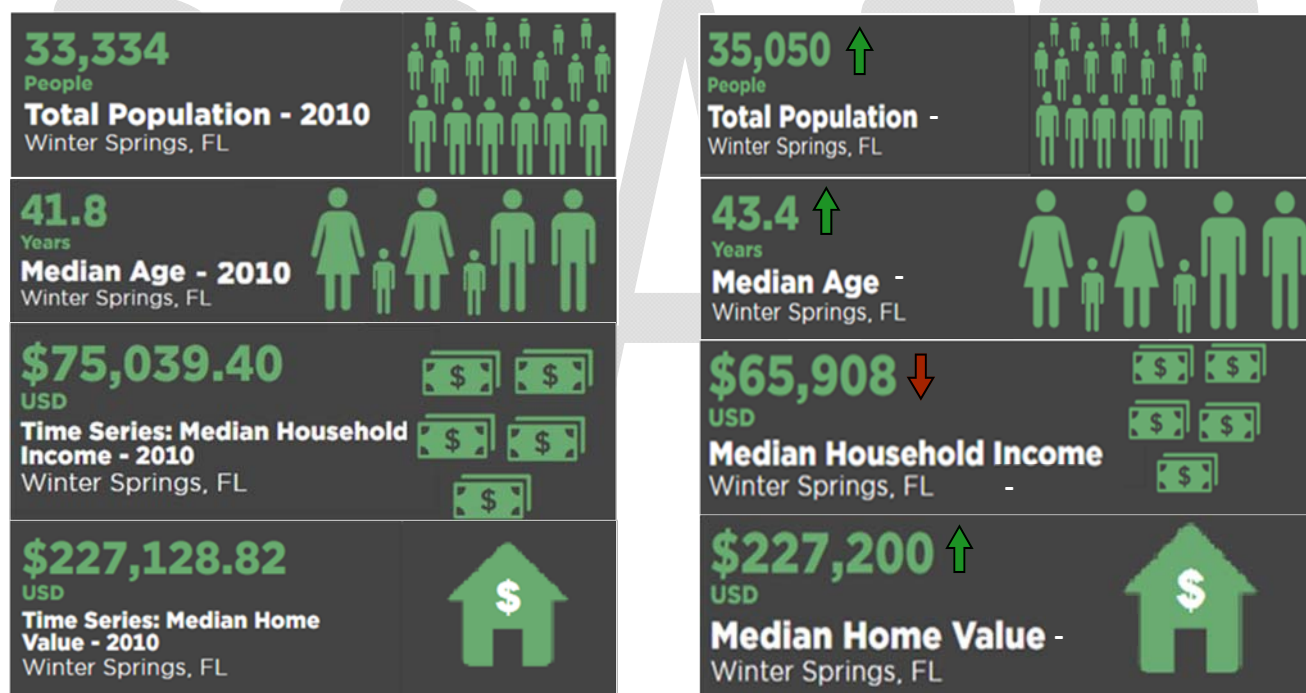


Figure 1 Demographic Overview Comparison 2010 and 2017 (American Community Survey)

Census 2010 and the ACS provide data on total population, median household income, median age, and median home value. According to these datasets, Winter Springs' population increased approximately 5%, median age increased to 4%, median household income fell 12%, and median home value stayed virtually the same.

Zillow Information

In order to verify these statistics and to determine if home values have changed over since the 2017 ACS data, prices on Zillow for Winter Springs were considered. Data from April of 2019 showed that average home values have increased to \$277,600, an increase of about 22 percent from the 2017 ACS data.

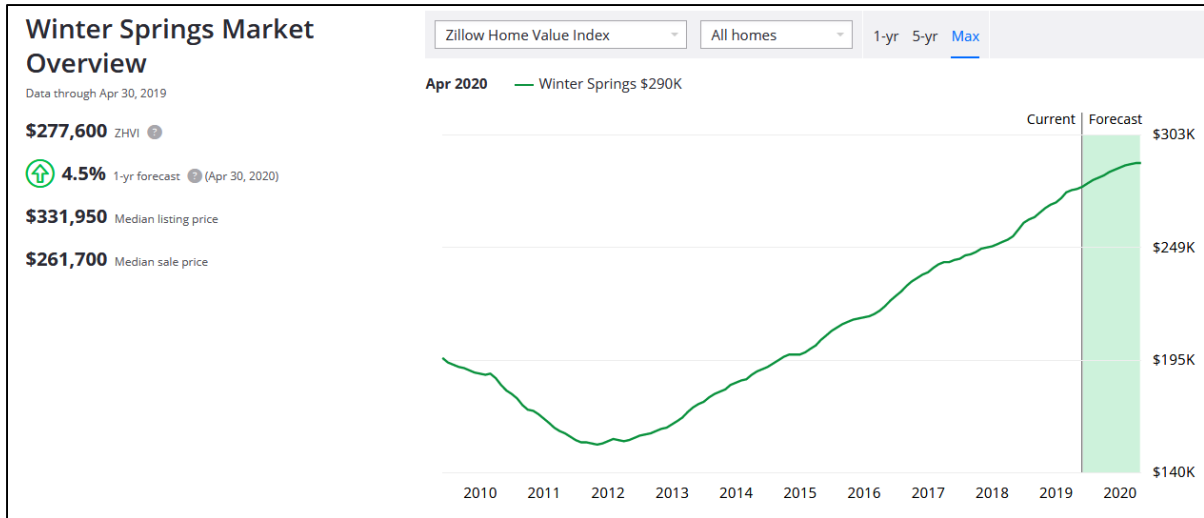


Figure 2 April 2019 Winter Springs Housing Market Overview from Zillow

Zillow reports that the average rental is \$1,664 per month, which may reflect the newer rental stock added to the city over the last 5 years. The average home value in Seminole County, as reported by Zillow, is \$255,600 and the average rent for the county is \$1,606.

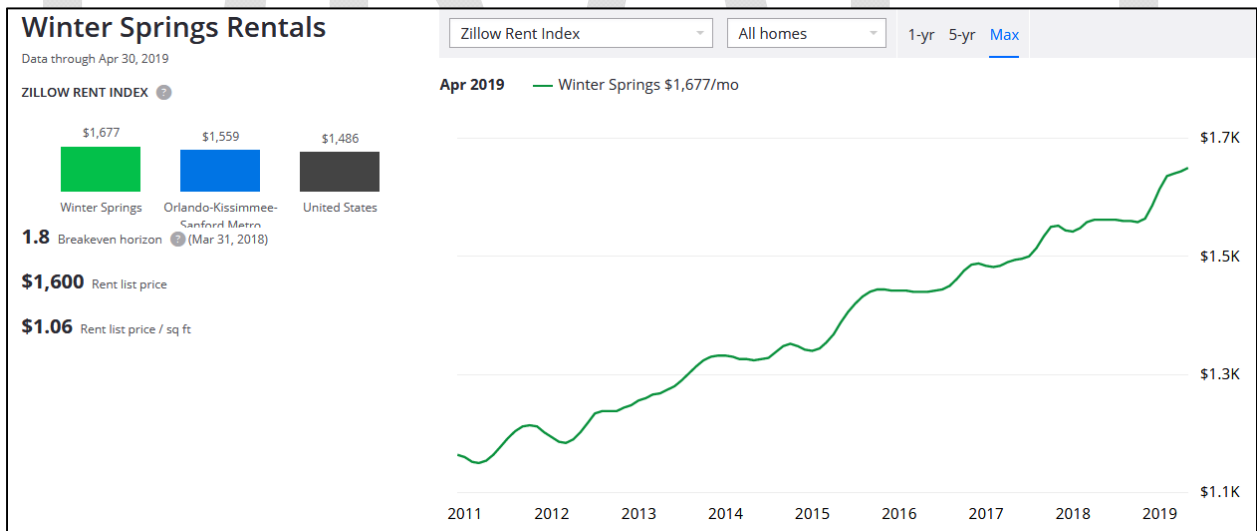


Figure 3 April 2019 Winter Springs Rental Market Overview from Zillow

When looking at the average income of \$65,908 for the City, the amount that a household could afford on housing costs without being burdened (defined as spending more than 30% of household income on housing costs, including utilities) is about \$1,650 per month. While income may have increased somewhat since the 2017 ACS average income was measured, it is likely that a significant number of residents remain cost burdened. It should also be noted that some areas of Winter Springs are older and have more affordable housing to accommodate those households making less than the City

average.

According to the Shimberg Center for Housing Studies, in 2016, out of the 14,730 households in Winter Springs at the time, 2,842 households were cost burdened (payed between 30% and 50% of their income for housing) and 2,236 households were severely cost burdened (payed more than 50% of their income for housing).

Future Land Use

The City of Winter Springs had 17 Future Land Use amendments from 2010 – 2019, totaling 142.4 acres of changes. Table 1 displays these parcels. The cluster of highlighted parcels near SR 434 and Tuskawilla Road (map center) were annexed from Seminole County and amended as Town Center land use. According to the Town Center District Code, the City's intent for these parcels is to extend their existing town center that incorporates squares, parks, street types, and other urban elements. Previously labeled as Greenway Interchange District land, parcels east of SR 417 were amended as Low Density Residential and Commercial. Additionally, parcels along SR 419 were changed to Industrial and Commercial. Table 2 outlines the Land Use losses Land Use Gains through the 2010-2019 amendment window.

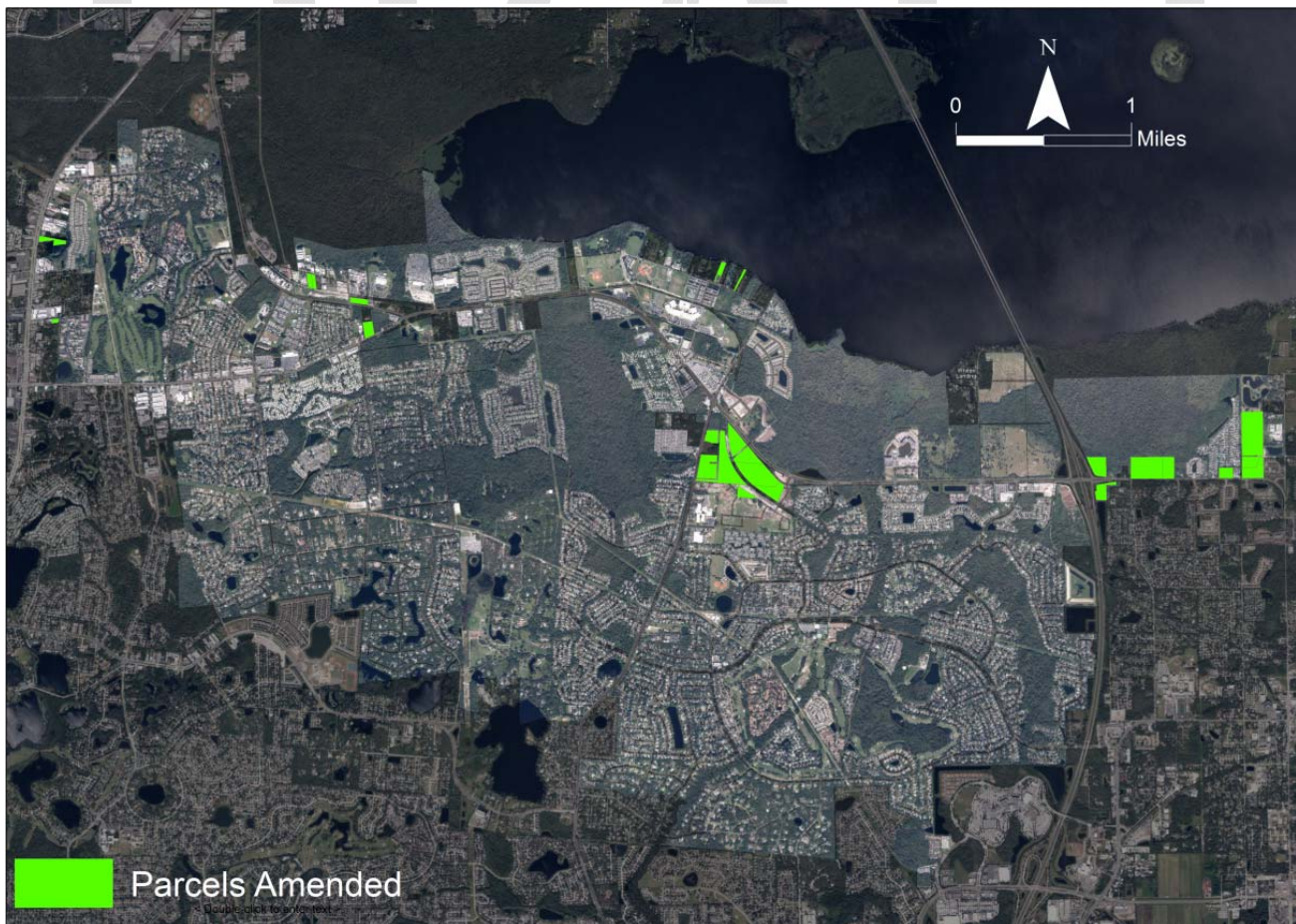


Figure 4 Land Use Change Locations 2010 to 2019

Land Use Losses			Land Use Gains		
Land Use	Parcels	Acres	Land Use	Parcels	Acres
Industrial	12	64	Town Center	12	64
Suburban Estate	5	26	Low Density Residential	6	51
Rural Residential	1	20	Commercial	10	21
Commercial	3	12	Industrial	4	6
Greenway Interchange District	3	11			
Seminole County Rural-3	2	5			
Mixed Development	4	4			
Low Density Residential	1	1			
Recreation and Open Space	1	1			

Figure 5 Land Use Losses and Land Use Gains Comparison

Strategic Vision and Comprehensive Plan Analysis

In order to ascertain whether the City has taken action toward achieving the Strategic Vision, the goals and strategies within the Strategic Vision were examined to see the extent to which they were followed. Likewise, actionable goals and policies from the Comprehensive Plan were also examined.

Eight goals with multiple strategies were identified in the Strategic Plan. To determine if the strategy has been addressed, the available information from the City website and other documents were examined. Interviews, emails and phone calls with City staff were accomplished to fill in the gaps. These are listed below in tabular form:

Goal 1 Identify Tools, Timelines, and Resources to Improve Internal and External Communication				
Strategy	Description	Timeline	Department	Completed
1	Create and Implement a new and improved City Website	12/31/2009		Yes
2	Offer Commission and staff external access to city intranet	12/31/2010		
3	Implement a Voice Over IP Phone Sys	9/30/2011		
4	Develop and Implement Twitter and Facebook	10/31/2009		Yes
5	Install permanent electronic message sign at City Hall	4/1/2010		Yes
6	Automate processing and routing of internal forms within various city departments via SharePoint	9/30/2010		

7	Facilitate periodic community and business visioning workshops	ongoing		Yes
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Goal 2 Identify opportunities and develop strategies to create a customer/business friendly experience				
Strategy	Description	Timeline	Department	Completed
1	Perform comprehensive review of current utility billing policies and procedures	9/30/2010		
2	Implement additional customer service training for city staff	9/30/2010		
3	Implement e-billing option for utility customers	9/30/2010		Yes
4	Implement an e-application for permits, business tax receipts, and utility billing forms	12/31/2010		Yes
5	Implement an e-application for processing development and building plans	9/30/2011		Yes
6	Enter business tax receipts and building permit payment in KIVA rather than MUNIS	7/8/2009		
7	Evaluate the feasibility of both an over-the-counter and on-line payment acceptance system	9/30/2010		
8	Institute an escrow account system process whereby developers/contractors may deposit funds within the city to offset future building and permit fee charges	9/30/2010		
9	Complete upgrade to MUNIS version 7.3 and implement new MUNIS online system and time attendance modules	8/1/2010		
10	Modify current community development department customer phone call routing to ensure prompt and proper customer service	10/1/2009		
11	Install an electronic information kiosk in City Hall Lobby	10/31/2009		
12	Develop an economic development incentive program	9/30/2010		Yes

Goal 3 Aggressively Complete the Vision for Town Center				
Strategy	Description	Timeline	Department	Completed

1	Conduct a commission workshop on the history and vision of the town center	8/1/2009		
2	Finalize the EAR based amendments to the Comprehensive Plan associated with the Town Center	12/31/2009		
3	Revise the Land Development Regulations to comply with the adopted EAR-based amendments including the town center	8/31/2012		
4	Perserve and complete the street grid pattern established in the Town Center master plan	Ongoing		No
5	Develop multiple Town Center transportation options	Ongoing		Yes
6	Pursue further reductions of the speed limit along SR 434 in the Town Center District	Ongoing		Yes
7	Annex enclaves within the Town Center District	Ongoing		Yes
8	Construct Magnolia Park Amphitheater Complex	9/30/2010		No
9	Implement a revised signage code for the Town Center to include ped and vehicular way-finding signage	9/30/2010		

Goal 4 Partner with Other Entities to Pursue the Development of SeminoleWay				
Strategy	Description	Timeline	Department	Completed
1	Continue ongoing efforts, in conjunction with SeminoleWay partners to market the concept of SeminoleWay	Ongoing		Yes
2	Conduct Public Hearings for all property owners within the SeminoleWay corridor to begin a dialogue on proposed development codes for the eight affected interchange areas	Ongoing		
3	Collaborate with Seminole County, Sanford, and Oviedo to discuss a unified development code for Seminole Way	10/1/2010		
4	Produce a conceptual master/roadway plan for the greenway interchange district/seminoleway	4/1/2010		
5	Pursue quality economic development opportunitie sin the greenway interchange district	ongoing		Yes

Goal 5 Develop Strategies to ensure financial accountability and transparency				
Strategy	Description	Timeline	Department	Completed
1	Implement a new budgeting paradigm aimed at providing greater fiscal stewardship	2010 budget		
2	Expand city website to include section that presents information regarding city purchases, vendors, and other useful financial information	12/31/2010		
3	Prepare and present a quarterly financial report to city commission			
4	implement companion financial analysis to all potential development and redevelopment projects presented to the city commission for consideration	ongoing		
5	Create an employee advisory board to review and provide recommendations on employee benefits matters to include pension, safety, health, etc	12/31/2009		

Goal 6 Continue to Support and enhance police/citizens programs and services				
Strategy	Description	Timeline	Department	Completed
1	Create a citizens police academy	9/1/2009		Yes
2	Expand citizens police academy to include other city departments	9/1/2010		Yes
3	implement citizens on patrol and volunteers in police service programs	10/1/2010		Yes
4	Expand community outreach programs	ongoing		Yes

Goal 7 Develop and Implement a Policy for Addressing Water Supply and Conservation				
Strategy	Description	Timeline	Department	Completed
1	Create a Water Conservation Coordinator Staff Position	4/1/2010	Public Works	
2	Develop an irrigation audit program to be available to customers at no charge	9/30/2010	Public Works	Yes

3	Adopt the water, sewer, and reclaimed water rates necessary to support the state mandated replacement of potable water irrigation with an alternative water source	10/1/2009	Public Works	
4	Propose Florida Friendly Waterwise Modifications to the Land Development Code	10/1/2010	Public Works	
5	Evaluate alternatives for the City's long-term water supply needs	4/20/2012	Public Works	

Goal 8 Explore potential use of volunteers to enhance provision of services				
Strategy	Description	Timeline	Department	Completed
1	Develop a volunteer application process and associated volunteer policies and procedures	12/31/2009		
2	enhance and promote the use of volunteers for the provision of applicable city services	Ongoing		
3	Develop in conjunction with youth sports leagues procedures fo tracking volunteer hours	12/31/2009		

Comprehensive Plan Analysis

Similar to the Strategic Plan examination, the objectives and policies from the Comprehensive Plan are listed below state that an action is needed to accomplish intent. The elements within the Comprehensive Plan include: the Recreation Element, the Capital Improvements Element, the Multi-Modal Transportation Element, the Conservation Element, the Future Land Use Element and the Housing Element.

Recreation

Objective 1.3: Study of Recreation Preferences. The City shall determine the recreational preferences and needs of City residents.

Policy 1.3.1: Periodically survey organized leagues and primary users of active recreation facilities to determine participation rates and demand for services and to determine adjustments to active land use programming.

Policy 1.3.2: Identify demographic changes in the community and incorporate adjustments in recreation provision planning accordingly.

Policy 1.3.5: Develop and implement a City-wide recreation survey every five years. The recreational needs survey shall inquire about recreational preferences in terms of facilities and recreational/educational programs, frequency of use of parks and recreational facilities, location of most frequently used facilities, willingness to pay user fees, location and age profile of respondents, household size, and travel method to preferred/most used parks and recreational facilities.

Policy 1.6.4: Encourage new developments falling within the planned trail network to provide public trail linkages either through or adjacent to their development.

Comment: Has this been accomplished? If so, when? Results?

Comment: With the recent popularity of mountain biking, the City may not have been keeping up with the demand. Opportunities along the trail with in the parks or adjacent wetlands may provide such opportunities.

Capital Improvements Element

Objective 1.1: Annual Review. The City shall annually review and modify its Capital Improvements Element to ensure the financial feasibility and timely provision of capital facilities needed to maintain Level of Service (LOS) standards and to guide the City's capital and operating expenditures on mobility toward achieving the stated goal of mobility and reduction of the City's level of greenhouse gases emissions

Policy 1.2.4: Maintain records which allow for an annual evaluation of the City's mobility strategies. Information is to include the acreage of development/redevelopment by land use, density, and FAR; the percentage of mixed use; and an updated inventory of bicycle, pedestrian and transit facilities and reduction in sidewalk gaps between facilities. In addition, the City shall monitor its connectivity index by TCEA Zone to ascertain any increase realized. Other site planning performance criteria may also be included as part of the TCEA evaluation such as, building placement, parking location and number of spaces, connection to adjacent properties, and proximity to transit stops/shelters. Performance Measures and Targets may be subject to further consideration if they cannot be supported by reasonably available data or additional measures are identified that may also be appropriate.

Comment: Has this annual evaluation occurred? If so, how has it been incorporated into the operations of the City?

Multi-Modal Transportation Element

Policy 1.2.3: Encourage the interconnection of collector roads on the street network to provide residents with alternative routes and the potential for a reduction in vehicle miles traveled.

Policy 1.2.7: Design major roadways as complete streets to enable safe, attractive, and comfortable access and travel for all users, to the extent appropriate. Incorporate bicycle and pedestrian facilities and transit features to achieve a true multimodal system while reducing greenhouse gas emissions. As funding becomes available, retrofit existing corridors to accommodate multimodal options.

Policy 1.2.14: Support the widening of S.R. 434 to 4-lanes from S.R. 417 to S.R. 426 in the City of Oviedo. Request that adequate right-of-way is purchased to accommodate bike lanes and sidewalks

Policy 1.3.3: Require new development and substantial redevelopment to connect to existing adjacent roadways, bicycle facilities, and sidewalks. In addition, require “stub-out” of transportation systems to adjacent, future development sites, except when such connections would be inappropriate as determined by the City Commission.

Policy 1.3.5: Preserve the movement function of the major thoroughfare system by requiring development of parallel roads or cross access easements to connect developments as they are permitted along major roads.

Policy 1.3.7: When designing extensions of existing collector roads to their logical arterial connection, choose road designs that naturally slow traffic, so that improved circulation and opportunities for a reduction in vehicle miles traveled is not at the expense of peaceful habitation.

Policy 1.4.5: Amend setback requirements, zoning restrictions and right-of-way protection requirements, if necessary, to make the City’s land development regulations consistent with all elements of the Comprehensive Plan.

Policy 1.4.6: Require adequate right-of-way protection for intersections, interchanges and future park-and-ride sites in order to retain flexibility for future growth and expansion.

Policy 1.4.7: Require development in the Town Center to provide the necessary right-of-way dedications for the proposed public street network.

Policy 1.4.8: Ensure that right-of-way acquisition includes the necessary width to accommodate non-motorized facilities such as sidewalks, multi-use paths, and bicycle lanes.

Policy 1.4.9: Pursue grant opportunities for median landscaping and road beautification.

Policy 1.5.4: Require both new development and substantial redevelopment to provide adequate safe bicycle facilities on-site, to adjacent sites as practical, and in adjacent right-of-way. Such facilities shall include the provision of bicycle parking, as appropriate. Additionally, mitigation or elimination of existing bicycle hazards (e.g. installing bicycle detectors at signalized intersections) may be required, as needed and dependent upon the magnitude of the development or redevelopment project.

Codes note the requirement of sidewalks or trails. Trails can take the place of sidewalk. Did not note a specific mention to link to existing trails or provide for gap closure. Not mention of bike parking. Does state the development should maximize bike and ped access as feasible.

Objective 1.6: Public Transit. The City shall adopt policies to encourage the implementation and usage of public transit facilities, including LYNX and the planned Central Florida Commuter Rail (SunRail). Public transit provides many benefits, including improved mobility, safety, security, and environmental quality. Public transit also enhances economic opportunity by expanding the labor pool, improving job accessibility, and reducing traffic congestion. The environmental benefits of public transit include items such as improved air quality, reduced greenhouse gas emissions, and reduced stormwater runoff from paved surfaces.

Has transit increased ?

Objective 1.7: Land Use Coordination. Throughout the planning period, the City shall coordinate the transportation system needs with land use designations, and ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed for these areas.

Policy 1.7.1: Establish standards that promote the location of affordable housing in proximity to employment opportunities and transit services.

Policy 1.7.5: Ensure that development in the Town Center consists of pedestrian-sized blocks with preferred block lengths of 300-500 feet. Travel distance is influenced by street connectivity, which has a big impact on whether a person will choose to walk.

Policy 1.8.3: Include in all new road and trail plans, adequate right-of-way for potential landscaping, where feasible, and provide adequate funds for maintenance in the annual budget of the City. Policy

1.8.4: Maintain trees on City-controlled property according to published American National Standards Institute (ANSI) A-300 standards and Florida Institute of Food and Agricultural Sciences (IFAS) guidelines to preserve existing vegetation and canopy, as much as possible.

Policy 1.9.6: Work with FDOT and Seminole County to make low speed urban street design the normal, default practice for street construction, reconstruction, or modification within the Town Center. These urban street design features shall include, but not be limited to, wide, unencumbered sidewalks, narrow motor-vehicle lanes, street trees, prominent crosswalks, tight turning radii, and very limited use of turn lanes. The City shall encourage the same policy be adopted and implemented by these entities for their roadway segments within the Town Center.

Policy 1.9.7: Coordinate development of all property in the City adjacent to Tuskawilla Road with County requirements for laneage and intersection improvements to lessen development impact until the road is improved.

Policy 1.9.8: Coordinate with the Florida Department of Transportation regarding a reduction in the speed limit on S.R. 434 in the Town Center, when warranted, to better reflect the pedestrian-friendly environment being created in the Town Center.

Policy 1.9.9: Discourage the widening of S.R. 434 between U.S. 17-92 and Vistawilla Drive.

Have these been adhered to?

Policy 1.11.2: TCEA Zones. Implement the Winter Springs" TCEA as five (5) distinct Zones, designated as A, B, C, D & E, based on geographic location in relation to the City"s existing transportation network, land use, transit readiness, and future mobility needs.

The entire city appears to be in one of five TCEA's. Are these zones serving their purpose?

Policy 1.11.9: Mobility Monitoring. Monitor development activity and implementation of mobility strategies.

Policy 1.11.10: Detail Traffic Analysis. A detailed traffic analysis will be conducted every seven years in conjunction with the TCEA Monitoring Report as part of the City's EAR to provide information to the City and FDOT to evaluate the effectiveness of the City's mobility strategies.

Objective 1.13: Financing Strategies. User-based financing strategies are the preferred means to fund new transportation (including transit) improvements and programs, and will utilize new funding mechanisms, as they become available.

Conservation Element

Objective 1.2: Groundwater Resources. The City shall conserve, use best management techniques, and protect future and existing groundwater resources for potable water usage.

Policy 1.2.1: Continue to adhere to the Florida Department of Environmental Protection's wellhead protection standards.

Policy 1.2.2: Establish a wellhead protection ordinance, which regulates land use and/or business activity in the vicinity of water supply wells to minimize potential threats to the quality of the groundwater.

No wellhead protection ordinance or code was located. Only in comp plan that prohibits new development within 500 feet of wellhead.

Policy 1.2.3: Explore the feasibility of a resource protection ordinance, which would include incentives for developers to minimize impervious surfaces.

Policy 1.3.4: Amend the City's Code of Ordinances to incorporate Low Impact Development (LID) practices to stormwater management that conserve and protect natural resource systems, reduce infrastructure costs, and mitigate potential environmental impacts. In general, the LID approach includes practices that:

- Encourage preservation of natural resources;
- Allow development in a manner that helps mitigate potential environmental impacts;
- Reduce cost of stormwater management systems;
- Use a host of management practices to reduce runoff; and
- Reduce pollutants into the environment.

There is minimal mention relating to low impact development practices in section 20-329. One statement only is included.

Objective 1.6: Wildlife and Listed Species Protection. The City shall appropriately use and protect wildlife and wildlife habitat.

Code requires wetland and natural area information to be included with a PUD application and is noted in the review process for board comments.

Policy 1.6.1: Develop an ordinance containing provisions for the review of developments adjacent to lakes and wetlands and other natural areas for their impacts upon these natural systems.

Has the ordinance been developed?

Future Land Use

Policy 1.1.3: Zoning Districts. Adopt a zoning matrix which establishes zoning districts that correspond to specific land use categories and defines allowable densities and intensities in each zoning district.

Policy 1.2.5: Septic/Soils. Complete a study by 2012 that identifies all existing development that is utilizing septic systems on unsuitable soils. If available, pursue grant funding to retrofit these developments and connect them to the central system.

Policy 1.5.3: Redevelopment/Infill Development. Identify acceptable locations, priorities and implementation strategies for potential and compatible infill development and redevelopment. Address residential, commercial and live-work or mixed use opportunities. Follow-up these efforts with any needed amendments to the Comprehensive Plan, Future Land Use Map - 2030, and/or Code of Ordinances as well as enhancements to the vacant parcel map and database illustrating infill

development and redevelopment opportunities. Consider providing incentives for infill development and redevelopment that support the City's targeted program priorities.

Policy 2.1.1: Future Land Use Map Designation. Revise the Future Land Use Map - 2030, as needed from time to time, to designate land "Town Center" consistent with the Objective.

Policy 2.3.2: Studies. Conduct periodic economic development studies, as development activity, trends or patterns warrant, of the Town Center that are designed to compile relevant economic data and analysis that will: (1) educate and inform the City about trends affecting the economic performance of the Town Center; (2) assist the City in developing and implementing economic development strategies for the Town Center; and (3) serve as a significant factor in making development and other decisions related to the Town Center.

Housing

Policy 1.1.10: Amend the City's land development regulations to include criteria allowing multi-family housing in commercially zoned areas contingent on the developer preserving greenspace either onsite or elsewhere in the City.

Codes only allow multi-family in commercial areas as a conditional use.

Policy 1.1.14: Maintain a database of building permit activity organized to maintain a current inventory of new housing units by type and tenure characteristics.

Objective 1.3: Very-Low, Low and Moderate-Income Households. The City shall encourage and attempt to assist the private sector in the provision of safe, clean and affordable housing for special needs populations of the City, including the very low, low and moderate-income households.

Policy 1.3.1: Review and revise City land development regulations to remove undue constraints on the development of very-low, low and moderate-income housing projects, where such constraints are not supported by a valid concern for the health, safety, or welfare of the community.

Policy 1.3.3: Examine the need by 2012 to establish an Affordable Housing Trust Fund to assist very low and low-income families in the provision and maintenance of owner-occupied or locally managed rental housing.

Policy 1.3.13: Amend the City Code to address the following issues in the provision of affordable housing:

- Discourage the concentration of affordable housing units.
- Encourage the provision of compatible, integrated affordable housing within the older neighborhoods through redevelopment of existing units and inclusion of compatible accessory dwelling units.
- Establish a maximum size for new stand-alone housing developments. Require a strong, local management company for rental developments.

Policy 2.2.2: Develop neighborhood plans, and implement programs, which strive to reduce or eliminate destabilizing neighborhood conditions, and include in such plans and programs activities which include, but are not limited to, greater levels of code enforcement, implementing neighborhood watch programs, "Safe Neighborhoods" programs, and Community Development Block Grant programs

DRAFT



City of Winter Springs 2030 & Beyond Case Studies

Prepared for the City of Winter Springs
by the East Central Florida Regional Planning Council

June 2019



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Introduction

As the City of Winter Springs undergoes its visioning process, a good starting point is to examine the city's current strengths, and to build upon them to make an even stronger community. In examining the city's current strengths, the top contenders are the recreational opportunities afforded by the Cross Seminole Trail passing through the Winter Springs Town Center; the attractiveness of the communities to family due to the city's high ranking schools, park system, and youth activities; and finally, the natural features the city is blessed with, most notably Lake Jesup and its tree canopy. Based on these notable features, three (3) national cities of similar size and characteristics have been chosen as examples of how these existing strengths can be improved upon with limited effort to make the City of Winter Springs even more economically viable and attractive place to live, work, and recreate. These case studies focus on: marketing the Cross Seminole Trail within the city as a recreational amenity to draw local and tourist users and boost local businesses; creating better opportunities for seniors to continue to reside in Winter Springs as they age; and the development of a city-run nursery to increase the tree canopy within city right-of-ways and properties at reduced cost, while in turn creating greater opportunities to educate the public regarding the value of trees to the community.

Case Study 1

City of Cedar Falls, Iowa as a Recreation Destination

Introduction

The decline in the manufacturing economy and the subsequent loss of young residents had a major impact on Cedar Falls, Iowa, as it has had on many other Midwestern communities. This prompted the City of Cedar Falls to focus economic development on an existing strength; it's over 100 miles of recreational trails for year-round enjoyment including bicycling, hiking, snowshoeing and cross-country skiing. They also promote kayaking and other aquatic recreation on the Cedar River and area lakes. The focused marketing of these recreational amenities has expanded local tourism and increased business traffic in downtown Cedar Falls and surrounding areas, as well as improving the health of local residents.

City Background

The City of Cedar Falls, Iowa is located in Black Hawk County, in northeastern Iowa. The Cedar River is a natural amenity running through the downtown. The city is home to the University of Northern Iowa. According to the 2010 Census, it had a population of 39,260 persons. The median age of residents in 2010 was 26.8, and the median household income was \$70,226.

Bicycle Trails as Economic Development

The City of Cedar Falls made the decision to market the existing trail system to stimulate local economic development. The proximity of the trails to Downtown Cedar Falls, as depicted on the map in Figure “1”, has proven a great asset, as trail users bring needed business to downtown merchants. Particularly during the two annual biking events, downtown businesses see a great influx of tourists. (<https://www.cedarfallstourism.org/things-to-do/outdoor-recreation/trails/default.aspx>).



Figure 1: Map of downtown & nearby trails Source: CFTVB

The economic development synergy did not happen by happenstance, but took shape through intensive marketing efforts by the City of Cedar Falls and the Cedar Falls Tourism and Visitor Bureau (CFTVB). The marketing of the trails is so ingrained that a bicycle parked next to the downtown building is included in the CFTVB logo. Both the city and CFTVB have areas on their web sites, giving extensive publicity to the trails as a reason to visit Cedar Falls (see Fig 2). Additionally, the city pursued and obtained the designation as a Bronze Level Bicycle Friendly Community by the League of American Bicyclists. This increased recognition of the city and trails on numerous bicycling organization and tourism websites.

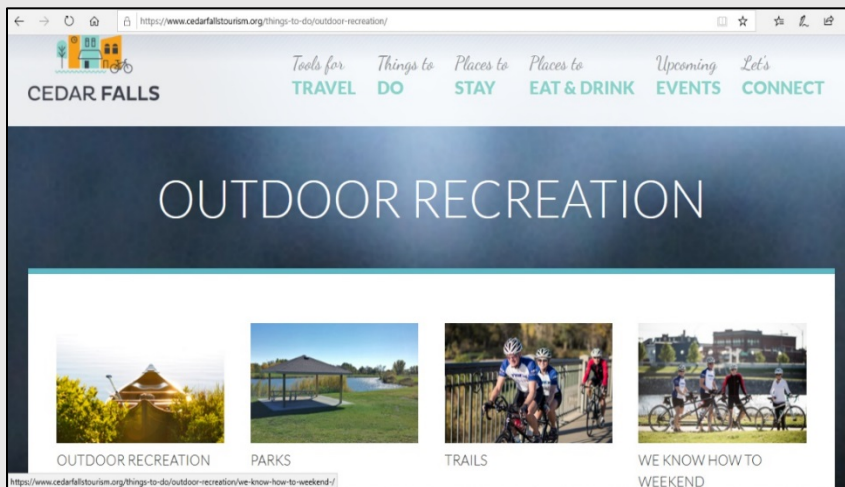


Figure 2: CFTVB webs site page emphasizing recreation Source: CFTVB

The city organizes two formal bicycling events each year; the Cedar Valley Peddle Fest and the Mayor’s Entre-Tourism Bike Ride, both of which bring visiting riders and their buying power into the city. Both of these riding events involve stops at local restaurants, businesses, and historic sites. This helps the riders learn about local businesses and history, while creating the opportunity for future business (see Figure “3”). Cyclists and business owners both win with these synergetic events.



Figure 3: Cyclists in Downtown Cedar Fall for annual biking event Source: CFTVB

Case Study 2 Fitchburg, WI as a City to Age in Place

Introduction

With the retiring of the Baby Boom generation, the attractiveness of a city where retirees can comfortably live in the same place where they raised their families and worked during their career is becoming more popular. Much of this attention has come from the American Association of Retired Persons (AARP), and their Livable Communities program. Communities wishing to become involved in this program are examined for livability indices for seniors in the areas of opportunity, housing, neighborhoods, transportation, the environment, and health. Based on this analysis, communities are given a score. The AARP Livable Communities website annually lists the most livable cities for seniors by size. The City of Fitchburg ranks high in this area and is capitalizing on attracting seniors.

City Background

The City of Fitchburg, WI is a small suburban community in Dane County, Wisconsin just outside of Madison, the state capitol. The city had a population of 25,260 for the 2010 Census. As of 2010, the median age in the community was 32.9 years old, and the median household income was \$50,433.

The community made a conscious effort to make the city a comfortable place for its citizens to remain once they retire. The city participates in the Livable Communities program, and in 2018 was recognized as the best community as far as livability for seniors for communities of between 25,000 and 99,999 persons.

Centralized Senior Services

The creation of a City Hall complex which also includes the city's Senior Center allows a senior citizen to get many needs met with a single trip. As an example, a citizen could go to City Hall to pay a utility bill and check on the regulations regarding planting a garden in their yard. They can then go to the Senior Center, and catch a bus which takes them to various local stores for their weekly shopping needs. Upon returning, they can have an inexpensive meal. They can conclude the afternoon by visiting with a Dane County social worker. The county social workers at the Senior Center meet the need of residents for a variety of services without having to travel a greater distance to a county facility.

Senior Mobility

Transportation can become an issue with senior citizens, particularly as they give up their driver's license or reduce their driving. The Fitchburg Senior Center has responded with a program to meet this need. A private chartered bus arrives at the Senior Center or other designated location two days each week (Tuesdays and Fridays) at 10:00 AM. The bus makes stops at selected grocery and big box retail stores, allowing residents to do their weekly shopping. While this service does not offer rides to medical offices, the Senior Center does provide a listing of AARP volunteers who will take senior residents to their appointments. Even better, these personalized trips for seniors are in addition to the regular mass transit bus service offered by City of Madison Metro Transit.

Social Services for Seniors

Aging produces social problems which sometimes require senior citizens to get professional help in finding solutions. Due to social isolation, problems such as depression and drug/alcohol abuse can become very serious. Realizing this, the Senior Center has two social workers employed by Dane County who are contracted to work out of the Senior Center. These social workers can help in limited case management in getting assistance in areas such as health care, elder abuse, economic needs, and assistance with meeting basic household needs. By having this service, Fitchburg seniors need not travel to the county seat in Madison to obtain basic social services.



Figure 4: City of Fitchburg City Hall (L) & Senior Center (R) Source: Google Earth



Figure 5: Exterior of cohousing development
Source: CAUS

Cohousing as a Housing Option for Seniors

The City of Fitchburg amended its zoning code to allow a newer form of housing; cohousing (also known as its more formal name of cooperative housing), which is gaining popularity in the United States, and is ideally suited for seniors. According to the Cohousing Association of the United States (CAUS), cohousing involves a community with privately-owned owned housing, with a central “shared house” where residents gather for communal meals, and which has communal washing and recreational facilities.

Common areas are owned by the community as a whole. It is run by a board of community residents. These developments are similar to condominium developments, but place an increased emphasis on socialization and joint administration. Originating in Denmark in the 1960’s, cohousing has started to grow in the United States. The Cohousing Association of the United States statistics indicate that, as of the spring of 2018, there were 168 cohousing communities in the United States, with another 140 being planned (LeaMond, 2018).

For seniors living on a limited budget who would otherwise have financial troubles renting a place on their own, the buying power of cohousing can reduce costs while giving them much more bang for their buck. By its very communal nature, cohousing encourages interaction among residents, at a time in their lives when social isolation and depression can be real issues. Additionally, the load for doing needed chores/maintenance is divided among residents. A senior resident who may find one type of labor too physically challenging can have another resident do that chore, and opt for a less taxing task. For the elderly who are able to get along socially with the other owners and share in the tasks and decision making, cohousing can be an ideal housing solution.



Figure 6: Common kitchen/dining area of cohousing development Source: CAUS

Currently, the City of Fitchburg allows cohousing in their High-Density (R-H) zoning district. According to information from the Cohousing Association of American, there are currently no cohousing projects in Fitchburg. However, the nearby City of Madison has two existing cohousing projects, with another under development. In Florida, there are currently two existing cohousing projects (known also by its full name as cooperative housing), with two more in the planning phases. In 2013, the Florida Legislature passed the Cooperative Act, which codifies regulations of

cooperative housing under Florida Statutes Chapter 719 and in Chapters 61B-75 through 79, Florida Administrative Code.

Of the 10,071 householders in the City of Winter Springs, more than 2,100 householders are between ages 55 and 64, and over 3,100 are over age 65 (2017 ACS). The opportunity for centralized senior services and age-friendly housing options offer a pathway for residents to gracefully age in place.

Case Study 3

Combating Climate Change Through a Municipally Operated Tree Nursery in Sumner, WA

Introduction

Like many communities nationwide, the City of Sumner, WA is concerned about climate change. As with many communities, they struggled with what they, a small community, could do in combating a global issue. Focusing on its tree canopy, the city decided to invest in establishing a city-run nursery to grow trees for placement in city right-of-ways and properties. Trees serve multiple purposes; they act to absorb both groundwater and intercept rain and can lower runoff by twenty-five percent. They sequester carbon and produce oxygen and they provide shade for houses, bicyclists, pedestrians and make walking and biking much more pleasant. With the introduction of a city-operated nursery, the number of trees in the city is initially increased with the trees actually planted in the nursery and then the matured trees are planted in the right-of-ways and other city properties. The nursery is then replanted as trees are disbursed offsite to maintain the inventory.

City Background

The City of Sumner, WA is a suburb of Tacoma, WA, in Pierce County, WA, which had a 2010 Census population of 9,451 persons. It has a median age of 35 years old, and a median household income of \$38,598 per the same census.

With easy access to Interstate 5 and the Sounder commuter rail, Sumner serves as a bedroom suburb for both the metro Tacoma and Seattle areas.

City of Sumner Municipal Nursery

As with many established suburban communities, replacement of aging or diseased trees in city right-of-ways and properties, such as along streets, can be expensive. In December 2017, the city decided to start its own nursery to grow trees for use in city right-of-ways and other city properties. City Arborist Dan Gates states that buying seedlings and growing them in-house saves the city much from the cost of purchasing trees from a nursery full-grown. As an example, he states that a full-grown Chinese dogwood tree from a nursery costs \$120, while a seedling for

planting at the city nursery costs just \$10. Additional cost savings come from the fact that the nursery sits on an unused portion of the Sumter Cemetery, which is already under city ownership. Initial start-up funding of \$45,000 came from an award from the state's Transportation Improvement Board Complete Streets Award (Needles, 2019).



Figure 7: Workers at City of Sumner Nursery Source: News Tribune

City nurseries such as this can also serve as a good point of contact for the public to learn more about trees. The city has events in neighborhoods with residents assisting in the planting of trees grown at the nursery. Such events also serve as a chance to educate the public on the ecological benefits of trees, as well as providing information on tree planting and good maintenance practices.

Although not listed as a service provided by the City of Sumner, other city-run nurseries nationwide sell trees to residents at cost. Such city-raised trees could also be given to residents for Arbor Day, Earth Day or other similar events, as is done by many cities. Giving away city-grown tree provides a substantial cost savings to the government.



Figure 8: Public gathering at tree planting event, City of Sumner, WA Source: City of Sumner, WA

Case Study 1: Lessons Learned for City of Winter Springs Visioning from Cedar Fall, IA

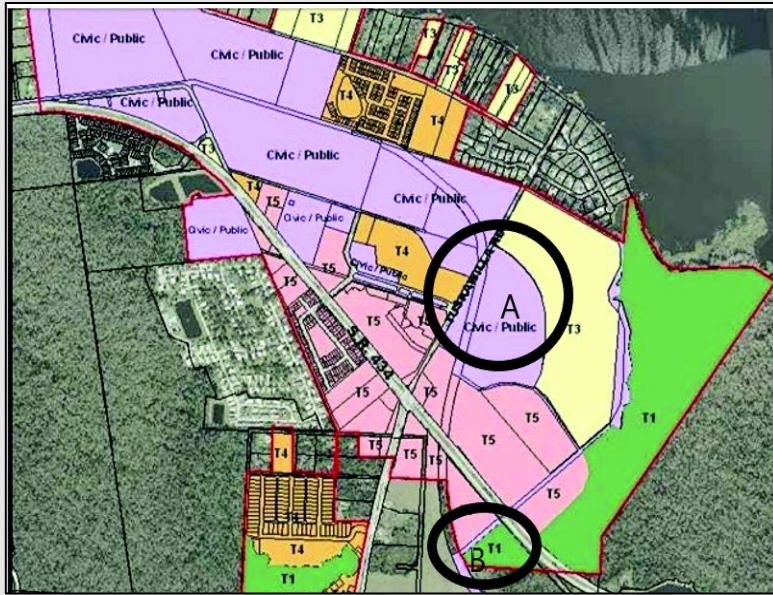


Figure 9: Recreational opportunities in Town Center
Source: City of Winter Springs

The City of Winter Springs has the opportunity to more intensively use the Cross Seminole Trail as a way of letting people know about the city while bringing increased foot traffic and revenue to city businesses, particularly in and around the Winter Springs Town Center. As shown in Figure “9”, the Cross Seminole Trail passes along the periphery of the Town Center. This proximity of the trail, as depicted in Figure “9”, Circle A, has the potential to bring more business to the Town Center. What is lacking at present is a trail head for cycling stops within the Town Center.

With the proximity to the planned amphitheater adjacent to the trail, this could serve as the perfect site for trail users to access the businesses of the Town Center. This would involve coordination with Seminole County Leisure Service Department as to the funding and design of such a trail head.

The trail experience does not need to stop with traditional bicycle/pedestrian users of the Cross Seminole Trail. As also depicted in Figure “9”, Circle B shows a location where the trail parallels a property within the T-1, or Natural Zone of the Town Center. The potential thus exists for the creation of a low-impact nature trail across this property, terminating with a possible observation deck at Lake Jesup. This would bring additional hikers and nature watchers/photographers, and their potential business, into the Town Center. Part of the area could be for mountain biking with some technically challenging portions to bring in a more diverse clientele. When properly designed, passive recreation and conservation of this Town Center resource can serve to benefit both nature lovers and the Town Center. This option would require acquisition of this privately held land.

As an added bonus for visitors seeking recreational amenities, the very popular Central Winds Park already exists abutting the Cross Seminole Trail in the northwest corner of the Town Center. This expands the recreational options of the Town Center, due to its more active recreation athletic fields/courts and nature trail leading to Lake Jesup.

Case Study 2: Lessons Learned for City of Winter Springs Visioning from City of Fitchburg, WI

The City of Fitchburg, WI and its involvement with the AARP Livable Communities program provide good examples of how the City of Winter Springs, already known as a great community for raising a family, can expand on its existing resources to become a community where current residents can continue enjoying all the city has to offer as they age in place. This effort would be aided by the fact that the City of Winter Springs already has an active Senior Center.

Unfortunately, the City of Winter Springs Senior Center is not centrally located within the City Hall and Town Center area. The Senior Center is an approximately ±3.5- mile/10-minute drive from City Hall. The city would be wise in seeing if space could be found within City Hall or other Town Center locations for satellite locations for Senior Center programming. This could create the one-stop convenience that having the Senior Center at the City Hall complex provides Fitchburg seniors.

As in many other suburban communities in this country, transportation for senior citizens can become very difficult once the decision to limit or no longer drive is made. The city does have limited mass transit bus service provided by Lynx along the State Road 434 and U.S. 17-92 corridors, and some residents may be eligible for rides through the Transportation Disadvantaged Program. Unfortunately, due to its being east of the rail tracks served by SunRail, regional train service is not available to residents within the city limits of Winter Springs. However, as the City of Fitchburg shows, the Senior Center could be used as a start/finish point for weekly bus service giving seniors rides to needed shopping destinations for basic needs. This bus service need not be city-operated, but can be contracted by others. As done in Fitchburg, WI, Winter Springs could also use its Senior Center as a hub to find information on other travels options, such as rides to medical appointments.

Another area transportation affects Winter Springs seniors is through access to social services. These services are heavily concentrated in the county seat of Sanford, a long trip, especially for those unable to drive. The City of Fitchburg provides a good example of solving this problem, having county social workers stationed at the Senior Center. Working with Seminole County to provide these services at the Winter Springs Senior Center would help to make life easier and less stressful for Winter Springs seniors.

Winter Springs is to be commended for its zoning regulations, which allow for accessory dwelling units in all single and multi-family zoning districts. Although they may not be for everyone, the city could follow the lead of the City of Fitchburg and permit cooperative housing in its multi-family zoning districts. Currently, Chapter 6 of the Winter Springs Code of Ordinances, Buildings and Building Regulations, has a mention of cooperative housing under Section 6-211 relating to pools. However, cooperative housing is not listed as a housing alternative in the city's Zoning Regulations. As previously mentioned, cooperative housing is allowed by the Florida Statutes and

Florida Administrative Code, so adding this housing type to those allowed would add to the housing options for income-limited seniors.

Becoming a part of the Livable Communities program and obtaining a high score could be a boon for the City of Winter Springs. Currently, the Southeastern United States and Southwestern United State, areas with large retirement populations, are very much underrepresented in the top 10 performing cities in all population categories listed by the AARP. Inclusion in the list would be a great marketing coup by the City of Winter Springs.

Case Study 3: Lessons Learned for City of Winter Springs Visioning from Sumner, WA

The recent recovery from the Great Recession has led to increased development, and subsequently to a reduced tree canopy in Winter Springs and similar suburban communities in Central Florida. The case study from Sumner, WA has shown how a community can, through a minimal investment in a city-run nursery, continue to augment its tree canopy within its right-of-way and properties at a minimal cost. The initial costs can be reduced through grants or contributions from the City of Winter Springs Tree Fund, collected from developers for trees not preserved or replanted on-site. Following the initial investment, tree canopies can be maintained or enhanced at greater savings than buying mature trees at nursery prices. Additionally, this program could lead to greater transparency on how Tree Funds are being used. The City of Winter Springs should follow suit in building its tree canopy and educating the public as to the value of trees through the creation of a municipal tree nursery. One area of city-owned property that should be taken into consideration is surplus undisturbed land at the rear of the City Hall site.

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WINTER SPRINGS | 2030 AND BEYOND



OVERVIEW



2009 STRATEGIC PLAN
& TRENDS



CASE STUDIES



2009 STRATEGIC PLAN & TRENDS

- 2009 Strategic Plan Goals and Objectives
- Growth
- Development Patterns
- Demographics
- Economic Development



DEMOGRAPHIC TRENDS



ZILLOW HOME PRICES

Winter Springs Market Overview

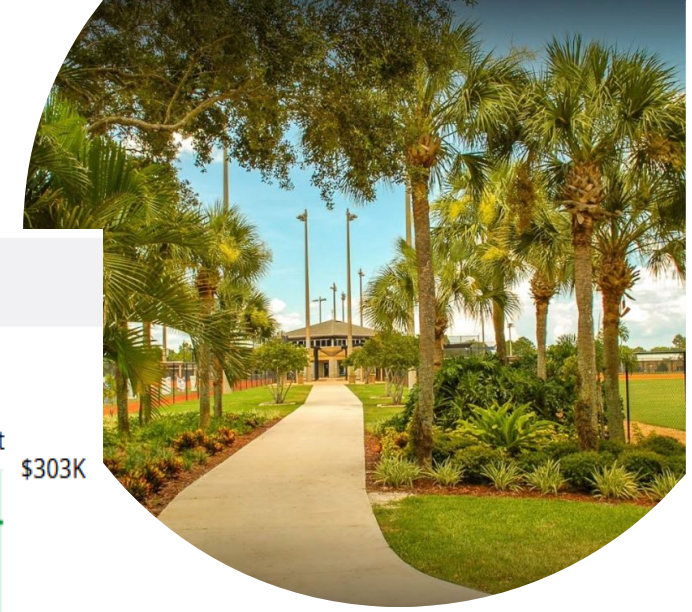
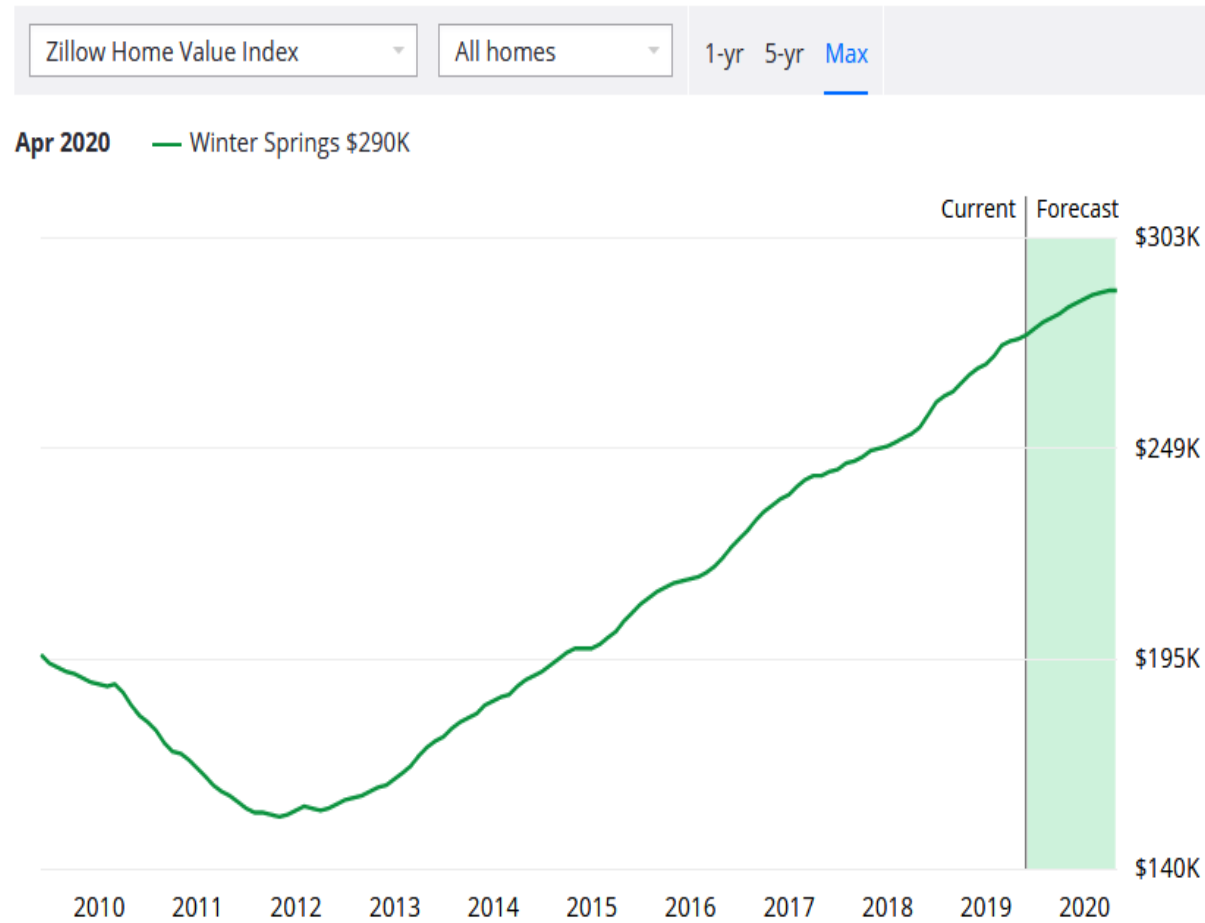
Data through Apr 30, 2019

\$277,600 ZHVI

↑ 4.5% 1-yr forecast (Apr 30, 2020)

\$331,950 Median listing price

\$261,700 Median sale price



ZILLOW RENTAL PRICES

Winter Springs Rentals

Data through Apr 30, 2019

ZILLOW RENT INDEX ?



1.8 Breakeven horizon ? (Mar 31, 2018)

\$1,600 Rent list price

\$1.06 Rent list price / sq ft



LAND USE CHANGES



Land Use Losses		
Land Use	Parcels	Acres
Industrial	12	64
Suburban Estate	5	26
Rural Residential	1	20
Commercial	3	12
Greenway Interchange District	3	11
Seminole County Rural-3	2	5
Mixed Development	4	4
Low Density Residential	1	1
Recreation and Open Space	1	1

Land Use Gains		
Land Use	Parcels	Acres
Town Center	12	64
Low Density Residential	6	51
Commercial	10	21
Industrial	4	6



CITY OF CEDAR FALLS, IOWA

RECREATION DESTINATION

- Eco-tourism focus
 - Trails
 - Kayaking
 - Biking
 - Other outdoor recreation opportunities
- Tourism in Downtown Cedar Falls
- Cedar Falls Tourism and Visitor Bureau
- Bronze Level Bicycle Friendly Community by the League of American Bicyclists.



FITCHBURG, WI

AGE IN PLACE

- AARP Livable Communities Program
- Aging in Place
 - Centralized Senior Services
 - Senior Mobility
 - Senior Social Services
 - Cohousing



SUMNER, WA

EMBRACING GREEN

- Sustainability
- Municipal Tree Nursey
- Public Education and Events
- Benefits of Trees
- Creates Sense of Place



TAKE AWAYS

- Eco-tourism focus
- Green Space
- Bicycle Friendly Community by the League of American Bicyclists.
- Allow for aging in place
- Centrally locate Senior Services
- Accessory Dwelling Units and Cooperative Housing
- Green Industry
- Tree Canopy



PUBLIC ENGAGEMENT



WORKSHOPS



Early to Mid June

Public Workshop | Values | Priorities | WS Future



July | Survey

Findings Report | August

Business Workshop | Strategies | Needs | Opportunities



INTERACTIVE SURVEY



WINTER SPRINGS | 2030 AND BEYOND



ECFRPC Contacts

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Fred Milch, AICP

Project Manager

fmilch@ecfrpc.org





REGULAR AGENDA ITEM 502

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

Board/Committee Appointments and Reappointments

SUMMARY

Related to the upcoming vacancies, the Code Enforcement Board members referenced in this agenda item have been notified.

The following is an excerpt from the City of Winter Springs' Code of Ordinances, specifically, Section 2-41 of the City Code. Appointments to the board shall be on the basis of experience or interest related to the subject matter jurisdiction of the board. The membership of the Code Enforcement Board shall be limited to residents of the City, and whenever possible, include an architect, a businessperson, an engineer, a general contractor, a subcontractor, and a realtor or as otherwise provided by law.

Type of employment of the current Code Enforcement Board Members:

- Michael Burns - Computer Technology/Analyst
- Matthew Criswell - Business Owner/Roofing Contractor
- Carole Giltz - Retired/Teacher
- Maurice Kaprow - Retired /School Administrator
- Dennis Robinson - Retired
- Gregory Roero - Teacher
- Vacant

Upcoming Code Enforcement Board Vacancies:

Seat One - Commissioner Jean Hovey:

Mr. Matthew Criswell

Term Expires: July 2019 [Three (3) year Term]

Mr. Criswell has noted his interest in being Reappointed

Seat Two - Commissioner/Deputy Mayor Kevin Cannon:

Mr. Gregory Roero

Term Expires: July 2016 [Three (3) year Term]

Mr. Roero will be resigning soon

The Code Enforcement Board members noted in this agenda item have all been notified, and those interested in reappointment have submitted an updated Board/Committee Application which will be placed in your dropboxes in conjunction with the posting of this agenda/agenda item.

RECOMMENDATION

Staff is recommending that the following appointments/reappointments be made:

SEAT ONE APPOINTMENTS: COMMISSIONER JEAN HOVEY

Code Enforcement Board

Mr. Matthew Criswell - Would like to be reappointed

Term Expires: July 31, 2019

SEAT TWO APPOINTMENT: COMMISSIONER/DEPUTY MAYOR KEVIN CANNON

Code Enforcement Board

Vacant/Or will be soon

Term Expires: July 31, 2019

OTHER MAYOR/COMMISSION APPOINTMENTS:

Included in this agenda item is the ability for the Mayor and/or any City Commission member to make any other appointment(s) that are deemed pertinent.

If any appointment(s) are not made at this meeting, subsequent agenda items can be brought forward on upcoming City Commission Meeting agendas.



REGULAR AGENDA ITEM 503

CITY COMMISSION AGENDA | JUNE 10, 2019 | REGULAR MEETING

TITLE

City Manager Recruiting Advertisement and Recruitment Process

SUMMARY

As directed by the Commission, attached is a proposed recruiting advertisement for the City Manager Vacancy. If approved, this advertisement, or a condensed version (as necessary), will be advertised in multiple locations to maximize the Commission's opportunity to select a candidate from a qualified pool of candidates. These locations include the City of Winter Springs website, The Florida City and County Management Association, The International City Managers' Association, The Florida League of Cities, Governmentjobs.com, and CareerBuilder. Applicants are to submit resumes to an email address (cmapplications@winterspringsfl.org), or by postal mail. The Mayor and Commission will have access to the Application Mailbox and will be able to view resumes. All hard copy resumes that are received will be scanned and emailed to the Application Mailbox.

Below is an outline of the proposed recruiting process:

- 1.) June 11, 2019- Post the approved City Manager Recruiting Advertisement
- 2.) July 9, 2019- Job posting is closed
- 3.) August 9, 2019 - Commission Meeting will discuss applications received and select candidates to interview. Based on the candidates selected, the City Commission will also determine the interview process and schedule at this meeting. The interview process will be determined at the City Commission's discretion.
- 4.) September/October (approx.) - Interview Process TBD by City Commission at the August 9, 2019 meeting

RECOMMENDATION

Staff recommends the City Commission accept the City Manager Recruiting Advertisement and recruiting process as presented.

CITY MANAGER

CITY OF WINTER SPRINGS, FLORIDA



The City Commission is accepting applications from qualified experienced internal and external candidates.

APPLICATION DEADLINE: JULY 9, 2019



RECRUITING SUMMARY

The beautiful and award-winning City of Winter Springs, Florida is currently accepting resumes from qualified experienced candidates to permanently fill a vacancy in the position of City Manager.

Winter Springs has an estimated population of 35,000, plus, and consists of approximately 15 square miles.

The City Manager position is classified as full-time and exempt and is currently being filled on an interim basis by the City's Finance Director.

The salary range is \$120,000 - \$160,000, commensurate with training and experience.

The City of Winter Springs has a City Council/City Manager form of government substantially based on the Model Charter published by the National Civic League.

The City Commission consists of five (5) city commissioners, who each reside in a separate at-large voting district and are full voting members, and one (1) Mayor, who is a non-voting member unless required to break a tie-vote of the City Commission.

Located in Seminole County, which is part of the Tri-County Central Florida Region (Orange, Seminole, and Osceola counties), the City has a total budget of \$53M and 185 employees.

The City Manager position is a City Charter office appointed (or terminated) by 4/5ths vote of the City Commission.

The Mayor also has the right to veto ordinances, which can be overridden by 4/5ths vote of the City Commission.

Pursuant to the City Charter, the City Manager shall be responsible to the City Commission for the administration of all City affairs including the City's water, sewer, reuse and stormwater utilities, land use and zoning, intergovernmental relations, solid waste (franchise), streets and rights-of-way, code enforcement, police, fire (contracted with County) and public safety, parks and recreation, compliance, finance and accounting, purchasing, economic development and such other duties assigned by the City Commission.

CANDIDATES ARE ADVISED NOT TO CONTACT THE MAYOR, MEMBERS OF THE CITY COMMISSION, OR THE INTERIM CITY MANAGER.

ALL INQUIRIES MAY BE DIRECTED TO CASEY HOWARD:
CHOWARD@WINTERSPRINGSFL.ORG | (407) 327-5962

SCOPE OF WORK

Under policy direction of the City Commission, the City Manager is responsible for planning, directing, managing and reviewing the activities and operations of the City of Winter Springs.

This position is tasked with coordinating City services and activities among City departments and with outside agencies; and providing highly responsible and complex administrative support to the City's Mayor and Commission.

The City Manager is responsible for directing all City functions through subordinate department heads, including financial and personnel activities of the City. This position exercises direct supervision over management, supervisory, professional, technical, and administrative support staff.

The City Manager also aids the Mayor and Commission regarding policy decisions and their implementation.

Whether presenting ideas in a public meeting or advising a committee, the City Manager is called upon to work with the public on a regular basis and must be able to listen to and inform the public about the City's policies and procedures, and receive feedback.

REQUIREMENTS

- Bachelor's degree from an accredited college or university in Public Administration, Business Management, or a related field. *Master's degree preferred.*
- Ten (10) years of proven management experience.
- Previous municipal and local government experience; including experience with fund accounting and managing a pension plan.
- Advanced legal knowledge.
- Advanced budget knowledge.
- Valid driver's license.
- This position is a full-time, exempt role.
- Work is performed inside an office environment.
- Some work is required outdoors (attending City events, etc.)
- This position requires the ability to hear (with or without correction), see (with or without correction), and speak.

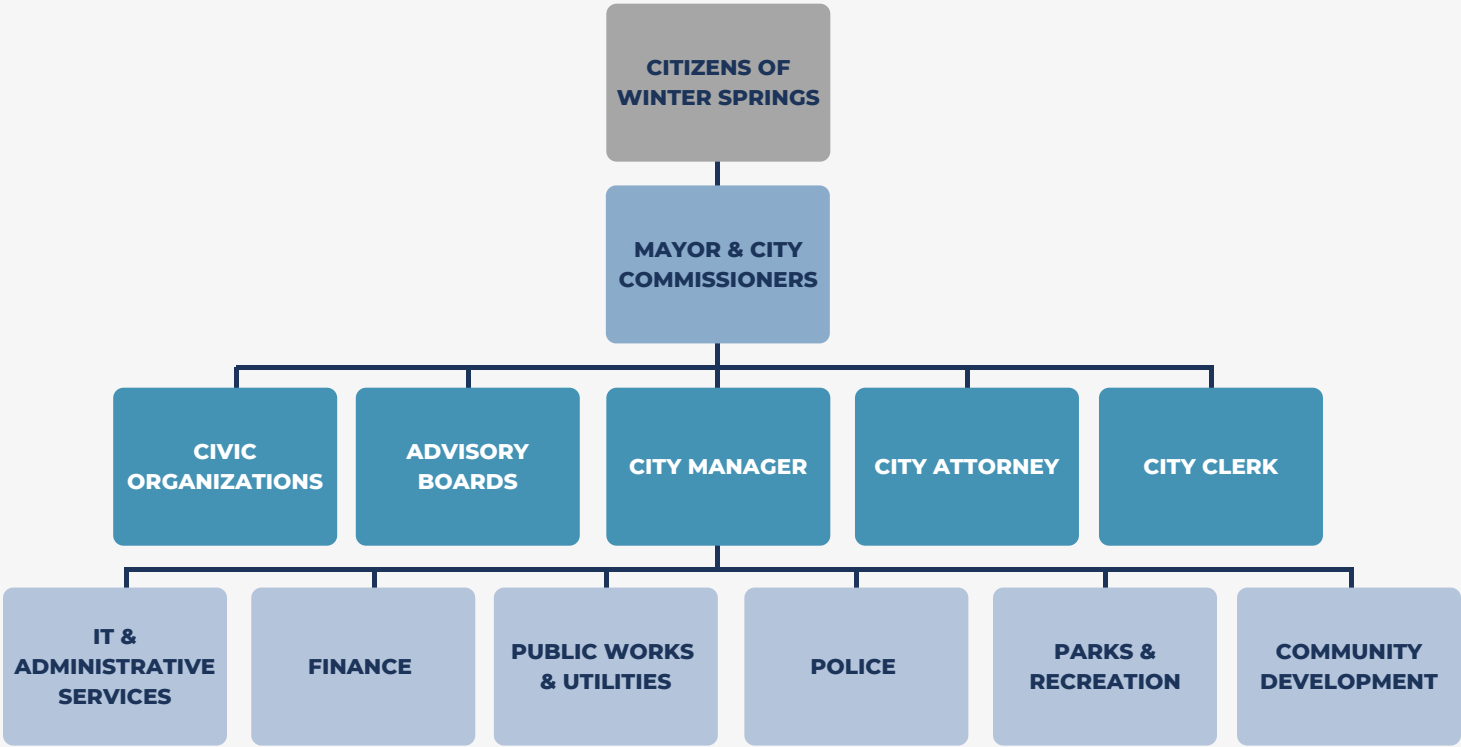
Reasonable accommodations may be made when requested to enable individuals with disabilities to perform the essential functions.

RESPONSIBILITIES

- Formulates and recommends new and revised policies and operating procedures for approval by the Commission.
- Prepares the agenda for Commission meetings. Schedules decisions and reviews documents submitted for completeness and clarity. Attends meetings and presents oral reports.
- Prepares the agenda for Commission meetings. Schedules decisions and reviews documents submitted for completeness and clarity. Attends meetings and presents oral reports.
- Participates in programs and activities to strengthen employee/employer relationships.
- Hires and supervises all department heads and evaluates performance in a timely manner.
- Represents the City and Commission to media, citizens, and local organizations regarding questions, suggestions, and complaints.
- Assists the Commission in the development of long-range goals for city services and finances.
- Prepares and submits the City's annual budget and capital program to the commission.
- Sees that all laws, provisions of the Charter, and acts of the commission are faithfully executed and enforced.
- Completes a report on the finances and administrative activities of the City at the end of each fiscal year. Submits this report to the Commission and makes it available to the public.
- Ensures development of individual department plans to implement city goals and objectives. Conducts necessary analyses to evaluate city performance.
- Responsible for maintaining, on behalf of the city, an adequate record of property.
- Advises, counsels, and consults with the City Commission in connection with the beautification and preservation of natural beauty of the City including the City's master beautification plan.
- Works closely with the City Attorney, who pursuant to the City Charter is appointed and serves under the direction of the City Commission.

These essential and additional job functions are not to be construed as a complete statement of all duties performed. The City Manager will be required to perform other job related marginal duties as required.

STRUCTURE








Sub-departments include: Human Resources, Marketing, Permitting, Risk Management, Urban Beautification, and Utility Billing.

Positions designated with white text are appointed by the City Commission.

BENEFITS

AVAILABLE BENEFITS

-  Health, Dental, Vision
-  Life Insurance & Disability
-  Vacation, Sick, Holidays
-  Retirement
-  Other Voluntary Benefits

WHEN DO YOUR BENEFITS BEGIN?



HEALTH, VISION, DENTAL, LIFE, AD&D, STD/LTD

1st of the month following 30 days of employment.



401 & 457 RETIREMENT

Contributions to your 401 will begin on the 1st of the month after 6 months of work.



VACATION / SICK

You begin to accrue sick and vacation time on your first working day!

WHAT DOES THE CITY PROVIDE?



LIFE INSURANCE

Your annual salary, up to \$50,000, is covered in a life insurance plan that the City pays for.

Accidental death and dismemberment insurance is also paid for and provided by the City.

LONG TERM DISABILITY

The City provides full-time workers with long term disability insurance at no cost to the employee.

This coverage will pay 60% of your salary per month after 6 months of disability.

DENTAL & VISION

Employees are able to enroll themselves and their families in dental and vision coverage.

Dental is provided by Humana and vision coverage is through United Health Care.

401A

The City will contribute 5% of your pay to a 401A plan on your behalf.

Vesting Schedule
2 Complete Years: 40%
3 Complete Years: 60%
4 Complete Years: 80%
5 Complete Years: 100%

WHAT DOES THE CITY PROVIDE?



HEALTH

The City offers two healthcare plans for full-time employees.

One of these plans is bundled with a Health Savings Account (HSA), and the City will contribute money into your HSA on a bi-weekly basis.

HSA

Below are the yearly contribution amounts. You must be enrolled in Health Plan 6 to receive these contributions.

Employee Only:	\$1,800
EE + Spouse:	\$2,400
EE + Child(ren):	\$2,400
EE + Family:	\$3,600

RETIREMENT

The City will contribute 5% to a 401A plan and will also match an additional 2.5%.

City's Contribution:	5%
Your Contribution:	2.5%
City Matching:	2.5%
=	
10% Total	

TUITION REIMBURSEMENT

Full-time employees are eligible to receive tuition reimbursement of up to \$1,500 per year.

Reimbursement Percentage	
Grade 'A':	100%
Grade 'B':	75%
Grade 'C':	0%

10 DAYS
OF VACATION TIME
PER YEAR

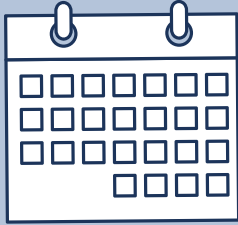
12 DAYS
OF SICK TIME
PER YEAR

9
CITY OBSERVED
HOLIDAYS PER YEAR

1
PERSONAL HOLIDAY
PER FISCAL YEAR

The City's electronic Benefit Book with detailed information on the various available plans is available online at: winterspringsfl.org/employment

HOW TO APPLY

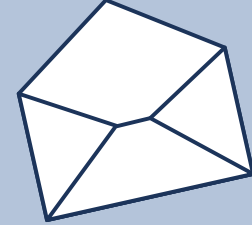


APPLICATION DEADLINE:
JULY 9, 2019

*FOR BOTH EMAIL AND
POSTAL MAIL
APPLICATIONS



APPLY BY EMAIL:
CMAPPLICATIONS@
WINTERSPRINGSFL.ORG



SUBMIT BY MAIL:
CITY OF WINTER SPRINGS
ATTN: CASEY HOWARD
CITY MANAGER POSITION
1126 E STATE ROAD 434
WINTER SPRINGS, FL 32708

ALL INQUIRIES MAY BE DIRECTED TO CASEY HOWARD: CHOWARD@WINTERSPRINGSFL.ORG | (407) 327-5962

